

Boundary Description:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01°30'50" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 566.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°29'10" EAST, 81.27 FEET; THENCE ALONG A CURVE TO THE RIGHT, 62.08 FEET, SAID CURVE HAS A RADIUS OF 75.00 FEET AND A CHORD BEARING SOUTH 67°48'05" EAST, 60.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, 62.08 FEET, SAID CURVE HAS A RADIUS OF 75.00 FEET AND A CHORD BEARING SOUTH 67°48'05" EAST, 60.32 FEET; THENCE NORTH 88°29'10" EAST, 126.12 FEET; THENCE NORTH 01°30'50" WEST, 151.27 FEET; THENCE SOUTH 88°29'10" WEST, 321.77 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°30'50" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 83.14 FEET TO THE POINT OF BEGINNING, CONTAINING 41,458 SQUARE FEET OR 0.952 ACRES, MORE OR LESS.

General Notes:

- PROJECT DEVELOPER: CITY OF LAWRENCE
6 EAST 8TH STREET
LAWRENCE, KANSAS 66049
- PROJECT ENGINEER: PERIDIAN GROUP, INC.
265 N. STONE CREEK DRIVE
GARDNER, KANSAS 66030
- TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY PERIDIAN GROUP, INC. MARCH 2007
- EXISTING ZONING: A
PROPOSED ZONING: OS
- CURRENT USE: VACANT OPEN LAND
PROPOSED USE: SANITARY SEWER LIFT STATION
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
- A MASTER STREET TREE PLAN IS TO BE PROVIDED WITH THE FINAL PLAT FOR THIS PROPERTY.
- LOTS SHALL BE PINNED ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
- A BLANKET U/E WILL BE PROVIDED FOR ENTIRE SITE
- SOILS FOR THIS PROPERTY ARE LISTED AS FAT CLAY (CH).
- EXTERIOR LIGHT TO PROVIDE SAFE ACCESS TO AND FROM THE PARKING AREA TO THE BUILDING ENTRANCE.
- THIS AREA IS IN HORIZON 2020 AS A POTENTIAL FUTURE PARK AND CITY UTILITY.
- CONTRACTOR SHALL INSTALL A TEMPORARY CONSTRUCTION FENCE TO PROTECT ALL EXISTING TREES.
- THERE WILL BE AN 18 MONTH MAINTENANCE AGREEMENT AND WARRANTY IN ON THE TREE BORDERING THE FUTURE PARKLAND.
- VARIANCE TO BE OBTAINED TO PERMIT THE USE OF GRAVEL AS SURFACING MATERIAL FOR DRIVEWAY AND PARKING AREA.

Legend:

- FOUND 1/2" REBAR, NO CAP, UNLESS OTHERWISE NOTED
- △ SECTION CORNER
- U/E UTILITY EASEMENT
- R/W RIGHTS-OF-WAY
- DCDPW DG. CO. DEPT. PUBLICS WORKS

Site Summary:

GROSS AREA: 41,458 S.F. (0.952 ACRES)
TOTAL NUMBER OF LOTS: 1

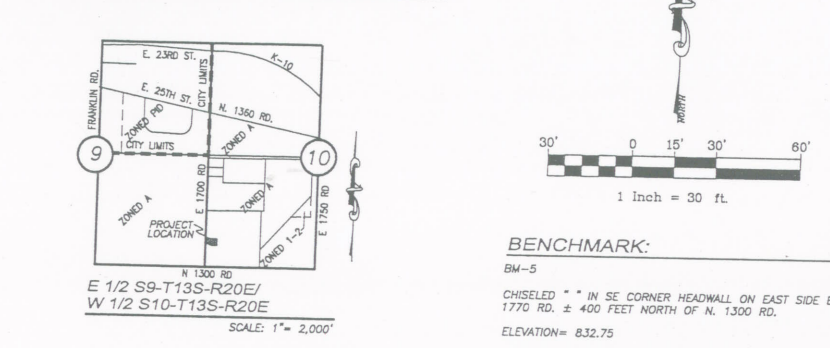
Impervious Surface:

TOTAL PROPERTY AREA:	41,458 S.F.	TOTAL PROPERTY AREA:	41,458 S.F.
EXISTING BUILDING:	0 S.F.	PROPOSED BUILDING:	450 S.F.
EXISTING PAVEMENT:	0 S.F.	PROPOSED PAVEMENT:	304 S.F.
EXISTING IMPERVIOUS:	0 S.F.	PROPOSED IMPERVIOUS:	754 S.F.
EXISTING PERVIOUS:	41,458 S.F.	PROPOSED PERVIOUS:	40,704 S.F.

Plant Schedule:

SYMBOL	QTY	NAME	SIZE	COND
	16	'RED SUNSET' MAPLE ACER RUBRYL 'RED SUNSET'	2-1/2" CAL	B & B
	3	LITTLE-LEAF LINDEN TILIA CORDATA 'LITTLELEAF'	2-1/2" CAL	B & B
	23	'XETLEERI' EASTERN REDCEDAR JUNIPERUS 'XETLEERI'	2" CAL	B & B
	7	'DWARF' BURNING BUSH - EUONYMUS ALATUS 'COMPACTUS'	5 GAL	CONT.

Location Map:



Peridian Group, Inc.
COMMUNITY PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
265 N. STONE CREEK DRIVE
GARDNER, KANSAS 66030
TEL (913) 856-7899 FAX (913) 856-7844

**Use Permitted upon Review for
SE Lawrence Benefit District No. 1
Pump Station**
Douglas Co., KS
SW 1/4
Sec. 10-T13S-R20E

PROFESSIONAL ENGINEER

REV.	DATE	COMMENTS
1	07-09-07	COUNTY
2	09-14-07	PLANNING

PROJECT RECORD:
DIGITAL I.D.: 03124-1-SP.dwg
PROJECT NO.: 03124-1
DATE: July 3, 2007
SHEET NO. 1 OF 1 SHEETS