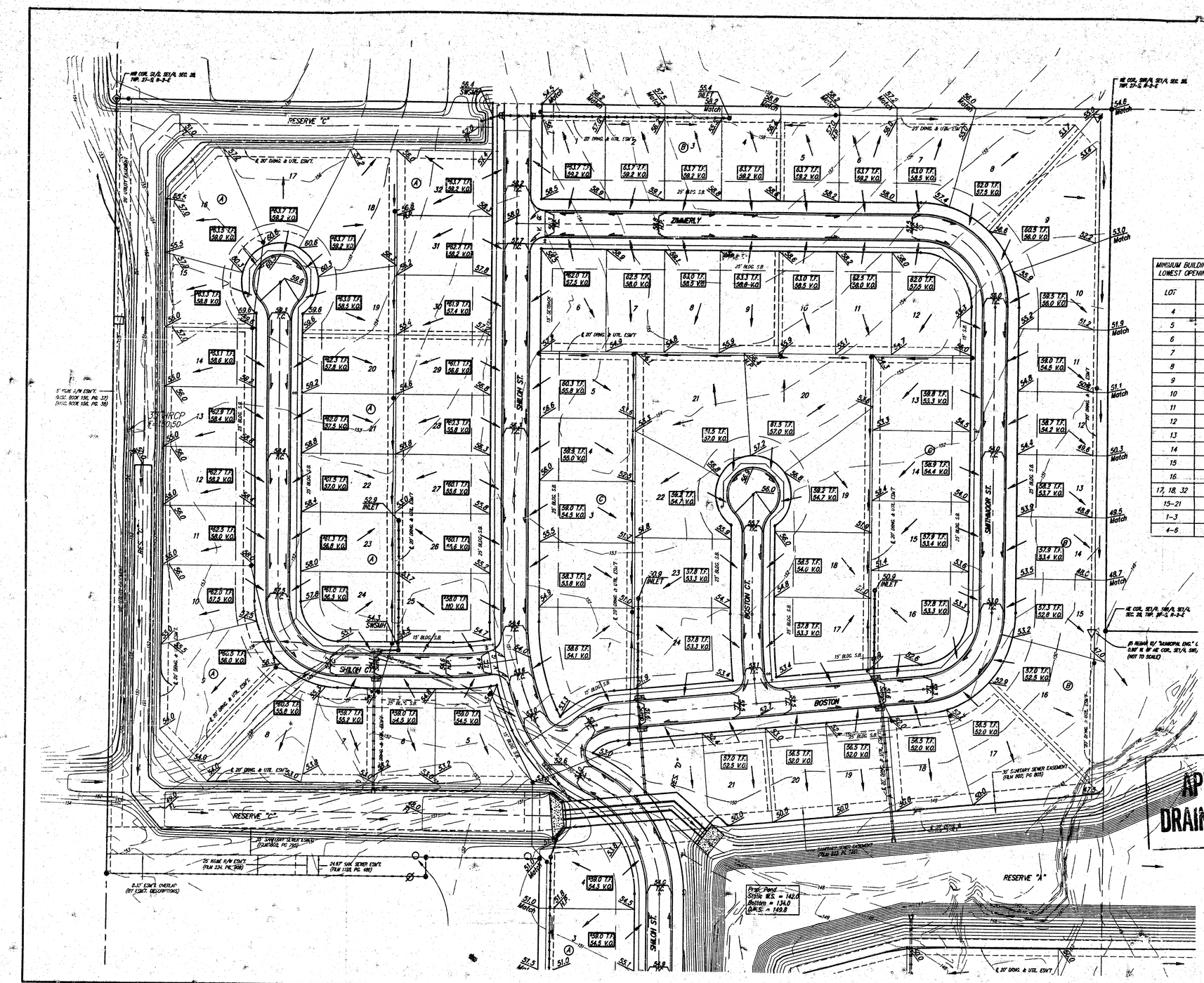
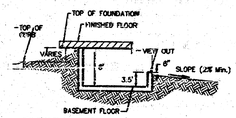
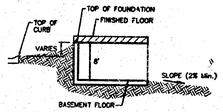


BENCHMARK:

1" ø Benchmark 400'± north of Harry on Todd Street, northeast corner of RCBC
Elevation = 157.34 City Datum (1344.64 NGVD29)



TYPICAL VIEW OUT DETAIL
NO SCALE



TYPICAL WALK OUT DETAIL
NO SCALE

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION CITY DATUM
4	A	154.5
5	A	154.5
6	A	154.5
7	A	155.2
8	A	155.8
9	A	156.0
10	A	157.5
11	A	158.0
12	A	158.2
13	A	158.4
14	A	158.6
15	A	158.8
16	A	159.0
17, 18, 32	A	159.2
15–21	B	152.0
1–3	D	152.0
4–6	D	151.3

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.

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 WITH TOP OF FOUNDATIONS SHOWN AS XX.X T.F.'s INDICATE THAT DEEP FOOTINGS OR DEEP FOOTINGS 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 CITY OF WICHITA DATUM.

