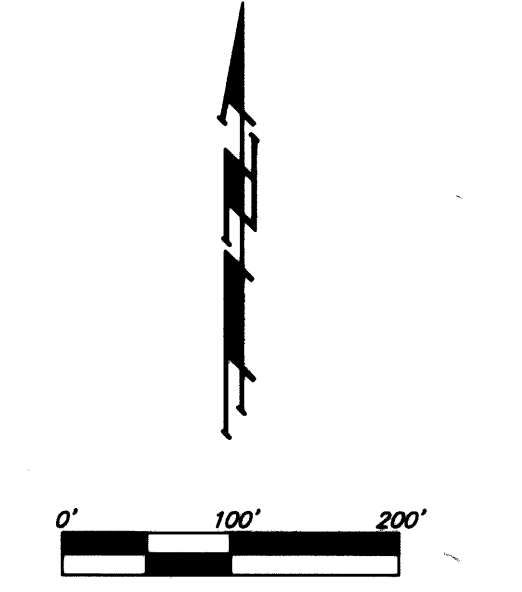


# PIKE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



FOR REFERENCE ONLY  
NOT TO SCALE



**BUILDING SETBACK FROM FRONT YARD NOTE:**  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER THE HOMEOWNERS ASSOCIATION RESTRICTIVE COVENANTS.

- 4" REBAR W/ "BAUGHMAN" CAP (SET)
- 1/2" IRON PIPE (FOUND/ORIGIN UNKNOWN)
- △ STONE (FOUND)
- ⊙ 4" 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 R.C.B.C. 182.2' W. & 45.2' S. OF SE COR. RESERVE 'C', PIKE ADDITION. ELEV. = 1410.27 NAVD83

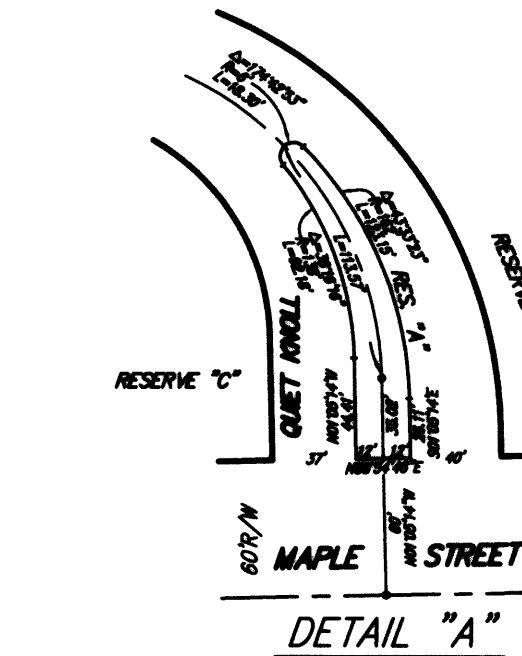
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD83
1-12,14,15	B	1414.0
55,56,69,90,91	D	1418.0
1,10	E	1417.5
11,21,22,34,35	E	1424.0

**\* GRADING NOTE:**  
NO UTILITIES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS UNLESS 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, rights-of-way, and reserves shall remain of established grade (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 Southwest 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. # PLM-20-294633).



PIKE ADDITION - PH. II  
**COPY OF PLAT**  
WATER DISTRIBUTION SYSTEM

Baughman Company, P.A.  
315 E. 10th St., Wichita, KS 67211 | P 316-262-7171 | F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE