

# A PRELIMINARY PLAT OF RIVERSIDE BUSINESS PARK - ADDITION NO. 2

A REPLAT OF RIVERSIDE BUSINESS PARK  
LOTS 1, 2, 4, 5, 6 AND 7  
IN THE  
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,  
(BEING THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TWP. 12 S., RANG. 19 E.)

## LEGAL DESCRIPTION

A REPLAT OF LOTS 1, 2, 4, 5, 6 AND 7, BLOCK ONE OF RIVERSIDE BUSINESS PARK, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 30.527 ACRES, MORE OR LESS.

## GENERAL NOTES

- DEVELOPER/APPLICANT:  
BLOCK 1, LOT 4  
RIVERSIDE DEVELOPMENT, INC.  
ATTN: MICHAEL TREANOR  
110 McDONALD DRIVE, SUITE 192  
LAWRENCE, KS 66044
- DEVELOPER/APPLICANT:  
BLOCK 1, LOTS 1, 2, 5, 6 & 7  
RIVERSIDE BUSINESS PARK, LLC  
ATTN: MICHAEL TREANOR  
110 McDONALD DRIVE, SUITE 192  
LAWRENCE, KS 66044
- LANDPLANNER:  
BARTLETT AND WEST, INC.,  
628 VERMONT STREET,  
LAWRENCE, KANSAS 66044-2252
- TOPOGRAPHY PROVIDED BY:  
STEVE MARINO, R.L.S.,  
BARTLETT AND WEST, INC.,  
628 VERMONT STREET,  
LAWRENCE, KANSAS 66044-2252
- EXISTING ZONING: IG
- EXISTING LAND USE: UNDEVELOPED
- PROPOSED LAND USE: INDUSTRIAL
- TYPICAL SOIL TYPE:  
Wb - WOODSON SILT LOAM, 1-3 PERCENT SLOPES  
Pd - SHARPSBURG SILT LOAM, 4-10 PERCENT SLOPES  
Pc - PAWNEE CLAY LOAM, 3-7 PERCENT SLOPES  
Kc - KENNEBEC SOILS, CHANNLED
- POSSIBLE RAIL ROAD RIGHT-OF-WAY WITH NO RECORDED DOCUMENTS. RAILWAY SHOWN NORTH OF PROPERTY.
- PER SECTION 20-811(1) - TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES SHALL BE LOCATED UNDERGROUND. THIS PROVISION SHALL NOT APPLY TO HIGH VOLTAGE ELECTRICAL LINES.
- PER SECTION 20-811(2)(g) - TREES SHALL NOT BE PLANTED CLOSER THAN 8 FEET FROM AN EXISTING UTILITY LINE, INCLUDING WATERLINE.

## PROVISIONS AND FINANCING OF ROADS, SEWERS, WATER AND OTHER PUBLIC SERVICES

- THE SUBDIVISION CONTAINS AN EXISTING PUBLIC STREET (PACKER COURT). A NEW CUL-DE-SAC WILL BE CONSTRUCTED NEAR THE CURRENT END OF THE STREET.
- WATER SERVICE AND WASTEWATER SERVICE WILL BE HANDLED VIA THE CITY OF LAWRENCE.
- ALL INTENDED IMPROVEMENTS WILL BE PAID FOR VIA PRIVATE FINANCING.

## BENCHMARK

BM-1  
"X" CUT IN NORTH END OF HEADWALL BETWEEN  
NORTH IOWA STREET, LAKEVIEW ROAD AND THE  
RAILROAD TRACKS, ±100' NORTHWEST OF NW  
CORNER OF SECTION 24-12-19.  
(INFORMATION FROM ANNA HOPE INDUSTRIAL  
PARK FINAL PLAT)

## ANNOTATIONS

CALC - CALCULATED MEASUREMENT  
PLAT - PLATTED MEASUREMENT  
MDD - 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)

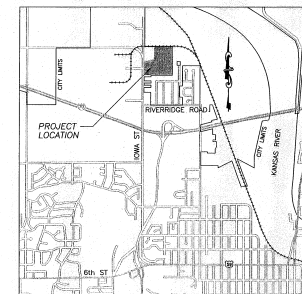
## SITE SUMMARY

GROSS AREA: 30.527 ACRES  
RIGHT-OF-WAY: 1.147 ACRES  
NET AREA: 29.380 ACRES

TOTAL NUMBER OF LOTS: 2  
LOT 1 SIZE: 26.333 ACRES  
LOT 2 SIZE: 3.057 ACRES  
AVERAGE LOT SIZE: 14.692 ACRES

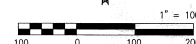
## FLOOD PLAIN

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



NOT TO SCALE  
LOCATION MAP

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	344.90'	560.00'	331.42'	142°28'24"
C2	347.47'	80.00'	131.97'	248°31'26"
C3	33.31'	80.00'	33.07'	23°31'26"
C4	314.85'	640.00'	311.69'	28°11'33"



RECEIVED

AUG 11 2010

City Planning Office

Lawrence, Kansas

6/21/10

EXPOSURE FOR CITY COMMENTS

DESIGNED BY: RLW

DRAWN BY: RLW

APPROVED BY: DRA

DESIGN PROJ: 15731.001

15731.001

SCALE: AS SHOWN

DATE: JUNE, 2010

DRAWING NO: PP01

SHEET NO: 1 OF 1

ORIGINAL SUBMITTAL DATE: JUNE 21, 2010

A PRELIMINARY PLAT OF

RIVERSIDE BUSINESS PARK - ADD. NO.2

A REPLAT OF RIVERSIDE BUSINESS PARK

LOTS 1, 2, 4, 5, 6 AND 7

LAWRENCE, DOUGLAS COUNTY, KANSAS

BARTLETT & WEST

628 VERMONT STREET, SUITE 192

LAWRENCE, KANSAS 66044-2252

PHONE: 785-842-4444 FAX: 785-842-4444