

**BILL G. YUNG DESIGN**  
 WICHITA, KS. 67220  
 4912 E. 29TH STREET NORTH  
 316-683-5567

DATE \_\_\_\_\_  
 REV. \_\_\_\_\_

SHEET TITLE  
 PRELIMINARY PLAT

PROJECT  
 LAKE RIDGE ADDITION

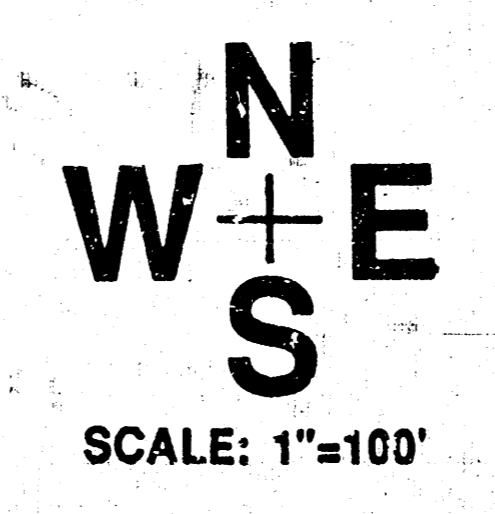
SHEET \_\_\_\_\_ OF \_\_\_\_\_

# PRELIMINARY PLAT LAKE RIDGE

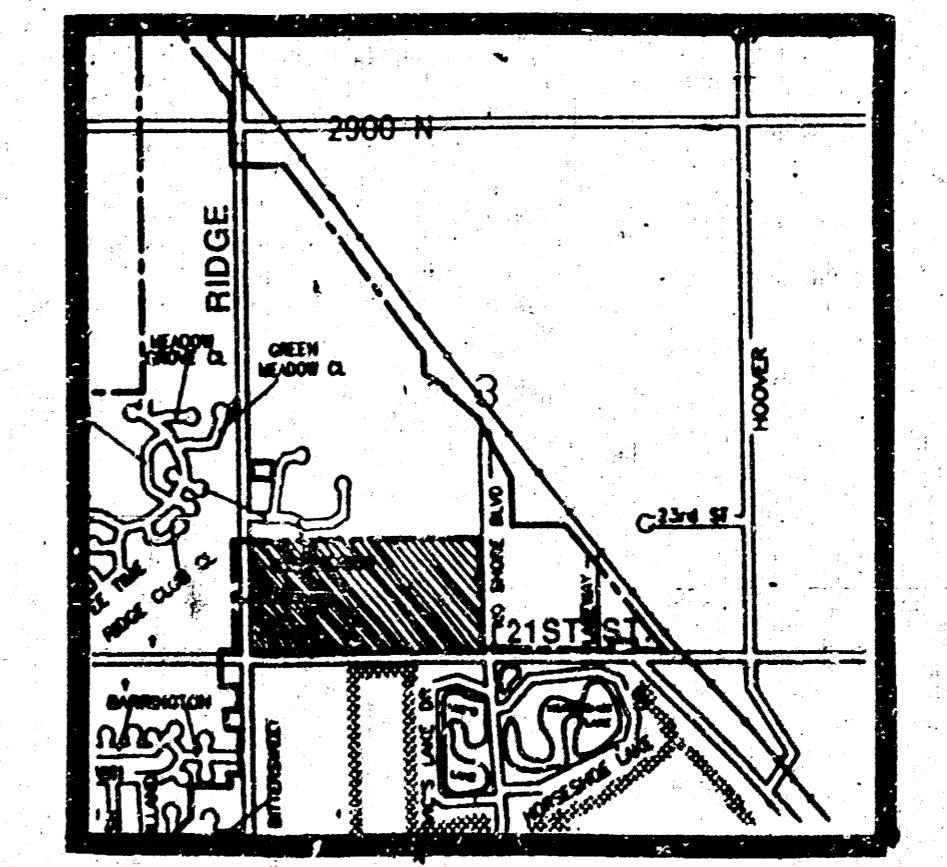
OWNER: LAKE RIDGE INVESTORS L.C., 200 MARKET CENTER, 155 N. MARKET, WICHITA, KS. 67202 PH: (316) 265-2727

