

A PRELIMINARY PLAT OF  
**RIVERSIDE BUSINESS PARK - ADDITION NO. 2**  
A REPLAT OF RIVERSIDE BUSINESS PARK  
LOTS 1, 2, 4, 5, 6 AND 7 (BLOCK 1)  
IN THE  
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,  
(BEING THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TWP. 12 S., R. 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:  
W<sub>5</sub> - WOODSON SILT LOAM, 1-3 PERCENT SLOPES  
S<sub>5</sub> - SHARPSBURG SILT LOAM, 4-10 PERCENT SLOPES  
P<sub>5</sub> - PANNEE CLAY LOAM, 3-7 PERCENT SLOPES  
K<sub>5</sub> - KENNEBEC SOILS, CHANNELLED
- POSSIBLE RAIL ROAD RIGHT-OF-WAY WITH NO RECORDED DOCUMENTS. RAILWAY SHOWN NORTH OF PROPERTY.
- PER SECTION 20-811(i) - TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES SHALL BE LOCATED UNDERGROUND. THIS PROVISION SHALL NOT APPLY TO HIGH VOLTAGE ELECTRICAL LINES.
- PER SECTION 20-811(g)(2)(ii) - TREES SHALL NOT BE PLANTED CLOSER THAN 8 FEET FROM AN EXISTING UTILITY LINE, INCLUDING WATERLINE.
- THE DRAINAGE, LANDSCAPE, AND UTILITY EASEMENTS ALONG THE SOUTH PROPERTY LINE WILL BE MAINTAINED AS "GREENSPACE" TO SERVE AS A BUFFER FOR THE RESIDENTIAL PROPERTIES TO THE SOUTH.

**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.

**VARIANCES**

- VARIANCES LISTED BELOW WERE GRANTED BY THE PLANNING COMMISSION AT THEIR AUGUST 25, 2010 MEETING.
- VARIANCE FROM SECTION 20-810(a)(2)(iii):  
VARIANCE TO PERMIT THE PROPERTY TO BE REPLATED WITH ONE ACCESS TO THE ARTERIAL/COLLECTOR STREET NETWORK SUBJECT TO THE CONDITION THAT THE FOLLOWING NOTE SHALL BE ADDED TO THE PLAT: THE PROPERTY WILL BE DEVELOPED IN COMPLIANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE (IFC) WHICH MAY INCLUDE SPRINKLERING OF BUILDINGS OR PROVISION OF A FIRE ACCESS BASED ON THE SIZE OF DEVELOPMENT PROPOSED.
  - VARIANCE FROM SECTION 20-810(a)(4)(i):  
VARIANCE TO PERMIT THE RIGHT-OF-WAY FOR NORTH IOWA STREET TO REMAIN AT 100 FEET IN THIS LOCATION.

PACKER COURT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	346.90'	560.00'	331.42'	34°25'28"
C2	347.47'	80.00'	131.97'	248°51'26"
C3	33.31'	80.00'	33.07'	23°51'26"
C4	314.85'	640.00'	311.69'	28°11'33"

**BENCHMARK**

BM-1  
2"x2" CUT IN NORTH END OF HEADWALL BETWEEN NORTH IOWA STREET, LAKE VIEW ROAD, AND THE RAILROAD TRACKS, ±100' NORTHWEST OF NW CORNER OF SECTION 24-12-19.  
(INFORMATION FROM ANNA HOPE INDUSTRIAL PARK FINAL PLAT)  
ELEV.: 854.21

**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**

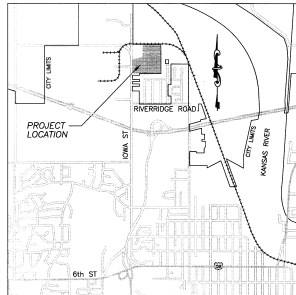
- EXISTING IRON PIN, ORIGIN UNKNOWN EXCEPT WHERE NOTED  
△ EXISTING SECTION CORNER MONUMENT (UNKNOWN ORIGIN)

**SITE SUMMARY**

GROSS AREA: 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: 14.695 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**

**BARTLETT & WEST**  
AN ENGINEERING FIRM  
628 VERMONT STREET - LAWRENCE, KS 66044-2252  
PHONE 785-844-1881  
WWW.BARTLETTWEST.COM

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

RECEIVED  
DEC 01 2010  
City County Planning Office  
Lawrence, Kansas

DESIGNED BY: RLW  
DRAWN BY: RLW  
APPROVED BY: DRA  
DESIGN PROJ#: 15731.001  
SCALE: AS SHOWN  
DATE: JUNE, 2010  
DRAWING NO: PP01  
SHEET NO: 1 OF 1

ORIGINAL SUBMITTAL DATE: JUNE 21, 2010