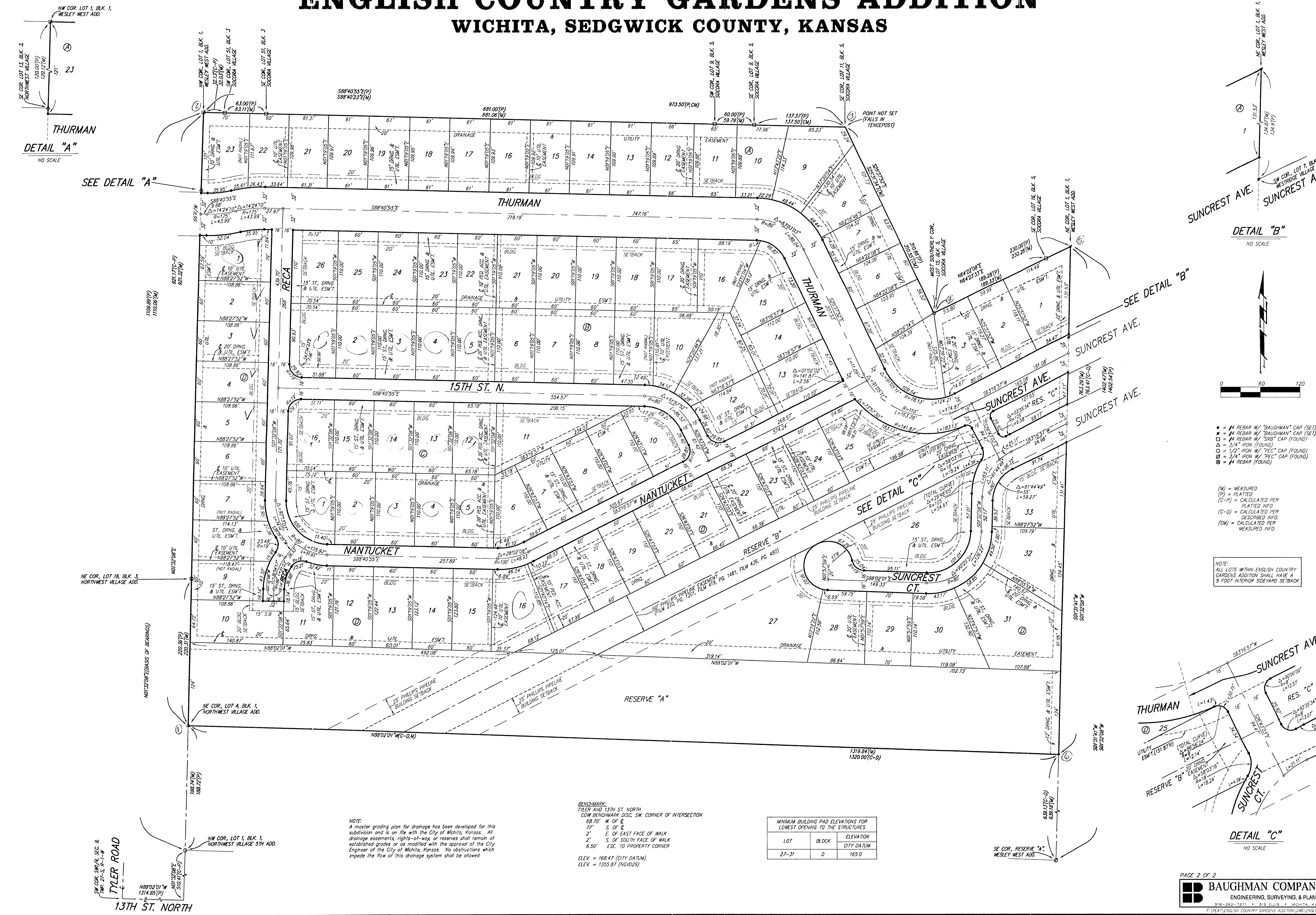
ENGLISH COUNTRY GARDENS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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, rights-of-way, 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.

BENCHMARK:
TYLER AND 13TH ST. NORTH
COW BENCHMARK DISC, SW. CORNER OF INTERSECTION
68.70' W. OF ℄
77' S. OF ℄
2' E. OF EAST FACE OF WALK
2' S. OF SOUTH FACE OF WALK
6.50' ESE. TO PROPERTY CORNER

ELEV. = 168.47 (CITY DATUM)
ELEV. = 1355.87 (NGVD29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
27–31	D	165.0

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = #4 REBAR W/ "SRB" CAP (FOUND)
△ = 3/4" IRON (FOUND)
○ = 1/2" IRON W/ "PEC" CAP (FOUND)
Ø = 3/4" IRON W/ "PEC" CAP (FOUND)
⊗ = #4 REBAR (FOUND)

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

NOTE:
ALL LOTS WITHIN ENGLISH COUNTRY GARDENS ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

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

F:\PLAT\ENGLISH COUNTRY GARDENS ADDITION\DWG\ENGLISHGARDENSF.DWG–MGC