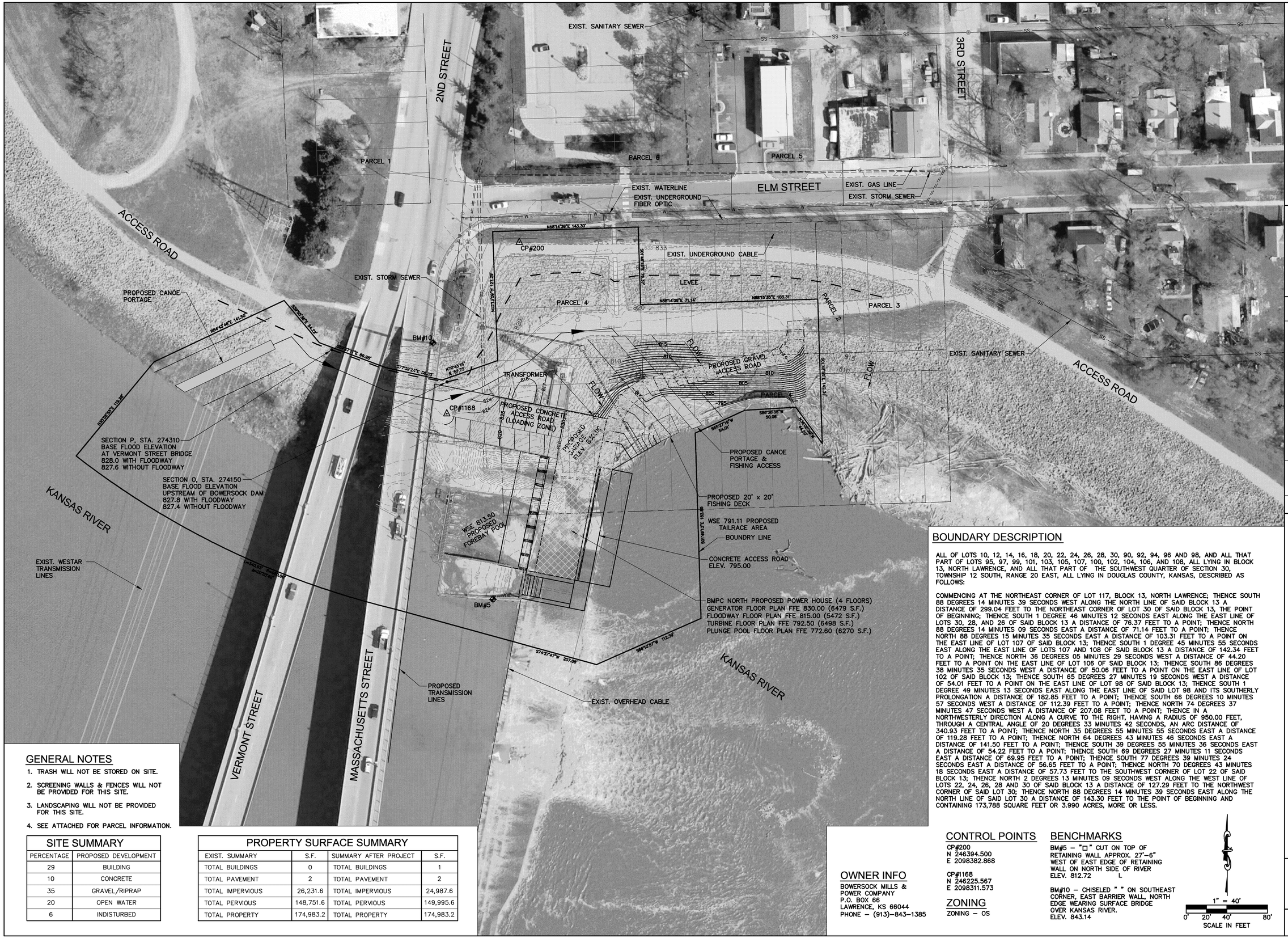

GENERAL NOTES

1. TRASH WILL NOT BE STORED ON SITE.
2. SCREENING WALLS & FENCES WILL NOT BE PROVIDED FOR THIS SITE.
3. LANDSCAPING WILL NOT BE PROVIDED FOR THIS SITE.
4. SEE ATTACHED FOR PARCEL INFORMATION.

SITE SUMMARY	
PERCENTAGE	PROPOSED DEVELOPMENT
29	BUILDING
10	CONCRETE
35	GRAVEL/RIPRAP
20	OPEN WATER
6	INDISTURBED

PROPERTY SURFACE SUMMARY			
EXIST. SUMMARY	S.F.	SUMMARY AFTER PROJECT	S.F.
TOTAL BUILDINGS	0	TOTAL BUILDINGS	1
TOTAL PAVEMENT	2	TOTAL PAVEMENT	2
TOTAL IMPERVIOUS	26,231.6	TOTAL IMPERVIOUS	24,987.6
TOTAL PERVIOUS	148,751.6	TOTAL PERVIOUS	149,995.6
TOTAL PROPERTY	174,983.2	TOTAL PROPERTY	174,983.2

