NORTHGATE COMMERCIAL PARK
COMMUNITY UNIT PLAN
DP-299

GENERAL PROVISIONS FOR LOTS 1, 2, AND 3:

1. This Community Unit Plan contains a total net area of 27.16 acres ± (less street rights of way).

2. The development contains three (3) parcels permitting limited commercial uses. See parcel descriptions for specific uses.

3. Development Access: Access to the development shall comply with the City of Wichita Access Management Regulations. The applicant of Parcel 1 shall submit two (2) copies of a traffic impact study showing the impacts of the development on adjacent street corridor and/or surrounding neighborhoods in accordance with City Regulations.

4. All drainage issues and easements shall be resolved at the time of platting.

5. Maximum land coverage by building shall not exceed 30 percent of the total site (354,906 sq. ft. ±).

6. All utilities shall be installed underground.

7. Signage:

a. Total signage for Parcel 1 shall include the total area of the exterior ground signs and building signage.

b. Three (3) ground signs shall be permitted on Parcel 1, including two (2) monument signs which shall not exceed 30-feet in height and 148.33 square feet each, and one (1) TLE sign which shall not exceed 20-feet in height and 32 square feet. The Meridian Street and 53rd Street monument signs shall be set on two (2) poles with wrapped pole covers of materials similar to exterior building materials of the main building of Parcel 1. The TLE sign shall be set on one pole. All ground signs shall be placed a minimum of 150 feet apart regardless of leasing or ownership property.

c. Total building signage on Parcel 1 facing 53rd Street and facing N. Meridian Ave. shall not exceed 666.24 s.f.

d. Signage on Parcels 2 and 3 shall be limited to a height of up to 20 feet and sign face area of up to 150 square feet, and shall be in accordance with the provisions of Zoning District Chapter 24.04 of the Wichita Sign Code.

e. Off-site and portable signs are prohibited.

f. Moving, flashing, rotating signs or signs that create the illusion of movement (except for time and temperature signs or public message boards) are prohibited.

g. No string lights, banners, balloons, flags, pennants, or similar devices shall be permitted except as special displays per Chapter 24.04.240 of the Wichita Sign Code.

h. Temporary signs shall be permitted on a special purpose basis during construction, seasonal sales and/or special events per Chapter 24.04.190 of the Wichita Sign Code.

8. Maximum building height (see individual parcel descriptions).

9. Parking: Office and commercial buildings, including governmental, public utility and other similar buildings, shall provide one (1) space for each two hundred fifty (250) square feet of floor area or one (1) space for every three employees in the largest working shift in a twenty-four (24) hour period, whichever is greater, in accordance with the Unified Zoning Code.

10. Fire lane: Shall be provided around all structures constructed within these parcels. Said fire lane shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the Fire Chief or his designated representative, shall approve the plan to the location and design of the fire lane.

11. Cross parcel circulation is to be provided for all parcels platted for retail, commercial or office uses.

12. Landscaping: Development of all parcels shall comply with the Landscape Ordinance of the City of Wichita. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscaping has not been planted.

13. Architectural: All buildings constructed on parcels shall share uniform architectural character, color, texture, and the same predominate exterior building material. Exterior building materials on Parcel 1 shall utilize earth tone colors in a variety of textures with dark blue accents.

14. Screening:

a. Screening along the property line of Parcel 1 shall be eight feet (8') in height and shall conform to the screening requirements for C.U.P.'s contained in the Unified Zoning Code. The screening is to be constructed at the time that a building permit is issued for Parcel 1.

b. The Drive-thru Garden Center Bag Goods Area located on the east side of the proposed building on Parcel 1 shall be screened from view from the adjacent residential property on the east side of Meridian Avenue with 1) the use of 4'-8" knee walls and pilasters located on the outside of the racks; 2) a ¾" x #18 metal wire panel and ornamental metal fencing attached to the high rock system; and, 3) continuous evergreen landscaping located along Meridian Avenue between the Drive-thru Garden Center Bag Goods Area and adjacent residential properties.

c. The compactor located on the west side of the building on Parcel 1 shall be screened from the south with an 8'-0" high masonry wall and the 8-foot solid screen fence along the west property line.

d. The compactor located on the north side of the building on Parcel 1 shall be screened from the north and east with an 8'-0" high masonry wall and the 8-foot solid screen fence along the north property line.

e. The bale and pallet storage located north of the building on Parcel 1 shall be screened with an 8'-0" high masonry wall along the east, north and west sides of the bale and pallet storage area. Stacking of cardboard bales and pallets shall not exceed the height of the masonry wall.

f. As required by the City Code Article IV B, the roof mounted equipment will be screened by the building parapet wall accordingly.

15. Site lighting: All exterior lighting for all parcels shall be shielded to direct light disbursement in a downward direction. The parcels within said C.U.P. shall share similar or consistent parking parcel lighting elements (i.e. fixtures, pole type, lamps, etc.). The maximum height of a light standard, including base, pole, fixture and lamp, within 100-feet of the east, west and north C.U.P. boundary shall not exceed twenty five feet (25') above grade or pavement. Interior lights shall have a maximum height of 42-feet.

