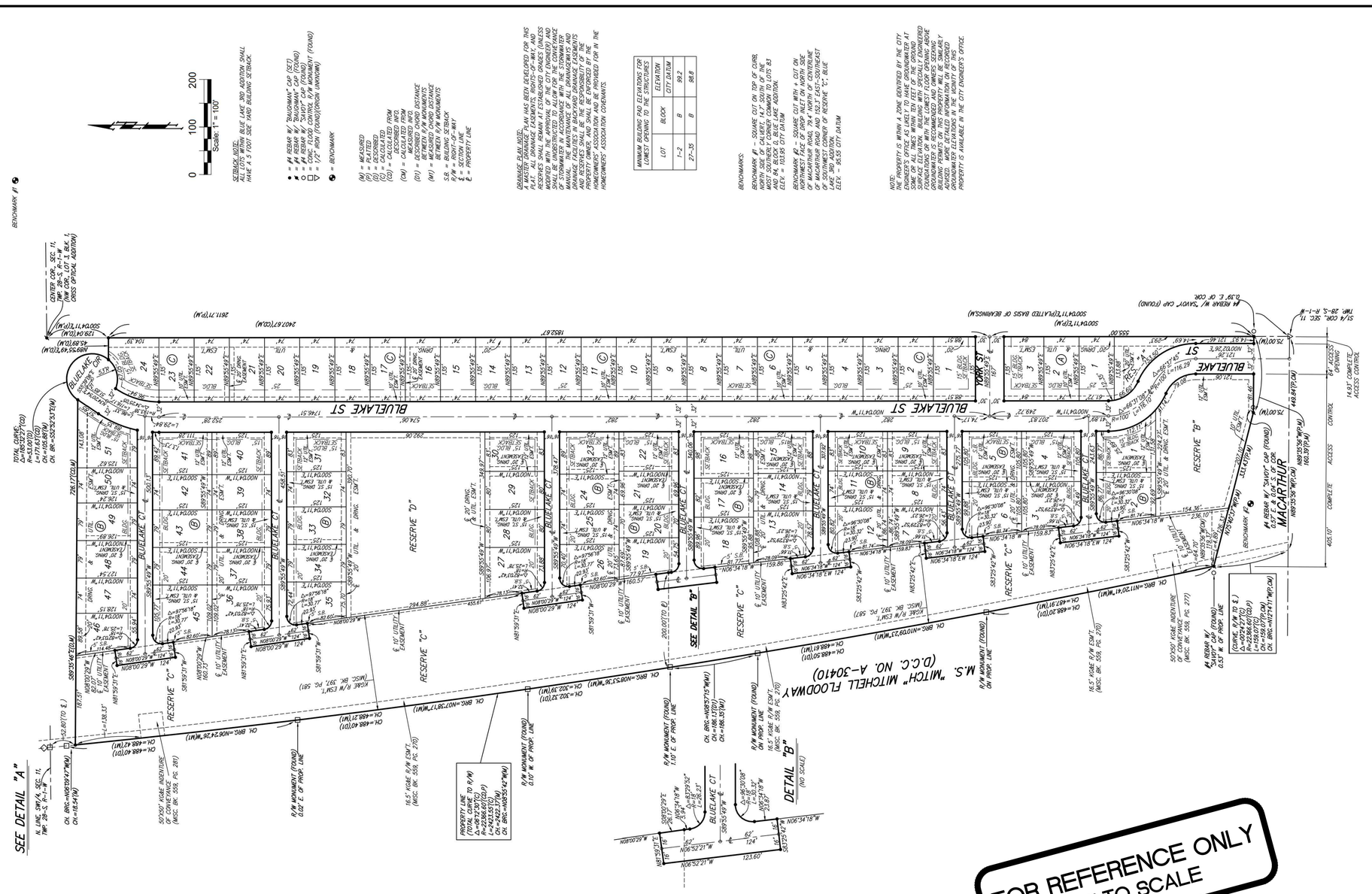
BLUE LAKE 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK #1

DRAINAGE PLAN NOTE:
A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND REQUIRED SWALES SHALL BE CONSTRUCTED AS PROVIDED MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER RUNOFF AS SHOWN ON THE STORM WATER MANUAL. THE MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS WHICH ARE NOT DEDICATED TO PUBLIC USE SHALL BE THE PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNERS ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS ASSOCIATION COVENANTS.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-2	B	99.2
27-35	B	98.8

BENCHMARKS:
BENCHMARK #1 - SQUARE CUT ON TOP OF CURB, NORTHEAST CORNER OF BLUELAKE CIR. AND BLUELAKE ST. MOST SOUTHERLY CORNER COMMON TO LOTS 83 AND 84, BLOCK D, BLUE LAKE ADDITION.
ELEV. = 102.95 CITY DATUM

BENCHMARK #2 - SQUARE CUT WITH + CUT ON TOP OF CURB, NORTHWEST CORNER OF BLUELAKE CT. AND MACARTHUR ROAD, 79.4' NORTH OF CENTERLINE OF MACARTHUR ROAD AND 152.3' EAST-SOUTHEAST OF SOUTHWESTERNMOST CORNER OF RESERVE "C", BLUE LAKE 3RD ADDITION.
ELEV. = 95.55 CITY DATUM

NOTE:
THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OF ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE. ALL BUILDINGS WITH BASEMENTS SHALL HAVE ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS IN THIS AREA SHOULD BE ADVISED. MORE DETAILED INFORMATION OR RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

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

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BLUE LAKE 3RD ADD.
Phase 1

COPY OF PLAT

STREET IMPROVEMENTS

PROJECT NUMBER:
23-01-E416

DESIGN: DRAWN:

DATE: July 11, 2023

SHEET 39 OF 39

File: E:\Projects\Blue Lake 3rd Addition_22-02-P755\Engineering\Phase 1\STR 23-01-E416\Street.dwg

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