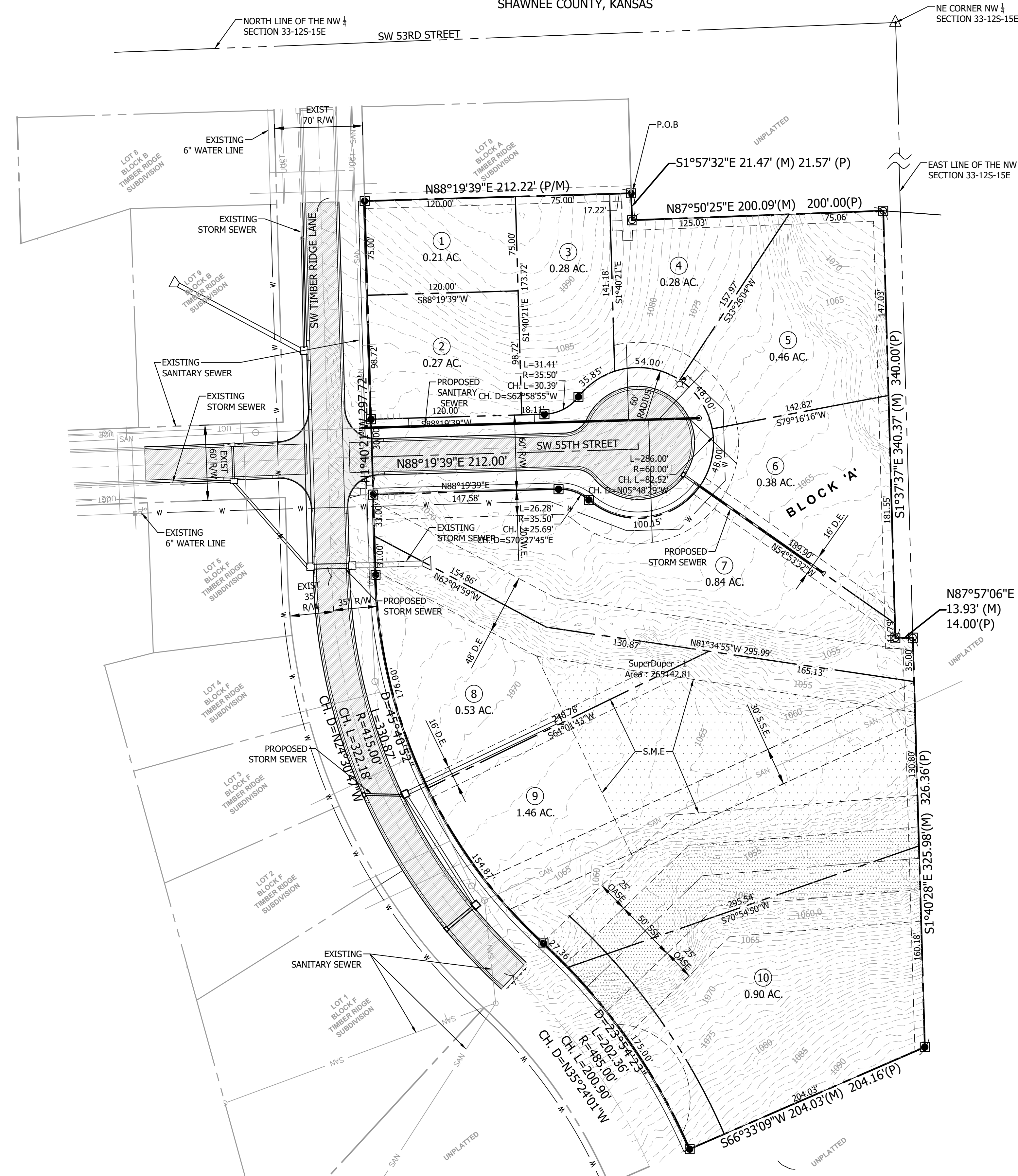


A PRELIMINARY PLAT FOR: **TIMBER RIDGE SUBDIVISION No. 2**

A REPLAT OF LOT 9, BLOCK A, TIMBER RIDGE SUBDIVISION
SHAWNEE COUNTY, KANSAS



NOTES:

