PW&U ENGINEERING 1-71
Juliann Kallman
(Plats for the 8/9/12 Subdivision Meeting)

NOTES

1. LOCATION: Located in south Wichita east of Broadway Avenue and south of Kellogg Street (US 54 HWY) in an area of mixed uses having multi family residential, Hotels, and business offices.
2. LOT TOTAL - 2
3. ANNEXATION: City of Wichita
4. EXISTING/PROPOSED USES: Existing - commercial business
   Proposed - commercial retail store
5. ZONING: Existing / Proposed - "GC" General Commercial
6. PLAT AREA: Gross = 2.63 Acres
7. SURVEY DATE: March 2012 (by MKEC)
8. PUBLIC UTILITIES: Municipal sanitary is available and municipal water is available east side of Broadway Avenue.
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 SETBACKS: As per Zoning District

LEGAL DESCRIPTION

Lots 25 thru 36, inclusive, Block 1, Orme & Phillips Addition, to the City of Wichita, TOGETHER WITH, the North 8 feet of the vacated street adjacent on the South, in Sedgwick County, Kansas,
TOGETHER WITH,
Lots 8, 10, 12, 14, 16, 18, 20, 22, and 24, on Lawrence Avenue, now Broadway Avenue, and Lots 7, 9, 11, 13, 15, 17, 19, 21, and 23, on Topeka Avenue, in Block 1, Orme and Phillips Addition to the City of Wichita, in Sedgwick County, Kansas,

EXCEPT that part of said Lots 8, 10, 12, 14, and 16, on Lawrence Avenue, now Broadway Avenue, described as follows:

BEGINNING at the Northeast corner of said Lot 8; thence S00°46'04"E, 13.07 feet on an assumed bearing along the East line of said Lot 8; thence N89°09'34"W, 120.12 feet; thence S07°04'31"W, 117.22 feet to a point on the South line of said Lot 16, on Lawrence Avenue, now Broadway Avenue, said point being 4.00 feet East of the Southwest corner of said Lot 16; thence S88°53'57"W, 4.00 feet along the South line of said Lot 16; thence N00°46'12"E, 125.03 feet along the West line of said Lots, to the Northwest corner of said Lot 8; thence N88°53'57"E, 140.07 feet along the North line of said Lot 8 to the POINT OF BEGINNING,

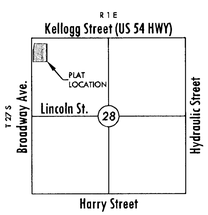
AND EXCEPT that part of Lot 7, on Topeka Avenue, described as follows:

BEGINNING at the Northeast corner of said Lot 7, thence S00°45'56'E, 18.50 feet on an assumed bearing along the East line of said Lot 7; thence N89°09'34'W, 140.13 feet to a point on the West line and 13.75 feet South of the Northwest corner of said Lot 7; thence N00°46'04'W, 13.75 feet to the Northwest corner of said Lot 7; thence N88°53'57"E, 140.07 feet along the North line of said Lot 7 to the POINT OF BEGINNING,

TOGETHER WITH, the south 17.00 feet of the North 25.00 feet of Orme Street right of way lying West of Topeka Avenue and East of Broadway Avenue.

LEGEND

- UTILITY PEDESTAL/RISER
- UTILITY POLE
- UTILITY MANHOLE
- UTILITY METER
- UTILITY VALVE
- GUY WIRE
- LIGHT POLE
- FIRE HYDRANT
- SINGLE POST SIGN
- DECIDUOUS TREE
- TRAFFIC SIGNAL W/MAST ARM
- TRAFFIC CONTROL BOX
- BOLLARD
- DOWN SPOUT
- UTILITY METER (GAS)
- UTILITY METER (WATER)
- UTILITY PEDESTAL/RISER
- UTILITY POLE
- LANDSCAPE
- DOOR PLUS WIDTH
- BENCHMARK
- 5/8" REBAR/MKEC CLS 39
- PROPERTY CORNER FOUND
- SECTION CORNER
- EASEMENT
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- GUARD RAIL
- STREET VACATION
- ALLEY VACATION

