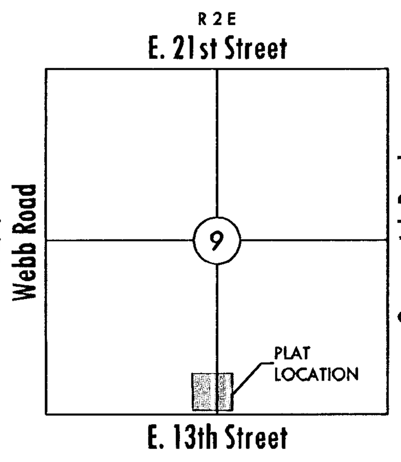
NOTES

1. LOCATION: Located in northeast Wichita, north of 13th Street North and east of Webb Road in an area of mixed uses having single family residential, hotels, retail, restaurants, and business offices.
2. LOT TOTAL: 9
3. ANNEXATION: City of Wichita
4. EXISTING/PROPOSED USES: Vacant Lot, Offices
5. ZONING: Existing - "LI" Limited Industrial
   Proposed - "LI" Limited Industrial
6. PLAT AREA: Gross - 7.89 acres
7. SURVEY DATE: October 2012 (by MKEC)
8. PUBLIC UTILITIES: Municipal sanitary sewer shall be extended to the site from the east. Municipal water is available from the north and east of property.
9. ACCESS CONTROLS: Access points for Block 1 along 13th Street shall be place accordingly: The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.
10. RESERVES: Reserves "A", and "B" are platted for berms, landscaping, irrigation, open space, monuments, sidewalks, and utilities in designated locations (by easement). Reserve "B" is also platted for drainage. The Reserves shall be owned and maintained by the lot owner's association, provided however, that the undersigned or Lot owner's association as the undersigned successors in interest may, at its discretion deed parcels of said Reserves "A", and "B" to an owner(s) of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants or regulations.
11. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0378E, effective date February 2nd, 2007; this property lies within flood zone "X", *"Areas determined to be outside the 0.2% annual chance floodplain."*
12. DRAINAGE: A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.



VICINITY MAP

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

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N89°00'49"E along the S. line of the SW. ¼, Sec. 9, T27S, R2E, 6th P.M.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGAL DESCRIPTION

A replat of Lot 4, Block 1, and Reserve "C", The Waterfront Sixth Addition, an addition to Wichita, Sedgwick County, Kansas.

LEGEND

- EDGE OF TREES
- DECIDUOUS TREE
- SIGN
- POWER POLE
- ELECTRIC BOX
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SECTION CORNER
- BENCHMARK
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- GAS PIPELINE
- TELEPHONE LINE
- UNDERGROUND ELEC.
- CABLE LINE
- FIBER OPTIC CABLE

BENCHMARK

BM - Chiseled square on top of curb at north end of island in N. Veranda St., 460' north of centerline of 13th St. N. Elev. = 1387.03 (NAVD 88)

