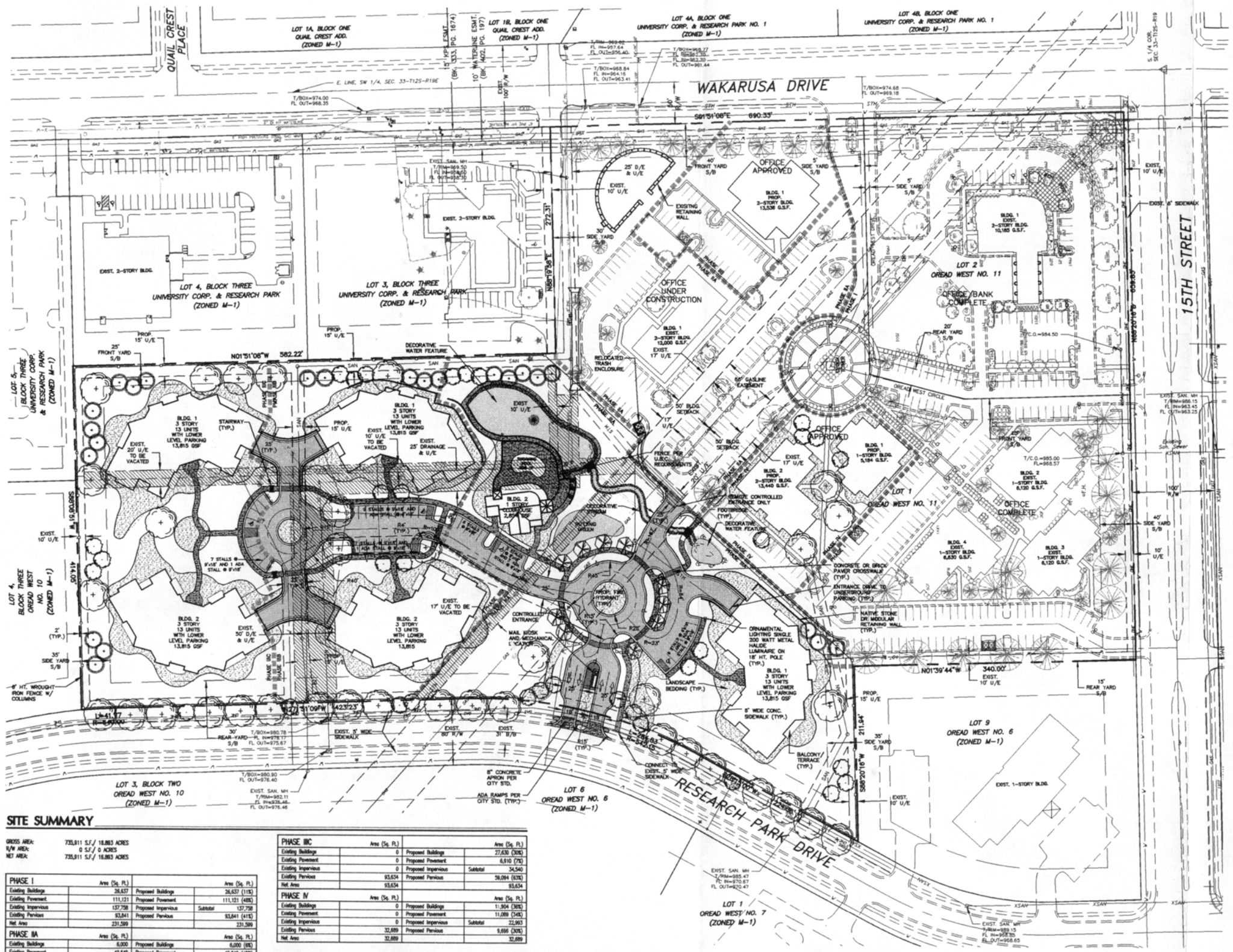


LEGAL DESCRIPTION

LOT ONE AND LOT TWO, OREAD WEST NO.11; LOT 5, BLOCK THREE, OREAD WEST NO. 10; AND THE WEST 137.69 FEET OF LOT 3 AND LOT 4, BLOCK THREE, UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION NO. 2 (AMENDED), IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; ALL OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OREAD WEST NO. 11; THENCE NORTH 89°57'32" WEST, ALONG THE SOUTH LINE OF SAID OREAD WEST NO. 11, 658.83 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°02'28" EAST, ALONG THE WEST LINE OF SAID OREAD WEST NO. 11, 340.00 FEET; THENCE NORTH 89°57'32" WEST, ALONG SAID WEST LINE, 211.94 FEET TO THE EAST RIGHT-OF-WAY LINE OF RESEARCH PARK DRIVE; THENCE NORTH 29°57'12" EAST, ALONG SAID RIGHT-OF-WAY LINE, 224.36 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, ON A 542.15 FOOT RADIUS CURVE TO THE LEFT WITH A 281.57 FOOT CHORD BEARING NORTH 14°54'06" EAST, AN ARC DISTANCE OF 284.83 FEET; THENCE NORTH 00°08'57" WEST, ALONG SAID RIGHT-OF-WAY LINE, 423.23 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, ON A 640.00 FOOT RADIUS CURVE TO THE LEFT WITH A 41.77 FOOT CHORD BEARING NORTH 02°01'08" WEST, AN ARC DISTANCE OF 41.77 FEET; THENCE NORTH 89°51'03" EAST, ALONG THE NORTH LINE OF SAID LOT 5, 276.34 FEET; THENCE SOUTH 89°57'50" EAST, ALONG THE NORTH LINE OF SAID LOT 4, 137.69 FEET; THENCE SOUTH 00°08'36" EAST, 582.22 FEET TO THE NORTH LINE OF SAID LOT ONE; THENCE SOUTH 89°57'50" EAST, ALONG SAID NORTH LINE, 272.31 FEET; THENCE SOUTH 00°08'56" EAST, ALONG THE EASTERNMOST LINE OF SAID LOT ONE AND THE EAST LINE OF SAID LOT TWO, 690.33 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 18.863 ACRES, MORE OR LESS.

