



PLANNING COMMISSION MEETING, MAY 12, 2026

Tuesday, May 12, 2026 at 7:00 PM
Council Chambers, 520 N. Commercial Ave.

AGENDA

Click here to visit our [Facebook Page](#).

CALL TO ORDER / ROLL CALL

Chair opened the Planning Commission Meeting at _____ (time).

ADDITIONS / DELETIONS TO AGENDA

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

1. Minutes of Regular Planning Commission Meeting April 14, 2026

PRESENTATIONS / PUBLIC FORUM

During Public Forum, the Planning Commission Chairperson will ask if anyone in the audience would like to address the Planning Commission. A person wishing to make a statement should approach the podium, state their name and address. Each person will have a 3 minute time limit.

2. Review of Conditional Use Permit 26-1, application of Rob McVicar, pursuant to city zoning regulations, who is petitioning for a conditional use permit to erect a 30x40 metal sided garage in the rear yard of 305 N. Lincoln Avenue.

Chairperson opens hearing for comments from the public: _____ PM

Chairperson closes public hearing: _____ PM

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (Approve, Deny, or Table) 26-1. Seconded by _____

NEW BUSINESS

3. The Planning Commission will review the Final Plat for Fox Run Addition. Documents to be reviewed are as follows: Application for Final Plat Approval; Final Plat Map.

ADJOURN

Motion to adjourn the Planning Commission Meeting at _____ PM.

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on 05/08/2026 at 3:30 PM.



PLANNING COMMISSION MEETING, APRIL 14, 2026

Tuesday, April 14, 2026 at 7:00 PM
Council Chambers, 520 N. Commercial Ave.

MINUTES

Click here to visit our [Facebook Page](#).

CALL TO ORDER / ROLL CALL

Chair opened the Planning Commission Meeting at 7:00 PM.

PRESENT:

Debbie Harrison, Scott Thomas, Izaiah Chapman, Seth Queen, Jeff DeHaven

OTHERS PRESENT: Zoning Administrator, Kyle Nordick; Zoning Secretary Jenessa Boldenow

ADDITIONS / DELETIONS TO AGENDA

CONSENT AGENDA

- Minutes of Regular Planning Commission Meeting March 10, 2026.
Motion to approve March 10, 2026 minutes as presented.
Motion By Debbie Harrison
Second By Jeff DeHaven
Voting Yea: Harrison, Thomas, Chapman, Queen, DeHaven

PRESENTATIONS / PUBLIC FORUM

During Public Forum, the Planning Commission Chairperson will ask if anyone in the audience would like to address the Planning Commission. A person wishing to make a statement should approach the podium, state their name and address. Each person will have a 3 minute time limit.

NEW BUSINESS

- The Planning Commission will review the Preliminary and Final Plat for Sumac Addition. Documents to be reviewed are as follows: Application for Preliminary Plat Approval; Preliminary Plat Map; Contents of Preliminary Plat-Checklist; Report to Planning Commission on Preliminary Plat; Variance Request; Utility Concept; Final Plat
Motion to approve Sumac Addition Preliminary and Final Plats as approved with variances
Motion By Jeff DeHaven
Second By Debbie Harrison
Voting Yea: Harrison, Thomas, Chapman, Queen, DeHaven

3. Lot Split Application - 505 N. Washington Ave.
Motion to deny the lot split application for 505 N. Washington Ave.
Motion By Jeff DeHaven
Second By Izaiah Chapman
Voting Yea: Harrison, Thomas, Chapman, Queen, Dehaven