MINIMUM PAD ELEVATION
LOWEST OPENING

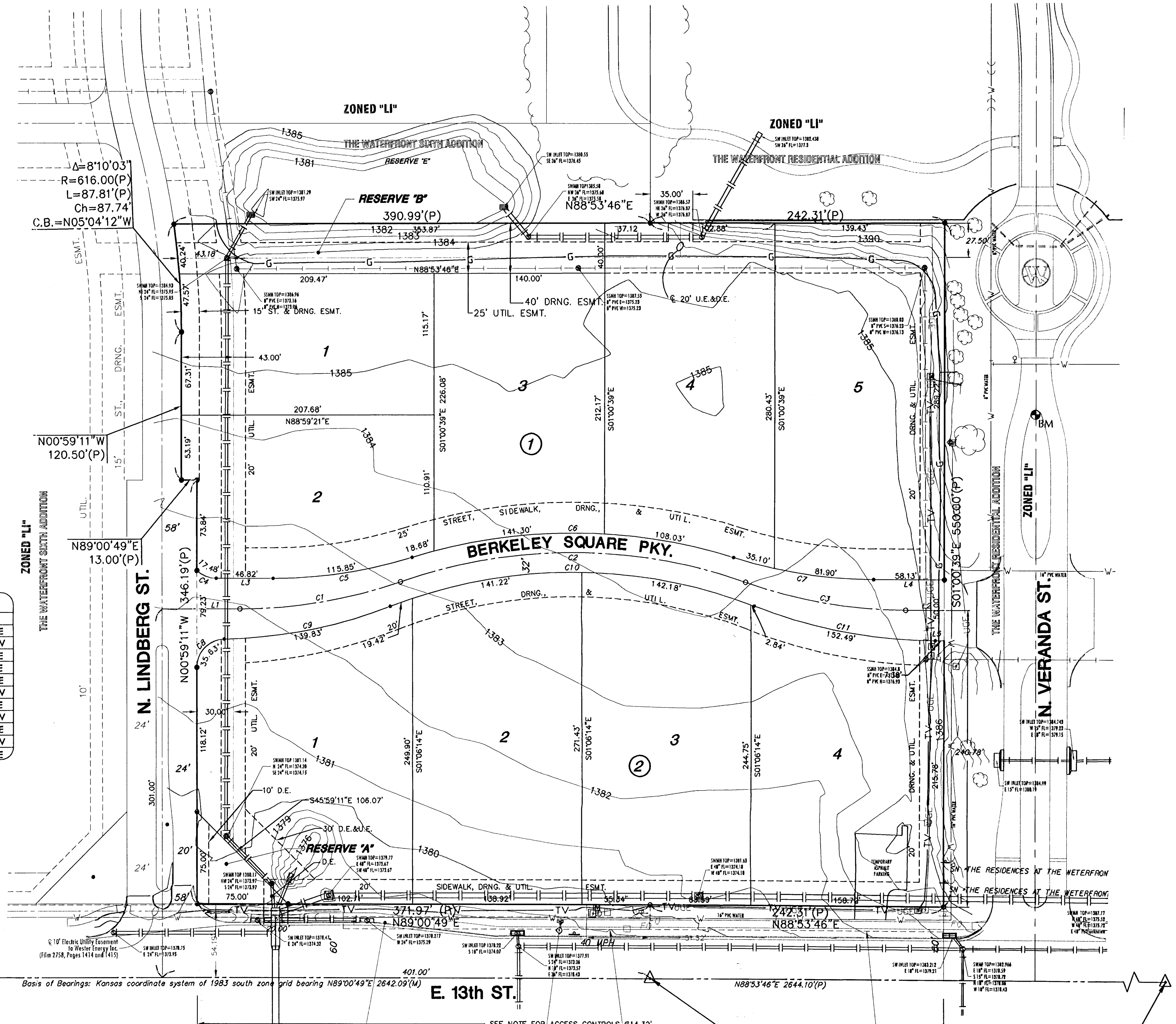
LOTS (inclusive)	BLOCK	ELEVATION (NAVD88)
1, 3, 4, 5	1	1386.6

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	C.B.
C1	134.30'	400.00'	19°14'11"	133.67'	N79°22'15"E
C2	288.73'	430.00'	38°28'22"	283.34'	S88°59'21"W
C3	134.30'	400.00'	19°14'11"	133.67'	S81°23'34"E
C4	17.48'	23.00'	43°33'24"	17.07'	S69°13'57"E
C5	115.85'	385.00'	17°14'29"	115.42'	N80°22'06"E
C6	268.01'	446.00'	34°25'50"	264.00'	S88°57'47"W
C7	117.00'	390.00'	17°11'21"	116.57'	S82°24'59"E
C8	35.63'	23.00'	88°45'20"	32.17'	S43°23'29"W
C9	139.83'	400.00'	20°01'45"	139.12'	N77°45'17"E
C10	305.67'	414.00'	42°18'10"	298.77'	S88°53'29"W
C11	152.49'	415.00'	21°03'14"	152.64'	S80°29'02"E

LINE TABLE

LINE	LENGTH	BEARING
L1	64.53'	N88°59'21"E
L2	31.74'	N88°59'21"E
L3	46.82'	N88°59'21"E
L4	58.13'	N88°59'21"E
L5	7.38'	N88°59'21"E



PRELIMINARY PLAT

A portion of the Southwest Quarter, Section 9, Township 27 South, Range 2 East, 6th P.M.

THE WATERFRONT EIGHTH ADDITION

OWNER/DEVELOPER: Beech Lake Investments, LLC Attn: Johnny Stevens — 1223 N. Rock Road, Bldg. H200, Wichita, KS 67206 — 316-636-2100
The Waterfront Holding Co., LLC Attn: Johnny Stevens — PO Box 782257, Wichita, KS 67278 — 316-636-2100

Submitted: Nov. 13th
Subdivision Hearing: Nov. 29th
MAPC Hearing: Dec. 6th, 2012

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