**NOTES:**

- 1) B.M. CHISELED " " ON THE NORTHEAST WING WALL OF 21ST ST. BRIDGE APPROX. 150' EAST OF CENTERLINE OF RIDGE ROAD. ELEV. = 1325.12 M.S.L.
- 2) SEE LAKE RIDGE RESIDENTIAL AND COMMERCIAL C.U.P.'S FOR 21ST STREET & RIDGE RD. IMPROVEMENTS.
- 3) RESERVES "A" THRU "D" SHALL PERMIT EARTHBERMS, LANDSCAPING, SIDEWALKS, BIKE TRAILS, LIGHTING, IRRIGATION, DRAINAGE, SIGNAGE, GAZEBOS, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS.
- 4) RESERVES "E" THRU "F" SHALL PERMIT ENTRY MONUMENTS, LANDSCAPING, IRRIGATION, AND UTILITIES CONFINED TO EASEMENTS.
- 5) A DRAINAGE CONCEPT PLAN AND HYDROLOGY STUDY SHALL BE PREPARED TO ESTABLISH MINIMUM PAD ELEVATION AND SUBMITTED TO CITY ENGINEER FOR APPROVAL.
- 6) RESERVE "D" SHALL ALSO PERMIT LAKES AND DRAINAGE STRUCTURE, CLUBHOUSE, SWIMMING POOL AND PLAY AREA. RESERVE "E" SHALL ALSO PERMIT PARK AND RECREATION FACILITIES.

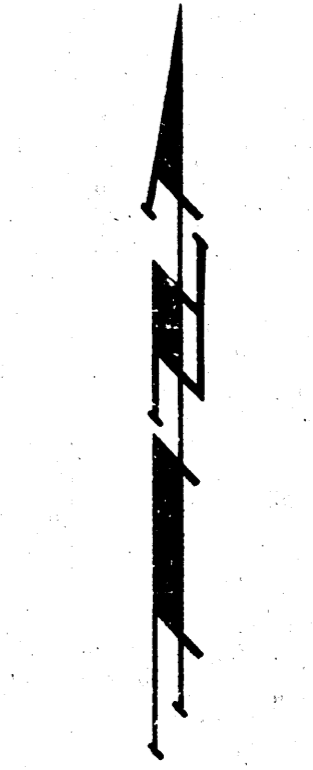
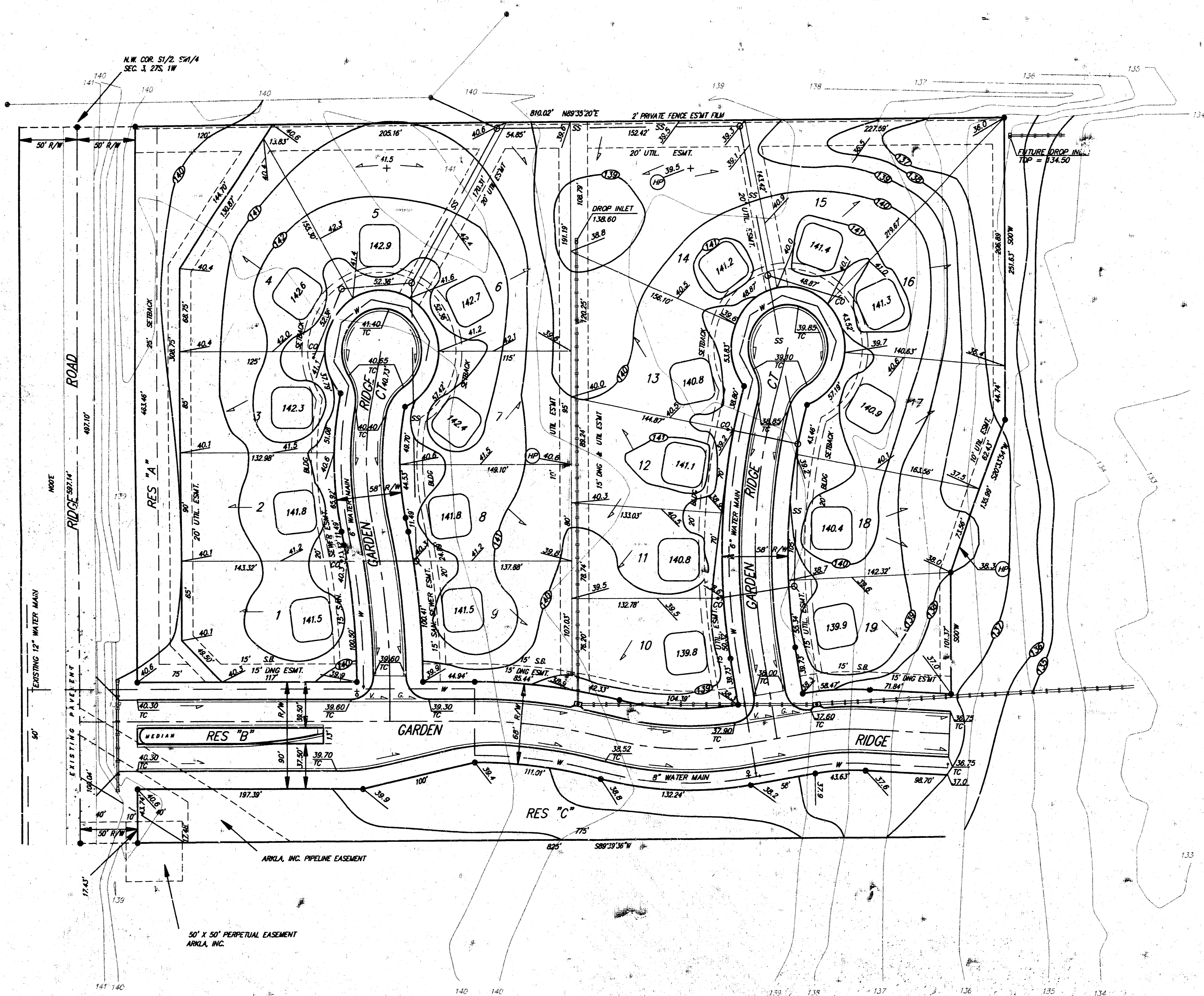