UNFINISHED BUSINESS

ADJOURN

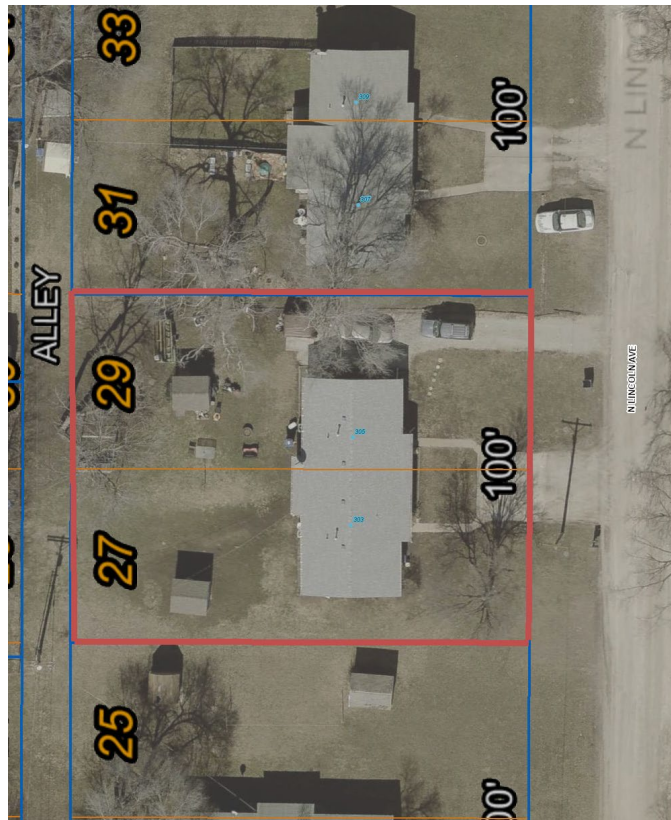
Motion to adjourn the Planning Commission Meeting at 7:45 PM.

Motion By Seth Queen
Seconded By Debbie Harrison
Voting Yea: Harrison, Thomas, Chapman, Queen

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on 05/01/2026 at 3:00 PM.

City of Sedgwick
Planning and Zoning Commission/BZA Meeting
May 12, 2026

TO: Mayor and City Council
SUBJECT: CU Application 26-1 – McVicar 305 N. Lincoln Ave.
Present Zoning: R-1 (Single-and-Two-Family Residential)



Applicants' Reason for Conditional Use Application: The applicant is requesting this conditional use application to allow for the establishment of a 30'x40' metal sided shop to be placed in the rear yard. Per the City's zoning code, accessory structures may not exceed 720 sq. ft. without the approval of a conditional use application through the City's Board of Zoning Appeals.

Review Criteria for a Conditional Use Application 10.108.C. (*criteria in italics*)

1. *The proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance of standards; unless a concurrent application is in process for a variance.*

Yes, it complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations, and performance standards. The applicant is planning to build a structure that complies with the regulations for the zoning district.

2. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.*

Due to the scale, appearance, and intensity of the proposed structure relative to the surrounding residential neighborhood, the request may adversely affect neighborhood character and could impair neighboring property values. This could be avoided through screening requirements and the utilization of building materials similar to residential structures.

3. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:*
 - a. *The location, nature and height of buildings, structures, walls and fences on the site; and*
 - b. *The nature and extent of landscaping and screening on the site.*

The proposed conditional use presents compatibility concerns with the surrounding residential neighborhood due to the scale of the structure, the proposed activities associated with the building, and the lack of buffering elements on the site. The structure is proposed on a residential rental property and will exceed the height of neighboring residential dwellings, increasing its visibility and prominence within the immediate neighborhood. Based upon the size and visibility of the proposed structure, the potential intensity of the use, and the lack of buffering or screening, the conditional use may dominate the immediate neighborhood in a manner that could discourage the continued development and use of neighboring properties in accordance with the applicable residential zoning district regulations.

4. *Off-street parking and loading areas will be provided in accordance with the standards set forth in Article 5 of these regulations. Such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effects.*

N/A

5. *Adequate utility, drainage and other such necessary facilities have been installed or will be provided by platting, dedications and/ or guarantees.*

The site is currently served by public utilities. The applicant is not requesting extension of those utilities to the building. Drainage of the pad site does cause concern, but can be addressed during the building permitting process

6. *Adequate access roads, entrance and exit drives and/or access control is available or will be provided by platting, dedications and/or guarantees and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and roads.*

The site already has access, which will remain in place for the development of this property.

City staff recommend approval of the conditional use application with the caveat that screening requirements and building material requirements are put in place. Without those requirements being met, the structure could potentially negatively impact the overall value of other property in the neighborhood.

