## NOTES

1. LOCATION: Located in south Wichita a quarter mile west of Broadway in a primarily residential neighborhood. Existing adjoining land uses include: single family residential, multi-family residential, office, auto sales, American legion post, roofing company, and auto salvage yard.
2. LOT TOTAL - 2
3. ANNEXATION: City of Wichita
4. EXISTING/PROPOSED USES: existing - vacant land
   proposed - senior living residential and muti-family residential
5. ZONING: Existing - "LC" Limited Commercial, "SF-5" Single Family, TF-3 Multi-family Residential
   Proposed - "MF-29" Multi-family and Protective Overlay #193 per associated ZON2007-36
6. PLAT AREA: Gross = 3.92 acres
7. SURVEY DATE: October 2010 (by MKEC)
8. PUBLIC UTILITIES: Municipal water and sanitary sewer is available.
9. ACCESS / ACCESS CONTROLS: None
10. RESERVES: None
11. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0365E, effective date February 7th, 2007; this property lies within flood zone "X", *"Areas determined to be outside the 0.2% annual chance floodplain."*
12. DRAINAGE: A drainage report shall accompany this plat and will be submitted to the Public Works Department.
13. BUILDING SETBACK: As per P.O. #193

## LEGAL DESCRIPTION

A replat of Lots 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, and 18, TOGETHER WITH, the west 340 feet of Lot 1, TOGETHER WITH the west 32 feet of Lots 10 and 13, American Legion Addition, Wichita, Sedgwick County, Kansas.

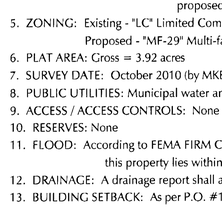
## LEGEND

- EDGE OF TREES
- 6IN - CONIFEROUS TREE
- 3TN - DECIDUOUS TREE
- SN - SIGN
- PP - POWER POLE
- ELEC BOX - ELECTRIC BOX
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- SWMH - STORM WATER MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TMH - TELEPHONE MANHOLE
- TR - TELEPHONE RISER
- INLET
- GRATE INLET
- GM - GAS METER
- BM - BENCHMARK
- -⅝" REBAR/MKEC CLS 39
- PROPERY CORNER FOUND
- SECTION CORNER
- EASEMENT
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE

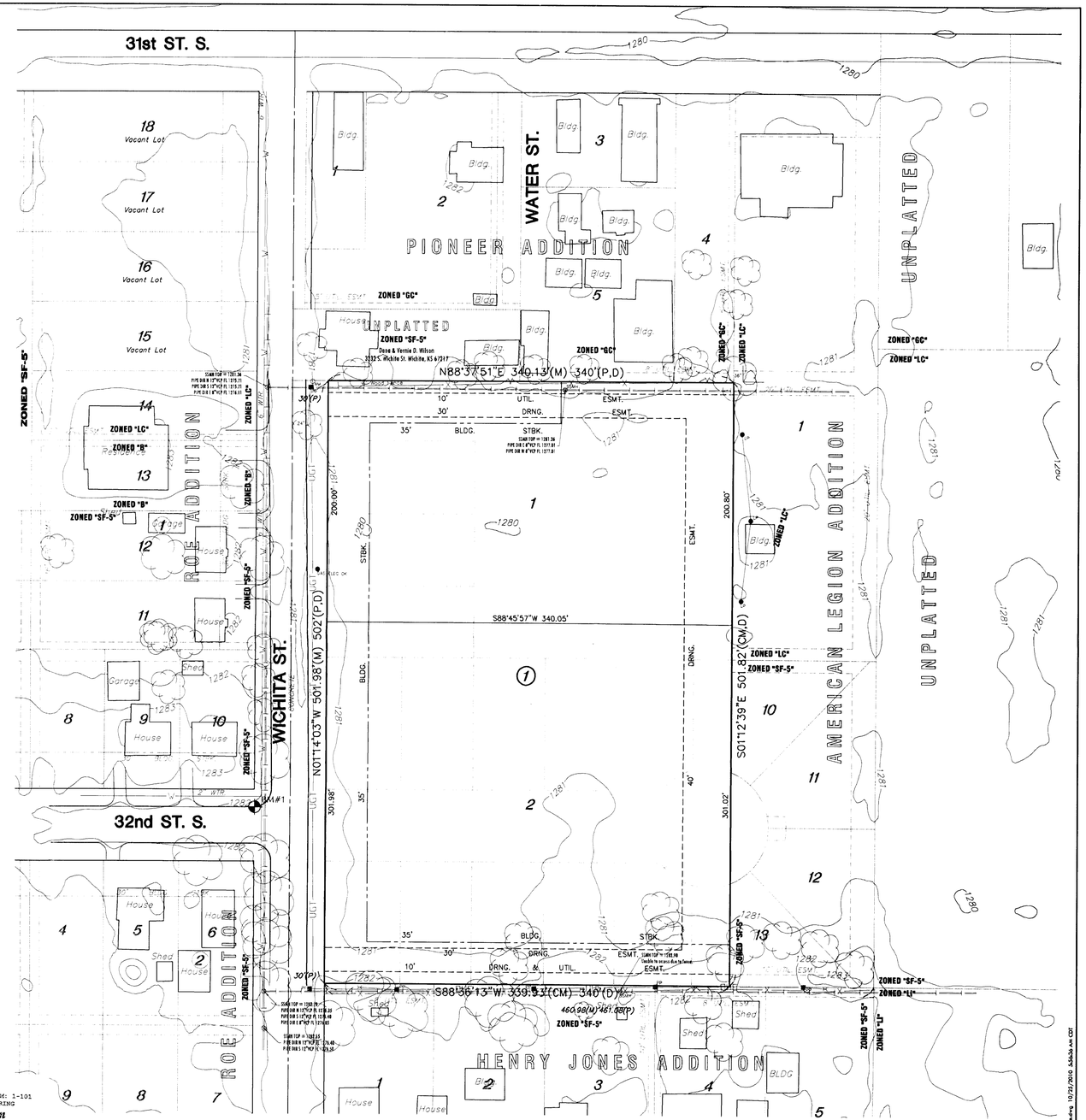
## BENCH MARK

BM 1 - Square cut west end of northwest return at Wichita and 32nd St. S.
ELEV.=1281.69 NAVD88

NORTH
1"=50' / 1 : 600
50 0 50




VICINITY MAP




TO: 1-71 PUBLIC WORKS ENGINEERING FROM: 1-101
*Julianne Kallman*
(Plats - 11/10/10 Subdivision Meeting)

# ONE STEP FINAL PLAT

**A replat in a portion of the NE. ¼, Sec. 8, T28S, R1E, 6th P.M.**

# GARDENS AT WICHITA PLACE ADDITION

DEVELOPER: Mental Health Association of South Central Kansas, Attn: Dr. Rose Mary Mohr — 555 N. Woodlawn, Ste. 3105 — 67208 — 316.685.1821
OWNER: Steel Sunflowers, LLC, Attn: Martha S. Johnson, Manager — 5200 S. 247th St. W., Goddard, KS — 67052 — 316.773.4481

Date submitted: Oct. 25th, 2010
Subdivision Hearing: Nov. 10, 2010
**MAPC Hearing: Nov. 18th, 2010**

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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