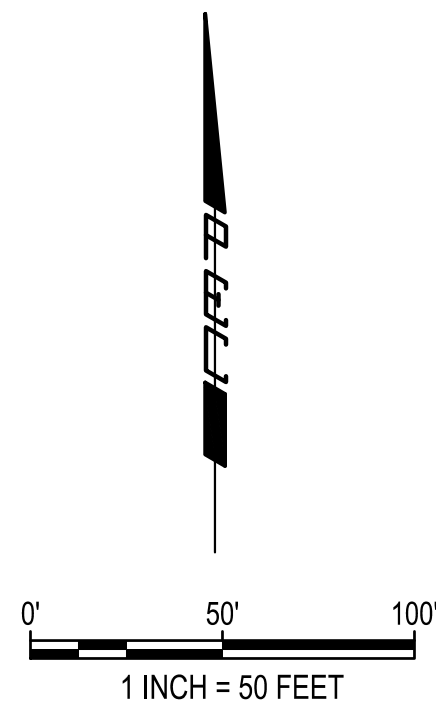


MCNEIL FAMILY ADDITION

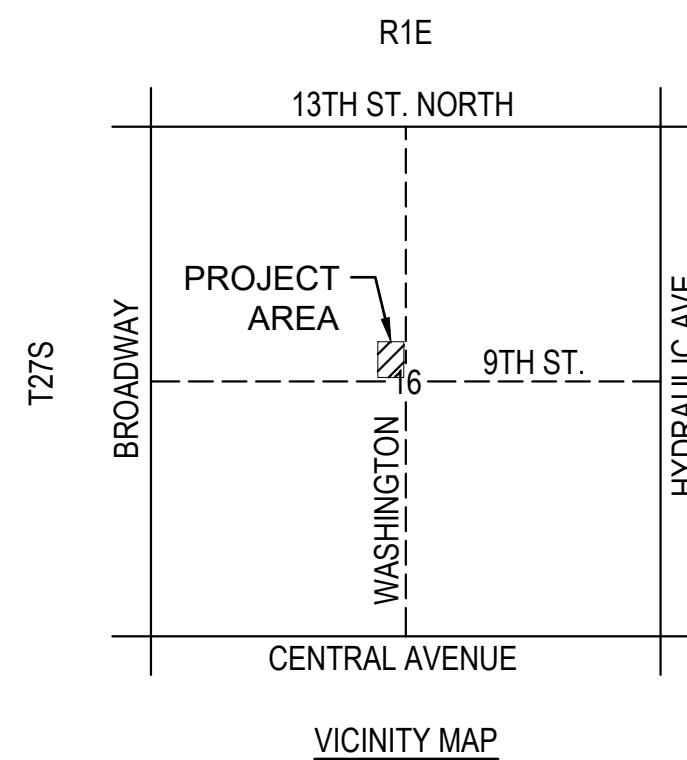
WICHITA, SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT



PLAT LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PEC CAP
- (M) MEASURED



UNDG. GAS LINE	---	G
UNDG. FIBER OPTIC	---	UF
BUILDING LINE	---	BL
SANITARY SEWER PIPE SMALLER THAN 8"	---	SS
SANITARY SEWER PIPE 8" AND LARGER	---	SS
WATER LINE	---	W
FENCE	---	X
STORM SEWER PIPE SMALLER THAN 8"	---	SS
STORM SEWER PIPE 8" AND LARGER	---	SS
CULVERT PIPE	---	C
GENERIC FLOWLINE	---	FL
ROAD CENTERLINE	---	CL
OVERHEAD ELECTRIC LINE	---	OE
UNDERGROUND ELECTRIC LINE	---	UE
MAJOR CONTOUR	---	ELEV
MINOR CONTOUR	---	ELEV
LOT LINE	---	LL
SETBACK LINE	---	SL
EASEMENT LINE	---	EL
RIGHT OF WAY LINE	---	RWL
SECTION LINE	---	SL

SECTION CORNER	△	SCR
RIGHT OF WAY MARKER	+	
HORIZONTAL CONTROL POINT	△	CP#
PROPERTY IRON	○	IRP
BENCHMARK	⊕	BM#
TELEPHONE MANHOLE	⊕	T
SANITARY SEWER MANHOLE	⊕	SS
WATER VALVE	⊕	WV
WATER METER	⊕	WM
FIRE HYDRANT	⊕	FH
SIGN	⊕	S
MONITORING WELL	⊕	MW