APPLICATION FOR A CONDITIONAL USE

This is an application for a conditional use under the Zoning Regulations for a specific parcel of land. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at:

Sedgwick City Hall
520 N. Commercial Avenue / PO Box 131
Sedgwick, KS 67135

EMAIL: amanda@cityofsedgwick.org
FAX: (316) 772-5592

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of Applicant: Rob Melicar
Address: 305 Lincoln 301 Jackson Sedgwick
Phone: 316-208-6504 Email: robertmelicar1955@gmail.com
Name of Agent, if any:
Company:
Address:
Phone: Email:

2. Relationship of Applicant to property (Owner, Tenant, Lessee, Contract Purchaser etc.):
Owner

3. Under Section 10-108 of the City Zoning Regulations, the Applicant hereby requests a conditional use as an exception, to permit the establishment of the following proposed use or construction on the subject property:

two car garage and storage
30' x 40'

4. Zoning district in which the subject property is located:

5. Street Address of the subject property:

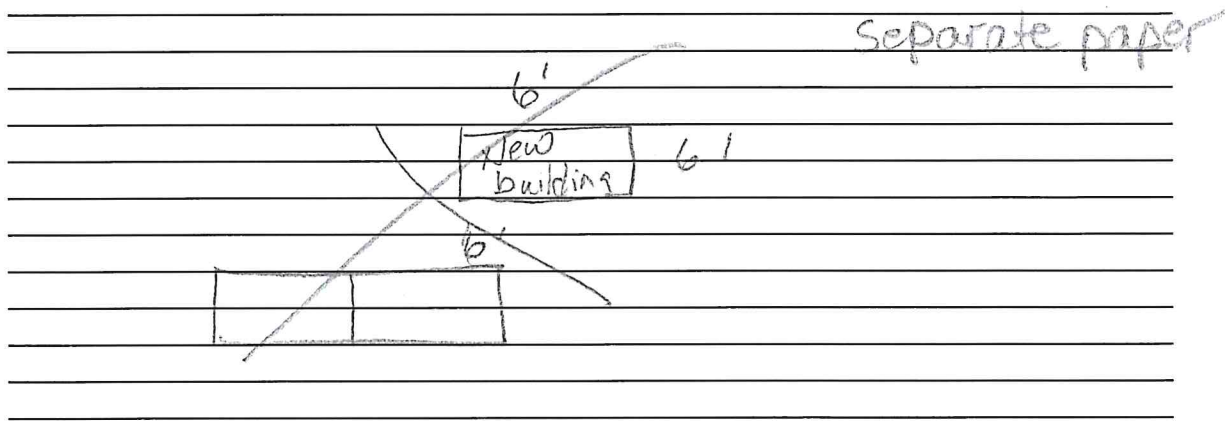
305 Lincoln Sedgwick

6. The subject property is legally described as Lot(s) _____ of Block(s) _____ in the _____ (Addition) (Subdivision).

(If appropriate, additional lots/blocks/subdivision descriptions, or metes and bounds descriptions, may be provided in the space below or on an attached sheet.)

Sedgwick of Sedgwick County, §34, T24, R01W, Lt 27 & 29 on W side of Lincoln Avenue

7. Provide a statement or diagram showing compliance with any requirements imposed on the particular conditional use by the Regulations for the applicable Zoning District.



8. Provide a statement explaining why the proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.

NEW GARAGE that is 30' by 40' will add value to the property. It will be neat and clean. Duplex is grey and new garage will be two tone grey.

- 9. Provide a statement explaining how the proposed conditional use will be designed and operated in order to permit the development and use of neighboring properties in accordance with applicable zoning district regulations.

The garage will be an asset to the neighborhood storing parked cars and tools and an area for storage. Doors will be shut so it will look really nice.

- 10. Provide a statement explaining how the proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance standards, UNLESS an application for a **variance** is concurrently in process.

The building will be six feet away from any structure. All regulations will be met.

13. Provide a statement explaining how adequate access control, access roads, and entry/exit drives have been designed to prevent traffic hazards and minimize traffic congestion in adjacent public rights-of-way, and that they are available, or will be provided by platting, dedications or guarantees.

