

FIFTH STREET BLUFF SUBDIVISION

PRELIMINARY PLAT
REVISED
SEE REVISIONS



Project No. 08-123L
Date: June 27, 2008

SHEET NO.

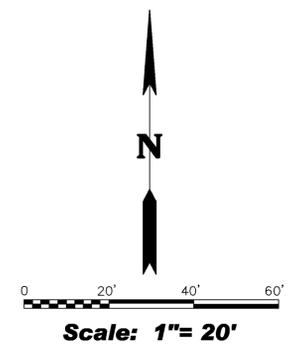
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LEGEND

- SECTION CORNER
- UTILITY EASEMENT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TREE
- EXISTING HEDGE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE

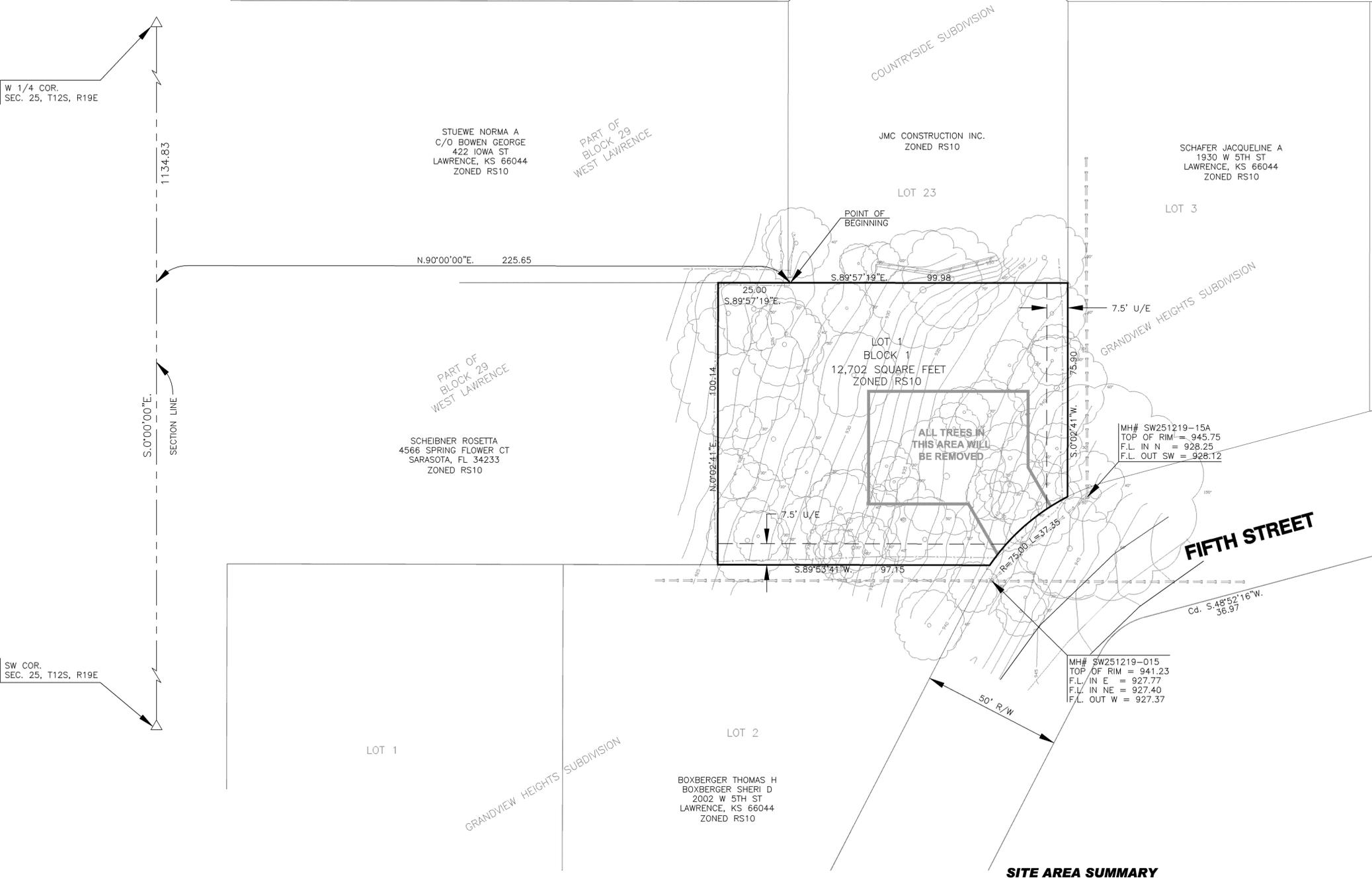
REVISIONS 6-25-09

1. ADJUSTED BOUNDARY AND LEGAL
2. ELIMINATED ADDITIONAL 5' RIGHT-OF-WAY



SITE AREA SUMMARY

GROSS AREA IN THE SUBDIVISION 12,127



LEGAL DESCRIPTION

A TRACT OF LAND IN BLOCK 29, IN WEST LAWRENCE, PLATTED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PM IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, IN COUNTRYSIDE SUBDIVISION, SAID POINT OF BEGINNING BEING 1134.83 S.0°00'00"E. AND 225.65 FEET N.90°00'00"E. OF THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 S.89°57'19"E. 99.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND THE WEST LINE OF LOT 3 IN GRANDVIEW HEIGHTS SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 3 S.0°02'41"W. 75.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIFTH STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET AN ARC LENGTH OF 37.35 FEET (CHORD OF SAID CURVE BEARS: S.48°52'16"W. 56.97 FEET) TO THE NORTHEAST CORNER OF LOT 2 IN SAID GRANDVIEW HEIGHTS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 2 S.89°53'41"W. 97.13 FEET; THENCE N.0°02'41"E. 100.14 FEET; THENCE S.89°57'19"E. 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12,127 SQUARE FEET

