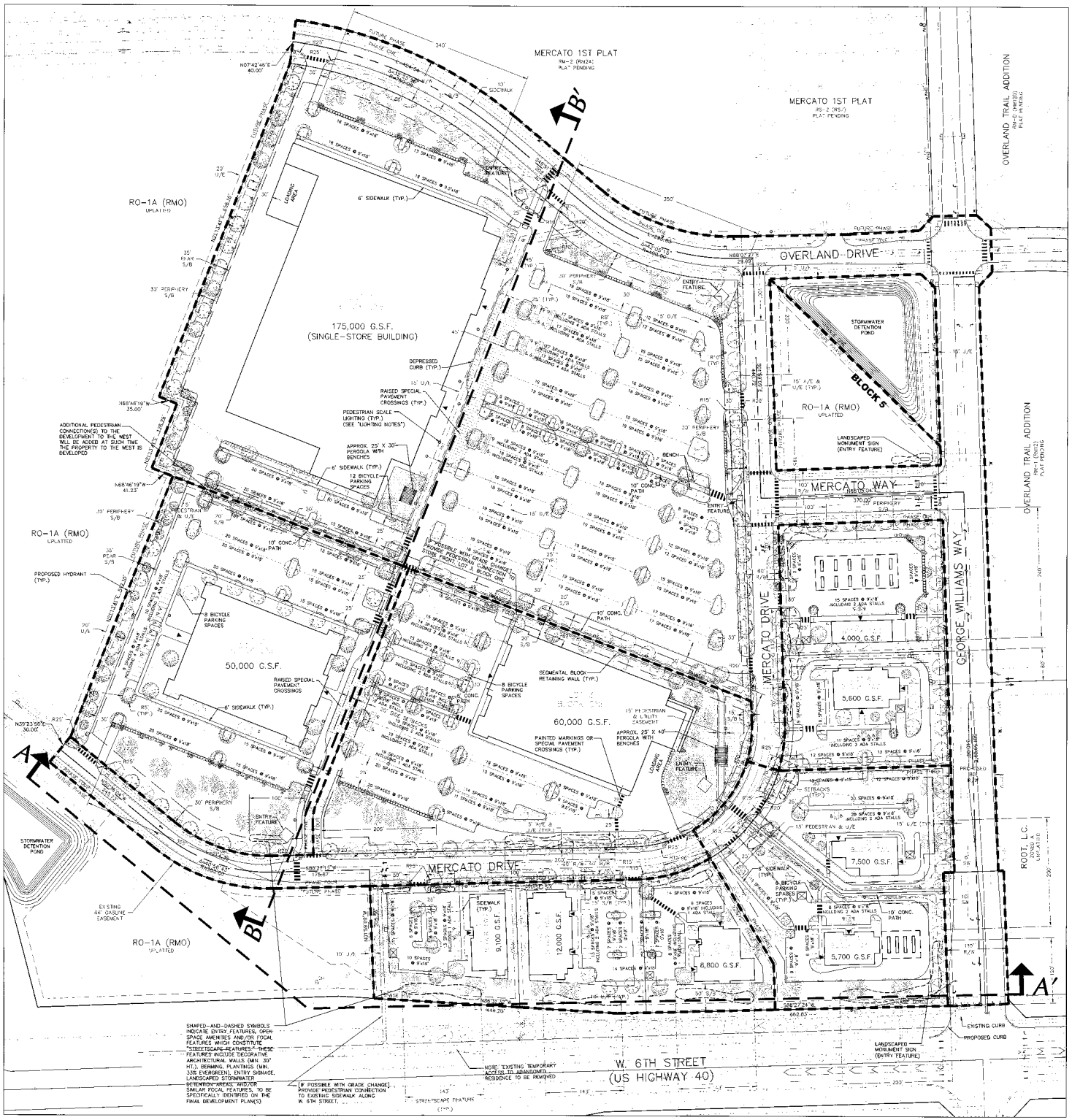
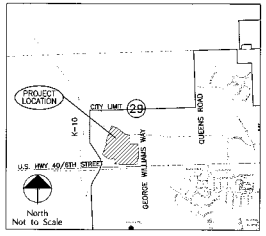


