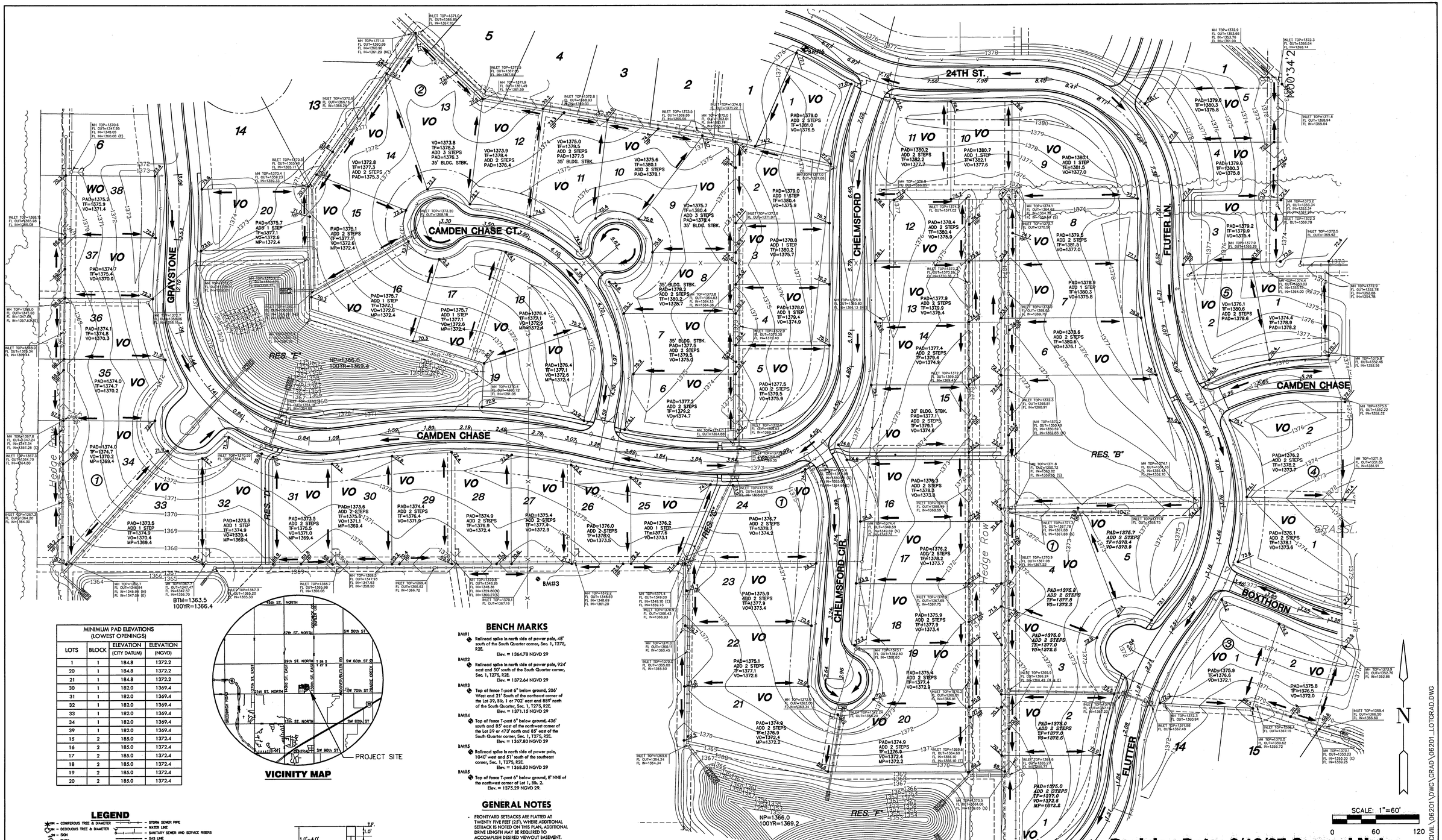


MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOTS	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
1	1	184.8	1372.2
20	1	184.8	1372.2
21	1	184.8	1372.2
30	1	182.0	1369.4
31	1	182.0	1369.4
32	1	182.0	1369.4
33	1	182.0	1369.4
34	1	182.0	1369.4
39	1	182.0	1369.4
15	2	185.0	1372.4
16	2	185.0	1372.4
17	2	185.0	1372.4
18	2	185.0	1372.4
19	2	185.0	1372.4
20	2	185.0	1372.4

