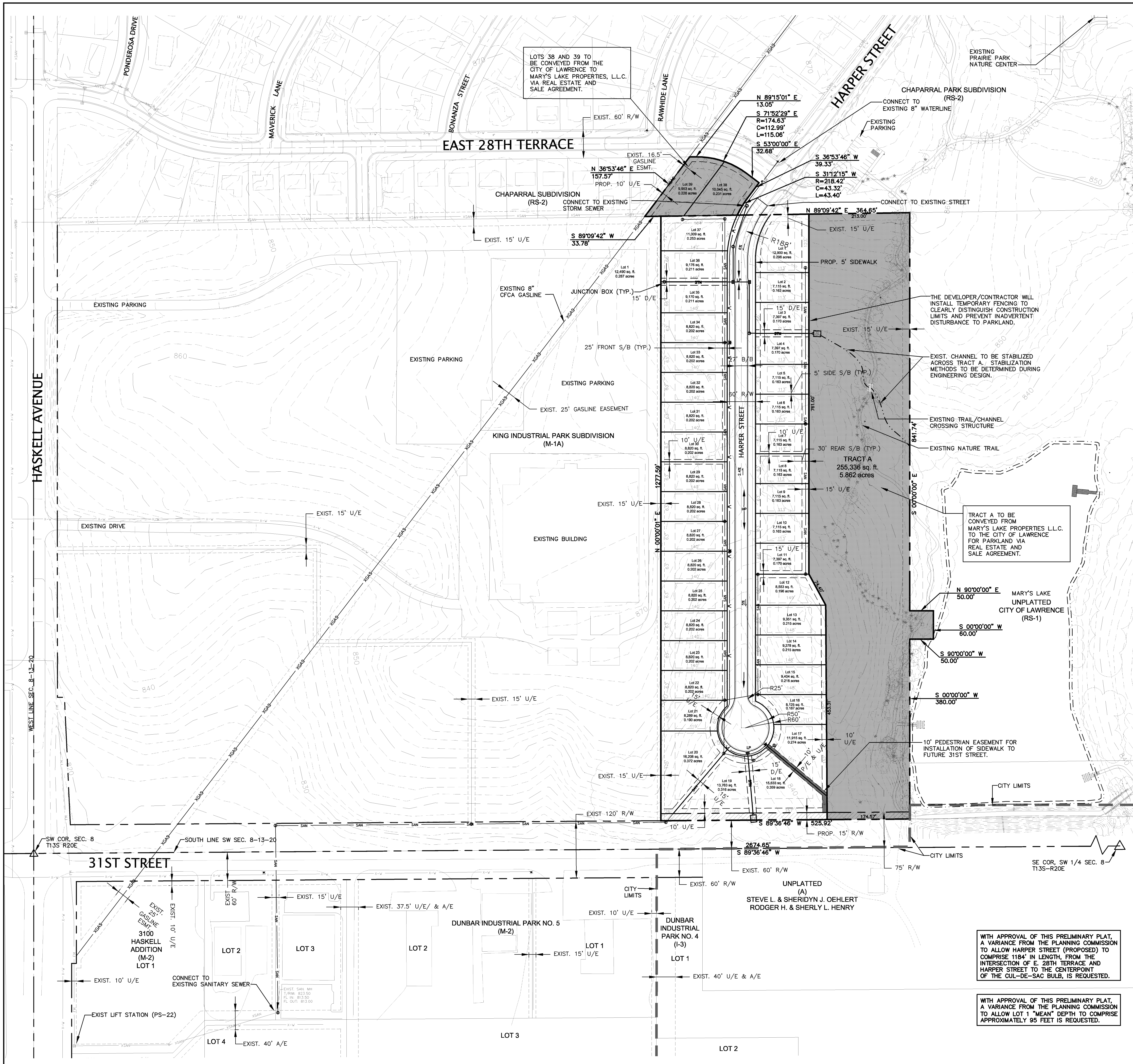




LOCATION MAP



GENERAL NOTES

- OWNERS: MARY'S LAKE PROPERTIES, L.L.C. CITY OF LAWRENCE
1154 EAST 1135 ROAD
LAWRENCE, KS 66047
8 E. SIXTH STREET
LAWRENCE, KS 66044
- LAND PLANNER/ENGINEER: LANDPLAN ENGINEERING, P.A.,
1310 WAKARUSA DRIVE
LAWRENCE, KS 66049
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY M.J. HARDEN, 2003.
- TYPICAL SOIL TYPES:
MR. MORRILL CLAY LOAM, 3 TO 7 PERCENT SLOPES
SS. SIBLEYVILLE COMPLEX, 3 TO 7 PERCENT SLOPES
SV. SIBLEYVILLE COMPLEX, 7 TO 15 PERCENT SLOPES
- EXISTING LAND USE: UNDEVELOPED
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ZONING: M-1A
- PROPOSED ZONING: RS-2
- NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #20045C008C, DATED NOVEMBER 7, 2001.
- MEBO (MINIMUM ELEVATION OF BUILDING OPENING) ELEVATIONS TO BE DETERMINED BASED ON ACTUAL FIELD SURVEY INFORMATION AT TIME OF PROJECT ENGINEERING. MEBO'S WILL BE SHOWN ON THE FINAL PLAT.
- ADJACENT PROPERTY OWNERS WILL BE REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS NOT OWNED BY THE CITY. STRUCTURES, FENCES, OR CUT/FILL OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- NO FENCES SHALL BE PERMITTED IN THE PUBLIC RIGHTS-OF-WAY VIA SECTION 16-603 OF THE CITY CODE.
- PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY, TO BE FINALIZED AT TIME OF SITE ENGINEERING.
- INSTALLATION OF PUBLIC IMPROVEMENTS TO BE PROVIDED VIA PRIVATE FINANCING.
- THE FOLLOWING NOTE WILL BE PLACED ON THE FINAL PLAT: THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708 OF THE CITY SUBDIVISION REGULATIONS.
- SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR WITH NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.
- DIRECT VEHICULAR ACCESS TO 31ST STREET IS PROHIBITED.
- EXISTING NATURE TREES SHALL BE PRESERVED AS POSSIBLE THROUGHOUT THE CONSTRUCTION PROCESS.

SITE SUMMARY

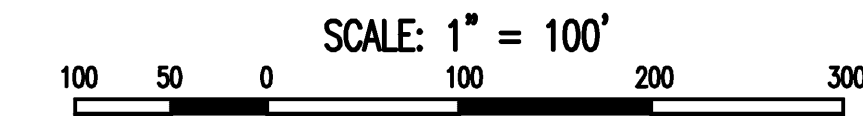
GROSS AREA:	695,992 s.f. / 15.98 ac.
RIGHT-OF-WAY AREA:	81,137 s.f. / 1.863 ac.
NET AREA:	255,336 s.f. / 5.863 ac.
TOTAL LOTS:	39
AVERAGE LOT AREA:	9,218 s.f. / 0.212 ac.
MINIMUM LOT AREA:	7,115 s.f. / 0.163 ac.
MAXIMUM LOT AREA:	16,208 s.f. / 0.372 ac.

LEGAL DESCRIPTION

