

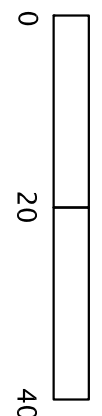
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DESIGNED BY	SMC
CHECKED BY	JDC
ISSUE DATE	

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SCALE: 1 inch = 20 feet



Gross Total Area:	1.003 AC
Existing Right-Of-Way Area:	0.000 AC
Proposed Right-Of-Way Area:	0.078 AC
Net Commercial Area:	0.925 AC
Total Number of Lots:	1
Minimum Lot Size:	0.925 AC
Maximum Lot Size:	0.925 AC
Average Lot Size:	0.925 AC

- Set 1/2" x 24" bar w/cap "APS 1391"
- Found Bar

U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
(D)	DEED
(P)	PLAT
(M)	MEASURED
(CM)	CALCULATED FROM MEASUREMENTS

- |                                                                                       |                           |
|---------------------------------------------------------------------------------------|---------------------------|
|  | EXST. SAN. SEWER MANHOLE  |
|  | EXST. STORM MANHOLE       |
|  | EXST. STORM DRAIN         |
|  | EXST. GUY ANCHOR          |
|  | EXST. UTILITY POLE        |
|  | EXST. ROLLUP              |
|  | EXST. WATER METER         |
|  | EXST. WATER VALVE         |
|  | EXST. FIRE HYDRANT        |
|  | EXST. SPRINKLER VALVE     |
|  | EXST. GAS METER           |
|  | EXST. LIGHT POLE          |
|  | EXST. SIGN                |
|  | ELECTRIC BOX              |
|  | CABLE TV BOX              |
|  | EXST. YARD LIGHT          |
|  | EXST. OVERHEAD WIRE       |
|  | EXST. UNDERGROUND TEL.    |
|  | EXST. STORM PIPE          |
|  | EXST. GAS                 |
|  | EXST. WATERLINE           |
|  | EXST. SANITARY SEWER UNIT |
|  | PROPERTY LINE             |
|  | SECTION LINE              |
|  | RIGHT-OF-WAY              |
|  | SETBACK                   |
|  | EASEMENT LINE             |

[illegible]

**OWNER**  
Michael Bryant/Bryant Collision Repair  
1214 East 23rd Street  
Lawrence, Kansas 66046

1. Land Planner/Engineer: Grob Engineering Services, LLC  
3210 Meza Way, Suite A  
Lawrence, Kansas 66049
2. Surveyor: All Points Surveying, LLP  
P.O. Box 4444  
Lawrence, KS 66045
3. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2005; specific topographic and elevation information from the National Elevation Dataset (NED) 2008.
4. Project Benchmark: NW quadrant North side 23rd Street at Bryant  
Collision Repair - 1214 1/2 East 23rd Street, Elevation = 904.37
5. Typical Soil Type: W5 - Woodson Silt Loam.
6. Existing Land Use: Commercial
7. Proposed Land Use: CS
8. Current Zoning: Commercial
9. No Part of this property is located within the 100 year floodplain per FEMA Map # 20045C0030C Effective Date November 7, 2001.
10. Proposed utility locations, elevations, and sizes are preliminary and will be finalized during final design of improvements.
11. No public improvements are required for the property.
12. No tree removal is required for replating of this property.
13. Basis for bearings for this plot is State Plane Coordinates - North Zone and the South line of the Southwest Quarter of Section 5, Township 13 South, Range 20 East 87 51' 48"E (Assumed).
14. Soil investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other tests may be required to be investigated where excavation reveals indications of unsuitable conditions.
15. The proposed entrance is shown only to illustrate future consolidation of existing curbs cuts and driveways. All work within the right-of-way will be completed by the City of Lawrence and funded by an Economic Development Grant from Kansas Department of Transportation. Exact location will be determined during final site planning and design of public improvement plans prepared by City of Lawrence.

SCALE 1"=1000'

DELAWARE

PROJECT LOCATION

Streets shown include: E 22nd St, E 23rd St, E 24th St, E 25th St, E 26th St, E 27th St, E 28th St, E 29th St, E 30th St, E 31st St, E 32nd St, E 33rd St, E 34th St, E 35th St, E 36th St, E 37th St, E 38th St, E 39th St, E 40th St, E 41st St, E 42nd St, E 43rd St, E 44th St, E 45th St, E 46th St, E 47th St, E 48th St, E 49th St, E 50th St, E 51st St, E 52nd St, E 53rd St, E 54th St, E 55th St, E 56th St, E 57th St, E 58th St, E 59th St, E 60th St, E 61st St, E 62nd St, E 63rd St, E 64th St, E 65th St, E 66th St, E 67th St, E 68th St, E 69th St, E 70th St, E 71st St, E 72nd St, E 73rd St, E 74th St, E 75th St, E 76th St, E 77th St, E 78th St, E 79th St, E 80th St, E 81st St, E 82nd St, E 83rd St, E 84th St, E 85th St, E 86th St, E 87th St, E 88th St, E 89th St, E 90th St, E 91st St, E 92nd St, E 93rd St, E 94th St, E 95th St, E 96th St, E 97th St, E 98th St, E 99th St, E 100th St.

Other features include: Delaware River, Bridge, Park, and various residential lots.

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NOT FOR CONSTRUCTION

## REVISIONS

4/16/08 - Per City Comments

**ISSUE DATE**  
March 17, 2000

**CHECKED BY**

DESIGNED BY  
CMC

SM