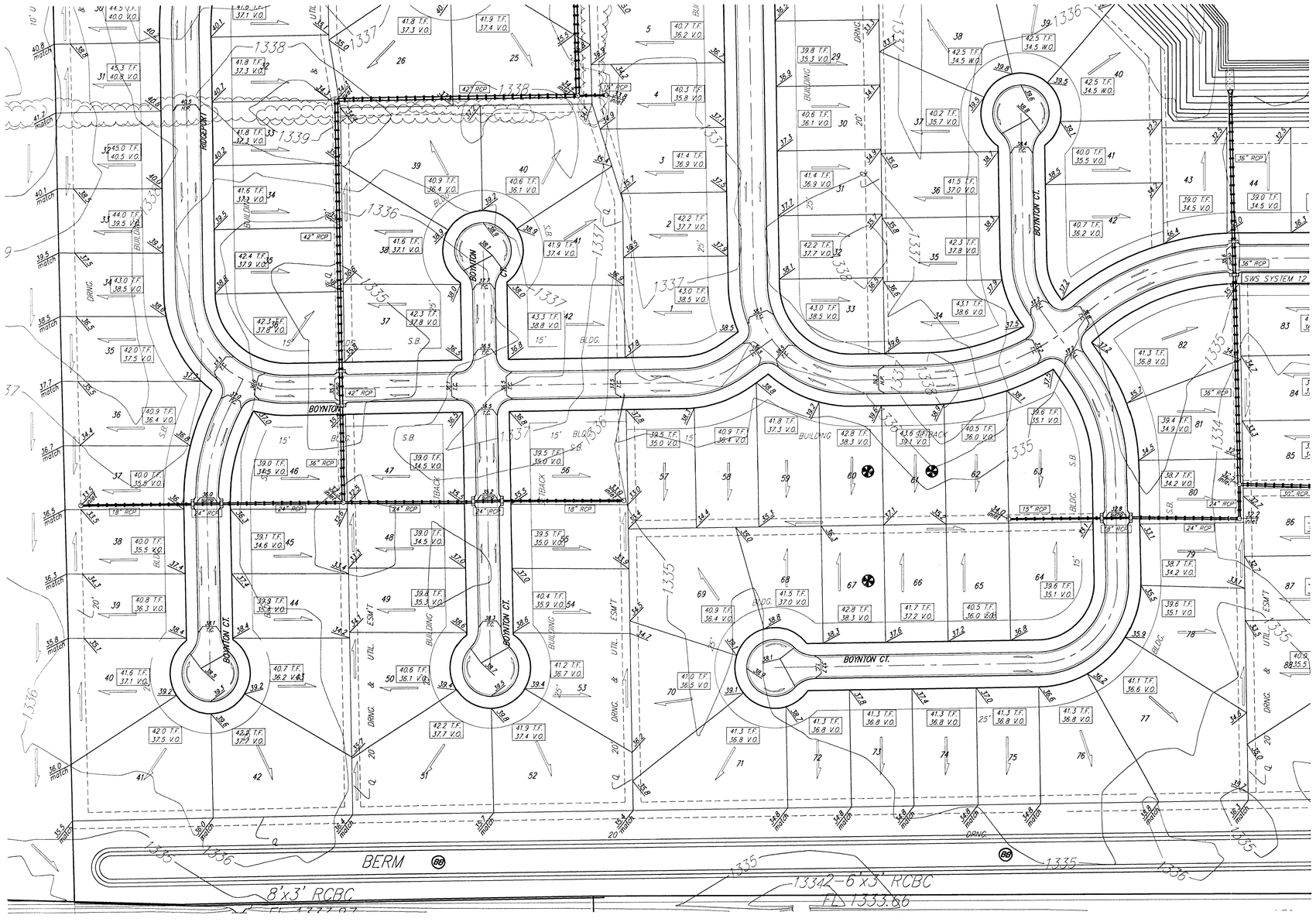
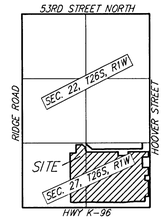
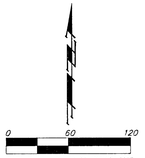
GRADING PLAN
EDGE WATER ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



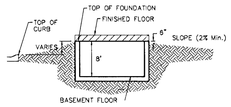


VICINITY MAP

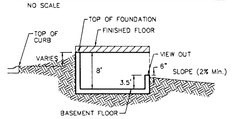


DATE OF PREPARATION: 23 JANUARY 2007

BENCHMARK:
HOOVER AND 45TH ST. NORTH
COW BENCHMARK NE CORNER OF INTERSECTION
10.00 FT. EAST OF SP
38.00 FT. EAST OF SP ON NW CORNER
89.50 FT. NE OF GAS LINE MARKER
39.00 FT. NORTH OF GAS LINE MARKER
28.50 FT. EAST OF CENTERLINE
14.50 FT. NORTH OF CENTERLINE
ELEVATION: 1335.29 (NGVD-29)



NO SCALE



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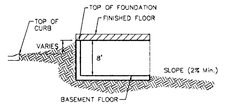

NO SCALE

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 NGVD29
118-119	A	1338.0
1-6,10-25	C	1333.1
35-38,45-54	C	1333.1
56-87	D	1333.1

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 AND NOTED WITH THIS SYMBOL ● 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 IN NVGD.

NOTES: No FEMA Special Flood Hazard Area exists on this property as of January 25, 2007.

Ponds will retain all runoff from the proposed subdivision. The proposed ponds will provide adequate storage for the site's 100-year rainfall with no outlet.

Vegetative Filter Strip

Rip-Rap Section

23 JANUARY 2007

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\HYDRO\Projects\Russell - 45th & Hoover\45TH&HOOVER_drain-grade.dwg