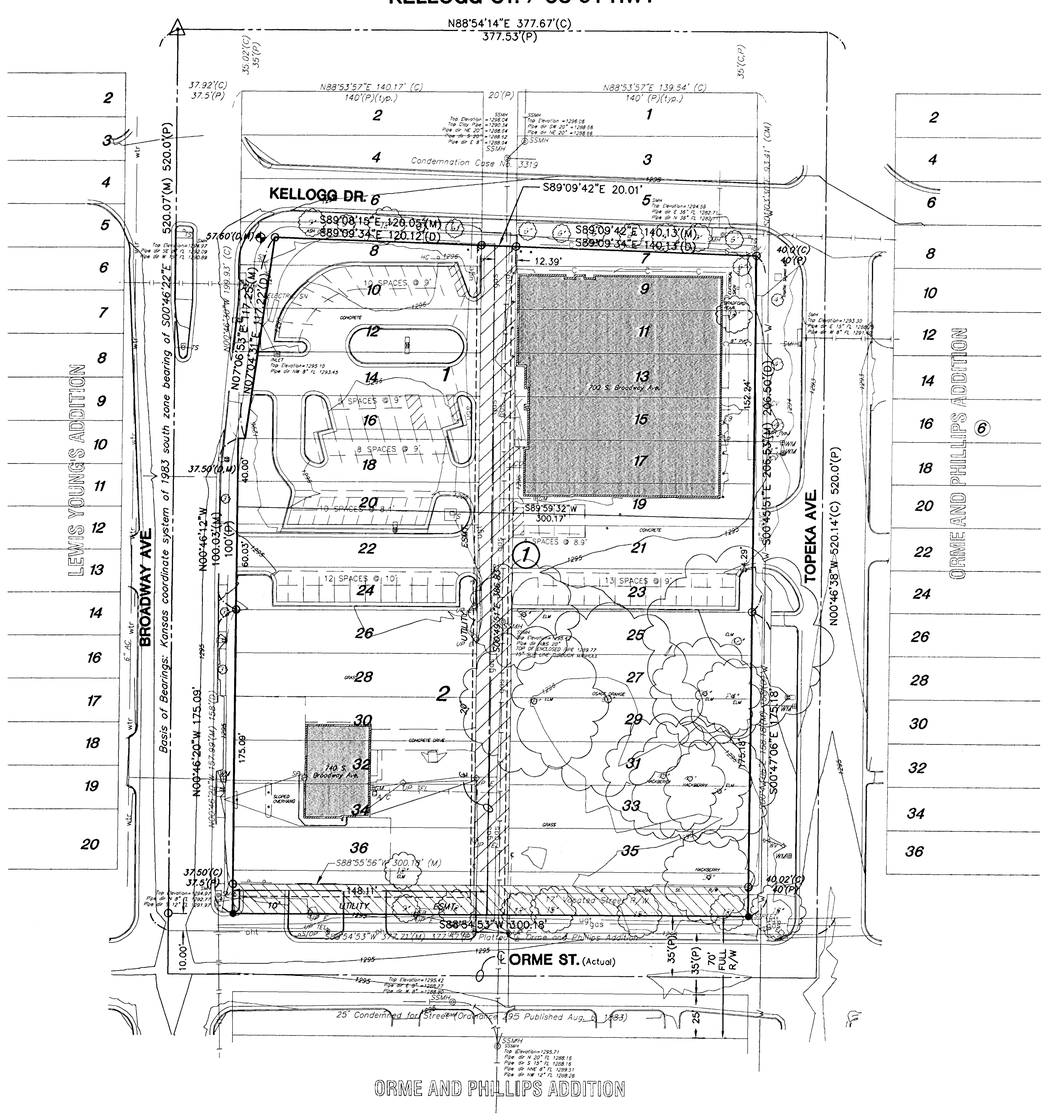


VICINITY MAP

NORTH
1"=40' / 1 : 480
0 20 40 80

BENCH MARK

BM - Chiseled square cut on Southwest corner of concrete traffic signal pole base on Southeast corner of Kellogg and Broadway (Northwest corner of site).
Elev.=1295.41 NAVD 88.



PRELIMINARY PLAT

A portion of the NW. ¼, Sec. 28, T27S, R1E, 6th P.M.

QUIKTRIP 12TH ADDITION

DEVELOPER: QuikTrip Corp. 4705 S. 129th East Avenue, Tulsa, OK 74134-7008 918-615-7141
OWNER: Jerry A. Sims, L.L.C. 1020 E. Bluestem Ct., Andover, KS 67002-7958 316-706-1615

Date submitted: July 23rd, 2012 **Subdivision Hearing: August 9th, 2012**

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

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