SPECIAL USE SITE PLAN
FOR
BALDWIN CITY AND RWD NO. 4 METERING STATION

IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY KANSAS

DESCRIPTION:

TR OF LAND IN SECTIONS 15,16,17,20,21 & 22-13-20 DESC AS:BEGAT SW COR NW QR SD SEC 21 TH ON AZIMUTH (ASSUMED)358DEG38'13" COINCIDENT WITH W LINE OF S ONE HALF NW QR SD SEC 21 1329.24 FT TO NW COR OF SW QR NW QRTH ON AZIMUTH 268DEG17'25" COINCIDENT WITH S LINE OF N ONE HALF NE QR SD SEC 20 1995.5 FT TO INTERSEC OF SD S LINE & ELYR/W LINE AT&SF RR TH ON AZIMUTH 316DEG18'34" COINCIDENT WITHELY R/W LINE SD AT&SF RR 740.93 FT TO PT IN CEN WAKARUSA CR,SD PT BEING 1874.56 FT N & 147.45 FT E OF NW COR SW QR SD SEC 20 TH ALONG CENTERLINE SD WAKARUSA CR THE FOLLOWING COURSES:ON AZIMUTH 38DEG46'26" 119.71 FT AZIMUTH 14DEG39'57" 181.49 FT AZIMUTH 352DEG54'27" 140.41 FT AZIMUTH 357DEG02'28" 58.34 FT AZIMUTH 338DEG22'20" 155.59 FT AZIMUTH 299DEG12'58" 239.18 FT AZIMUTH 288DEG09'29" 508.82 FT AZIMUTH 308DEG03'01" 183.22 FT AZIMUTH 344DEG34'12"208.25 FT AZIMUTH 04DEG43'31" 259.13 FT AZIMUTH 25DEG40'26" 571.74 FT AZIMUTH 50DEG36'10" 145.11 FT AZIMUTH 65DEG49'29" 160.36 FT AZIMUTH 115DEG40'26"131.87 FT TO PT ON W LINE OF SE QR SD SEC 17 THAT IS 1350.68 FT S OF NW COR SE QR SD SEC 17 AZIMUTH 115DEG40'26" 45.95 FT AZIMUTH 154DEG24'56" 218.19FT AZIMUTH 117DEG48'49" 144.2 FT AZIMUTH 101DEG10'56" 626.78FT AZIMUTH 95DEG14'18" 250.94 FT AZIMUTH 62DEG16'33" 244.62 FT AZIMUTH 357DEG17'40" 270.8 FT AZIMUTH 27DEG28'10" 55.36 FT AZIMUTH 08DEG51'44" 128.16 FT AZIMUTH 28DEG57'54" 212.15 FT AZIMUTH 79DEG57'31" 171.56 FT AZIMUTH 132DEG50'55" 966.63 FT AZIMUTH 123DEG44'05" 271.22FT AZIMUTH 112DEG10'41" 84.64 FT TO PT ON W LINE OF SW QR SDSEC 16 THAT IS 729.51 FT N OF SW COR OF SW QR SD SEC 16 AZIMUTH 112DEG10'41" 283.72 FT AZIMUTH 93DEG10'08" 256.15 FT AZIMUTH 45DEG43'31" 137.33 FT AZIMUTH 03DEG03'00" 397.35 FT AZIMUTH 24DEG24'21" 101.45 FT AZIMUTH 57DEG47'48" 103.83 FT AZIMUTH 93DEG08'40" 187.24 FT AZIMUTH 104DEG00'21" 125.23 FT AZIMUTH 120DEG08'23" 183.68 FT AZIMUTH 100DEG30'17" 271.34 FT AZIMUTH 89DEG07'24" 146.68 FT AZIMUTH 72DEG36'50" 588.38 FT AZIMUTH 35DEG12'58" 222.9 FT AZIMUTH 20DEG57'08" 295.71 FT AZIMUTH 110DEG06'36" 207.2 FT AZIMUTH 145DEG20'43" 161.75 FTAZIMUTH 168DEG43'17" 348.65 FTAZIMUTH 212DEG39'54" 197.87 FTAZIMUTH 239DEG54'47" 457.95 FTAZIMUTH 143DEG42'27" 324.61 FTAZIMUTH 107DEG16'31" 210.51 FTTO PT ON E LINE SW QR SD SEC 16 THAT IS 410.55 FT N OF SE COR SW QR SD SEC 16 AZIMUTH 107DEG16'31" 33.4 FT AZIMUTH 30DEG13'47" 452.49 FT AZIMUTH 61DEG19"58" 267.27 FT AZIMUTH 130DEG43'23" 586.28 FT AZIMUTH 108DEG57'25" 528.35 FT AZIMUTH 74DEG44'22" 328.99 FT AZIMUTH 109DEG37'56" 692.6 FT AZIMUTH 102DEG11'26" 292.24 FT TO PT THATIS 2689.35 FT S OF NE COR SE QR SD SEC 16 AZIMUTH 102DEG11'26" 198.78 FT AZIMUTH 118DEG06'16" 391.19 FT TO INTERSEC OF CENTER SD WAKARUSA CR & CENTERLINE COAL CR,SD PT BEING 311.41FT E & 130.43 FT S OF NW COR NW QR SD SEC 22 TH COINCIDENT WITH CENTERLINE SD COAL CR THE FOLLOWING COURSES:AZIMUTH 235D536.88A WHE (ANNEXED TO CITY OF LAWRENCE ORD NO 8181 FILED 10/16/2007 BK 1029/1746)(REPLACES 800861A,862A,880A,894A,904A,905,910,911A & 921)(SEE BK 1029/1746 FOR REMAINDER OF ORD)

