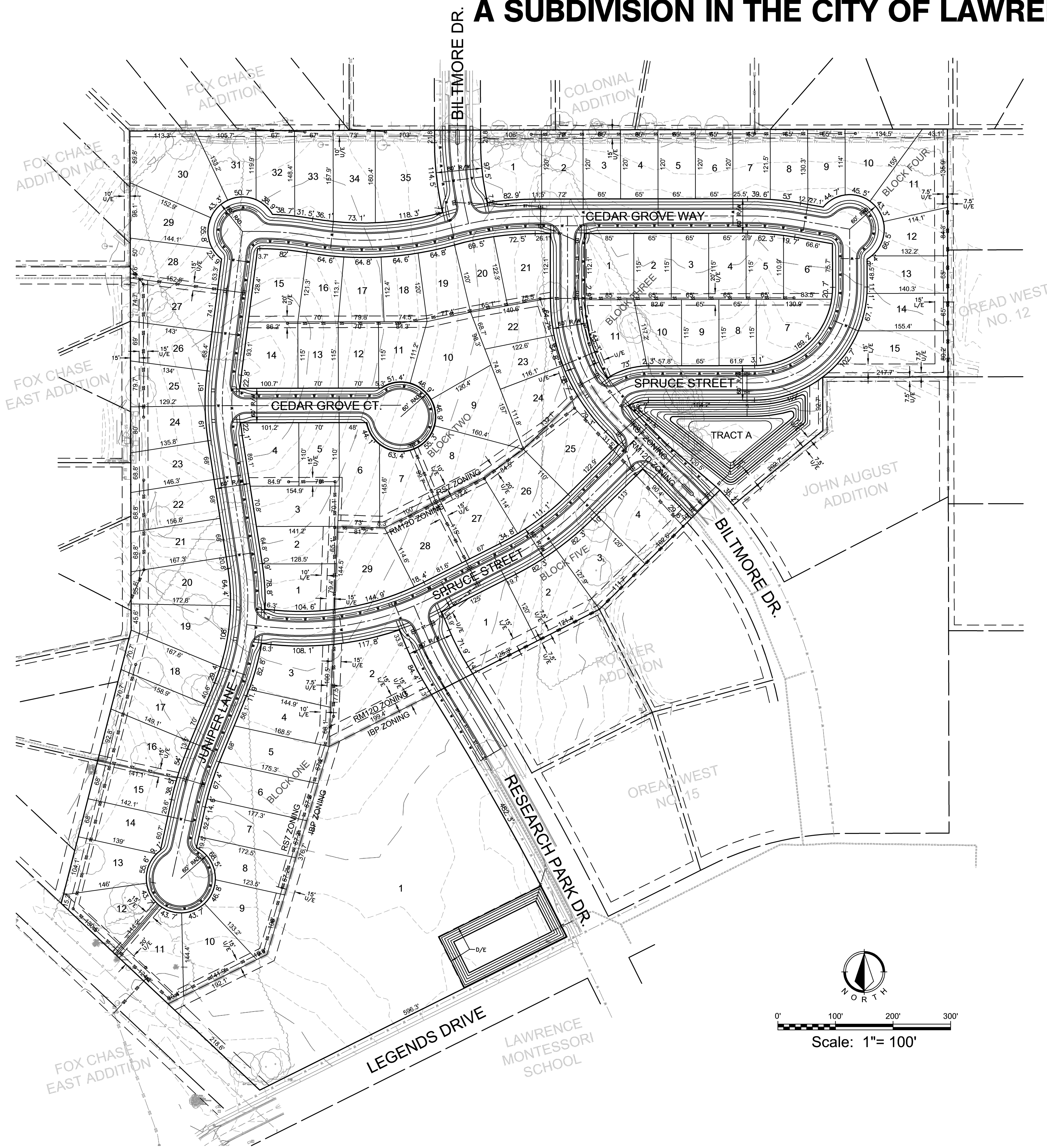


CEDAR GROVE SUBDIVISION

A REPLAT OF A PORTION OF TRACT A, BLOCK 1, FOX CHASE EAST ADDITION
AND AN UNPLATTED PARCEL OF LAND,
A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