- WATER SERVICE IS BY THE SHAWNEE CONSOLIDATED RURAL WATER DISTRICT No. 3
- SANITARY SEWER SERVICE SHALL BE BY THE CITY OF TOPEKA.
- THE PROPERTY LINES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 20177C0282E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011 AND No. 20177C0284E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.
- PROPERTY OWNERS SHALL BE ADMONISHED FROM PLACING ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION IN PERMANENT SEWER 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 THE GOVERNING BODY, ITS EMPLOYEES OR AGENTS TO PROVIDE FOR THE PROPER OPERATION AND MAINTENANCE OF THAT UTILITY LINE, WITHOUT COST OF OBLIGATION FOR REPLACEMENT, COST OF REMOVAL, AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PUBLIC WAYS (STREET AND ROADS) NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. TEMPORARY TURN-AROUND EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND SHALL BE AUTOMATICALLY VACATED WHEN STREETS ARE EXTENDED.
- THE MINIMUM OPENING ELEVATION FOR LOT 7, LOT 8, AND LOT 9, BLOCK A SHALL BE 1 FOOT ABOVE THE HIGHEST ADJACENT 100-YR WATER SURFACE ELEVATION.
- STORMWATER MANAGEMENT EASEMENTS (SME) ARE HEREBY ESTABLISHED AS SHOWN OR DESCRIBED TO PROVIDE FOR THE MANAGEMENT OF STORM WATER INCLUDING, BUT NOT LIMITED TO, DETENTION, RETENTION, STORAGE AND TREATMENT OF STORM WATER. PROPERTY OWNERS AND THEIR ASSIGNS AND SUCCESSORS (PROPERTY OWNERS) AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, ENLARGE, REPAIR, OPERATE AND PROVIDE PERPETUAL MAINTENANCE OF PIPE, FLUME, DITCH, SWALE, VEGETATIVE AREAS OR MECHANICAL DEVICES FOR STORM WATER CONVEYANCE AND/OR TREATMENT, OR ANY IMPROVEMENTS IN THE SME FOR THE DRAINAGE AND/OR TREATMENT OF SAID STORM WATER. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORM WATER MANAGEMENT STRUCTURES AND IMPROVEMENTS IN THE SME SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE PUBLIC WORKS DIRECTOR OR DESIGNEE. PROPERTY OWNERS SHALL NOT PLACE OR PERMIT ANY PERMANENT, SEMI-PERMANENT OR TEMPORARY OBSTRUCTION IN SAID SME INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBS, VEGETATION, ROCKS, FENCES, RETAINING WALLS, LANDSCAPING, STRUCTURES, BUILDINGS OR OTHER OBSTRUCTIONS THAT INTERFERE WITH OR OBSTRUCT DESIGNED WATER FLOW AND/OR TREATMENT PROCESS IN AN ENGINEERED CHANNEL, CONDUIT, STRUCTURE OR AREA, NOR SHALL PROPERTY OWNERS OBSTRUCT, PREVENT OR OTHERWISE HINDER INGRESS, EGRESS OR OPERATION OF MAINTENANCE VEHICLES, EQUIPMENT AND PERSONNEL UPON RECEIVING WRITTEN PERMISSION FROM THE APPLICABLE PUBLIC WORKS DIRECTOR OR DESIGNEE, PROPERTY OWNERS MAY CONSTRUCT AT THEIR OWN PERIL OTHER LIMITED IMPROVEMENTS AND/OR LANDSCAPING WITHIN THE SME WHICH DO NOT AND WILL NOT INTERFERE WITH THE FUNCTION OF THE STORM WATER MANAGEMENT SYSTEM. ANY OBSTRUCTIONS OR IMPROVEMENTS IN THE SME, PERMITTED OR NOT PERMITTED, MAY BE REMOVED BY THE APPLICABLE PUBLIC WORKS DEPARTMENT OR ITS CONTRACTOR TO PROVIDE FOR DESIGNED WATER FLOW AND/OR TREATMENT PROCESS OF THE STORM WATER MANAGEMENT SYSTEM. COST OF REMOVAL, DAMAGE AND ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL MAINTENANCE AND REPAIRS WITHIN THE SME SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS OF THE PROPERTY ON WHICH THE SME IS LOCATED. HOWEVER, IF DESIGNED WATER FLOW AND/OR TREATMENT PROCESS ARE IMPEDED BY NEGLECTED MAINTENANCE, SYSTEM FAILURE OR ARE SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES CAUSING A HAZARD OR THREAT TO PUBLIC SAFETY, AS DETERMINED BY THE APPLICABLE PUBLIC WORKS DIRECTOR OR HIS/HER DESIGNEE, EMERGENCY OR CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE APPLICABLE PUBLIC WORKS DEPARTMENT OR ITS CONTRACTOR WITH COSTS CHARGED TO SAID PROPERTY OWNERS. UNPAID COSTS SHALL BE ASSESSED TO AND IMPOSED AS A LIEN ON THE LAND. THE APPLICABLE PUBLIC WORKS DEPARTMENT STAFF AND THEIR CONTRACTORS SHALL HAVE THE RIGHT TO ENTER UPON THE SME FOR PURPOSES OF PERIODIC OR SPECIAL INSPECTION AND/OR CORRECTIVE MAINTENANCE.
- RESTRICTED ACCESS LINE DEFINES PORTION OF SUBDIVISION BOUNDARY IN WHICH THE PUBLIC IS NOT ALLOWED TO CROSS IN ORDER TO GAIN ACCESS TO THE SUBDIVISION OTHER THAN IN AN EMERGENCY SITUATION OF FOR TEMPORARY ACCESS DURING CONSTRUCTION ACTIVITIES. TEMPORARY ACCESS REQUIRES PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.