Behind a duplex and has a driveway to it

14. The Applicant and/or their authorized agent acknowledge:

- a. That they have received a copy of the instructions for completing this Application, and have read them.
- b. That they have been advised of the established fee requirements, and that the **fee** has been paid.
- c. That they have been advised of their right to bring action in the County District Court if they wish to **appeal** the decision of the Board of Zoning Appeals.
- d. That all required documents are attached to this Application for a conditional use as noted in the instructions, including a current real **property ownership list for the Notification Area**, and a **plan drawing of the property**.
- e. That the Board of Zoning Appeals has the authority to require such **conditions** as are deemed necessary and reasonable in order to serve the public interest.

Signature: Robert A. McVicar, Applicant
 Print name: Robert A. McVicar
 Date: 3/20/2026, 20__

Signature: _____, Agent (if any)
 Print name: _____
 Date: _____, 20__

City of Sedgwick, Kansas

Case BZA-CU-_____ - _____

OFFICE USE ONLY

This application was received at 3:01 (am, ~~pm~~)
on March 30, 2026
by the Zoning Administrator acting for the Board of Zoning Appeals.

A list is attached, of current real property owners in the Notification Area,
including their addresses: Yes No

A plan drawing of the subject property is attached: Yes No

This application has been checked and found to be complete,
and accompanied by the required fee of \$100 - _____.

Signature: Kyle Nordick, Zoning Administrator

Print name: Kyle Nordick

Date: March 30, 2026

Provide copy to:

- Applicants and Agents

7.

Street

59' yard

Duplex

60'

18' to Property Line

24.5'

28'

40'

30'

Storage Shed for Duplex

Alley

APPLICATION FOR FINAL PLAT APPROVAL

*This is an application for processing a final plat in accordance with the City Subdivision Regulations. The application must be completed and filed with the Subdivision Administrator at City Hall at least **20 days prior** to a regular meeting date of the City Planning Commission.*

Sedgwick City Hall
PO Box 131
Sedgwick, KS 67135

EMAIL: knordick@cityofsedgwick.org
FAX: (316) 772-5592

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

Name of Subdivision: Fox Run Addition

General location: The southwest corner of SW 96th Street and Hoover Road, extending approximately 0.5 miles south and 0.5 miles west.

Name of Landowner: The City of Sedgwick, Kansas

Company: _____

Address: 520 N. Commercial Sedgwick, Kansas 67135

Phone: 316-772-5151 Email: _____

Name of (Subdivider) (Agent): Lance Onstott, AICP, CNU-A

Company: Professional Engineering Consultants, P.A.

Address: 303 S. Topeka Wichita, Kansas 67202

Phone: 316-262-2691 Email: lance.onstott@pec1.com

Name of (Engineer) (Land Planner): Hunter Wiles, PE

Company: Professional Engineering Consultants, P.A.

Address: 303 S. Topeka Wichita, Kansas 67202

Phone: 316-262-2691 Email: hunter.wiles@pec1.com

Name of Professional Surveyor: Brian Martin, PS

Company: Professional Engineering Consultants, P.A.

Address: 303 S. Topeka Wichita, Kansas 67202

Phone: 316-262-2691 Email: brian.martin@pec1.com

Subdivision Information

1. Select one:

- Final Plat of entire preliminary plat area
- Final Plat of unit number _____ of _____ unit development
- Final Plat for small tract
- Final Replat of original platted area

2. Gross acreage of plat: 38.42 acres

3. Total number of lots: 27

- 4. Proposed land use for an (urban-type) (rural-type) subdivision:
 - a. Residential / Single-Family _____
 - b. Residential / Duplex _____
 - c. Residential / Multi-Family _____
 - d. Residential / Manufactured Home _____
 - e. Agricultural _____
 - f. Commercial _____
 - g. Industrial _____
 - h. Other _____

5. Predominant minimum lot width: 200'-0" feet

6. Predominant minimum lot area: 40,000 square feet

7. Existing zoning: A-1 Agricultural _____ District

8. Proposed zoning: R-1 Single- and Two-Family Residential _____ District

9. Source of water supply: Municipal Water _____

10. Method of sewage disposal: Private On-Site Sewage Disposal _____

11. Total lineal feet of new street: 4,050 feet

Street Name	R-O-W Width	Lineal Feet
a. <u>Ridgeview Drive</u>	<u>60'-0"</u> feet	<u>4,050</u> feet
b. _____	_____ feet	_____ feet
c. _____	_____ feet	_____ feet
d. _____	_____ feet	_____ feet
e. _____	_____ feet	_____ feet