LOCATION MAP

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
SHADE TREES				
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	MIN. 2" CAL.	35
	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	MIN. 2" CAL.	
	NORTHERN RED OAK	QUERCUS RUBRA	MIN. 2" CAL.	
	PAYMORE ASH	FRAXINUS PENNSYLVANICA	MIN. 2" CAL.	
	RED SUNSET MAPLE	ACER RUBRUM	MIN. 2" CAL.	
COLUMNAR TREES				
	ARMSTRONG MAPLE	ACER RUBRUM 'ARMSTRONG'	MIN. 1 1/2" CAL.	10
	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	MIN. 1 1/2" CAL.	
	COLUMNAR EUROPEAN HORNBEAM	CARPINUS BETULUS 'COLUMNARIS'	MIN. 1 1/2" CAL.	
ORNAMENTAL TREES				
	EASTERN REDBUD	CERCIS CANADENSIS	MIN. 1 1/2" CAL.	33
	PRAIRIFIRE CRABAPPLE	MALUS SPECIES 'PRAIRIFIRE'	MIN. 1 1/2" CAL.	
	SNOWDRIFT CRABAPPLE	MALUS SPECIES 'SNOWDRIFT'	MIN. 1 1/2" CAL.	
	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSGALLI 'INERMIS'	MIN. 1 1/2" CAL.	
CONIFEROUS TREES				
	EASTERN WHITE PINE	PINUS STROBUS	MIN. 6' HT.	23
	AUSTRIAN PINE	PINUS NIGRA	MIN. 6' HT.	
	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	MIN. 6' HT.	
SHRUBS				
	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS	N/A	
	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS	N/A	
	BROADMOOR JUNIPER	JUNIPERUS SABINA	N/A	
	COMPACT PFITZER	JUNIPERUS CHINENSIS 'PFITZERIANA'	N/A	
	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	N/A	
	GOLDEN ST. JOHNSWORT	HYPERICUM FRONDOSUM	N/A	
	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	N/A	
	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	N/A	
	REDOSIER DOGWOOD	CORNUS SERICEA	N/A	
	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUM'	N/A	
	DWARF KOREAN LILAC	SYRINGA MEYERI	N/A	

