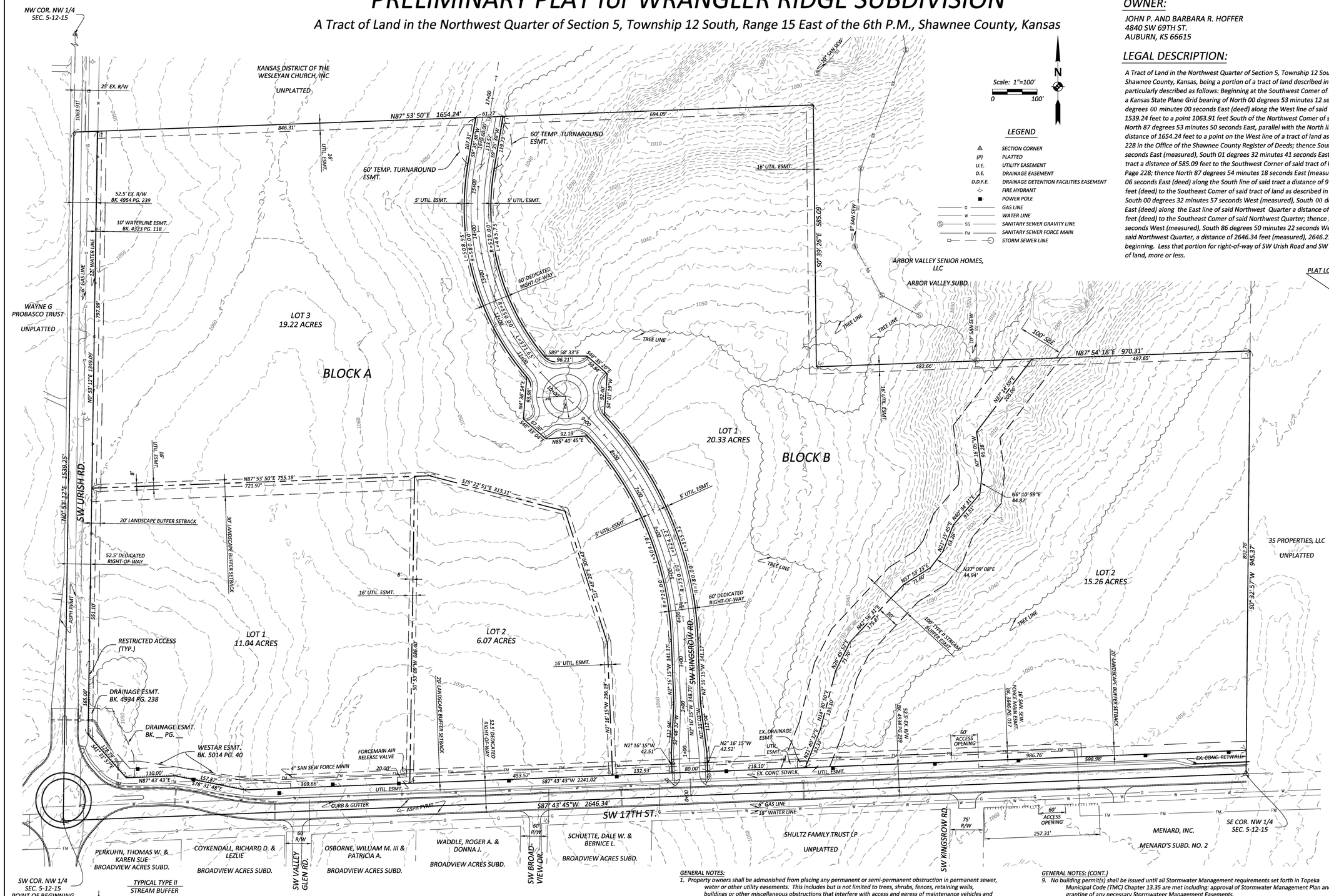
PRELIMINARY PLAT for WRANGLER RIDGE SUBDIVISION

A Tract of Land in the Northwest Quarter of Section 5, Township 12 South, Range 15 East of the 6th P.M., Shawnee County, Kansas

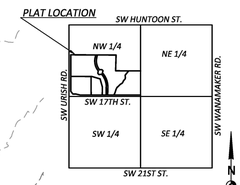


OWNER:

JOHN P. AND BARBARA R. HOFFER
4840 SW 69TH ST.
AUBURN, KS 66615

LEGAL DESCRIPTION:

A Tract of Land in the Northwest Quarter of Section 5, Township 12 South, Range 15 East of the 6th P.M., Shawnee County, Kansas, being a portion of a tract of land described in Book 3858, at Page 554 and more particularly described as follows: Beginning at the Southwest Comer of said Northwest Quarter; thence on a Kansas State Plane Grid bearing of North 00 degrees 53 minutes 12 seconds East (measured), North 00 degrees 00 minutes 00 seconds East (deed) along the West line of said Northwest Quarter, a distance of 1539.24 feet to a point 1063.91 feet South of the Northwest Comer of said Northwest Quarter; thence North 87 degrees 53 minutes 50 seconds East, parallel with the North line of said Northwest Quarter, a distance of 1654.24 feet to a point on the West line of a tract of land as described in Book 1701, at Page 228 in the Office of the Shawnee County Register of Deeds; thence South 00 degrees 39 minutes 26 seconds East (measured), South 01 degrees 32 minutes 41 seconds East (deed) along the West line of said tract a distance of 585.09 feet to the Southwest Corner of said tract of land as described in Book 1701, at Page 228; thence North 87 degrees 54 minutes 18 seconds East (measured), North 87 degrees 01 minutes 06 seconds East (deed) along the South line of said tract a distance of 970.31 feet (measured), 970.26 feet (deed) to the Southeast Comer of said tract of land as described in Book 1701, at Page 228; thence South 00 degrees 32 minutes 57 seconds West (measured), South 00 degrees 19 minutes 55 seconds East (deed) along the East line of said Northwest Quarter a distance of 945.37 feet (measured), 945.29 feet (deed) to the Southeast Comer of said Northwest Quarter; thence South 87 degrees 43 minutes 45 seconds West (measured), South 86 degrees 50 minutes 22 seconds West (deed) along the South line of said Northwest Quarter, a distance of 2646.34 feet (measured), 2646.27 feet (deed) to the point of beginning. Less that portion for right-of-way of SW Urish Road and SW 17th Street. Contains 79.86 acres of land, more or less.



