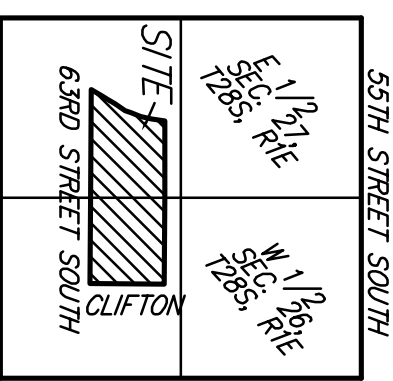
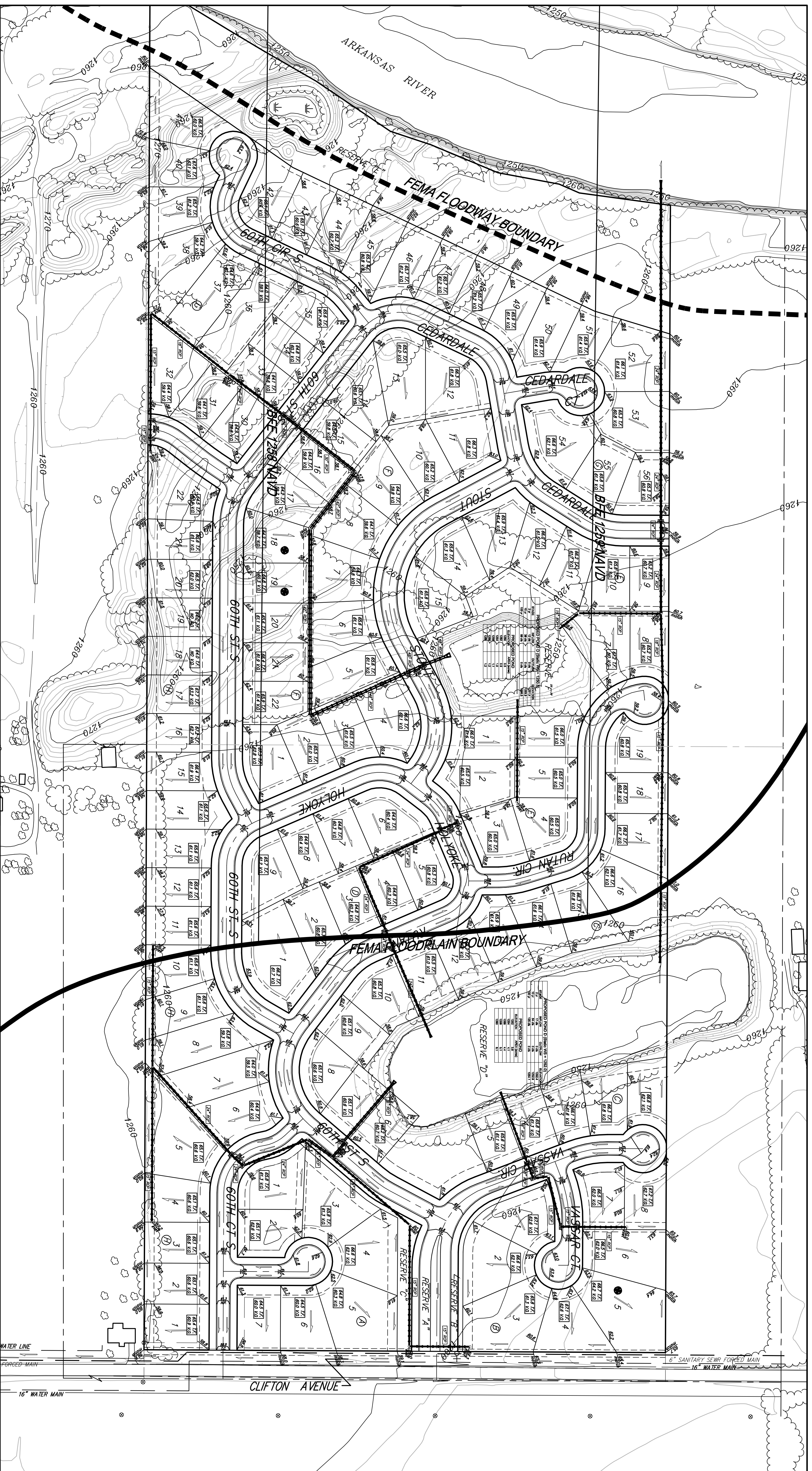
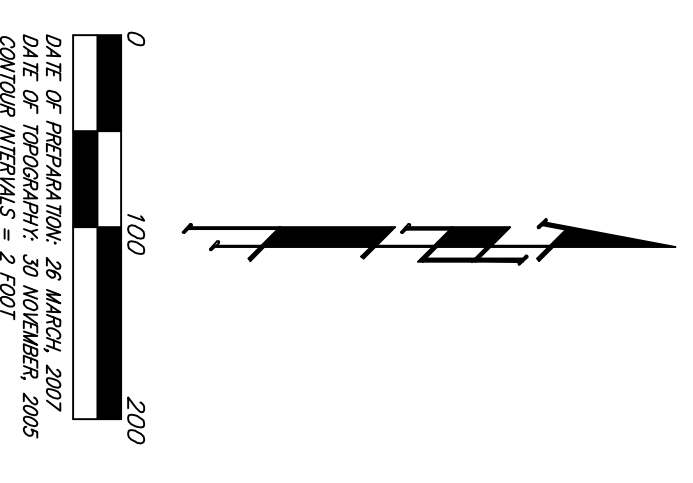


