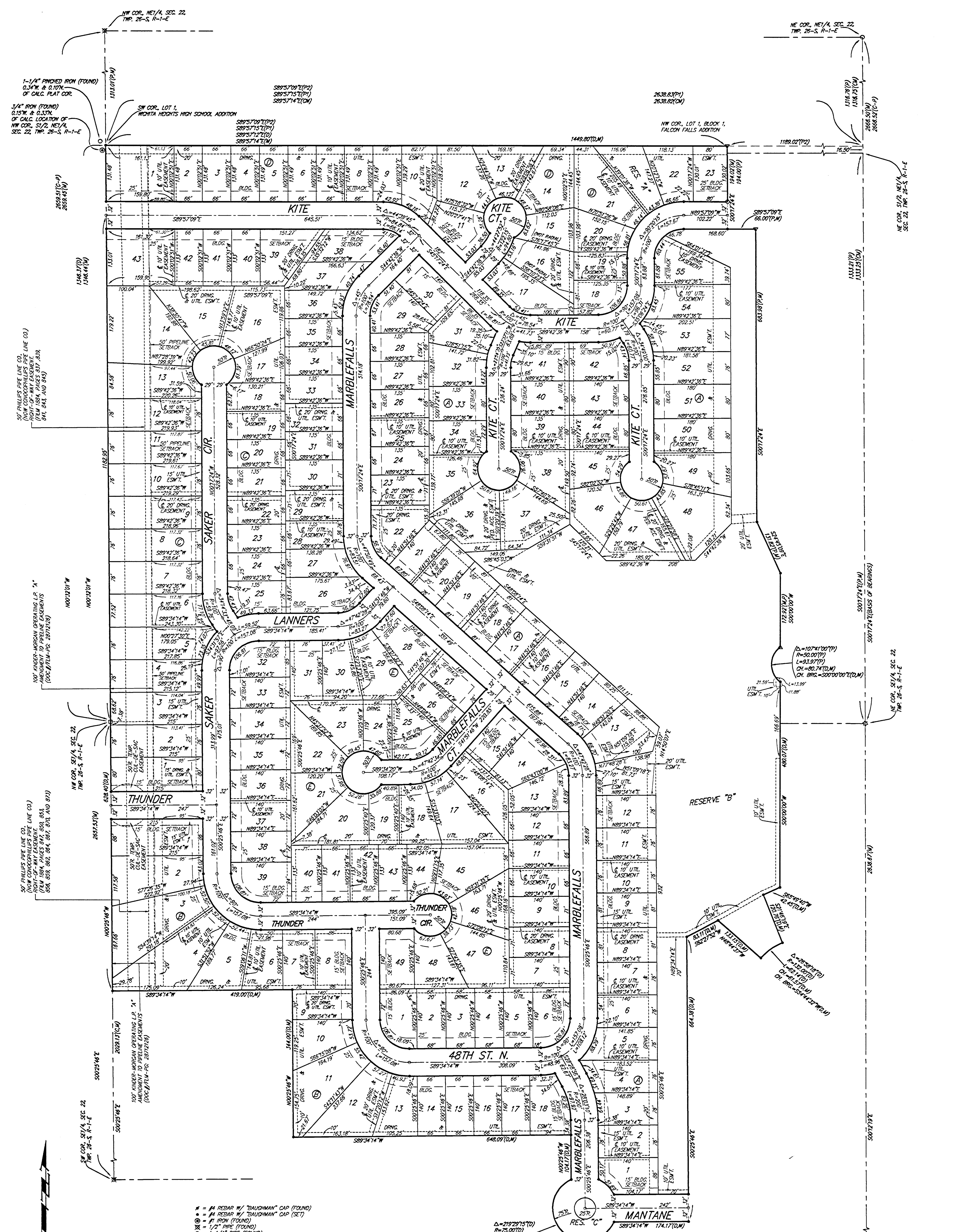
FALCON FALLS 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

18-040-040-02



= #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
= #4 REBAR W/ "BAUGHMAN" CAP (SET)
= #1 IRON (FOUND)
= 1/2" PIPE (FOUND)
= 1-1/4" PIPE (FOUND)
= STONE (FOUND)
= #5 REBAR IN THIMBLE (FOUND)
= BOLT (FOUND)
= #4 REBAR W/ "POE" CAP (FOUND)
= #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
= #4 REBAR (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(CM) = CALCULATED PER MEASURED INFO.
(C-P) = CALCULATED PER PLATTED INFO.
(P1) = CALCULATED PER HEIGHTS HIGH SCHOOL PLATTED INFO.
(P2) = PLATTED INFO. PER FALCON FALLS ADDITION

BENCHMARK:
"□" CUT ON E. HUBGUARD OF R.C.B.C., 110' S. OF THE SE COR., SE1/4, SEC. 22, TWP. 26-S, R-1-E.
ELEV. = 1359.54 NGVD29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NGVD29
1-9	A	1353.0
10-12	A	1354.0
13-19, 36, 37	A	1355.0
46-50	A	1355.0
51-55	A	1357.0
21, 22	D	1359.5

NOTE:
ALL LOTS WITHIN FALCON FALLS 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

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, right-of-ways, 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.

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Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:/PLAT/FALCON FALLS 2ND ADDITION/DWG/FALCONFALLSF.DWG-MGC