

Main 19, FMC SANITARY SEWER IMPROVEMENTS to serve **STONEBRIDGE ADDITION**

CITY OF WICHITA, KANSAS

James L. Armour, P.E. City Engineer

Project Number

468-84127

O.C.A. Number

744194

Nowak Construction - Contractor
Zach Regnier - City of Wichita, Inspector
Date Released: 10/30/07
Per Plan
APR 12/12/08

Benchmarks

BM #1: "□" cut, Top of hubguard, North East corner of RCBC on 13th Street. West of 1/16th corner.
ELEV. = 1333.58 NGVD29

BM #2: "□" cut, North side of Central East of drive, West of KTA.
ELEV. = 1316.06 NGVD29

BM #3: "□" cut, Southern most end of North headwall on first RCBC in KTA North East of Central Avenue.
ELEV. = 1334.01 NGVD29

BM #4: "□" cut, Northwesterly sign pole base in KTA. Sign reads (K96 1 mile).
ELEV. = 1329.99 NGVD29

Sheet Index

Title Sheet	1
Line 1	2-8
Standard Manhole Detail	9
Ring & Cover Detail	10
Erosion Control Details	11-14
Coordinate Sheet	15-17
Copy of Plat	18

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

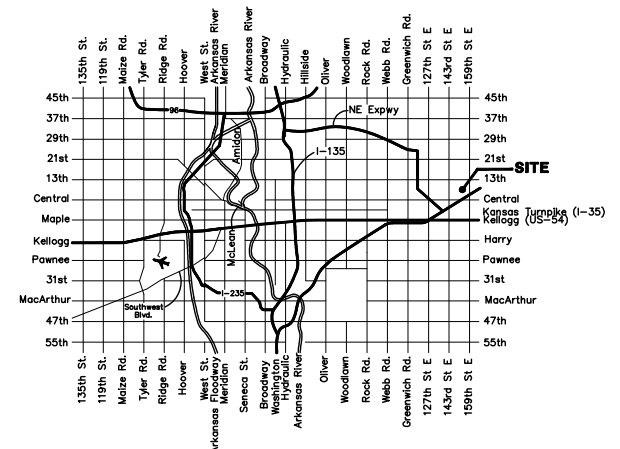
Kansas One-Call	687-2470
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The Contractor must notify the following in case of an emergency:

Cox Communications	262-4270
Kansas Gas Service	1-888-482-4950
Westar Energy	383-8650
Aquila Energy	1-800-303-0357
SBC	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Phillips Pipeline Co.	1-877-267-2290
Southern Star Pipeline Co.	529-6600
Kinder-Morgan Pipeline Co.	1-888-844-5658
Sprint Communications	1-800-521-0579
- Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrances shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Clearing & Restoration".
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- All areas disturbed during construction shall be mulched and seeded immediately following construction in that area. Contractor shall prepare ground per City Specifications. The following application rates shall apply:

Fertilizer (15-30-15)	300 lbs. per acre
Fescue K-31 Seed	100 lbs. per acre
Ryegrass Seed	25 lbs. per acre
Brome Seed	75 lbs. per acre
Western Wheatgrass	25 lbs. per acre

This shall hold unless otherwise stated on plans.
- Contractor shall not allow employees to park personal vehicles on KTA right-of-way.
- Prior to start of construction Contractor shall obtain a KTA Highway Permit for work that is to be performed. Contractor must only access KTA right-of-way from Central Avenue. The access point shall remain secured at all times. All costs associated with permit shall be incidental to project.
- Contractor shall maintain a 35' clearzone (from the white line) at all times while working inside the KTA right-of-way. No men or equipment will be allowed within this clearzone at any time.
- Sprint Line Located along fenceline entire length of KTA right-of-way. Contractor shall verify location prior to construction with Bart DeCarlo (1-800-521-0579 or 683-7671) the Sprint representative. Contractor shall also contact Utility Superintendent, Mason Leonard (316-734-2323) for KTA utility locates prior to excavation.



Vicinity Map

Final Plans
01/23/07 ATD

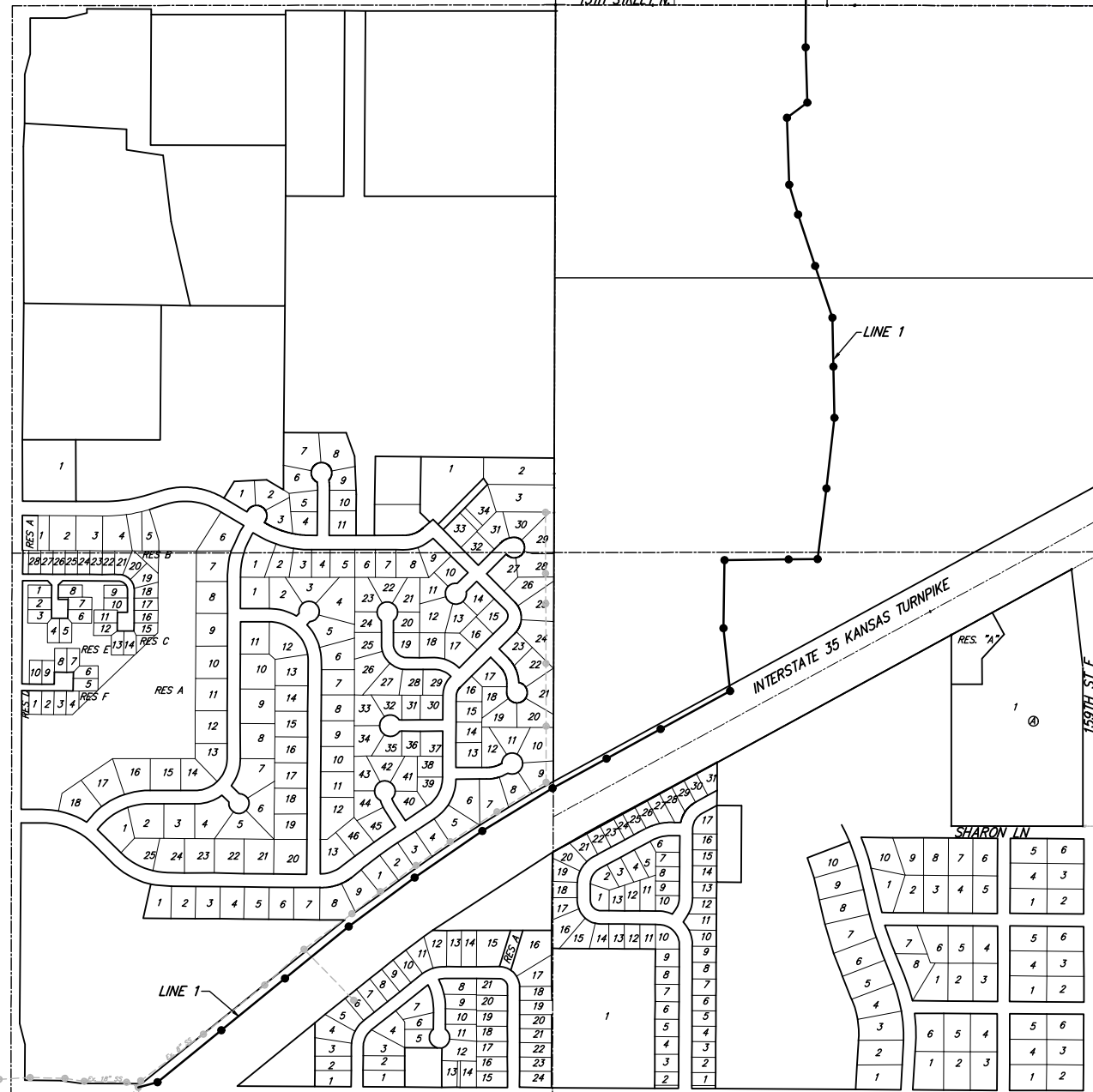
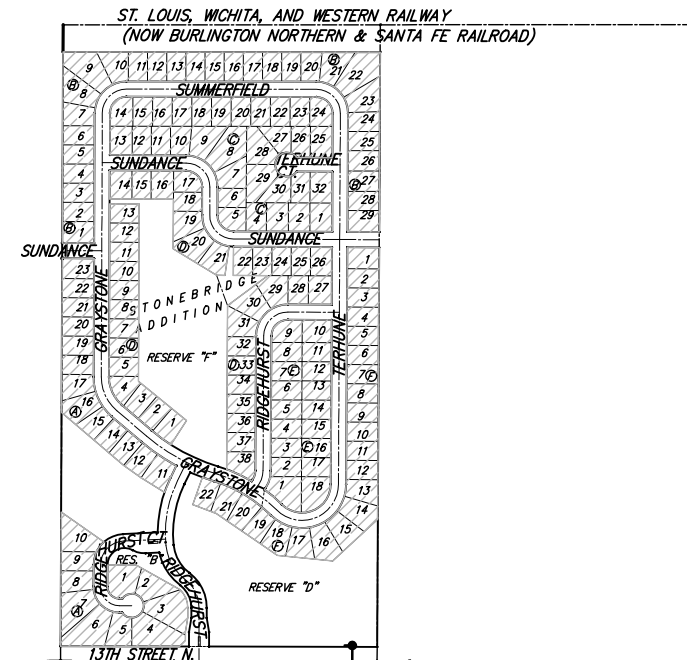


Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0148
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Benefit District



Scale: 1" = 400'



BENCHMARKS:

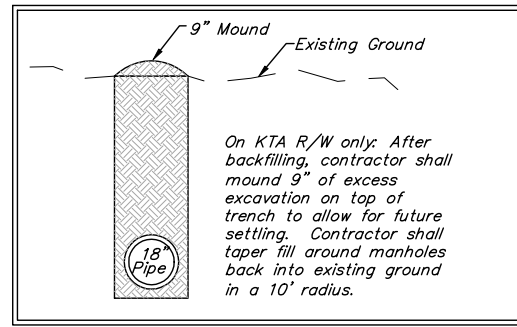
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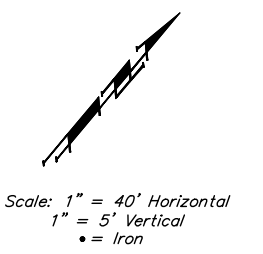
BENCHMARKS:

BM #3: "□" cut, Southern most end of North headwall on first RCBC in KTA North East of Central Avenue. ELEV. = 1334.01 NGVD29

BM #4: "□" cut, Northwesterly sign pole base in KTA. Sign reads (K96 1 mile). ELEV. = 1329.99 NGVD29



On KTA R/W only: After backfilling, contractor shall mound 9" of excess excavation on top of trench to allow for future settling. Contractor shall taper fill around manholes back into existing ground in a 10' radius.



Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron

Sta 0+00, Begin Line 1
Core into existing manhole and extend pipe NE. Seal and grout around pipe. Reshape invert as required.

Remove and replace fence as necessary for sanitary sewer construction.

Sta 0+96.9, Line 1
Construct std. manhole. Top Elev. = 1318.40

GRESTVIEW COUNTRY CLUB ESTATES OVERBROOK ADDITION

Sta 4+96.9, Line 1
Construct std. manhole. (5' Dia.) Top Elev. = 1321.90

Contractor to construct temporary construction fence to contain livestock during sewer construction. All costs shall be incidental to pipe costs.

Sta 8+96.9, Line 1
Construct std. manhole. (5' Dia.) Top Elev. = 1328.40 Match Point

CENTRAL AVENUE

LINE 1 INTERSTATE 35 KANSAS TURNPIKE

CAUTION!
Ex. UG Sprint crossing. Exact location & depth unknown.

Contractor shall construct one construction entrance along Central Avenue.

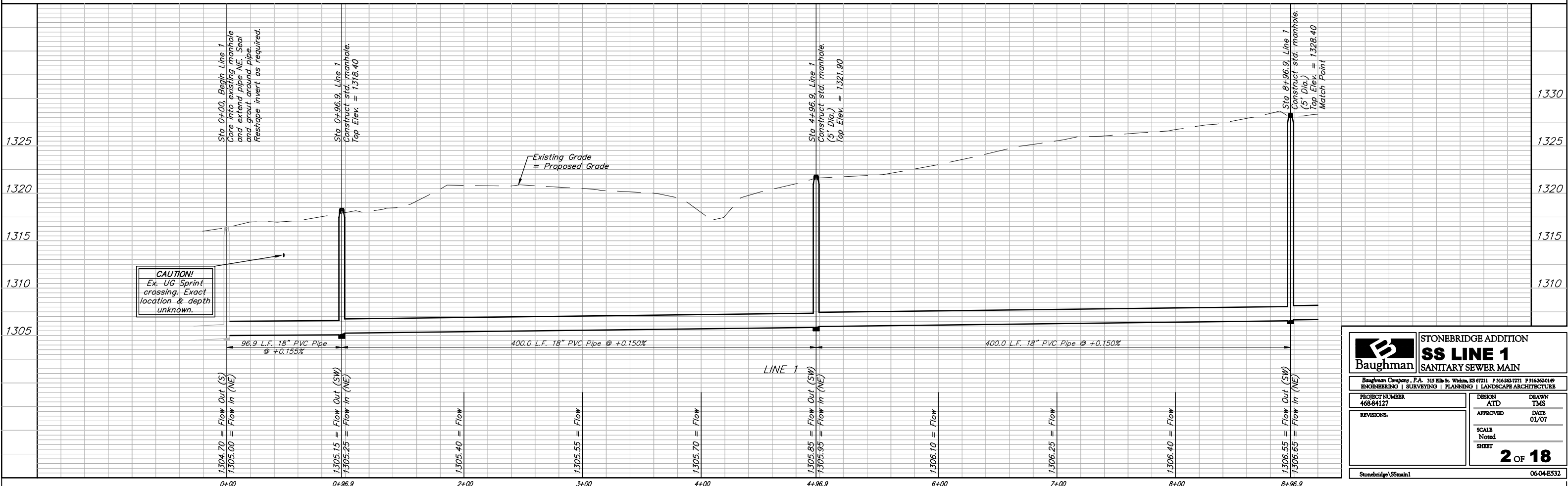
Contractor shall refer to sheets 15-17 for manhole coordinate information as well as reference point coordinates.

