

Drawing name: W:\Proj\17000\17232\17232.002\AutoCad\Xrefs\17232-002Preliminary Plat.dwg Layout name: Layout1 Plotted by: KES01018 Plotted on: Aug 06, 2010 - 12:49pm
Last edit on: Mar 15, 2010

BENCHMARK

BENCHMARK IS A SET BOX CUT IN THE NORTHWEST CORNER OF THE CONCRETE CURB INLET ON THE NORTH SIDE OF W 6TH STREET. ELEVATION 917.59

A PRELIMINARY PLAT FOR:

GEORGE SUBDIVISION NO. 4

NE QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 19 EAST,
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 25; TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M.; THENCE S 00°04'30" E, 427.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°54'10" E, 398.95 FEET; THENCE S 00° 04'30" E 90.00 FEET; THENCE S 89°54'10"W, 126.71 FEET; THENCE S 00° 04'30" E, 68.71 FEET; THENCE S 44°05'17" W, 60.01 FEET; THENCE N 89°54'43" W, 230.43 FEET; THENCE N 00°04'30" W, 201.00 FEET TO THE POINT OF BEGINNING. IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

- DEVELOPER/APPLICANT:
STEVEN L. GEORGE
NORTHWINDS L.L.C.
1311 GEORGE COURT, LAWRENCE, KS 66604
- LANDPLANNER:
BARTLETT AND WEST, INC.,
628 VERMONT STREET,
LAWRENCE, KANSAS 66044-2252
- TOPOGRAPHY PROVIDED BY:
RONALD J. SHANKS, KS. R.L.S. #1255
BARTLETT AND WEST, INC.,
628 VERMONT STREET
LAWRENCE, KANSAS 66044-2252
- EXISTING ZONING: RS10
PROPOSED ZONING: RM12
EXISTING LAND USE: RURAL RESIDENTIAL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
- UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY THE RESPECTIVE UTILITY OWNERS PURSUANT TO DIGSAFE TICKET NO.10210700
- BEARINGS BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OR SECTION 25 TOWNSHIP 12 SOUTH RANGE 19 EAST.
- FLOOD ZONE INFORMATION WAS TAKEN FROM CITY OF LAWRENCE GIS DATABASE.
- ALL PUBLIC IMPROVEMENTS REQUIRED ON THIS PROPERTY SHALL BE PRIVATELY FINANCED IF APPLICABLE.

ANNOTATIONS

CALC - CALCULATED MEASUREMENT
PLAT - PLATTED MEASUREMENT
MSD - MEASURED THIS SURVEY
DEED - DEEDED MEASUREMENT
R/W - RIGHT-OF-WAY
D/E - DRAINAGE EASEMENT
U/E - UTILITY EASEMENT

MONUMENTATION

- EXISTING IRON PIN, ORIGIN UNKNOWN EXCEPT WHERE NOTED
- △ EXISTING SECTION CORNER MONUMENT (UNKNOWN ORIGIN)

SITE SUMMARY

GROSS AREA: 1.49 ACRES
EXISTING RIGHT-OF-WAY: 0.15 ACRES
ADDITIONAL RIGHT-OF-WAY: 0.03 ACRES
TOTAL RIGHT-OF-WAY TO BE DEDICATED: 0.18 ACRES
NET AREA: 1.31 ACRES
TOTAL NUMBER OF LOTS: 1

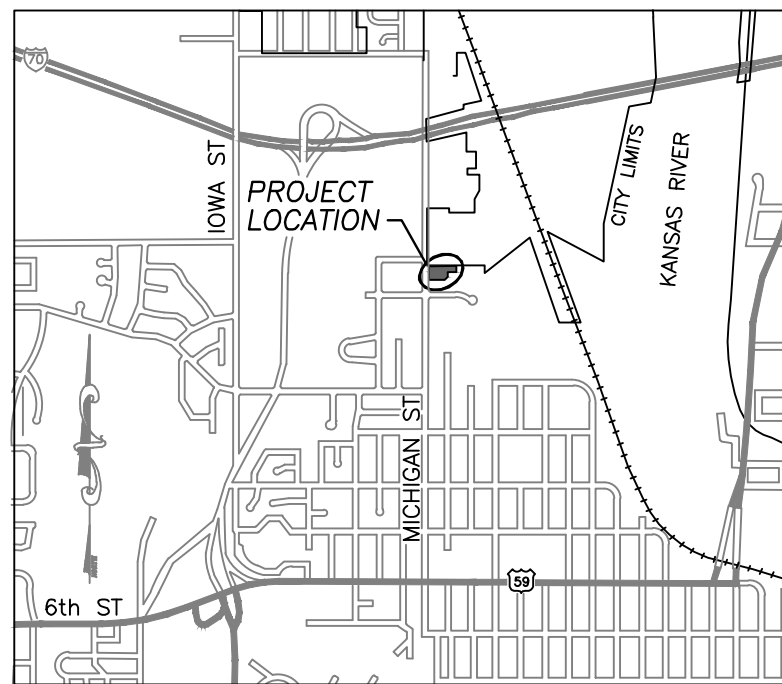
FLOOD PLAIN

ZONE AE - 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD AREAS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

ENTIRE PROPERTY LIES WITHIN ZONE X PORTIONS OF PROPERTY LIE WITHIN ZONE AE AS SHOWN

SOILS

SOURCE: USDA
WOODSON SILT LOAM, 1-3 PERCENT SLOPES - FOUND IN WESTERN PORTION OF SITE.
WABASH SILTY CLAY LOAM, OCCASIONALLY FLOODED - THROUGHOUT CENTER PORTION OF SITE
KENNEBEC SILT LOAM, FREQUENTLY FLOODED - FOUND IN EASTERN PORTION OF SITE



LOCATION MAP

A PRELIMINARY PLAT FOR GEORGE SUBDIVISION NO. 4

LAWRENCE, DOUGLAS COUNTY, KANSAS

DESIGNED BY: LJM
DRAWN BY: LJM
APPROVED BY: RJS
DESIGN PROJ: 17232.002
SCALE: 1" = 20'
DATE: JUNE 2010
DRAWING NO: PP01
SHEET NO: 1 OF 1

BARTLETT & WEST
628 VERMONT STREET - LAWRENCE KS 66044-2252
PHONE 785.842.5451
WWW.BARTLETTWEST.COM

DATE 8/06/10
1
REVISIONS PER CITY COMMENTS

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