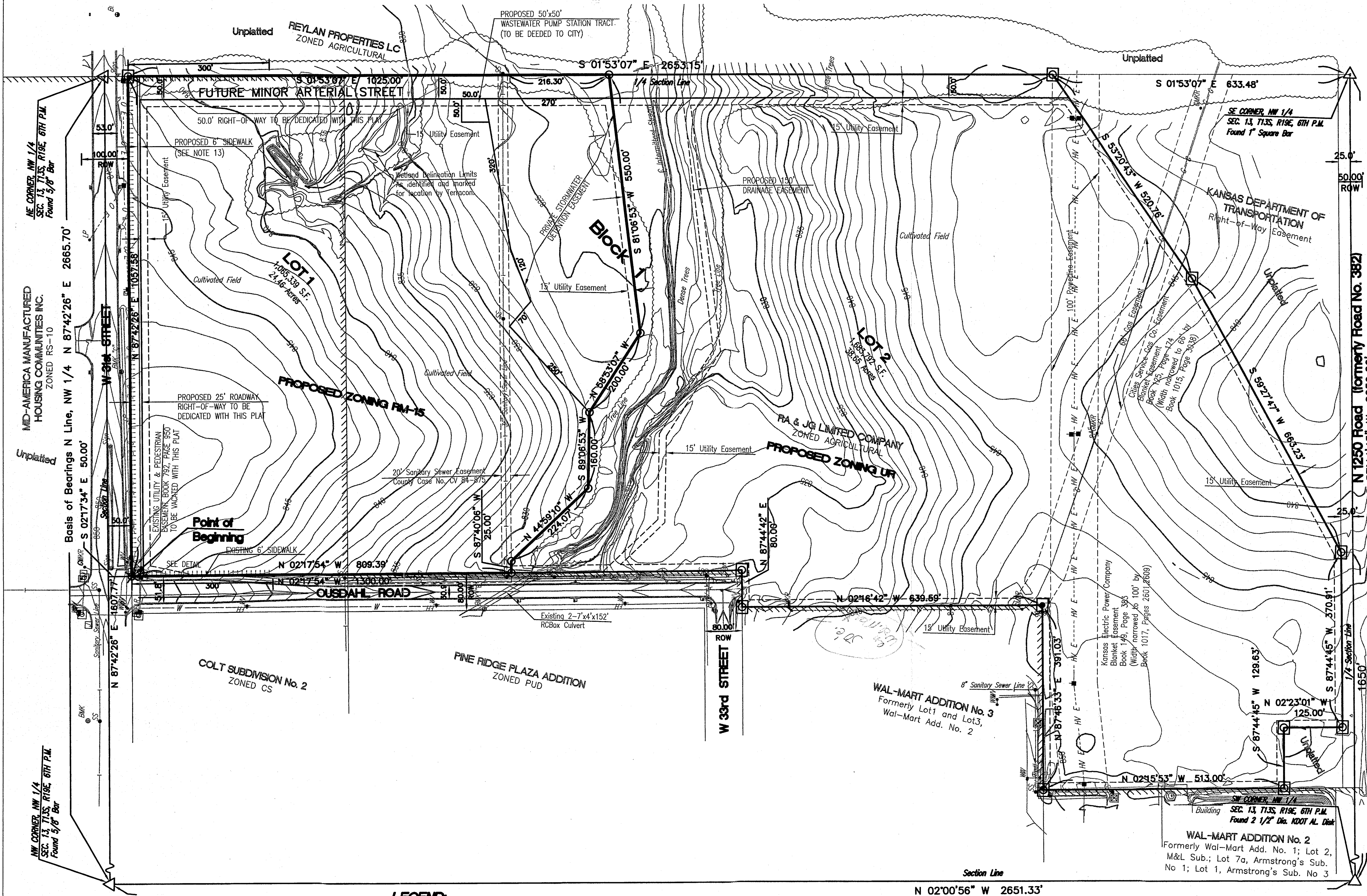


# PRELIMINARY PLAT EXCHANGE AT LAWRENCE

AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



## Legal Description:

That part of the Northwest Quarter of Section 13, Township 13 South, Range 19 East of the Sixth Principal Meridian, partially in the City of Lawrence and wholly in Douglas County, Kansas described as follows:

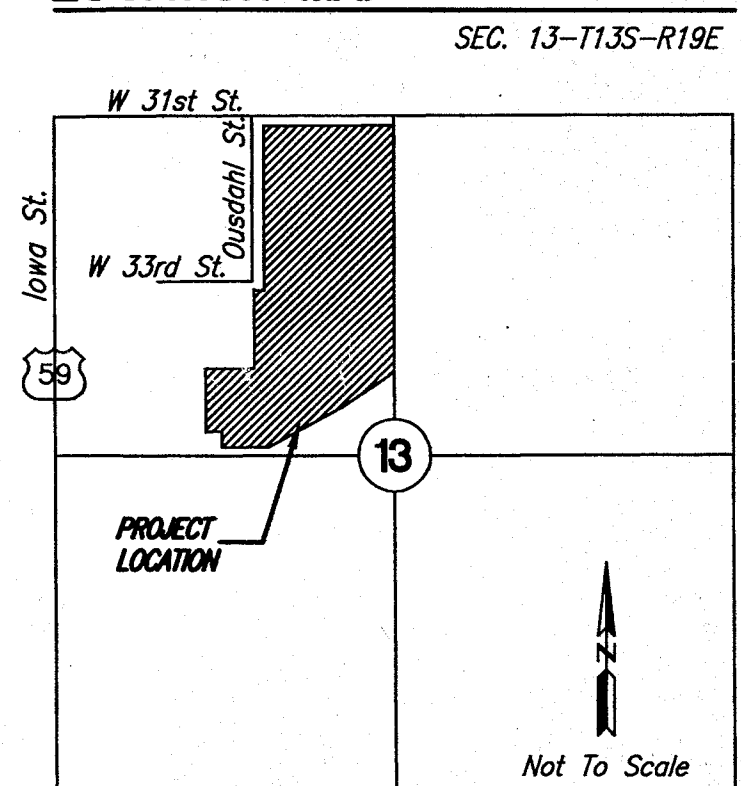
Commencing at the northwest corner of said Northwest Quarter; thence along the north line of said Northwest Quarter on a bearing of N87°42'26\"/>

The above described contains 63.111 acres, more or less.

## General Notes:

- PROJECT DEVELOPER: Fairfield Development L.P., 2045 N. Hwy. 360, Suite 250 B, Grand Prairie, TX 75050, Mr. Steve Stamos
- PROJECT ENGINEER/SURVEYOR: P.E.C., 616 Vermont St. Suite B, Lawrence, KS 66044, (785) 842-6464
- EXISTING ZONING: RS-10 and A
- PROPOSED ZONING: RM-15 and UR
- TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY P.E.C. - SEPT. 2006.
- SITE IS NOT IN REGULATORY FLOODPLAIN.
- GROSS ACREAGE: 63.111 ACRES  
TOTAL BUILDING LOTS: Two  
MAXIMUM LOT SIZE: 38.65 ACRES  
AVERAGE LOT SIZE: 31.55 ACRES  
MINIMUM LOT SIZE: 24.46 ACRES  
STREET AREA: 2.86 ACRES
- PUBLIC IMPROVEMENTS: STREETS, SEWER, & WATER IN PLACE. INTERNAL SEWER, WATER AND ACCESS ROADWAYS TO BE CONSTRUCTED BY DEVELOPER IN 2008.
- THERE SHALL BE NO ACCESS TO/FROM 31st STREET, NOR TO/FROM OUSDAHL ROAD AND FUTURE MINOR ARTERIAL STREET WITHIN 300 FEET OF 31st STREET.
- WASTEWATER PUMP STATION SHALL BE SCREENED WITH SOLID WOOD FENCE OR OTHER APPROVED MATERIAL.
- WASTEWATER PUMP STATION LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES.
- SIDEWALK ALONG 31ST STREET TO BE CONSTRUCTED TO CITY STANDARDS.

## LOCATION MAP:



## LEGEND:

	City Limits Line		Deadman
	Access Control		Power Pole
	Storm Sewer Line		Sanitary Sewer Manhole
	Sanitary Sewer Line		Fire Hydrant
	Easement Line		Water Valve
	Overhead Electric		Storm Sewer Inlet
	Underground Electric		Light Pole
	Water Line		Electrical Riser
	Gas Line		Gas Marker
	Traffic Signal Cable		Traffic Signal Pole
	Section Corner		Telephone Pedestal
	5/8\"/>		Traffic Signal Junction Box
	5/8\"/>		Electrical Box
	1/2\"/>		Right-of-Way
	Chiseled \"+\"		Benchmark

## BENCHMARKS:

**BENCHMARK "A" :**  
N 227,188 E 2,093,120  
Chiseled "a" on the southeast corner of the first curb inlet west of Ousdahl Road on the north side of 33rd Street  
Elev. = 835.03

**BENCHMARK "B" :**  
N 227,680 E 2,093,110  
Chiseled "d" on curb on south end of west hub gourd on R.C.B. on Ousdahl Road between 31st and 33rd Streets.  
Elev. = 832.67

**BENCHMARK "C" :**  
N 228,469 E 2,093,588  
Chiseled "d" on the center of first curb inlet west of entrance to Gaslight Village on the south side of 31st Street.  
Elev. = 847.20

Date of Preparation: Revised June 13, 2007

**Professional Engineering Consultants, P.A.**  
616 VERMONT ST. SUITE B, LAWRENCE, KANSAS 66044  
785-842-6464 / FAX 785-842-4140

Rev for PC