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
3–31	A
15–21	B
1–6	C
1–6	D

REVISED
REV. 9/13/04 BY AEG

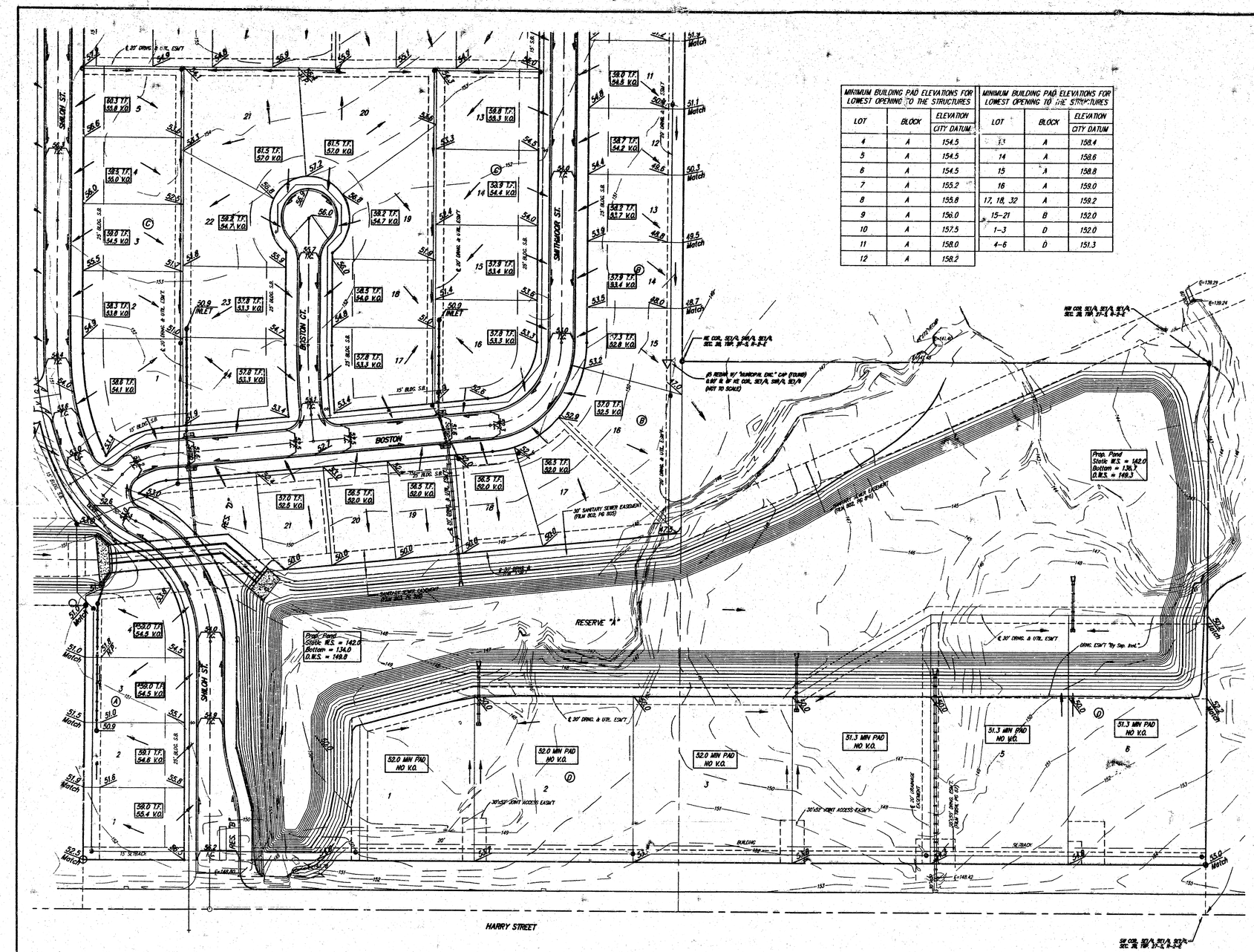
CRYSTAL CREEK ADDITION
MASTER GRADING PLAN
CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER				SHEET
DESIGN: SCL	DRAWN: SCL	APPROVED: SCL	DATE: 05/11/04	SCALE: 1"=60'

OF 2

03-03-RA49
GRADE.DWG

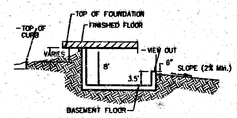


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
4	A	154.5
5	A	154.5
6	A	154.5
7	A	155.2
8	A	155.8
9	A	156.0
10	A	157.5
11	A	158.0
12	A	158.2

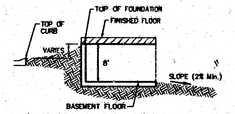
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
13	A	158.4
14	A	158.6
15	A	158.8
16	A	159.0
17, 18, 32	A	159.2
15–21	B	152.0
1–3	D	152.0
4–6	D	151.3

BENCHMARK:
COW Benchmark 400'± north of Harry on Todd Street, northeast corner of RCBC.
Elevation = 157.34 City Datum (1344.64 NGVD29)

SCALE: 1" = 60'
♦ = Iron



TYPICAL VIEW OUT DETAIL
NO SCALE



TYPICAL WALK OUT DETAIL
NO SCALE

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.

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 WITH TOP OF FOUNDATIONS SHOWN AS XX.X T.F.* 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 CITY OF WICHITA DATUM.

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
3–31	A
15–21	B
1–6	C
1–6	D

REV. 9/13/04 BY AEG

CRYSTAL CREEK ADDITION

MASTER GRADING PLAN

CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER				SHEET
DESIGN: SCL	DRAWN: SCL	APPROVED: SCL	DATE: 05/11/04	SCALE: 1"=60'

OF 2

03-03-P049
GRADE.DWG