SEC. 12, T12S, R14E
LOCATION MAP

Rev.	By	Date	Description
1	SBB	2/14/14	REVISED PER STAFF PRELIMINARY COMMENTS
2	SBB	3/27/14	REVISED PER STAFF REVIEW COMMENTS

Prepared for:

JOHN P. & BARBARA R. HOFFER
4840 SW 69th ST.
AUBURN, KANSAS 66402

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Topeka, KS 66612
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SBB

SHEET TITLE:

PRELIMINARY PLAT
WRANGLER RIDGE SUBDIVISION

SBB Proj. No.:	13-177
	– –
Drawn by:	MB
Checked by:	RS
Date:	02/14/2014
Scale:	1"=100'
Drawing No.:	Sh. 1 of 1

TYPICAL TYPE II STREAM BUFFER

25'	25' OUTER AREA	
25'	25' STREAMSIDE AREA (MIN)	℄ OF WATERWAY
25'	25' STREAMSIDE AREA (MIN)	
25'	25' OUTSIDE AREA	

STREAM BUFFER NOTE:

Stream buffer easements are hereby established as shown to provide for informal green space and the natural unobstucted overland flow of surface water in existing drainage ways. Property owner(s) shall not place permanent or semi-permanent obstructions in said easement. All maintenance within the stream buffer easement shall be the right, duty, and responsibility of the property owner(s) of the property in which the easement is so located. However, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the Director of the applicable Department of Public Works, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon said property owner(s). Officials representing the applicable Department of Public Works shall have the right to enter upon the easement for the purpose of periodic inspection and/or corrective maintenance.

STREAM SIDE AREA - USES ALLOWED:

1. Native Vegetation
2. Flood Control
3. Foot Paths / Road Crossings
4. Utility Corridors

OUTER AREA - USES ALLOWED:

1. Native Vegetation or Managed Lawn
2. Biking / Hiking Paths
3. Flood Control
4. Detention / Retention Structure
5. Utility Corridor
6. Stormwater BMP'S
7. Residential Yards / Landscape Areas

STREAM BUFFER EASEMENT:

a) There shall be no clearing, grading, construction or disturbance of vegetation, except as approved by the Director of the Department of Public Works or designee.

b) Any buffer shown hereon is subject to protective covenants which may be found in the land records and which restrict disturbance and use of these areas.

c) Please refer to Section 6 of City of Topeka Code 17.10 for all pertinent management guidelines and prohibited practices and activities within the stream buffer areas.

GENERAL NOTES:

1. Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, water or other utility easements. This includes but is not limited to trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access and egress of maintenance vehicles and equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semi-permanent obstruction located in the permanent sewer, water or other easement may be removed by personnel representing the applicable Department of Public Works, to provide for the proper operation and maintenance of the utility line, without cost or obligation for replacement. Cost of removal and/or replacement shall be the responsibility of the property owners.
2. No building permits shall be issued for this subdivision until such time as utility extension plans for sanitary sewer and water, including sizing and routing, are approved by the City of Topeka Department of Public Works and the project is under contract for construction.
3. Water service shall be provided by the City of Topeka.
4. Sanitary Sewer service shall be provided by the City of Topeka.
5. All utilities shall be placed underground pursuant to the City's right-of-way management standards.
6. It is anticipated that Model Right-of Way Corridor No. 2 will be used to place utilities within the subdivision.
7. According to the Flood Insurance Rate Map "FIRM" Community Panel No. 20177C0192E, effective date September 29, 2011, this property is in Zone X, an area determined to be outside the 0.2% annual chance floodplain.
8. Temporary Turnaround easements to be rescinded upon extension of street.

GENERAL NOTES: (CONT.)

9. No building permit(s) shall be issued until all Stormwater Management requirements set forth in Topeka Municipal Code (TMC) Chapter 13.35 are met including: approval of Stormwater Management Plan and granting of any necessary Stormwateer Management Easements.
10. Restricted access line defines a portion of subdivision boundary in which the public is not allowed to cross in order to gain access to the subdivision. The Governing Body may cross this line in order to gain access to the subdivision.
11. Lots 1 & 2, Block A and Lot 2, Block B shall be used for non-residential purposes.
12. Access openings along SW Urish Rd., SW Kingsrow Rd., and SW 17th St. shall be approved at the site development stage demonstrating they are consistent with City of Topeka street design and location criteria.
13. Property owner(s) shall agree to a fair and equitable irrevocable waiver of objection to participation in a street benefit district for future improvements to SW Kingsrow Road.
14. A cross access easement shall be provided through and across Lots 1 and 2, Block A. This access easement shall be binding upon all owners, heirs, executors, administrators, and assigns of said subdivision.