


POSITIVE DRAINAGE SHALL BE MAINTAINED IN PIPELINE EASEMENTS. NO WORK SHALL BE DONE IN EASEMENTS WITHOUT PERMISSION FROM PIPELINE COMPANIES

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 SHOWN 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.
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 MSL.

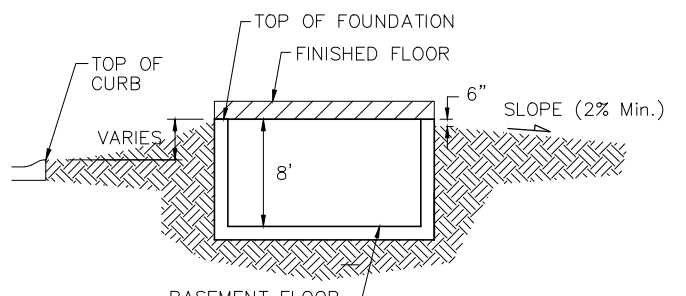
8. NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA WITHIN THIS PLATTED SUBDIVISION UNLESS ONE OF THE FOLLOWING CONDITIONS ARE MET.

- 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) IS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REMOVING THE SUBJECT PROPERTY FROM THE THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS SPECIFIED ON THIS GRADING PLAN AND MEETING FEMA TECHNICAL BULLETIN 10-01.

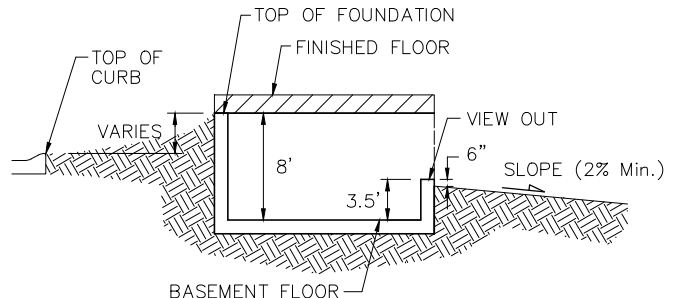
9. ALL LOTS LISTED BELOW SHALL MEET THE CONDITIONS SPECIFIED IN FEMA TECHNICAL BULLETIN 10-01.

LOT	BLOCK
1-13	A
8, 17-21	B
1-15, 17-39, 43-49	C
6-7	D
1-11, 17-22	E

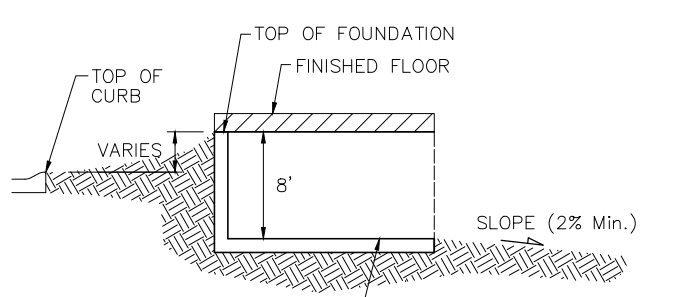
LOT	BLOCK
1-4, 10-12	A
1-13, 18-30, 32-34	C
1, 19-22	E