VICINITY MAP

BENCH MARKS

BM#1 Railroad spike in north side of power pole, 48' south of the South Quarter corner, Sec. 1, T27S, R2E.
Elev. = 1364.78 NGVD 29

BM#2 Railroad spike in north side of power pole, 924' east and 50' south of the South Quarter corner, Sec. 1, T27S, R2E.
Elev. = 1372.64 NGVD 29

BM#3 Top of fence T-post 6" below ground, 206' West and 21' South of the northeast corner of the Lot 39, Blk. 1 or 702' east and 889' north of the South Quarter, Sec. 1, T27S, R2E
Elev. = 1371.15 NGVD 29

BM#4 Top of fence T-post 6" below ground, 436' south and 85' east of the northwest corner of the Lot 39 or 473' north and 85' east of the South Quarter corner, Sec. 1, T27S, R2E.
Elev. = 1367.80 NGVD 29

BM#5 Railroad spike in north side of power pole, 1040' west and 51' south of the southeast corner, Sec. 1, T27S, R2E.
Elev. = 1368.50 NGVD 29

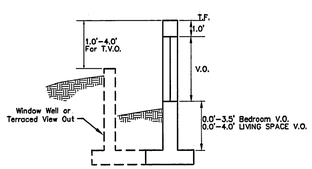
BM#5 Top of fence T-post 6" below ground, 8' NNE of the northwest corner of Lot 1, Blk. 2.
Elev. = 1375.29 NGVD 29.

GENERAL NOTES

- FRONTYARD SETBACKS ARE PLATTED AT TWENTY FIVE FEET (25'), WHERE ADDITIONAL SETBACK IS NOTED ON THIS PLAN, ADDITIONAL DRIVE LENGTH MAY BE REQUIRED TO ACCOMPLISH DESIRED VIEWOUT BASEMENT.
- CONTOURS, SPOT ELEVATION, INLETS, MANHOLES, AND STREET GEOMETRY DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM PLANS PREPARED FOR CITY IMPROVEMENT PROJECTS, THESE IMPROVEMENTS SHALL NOT BE CONSIDERED AS-BUILT, AND SITE VISIT AND/OR SURVEY SHALL BE PROVIDED TO DETERMINE CURRENT CONDITIONS OF EACH INDIVIDUAL LOT.
- FLOW ARROWS HAVE BEEN PROVIDED TO GIVE GENERAL DIRECTION OF DESIRED DRAINAGE.
- IN NO INSTANCE SHALL GRADING THROUGH YARDS OR DOWN COMMON PROPERTY LINE BE LESS THAN 2% FALL (1:50).

LEGEND

- CONIFEROUS TREE & DIAMETER
- DECIDUOUS TREE & DIAMETER
- DION
- 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
- PROP. HOUSE ELEV.
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER AND SERVICE RISERS
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE
- SECTION CORNER
- PROPERTY CORNER FOUND
- BENCHMARK
- WO - WALK OUT
- VO - VIEW OUT
- PVO - PARTIAL VIEW OUT
- PWO - PARTIAL WALK OUT
- NVO - NO VIEW OUT
- EXIST. PLOT PLAN HOUSE ELEV.



VIEW OUT & TERRACED VIEW OUT DETAIL

Revision Date: 6/13/07 General Notes

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411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

JEFFREY T. CARTWRIGHT LICENSED 14371 KANSAS PROFESSIONAL ENGINEER

MONARCH LANDING ADDTION		
PROJECT NAME		
LOT GRADING PLAN		
SHEET TITLE		
JTC	SMB	JTC
DESIGN BY:	DRAWN BY:	CHECKED BY:
MAY 2007	06201	1 / 1
DATE	JOB NO.	SHEET/OF

J:\CIVIL\06201\DWG\GRAD\06201_LOTGRAD.DWG