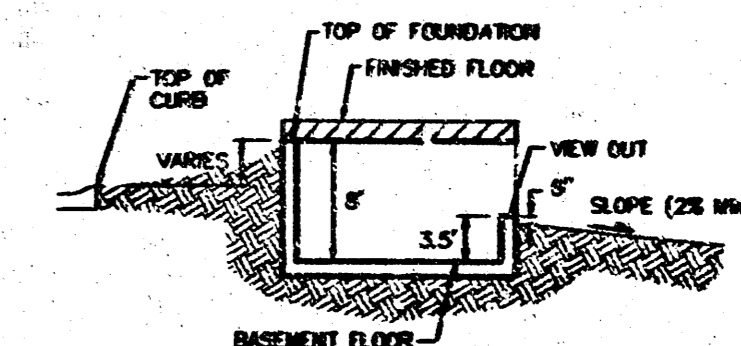


SCALE: 1" = 60'
 = Iron

BENCHMARK:
 "C" on Subpart of R.C.B.C., 73' west of
 SE Cor., SE 1/4, Sec. 28, Twp. 26-S, R-1-W.
 Elev. = 1331.52 NGVD29
 Elev. = 144.12 City Datum



TYPICAL VIEW OUT DETAIL
 NO SCALE

NOTES

1. PROPOSED TOP OF FOUNDATION ELEVATIONS ARE SHOWN ON PLANS. CONVICTION TO SET FINISHED FLOOR AND GARAGE FLOOR ELEVATIONS. ALL STREET ELEVATIONS SHOWN ON PLANS ARE FOR 10' OF CURB (FULL-HEIGHT).
2. THIS GRADING PLAN IS DESIGNED WITH VIEW-OUTS AND WALK-OUTS. ELEVATIONS SHOWN AS 1/2" X 1/2" DEPICT VIEW-OUT STRUCTURES. ELEVATIONS SHOWN AS 1/4" X 1/4" 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			
LOTS	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
1-10	C	145.6	1333.0
11-15	C	146.1	1333.5
1-3	D	145.6	1333.0
1,4-6	B	146.1	1333.5

4. LOT DIMENSIONS HAVE BEEN OMITTED ON THIS PLAN. REFER TO THE RECORDED PLAT FOR FINAL DIMENSIONS, EASEMENT, & BUILDING SETBACK INFORMATION.
5. HOUSE PAD ELEVATIONS DEPICTED WITH BOLD OUTLINES WITH TOP OF FOUNDATIONS SHOWN AS 1/2" X 1/2" 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. 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 (LMDR) IS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REMOVING THE SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS SPECIFIED ON THIS GRADING PLAN.
8. ALL BASEMENTS CONSTRUCTED WITHIN LOTS LISTED BELOW SHALL MEET THE CONDITIONS SPECIFIED IN FEMA TECHNICAL BULLETIN 10-01.

LOT	BLOCK
8-9, 17-19	A
1-6	B
1-15	C
3	D

APPROVED DRAINAGE PLAN

10-13-04 Revised

RIDGE ADDITION
MASTER GRADING PLAN
 CITY OF WICHITA

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING

316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DESIGN	DRAWN	APPROVED	DATE	SCALE
NEW	SCL	NEW	9/27/04	1"=60'

PROJECT NUMBER: _____ SHEET: **1** OF **1**

REVISED → REV. 10/12/04 REAR YARD GRADES ADJ TO 37TH ST. N. - AEG
 REV. 10/14/04 REAR YARD GRADES, BLS A & C - AEG PER NEW
 REV. 10/4/04 LOT LINES, LOTS 1-6, BLK A - AEG