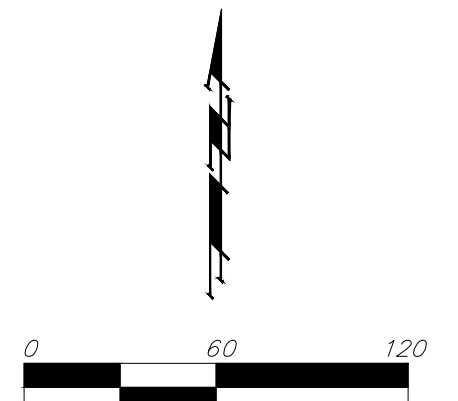
TYPICAL NON-VIEW OUT DETAIL
NO SCALE



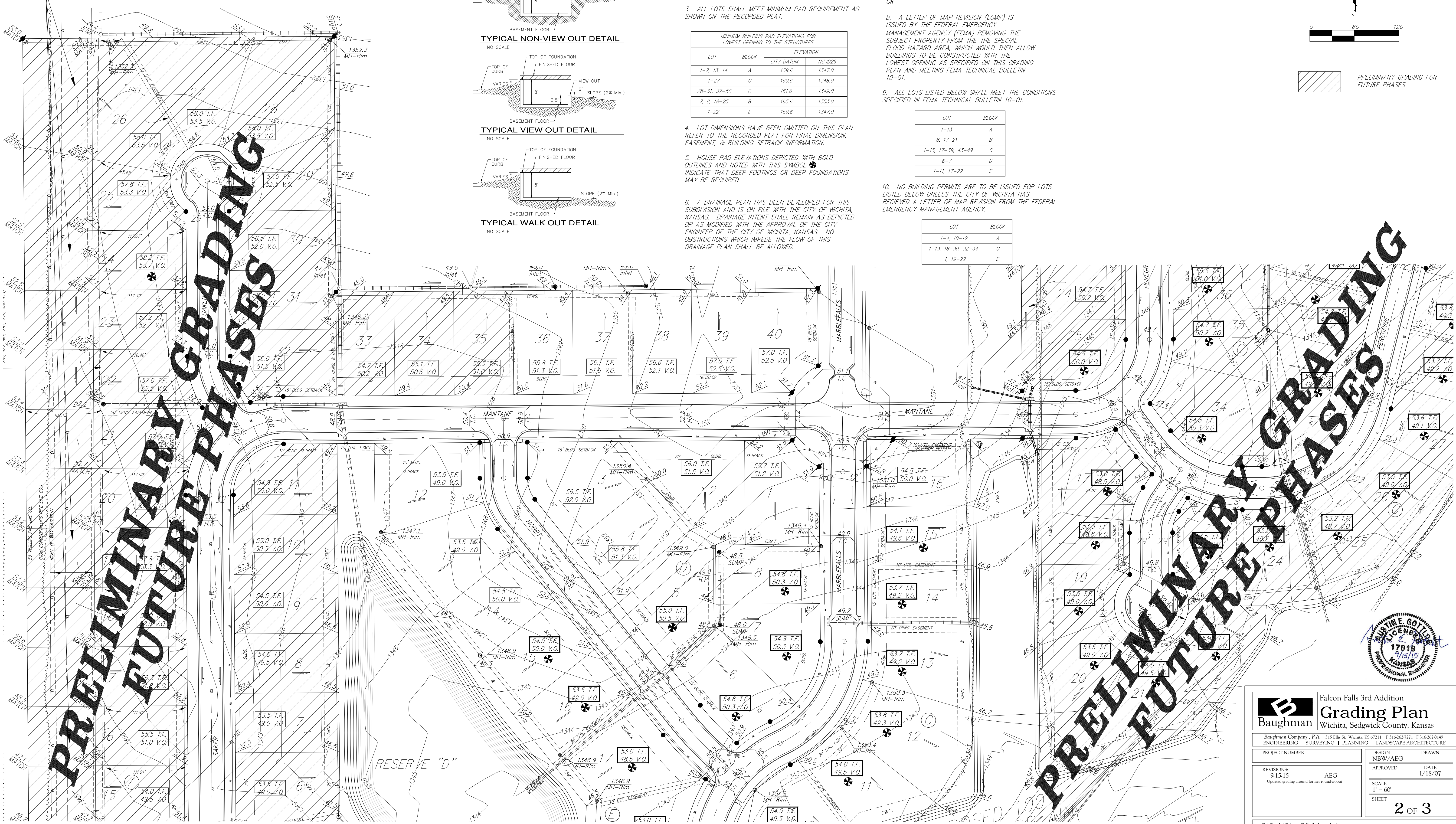
TYPICAL VIEW OUT DETAIL
NO SCALE



TYPICAL WALK OUT DETAIL
NO SCALE



 PRELIMINARY GRADING FOR FUTURE PHASES



Baughman Falcon Falls 3rd Addition
Grading Plan
Wichita, Sedgewick County, Kansas

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

PROJECT NUMBER	DESIGN	DRAWN
	NBW/AEG	
REVISIONS:	APPROVED	DATE
9-15-15	AEG	1/18/07
Updated grading around former roundabout		
SCALE		SHEET
1" = 60'		2 OF 3

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