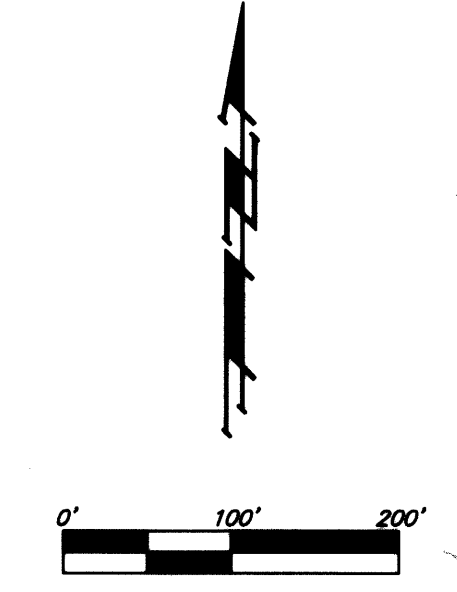
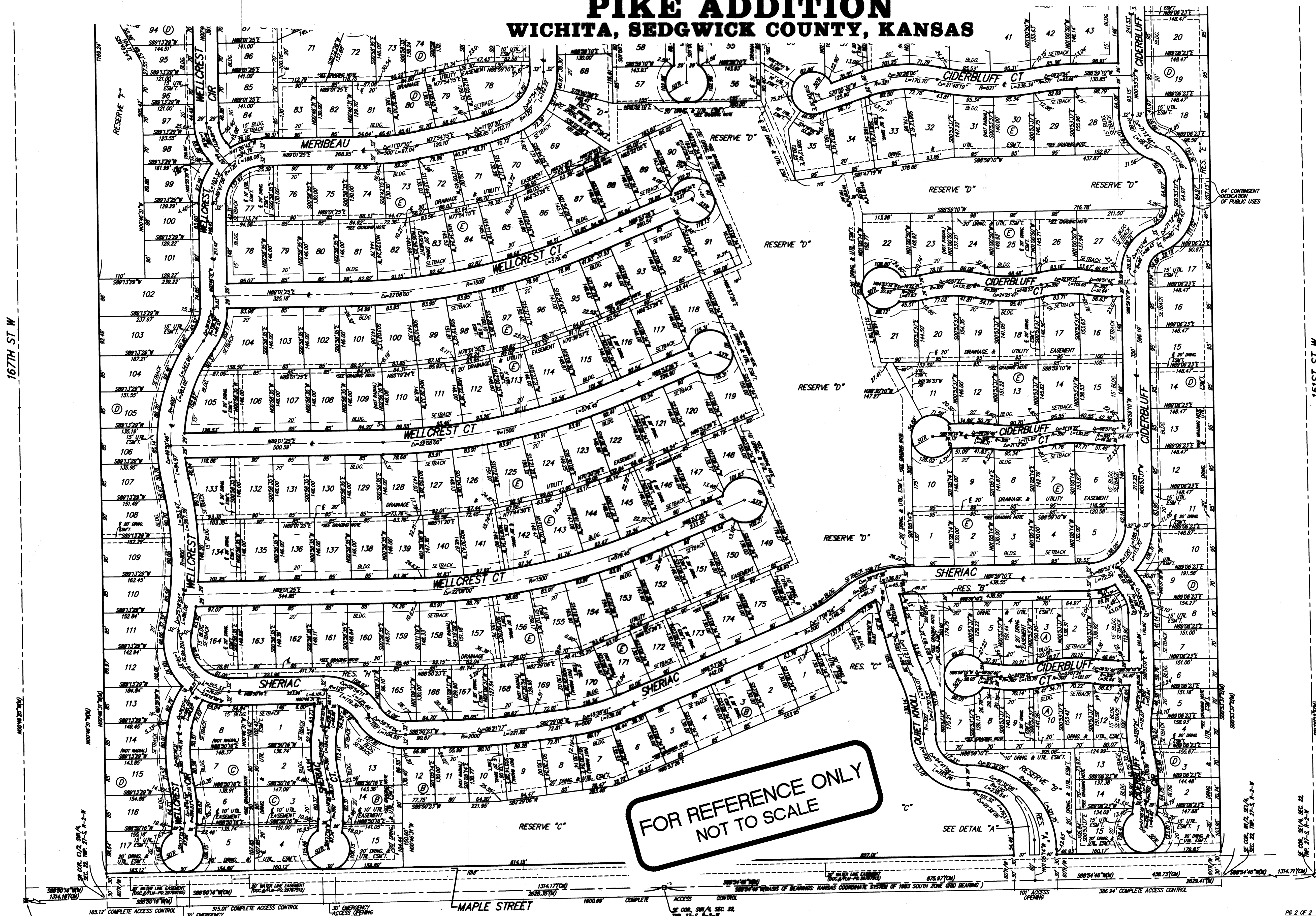