SITE SUMMARY

GROSS AREA: 1,541,275 SF / 35.383 AC
RIGHTS-OF-WAY: 307,548 SF / 7.060 AC
TRACT A: 37,161 SF / 0.853 AC
NET AREA: 1,196,566 SF / 27.469 AC
TOTAL LOTS: 94
AVERAGE LOT SIZE: 12,729 SF / 0.292 AC

ZONING SUMMARY

RS7
GROSS AREA: 1,124,545 SF / 25.816 AC
RIGHTS-OF-WAY: 252,917 SF / 5.806 AC
TRACT A: 37,161 SF / 0.853 AC
NET AREA: 834,467 SF / 19.157 AC
TOTAL LOTS: 83
AVERAGE LOT AREA: 10,053 SF / 0.231 AC
MINIMUM LOT AREA: 7,390 SF / 0.170 AC
MAXIMUM LOT AREA: 17,373 SF / 0.399 AC
TOTAL UNITS: 83
UNIT DENSITY: 4.33 UNITS/AC

RM12D
GROSS AREA: 193,741 SF / 4.448 AC
RIGHTS-OF-WAY: 54,631 SF / 1.254 AC
NET AREA: 139,110 SF / 3.194 AC
TOTAL LOTS: 10
AVERAGE LOT AREA: 13,910 SF / 0.319 AC
MINIMUM LOT AREA: 11,105 SF / 0.255 AC
MAXIMUM LOT AREA: 22,102 SF / 0.507 AC
TOTAL UNITS: 20
UNIT DENSITY: 6.26 UNITS/AC

IBP
GROSS AREA: 223,091 SF / 5.121 AC
RIGHTS-OF-WAY: 0 SF / 0 AC
NET AREA: 223,091 SF / 5.121 AC
TOTAL LOTS: 1

OWNER - APPLICANT

WE1929, LLC
PO BOX 3789
LAWRENCE, KS 66046

ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)
BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KS 66049
785.749.4474

LEGAL DESCRIPTION

AN UNPLATTED PARCEL OF LAND LYING IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PM. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND BOUNDED; ON THE NORTH BY THE SOUTH LINE OF COLONIAL ADDITION (PLAT BOOK 15, PAGE 526); THE SOUTH LINE OF FOX CHASE ADDITION (PLAT BOOK 15, PAGE 617); ON THE WEST BY THE EAST LINE OF FOX CHASE ADDITION NO. 3 (PLAT BOOK 15, PAGE 945) AND THE EAST LINE OF FOX CHASE EAST ADDITION (PLAT BOOK 17, PAGE 220); ON THE SOUTH BY THE NORTHERLY LINE OF FOX CHASE EAST ADDITION (PLAT BOOK 17, PAGE 220), AND BY LEGENDS DRIVE AS SHOWN BY THE PLAT OF FOX CHASE EAST ADDITION (PLAT BOOK 17, PAGE 220), OREAD WEST NO. 15 (PLAT BOOK 15, PAGE 816), JOHN AUGUST ADDITION (PLAT BOOK 18, PAGE 299); AND ON THE EAST BY OREAD WEST NO. 12 (PLAT BOOK 15, PAGE 705).

BENCHMARK

BM #DG43 - CHARN #DG43 - CONCRETE WITH REBAR AND DOUGLAS COUNTY CAP.
ELEV. = 994.38

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 20045C0154D, EFFECTIVE DATE AUGUST 5, 2010 AND MAP NUMBER 20045C0158D, EFFECTIVE DATE AUGUST 5, 2010.