BOUNDARY DESCRIPTION

ALL OF LOTS 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 90, 92, 94, 96 AND 98, AND ALL THAT PART OF LOTS 95, 97, 99, 101, 103, 105, 107, 100, 102, 104, 106, AND 108, ALL LYING IN BLOCK 13, NORTH LAWRENCE, AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 20 EAST, ALL LYING IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 117, BLOCK 13, NORTH LAWRENCE; THENCE SOUTH 88 DEGREES 14 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK 13 A DISTANCE OF 299.04 FEET TO THE NORTHEAST CORNER OF LOT 30 OF SAID BLOCK 13, THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 46 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF LOTS 30, 28, AND 26 OF SAID BLOCK 13 A DISTANCE OF 76.37 FEET TO A POINT; THENCE NORTH 88 DEGREES 14 MINUTES 09 SECONDS EAST A DISTANCE OF 71.14 FEET TO A POINT; THENCE NORTH 88 DEGREES 15 MINUTES 35 SECONDS EAST A DISTANCE OF 103.31 FEET TO A POINT ON THE EAST LINE OF LOT 107 OF SAID BLOCK 13; THENCE SOUTH 1 DEGREE 45 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF LOTS 107 AND 108 OF SAID BLOCK 13 A DISTANCE OF 142.34 FEET TO A POINT; THENCE NORTH 36 DEGREES 05 MINUTES 29 SECONDS WEST A DISTANCE OF 44.20 FEET TO A POINT ON THE EAST LINE OF LOT 106 OF SAID BLOCK 13; THENCE SOUTH 86 DEGREES 38 MINUTES 35 SECONDS WEST A DISTANCE OF 50.06 FEET TO A POINT ON THE EAST LINE OF LOT 102 OF SAID BLOCK 13; THENCE SOUTH 65 DEGREES 27 MINUTES 19 SECONDS WEST A DISTANCE OF 54.01 FEET TO A POINT ON THE EAST LINE OF LOT 98 OF SAID BLOCK 13; THENCE SOUTH 1 DEGREE 49 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 98 AND ITS SOUTHERLY PROLONGATION A DISTANCE OF 182.85 FEET TO A POINT; THENCE SOUTH 66 DEGREES 10 MINUTES 57 SECONDS WEST A DISTANCE OF 112.39 FEET TO A POINT; THENCE NORTH 74 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 207.08 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 33 MINUTES 42 SECONDS, AN ARC DISTANCE OF 340.93 FEET TO A POINT; THENCE NORTH 35 DEGREES 55 MINUTES 55 SECONDS EAST A DISTANCE OF 119.28 FEET TO A POINT; THENCE NORTH 64 DEGREES 43 MINUTES 46 SECONDS EAST A DISTANCE OF 141.50 FEET TO A POINT; THENCE SOUTH 39 DEGREES 55 MINUTES 36 SECONDS EAST A DISTANCE OF 54.22 FEET TO A POINT; THENCE SOUTH 69 DEGREES 27 MINUTES 11 SECONDS EAST A DISTANCE OF 69.95 FEET TO A POINT; THENCE SOUTH 77 DEGREES 39 MINUTES 24 SECONDS EAST A DISTANCE OF 56.65 FEET TO A POINT; THENCE NORTH 70 DEGREES 43 MINUTES 18 SECONDS EAST A DISTANCE OF 57.73 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 13; THENCE NORTH 2 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF LOTS 22, 24, 26, 28 AND 30 OF SAID BLOCK 13 A DISTANCE OF 127.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE NORTH 88 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 30 A DISTANCE OF 143.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 173,788 SQUARE FEET OR 3.990 ACRES, MORE OR LESS.

OWNER INFO

BOWERSOCK MILLS & POWER COMPANY
P.O. BOX 66
LAWRENCE, KS 66044
PHONE – (913)–843–1385

CONTROL POINTS

CP#200
N 246394.500
E 2098382.868

CP#1168
N 246225.567
E 2098311.573

ZONING

ZONING – OS

BENCHMARKS

BM#5 – "□" CUT ON TOP OF RETAINING WALL APPROX. 27'–6" WEST OF EAST EDGE OF RETAINING WALL ON NORTH SIDE OF RIVER
ELEV. 812.72

BM#10 – CHISELED " " ON SOUTHEAST CORNER, EAST BARRIER WALL, NORTH EDGE WEARING SURFACE BRIDGE OVER KANSAS RIVER.
ELEV. 843.14

1" = 40'
0' 20' 40' 80'
SCALE IN FEET

OLSSON ASSOCIATES
1251 NW Briarcliff Parkway, Suite 50
Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olssonassociates.com

JEFFERY L. THORN
LICENSED
19648
KANSAS
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE PLAN

THE BOWERSOCK MILLS AND POWER COMPANY EXPANSION
NORTH PLANT

LAWRENCE, KANSAS

2010

drawn by:	BMR
checked by:	JH
approved by:	JLT
QA/QC by:	JLT
project no.:	008-1208
drawing no.:	
date:	2/5/2010

SHEET