16. If multiple ownership occurs, an agreement providing for maintenance of open space, signs, drainage facilities, parking areas etc. shall be filed with the plat. Should single ownership occur, these items are the sole responsibility of the owner.

17. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

18. Prior to issuing a building permit on Parcel 1, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along N. Meridian Avenue (from Parcel 1) shall be submitted and approved by the Director of Planning.

19. Prior to issuing a building permit on Parcel 2 or Parcel 3, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along 53rd Street shall be submitted and approved by the Director of Planning.

20. Development of this property shall proceed in accord with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body. Any substantial deviation of the plan as determined by the Zoning Administrator and the Director of Planning shall constitute a violation of the building permit authorizing construction of the proposed development.

21. All property included within this C.U.P. and Zone Case shall be platted within one year after approval of this C.U.P. by the Governing Body or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

22. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as D.P. 299) includes special conditions for development on this property.

23. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body or the request shall be considered denied and closed.

24. Portable storage will be prohibited.

PROPOSED USES FOR LOTS 1, 2, AND 3

The proposed general use for all Parcels shall be any Commercial use permitted by-right in the LC Zoning District excluding night club in city, sexually oriented business, correctional placement residence, safety service, pawn shop, agricultural sales and service, commercial wireless communication facility, theatre, and tavern & drinking establishment. Car washes shall be allowed in compliance with the Supplementary Use Requirements of Article III, Section III-D.6.F of the Unified Zoning Code.

RESERVE "A"

A. Net Area:		55,847sq.ft. or 1.28 acres

LEGAL DESCRIPTION:

All of Lot 1, Block A, Maize State Bank Addition to Sedgwick County, Kansas, TOGETHER with that part of the SE ¼ of Sec 13, Twp. 28-S, R-1W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the intersection of the southerly extension of the west line of said Lot 1 with the south line of said SE ¼; thence N89°09'05"W along the south line of said SE ¼, 300.07 feet to a point 675.00 feet normally distant west of the east line of SE ¼; thence N00°00'00"E parallel with the east line of said SE ¼, 1454.00 feet; thence S89°09'05"E parallel with the south line of said SE ¼, 675.07 feet to a point on the east line of said SE ¼; thence S00°00'00"E along the east line of said SE ¼, 1078.00 feet to the intersection with the easterly extension of the north line of Lot 1, Block A, in said Maize State Bank Addition; thence westerly along said extended north line, 375.00 feet to the NW corner of said Lot 1; thence southerly along the west line of said Lot 1, and as extended southerly, 375.00 feet to the point of beginning. TOGETHER with that part of said SE ¼ described as follows: Commencing at the SE corner of said SE ¼; thence N89°09'05"W along the south line of said SE ¼, 675.07 feet to a point 675.00 feet normally distant west of the east line of said SE ¼ and for a point of beginning; thence continuing N89°09'05"W along the south line of said SE ¼, 220.51 feet; thence N00°00'00"E parallel with the east line of said SE ¼, 1454.00 feet; thence S89°09'05"E parallel with the south line of said SE ¼, 220.51 feet to a point 675.00 feet normally distant west of the east line of said SE ¼; thence S00°00'00"E parallel with the east line of said SE ¼, 1454.00 feet to the point of beginning. TOGETHER with that part of said SE ¼ described as follows: Commencing at the SE corner of said SE ¼; thence N89°09'05"W along the south line of said SE ¼, 675.07 feet to a point 675.00 feet normally distant west of the east line of said SE ¼; thence continuing N89°09'05"W along the south line of said SE ¼, 220.51 for a point of beginning; thence continuing N89°09'05"W along the south line of said SE ¼, 20.12 feet; thence N00°00'00"E parallel with the east line of said SE ¼, 915.60 feet normally distant west of the east line of said SE ¼; thence N00°00'00"E parallel with the east line of said SE ¼, 1454.00 feet; thence S89°09'05"E parallel with the south line of said SE ¼, 20.12 feet; thence S00°00'00"E parallel with the east line of said SE ¼, 1454.00 feet to the point of beginning.

