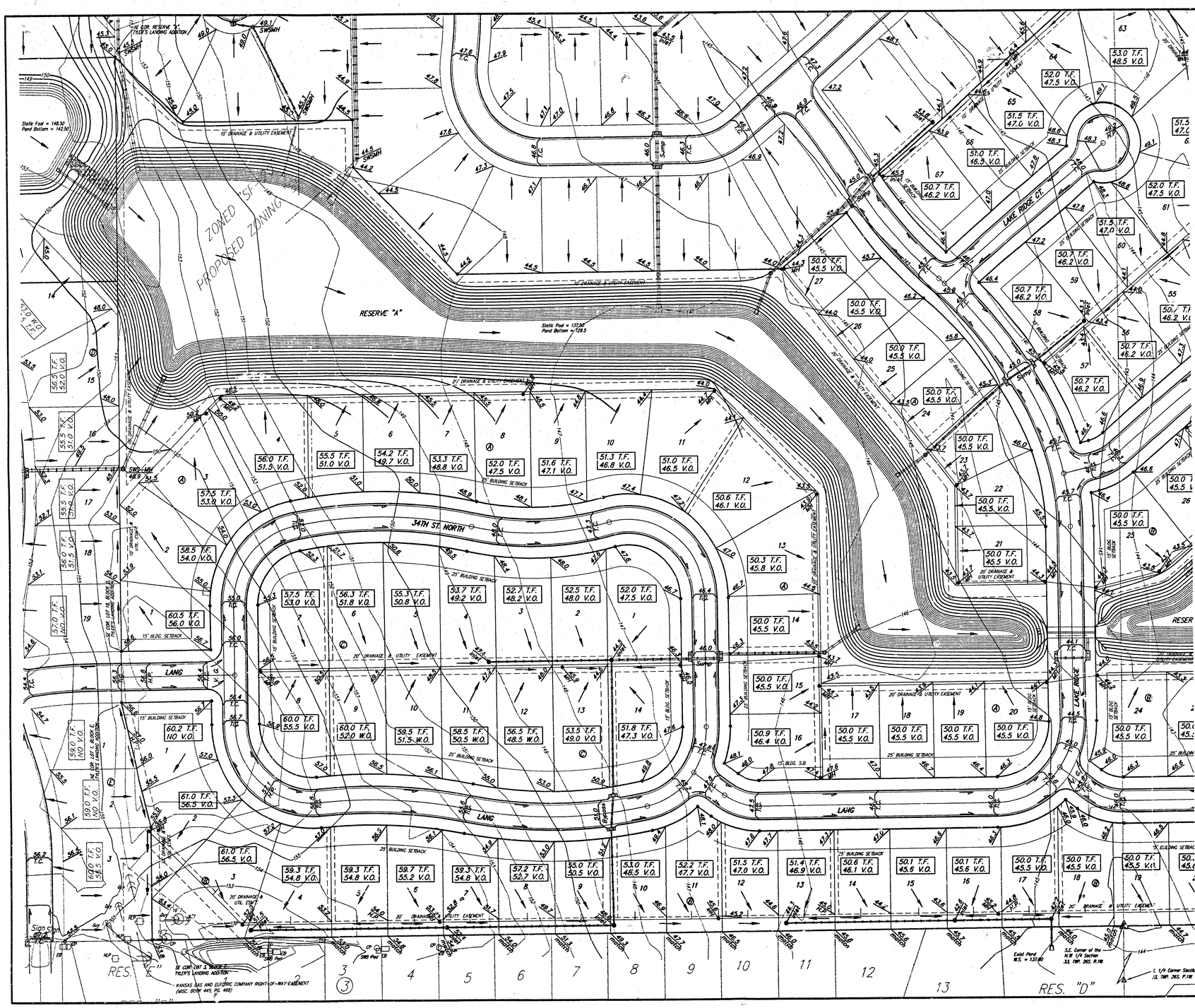
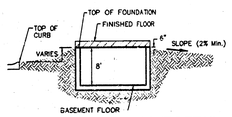
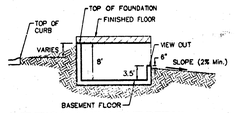