Location Map



Legal Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE, 100.01 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88°37'24" WEST, 662.83 FEET; THENCE NORTH 89°31'32" WEST, 444.20 FEET; THENCE NORTH 01°59'09" WEST, 220.56 FEET; THENCE SOUTH 88°27'13" WEST, 175.67 FEET; THENCE ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 219.86 FOOT CHORD BEARING NORTH 77°04'09" WEST, AN ARC DISTANCE OF 214.39 FEET; THENCE NORTH 50°36'04" WEST, 245.73 FEET; THENCE NORTH 39°23'56" EAST, 30.00 FEET; THENCE NORTH 21°13'41" EAST, 512.10 FEET; THENCE NORTH 68°46'19" WEST, 41.23 FEET; THENCE NORTH 21°13'41" EAST, 126.59 FEET; THENCE NORTH 68°46'19" WEST, 35.00 FEET; THENCE NORTH 21°13'41" EAST, 656.16 FEET; THENCE NORTH 07°42'46" EAST, 40.00 FEET; THENCE ON A 753.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 418.89 FOOT CHORD BEARING SOUTH 58°04'16" EAST, AN ARC DISTANCE OF 424.54 FEET; THENCE SOUTH 49°51'18" EAST, 202.23 FEET; THENCE ON A 400.00 FOOT RADIUS CURVE TO THE LEFT WITH A 287.26 FOOT CHORD BEARING SOUTH 79°53'58" EAST, AN ARC DISTANCE OF 293.83 FEET; THENCE NORTH 88°03'27" EAST, 23.69 FEET; THENCE SOUTH 01°59'09" EAST, 440.72 FEET; THENCE NORTH 88°05'04" EAST, 370.00 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 01°59'09" EAST, ALONG SAID EAST LINE, 940.09 FEET TO THE POINT OF BEGINNING. CONTAINS 45.587 ACRES, MORE OR LESS.

Plant Schedule

SYMBOL	QUANTITY	NAME	CONDITION	SIZE
Deciduous Trees				
	87	Amur Maple - Acer ginnala Autumn Blaze Maple - Acer rubrum 'Autumn Blaze' Autumn Fantasy Maple - Acer rubrum 'Autumn Fantasy' Norway Maple - Acer platanoides	B&B	Min. 2 CAL.
	113	Columnar English Oak - Quercus robur 'Fastigiata'	B&B	Min. 2 CAL.
	87	Thornless Honeylocust - Gleditsia triacanthos 'Inermis'	B&B	Min. 2 CAL.
	56	Littleleaf Lin - Tilia cordata 'Greenspire'	B&B	Min. 2 CAL.
Evergreen Trees				
	69	Austrian Pine - Pinus nigra Bristlecone - Pinus aristata Eastern Redcedar - Juniperus virginiana Rocky Mountain Juniper - Juniperus scopulorum	B&B	Min. 6' Ht.
Ornamental Trees				
	11	Cleveland Select Pear - Pyrus calleryana 'Cleveland Select'	B&B	Min. 1-1/2" CAL.
	33	Spring Snow Crabapple - Malus x 'Spring Snow'	B&B	Min. 1-1/2" CAL.
Deciduous Shrubs				
	164	Burkwood Daphne - Daphne burkwoodii	Cont.	Min. 24" Ht.
	100	Goldflame Spirea - Spiraea x 'Goldflame'	Cont.	Min. 24" Ht.
Evergreen Shrubs				
	95	Armstrong Juniper - Juniperus chinensis 'Armstrong'	Cont.	Min. 30" Ht.
	106	Rheinzold Arborvitae - Thuja occidentalis 'Rheingold'	Cont.	Min. 30" Ht.

NOTE: ONE-THIRD OF ALL PLANTINGS MUST BE EVERGREEN SPECIES (EXCLUDING STREET TREES).

