PRELIMINARY PLAT

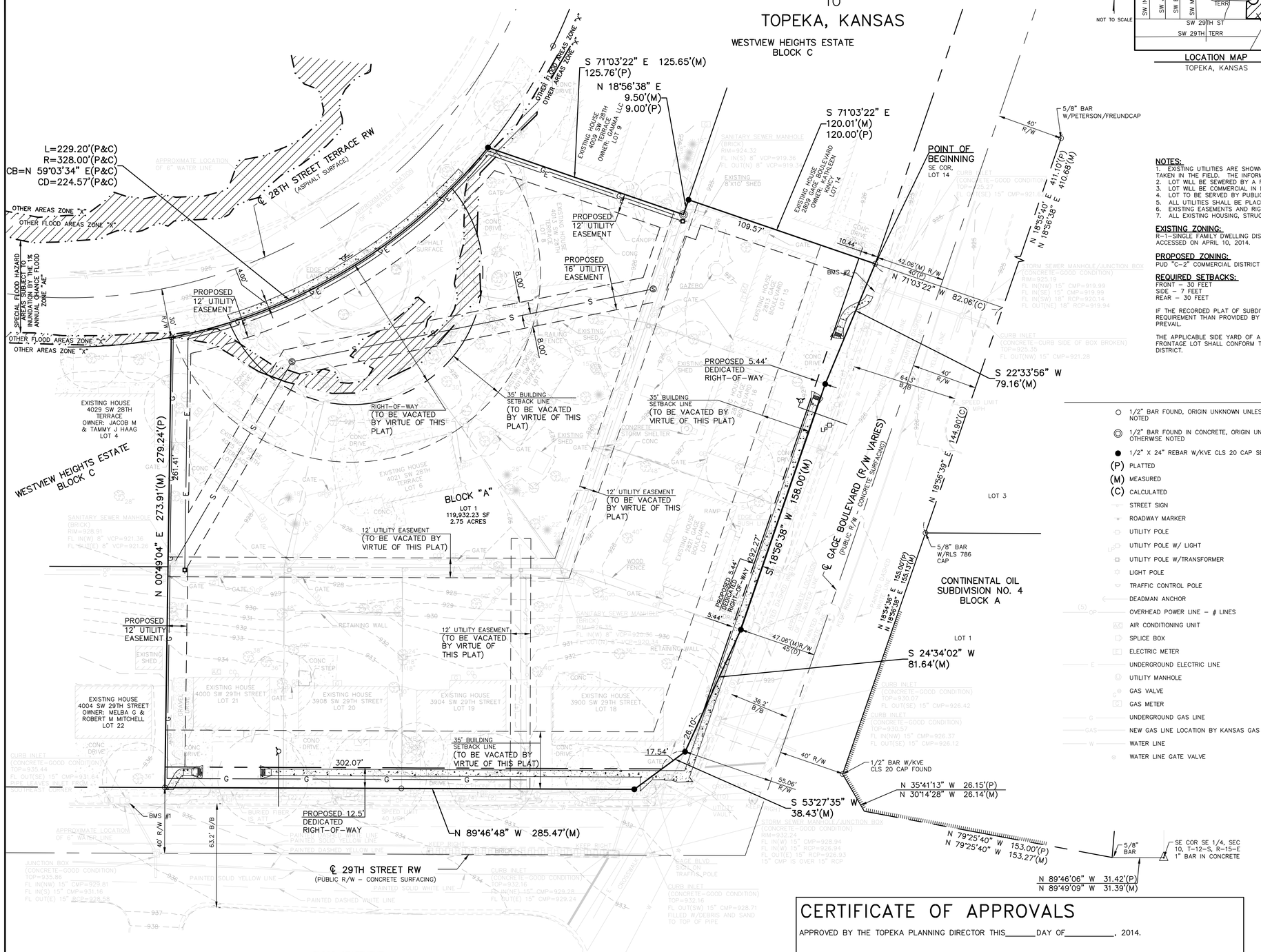
WESTVIEW HEIGHTS ESTATE NO. 2

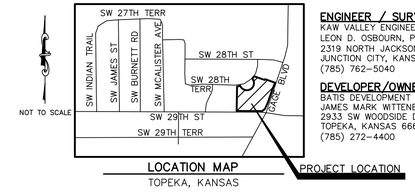
A MINOR RE-PLAT OF ALL OF LOTS 5-8 AND LOTS 15-21, BLOCK "C", WESTVIEW HEIGHTS ESTATE

TO

TOPEKA, KANSAS

WESTVIEW HEIGHTS ESTATE
BLOCK C





NOT TO SCALE

LOCATION MAP
TOPEKA, KANSAS

ENGINEER / SURVEYOR:
KAW VALLEY ENGINEERING, INC.
LEON D. OSBOURN, P.E./R.L.S.
2319 NORTH JACKSON / P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
(785) 762-5040

DEVELOPER/OWNER
BATIS DEVELOPMENT COMPANY
JAMES MARK WITTENBURG
2933 SW WOODSIDE DRIVE, SUITE 200
TOPEKA, KANSAS 66614
(785) 272-4400

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:
1. EXISTING UTILITIES ARE SHOWN BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. LOT WILL BE SEWERED BY A RELOCATED SANITARY SEWER LINE.
3. LOT WILL BE COMMERCIAL IN NATURE.
4. LOT TO BE SERVED BY PUBLIC WATER SERVICE.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
6. EXISTING EASEMENTS AND RIGHT-OF-WAY PLATTED BOUNDARY TO BE VACATED.
7. ALL EXISTING HOUSING, STRUCTURES, DRIVEWAY AND UTILITIES TO BE REMOVED WITHIN PLATTED BOUNDARY

EXISTING ZONING:
R-1-SINGLE FAMILY DWELLING DISTRICT AS SHOWN ON THE TOPEKA, KANSAS GIS WEBSITE ACCESSED ON APRIL 10, 2014.