SITE SUMMARY

GROSS AREA: 735,911 S.F./ 18.863 ACRES
R/W AREA: 0 S.F./ 0 ACRES
NET AREA: 735,911 S.F./ 18.863 ACRES

PHASE I	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	26,637	Proposed Buildings	26,637 (11%)
Existing Pavement	111,121	Proposed Pavement	111,121 (48%)
Existing Impervious	137,758	Proposed Impervious	Subtotal 137,758
Existing Pervious	93,841	Proposed Pervious	93,841 (41%)
Net Area	231,599		231,599
PHASE IIA	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	6,000	Proposed Buildings	6,000 (6%)
Existing Pavement	42,649	Proposed Pavement	42,649 (45%)
Existing Impervious	48,649	Proposed Impervious	Subtotal 48,649
Existing Pervious	45,720	Proposed Pervious	45,720 (48%)
Net Area	94,369		94,369
PHASE IIB	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	6,768 (21%)
Existing Pavement	0	Proposed Pavement	11,689 (37%)
Existing Impervious	0	Proposed Impervious	Subtotal 18,457
Existing Pervious	31,853	Proposed Pervious	13,396 (42%)
Net Area	31,853		31,853
PHASE IIIA	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	13,815 (9%)
Existing Pavement	0	Proposed Pavement	39,185 (25%)
Existing Impervious	0	Proposed Impervious	Subtotal 52,990
Existing Pervious	153,788	Proposed Pervious	100,808 (66%)
Net Area	153,788		153,788
PHASE IIIB	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	30,484 (31%)
Existing Pavement	0	Proposed Pavement	23,947 (24%)
Existing Impervious	0	Proposed Impervious	Subtotal 54,431
Existing Pervious	97,979	Proposed Pervious	43,548 (45%)
Net Area	97,979		97,979

PHASE IIIC	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	27,630 (30%)
Existing Pavement	0	Proposed Pavement	6,910 (7%)
Existing Impervious	0	Proposed Impervious	Subtotal 34,540
Existing Pervious	93,634	Proposed Pervious	58,094 (63%)
Net Area	93,634		93,634
PHASE IV	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	11,904 (36%)
Existing Pavement	0	Proposed Pavement	11,089 (34%)
Existing Impervious	0	Proposed Impervious	Subtotal 22,993
Existing Pervious	32,689	Proposed Pervious	9,696 (30%)
Net Area	32,689		32,689

LANDSCAPING REQUIREMENTS (PHASES IIA, IIB, IIC & IV)

Section 20-1404.3 – 1 Tree per 40 ft of Street Frontage

Phases IIA-IIC Street Trees Required: 24
Phases IIA-IIC Street Trees Provided: 24
Phase IV Street Trees Required: 0
Phase IV Street Trees Provided: 0

Section 20-1404.3(b) – 1 Tree per 3,000 sf open space

Phases IIA-IIC Site Trees required: 69
Phases IIA-IIC Site Trees provided: 69
Phase IV Site Trees required: 3
Phase IV Site Trees provided: 6

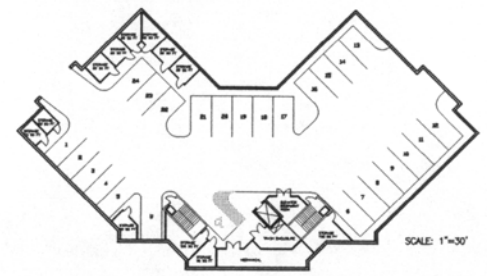
Required Landscaping within Phases 3A-3C Parking Area:
43 parking stalls x 280 sf x 0.15 = 4,698 sf)
Provided parking landscaping: 6,197 sf

Required Landscaping within Phase IV Parking Area:
21 proposed parking stalls x 280 sf x 0.15 = 882 sf)
Provided parking landscaping: 1,392 sf