PIKE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



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)
- #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- SEDGWICK COUNTY METAL CAP (FOUND)
- ◇ 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(CAL) = CALCULATED FROM MEASURED INFO.

BENCHMARK:
CITY OF WICHITA DISK 1.7" W. OF E. END ON
TOP OF NORTH HEADWALL OF BISC. 162.2' W.
& 45.7' S. OF SE COR. RESERVE "C", PIKE
ADDITION.
ELEVATION = 1410.27 NAVD83

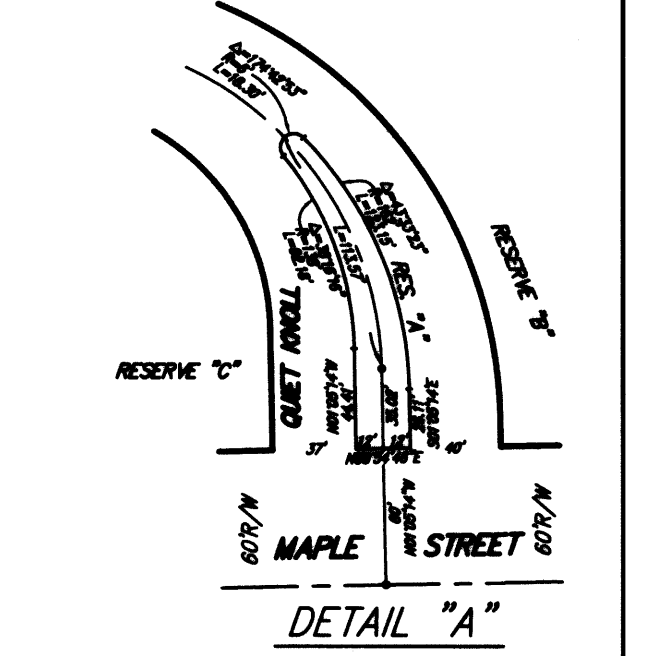
LOT	BLOCK	ELEVATION
1-12,14,15	B	1414.0
55,56,68,94,91	D	1418.0
1,10	E	1417.5
11,21,22,34,35	E	1424.0

* 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 plot.
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
Southwest Quarter and the West Half of the Southeast
Quarter of Sec. 22, Twp. 27-S, R-2-W. (Misc. Book 98,
Page 121), now assigned to Phillips 66 Gold Line System,
LLC. (DOC #/PLM-PC 29464531).



FOR REFERENCE ONLY
NOT TO SCALE

167TH ST W

151ST ST W

165.12' COMPLETE ACCESS CONTROL
SW COR. SW 1/4, SEC. 22
TWP. 27-S, R-2-W

315.01' COMPLETE ACCESS CONTROL
30' EMERGENCY
ACCESS OPENING
(SEE NOTE)

MAPLE STREET

1800.00' COMPLETE ACCESS CONTROL
SE COR. SW 1/4, SEC. 22
TWP. 27-S, R-2-W

386.94' COMPLETE ACCESS CONTROL
101' ACCESS
OPENING

PC 2 OF 2

Baughman Company, P.A.
 315 E. St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\Projects\Pike Addition_Visit\Drawings\Pike Addition_Edwin_RKR

PIKE ADDITION
COPY OF PLAT
 STORM WATER DRAIN IMPROVEMENTS
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