SURVEYOR

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OWNER / SUBDIVIDER

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VARIANCES PREVIOUSLY APPROVED

1. FROM SECTION 20-810(d)(4)(i) WHICH REQUIRES 60 FT OF RIGHT-OF-WAY FOR LOCAL STREETS TO PERMIT THE RIGHT-OF-WAY TO REMAIN AT 50 FT IN THIS LOCATION.
2. FROM SECTION 20-810(a)(2)(i) WHICH REQUIRES THAT LOTS BE DESIGNED TO COMPLY WITH ALL APPLICABLE ZONING DISTRICT REGULATIONS TO PERMIT THE CREATION OF A LOT WITH 37.35 FT OF FRONTAGE IN THE RS10 ZONING DISTRICT.

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0036C, EFFECTIVE DATE NOVEMBER 7, 2001.

GENERAL NOTES

1. THERE ARE NO IMPROVEMENTS ON THIS PROPERTY
2. THE SOIL SURVEY FOR DOUGLAS COUNTY INDICATES THAT THE SOIL TYPE IS PAWNEE-WOODSON-MORRILL ASSOCIATION: DEEP, NEARLY LEVEL TO STRONGLY SLOPING, WELL DRAINED TO SOMEWHAT POORLY DRAINED SOILS; ON UPLANDS
3. THE DRIVEWAY SHALL BE DESIGNED WITH SUFFICIENT TURNAROUND ON-SITE TO PROVIDE FOR HEAD-FIRST EGRESS AND DRIVEWAY LOCATION SHALL BE APPROVED BY THE CITY ENGINEER. THE PROPERTY OWNER SHALL REMOVE ALL OBSTRUCTIONS WITHIN THE SIGHT TRIANGLE OF THE DRIVEWAY.

BENCHMARK

D-371 NGS BENCH MARK AT 6TH AND COLORADO ELEVATION = 905.41

PROJECT LOCATION

