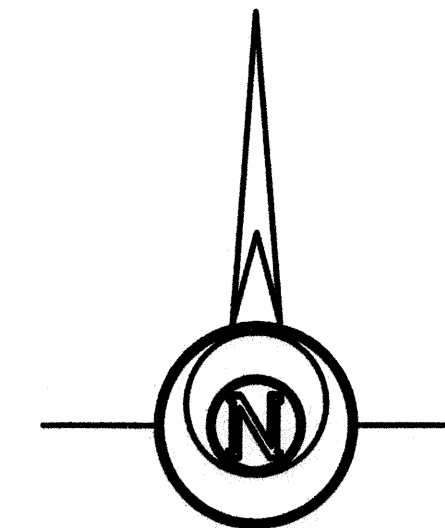


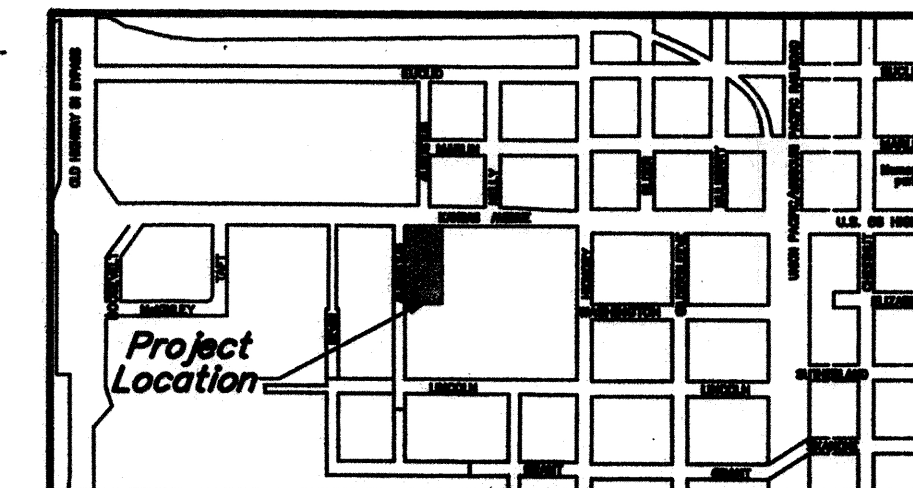
# SITE PLAN #S/P-12-02

## AFFORDABLE STORAGE

### 819 WEST KANSAS AVENUE



30 0 30 60 90  
BASIS OF BEARING = KS STATE PLANE



VICINITY MAP  
SCALE 1"=1000'

#### LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- X- - Fence
- WV - Water Valve
- PH - Fire Hydrant
- GP - Guard Post
- T- - Underground Telephone Line
- SS- - Sanitary Sewer
- 100- - Existing Ground Contours
- (UO) - Unknown Origin
- (C) - Calculated
- (M) - Measured
- (PL) - Plotted
- (PS) - Previous Survey GSS Project # G2000-10
- (R) - Record measurement

Zoning data: B-4 Service Business District  
For further zoning information contact:

Name: Tom Stinemetz  
Title: Zoning Administrator  
Phone: 620-245-2548

- Maximum structure height: 35'
- Minimum yard requirements:  
Front yard restriction: 20' however, outdoor sales lots and display areas may be located not less than 10 feet from the front lot line  
Side yard restriction: none; however, a minimum 10 foot side yard shall be provided if adjacent to a residential district.  
Rear yard restriction: 15'
- Maximum lot coverage: 50%

#### Owner's Certification:

As the developer of the project approved by this site plan, I do hereby certify that I understand that the project is to be constructed as shown on the final approved plan and that no occupancy certificate will be granted for the project until all required items have been complete. I further certify that, since these requirements run with the project, I will supply a copy of this approved site plan to any successors or assigns who may follow me in ownership of the project.