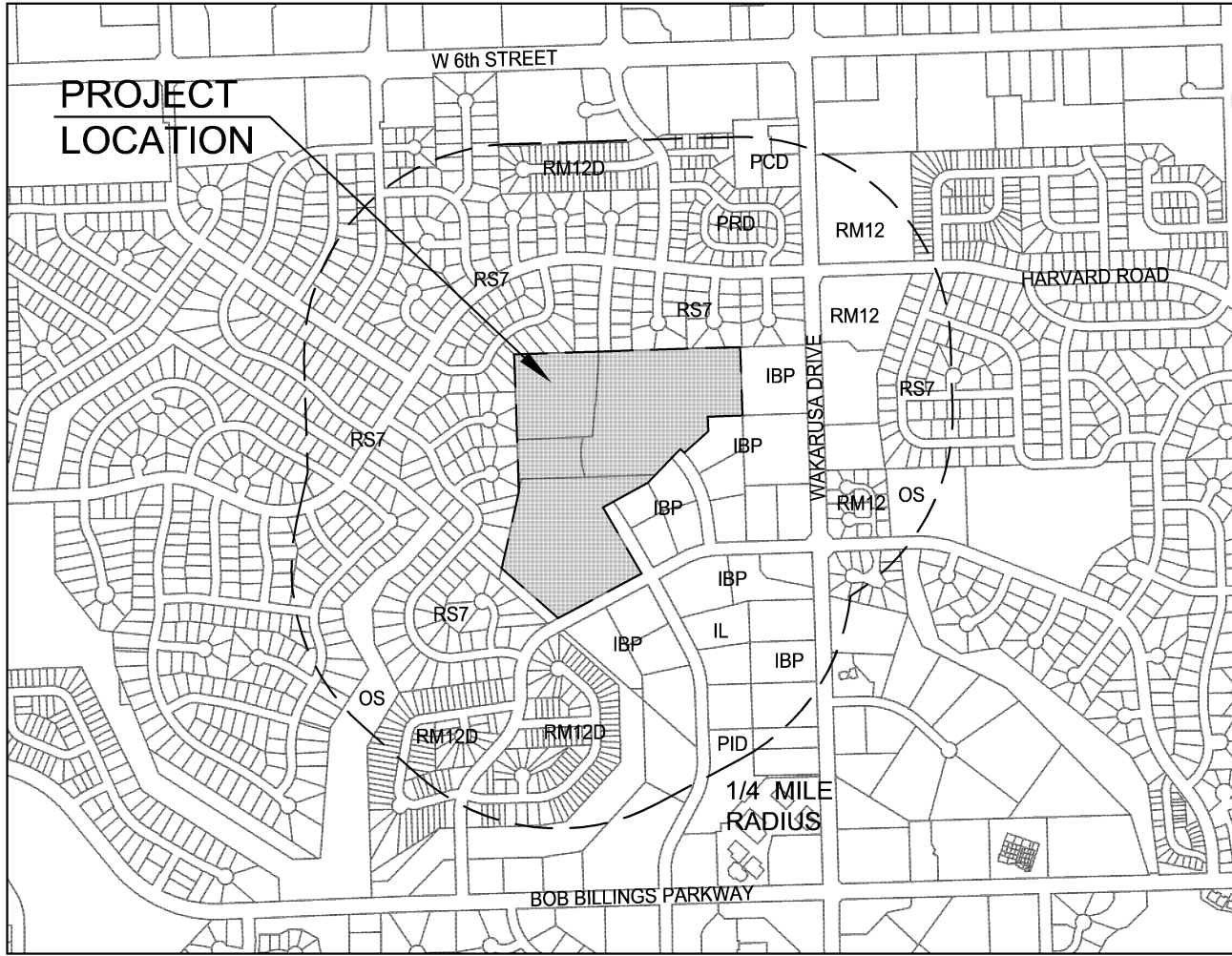
GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD TOPOGRAPHIC SURVEY.
2. THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
3. THE EXISTING ZONING OF THE PROPERTY IS IBP.
4. THE EXISTING PROPERTY IS UNDEVELOPED.
5. THE SOILS ON THIS PROPERTY CONSIST OF MARTIN SILTY CLAY LOAM (77.8%), MARTIN SOILS (8.5%), OSKA SILTY CLAY LOAM (0.3%), WOODSON SILT LOAM (4.3%) AND VINLAND COMPLEX (9.2%).
6. NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES (EXCEPT HIGH VOLTAGE LINES) MUST BE LOCATED UNDERGROUND PER SECTION 20-809(f)(4)(iv).
7. THE DEVELOPER IS RESPONSIBLE FOR THE COST OF ANY RELOCATION OF EXISTING UTILITIES, IF NECESSARY TO SERVE THE PROPOSED SUBDIVISION.
8. ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.
9. TRACT A IS A DRAINAGE EASEMENT USED FOR STORM WATER DETENTION PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES:

