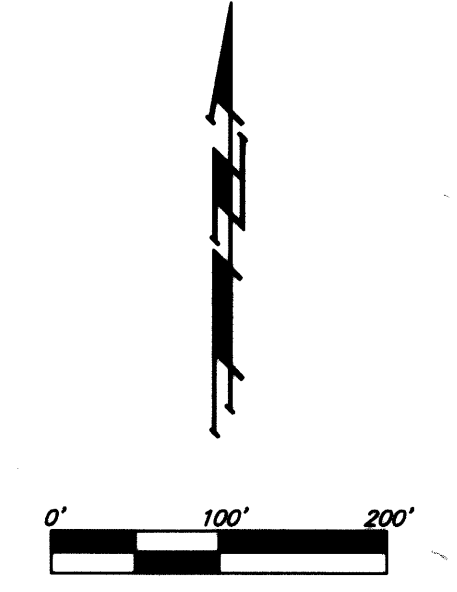
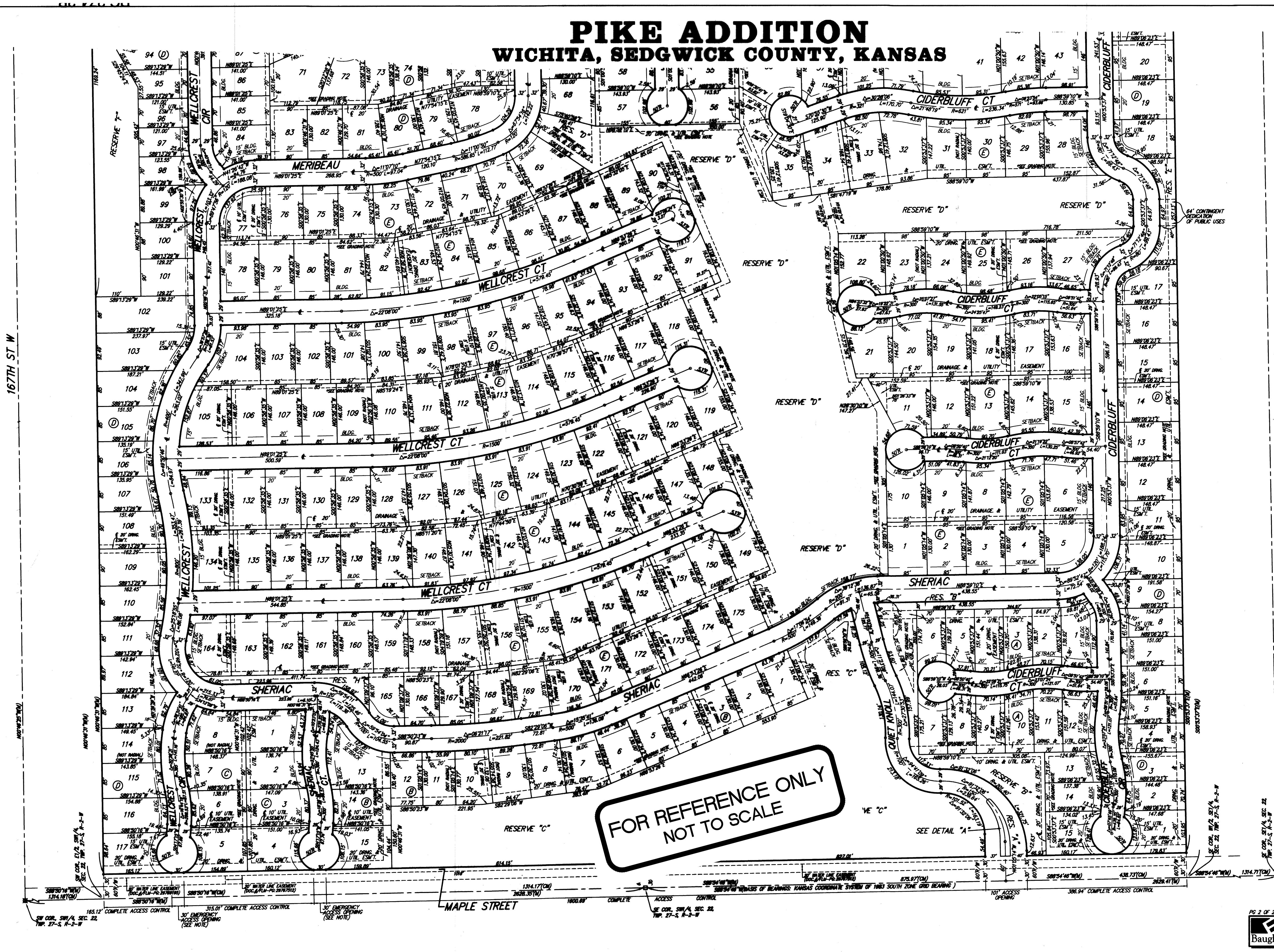


# PIKE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



BUILDING SETBACK FOR FRONT YARD NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER  
THE HOMEOWNER'S 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  
(CM) = CALCULATED FROM MEASURED INFO.

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

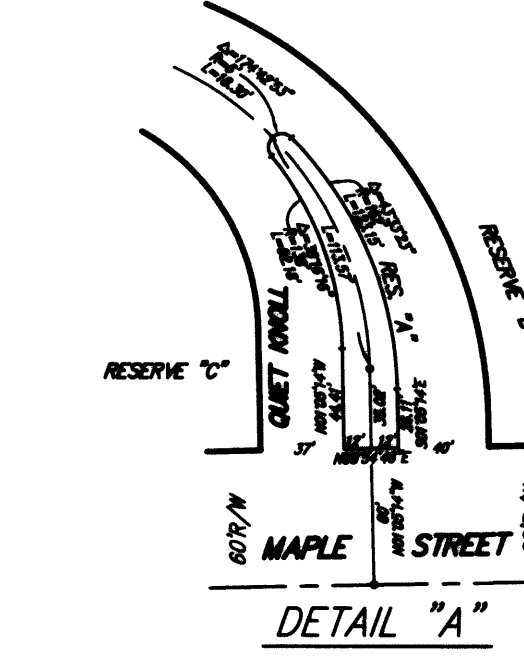
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION MANDORS
1-12,14,15	B	1414.0
58,59,69,90,91	D	1418.0
1,10	E	1417.5
11,21,22,34,35	E	1424.0

\* 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 at established grades (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 Southwest  
Quarter of Sec. 22, Twp. 27-S, R-2-W (Misc. Book 98,  
Page 123) now assigned to Phillips 66 Gold Line System,  
LLC. (DOC#/PLM-PC 2946453).



FOR REFERENCE ONLY  
NOT TO SCALE

PIKE ADDITION - PH. 1A  
**BAUGHMAN**  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
 315 ELLIS ST., WICHITA, KS 67211  
 P 316-262-7271 F 316-262-0149  
 WWW.BAUGHMANP.A.

COPY OF PLAT  
 WATER DISTRIBUTION SYSTEM