GRADING PLAN RIVER WOOD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

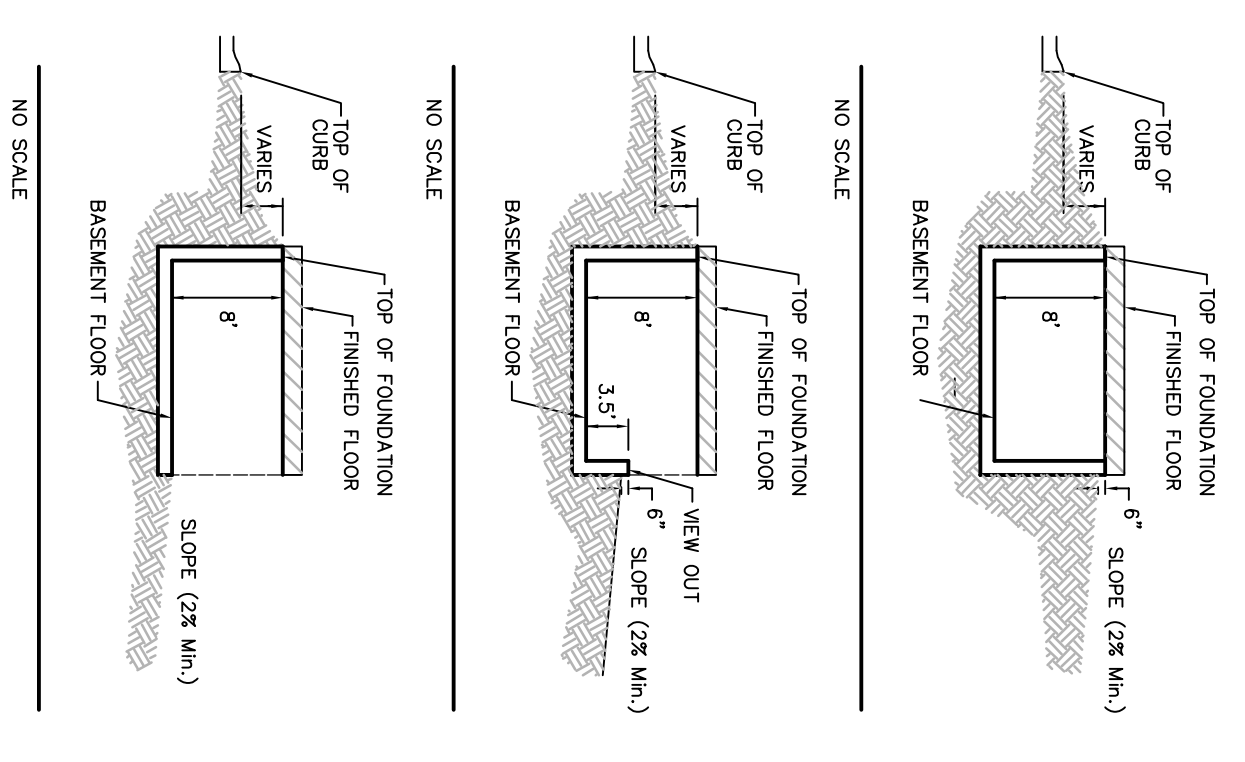


OWNER/DEVELOPER:
 40101 7337
 WICHITA, KS 67275
 722-2417

LEGAL DESCRIPTION:
 A TRACT OF LAND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T19N-5R-1-E, TOGETHER WITH A TRACT OF LAND IN GOV. LOT 3 OF THE SE 1/4 OF SECTION 27, MANASSA, R-1-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

BENCHMARK: 4500 ST. CATHY, CITY OF WICHITA BENCHMARK, NORTHEAST CORNER INTERSECTION, WEST SIDE CITY BASE FOR H.F. ELEV. = 1258.87 (NOV029)

NOTE: FEMA Floodplain, Floodway, and Base Flood Elevations are scaled per location per FEMA FIRM 508 of 700, Map Number 201730508E for Sedgwick County, Kansas. Effective Feb 2, 2007.



- 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' TO DEPICT WALK-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 DIMENSIONS FOR LOTS (MINIMUM 5' WIDE)	BLOCK	ACROSS	ELEVATION
1-4	15-16	C	1281.5
5	11-12	C	1281.0
6-10	6	C	1280.5
13, 17-19	6	C	1280.5
41-43	6	G	1280.5
46-52	6	G	1280.5

4. LOT DIMENSIONS HAVE BEEN LIMITED ON THIS PLAN. REFER TO THE RECORDED PLAT FOR FINAL DIMENSION, EASEMENT, & BUILDING SETBACK INFORMATION.
5. HOUSE PAD ELEVATIONS DEPICTED NOTED WITH THIS 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 IMPED THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.
7. ALL ELEVATIONS SHOWN ARE IN WIGD.

**GRADING PLAN
RIVER WOOD ADDITION**

26 MARCH 2007

Baughman Company, P.A.
 315 E. 15th St., Wichita, KS 67211 P: 316-262-0149
 ENGINEERING & SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\HRDO\PROJECTS\RUSSELLKENNEDY- RIVERWOOD ADDITION\RUSSELLKENNEDY_DRAINAGE.DWG