12. Proposed type of street surfacing: Asphalt or Roller Compacted Concrete _____

13. Curb and gutter proposed: Yes No

14. Sidewalks proposed: Yes No If yes, where?

15. Is any portion of the proposed subdivision located in an identified flood hazard area?
 Yes No

The landowner of the property described in this Application agrees to comply with City Subdivision Regulations and all other related resolutions, policies and standards of the County, as well as statutes of the State of Kansas. The landowner further agrees that all costs of recording the plat and its supplemental documents with the County Register of Deeds must be paid by the landowner. In addition, the undersigned states that he or she is the owner of the land proposed for platting and, when requested, will permit officials of the City or County or both to inspect the land as may be necessary for proper plat review.

Signature: _____, Landowner

Print name: _____

Date: _____, 20__

Signature: , Agent (if any)

Print name: **Lance Onstott, AICP, CNU-A**

Date: **April 15**, 20**26**

OFFICE USE ONLY

Number of prints of the Final Plat received: _____

Final drainage plan, if required, received: Yes No

Copy of a title report for the land received: Yes No

Copy of proposed restrictive covenants, if any, received, including waiver of protest to annexation, if applicable: Yes No

For plats for small tract

a. Vicinity map received: Yes No

b. Topographic drawing, if required, received: Yes No

Copy of Final Plat received: Yes No

This application was received by the Subdivision Administrator at _____:_____ (am, pm) on _____, 20__.

It has been checked and found to be complete and accompanied by the required information for submittal, and the fee of \$_____.

Signature: _____, Subdivision Administrator

Print name: _____

Date: _____, 20__

Provide copy to: Landowner(s) or Agent(s)

FOX RUN ADDITION

CITY OF SEDGWICK, HARVEY COUNTY, KANSAS

FINAL PLAT

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
COUNTY OF HARVEY)SS

ON THIS _____ DAY OF _____, 2026 WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, FOX RUN ADDITION TO CITY OF SEDGWICK, HARVEY COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS:

THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE ONE (1) WEST OF THE 6TH P.M., HARVEY COUNTY, KANSAS.

<LICENSED SURVEYOR>, P.S. NO. ###
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, RESERVES AND STREETS, TO BE KNOWN AS FOX RUN ADDITION TO SEDGWICK, HARVEY COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM SW 96TH STREET AND TO AND FROM HOOVER ROAD, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY PROVIDED ACCESS POINTS BE ALLOWED AT THE PLATTED STREET LOCATIONS. ALL ACCESS OPENINGS ALONG SW 96TH STREET AND HOOVER ROAD ARE TO BE IN ACCORDANCE WITH CITY OF SEDGWICK ACCESS MANAGEMENT STANDARDS.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE ARE HEREBY GRANTED TO THE PUBLIC. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF SEDGWICK PUBLIC WORKS & UTILITIES DEPARTMENT.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES "A AND "B" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, ENTRY MONUMENTS, SIGNS, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "C" ARE HEREBY DEDICATED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, BERMS, PEDESTRIAN PATHS, RECREATION, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "C" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

MINIMUM OPENING	ELEVATION (NAVD 88)
BLOCK #, LOT #	#### #
BLOCK #, LOT #	#### #
BLOCK #, LOT #	#### #

OWNER: CITY OF SEDGWICK, KANSAS

BRYAN CHAPMAN, MAYOR

NOTARY CERTIFICATE:

STATE OF KANSAS)
COUNTY OF HARVEY)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY BRYAN CHAPMAN, MAYOR OF THE CITY OF SEDGWICK, KANSAS.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF FOX RUN ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SEDGWICK PLANNING COMMISSION, HARVEY, KANSAS, APPROVED THE _____ DAY OF _____, 2026.

_____, CHAIR
<NAME>

_____, SECRETARY
JENESSA BOLDENOW

REVIEW SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2026.

