BENCHMARKS:
BM #1: City of Wichita disc top of headwall of RCBC 660'± east of the SE Cor. of the SE1/4, SEC. 22, TWP. 27–S, R–2–W.
Elev. = 1410.27 NAVD88

BM #2: 60d step nail in utility pole 28' east of ℄ 162nd St. W. and 26' north of ℄ of Maple.
Elev. = 1417.99 NAVD88

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. ALL LOTS SHALL MEET OR EXCEED MINIMUM PAD REQUIREMENT AS SHOWN ON THE RECORDED PLAT.

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

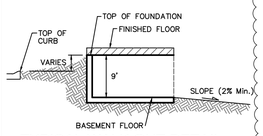
4. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

5. ALL ELEVATIONS SHOWN ARE NAVD88 DATUM.

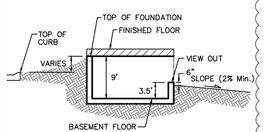
LEGEND:

	Flow Arrow
—1420—	Existing Ground Contour
●	Extra Deep Foundations may be required
T.F.	Top of Foundation
V.O.	View–out Basement
W.O.	Walk–out Basement
No V.O.	Non View–out Basement
SLAB	Concrete Floor Slab, No Basement

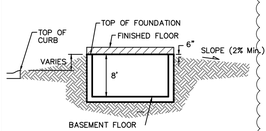
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1–12,14,15,	B	1414.0
55,56,69,90,91	D	1418.0
1,10	E	1417.5
11,21,22,34,35,	E	1424.0



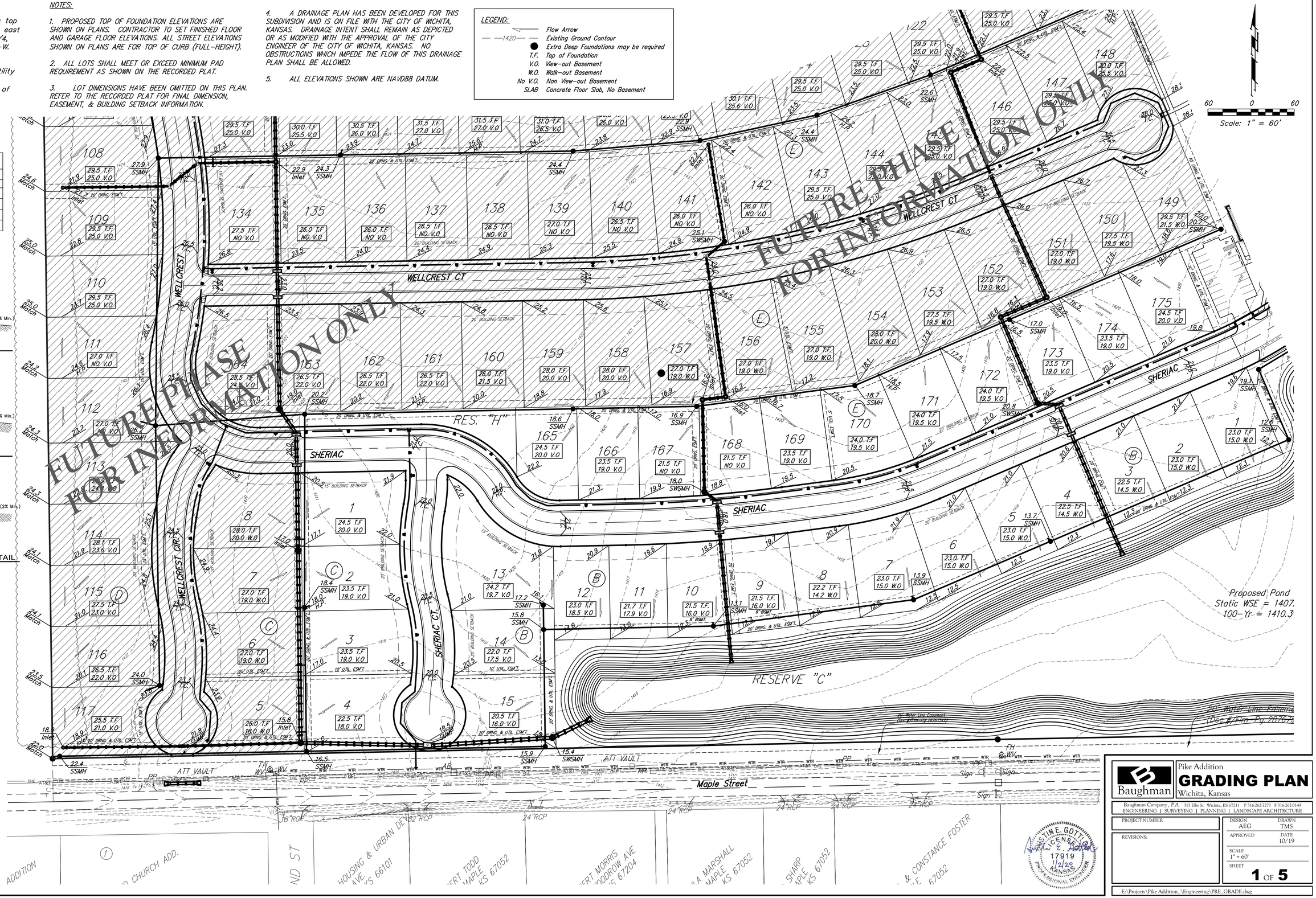
TYPICAL WALK OUT DETAIL
NO SCALE



TYPICAL VIEW OUT DETAIL
NO SCALE



TYPICAL NON-VIEW OUT DETAIL
NO SCALE



Baughman

Pike Addition
GRADING PLAN
Wichita, 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	
REVISIONS:	
DESIGN AEG	DRAWN TMS
APPROVED	DATE 10/19
SCALE 1" = 60'	
SHEET 1 OF 5	

AUSTIN E. GOTTI LICENSED 17919 KANSAS PROFESSIONAL ENGINEER 1/2/20

E:\Projects\Pike Addition_\Engineering\PRE_GRADE.dwg