PROPOSED ZONING:
PUD "C-2" COMMERCIAL DISTRICT

REQUIRED SETBACKS:
FRONT - 30 FEET
SIDE - 7 FEET
REAR - 30 FEET

IF THE RECORDED PLAT OF SUBDIVISION PROVIDES FOR A GREATER MINIMUM YARD REQUIREMENT THAN PROVIDED BY THIS DISTRICT, THE PROVISIONS OF THE PLAT SHALL PREVAIL.

THE APPLICABLE SIDE YARD OF A CORNER LOT AND THE REAR YARD OF A DOUBLE FRONTAGE LOT SHALL CONFORM TO THE MINIMUM FRONT YARD REQUIREMENTS OF THIS DISTRICT.

EXISTING LEGEND

- 1/2" BAR FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2" BAR FOUND IN CONCRETE, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2" X 24" REBAR W/KVE CLS 20 CAP SET
- (P) PLATTED
- (M) MEASURED
- (C) CALCULATED
- STREET SIGN
- ROADWAY MARKER
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/TRANSFORMER
- LIGHT POLE
- TRAFFIC CONTROL POLE
- DEADMAN ANCHOR
- OVERHEAD POWER LINE - # LINES
- AIR CONDITIONING UNIT
- SPLICE BOX
- ELECTRIC METER
- UNDERGROUND ELECTRIC LINE
- UTILITY MANHOLE
- GAS VALVE
- GAS METER
- UNDERGROUND GAS LINE
- NEW GAS LINE LOCATION BY KANSAS GAS
- WATER LINE
- WATER LINE GATE VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER LINE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- FIBER OPTIC CABLE SIGN
- UNDERGROUND FIBER OPTIC CABLE (ATT)
- UNDERGROUND FIBER OPTIC CABLE W/# LINES
- GATE POST
- WOOD FENCE
- CHAIN LINK FENCE
- DECIDUOUS TREE W/SIZE
- EVERGREEN TREE W/SIZE
- BUSH
- STUMP W/SIZE
- 1' CONTOUR INTERVAL
- B/B BACK OF CURB TO BACK OF CURB
- RESTRICTED ACCESS
- TREE DRIPLINE
- FLOODPLAIN

PROPOSED LEGEND

- SANITARY SEWER MANHOLE
- S — SANITARY SEWER MAIN
- W — WATER MAIN
- FIRE HYDRANT
- G — GAS LINE
- GAS METER
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- RELOCATED UTILITY POLE
- RELOCATED UTILITY POLE W/LIGHT

FLOOD STATEMENT:
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN OTHER AREAS ZONE "X", OTHER FLOOD AREAS ZONE "X" AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AE" ON THE FLOOD INSURANCE RATE MAP FOR CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS. MAP NO. 20177C0213E, EFFECTIVE DATE SEPTEMBER 29, 2011. OTHER AREAS ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". OTHER FLOOD AREAS ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AE" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATIONS IS THE WATER-SURFACE ELEVATION OF THE 1 % ANNUAL CHANCE FLOOD.

CERTIFICATE OF APPROVALS

APPROVED BY THE TOPEKA PLANNING DIRECTOR THIS_____DAY OF_____, 2014.

_____
BILL FIANDER, AICP, INTERIM PLANNING DIRECTOR

APPROVED BY THE TOPEKA PUBLIC WORKS DIRECTOR THIS_____DAY OF_____, 2014.

_____
DOUG WHITACRE, PUBLIC WORKS DIRECTOR

BENCHMARKS:
BMF #1: ALUMINUM DISC IN TOP OF POINT OF INTERSECTION OF CONCRETE RETAINING WALL AT SOUTHWEST QUADRANT OF SOUTHWEST 29TH STREET AND SOUTHWEST GAGE BOULEVARD. STAMPED CITY OF TOPEKA ENGINEERING DEPARTMENT.
ELEV=935.82

BMS #1: CHISELED "SQUARE" SET ON TOP OF SOUTHEAST CORNER CURB INLET, NORTH SIDE OF 29TH STREET, 20'± WEST OF SOUTHWEST PROPERTY CORNER. ELEV=935.61

BMS #2: CHISELED "SQUARE" SET ON TOP OF SOUTHWEST CORNER CURB INLET, WEST SIDE OF GAGE BOULEVARD, 10'± EAST OF THE NORTHEAST PROPERTY CORNER.
ELEV=925.82

BMF #2: CHISELED "SQUARE" ON TOP OF CURB INLET SOUTH SIDE
ELEV=928.42

REV	DATE	DESCRIPTION	LDO	BKR	DSN	DWN	CHK
0	4-30-14	INITIAL ISSUE					

LEON D. OSBOURN
LICENSED
9772
4-30-14
KANSAS
PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
KS # 9772

KAW VALLEY ENGINEERING, INC.
LAND SURVEYORS | ENGINEERS | CONSULTANTS
2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
job@kveng.com | www.kveng.com
JUNCTION CITY, KS | KANSAS CITY, MO | LENEXA, KS | SALINA, KS | EMPORIA, KS
KAW VALLEY ENGINEERING, INC.; IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY THE STATE OF KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1153. EXPIRES 12/31/14.

WESTVIEW HEIGHTS ESTATE NO. 2
29TH STREET AND GAGE BOULEVARD
TOPEKA, KANSAS

PRELIMINARY PLAT

PROJ. NO.	A14_6828
DESIGNER	LDO
DRAWN BY	BKR
CFN	6828PRLM
REV	0
SHEET	1 OF 1

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.