TOTAL AREA: 72.3 AC.



## DRAINAGE PLAN

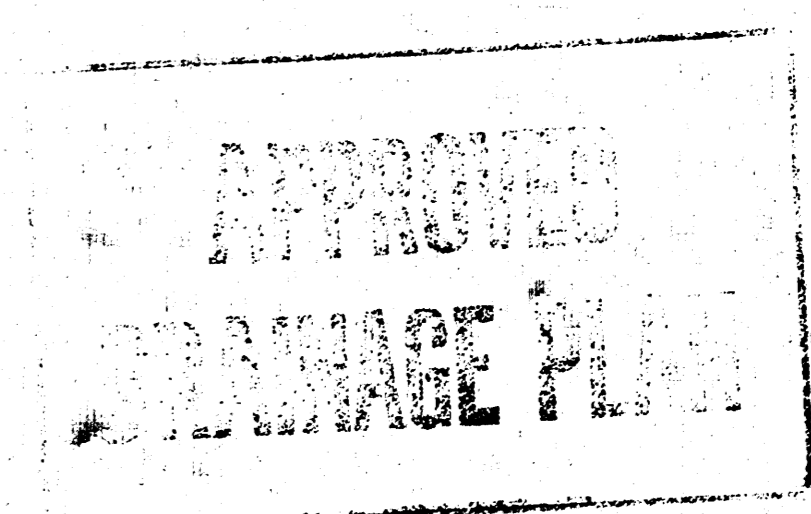
9/29/92  
 4/23/92



1" = 50'  
 • = PIN

BENCHMARK: R.R. SPIKE IN P.P. 75' N. AND 58' E.  
 OF CENTER LINES OF 21ST NORTH AND  
 RIDGE ROAD.  
 ELEVATION: 143.30 CITY DATUM

NOTE:  
 Proposed Garage floor elevations are shown on the plans.  
 Variations from garage floor elevations must be approved  
 by Baughman Company, P.A. Contractor to set finish floor  
 elevation.  
 All street elevations shown on plans are for top of curb  
 (full height).  
 Contour elevations shown are for graphic representation of  
 drainage concept. Spot elevations shall take precedence  
 over contour lines.



<b>LAKE RIDGE ADDITION LOT GRADING PLAN</b>			
<b>BAUGHMAN COMPANY P. A.</b> ENGINEERING & SURVEYING 316/282-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
DESIGN P. J. M.	DRAWN KEVIN	APPROVED	DATE JULY 15, 1992
		SCALE 1" = 50'	SHEET 1 OF 1