

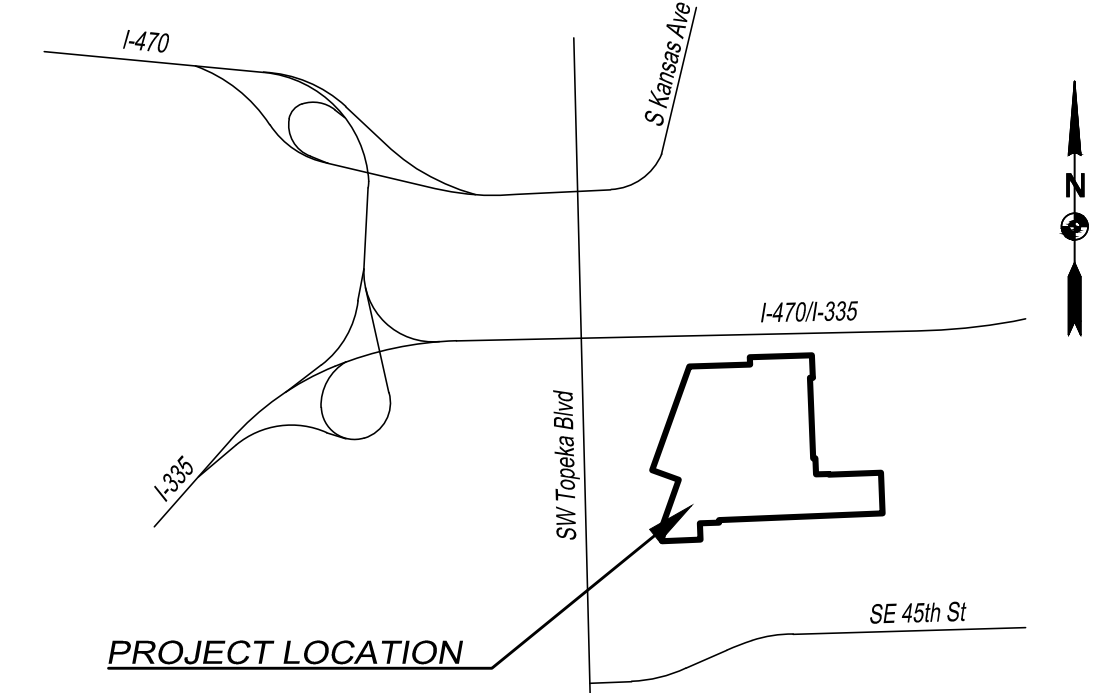
PRELIMINARY PLAT HORSESHOE BEND SUBDIVISION NO. 5

A REPLAT OF PART OF LOT 1, BLOCK A, LOTS 1, 2 AND 3, BLOCK B, PART OF LOT 3, BLOCK C; PART OF LOTS 1, 5, 6 AND 7, BLOCK F, LOT 1 AND PART OF LOT 2 AND 3, BLOCK G AND A PORTION OF SE TRUMAN AVENUE, SE 42ND STREET, SE 43RD STREET, SE 44TH STREET AND SE FREEMONT STREET, ALL IN HILLTOP SUBDIVISION NO. 2 AND LOTS 2, 3 AND 4, BLOCK E, GRAND OAKS SUBDIVISION, ALL IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

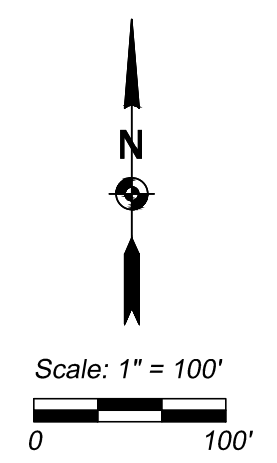
Horseshoe Bend No. 7

Horseshoe Bend No. 5 (Completed)

Horseshoe Bend No. 6



LOCATION MAP
NTS



LEGEND

- P.A.E. Pedestrian Access Easement
- U.E. Utility Easement
- RW Right of Way
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- Proposed Lot Number
- Existing Sanitary Sewer Line
- Existing Water Line
- Proposed Stormwater Management Easement
- Proposed Sanitary Sewer Line
- Proposed Water Line

Description:

