

BENCHMARK:

Railroad Spike in Power Pole
 Located 27' South and 402' East
 of the Northwest Corner of the
 NE 1/4, Section 24, TWP. 28-S, R-1-W.
 Elevation = 92.98 City Datum

City of Wichita Benchmark Disc SE Corner
 of Intersection of 47th St. S. and West St.
 42.10' E. of Centerline
 51.00' S. of Centerline
 99.80' E. of P.P. on SW Corner
 23.80' S. of P.P.
 Elevation = 92.29 City Datum

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 IN ADDITION TO STANDARD NON VIEW-OUT (DAYLIGHT BASEMENTS). ELEVATIONS SHOWN AS XX.X V.O. DEPICT VIEW-OUT STRUCTURES, ELEVATIONS SHOWN AS XX.X NO V.O. DEPICT WALK-OUT STRUCTURES, AND ELEVATIONS SHOWN AS XX.X NO V.O. DEPICT NON VIEW-OUT (DAYLIGHT BASEMENT) STRUCTURES.
3. ALL LOTS SHALL MEET MINIMUM PAD REQUIREMENT AS SHOWN ON THE RECORDED PLAT.

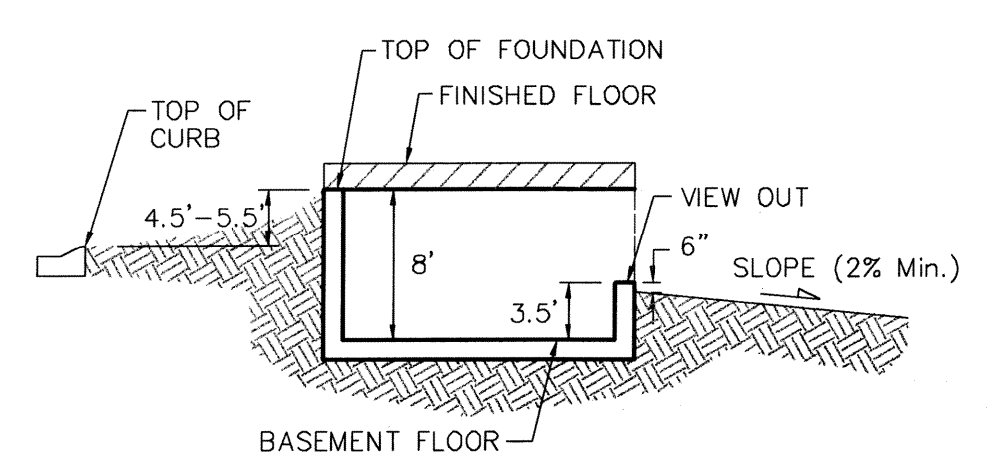
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
3-5	B	95.0
31-52	B	94.0
2-18	C	94.0
23-26	C	94.0
28-32	C	94.0
34-37	C	94.0
39-46	C	94.0

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. HOUSE PADS DEPICTED WITH THIS SYMBOL ○ INDICATE THAT SANITARY SEWER LINES ARE SHALLOW. THE BUILDER SHALL USE CAUTION WHEN INSTALLING SEWER SERVICE TO ENSURE GRAVITY BASEMENT SERVICE CAN BE OBTAINED.
7. 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.
8. ALL ELEVATIONS SHOWN ARE CITY DATUM.

