


- 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.

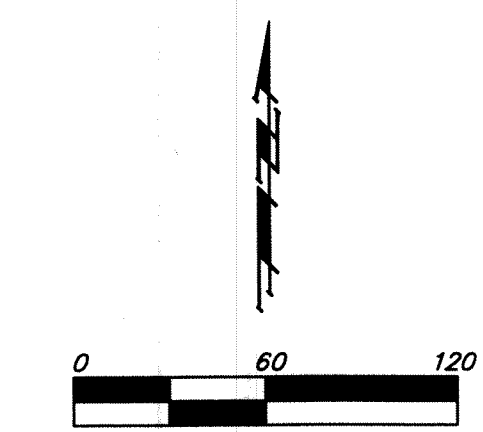
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION
LOT	BLOCK	NGVD29
1	A	1376.7
5-8	A	1380.5
4-8	B	1367.1
9-13	B	1374.1
14-15	B	1376.7
16-31	B	1375.1
32-41	B	1366.0

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. 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 NGVD29.
8. SANITARY SEWER LATERAL LINES ARE SHALLOW. BUILDER SHALL VERIFY ELEVATION OF SEWER CONNECTION PRIOR TO CONSTRUCTION TO ENSURE GRAVITY BASEMENT SERVICE. LOTS NOTED WITH THIS SYMBOL ● WILL REQUIRE EJECTOR PUMPS FOR BASEMENT SERVICE.
9. NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA WITHIN THIS PLATTED SUBDIVISION UNLESS ONE OF THE FOLLOWING CONDITIONS ARE MET.
 - A. THE LOWEST FLOOR (INCLUDING BASEMENT) IS CONSTRUCTED A MINIMUM OF 1 FOOT ABOVE THE DETERMINED BASE FLOOD ELEVATION.
 - OR
 - B. A LETTER OF MAP REVISION (LOMR) OR LETTER OF MAP AMENDMENT (LOMA) IS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REMOVING THE SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA. REMOVAL WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST ELEVATION AS SPECIFIED ON THIS GRADING PLAN. IF ANY PROPERTY IS REMOVED BY A LETTER OF MAP REVISION BASED ON FILL (LOMR-F), THAT PROPERTY IS SUBJECT TO THE MEETING REQUIREMENTS SPECIFIED IN FEMA TECHNICAL BULLETIN 10-01.

 PRELIMINARY GRADING FOR FUTURE PHASES

4-23-14 Revised to Ph. 4 final - AEG
 9-24-13 Revised Lots 38-39, Bldg B emergency escape location and elevations. - AEG

 THE WOODS ADDITION	
Grading Plan Wichita, Sedgewick County, Kansas	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER	DESIGN DRAWN
REVISIONS:	APPROVED DATE
5/14/12 AEG	
Lot 42, 43 revised per builder request	
11/13/12 AEG	SCALE
Lot 39, 8 per builder	1" = 60'
06/28/13 AEG	SHEET
Lot 40, 9	
2 OF 3	



PRELIMINARY GRADING FOR FUTURE PHASES

