FLAT CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
X = CROSS CUT (SET)
O = 1/2" IRON IN HANDLE (FOUND)
□ = #5 REBAR (FOUND)
■ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
△ = #5 REBAR W/ "ALLS" CAP (FOUND)

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

0 100 200

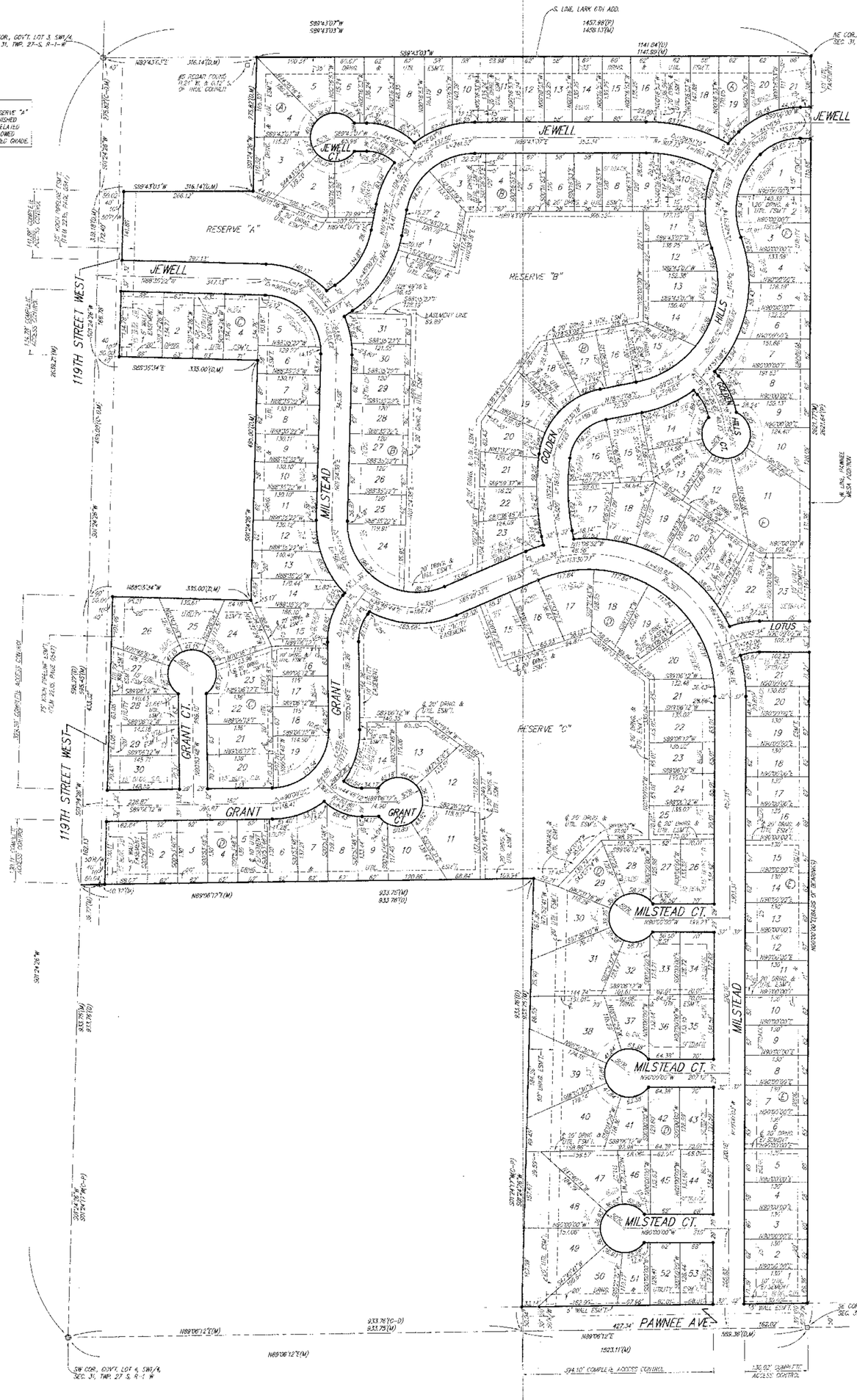
NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN ESTABLISHED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS OF WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH REPRESENT 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 GROUND TO THE STRUCTURES ON ALL LOTS IN THIS SUBDIVISION SHALL BE 1467 CITY DATUM (1334.1 NGVD)

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - NE. CORNER OF THE INTERSECTION OF 119TH STREET WEST AND PAWNEE.
40.50' E. OF CENTERLINE
35.50' N. OF CENTERLINE
50.50' W. OF PAWNEE RAILS IN SE. CORN. OF INTERSECTION
105.85' NWT. OF CENTER OF EAST CONCRETE HEADWALL ON CULVERT UNDER 119TH ST. W.
(CITY = 1464.64 CITY DATUM (1335.06 NGVD))

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



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BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

PC128-6B

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