BENCHMARK:

Vert. Datum: Sea Level Datum of NAVD 1988
Datum USC & GS First Order # S368
Bench Mark: 1986 Elev. = 823.34

FLOODPLAIN DATA:

The Project site is located within the 100 year flood plain, as shown on Flood Insurance Rate Map, Community Panel No. 20045C0189D . Effective date August 5, 2010. Base flood elevation is approximately 818.

CURRENT USE OF PROPERTY:

Undeveloped

PROPOSED USE OF PROPERTY:

Minor Utility. Water Metering Station.

SOILS PRESENT:

Wabash Silty Clay

OWNER:

City of Lawrence
P.O. Box 708
Lawrence, KS 66044
785-832-7801

ENGINEER:

Eric Lars Johnson PE-11107
Wilson & Company Inc., Engineers & Architects
800 E 101st Terrace, Suite. 200
Kansas City, MO 64131
Phone (816) 701-3100

ERIC LARS JOHNSON — 11107 — KANSAS — PROFESSIONAL ENGINEER
1/15/2012

SURVERYOR:

Brandon Espinosa LS-1497
Wilson & Company Inc., Engineers & Architects
800 E 101st Terrace, Suite. 200
Kansas City, MO 64131
Phone (816) 701-3100

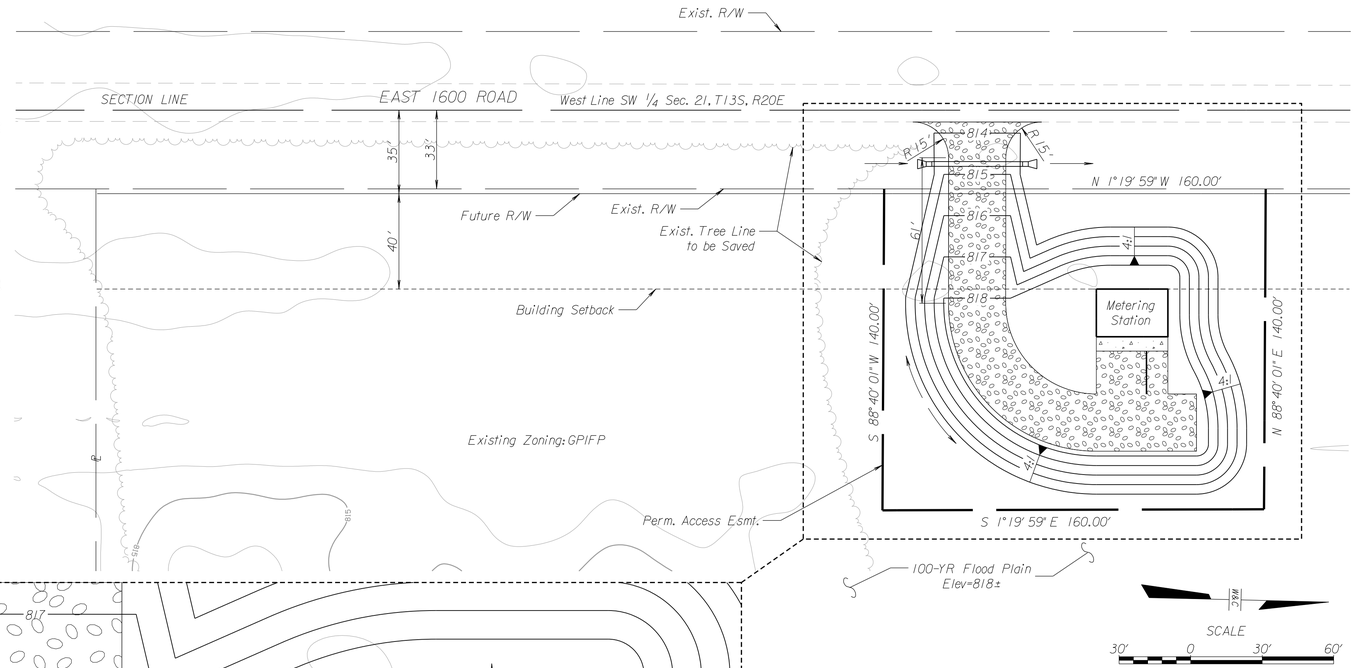
SITE CHARACTERISTICS TABLE:

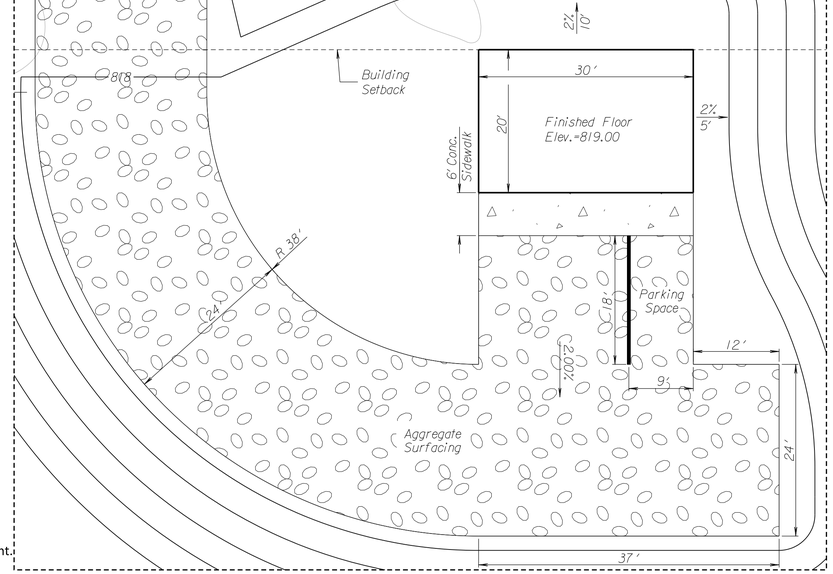
Existing Buildings	0	SF	Proposed Buildings	600	SF
Existing Pavement	0	SF	Proposed Pavement	180	SF
Existing Impervious	0	SF	Proposed Impervious	780	SF
Existing Pervious	536	AC	Proposed Pervious	21620	SF
Area	536	AC			

NOTE: Proposed Area calculations only include area inside Permanent Access Easement.

GENERAL NOTES:

1. One parking space is shown East of the Metering Station per Minor Utility Requirement.
2. No exterior lighting is planned for this site.
3. A fire extinguisher will be kept on site.

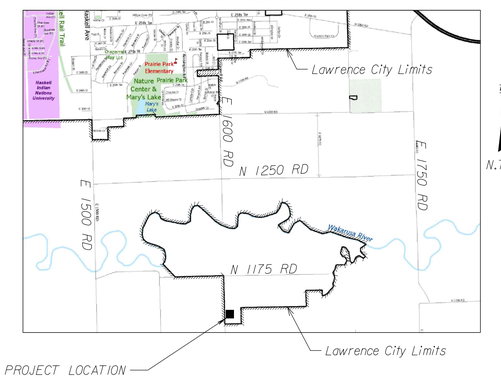




LEGEND

- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING TRAVELED WAY
- EXISTING EDGE OF TREES
- EXISTING CONTOURS (815)
- PROPOSED CONTOURS (818)
- FUTURE R/W
- BUILDING SETBACK
- PERMANENT ACCESS EASEMENT
- PROPOSED AGGREGATE SURFACING
- PROPOSED CONCRETE SIDEWALK

VICINITY MAP



NOTE:
BZA approval of the floodplain variance request from Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas (B-12-00268 approved 12/06/12)

NO.	REVISION	BY	DATE

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DESIGNED BY JCK	PROJECT NUMBER: 12 200 601.00	
DRAWN BY DJH	FILE Site Map.dgn	SHEET 1 OF 1
CHECKED BY JCK	DATE 1/15/2013	

WILSON & COMPANY ENGINEERS & ARCHITECTS
800 E 101st Terrace, Suite. 200
Kansas City, MO 64131
Phone (816) 701-3100

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