DEVELOPMENT SCHEDULE

PHASES	BUILDING FOOTPRINT (SF)	NO. UNITS	GROSS FLOOR SPACE (SF)	NET FLOOR SPACE (SF)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	TOTAL ADA PROVIDED	DEVELOPMENT SCHEDULE	COMMENTS
PHASE I										
Building 1 – Office	7,207	N/A	16,185	7,130	1 SPACE/ 300 NSF	24	58	5	EXISTING	INCL. 20 FUTURE STALLS
Building 2 – Office	6,680	N/A	8,680	4,676	1 SPACE/ 300 NSF	16	19			
Building 3 – Office	6,120	N/A	8,120	4,284	1 SPACE/ 300 NSF	14	17			
Building 4 – Office	6,630	N/A	6,630	4,641	1 SPACE/ 300 NSF	15	38			
PHASE IIA										
Building 1 – Office	6,000	N/A	12,000	8,400	1 SPACE/ 300 NSF	28	88	4	2003	UNDER CONSTRUCTION
PHASE IIB										
Building 1 – Office	6,768	N/A	13,536	9,475	1 SPACE/ 300 NSF	32	32	2	2006	INCL. 5 EXISTING PHASE IIA STALLS
PHASE IIIA										
Building 1 – Residential	13,815	13	41,445	N/A	2 SPACES / UNIT	26	42	3	2004	INCL. 26 STALLS UNDERGROUND (SEE LAYOUT THIS SHEET)
Building 2 – Clubhouse	2,854	N/A	2,854	1,998	N/A	N/A	N/A			
PHASE IIIB										
Building 1 – Residential	13,815	13	41,445	N/A	2 SPACES / UNIT	26	36	4	2006	INCL. 26 STALLS UNDERGROUND
Building 2 – Residential	13,815	13	41,445	N/A	2 SPACES / UNIT	26	34			INCL. 26 STALLS UNDERGROUND
PHASE IIIC										
Building 1 – Residential	13,815	13	41,445	N/A	2 SPACES / UNIT	26	30	3	2007	INCL. 26 STALLS UNDERGROUND
Building 2 – Residential	13,815	13	41,445	N/A	2 SPACES / UNIT	26	30			INCL. 26 STALLS UNDERGROUND
PHASE IV										
Building 1 – Office	5,184	N/A	5,184	3,629	1 SPACE/ 300 NSF	12	19	6	2008-2010	INCL. 10 EXISTING PHASE I STALLS
Building 2 – Office	6,720	N/A	13,440	8,400	1 SPACE/ 300 NSF	31	31			INCL. 10 EXISTING PHASE IIA STALLS

UNDERGROUND PARKING LAYOUT



LEGEND

	EASEMENT VACATION
	EXISTING SHADE TREE
	EXISTING ORNAMENTAL TREE
	EXISTING EVERGREEN TREE
	EXISTING SHRUB
	LANDSCAPE BEDDING

North

0 25 50 75 125
Scale: 1"=50'-0"