DESCRIPTION

A REPLAT OF LOT 9, BLOCK A, TIMBER RIDGE SUBDIVISION, AS RECORDED AT THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS IN PLAT BOOK 33, PAGES 52, 53, AND 54.

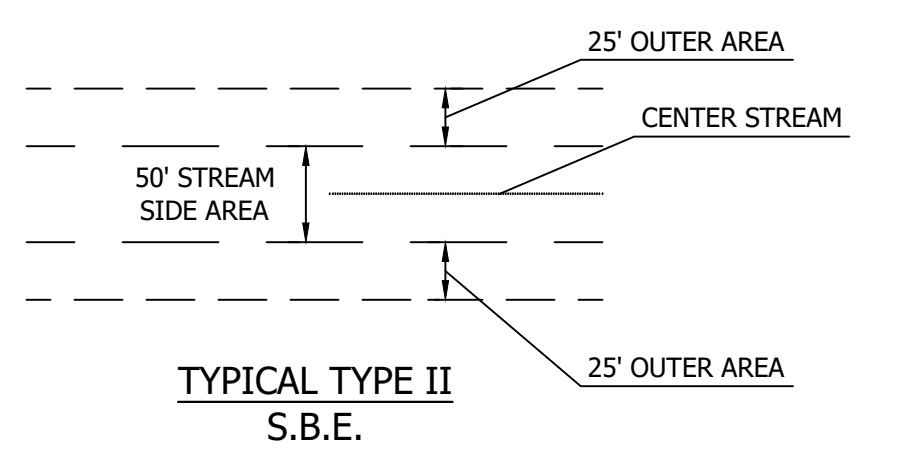
OWNERS:

DULTMEIER-ROLLENHAGEN LLC
3812 SW 40TH STREET
TOPEKA, KS 66610

LEGEND

- SET 5/8"x24" REBAR
- FOUND 1/2"x24" REBAR PE #4326
- (M) MEASURED BEARING & DISTANCE
- (R) RECORD BEARING & DISTANCE
- (P) PLAT - FINAL PLAT TIMBER RIDGE BOOK 33, PAGE 50
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATERLINE EASEMENT
- S.M.E. STORMWATER MANAGEMENT EASEMENT
- S.B.E. STREAM BUFFER EASEMENT
- R/W RIGHT OF WAY
- S.S.E. SANITARY SEWER EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.A.S.E. OUTER AREA STREAM EASEMENT
- S.S.E. STREAM SIDE EASEMENT

