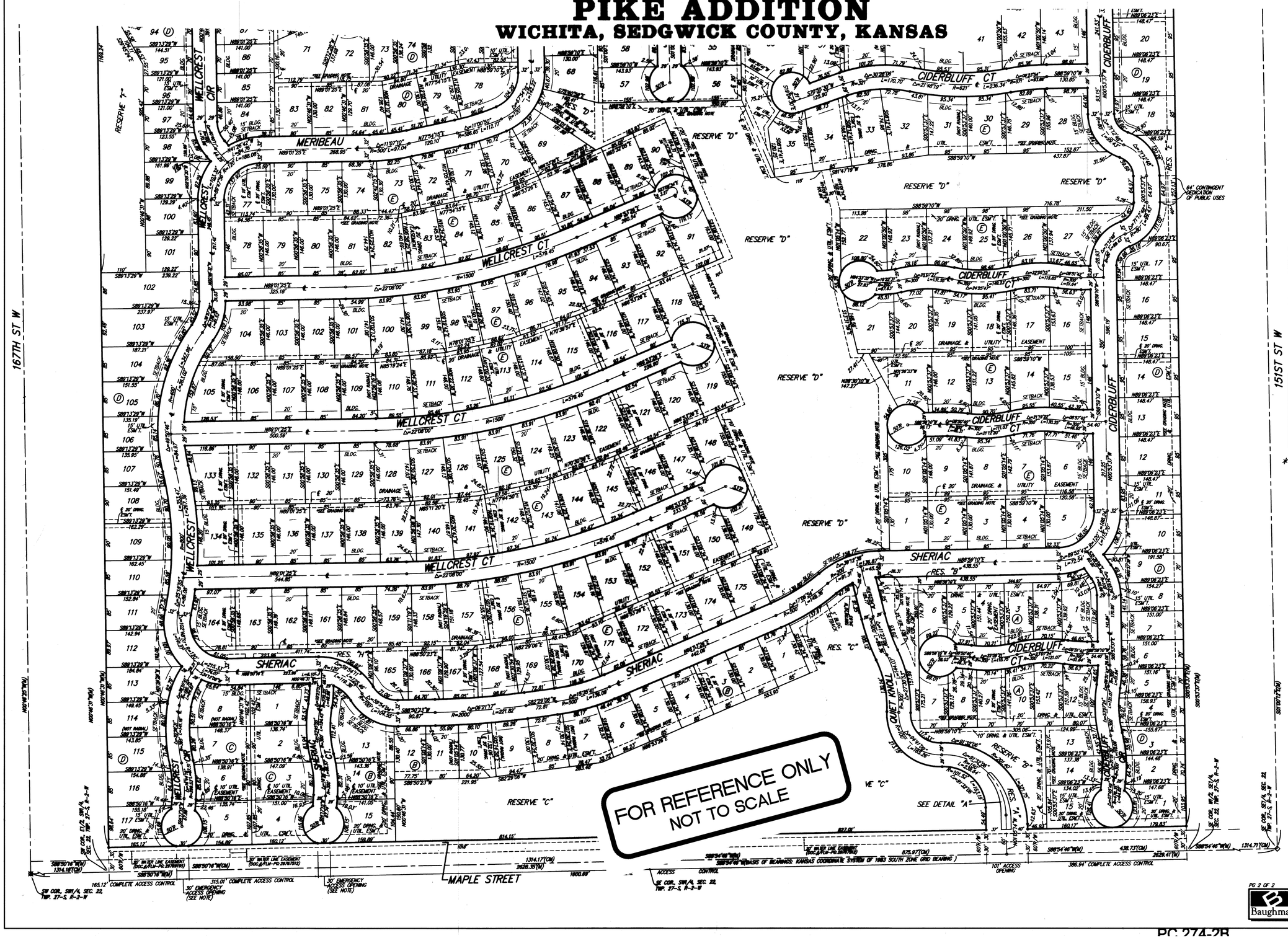
PIKE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



0' 100' 200'

BUILDING SETBACK FOR FRONT YARD NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER THE HOMEOWNER'S ASSOCIATION RESTRICTIVE COVENANTS.

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- □ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- △ = STONE (FOUND)
- Ø = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- ▣ = SEDGWICK COUNTY METAL CAP (FOUND)
- ◇ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(CM) = CALCULATED FROM MEASURED INFO.

BENCHMARK:
CITY OF WICHITA DISK 1.7' W. OF E. END ON TOP OF NORTH HEADWALL OF RCBC, 182.2' W. & 45.2' S. OF SE COR., RESERVE "C", PIKE ADDITION.
ELEV. = 1410.27 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

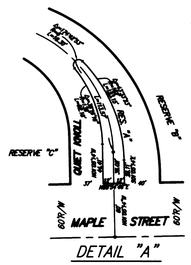
LOT	BLOCK	ELEVATION NAVD88
1-12,14,15	B	1414.0
55,56,69,90,91	D	1418.0
1,10	E	1417.5
11,21,22,34,35	E	1424.0

* GRADING NOTE:
NO UTILITIES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS UNTIL SAID EASEMENTS HAVE BEEN GRADED AND CURRENT DEVELOPMENT PHASE OF CITY INFRASTRUCTURE HAS BEEN COMPLETED. CONTACT DEVELOPER FOR VERIFICATION OF INFRASTRUCTURE IMPROVEMENTS.

EMERGENCY ACCESS OPENING NOTE:
THE DEVELOPER SHALL ONLY BE RESPONSIBLE FOR CONSTRUCTING ONE OF THE TWO EMERGENCY ACCESS OPENINGS SHOWN ALONG MAPLE STREET. SEE RESTRICTIVE COVENANTS FOR SPECIFIC REQUIREMENTS.

A master drainage plan has been developed for this plat. All drainage easements, right-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

Note:
Existing Blanket Phillips Pipe Line Company Easement for Telephone and Telegraph Lines over the East Half of the Southeast Quarter and the West Half of the Southeast Quarter of Sec. 22, Twp. 27-S, R-2-W, (Misc. Book 98, Page 112), now assigned to Phillips 66 Gold Line System, LLC. (DOC.#/FLM-PG: 29464531).



PC 2 OF 2

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

B:\Projects\Pike Addition \Plat\Premium\Pike Addition F.dwg-RKR

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315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
Drawn: RKR/DMG
Checked: DMG
Approved: DMG
Date: 10/28/21
File: 10-0429.Dwg

PIKE ADDITION - PH. II
COPY OF PLAT
STREET IMPROVEMENTS

REVISIONS:

SHEET 35 OF 35

PC 274-2B