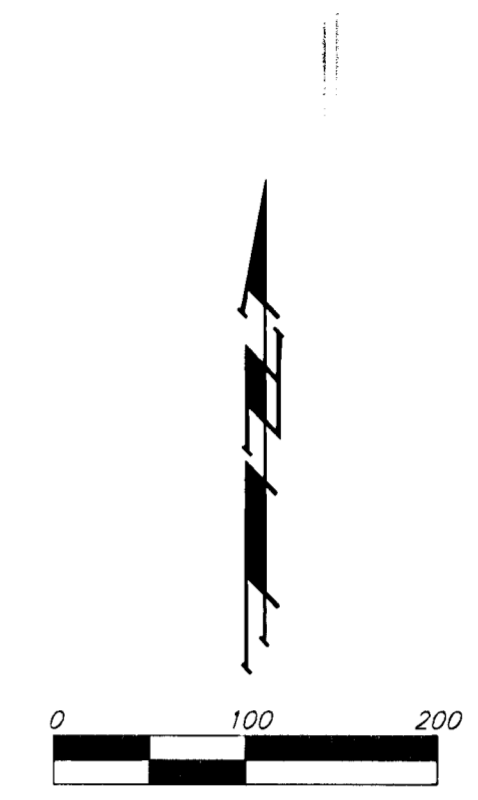
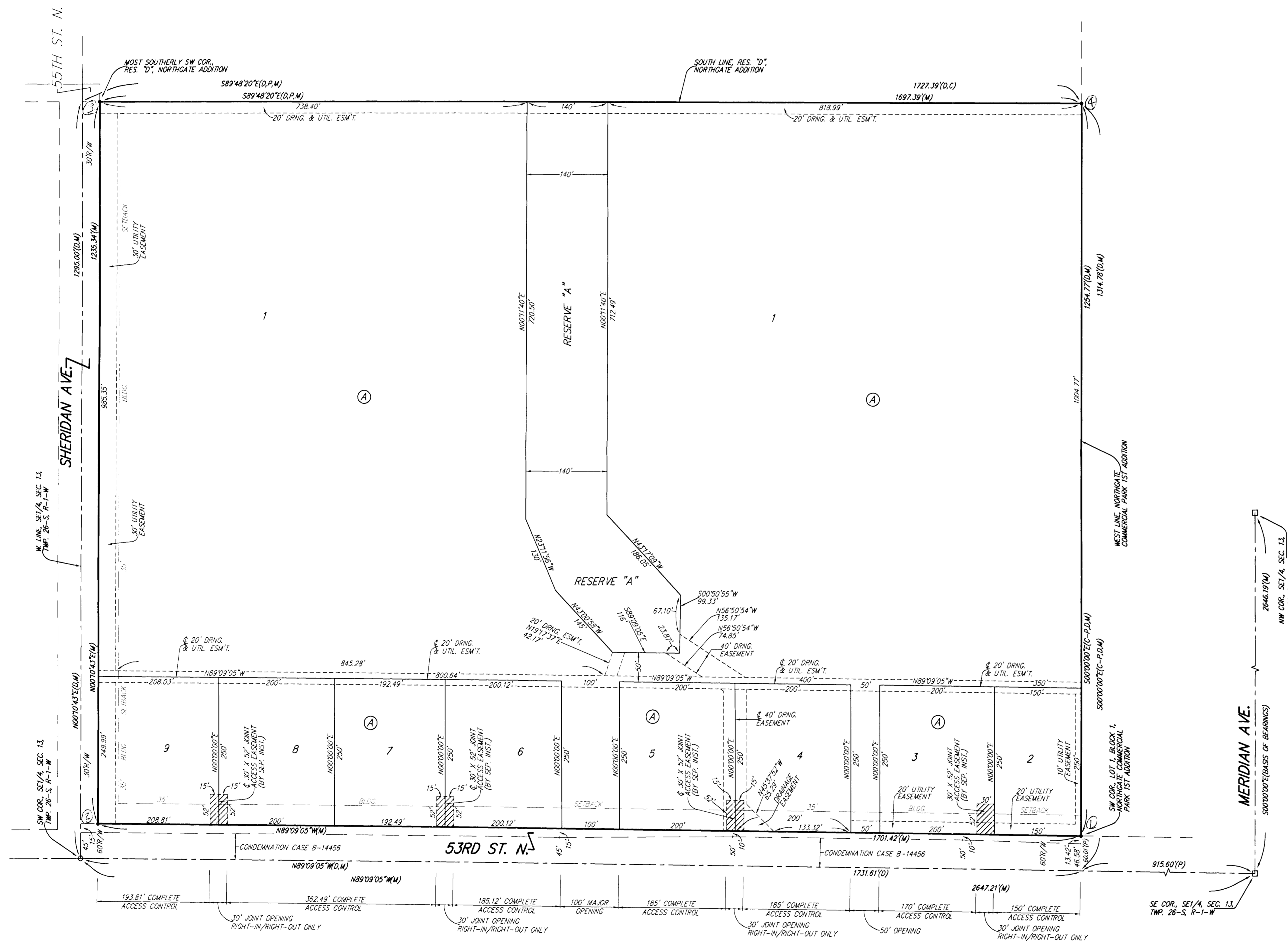


3-25-06

NORTHGATE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS ARE PER THE NORTHGATE COMMERCIAL PARK COMMUNITY UNIT PLAN (DP-299).

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = #5 REBAR W/ ILLEGIBLE CAP (FOUND)
○ = 1/2" IRON PIPE (FOUND)

BENCHMARK:
"1" CUT ON TOP OF NE COR. OF WATER VAULT, 437± E. & 54± N. OF S1/4 COR., SEC. 13, TWP. 26-S, R-1-W. ELEV. = 1334.81 NGVD29

R.R. SPIKE IN N. FACE OF POWER POLE, 45.8' S & 240.7' W. OF THE SE COR., SE1/4, SEC. 13, TWP. 26-S, R-1-W. ELEV. = 1331.16 NGVD29

R.R. SPIKE IN N. FACE OF POWER POLE, 45.7' S & 538.9' W. OF THE SE COR., SE1/4, SEC. 13, TWP. 26-S, R-1-W. ELEV. = 1332.59 NGVD29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1, 4, 5	A	1334.0

NOTE:
EXISTING TEMPORARY DRAINAGE EASEMENT, (DOC #/FLM-PD-28830740), OVER A PORTION OF LOTS 1, 4, AND 5, BLOCK A. SAID TEMPORARY DRAINAGE EASEMENT SHALL EXPIRE UPON THE IMPLEMENTATION AND COMPLETION OF A STORM DRAIN SYSTEM TO SERVE SAID PROPERTY AND/OR THE REPLATTING OF SAID PROPERTY.

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPED THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.