

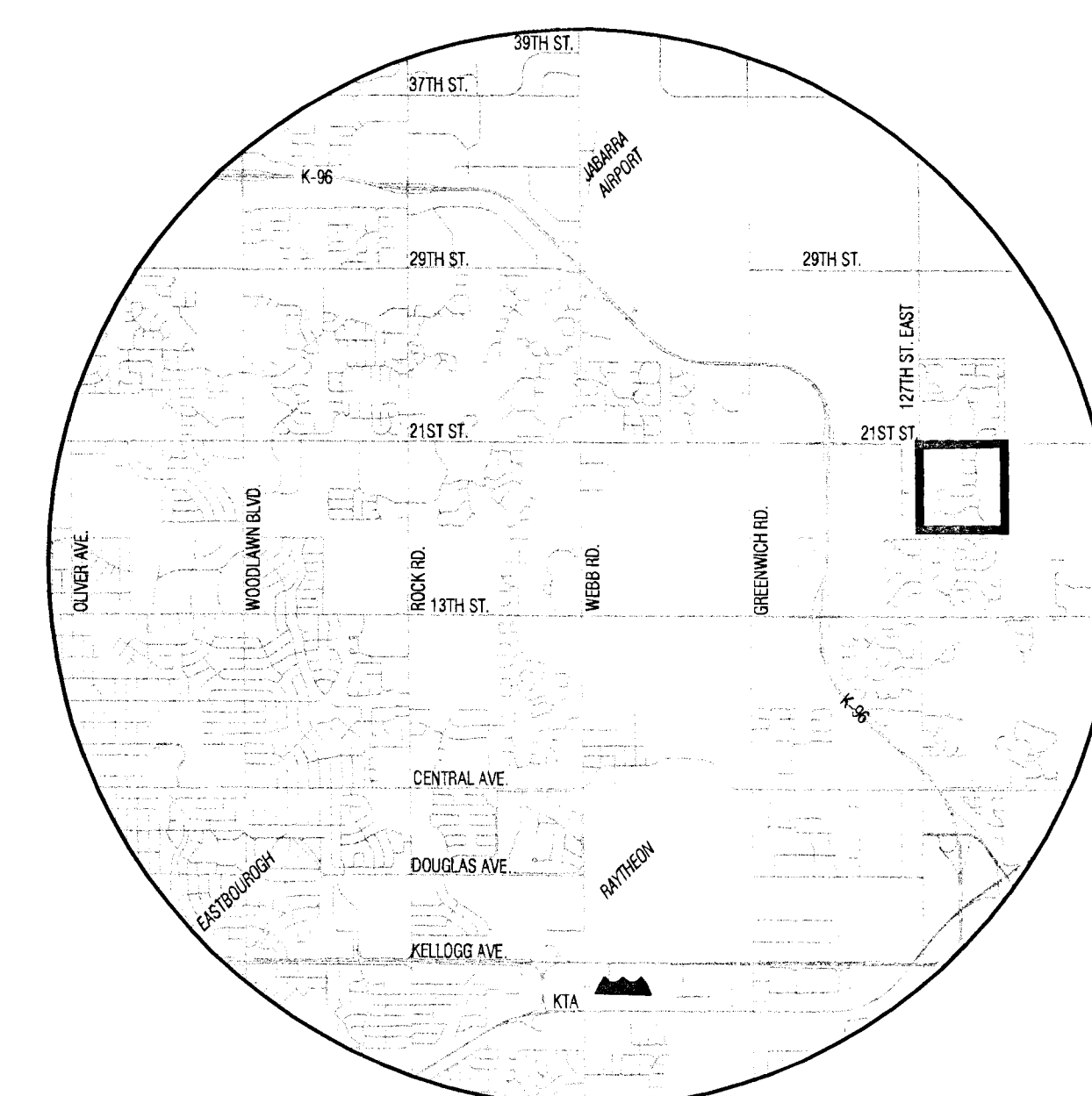


NOTES

- ZONING: Existing Single Family "SF-20"
Proposed Single Family "SF-5"
- RESERVES plotted for:
"A" - lakes, floodway, and drainage in designated locations, club house, pool, playground, sidewalks, landscaping, irrigation, berms, monuments, and open space.
"B" - lakes, floodway, and drainage in designated locations, sidewalks, landscaping, irrigation, berms, monuments, and open space.
"C," "D," "E," "F," "G," "H" - monuments, landscaping, irrigation, and open space.
- Lot minimum pad elevations as indicated on the DRAINAGE PLAN, provided at the time of FINAL PLATING.