Remove trees only as necessary for sanitary sewer construction and only with permission of City Inspector or Baughman Co. Cost of removal to be incidental to lump sum bid item "Site Clearing & Restoration".

Sprint Line Located along fenceline entire length of KTA right-of-way. Contractor shall verify location prior to construction with Bart DeCarlo (1-800-521-0579 or 683-7671) the Sprint representative. Contractor shall also contact Utility Superintendent, Mason Leonard (316-734-2323) for KTA utility locates prior to excavation.

Install 893 L.F. Silt Fence on low side as indicated.

Remove and replace fence as necessary for sanitary sewer construction. All costs shall be incidental to pipe costs.



		STONEBRIDGE ADDITION SS LINE 1 SANITARY SEWER MAIN	
		<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>	
PROJECT NUMBER 468-84127	DESIGN ATD	DRAWN TMS	DATE 01/07
REVISIONS	APPROVED	SCALE Noted	SHEET 2 OF 18
Stonebridge\SSmain1		06-04-E332	

BENCHMARKS:

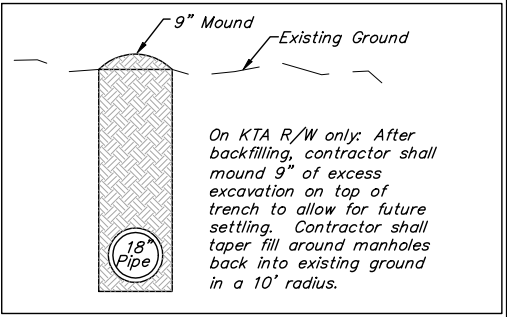
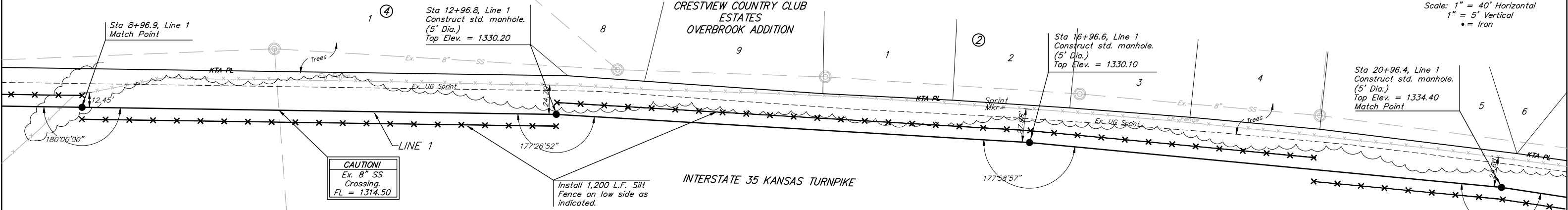
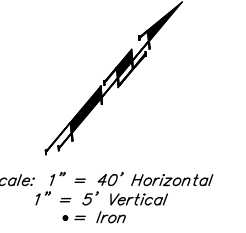
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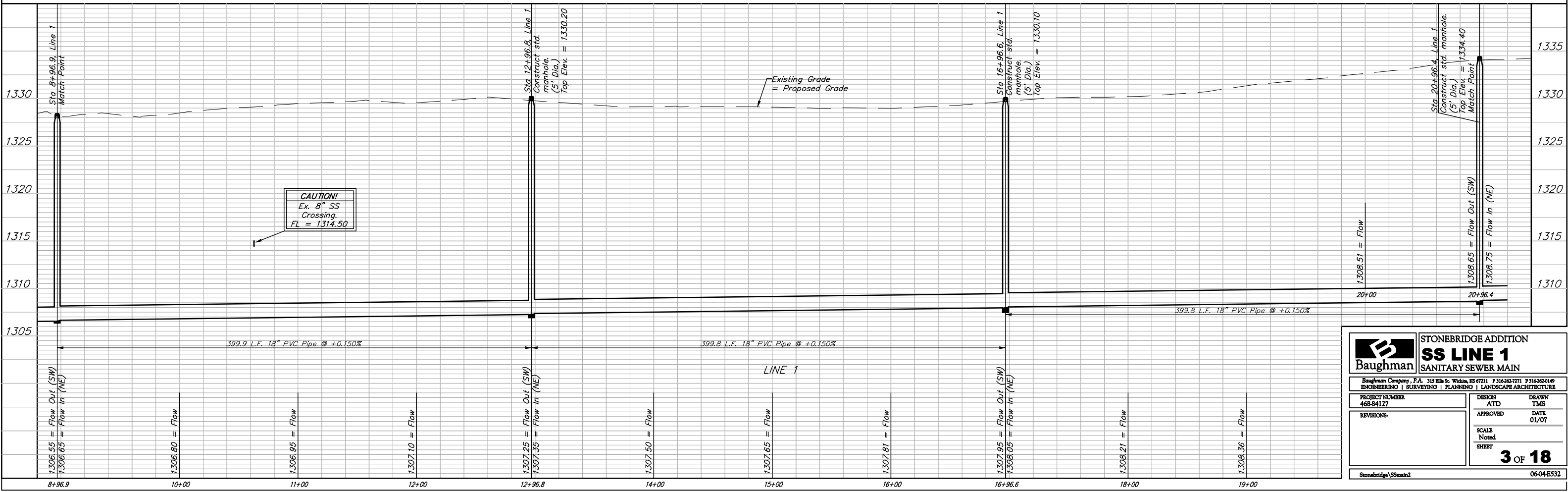
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BM #4: "□" cut, Northwesterly sign pole base in KTA. Sign reads (K96 1 mile). ELEV. = 1329.99 NGVD29



Remove trees only as necessary for sanitary sewer construction and only with permission of City Inspector or Baughman Co. Cost of removal to be incidental to lump sum bid item "Site Clearing & Restoration".

Sprint Line Located along fenceline entire length of KTA right-of-way. Contractor shall verify location prior to construction with Bart DeCarlo (1-800-521-0579 or 683-7671) the Sprint representative. Contractor shall also contact Utility Superintendent, Mason Leonard (316-734-2323) for KTA utility locates prior to excavation.