Landscape Notes

1. COMMON OPEN SPACE IS PROVIDED IN ACCORDANCE WITH SEC. 20-1008(B).

   1,782,033 N.S.F./40.91 ACRES X 20% = 8.18 ACRES COMMON OPEN SPACE REQUIRED
   10.27 ACRES COMMON OPEN SPACE PROVIDED

   — SHADED AREAS REPRESENT "COMMON OPEN SPACE"

2. STREET TREES ARE PROVIDED AT A RATE OF ONE TREE PER 40 LINEAR FEET OF RIGHT-OF-WAY FRONTAGE. WHERE NECESSARY, TREES ARE SPACED AS APPROPRIATE TO REMAIN CLEAR OF THE "50-FOOT SIGHT TRIANGLE", IN ACCORDANCE WITH SEC. 21-708(L) AND SEC. 20-1404(A).

   6,726.88 L.F. RIGHT-OF-WAY FRONTAGE/40 L.F. = 169 STREET TREES REQUIRED
   169 STREET TREES PROVIDED

3. SITE TREES ARE PROVIDED AT A RATE OF ONE TREE PER 3,000 S.F. OF LANDSCAPED OPEN SPACE, IN ACCORDANCE WITH SEC. 20-1404(A)(g).

   549,512 S.F. LANDSCAPED OPEN SPACE/3,000 S.F. = 184 SITE TREES REQUIRED
   252 SITE TREES PROVIDED

4. SHADE TREES ARE PROVIDED AT A RATE OF ONE TREE PER EVERY TWO PARKING LOT ISLANDS, IN ACCORDANCE WITH SEC. 20-1214.

   116 PARKING LOT ISLANDS/2 = 58 PARKING ISLAND SHADE TREES REQUIRED
   163 PARKING ISLAND SHADE TREES PROVIDED

5. PARKING LOT LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SEC. 20-1404(A)(6).

   1,763 PARKING SPACES X 380 S.F. X 15% = 71,526 S.F. INTERIOR PARKING LANDSCAPING REQUIRED
   133,178 S.F. INTERIOR PARKING LANDSCAPING PROVIDED

6. PUBLIC SPACE IS PROVIDED IN ACCORDANCE WITH "COMMERCIAL DESIGN STANDARDS."

   29,157 S.F. REQUIRED; 62,504 S.F. PROVIDED

   — STIPPLED AREAS REPRESENT "PUBLIC SPACE"

Lighting Notes

1. INDICATES "PEDESTRIAN SCALE LIGHTING" TO BE INSTALLED ALONG PRIMARY WALKWAYS APPROXIMATELY AS SHOWN. SPECIFIC LOCATIONS, LIGHTING LEVELS AND HARDWARE SPECIFICATIONS WILL BE ESTABLISHED WITH THE FINAL DEVELOPMENT PLAN(S)/PHOTOMETRIC PLAN(S).
2. PARKING LOT AND BUILDING MOUNTED LIGHTING LOCATIONS, LIGHTING LEVELS AND HARDWARE SPECIFICATIONS WILL BE ESTABLISHED WITH THE FINAL DEVELOPMENT PLAN(S)/PHOTOMETRIC PLAN(S).
3. PUBLIC STREET LIGHTING WILL BE INSTALLED PER CITY OF LAWRENCE STANDARD SPECIFICATIONS.

North
Scale: 1"=60'-0"

A Preliminary Development Plan for

Mercato PCD

Lawrence, Kansas

THE DOCUMENT IS FOR PRELIMINARY USE ONLY - NOT FOR CONSTRUCTION

LAYOUT & LANDSCAPING PLAN

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Landscape Architecture
Community Planning
Surveying
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Lenexa, Kansas 66215
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REVISIONS

DATE: 8/09/06
PROJECT NO.: 2004.701
DRAWING ID: 9470\dp-lp-bldg
REDRAWN BY: JDS/LPE
DRAWN BY: LPE
CHECKED BY: TAH

SHEET NO.
1 OF 3 SHEETS