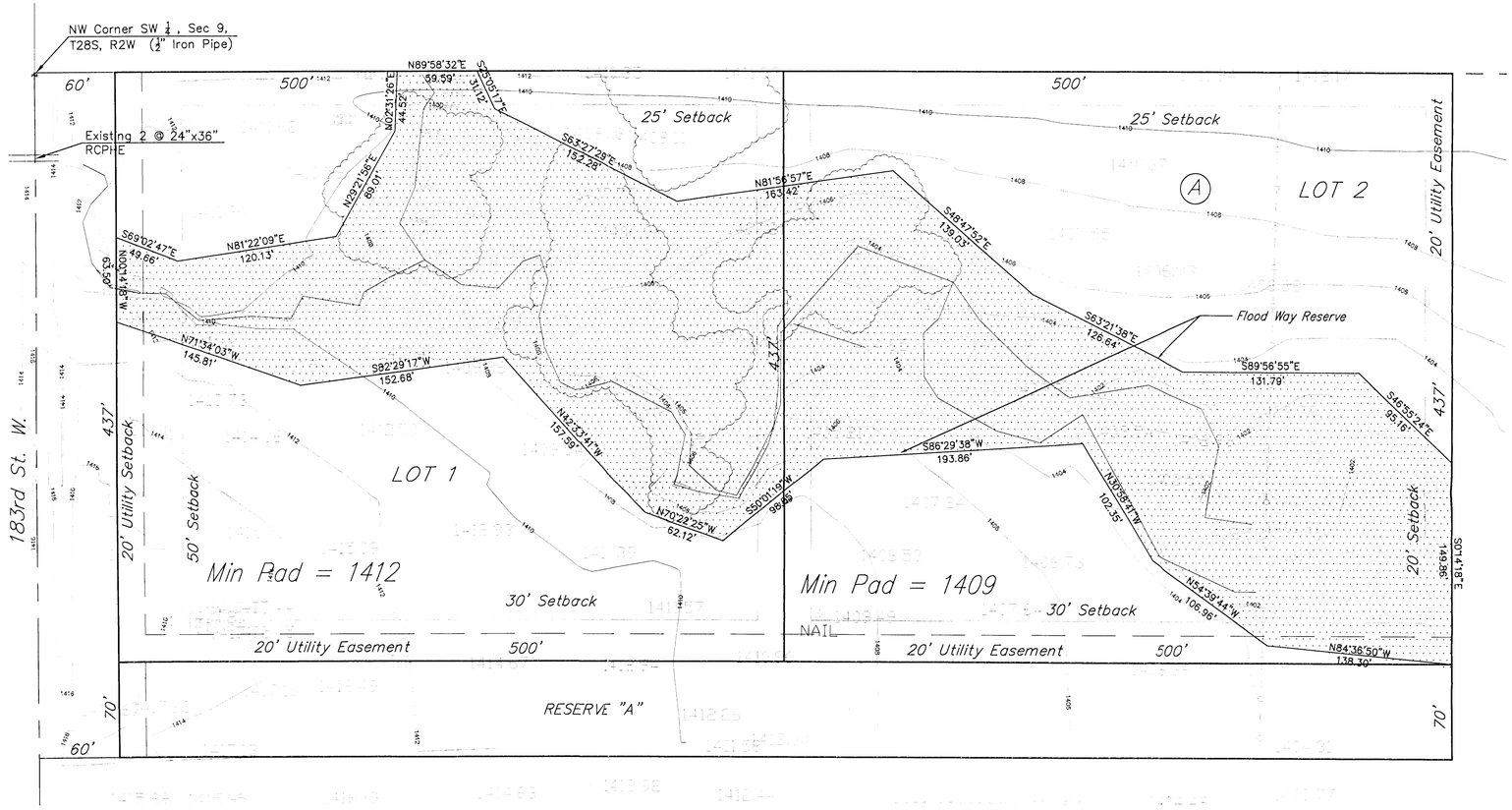
PRELIMINARY PLAT

W & M KRAMER FIRST ADDITION

SW Quarter Sec 9, Township 26 South, Range 2 West, Sedgwick County, Kansas



LEGAL DESCRIPTION:
Beginning at the Northwest corner of the Southwest Quarter of Section 9, T 28 S, R 2 W of the 6th Principal Meridian, Sedgwick County, Kansas; thence East on the North line of said Southwest Quarter on an assumed bearing of N89°58'32"E, 1060 feet; thence S00°14'18"E, parallel with the West line of said Southwest Quarter, 507 feet; thence S89°58'32"W, 1060 feet, to the West line of said Southwest Quarter; thence N0°14'18"W, 507 feet to the Point of Beginning.

BENCHMARK:
Site Benchmark = Southwest corner of concrete slab near SW corner of Lot 1.
Elev. = 1417.74

ZONING:
RR–Rural Residential

AREA OF PLAT:
10.03 Acres(Net)
12.34 Acres(Gross)

MINIMUM LOT SIZE:
5.01 Acres

DATE SURVEYED:
May 10, 2009

SURVEYOR:
Savoy Company, P.A.
433 S. Hydraulic
Wichita, KS 67202
(316) 265–0005

ENGINEER:
Harlan Foraker, P.E.
Certified Engineering Design, P.A.
810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262–8808

OWNER AND SUBDIVIDER:
Kramer Farms, Inc
Richard Kramer, President
3810 S. 183rd St. W.
Goddard, KS 67052

LEGEND

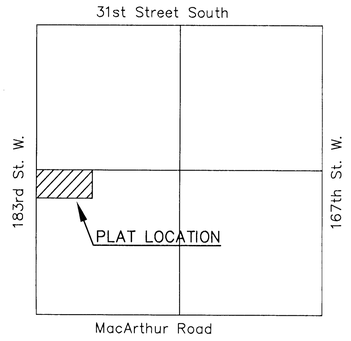
⊙ – *iron in thimble found*
× – *chiseled "X" in concrete set/found*
○ – *1/2' iron pipe found*
CM – calculated from measurements

– *property line*
– *easement line*
– *underground utility*
– *overhead utility*
– *center line*

DRAINAGE KEY

= Existing Contours
= Floodway Reserve

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



Notes:

Rural Water District #4 has a waterline along the west property line, east of the existing hedge row.

Existing Road Right–of–Way for 183rd St. W., prior to dedication is 30'. (No Road Record).

The entire tract is in a Flood Zone "X" per Sedgwick County, Kansas FIRM 20173C0320E, Effective Date: February 2, 2007.

IMPERVIOUS AREA CALCULATION

Gross Area = 537,490 sq.ft. (12.34 acres)

Existing Impervious Area (Roadway)= 6,340 sq.ft. (0.15 acres)

Proposed Bldgs, Drives, and Rdwy Impervious Area = 15,540 sq.ft. (0.36 acres)

Pervious Area to be in Grass = 521,950 sq.ft. (11.98 acres)

PRELIMINARY PLAT
W & M KRAMER FIRST
SEDGWICK COUNTY, KANSAS
PROJ. NO.: 20091800

CERTIFIED ENGINEERING DESIGN, P.A.
810 WEST DOUGLAS, SUITE C
WICHITA, KANSAS 67203
PH.(316)262–8808 FAX.(316)262–1669

DESIGNED: HDF	SCALE: 1"=50'	SHEET 1
DRAWN: PDC	DATE: June 2009	
CHECKED: HDF	CED FILE: KramerDP	TOTAL 1