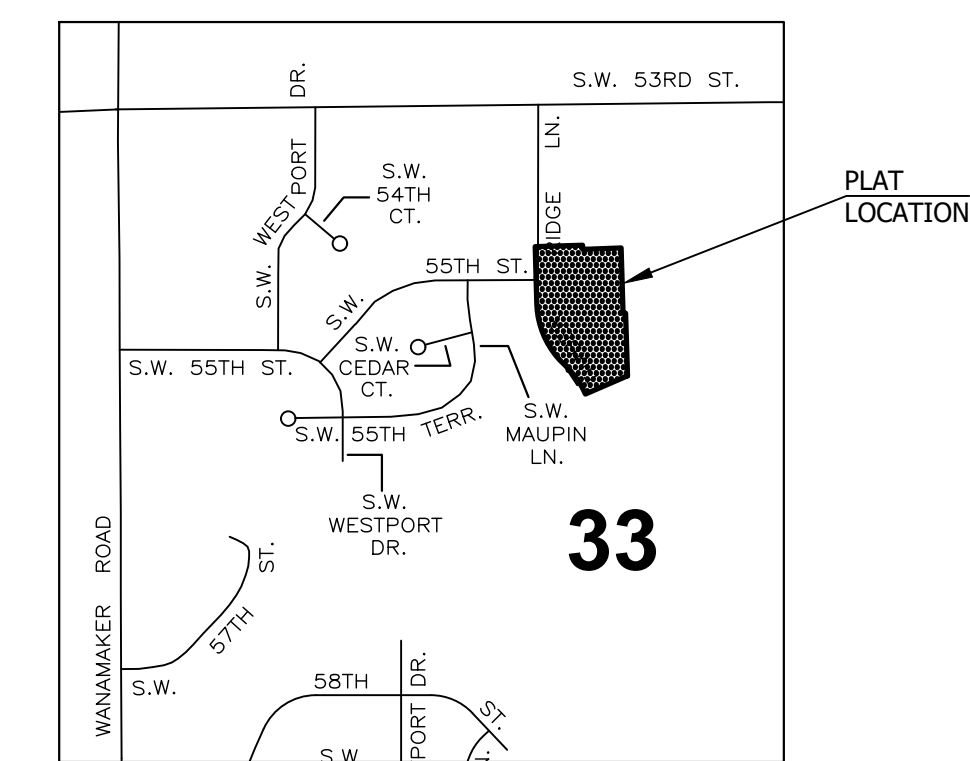
- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- RESTRICTED ACCESS
- UGR UNDERGROUND ELECTRIC LINE
- W WATER LINE
- W SANITARY SEWER
- UGT UNDERGROUND TELEPHONE



STREAMSIDE AREA - USES ALLOWED : NATIVE VEGETATION, FLOOD CONTROL, UTILITY CORRIDORS, FOOT PATHS, ROAD CROSSINGS

OUTER AREA - USES ALLOWED : NATIVE VEGETATION, MANAGED LAWN, FLOOD CONTROL, DETENTION, RETENTION, UTILITY CORRIDORS, STORMWATER BEST MANAGEMENT PRACTICES, RESIDENTIAL YARDS, LANDSCAPE AREAS

PLEASE REFER TO CHAPTER 17.10 OF THE CITY OF TOPEKA CODE FOR ALL PERTINENT MANAGEMENT GUIDELINES AND PROHIBITED PRACTICES AND ACTIVITIES WITHIN THE STREAM BUFFER AREAS.



**A PRELIMINARY PLAT FOR
TIMBER RIDGE SUBDIVISION NO. 2**

A REPLAT OF LOT 9, BLOCK A
TIMBER RIDGE SUBDIVISION
SHAWNEE COUNTY, KANSAS

DESIGNED BY:	ACS
DRAWN BY:	RCP
APPROVED BY:	SIM
DESIGN PROJ.:	16519.202
CONST PROJ.:	
SCALE:	AS NOTED
DATE:	JULY 2020
DRAWING NO.:	P20/xx
SHEET NO.:	1 of 1

Bartlett & West

1200 SW EXECUTIVE DRIVE - TOPEKA, KS 66615-3850
PHONE: 785.272.2222
WWW.BARTLETTWEST.COM

Drawing Name: W:\P\20\16519.202\AutoCAD\Drawings\16519.202_Prelim\16519.202_Prelim.dwg, Layout Name: Prelim Plat, Plotted By: RCP00222, Plotted on: 6/30/2020 12:03:18 PM
 Last edit on: 6/30/2020 12:02:22 PM by: RCP00222

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