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PROJECT NUMBER 468-84127	DESIGN ATD	DRAWN TMS	DATE 01/07
REVISIONS	APPROVED	SCALE Noted	SHEET 3 OF 18
Stonebridge\SSMain2		06-04-E532	

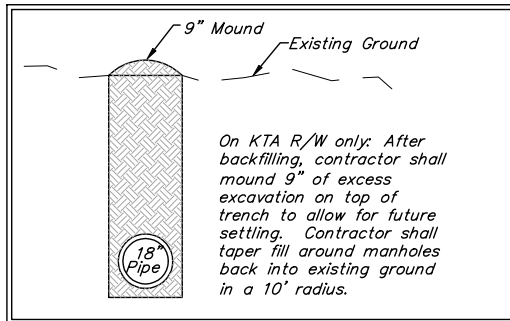
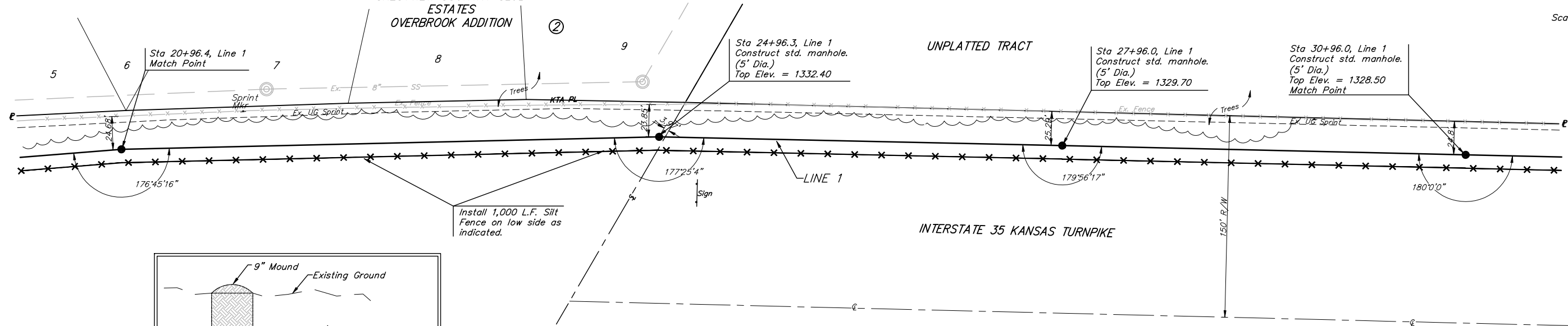
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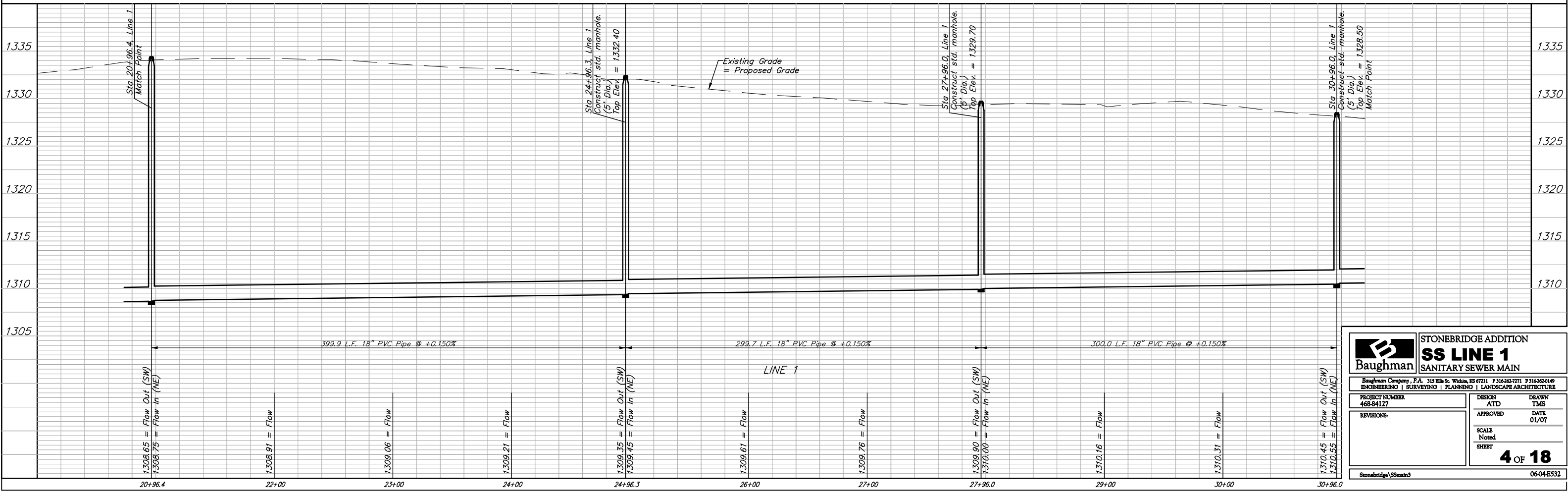
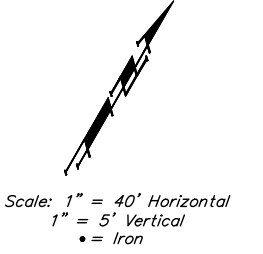
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CRESTVIEW COUNTRY CLUB ESTATES OVERBROOK ADDITION



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Remove trees only as necessary for sanitary sewer construction and only with permission of City Inspector or Baughman Co. Cost of removal to be incidental to lump sum bid item "Site Clearing & Restoration".



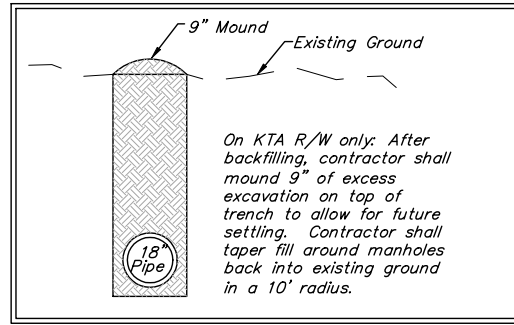
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		<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>	
<small>PROJECT NUMBER</small> 468-84127	<small>DESIGN</small> ATD	<small>DRAWN</small> TMS	<small>APPROVED</small> DATE 01/07
<small>REVISIONS</small>	<small>SCALE</small> Noted	<small>SHEET</small> 4 OF 18	<small>Stonebridge\SSmain3</small>

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On KTA R/W only: After backfilling, contractor shall mound 9" of excess excavation on top of trench to allow for future settling. Contractor shall taper fill around manholes back into existing ground in a 10' radius.

Install 75 S.Y. of light stone rip-rap for bank stabilization. Sta 37+75 to Sta 38+05

Sta 37+89.0, Line 1 Construct std. manhole.* Top Elev. = 1321.40

Install 1,027 L.F. Silt Fence on low side as indicated.