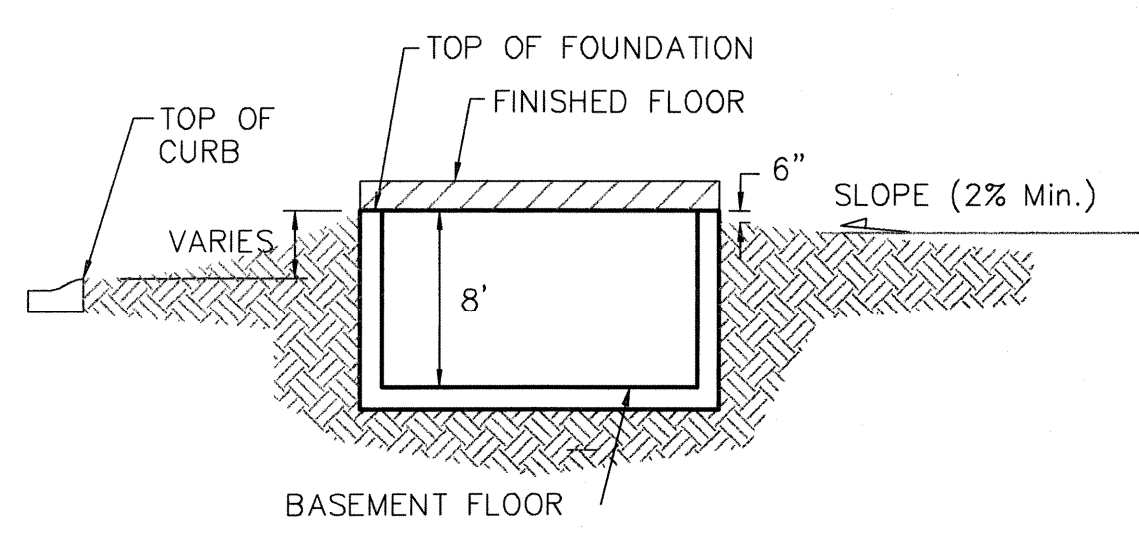
IF A WALL IS BUILT ADJACENT TO 47TH ST. SOUTH AND/OR WEST ST. PRIOR TO FINAL OCCUPANCY, THE BUILDER SHALL GRADE REAR YARD (OR SIDE YARD FOR LOT 1, BLK E) AREAS TO DRAIN TO HOLES THROUGH WALL. IF A WALL IS NOT BUILT AT THE TIME OF FINAL GRADING, THE DEVELOPER, HOMEOWNERS ASSOCIATION, OR ENTITY RESPONSIBLE FOR WALL CONSTRUCTION SHALL RE-GRADE AND REPAIR ADJACENT PROPERTIES AS NECESSARY DURING WALL CONSTRUCTION TO PROVIDE FOR POSITIVE DRAINAGE THROUGH WALL DRAINAGE HOLES.

POND DATA:
 STATIC POOL ELEVATION: 86.60 City Datum
 BOTTOM ELEVATION: 78.8 City Datum
 100 YR. ELEVATION: 91.7 City Datum

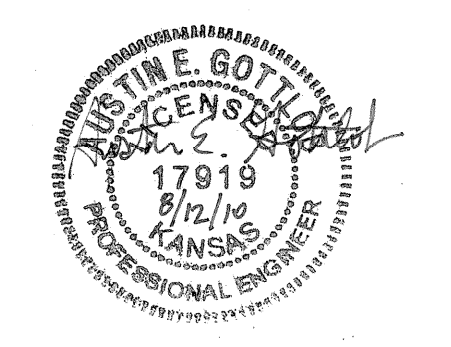
POND DATA:
 STATIC POOL ELEVATION: 86.80 City Datum
 BOTTOM ELEVATION: 78.8 City Datum
 100 YR. ELEVATION: 91.7 City Datum



TYPICAL VIEW OUT DETAIL
 NO SCALE



TYPICAL NON-VIEW OUT DETAIL
 NO SCALE



		ANGEL FIRE ADDITION PH. 2	
		SUBDIVISION GRADING PLAN WICHITA, KS	
Baughman Company, P.A. 115 1/2 St. W, Wichita, KS 67211 F 785-262-2771 F 785-262-2149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE			
PROJECT NUMBER	DESIGN	DRAWN	TNT
REVISIONS:	APPROVED	DATE	8-12-2010
	SCALE	Noted	
	SHEET	1 OF 1	