BENCHMARK:
CITY OF WICHITA BENCHMARK DISC – SE COR. OF THE INTERSECTION OF TYLER RD. & 29TH STREET NORTH.
32.30' S. OF ℄
30.00' E. OF ℄
55.50' E. OF P.P.
9.20' SE. OF P.P.
43.20' SE. OF SEC. COR. IRON
ELEV. = 1784.04 CITY DATUM
1365.44 NGVD29

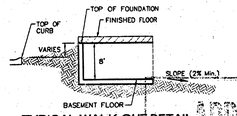
0 60 120



TYPICAL NON-VIEW OUT DETAIL
NO SCALE



TYPICAL VIEW OUT DETAIL
NO SCALE



TYPICAL WALK OUT DETAIL
NO SCALE

APPROVED
DRAINAGE PLAN

NOTES:

1. PROPOSED TOP OF FOUNDATION ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO SET FINISHED FLOOR AND GARAGE FLOOR ELEVATIONS. ALL STREET ELEVATIONS SHOWN ON PLANS ARE FOR TOP OF CURB (FULL-HEIGHT).

2. THIS GRADING PLAN IS DESIGNED WITH VIEW-OUTS AND WALK-OUTS. ELEVATIONS SHOWN AS XX.X V.O. DEPICT VIEW-OUT STRUCTURES. ELEVATIONS SHOWN AS XX.X W.O. DEPICT WALK-OUT STRUCTURES.

3. ALL LOTS SHALL MEET MINIMUM PAD REQUIREMENT AS SHOWN ON THE RECORDED PLAT.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
2–27	A	145.5	1332.9
24,25	B	145.5	1332.9
16–23	B	143.5	1330.9
26–38	B	143.5	1330.9

4. LOT DIMENSIONS HAVE BEEN OMITTED ON THIS PLAN. REFER TO THE RECORDED PLAT FOR FINAL DIMENSION, EASEMENT, & BUILDING SETBACK INFORMATION.

5. HOUSE PAD ELEVATIONS DEPICTED WITH BOLD OUTLINES WITH TOP OF FOUNDATIONS SHOWN AS XX.X T.F.* INDICATE THAT DEEP FOOTINGS OR DEEP FOUNDATIONS MAY BE REQUIRED.

6. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

7. ALL ELEVATIONS SHOWN ARE CITY OF WICHITA DATUM.

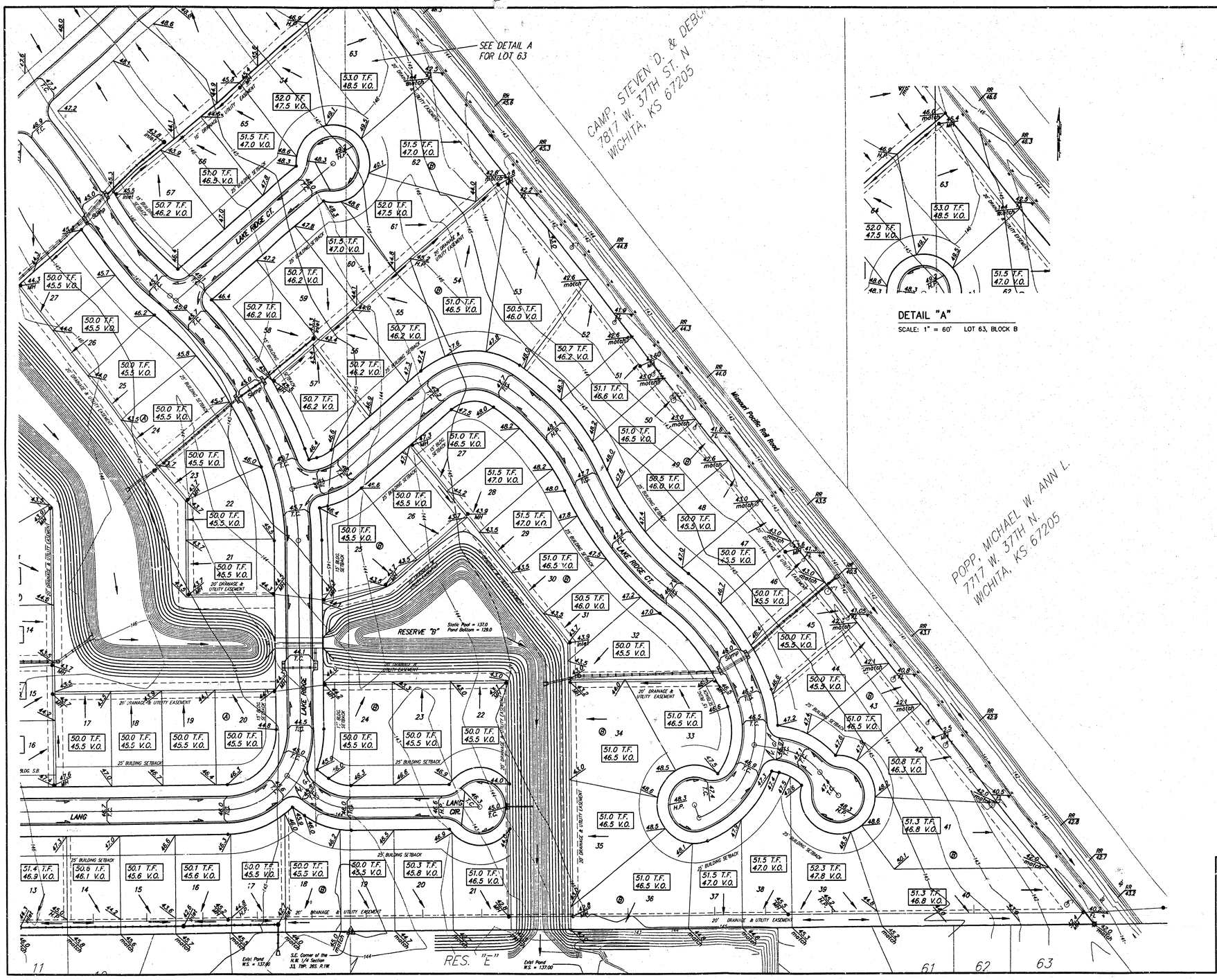
TYLER'S LANDING 2ND ADDITION

MASTER GRADING PLAN

CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET 1 OF 2
DESIGN SCL	DRAWN SCL	APPROVED HBW	DATE 12/04	SCALE 1"=60'	GRADE DWG



DETAIL "A"

SCALE: 1" = 60' LOT 63, BLOCK B

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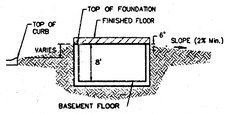
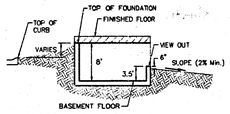
ELEV. = 178.04 CITY DATUM
1365.44 NGVD29

0 60 120



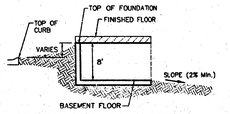
TYPICAL NON-VIEW OUT DETAIL

NO SCALE



TYPICAL VIEW OUT DETAIL

NO SCALE



TYPICAL WALK OUT DETAIL

NO SCALE

NOTES:

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TYLER'S LANDING 2ND ADDITION

MASTER GRADING PLAN

CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET 2 OF 2
DESIGN SCL	DRAWN SCL	APPROVED NEW	DATE 12/04	SCALE 1"=60'	GRADE.DWG