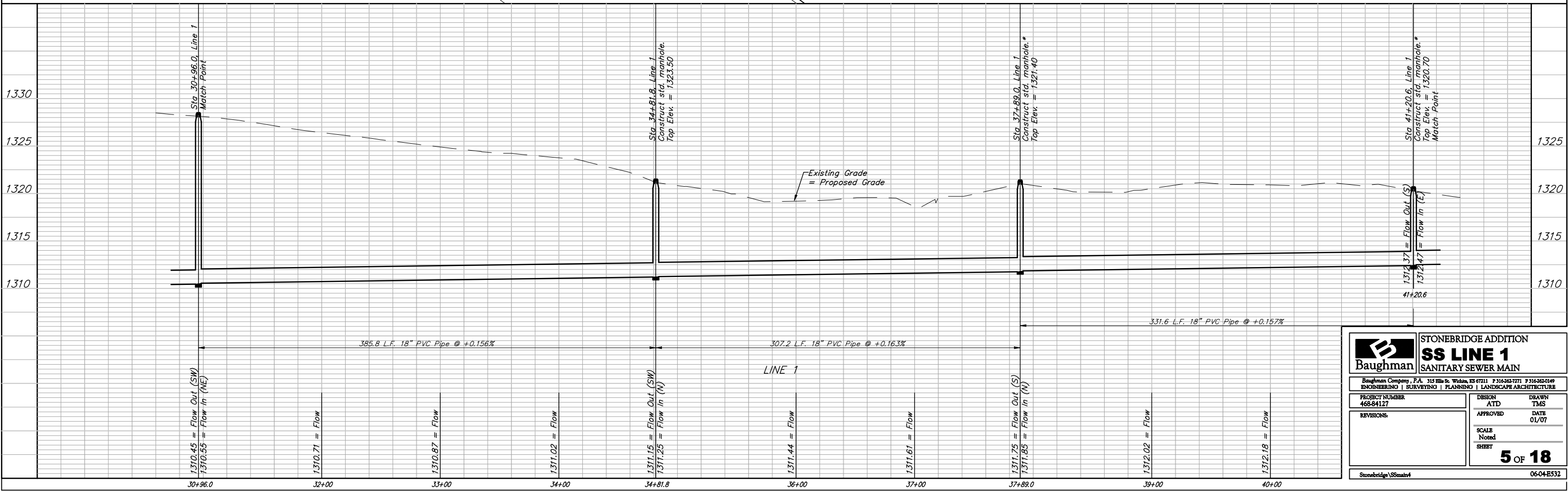
Sta 41+20.6, Line 1 Construct std. manhole.* Top Elev. = 1320.70 Match Point

Scale: 1" = 40' Horizontal
 1" = 5' Vertical
 • = Iron

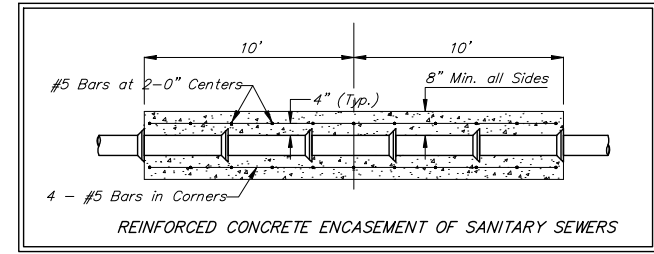
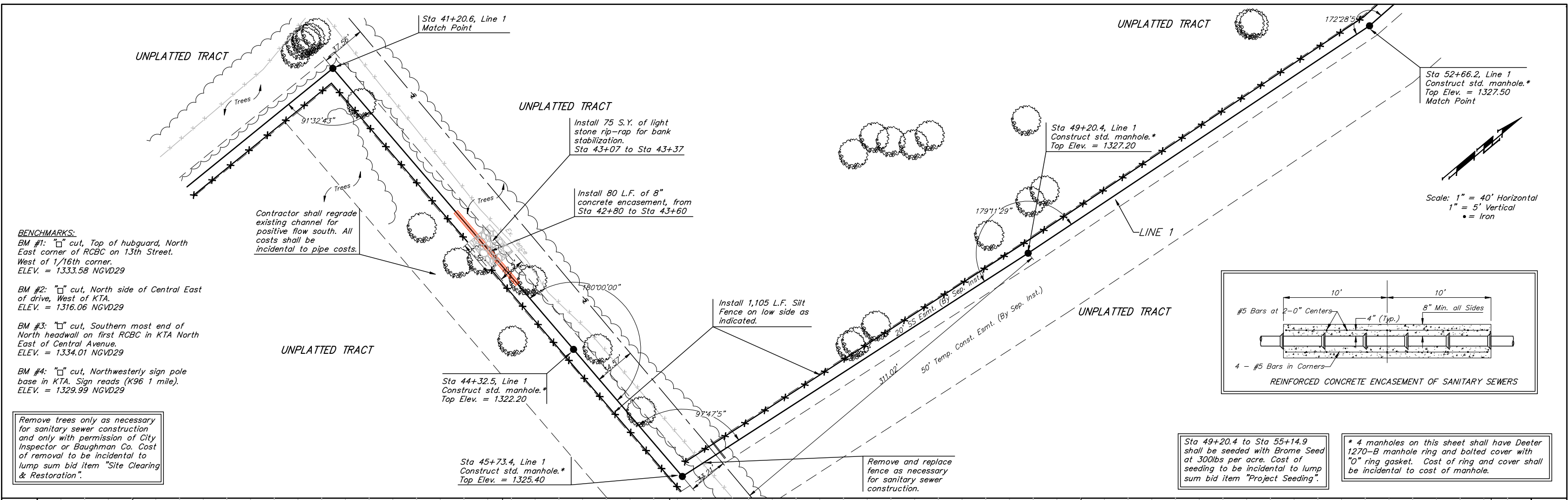
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* 3 manholes on this sheet shall have Deeter 1270-B manhole ring and bolted cover with "O" ring gasket. Cost of ring and cover shall be incidental to cost of manhole.