A replat of part of Lot 1, Block A, Lots 1, 2 and 3, Block B, part of Lot 3, Block C; part of Lots 1, 5, 6 and 7, Block F, Lot 1 and part of Lot 2 and 3, Block G and a portion of SE Truman Avenue, SE 42nd Street, SE 43rd Street, SE 44th Street and SE Freemont Street, all in Hilltop Subdivision No. 2 and Lots 2, 3 and 4, Block E, Grand Oaks Subdivision, all in the City of Topeka, Shawnee County, Kansas being more particularly described as follows: Beginning at the Southwest corner of Lot 1, Block A, Horseshoe Bend Subdivision No. 4; thence on an assumed bearing of S88°00'53"W, 788.81 feet; thence S20°00'45"W, 49.47 feet; thence S50°30'48"E, 186.43 feet; thence on a 160.00 foot radius curve left an arc distance of 115.46 feet, said curve having a long chord bearing of S18°41'13"W, 112.97 feet; thence S01°59'07"E, 23.68 feet to the Northeast corner of Lot 1, Block E, Grand Oaks Subdivision; thence S88°00'53"W, 90.00 feet to the Northwest corner of said Lot 1; thence S01°59'07"E, 110.00 feet to the Southwest corner of said Lot 1; thence S88°00'53"W, 260.03 feet to the Southwest corner of said Lot 4, Block E, Grand Oaks Subdivision; thence N01°28'07"W along the West line of said Lot 4, being coincident with the Eastern right of line of SE Truman Avenue, 1.58 feet Measured, (1.49 feet Plat); thence continuing along said right of way line on a 120.00 foot radius curve right an arc distance of 44.99 feet, said curve having a long chord bearing of N09°16'19"E, 44.73 feet; thence continuing along said right of way line N20°00'45"E, 69.63 feet Measured (69.60 feet Plat); thence S88°00'53"W, 26.96 feet to the centerline of said SE Truman Avenue; thence N20°00'45"E along said centerline, 325.21 feet; thence N69°57'45"W, 191.46 feet Measured (191.35 feet Plat) to the Southwest corner of said Lot 1, Block G, Hilltop Subdivision No. 2; thence Northerly along the West line of said Lots 1 and 2, Block G, Hilltop Subdivision No. 2, N20°04'38"E, 744.68 feet Measured (744.76 feet Plat) to the Northwest corner of said Lot 2, Block G, Hilltop Subdivision No. 2; thence N88°33'53"E, 412.18 feet Measured (412.08 feet Plat); thence N01°26'07"W, 50.00 feet; thence N88°33'53", 418.51 feet Measured (419.98 feet Plat) to the Northwest corner of Lot 1, Block F, Horseshoe Bend Subdivision No. 4; thence S01°59'07"E, 151.95 feet Measured (152.05 feet Plat) to the Southwest corner of said Lot 1, Block F; thence S88°00'53"W, 20.61 feet; thence S01°59'07"E, along the West line of said Horseshoe Bend Subdivision No. 4, 545.18 feet; thence N88°00'53"E, 15.00 feet to the Northwest corner of Lot 1, Block A, Horseshoe Bend Subdivision No. 4; thence S01°59'07"E, 110.00 feet to the Point of Beginning, Containing 27.2 acres more or less.

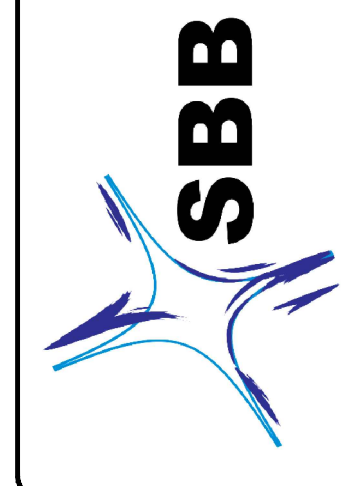
General Notes:

1. Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, drainage or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access or egress of maintenance vehicles or 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 or utility easement may be removed by personnel representing the governing body, to provide for the proper operation and maintenance of that utility line, without cost or obligation for replacement, cost of removal, and/or replacement shall be the responsibility of the property owner.
2. Water service will be provided by City of Topeka Water Department. No building permits shall be issued until arrangements for the installation of water main and/or connection charges have been made with the City of Topeka Water Department.
3. Sewer service is provided by City of Topeka public sanitary sewer system.
4. Minimum opening elevations shall be 1 ft above the highest adjacent 100-year water surface elevation.
5. No building permit(s) shall be issued until all Stormwater Management requirements set forth in the Topeka Municipal Code (TMC) are met including: approval of Stormwater Management Plan and granting of any necessary Stormwater Easements.
6. All utilities shall be placed underground pursuant to the City's right-of-way management standards.
7. All pedestrian access easements (P.A.E.) to be improved with a 4' wide public sidewalk at the time of construction of residences on the lots. The sidewalks along SE 44th Terrace and Truman Avenue adjacent with the "SME" lot "Tract A" shall be constructed by the developer at the time of street improvements.
8. According to "FIRM" Map Community Panel Number 20177C0306E, effective September 29, 2011, this tract is in flood zone "X", areas determined to be outside the 0.2% annual chance flood plain.

Rev.	By	Date	Description
1	JEM	5/23/19	Planning Staff Comments
2	JEM	5/17/21	Added proposed utilities for the last phase of subdivision

PREPARED FOR:
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SHEET TITLE: PRELIMINARY PLAT
PROJECT LOCATION: SE 43rd Street And SE Truman Street Topeka, Kansas 66609
SBB Proj. No.: 19-048
Drawn by: JEM
Checked by: RS
Date: 5/2/2019
Drawing No.:
Sh. 1 of 1