A Site Plan for

OREAD WEST OFFICE PARK

Residential–Office Development
Lawrence, Kansas

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LAYOUT & LANDSCAPE PLAN

REVISIONS

DATE:	10/20/03
PROJECT NO.:	03001
DWG. ID:	03001PD001
DESIGNED BY:	LPE/MTA
DRAWN BY:	AVD
CHECKED BY:	TAN/ADM

SHEET NO. 1 OF 2 SHEETS

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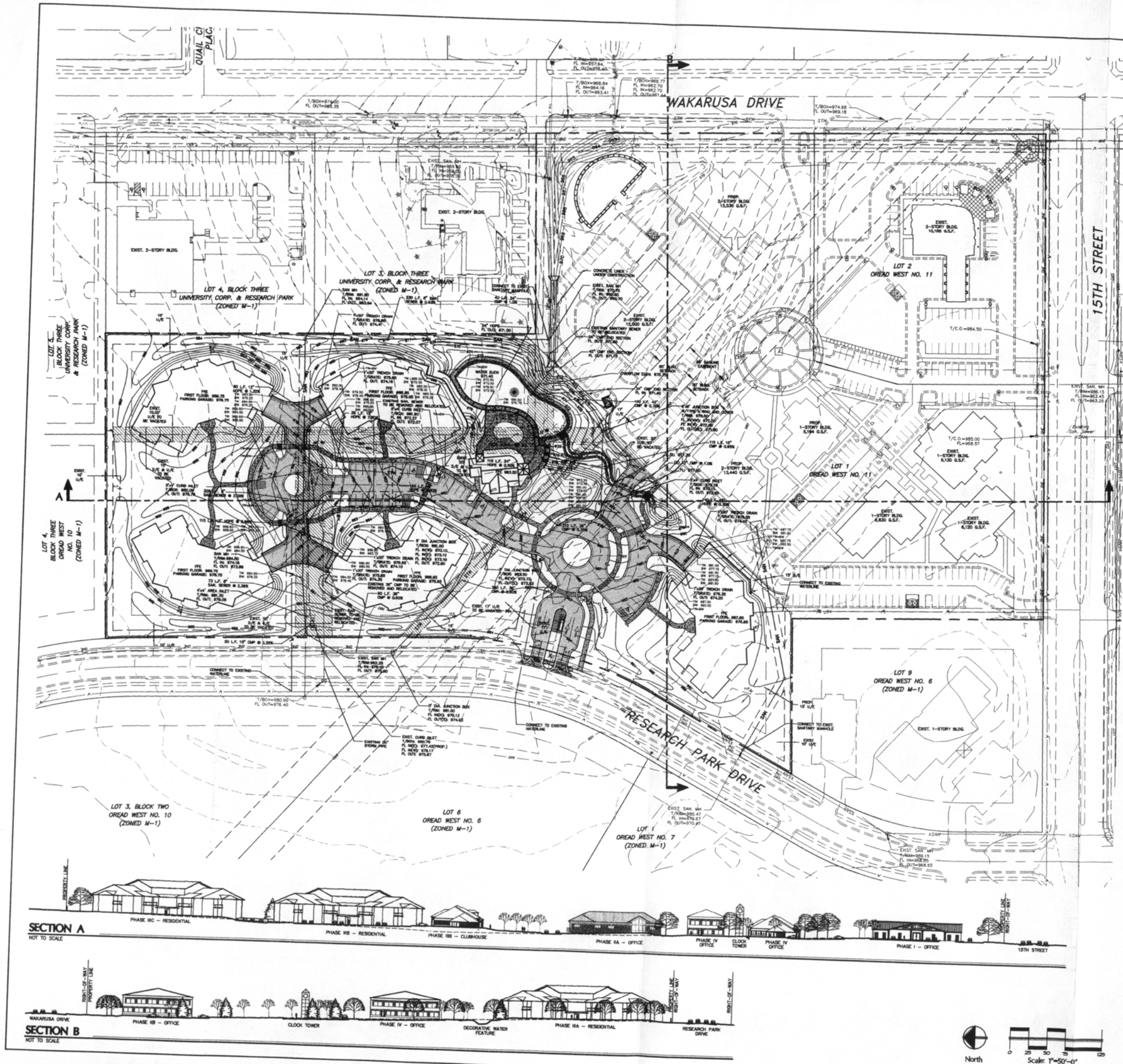
WAKARUSA DRIVE
15TH STREET
RESEARCH PARK DRIVE
LOT 4, BLOCK THREE UNIVERSITY CORP. & RESEARCH PARK (ZONED M-1)
LOT 3, BLOCK THREE UNIVERSITY CORP. & RESEARCH PARK (ZONED M-1)
LOT 2 OREAD WEST NO. 11
LOT 1 OREAD WEST NO. 11
LOT 9 OREAD WEST NO. 6 (ZONED M-1)
LOT 3, BLOCK TWO OREAD WEST NO. 10 (ZONED M-1)
LOT 6 OREAD WEST NO. 6 (ZONED M-1)
LOT 1 OREAD WEST NO. 7 (ZONED M-1)
LOT 4, BLOCK THREE OREAD WEST NO. 10 (ZONED M-1)
LOT 5, BLOCK THREE UNIVERSITY CORP. & RESEARCH PARK (ZONED M-1)
EXIST. 2-STORY BLDG.
EXIST. 1-STORY BLDG.
PROP. 2-STORY BLDG.
PROP. 1-STORY BLDG.
CONNECT TO EXISTING WATERLINE
CONNECT TO EXIST. SANITARY MANHOLE
EXIST. SAN. MH
EXIST. STM MH
EXIST. WATER VALVE
EXIST. FIRE HYDRANT
EXIST. 17' U/E TO BE ABANDONED
EXIST. 15' U/E TO BE ABANDONED
EXIST. 10' U/E
EXISTING PID AREA (PROPOSED RO-1A ZONING)
T/C.O.=984.50
T/C.O.=985.00 FL=968.57
T/C.O.=985.00 FL=963.25
T/C.O.=984.00 FL=963.25
T/C.O.=984.00 FL=963.25
T/C.O.=984