TOGETHER with that part of said SE ¼, described as follows: Commencing at the SE corner of said SE ¼, thence N89°09'05"W along the south line of said SE ¼, 675.07 feet to a point 675.00 feet normally distant west of the east line of said SE ¼; thence continuing N89°09'05"W along the south line of said SE ¼, 220.51 feet; thence continuing N89°09'05"W along the south line of said SE ¼, 20.12 feet to a point 915.60 feet normally distant west of the east line of said SE ¼, 1295.00 feet; thence S89°48'20"E, 1727.29 feet to a point 915.60 feet normally distant west of the east line of said SE ¼; thence S00°00'00"E parallel with the east line of said SE ¼, 1314.77 feet to the point of beginning, and TOGETHER with that part of said SE ¼, described as follows: Commencing at the SE corner of said SE ¼; thence N00°00'00"E along the east line of said SE ¼, 1454.00 feet for a point of beginning; thence N89°09'05"W parallel with the south line of said SE ¼, 660.67 feet to a point on the west line of the SE ¼ of the NE ¼ of said SE ¼; thence N00°02'41"E along the west line of the SE ¼ of the NE ¼ of said SE ¼, 447.17 feet to a point 84.00 feet normally distant south of the north line of the SE ¼ of the NE ¼ of said SE ¼; thence S89°05'14"E parallel with the north line of the SE ¼ of the NE ¼ of said SE ¼, 660.33 feet to a point on the east line of said SE ¼; thence S00°00'00"E along the east line of said SE ¼, 448.63 feet to the point of beginning, all being subject to road rights-of-way of record.

PARCEL 1

A. Net Area:		1,003,459 sq.ft. or 23.04 acres
B. Maximum Building Coverage:		301,038 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		301,038 sq.ft.
D. Floor Area Ratio:		30 percent
E. Maximum Number of Buildings:		Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Accsss Points:	See Drawing	

PARCEL 2

A. Net Area:		61,854 sq.ft. or 1.42 acres
B. Maximum Building Coverage:		18,556 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		18,556 sq.ft.
D. Floor Area Ratio:		30 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 3

A. Net Area:		61,857 sq.ft. or 1.42 acres
B. Maximum Building Coverage:		18,557 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		18,557 sq.ft.
D. Floor Area Ratio:		30 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 4

A. Net Area:		37,496 sq.ft. or 0.86 acres
B. Maximum Building Coverage:		11,249 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		13,124 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 5

A. Net Area:		49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:		14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		17,498 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 6

A. Net Area:		49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:		14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		17,498 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 7

A. Net Area:		49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:		14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		17,498 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 8

A. Net Area:		50,025 sq.ft. or 1.15 acres
B. Maximum Building Coverage:		15,008 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		17,509 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 9

A. Net Area:		48,117 sq.ft. or 1.10 acres
B. Maximum Building Coverage:		14,435 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		16,841 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 10

A. Net Area:		49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:		14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		17,498 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 11

A. Net Area:		52,100 sq.ft. or 1.19 acres
B. Maximum Building Coverage:		15,630 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		18,235sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 12

A. Net Area:		1,728,039 sq.ft. or 39.67 acres
B. Maximum Building Coverage:		518,412 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		604,814 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		Eight (8)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 13

A. Net Area:		170,109 sq.ft. or 3.91 acres
B. Maximum Building Coverage:		51,033 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		59,538 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 14

A. Net Area:		49,516 sq.ft. or 39.67 acres
B. Maximum Building Coverage:		14,855 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		17,331 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

PARCEL 15

A. Net Area:		48,786 sq.ft. or 1.12 acres
B. Maximum Building Coverage:		14,636 sq.ft. or 30 percent
C. Maximum Gross Floor Area:		17,075 sq.ft.
D. Floor Area Ratio:		35 percent
E. Maximum Number of Buildings:		One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.		
G. Setbacks:	See Drawing	
H. Access Points:	See Drawing	

GENERAL PROVISIONS FOR LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15:

1. Total Land Area: 2,448,238 ± sq.ft. or 56.20 ± acres
   Net Land Area: 2,384,165 ± sq.ft. or 54.73 ± acres
2. Total Gross Floor Area: 856,883 sq.ft.
   Total Floor Area Ratio: 35 percent

3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.

4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

6. Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.

7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:

A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.

B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.

C. Portable and off-site signs are not permitted.

D. Window display signs are limited to 25% of the window area.

E. No signs shall be allowed on the rear of any buildings.

F. All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 150 square feet on Parcels 4 through 11 and Parcels 13 through 15. Parcel 12 shall have a maximum height of 30 feet.

8. Access Controls shall be as shown on the final plat.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).

A. Limited height of light poles to 24 feet.

B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:

A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

13. Screening Walls:

A. A six (6) foot high concrete/masonary wall along the south & west property lines of the C.U.P. where adjacent to residential zoning is required.

B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.

14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.

16. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.

17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

18. All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, group homes, group residential, correctional placement residences, asphalt/concrete safety service, pawn shop, agricultural sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.

19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.

20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

21. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

22. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

23. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian and 53rd Street North with the proposed buildings within the subject property.

24. No development shall occur until such such time as municipal water and sewer service are provided to the site.

25. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

BENCHMARK:

COW Benchmark at the intersection of Meridian and 53rd St. North, NE corner top of concrete headwall.

44.00 ft north of center line.
37.00 ft east of center line.
50.90 ft NE of section corner iron.
9.00 ft NE of and radial to curb.
28.00 ft east of section line.

ELEV. = 1331.37 NGVD29 (143.97 City Datum)

SCALE: 1" = 100'

Submitted: May 8, 2006

DP-299
NORTHGATE COMMERCIAL PARK COMMUNITY UNIT PLAN

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Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE