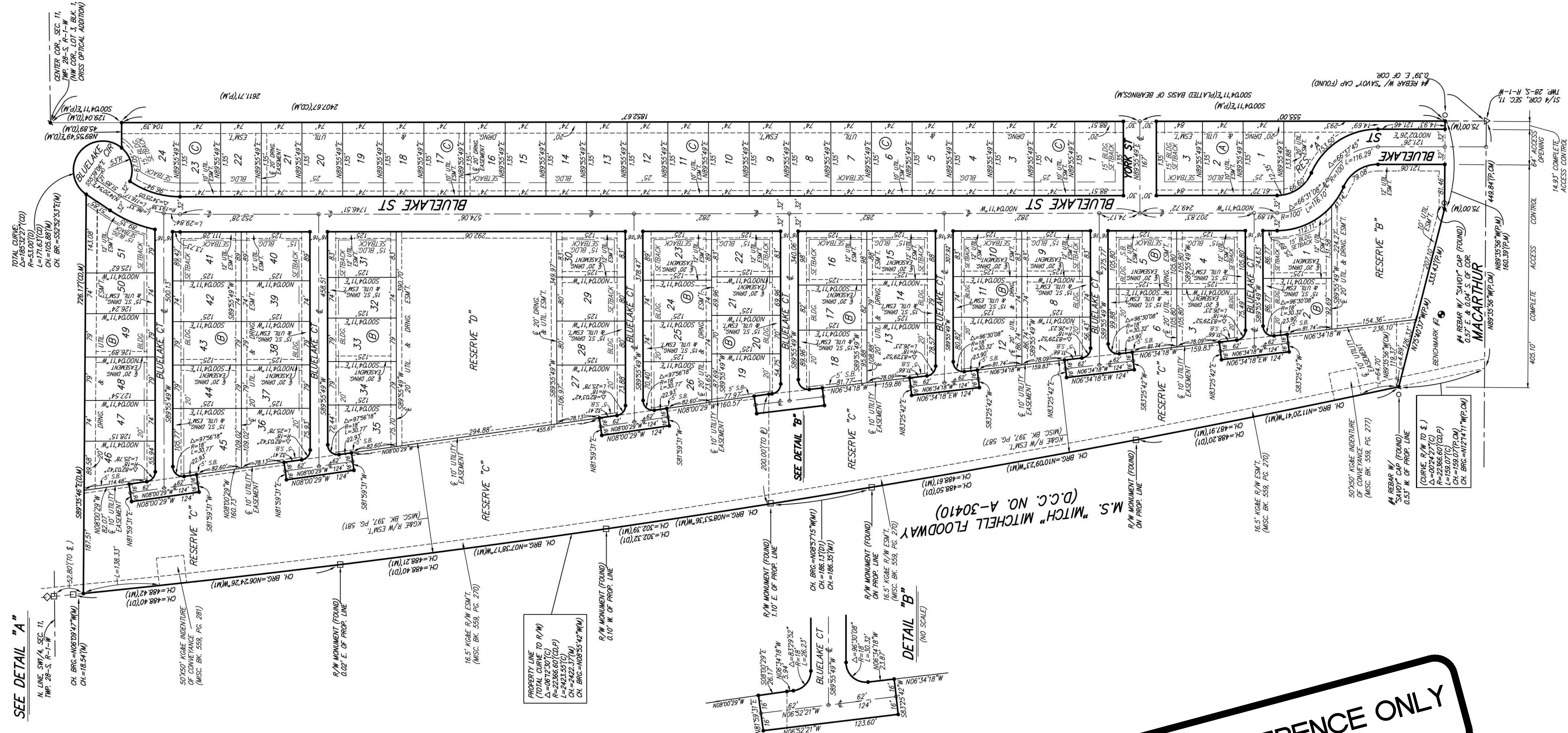
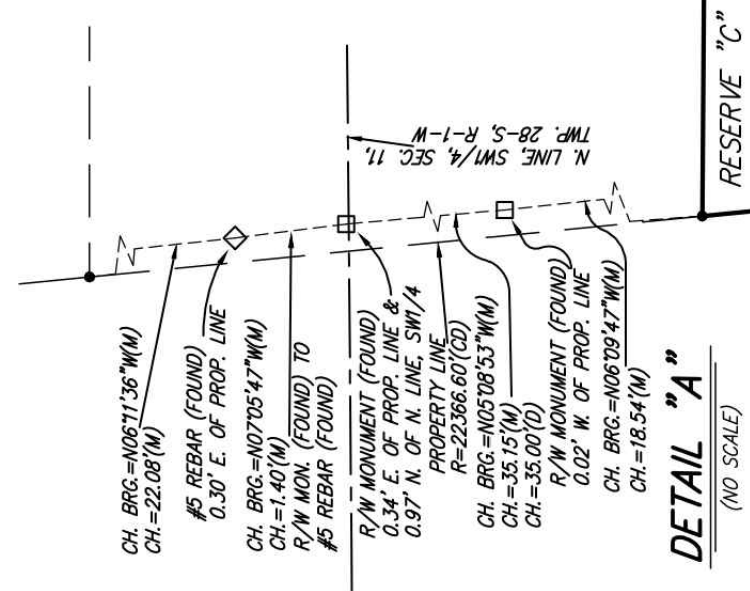


BLUE LAKE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

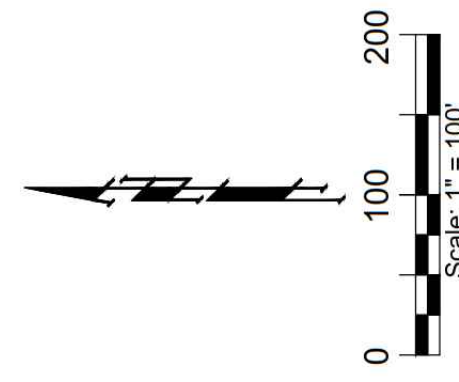


SEE DETAIL "A"

SEE DETAIL "B"

FOR REFERENCE ONLY
NOT TO SCALE

BENCHMARK #1



- SETBACK NOTE: BLUE LAKE 3RD ADDITION SHALL HAVE A 3 FOOT SIDE YARD BUILDING SETBACK.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ▲ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR W/ SANDY CAP (FOUND)
 - △ = 1/2" IRON (FOUND) (ORIGIN UNKNOWN)
 - = BENCHMARK

- (M) = MEASURED
- (C) = CALICATED
- (D) = DESCRIBED
- (S) = SURVEYED
- (O) = CALCULATED FROM DESCRIBED INFO.
- (CM) = CALCULATED FROM DESCRIBED INFO.
- (DI) = DESCRIBED CHORD DISTANCE BETWEEN R/W MONUMENTS
- (M) = BETWEEN R/W MONUMENTS
- S.B. = BUILDING SETBACK
- R/W = RIGHT-OF-WAY
- ± = PROPERTY LINE

DRAINAGE PLAN NOTE:
A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND ADJACENT PROPERTIES SHALL BE UNRESTRICTED TO ALLOW FOR THE CONVEYANCE AND MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RIGHTS-OF-WAY. THE PROPERTY OWNER SHALL BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION AND BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION COVENANTS.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-2	B	98.2
27-35	B	98.8

BENCHMARKS:
BENCHMARK #1 - SQUARE CUT ON TOP OF CURB NORTHWEST CORNER COMMON TO LOTS 6, 7, 8, AND 9A, BLOCK 0, BLUE LAKE ADDITION. ELEV. = 102.95 CITY DATUM
BENCHMARK #2 - SQUARE CUT WITH #4 CUT ON NORTHWEST FACE OF DRAIN INLET ON NORTH SIDE OF MACARTHUR ROAD AND 125.3' EAST-SOUTHWEST OF SOUTHWEST CORNER OF RESERVE "C", BLUE LAKE ADDITION. ELEV. = 95.55 CITY DATUM

NOTE:
THE PROPERTY IS WITHIN A ZONE CONTROLLED BY THE CITY ENGINEER'S OFFICE AS LAKELAND. ENGINEERS AT THE TIME OF ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE SHALL BE UNRESTRICTED TO ALLOW FOR THE CONVEYANCE AND MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RIGHTS-OF-WAY. THE PROPERTY OWNER SHALL BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION AND BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION COVENANTS.

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

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BLUE LAKE 3RD ADD.
Phase 1

COPY OF PLAT

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
23-01-E415

DRAWN:
DATE: June 27, 2023

SHEET
18 OF **18**

File: E:\Projects\Blue Lake 3rd Addition_22-02-P755\Engineering\Phase 1\WTR 23-01-E415\Water.dwg