FLAT CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
X = CROSS CUT (SET)
O = 1/2" IRON IN THIMBLE (FOUND)
□ = #5 REBAR (FOUND)
✱ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
Δ = #5 REBAR W/ "ACLS" CAP (FOUND)

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

0 100 200

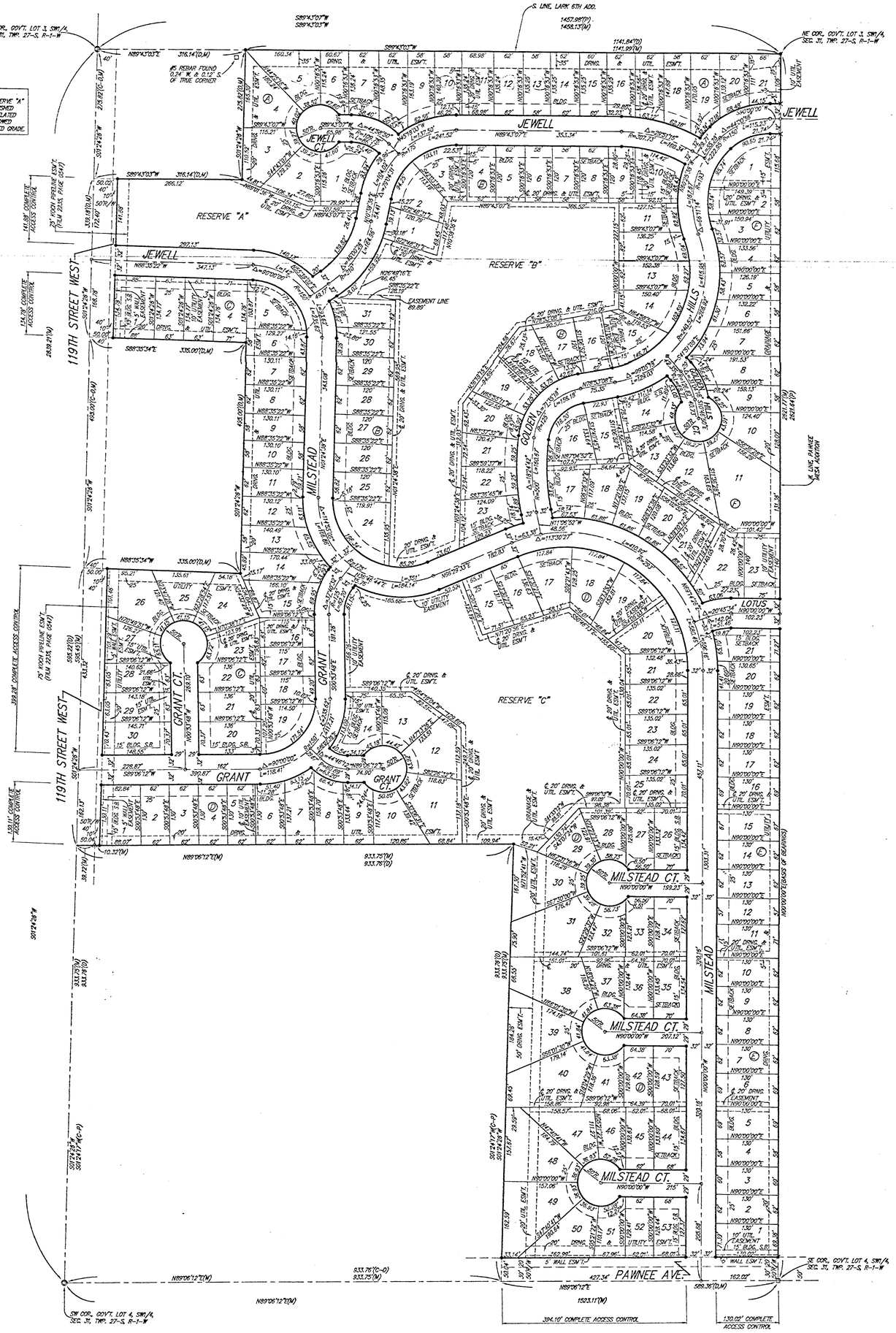
NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

NOTE:
ALL LOTS WITHIN FLATCREEK ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
MINIMUM BUILDING PAD ELEVATION FOR THE LOWEST OPENING TO THE STRUCTURES ON ALL LOTS IN THIS SUBDIVISION SHALL BE 146.7 CITY DATUM (1334.1 MSVD)

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC – NE. CORNER OF THE INTERSECTION OF 119TH STREET WEST AND PAWNEE, 40.00' E. OF CENTERLINE
30.00' N. OF CENTERLINE
59.50' N. OF POWER POLE IN SE. COR. OF INTERSECTION
156.80' NNE. OF CENTER OF EAST CONCRETE HEADWALL ON CULVERT UNDER 119TH ST. W.
ELEV. = 148.68 CITY DATUM (1336.08 MSVD)

NOTE:
ANY UTILITIES INSTALLED IN RESERVE "A" SHALL BE INSTALLED BELOW FINISHED GRADE, AND NO UTILITIES OR RELATED APPURTENANCES SHALL BE ALLOWED TO BE INSTALLED ABOVE FINISHED GRADE.



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BAUGHMAN COMPANY P.A.
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