1. THE SUBDIVISION WILL INCLUDE THE DEDICATION OF RIGHTS-OF-WAY ASSOCIATED WITH ALL INTERNAL ROADS SHOWN.
2. THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SYSTEM VIA EXISTING 12" WATERLINES ALONG BILTMORE DRIVE AND RESEARCH PARK DRIVE.
3. THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA EXISTING SANITARY SEWER MAINS LOCATED ADJACENT TO THE PROPERTY.
4. PURCHASERS OF THE LOTS IN THE SUBDIVISION WILL NOT BE SUBJECT TO ADDITIONAL SPECIAL ASSESSMENTS FOR COSTS OF STREETS, ROADS, WATER LINES OR WASTEWATER LINES INSTALLED AS PART OF THIS PROJECT.
5. THE PROVISION OF IMPROVED ROADS, WATER SERVICE, AND/OR WASTEWATER SERVICE WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.
6. THERE ARE NO EXISTING SPECIAL ASSESSMENTS FOR THIS PROPERTY.

LOT AREA TABLE							
LOT	BLOCK	SQ. FT.	ACRES	LOT	BLOCK	SQ. FT.	ACRES
1	1	223,096	5.122	14	2	10,781	0.248
2	1	22,102	0.507	15	2	10,786	0.248
3	1	12,380	0.284	16	2	7,821	0.180
4	1	10,495	0.241	17	2	8,089	0.186
5	1	11,519	0.264	18	2	8,019	0.184
6	1	11,867	0.272	19	2	8,480	0.195
7	1	11,725	0.269	20	2	8,195	0.188
8	1	9,928	0.228	21	2	10,253	0.235
9	1	10,873	0.250	22	2	8,612	0.198
10	1	11,824	0.271	23	2	7,641	0.175
11	1	12,304	0.282	24	2	10,111	0.232
12	1	11,499	0.264	25	2	13,751	0.316
13	1	10,504	0.241	26	2	11,105	0.255
14	1	9,720	0.223	27	2	11,216	0.257
15	1	9,597	0.220	28	2	11,498	0.264
16	1	11,523	0.265	29	2	14,522	0.333
17	1	10,780	0.247	1	3	9,775	0.224
18	1	11,457	0.263	2	3	7,475	0.172
19	1	13,010	0.299	3	3	7,475	0.172
20	1	12,024	0.276	4	3	7,475	0.172
21	1	11,017	0.253	5	3	7,390	0.170
22	1	10,505	0.237	6	3	8,815	0.202
23	1	9,592	0.220	7	3	11,300	0.259
24	1	9,254	0.212	8	3	7,475	0.172
25	1	9,183	0.211	9	3	7,475	0.172
26	1	8,479	0.218	10	3	8,205	0.188
27	1	10,956	0.252	11	3	10,638	0.244
28	1	10,696	0.246	1	4	12,536	0.288
29	1	10,307	0.237	2	4	8,640	0.198
30	1	17,373	0.399	3	4	7,800	0.179
31	1	9,153	0.210	4	4	7,800	0.179
32	1	9,351	0.215	5	4	7,800	0.179
33	1	10,269	0.236	6	4	7,800	0.179
34	1	11,681	0.268	7	4	7,819	0.180
35	1	16,547	0.380	8	4	8,141	0.187
1	2	10,031	0.230	9	4	8,188	0.188
2	2	8,786	0.201	10	4	10,741	0.247
3	2	10,386	0.238	11	4	13,991	0.321
4	2	10,270	0.236	12	4	8,251	0.189
5	2	7,700	0.177	13	4	9,079	0.208
6	2	12,276	0.282	14	4	9,483	0.218
7	2	9,567	0.220	15	4	14,501	0.333
8	2	12,927	0.297	A	4	37,161	0.853
9	2	12,595	0.289	1	5	15,261	0.350
10	2	13,232	0.304	2	5	13,624	0.313
11	2	7,493	0.172	3	5	12,455	0.286
12	2	8,050	0.185	4	5	13,569	0.311
13	2	8,050	0.185				



LOCATION MAP

CEDAR GROVE SUBDIVISION
1100 BLOCK BILTMORE DRIVE, LAWRENCE, KS 66049

PRELIMINARY PLAT

BG CONSULTANTS
architects
engineers
planners

Project No. 17-1138L
Date: May 22, 2017
Revised: N/A

SHEET NO.

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