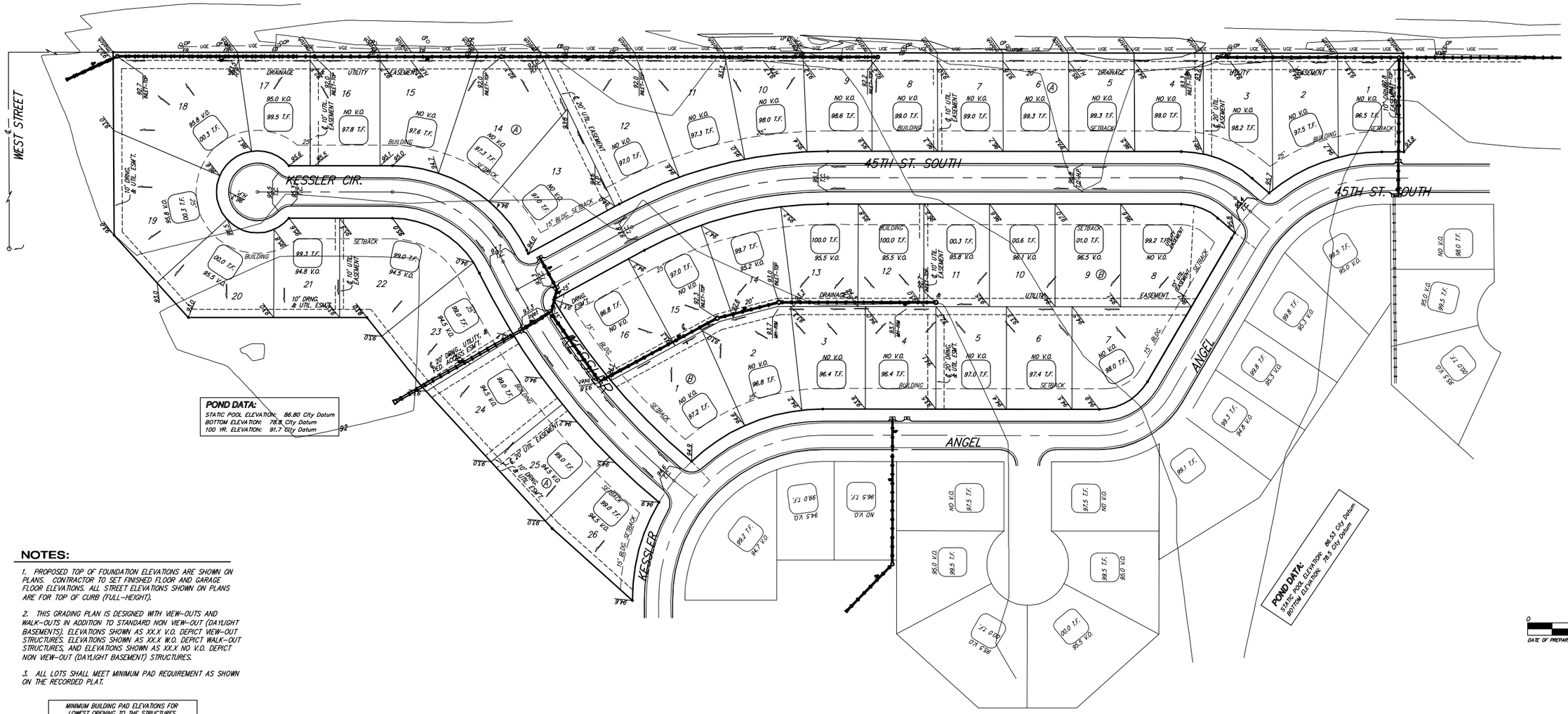
PRELIMINARY GRADING PLAN
ANGEL FIRE 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 26 SEPTEMBER 2011

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 W.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	NAVD88
18-26	A	94.0	1281.86

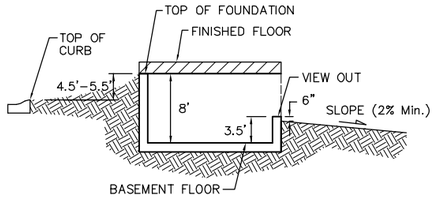
4. LOT DIMENSIONS HAVE BEEN OMITTED ON THIS PLAN. REFER TO THE RECORDED PLAT FOR FINAL DIMENSION, EASEMENT, & BUILDING SETBACK INFORMATION.

5. HOUSE PAD ELEVATIONS DEPICTED WITH BOLD OUTLINES AND NOTED WITH THIS SYMBOL ● INDICATE THAT DEEP FOOTINGS OR DEEP FOUNDATIONS MAY BE REQUIRED.

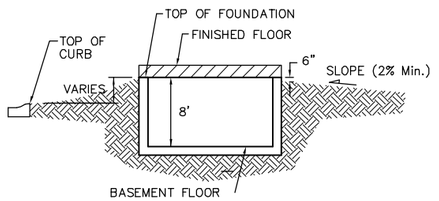
6. HOUSE PADS DEPICTED WITH THIS SYMBOL ○ INDICATE THAT THE ADJACENT SANITARY SEWER IS SHALLOW. PRIOR TO CONSTRUCTION, THE BUILDER SHALL VERIFY THE EXISTING SEWER LINE DEPTH AND LOCATION TO ENSURE GRAVITY BASEMENT SERVICE CAN BE ACHIEVED. THE SERVICE LINE MAY NEED TO BE PLACED THROUGH THE FOUNDATION FOOTINGS AND LAID AT MINIMUM GRADE TO MAINTAIN BASEMENT SERVICE.

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.



TYPICAL VIEW OUT DETAIL
NO SCALE



TYPICAL NON-VIEW OUT DETAIL
NO SCALE

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
31.00' S. of Centerline
99.80' E. of P.P. on SW Corner
23.80' S. of P.P.

Elevation = 92.29 *City Datum*

NOTES: Contours, Spot Elevations, and House Pad Elevations as shown are in City of Wichita Datum. This is due to the entire surrounding lots, benchmarks, and previous phases being in City Datum.

The Topography as shown is the original topography on the site as of the original plat. The original topography is used for deep footings and slab on grade structures.

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ANGEL FIRE 2ND ADDITION
11 OCT 2011

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315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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