A RE-PLAT OF LOT 4, KING INDUSTRIAL PARK SUBDIVISION, LOT 1, BLOCK 1, CHAPARRAL PARK SUBDIVISION, AND A PORTION OF ADJOINING HARPER STREET RIGHT-OF-WAY, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°00'01" WEST, ALONG THE WEST LINE OF SAID LOT 4, 1277.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; (SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 1, BLOCK 1, CHAPARRAL PARK SUBDIVISION); THENCE SOUTH 89°09'42" WEST, ALONG SAID SOUTH LINE, 33.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 36°53'46" EAST, ALONG THE NORTHWESTERN LINE OF SAID LOT 1, 157.57 FEET; THENCE NORTH 89°15'01" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 13.05 FEET; THENCE ALONG SAID NORTH LINE, ON A 174.63 FOOT RADIUS CURVE TO THE RIGHT WITH A 112.99 FOOT CHORD BEARING SOUTH 71°52'27" EAST, AN ARC DISTANCE OF 115.06 FEET; THENCE SOUTH 53°00'00" EAST, ALONG SAID NORTH LINE, 32.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 36°53'46" WEST, ALONG THE EAST LINE OF SAID LOT 1, 39.33 FEET; THENCE ON A 218.42 FOOT RADIUS CURVE TO THE LEFT, WITH A 43.32 FOOT CHORD BEARING SOUTH 31°12'15" WEST, AN ARC DISTANCE OF 43.40 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°09'42" EAST, ALONG SAID NORTH LINE, 364.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID LOT 4, 841.74 FEET; THENCE NORTH 90°00'00" EAST, ALONG SAID EAST LINE, 50.00 FEET; THENCE SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, 60.00 FEET; THENCE SOUTH 90°00'00" WEST, ALONG SAID EAST LINE, 50.00 FEET; THENCE SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, 380.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°36'46" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 525.92 FEET TO THE POINT OF BEGINNING. CONTAINS 15.978 ACRES, MORE OR LESS.

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION



A Preliminary Plat for
MARY'S LAKE ADDITION
Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, KS 66049
Phone: (785) 843-2410
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REVISIONS
7-1-05 PER DEPT. COMMENTS
7-8-05 PER ADDITIONAL COMMENTS

DATE: 6/8/05
PROJECT NO.: 03700
DWG. ID: 03700PP
DESIGNED BY: LPE
DRAWN BY: GRS
CHECKED BY: ADM/TAH

SHEET NO.
1 OF 1 SHEETS