BENCHMARK

- BM#1 60' IN SOUTH LEG OF "H" POLE
HIGH LINE STRUCTURE, 75' NORTH &
80' EAST OF 127TH STREET & CENTERLINE
BURLINGTON NORTHERN RAILROAD.
ELEV. = 1365.37'
- BM#2 Top of iron at SW. Cor., Sw. 1/4, Sec. 2, T27S,
R2E, (127th St. E. & 21st St. N.).
ELEV. = 198.01 (CITY DATUM)
1385.41 NGVD

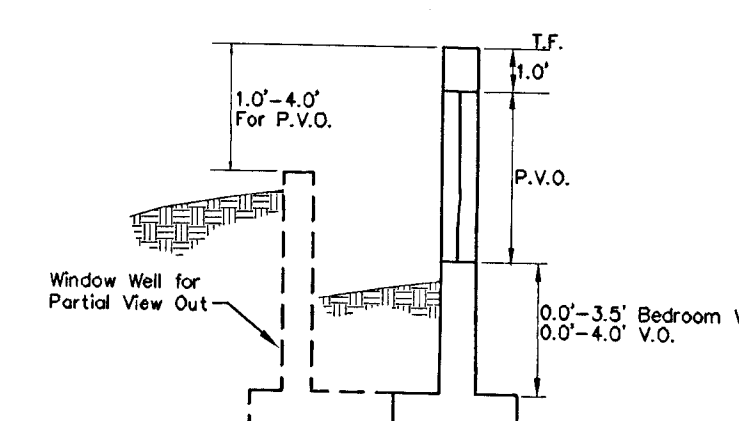


VICINITY MAP

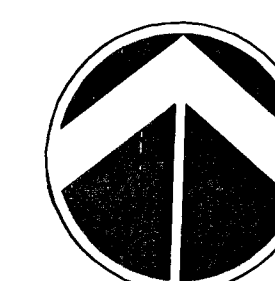
LEGEND

- CONIFEROUS TREE & DIAMETER
- DECIDUOUS TREE & DIAMETER
- SHrub
- BUSH
- EDGE OF TREES
- FENCE
- SANITARY SEWER MANHOLE
- GAS METER
- POLE
- HIGH LINE POLE
- GATE
- WALL
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE AND GUY ANCHOR
- TELEPHONE RISER
- INLET
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE
- SECTION CORNER
- PROPERTY CORNER FOUND
- BENCHMARK

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	165.60	1353.00
2	1	165.60	1353.00
3	1	165.60	1353.00
4	1	165.60	1353.00
5	1	165.60	1353.00
9	1	169.60	1357.00
10	1	169.10	1356.50
11	1	168.10	1355.50
12	1	168.10	1355.50
13	1	166.60	1354.00
14	1	166.60	1354.00
15	1	168.10	1355.50
16	1	168.10	1355.50
17	1	169.10	1356.50
18	1	169.60	1357.00
1	2	165.60	1353.00
2	2	165.60	1353.00
3	2	165.60	1353.00
4	2	165.60	1353.00
5	2	165.60	1353.00
6	2	165.60	1353.00
7	2	165.60	1353.00
8	2	163.60	1351.00
9	2	161.60	1349.00
10	2	161.60	1349.00



VIEW OUT & PARTIAL VIEW OUT DETAIL



SCALE: 1" = 100'

PRELIMINARY LOT GRADING PLAN REED'S COVE ADDITION

OWNERS/DEVELOPER: 21/127 L.L.C. 8100 E. 22nd Street N., Suite 1000, Wichita, KS 67226

DATE: JULY, 2002

