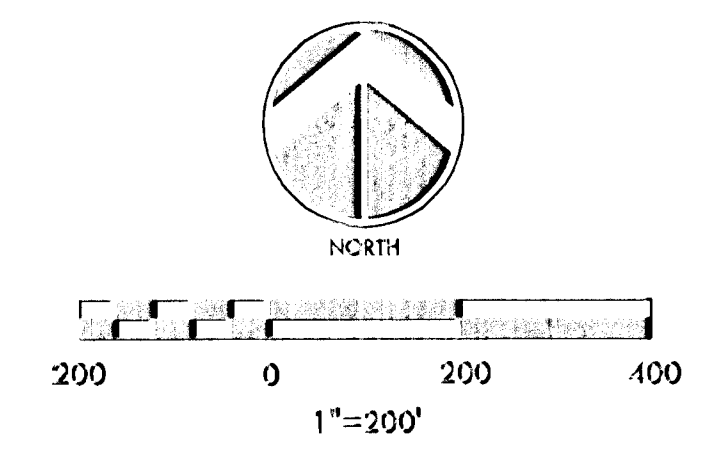


**LEGEND**

- CTN - CONIFEROUS TREE & DIAMETER
- DN - DECIDUOUS TREE & DIAMETER
- SN - SIGN
- PP - POWER POLE AND GUY ANCHOR
- ELEC BOX - ELECTRIC BOX
- LP - LIGHT POLE
- TH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- SC - SECTION CORNER
- BM - BENCHMARK
- E - EASEMENT
- BS - BUILDING SETBACK
- F - FENCE
- SSP - STORM SEWER PIPE
- WL - WATER LINE
- SSL - SANITARY SEWER LINE
- GL - GAS LINE
- GP - GAS PIPELINE
- TL - TELEPHONE LINE
- UDEL - UNDERGROUND ELECTRIC LINE
- OE - OVERHEAD ELECTRIC
- FOC - FIBER OPTIC CABLE I
- DB - DRAINAGE BOUNDARY
- DL - DRAINAGE BOUNDARY LABEL
- FA - FLOW ARROW



**NOTES**

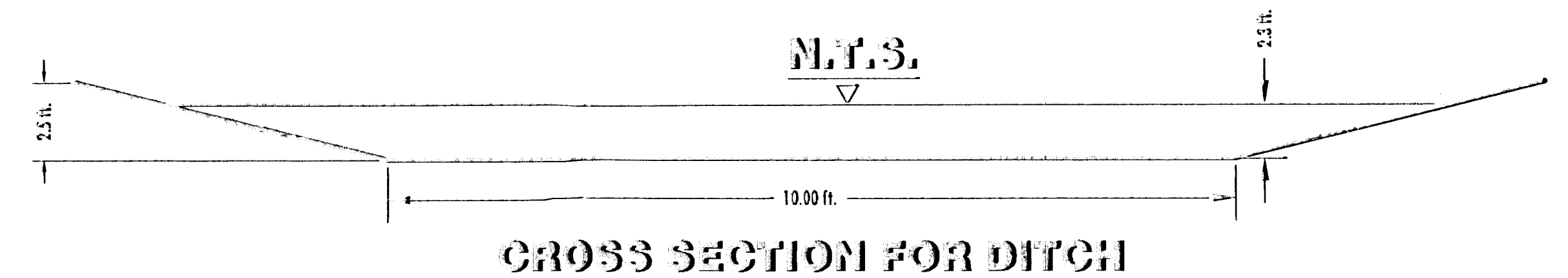
1. GEOGRAPHY: Located in the Northwest portion of the City of Wichita in an area currently transitioning from agricultural uses into urban residential, institutional and commercial uses with access to K-96 via Maize Rd. and or Ridge Rd. The surrounding land uses include urban residential to the Northwest and South, rural residential to the West, and agriculture production to the immediate South and East, and institutional uses East of the agriculture production.
2. LOT TOTAL - 11 Commercial parcels
3. ANNEXATION: Lies within the City of Wichita and adjoins the City of Maize to the North and West.
4. EXISTING USE: Agricultural
5. ZONING: Existing / proposed - "LC" w/ CUP DP 295 overlay THIS PLAT SHALL CONFORM TO THE RECITALS OF CUP DP 295.
6. PLAT AREA: Gross - 36.3 Ac.  
Net - 35.93 Ac.
7. SURVEY DATE: January, 2006 (by MKEC)
8. PUBLIC UTILITIES: Shall be extended to site. Municipal sanitary sewer shall be served from the East. Municipal water shall be served from existing mains to the North and West.
9. LEGAL DESCRIPTION: See hereon
10. ACCESS CONTROLS: Shall align with developments to the West and North and also conform to access management policies as shown hereon.
11. PROPOSED COMMERCIAL: According to CUP DP 295 the total number of buildings is limited to 16 with the following minimum building setbacks:  
Arterial Street setback = 35'  
Interior side setback = 15'  
Interior side setback = 35' \*\*  
Exterior boundary setback = 100' \*\*  
\*\* (if building has a gross floor area greater than 100,000 s.f.)
12. RESERVES: All reserves are platted for irrigation, landscaping, monuments, drainage, and utilities in designated areas. Reserve "C" is also platted for a private swimming pool, pool house, and parking.
13. FLOOD: According to FEMA FIRM Community Unit Panel 200321 0125A, Effective Date June 3rd, 1986; this property lies within flood zone "C", "areas of minimal flooding."
14. DRAINAGE: A drainage report shall accompany this plat. The property lies within a branch of the Sand Creek drainage basin, which drains to the Little Arkansas River located in Sedgwick County and generally draining from northeast to southwest.

**LEGAL DESCRIPTION**

The North 1/2, NW 1/4, NW 1/4, Section 32, Township 26 South, Range 1 West, Sedgwick County Kansas, EXCEPT, road right-of-way on the West and North.  
TOGETHER WITH,  
The South 1/2, NW 1/4, NW 1/4, Section 32, Township 26 South, Range 1 West, Sedgwick County Kansas, EXCEPT, road right-of-way on the West.

**BENCH MARKS**

- Datum BM: Top of "I" post 35' ± N. of the N. line of NW 1/4, Sec. 32, T26S, R1W and 1384' ± E. of NW corner of said NW 1/4.  
Elev. = 1353.54 (NGVD 29)  
166.14 (City Datum)
- BM#1: Top of "I" post 660' ± S. of the N. line of NW 1/4, Sec. 32, T26S, R1W and 1325' ± E. of W. line of said NW 1/4.  
Elev. = 1351.69 (NGVD 29)  
164.29 (City Datum)
- BM#2: Top of "I" post 675' ± E. of the W. line of NW 1/4, Sec. 32, T26S, R1W and 1320' ± S. of the N. line of said NW 1/4.  
Elev. = 1351.79 (NGVD 29)  
164.39 (City Datum)
- BM#3: Square cut on N. end of on top of RCP 50' ± E. of the W. line of NW 1/4, Sec. 32, T26S, R1W and 660' ± S. of the N. line of said NW 1/4.  
Elev. = 1353.59 (NGVD 29)  
166.19 (City Datum)



**MKEC**  
ENGINEERING CONSULTANTS, INC.

**STONEBRIDGE COMMERCIAL ADDITION**  
PROJECT NAME

**LOCATION OF DITCH TO FOX RIDGE**  
SHEET TITLE

411 N. WEBB ROAD  
WICHITA, KS. 67206  
316-684-9600

AJK DESIGN BY: JFL DRAWN BY: GJA CHECKED BY:  
AUGUST 2006 DATE: 05440 JOB NO. 1/1 SHEET/OF