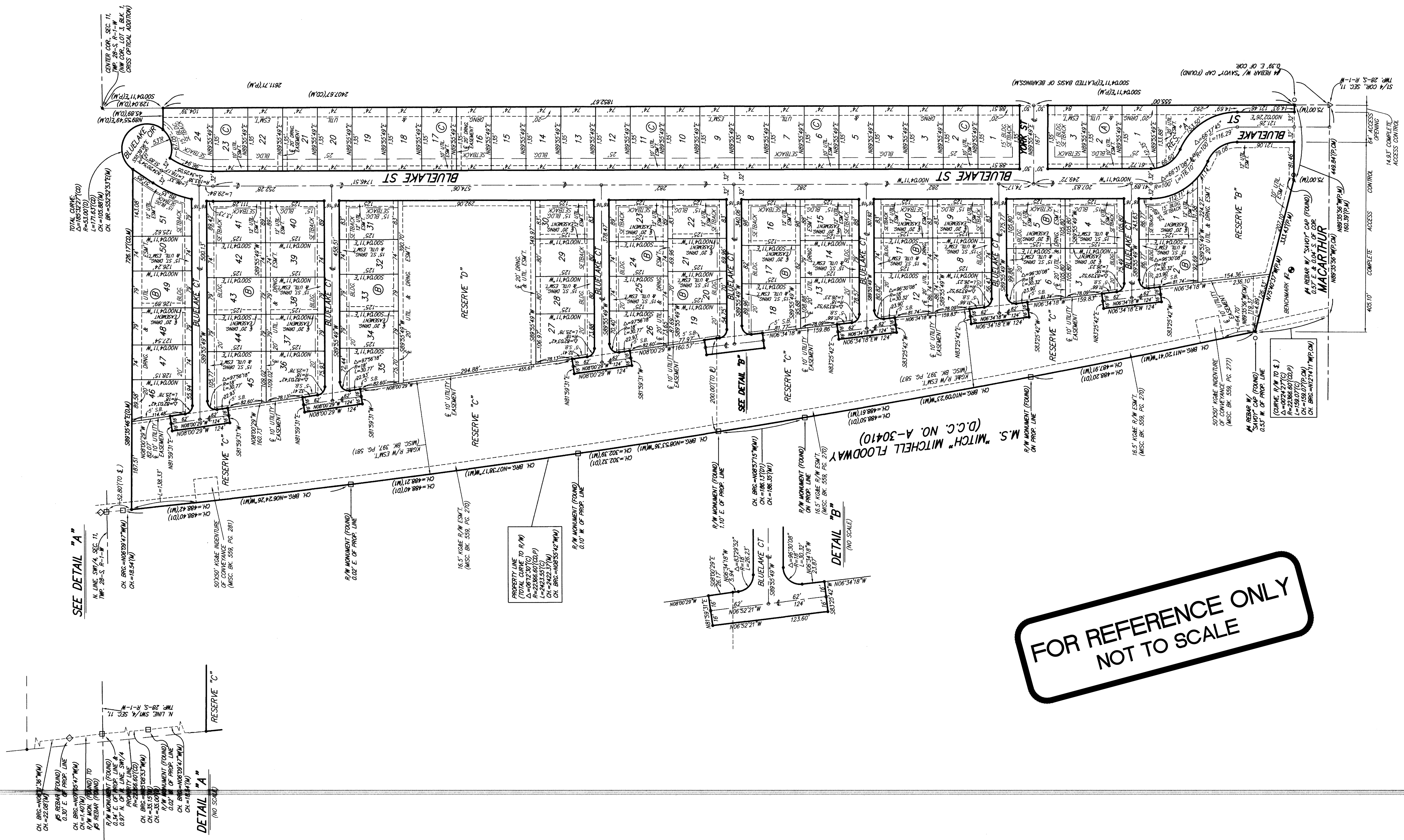


BLUE LAKE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

PC 310-1B



SEE DETAIL "A"

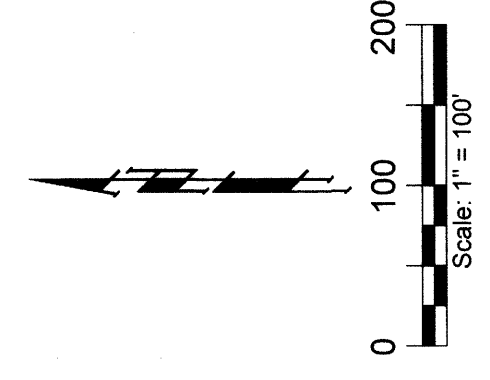
DETAIL "A" (NO SCALE)

SEE DETAIL "B"

DETAIL "B" (NO SCALE)

**FOR REFERENCE ONLY
NOT TO SCALE**

BENCHMARK #1



SETBACK NOTE:
ALL LOTS WITHIN BLUE LAKE 3RD ADDITION SHALL HAVE A 3 FOOT SETBACK FROM BUILDING SETBACK.

- = REAR W/ BAUGHMAN CAP (SET)
- = REAR W/ BAUGHMAN CAP (FOUND)
- = CON. EXISTING PAVEMENT (FOUND)
- = 1/2" IRON (FOUND) (CROSS BARRING)
- = BENCHMARK

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (CM) = CALCULATED FROM ASSIGNED INFO
- (O) = OBTAINED FROM MEASURED MONUMENTS
- (M) = MEASURED CHORD DISTANCE BETWEEN MONUMENTS
- S.P. = BUILDING SETBACK
- R/W = RIGHT-OF-WAY
- § = SECTION LINE
- £ = PROPERTY LINE

DRAINAGE PLAN NOTE:
MASTERS DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PROJECT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS OTHERWISE NOTED). THIS DRAINAGE PLAN SHALL BE UNRESTRICTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RESERVES. THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS.

MINIMUM BUILDING FOOTPRINT FOR LOT	MINIMUM BUILDING FOOTPRINT FOR LOT	ELEVATION	CITY DATUM
LOT 1-2	B	892	
LOT 3-5	B	884	

BENCHMARKS:
BENCHMARK #1 - SQUARE OUT ON TOP OF CURB NORTH SIDE OF CALVERT, N.7. SOUTH OF THE INTERSECTION OF CALVERT AND BLUE LAKE 3RD ADDITION. ELEV. = 103.95 CITY DATUM
BENCHMARK #2 - SQUARE OUT WITH 4" CUT ON NORTHWEST FACE OF DROP INLET ON NORTH SIDE OF MACARTHUR ROAD, 78.4' NORTH OF CENTERLINE OF MACARTHUR ROAD. ELEV. = 103.95 CITY DATUM
BENCHMARK #3 - SOUTHWEST CORNER OF RESERVE "C", BLUE LAKE 3RD ADDITION. ELEV. = 95.35 CITY DATUM

NOTE:
THE PROPERTY IS WITHIN A ZONE OWNED BY THE CITY OF WICHITA. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE SURFACE ELEVATION, BUILDING WITH Specially Engineered Foundations IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SUMMARILY DENIED UNLESS THE CITY ENGINEER HAS REVIEWED AND APPROVED FOUNDATION ELEVATIONS IN THE MONTH OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

PC 310-1B

PAGE 2 OF 2
BLUE LAKE 3RD ADDITION

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BLUE LAKE 3RD ADD.
Phase 1

COPY OF PLAT

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
23-06-E530

DESIGN: DRAWN:
DATE: October 9, 2023

SHEET OF
27 27