LLOYD P. DORZWEILER, P.S. #885,
REVIEW SURVEYOR

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SEDGWICK, KANSAS, THIS _____ DAY OF _____, 2026.

_____, MAYOR
BRYAN CHAPMAN

ATTEST:

_____, CITY CLERK
SHELIA AGEE

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS)
CITY OF SEDGWICK)SS

THIS PLAT HAS BEEN APPROVED ON THIS _____ DAY OF _____, 2026 TO THE PROVISIONS OF K.S.A. 12-401.

_____, CITY ATTORNEY
JENNIFER HILL

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2026.

_____, COUNTY CLERK
RICK PIEPHO

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF HARVEY)SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK _____ M, ON THIS _____ DAY OF _____, 2026.

_____, REGISTER OF DEEDS
RAQUEL LANGLEY

_____, DEPUTY
BELEN SANCHEZ

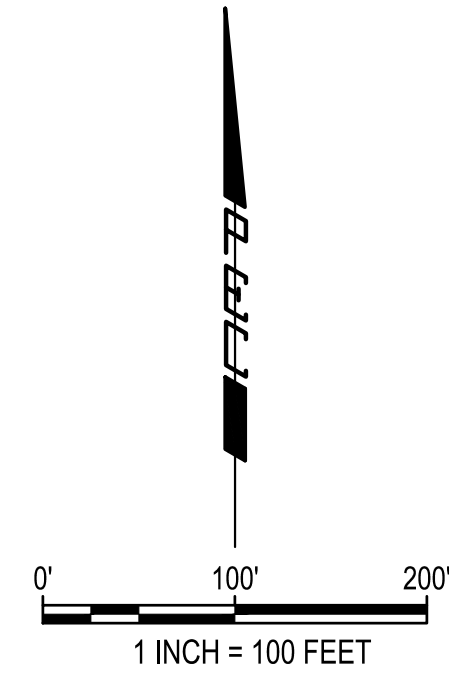
SAVED 3/3/2026 9:56:11 AM BY BILL SEXSON
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U:\WICHITA-CIVIL\2025\257088\003\2PD4_PLANS\030\PLAT\257088-003-LEGAL.DWG



FOX RUN ADDITION

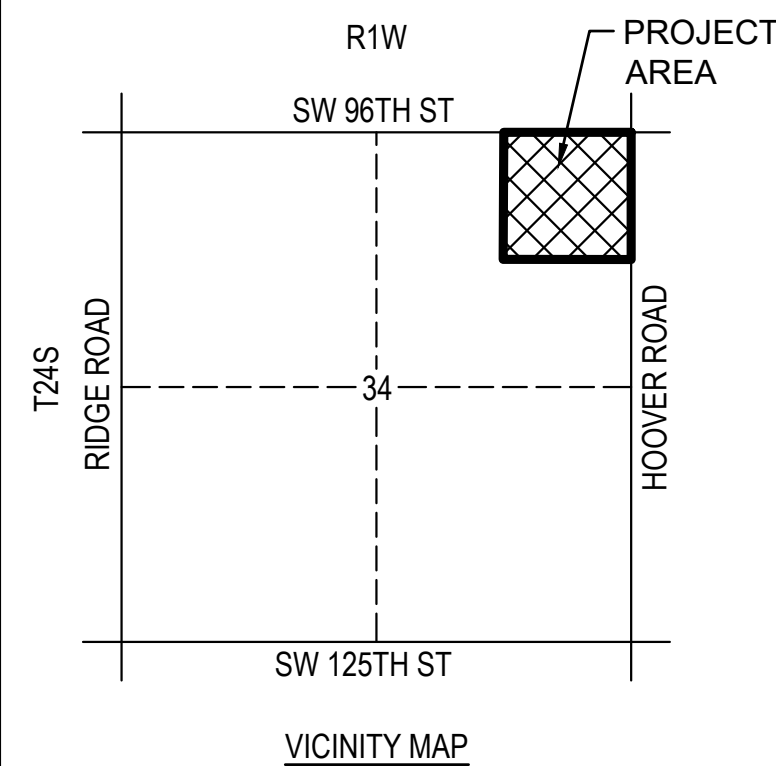
CITY OF SEDGWICK, HARVEY COUNTY, KANSAS

FINAL PLAT



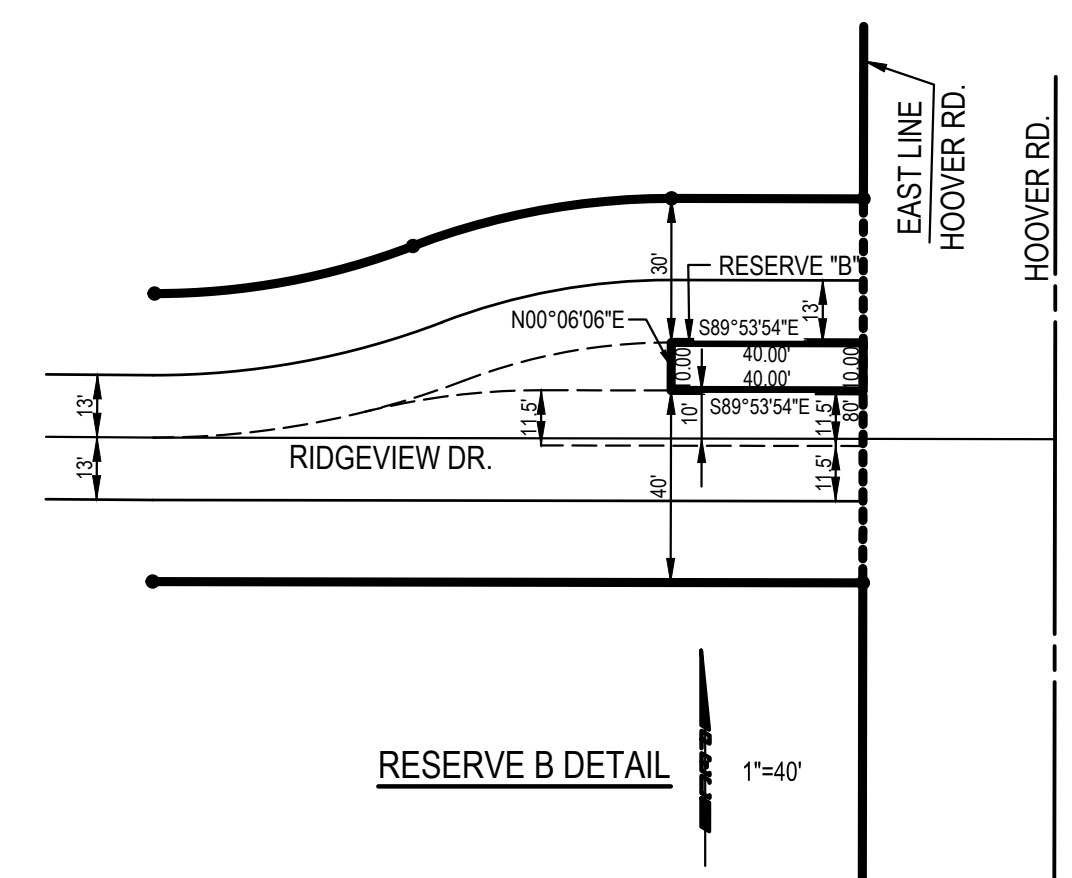
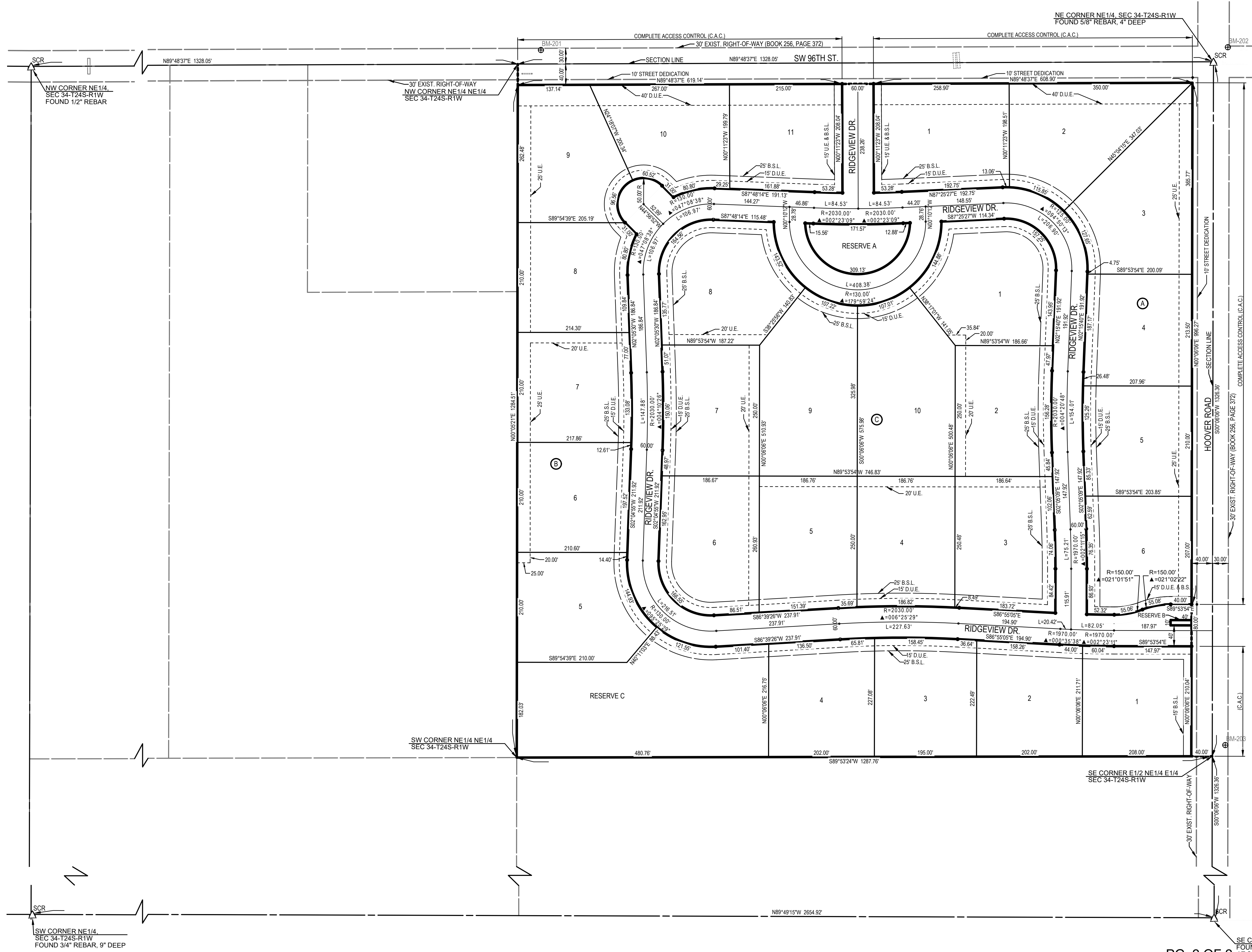
PLAT LEGEND