Signed: *Steve Blomberg*  
Steve Blomberg  
Blomberg Enterprises, LLC

#### City of McPherson:

Official Site Plan as modified to the specifications approved by the McPherson City Planning Commissions at their meeting of February 7, 2012

#### ATTEST:

*Gail Lauderdale*  
Gail Lauderdale, Secretary

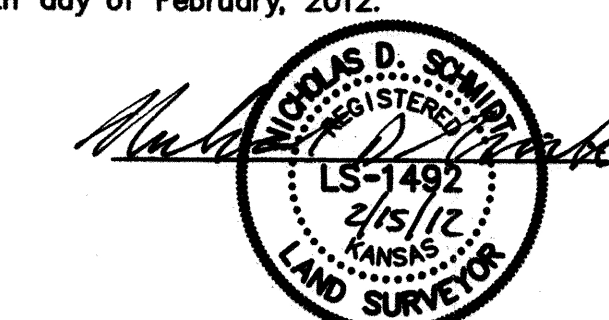
Reviewed for completion of punchlist items:  
City Zoning Administrator  
*Thomas R. Stinemetz*  
Thomas R. Stinemetz

Signed: *Donna S. Lehner*  
Donna S. Lehner, Chairperson

Site Drainage and Traffic considerations reviewed:  
City Public Works Director  
*Douglas Whitacre*  
Douglas Whitacre

#### SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 15th day of February, 2012.



#### DESCRIPTIONS:

A portion of the Southwest Quarter of Section 29, Township 19 South, Range 3 West of the 6th Principal Meridian, City of McPherson, McPherson County, Kansas more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of Section 29, Township 19 South, Range 3 West of the 6th Principal Meridian; thence with a Kansas State Plane bearing of North 89°49'09" West along the North line of said Southwest Quarter 717.54 feet; thence South 00°34'21" East 50.00 feet to the Northwest corner of a tract of land conveyed to C.E. Sundahl by warranty deed recorded in Book 90, Page 396 at the McPherson County Register of Deeds Office, said corner also being the Northeast corner of Block 1, Irvin and Lloyd's Addition to the City of McPherson; thence continuing South 00°34'21" East along the East line of said Block 1 a distance of 322.23 feet to the POINT OF BEGINNING; thence North 89°04'07" East 75.00 feet; thence South 00°34'21" East parallel with the East line of said Block 1 a distance of 118.27 feet to the centerline of vacated Washington Street; thence North 89°57'35" West along the centerline of said vacated Washington Street 75.00 feet to the East line extended of said Block 1; thence North 00°34'21" West along said East line 116.89 feet to the POINT OF BEGINNING containing 8,821.49 Square Feet, subject to any easements of record.

#### AND

Lots 1 to 15, inclusive, Block 1, together with the vacated Alley lying within said Block 1 and the North 37.5 feet of vacated Washington Street lying directly adjacent to said Block 1, Irvin and Lloyd's Addition to the City of McPherson, McPherson County, Kansas.

#### GENERAL NOTES:

1) According to Flood Insurance Rate Map No 20113C 0356 E. (dated January 16, 2009) published by the Federal Emergency Management Agency, subject property lies within Zone "AE" defined as a special flood hazard Area subject to inundation by the 1% annual Chance flood with Base Flood Elevations determined. The Base Flood Elevation for the proposed buildings is 1484.70 feet.

2) All existing or future outdoor lighting shall be directed or shielded in such a way so as to prevent the creation of a nuisance to adjacent residential properties or the creation of a hazard on any public way.

#### BENCHMARKS:

- BM 13A:  
City BM at Northeast Corner Kansas/Hickory Street: Square cut at Southwest corner inlet in center of curb return.  
Elevation=1488.90 (NAVD88)
- TBM A:  
Square cut on back of curb South side Kansas ave. at approx property line between Powell and storage units  
Elevation=1488.33 (NAVD88)
- TBM B:  
5/8" Rebar w/red GSS cap at Southeast corner of Southeast storage building.  
Elevation=1487.00 (NAVD88)

Prepared For: <b>BLOMBERG ENTERPRISES</b>	Description: <b>BLOCK 1, IRVIN AND LLOYDS ADD AND A PORTION OF THE SW 1/4 SEC. 29, T19S, R3W, MCPHERSON, KS</b>
Prepared By: <b>GSS</b>	Garber Surveying Service, P.A. 2908 North Plum St. Hutchinson, Kansas 67502 Phone (620) 665-7832 • FAX (620) 663-7401 • Phone (620) 241-4441 • FAX (620) 241-4458
Drawn By: KLL	Scale: 1"=30'
Checked By: NDS	Date: 01/25/2012
Rev. 02/15/2012 Rev. 01/25/2012	Date of Field Work: January 10, 2012 Sheet 1 of 1 Sheet(s)
Job No: <b>G2012-10</b>	