



BENCH MARKS

BM #1 City Disc NW. corner RCB. West side of
Shade and Winterset at SW corner of inlet.
Elev. = 127.21' City Datum
1314.61' NGVD

BM #2 Square cut NW. corner S. side Shade at P.C.
of Lot 1, Blk. 1, Farmington Square 2nd Add.
Elev. = 146.06' City Datum
1333.46' NGVD

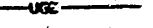
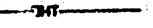
LEGAL DESCRIPTION

A replat of a portion of land lying in "Woodland Heights 2nd Addition", an addition to Wichita, Kansas;
A replat of all of Lot 2, said addition, EXCEPT; West 260 feet thereof.
TOGETHER WITH;
A replat of Lots 3 and 4, Block 1, of said addition.

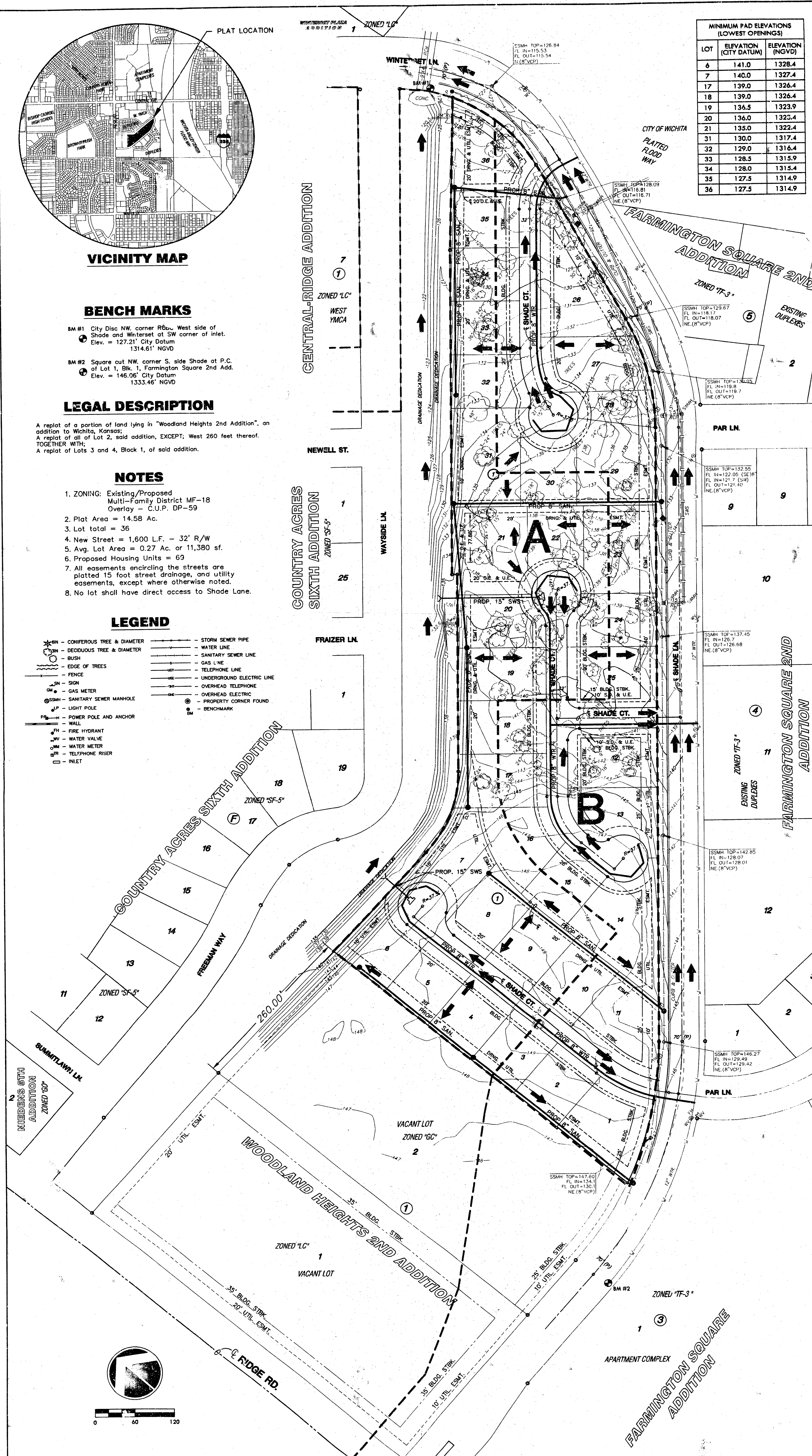
NOTES

1. ZONING: Existing/Proposed
Multi-Family District MF-18
Overlay = C.U.P. DP-59
2. Plat Area = 14.58 Ac.
3. Lot total = 36
4. New Street = 1,600 L.F. - 32' R/W
5. Avg. Lot Area = 0.27 Ac. or 11,380 sf.
6. Proposed Housing Units = 69
7. All easements circling the streets are
platted 15 foot street drainage, and utility
easements, except where otherwise noted.
8. No lot shall have direct access to Shade Lane.

LEGEND

	CONIFEROUS TREE & DIAMETER		STORM SEWER PIPE
	DECIDUOUS TREE & DIAMETER		WATER LINE
	BUSH		SANITARY SEWER LINE
	EDGE OF TREES		GAS LINE
	FENCE		TELEPHONE LINE
	SIGN		UNDERGROUND TELEPHONE LINE
	GAS METER		OVERHEAD ELECTRIC LINE
	SANITARY SEWER MANHOLE		OVERHEAD ELECTRIC
	LIGHT POLE		PROPERTY CORNER FOUND
	POWER POLE AND ANCHOR		BENCHMARK
	WALL		
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
	TELEPHONE RISER		
	INLET		

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOT	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
6	141.0	1328.4
7	140.0	1327.4
17	139.0	1326.4
18	139.0	1326.4
19	136.5	1323.9
20	136.0	1323.4
21	135.0	1322.4
31	130.0	1317.4
32	129.0	1316.4
33	128.5	1315.9
34	128.0	1315.4
35	127.5	1314.9
36	127.5	1314.9



DRAINAGE AND UTILITY PLAN

SHADY RIDGE ADDITION

OWNER/DEVELOPER: THE CREW, a Kansas General Partnership, 7328 E. Elm Ct. Wichita, KS 67206 316-688-5560

DATE: MARCH 15th, 2004



MKEC
ENGINEERING
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