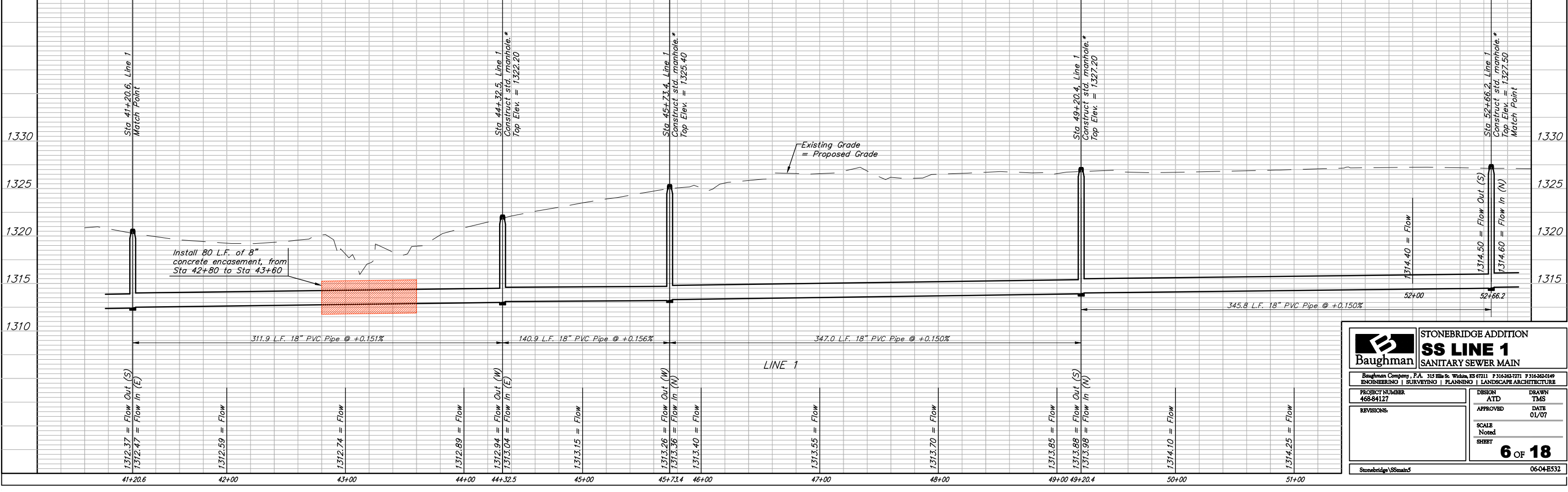


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		<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>	
PROJECT NUMBER 468-84127	DESIGN ATD	DRAWN TMS	APPROVED DATE 01/07
REVISIONS:	SCALE Noted SHEET	5 OF 18	
<small>Stonebridge \SSmain.rvt</small>		<small>06-04-E532</small>	



Sta 49+20.4 to Sta 55+14.9 shall be seeded with Brome Seed at 300lbs per acre. Cost of seeding to be incidental to lump sum bid item "Project Seeding".

* 4 manholes on this sheet shall have Deeter 1270-B manhole ring and bolted cover with "O" ring gasket. Cost of ring and cover shall be incidental to cost of manhole.



Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

STONEBRIDGE ADDITION
SS LINE 1
SANITARY SEWER MAIN

PROJECT NUMBER: 468-84127
 DESIGN: ATD
 DRAWN: TMS
 APPROVED: [Signature]
 DATE: 01/07
 SCALE: Noted
 SHEET: 6 OF 18

Stonebridge\SSmain5 06-04-E532

BENCHMARKS:

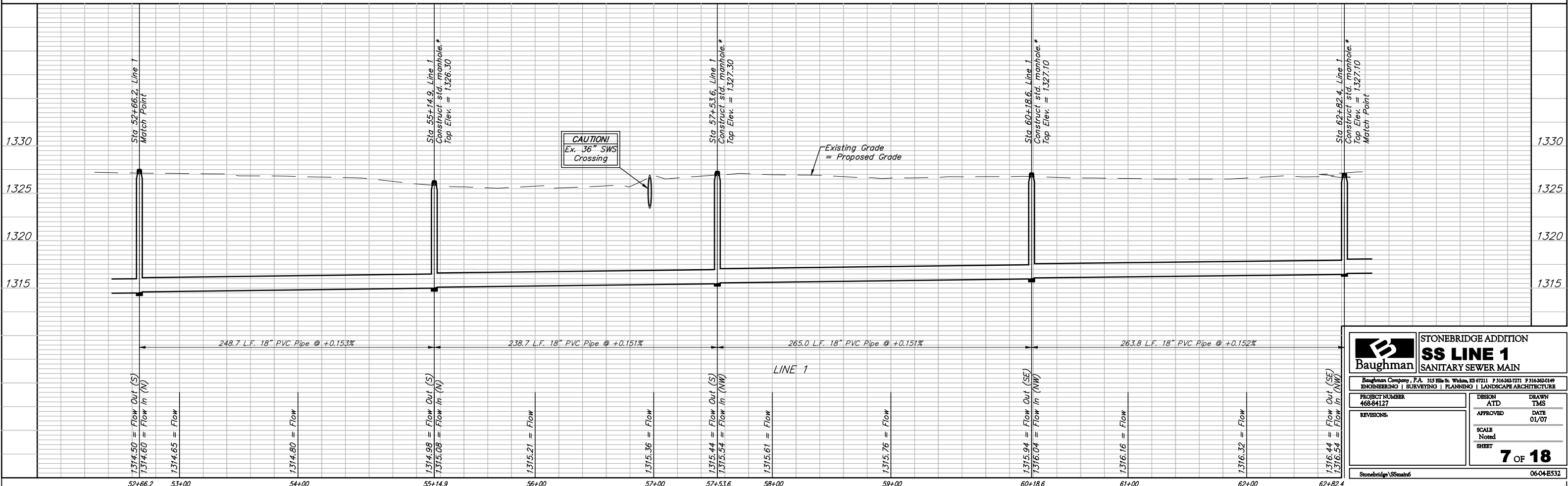
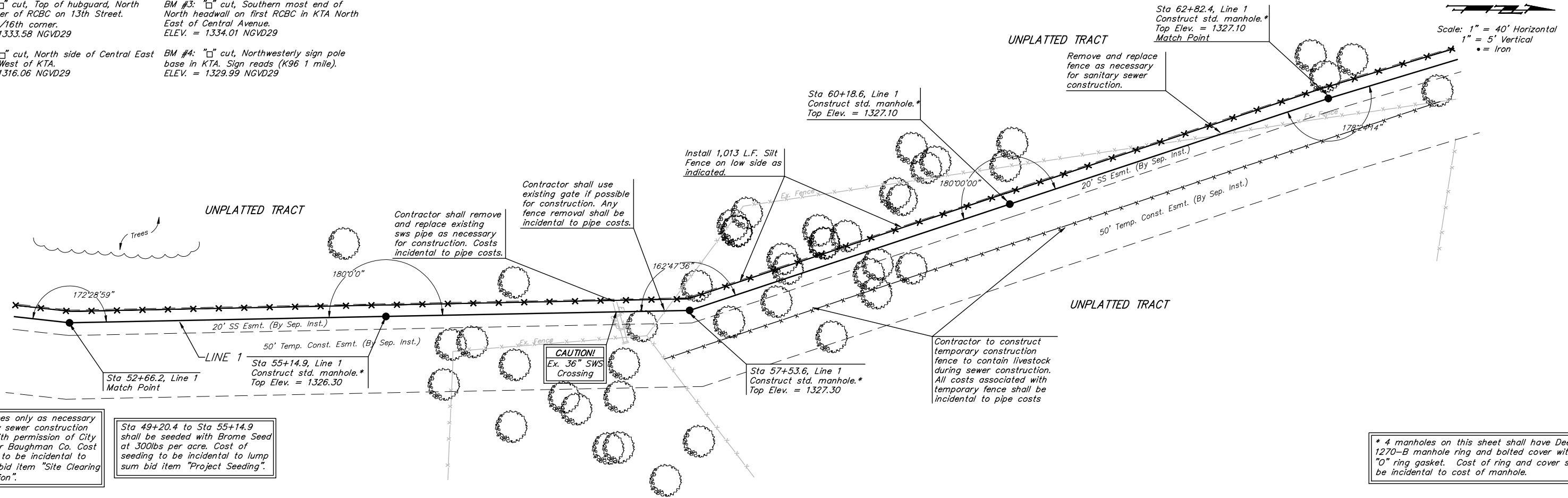
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PROJECT NUMBER 468-84127	DESIGN ATD	DRAWN TMS	APPROVED DATE 01/07
REVISIONS	SCALE Noted	SHEET 7 OF 18	
<small>Stonebridge\SSmain6</small>		<small>06-04-E532</small>	