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH PEC CAP
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (M) MEASURED BEARING/DISTANCE
- C.A.C. COMPLETE ACCESS CONTROL



BENCH MARKS

- BM-201
ELEV: 1,397.53 (NAVD 88)
T-POST FLUSH WITH GROUND +/- 1' SOUTH OF 2ND POWER POLE
EAST OF DRIVE TO 5119 SW 96TH ST.
- BM-202
ELEV: 1,395.98 (NAVD 88)
T-POST FLUSH WITH GROUND +/- 1' SOUTH OF POWER POLE ON
NORTHEAST CORNER OF INTERSECTION OF SW96TH ST. AND S HOOVER RD.
- BM-203
ELEV: 1,397.29 (NAVD 88)
T-POST FLUSH WITH GROUND IN LINE THE TREE ROW RUNNING ALONG
THE EAST SIDE OF HOOVER RD. AND +/- 23' NORTH OF CENTERLINE
TREE ROW RUNNING TO THE EAST



SAVED 3/24/2026 2:26:18 PM BY BILL SEXSON
PLOTTED 3/24/2026 2:26:54 PM BY BILL SEXSON
U:\WICHITA-CIVIL\2025\257088\003\2PD4_PLANS\030\PLAT\257088-003-FINAL_PLAT.DWG

