MEADOWLAKE BEACH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1–93	A	1265.0
1–10	B	1265.0
11–13	B	1265.2
14–16, 19–22, 24–32, 34–38	B	1265.5
17, 18, 23, 33	B	1266.0
1–3, 6, 14, 17–20, 24, 32, 35–40	C	1265.0
4, 5, 7, 22, 23, 27, 29, 33, 34	C	1265.5
8, 28	C	1266.0
9–13, 15, 16, 21, 25, 26, 30, 31	C	1264.5

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHT-OF-WAYS, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES 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 SYSTEM SHALL BE ALLOWED.

NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 1–83, BLOCK A, LOTS 1–38, BLOCK B, AND LOTS 1–40, BLOCK C, WITHIN MEADOWLAKE BEACH ADDITION UNLESS THE LOWEST FLOOR, INCLUDING THE BASEMENT, CAN BE CONSTRUCTED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE CITY OF WICHITA, KANSAS HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC, SE CORNER OF CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF RCBC, ON TOP OF HUBGUARD AT THE WEST END.
ELEV. = 1263.29 NGVD29

DETAIL "A"
(NO SCALE)

DETAIL "B"
(NO SCALE)

DETAIL "C"
(NO SCALE)

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊠ = 3/4" IRON PIPE (FOUND)
- ◉ = BOLT W/ 3" DIA. HEAD (FOUND)
- □ = 3"X6" STONE W/ 1/2" IRON PIPE ON NORTH SIDE (FOUND)
- △ = STONE (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(C–P) = CALCULATED PER PLATTED INFO.
(C–D) = CALCULATED PER DESCRIBED INFO.

NOTE:
ALL LOTS WITHIN MEADOWLAKE BEACH ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

0 100 200

NOTE:
GRANT OF TEMPORARY EASEMENT, (UNDEFINED WIDTH, MODIFIABLE, AND NON-EXCLUSIVE), FOR EXISTING ACCESS AND EXISTING UTILITIES.
(DOC.#/FLM–PG: 28770778)

NOTE:
THAT PART OF THE GAS SERVICE COMPANY RIGHT OF WAY AGREEMENT, (FILM 575, PAGE 212), LYING WITHIN THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS EIGHTH DAY OF FEBRUARY, 2007.

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Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\MEADOWLAKE BEACH ADDITION\DWG\MEADOWLAKEBEACHFINAL.DWG-MGC