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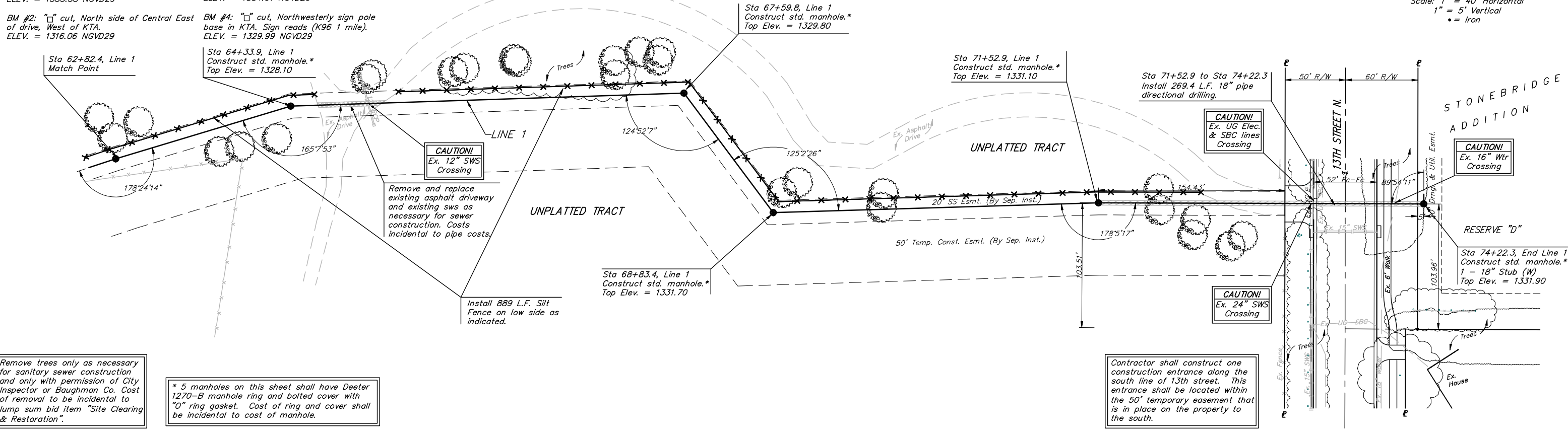
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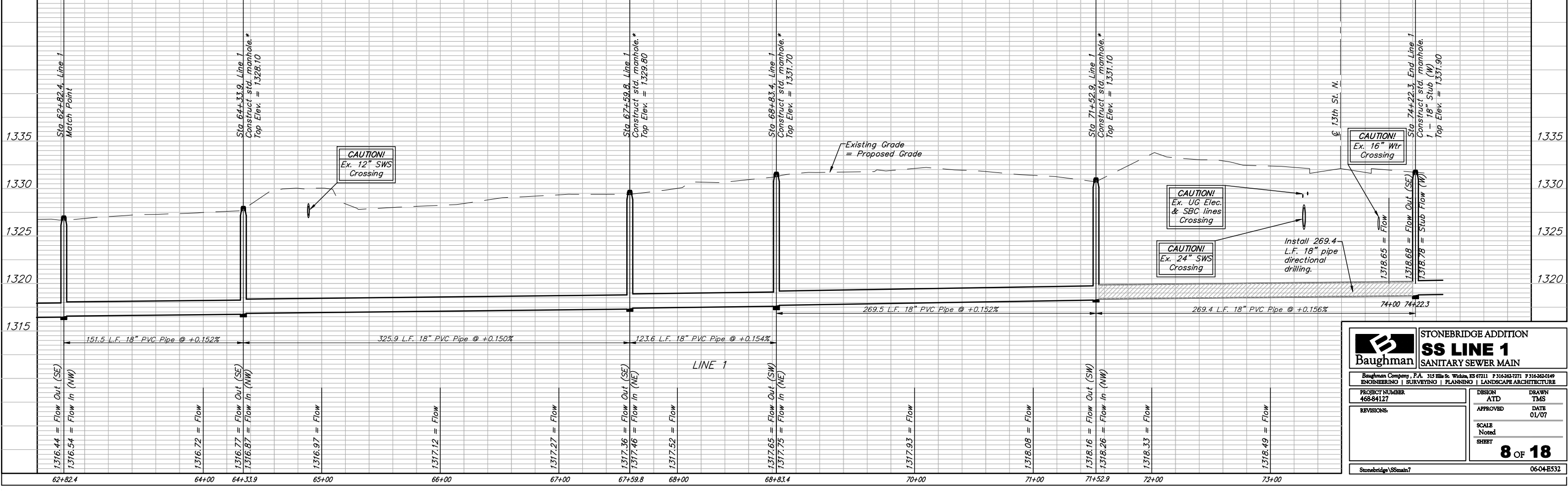
Scale: 1" = 40' Horizontal
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• = Iron



Remove trees only as necessary for sanitary sewer construction and only with permission of City Inspector or Baughman Co. Cost of removal to be incidental to lump sum bid item "Site Clearing & Restoration".