LEGEND

GAS VALVE	⊕	
GAS METER	⊕	
STORM DRAIN MANHOLE	⊕	
STORM DRAIN AREA INLET	⊕	
STORM DRAIN CURB INLET	⊕	
ROOF DRAIN INTO GROUND	⊕	
ELECTRICAL GUY POLE	⊕	
ELECTRICAL METER	⊕	
ELECTRICAL BOX	⊕	
ELECTRICAL RISER	⊕	
ELECTRICAL POWER/TRANSMISSION POLE	⊕	
ELECTRICAL LIGHT POLE	⊕	
DOWN GUY ANCHOR	⊕	
DECIDUOUS TREE	⊕	
CONIFEROUS TREE	⊕	
T-POST FOR TREE	⊕	
ABANDONED	ABAND.	
REINFORCED CONCRETE PIPE	RCP	
POLYVINYL CHLORIDE PIPE	PVC	
VITRIFIED CLAY PIPE	VCP	
STORM WATER AREA INLET	SDA	
STORM WATER CURB INLET	SDC	
STORM WATER MANHOLE	SDM	
SANITARY SEWER MANHOLE	SSM	
CONCRETE	CONC	
CURB AND GUTTER	C&G	
FLOW LINE	FL	
ELEVATION	EL	
NOT TO SCALE	N.T.S.	
BOOK	BK	
PAGE	PG	
RIGHT OF WAY	RW	
CENTERLINE	CL	
PLATTED	P	
RETAINING	RET	
RECORD	RECORD	

LEGAL DESCRIPTION

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 17, 19, 21, 23, 25, 27, AND 29,
HIBARGER'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL 2:
LOTS 12, 14, 16, 18, 20, 22, 24, 26, 28 AND 30, ON MOSLEY AVENUE, HIBARGER'S
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THE
FOLLOWING-DESCRIBED TRACT, THAT PROPERTY BOUNDED BY A LINE
BEGINNING AT A POINT 1.53 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT
20, BLOCK 2, PARMENTER'S THIRD ADDITION TO THE CITY OF WICHITA, AND
THENCE WEST 117 FEET ALONG THE NORTH LINE OF LOT 30 ON MOSLEY
AVENUE, IN HIBARGER'S ADDITION TO THE CITY OF WICHITA, SEDGWICK
COUNTY, KANSAS, WHICH LINE IS 396 FEET NORTH OF THE SOUTH LINE OF THE
NORTHWEST QUARTER (NW/4) OF SECTION 16, TOWNSHIP 27, RANGE 1 EAST, TO
A POINT 1.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 20, BLOCK 2,
PARMENTER'S THIRD ADDITION TO THE CITY OF WICHITA, AND THENCE NORTH
.85 FEET, THENCE EAST 117 FEET, THENCE SOUTH .765 FEET TO THE PLACE OF
BEGINNING.

NOTES:

- EXISTING PLATTED ALLEY TO BE VACATED.
- EXISTING SANITARY SEWER TO BE ABANDONED TO LIMITS SHOWN. NEW MANHOLE TO BE CONSTRUCTED ON EXISTING SANITARY SEWER 10' SOUTH OF THE NORTH PROPERTY LINE.
- NEW 20' X 20' UTILITY EASEMENT PROVIDED AT NEW MANHOLE LOCATION.
- EXISTING OVERHEAD UTILITIES TO BE RELOCATED.
- EXISTING FLOOD ZONE - ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD AND ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.
- FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

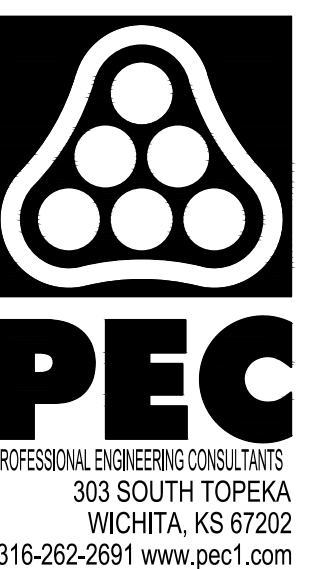
- 0.2% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

BENCH MARKS

BM-201
ELEVATION: 1,303.04 (NAVD 88)
SQUARE CUT ON NORTHWEST CORNER OF WATER MONITORING WELL CONCRETE PAD NORTH OF RETAINING WALL ON WEST END EAST SIDE OF MOSLEY AVENUE.

BM-202
ELEVATION: 1,301.31 (NAVD 88)
SQUARE CUT ON BACK OF CURB WEST CURB RETURN OF FIRST DRIVE EAST ON 9TH STREET SOUTH SIDE EAST OF MOSLEY AVENUE

DATE OF PREPARATION: SEPTEMBER 10, 2024
DATE OF SURVEY: AUGUST 12, 2024
OWNER'S AND SUB-DIVIDERS: MCNEIL PROPERTIES, LLC
P.O. BOX 39, KECHI, KS 67067
SURVEYOR: PROFESSIONAL ENGINEERING CONSULTANTS
303 S. TOPEKA, WICHITA, KS 67202
EXISTING ZONING: LI - LIMITED INDUSTRIAL
PROPOSED ZONING: LI - LIMITED INDUSTRIAL



SAVERD 10/14/2024 8:39:16 AM BY BILL SEXSON
 PLOTTED 10/14/2024 8:40:00 AM BY BILL SEXSON
 U:\WICHITA-CIVIL\2024\240642\000\2PD4_PLANS\030\PRELIMINARY\240642-000 PRELIMINARY PLAT.DWG