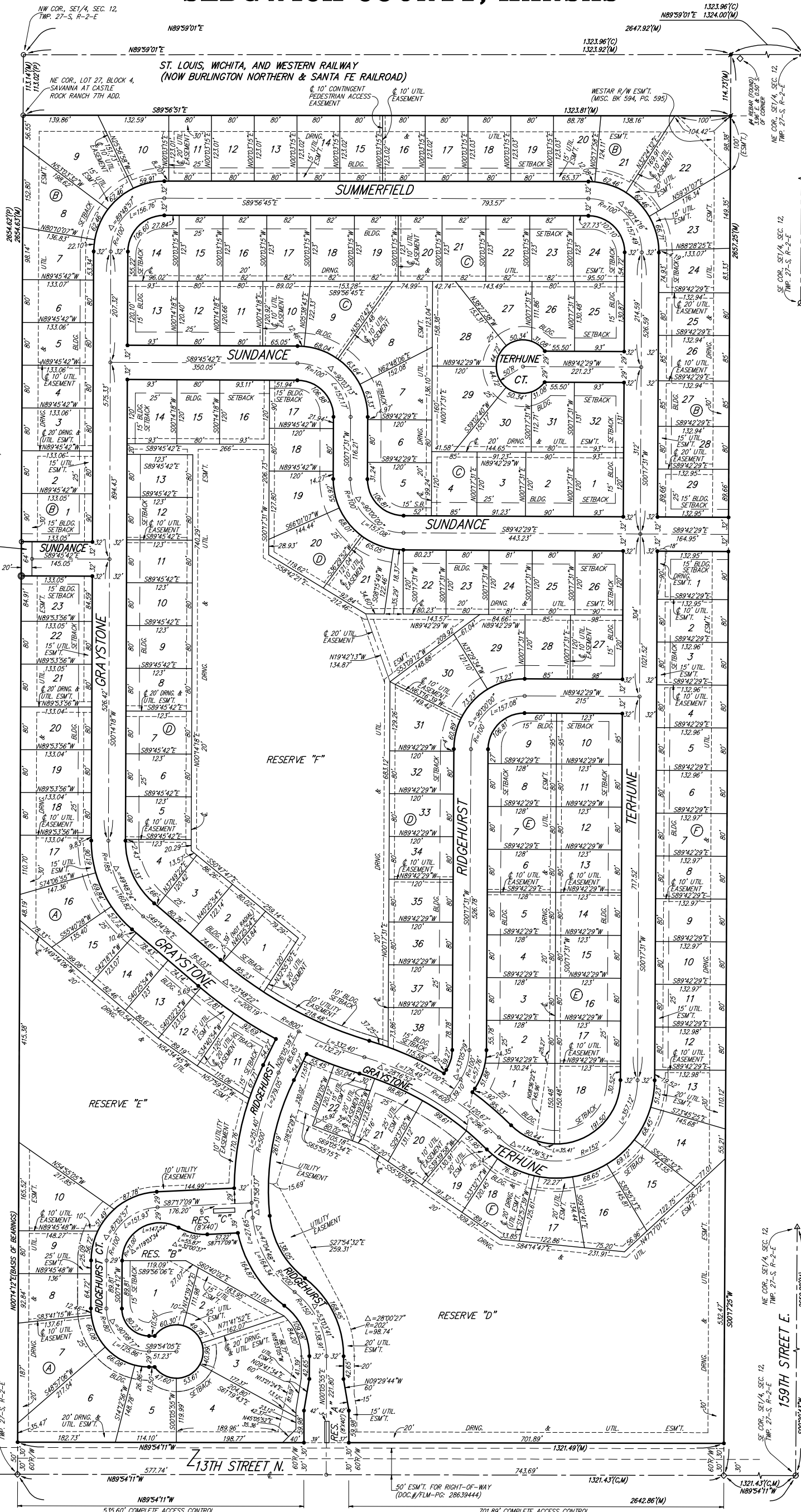
* 5 manholes on this sheet shall have Deeter 1270-B manhole ring and bolted cover with "O" ring gasket. Cost of ring and cover shall be incidental to cost of manhole.

Contractor shall construct one construction entrance along the south line of 13th street. This entrance shall be located within the 50' temporary easement that is in place on the property to the south.



<p>STONEBRIDGE ADDITION SS LINE 1 SANITARY SEWER MAIN</p>		DESIGN	DRAWN
		ATD	TMS
PROJECT NUMBER	468-84127	APPROVED	DATE
REVISIONS		SCALE	Noted
		SHEET	8 OF 18

STONEBRIDGE ADDITION SEDGWICK COUNTY, KANSAS



We, Baughman Company, P.A., Surveyors and drafters, do hereby certify that we have surveyed and plotted the "STONEBRIDGE ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed as described as that part of the W/2 of the SE1/4 of Sec. 12, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, lying south of the southerly right-of-way of the St. Louis, Wichita, and Western Railway, subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.
Surveyors

Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "STONEBRIDGE ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The contingent pedestrian access easement is hereby granted as indicated for pedestrian access to or from the Burlington Northern and Santa Fe Railroad right-of-way, contingent upon said railroad right-of-way being railbanked and the construction of public improvements that allow public access within said railroad right-of-way. Fences shall be allowed within this easement on such time as the Burlington Northern and Santa Fe Railroad right-of-way is railbanked and the construction of public improvements within said railroad right-of-way has occurred. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for entry monuments, landscaping, open space, drainage purposes, and utilities. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A" and "C" adversely affected by street construction, repair, or maintenance. Reserve "B" is hereby reserved for entry monuments, landscaping, open space, berms, drainage purposes, and utilities. Reserves "D", and "E" are hereby reserved for lakes, landscaping, open space, berms, sidewalks, drainage purposes, floodway, and utilities as confined to easements. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without permission of the Engineer for the appropriate governing body. Reserve "F" is hereby reserved for lakes, landscaping, open space, berms, sidewalk parking, a swimming pool and accessories, recreational activities, gazebos, drainage purposes, and utilities as confined to easements. Reserve "G" is hereby reserved as an emergency access easement. Reserve "A", "B", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. Reserve "G" shall be owned and maintained by the Stonebridge Homeowners Association and/or the Savanna at Castle Rock Ranch Homeowners Association. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

FLKS Land Development, LLC
a Kansas limited liability company

Steven R. Barrett
Member

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, by Steven R. Barrett, Member of FLKS Land Development, LLC, a Kansas limited liability company on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "STONEBRIDGE ADDITION", Sedgwick County, Kansas.

Commerce Bank, N.A.

_____, (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, by _____ of Commerce Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "STONEBRIDGE ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2005
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marrell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2005.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2005.

_____, Chairman
Ben Sciortino

ATTEST: _____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2005.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

LOT	BLOCK	ELEVATION
1-3	A	1337.0
10-16	A	1339.0
1-6, 33-38	D	1342.0
7-23, 29-32	D	1344.0
14-22	F	1337.0

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)
- = 3/4" IRON W/ "PEC" CAP (FOUND)
- △ = STONE (FOUND)
- = 3/4" IRON W/ METAL CAP (FOUND)
- ◇ = #4 REBAR (FOUND)

BENCHMARK:
"CT" CUT, TOP OF CURB, S. SIDE OF SUNDANCE AS DEDICATED IN SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION, 25'± W. OF THE WEST LINE OF THE SE1/4 OF SEC. 12, TWP. 27-S, R-2-E.
ELEV. = 1347.33 NGVD29

60d NAIL IN HIGH LINE POLE, 30' SOUTH OF S1/4 COR., SEC. 12, TWP. 27-S, R-2-E.
ELEV. = 1348.58 NGVD29 (PER COUNTY RECORD)

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADING, UNLESS OTHERWISE SPECIFIED BY THE COUNTY ENGINEER OR THE APPROPRIATE GOVERNING BODY.

