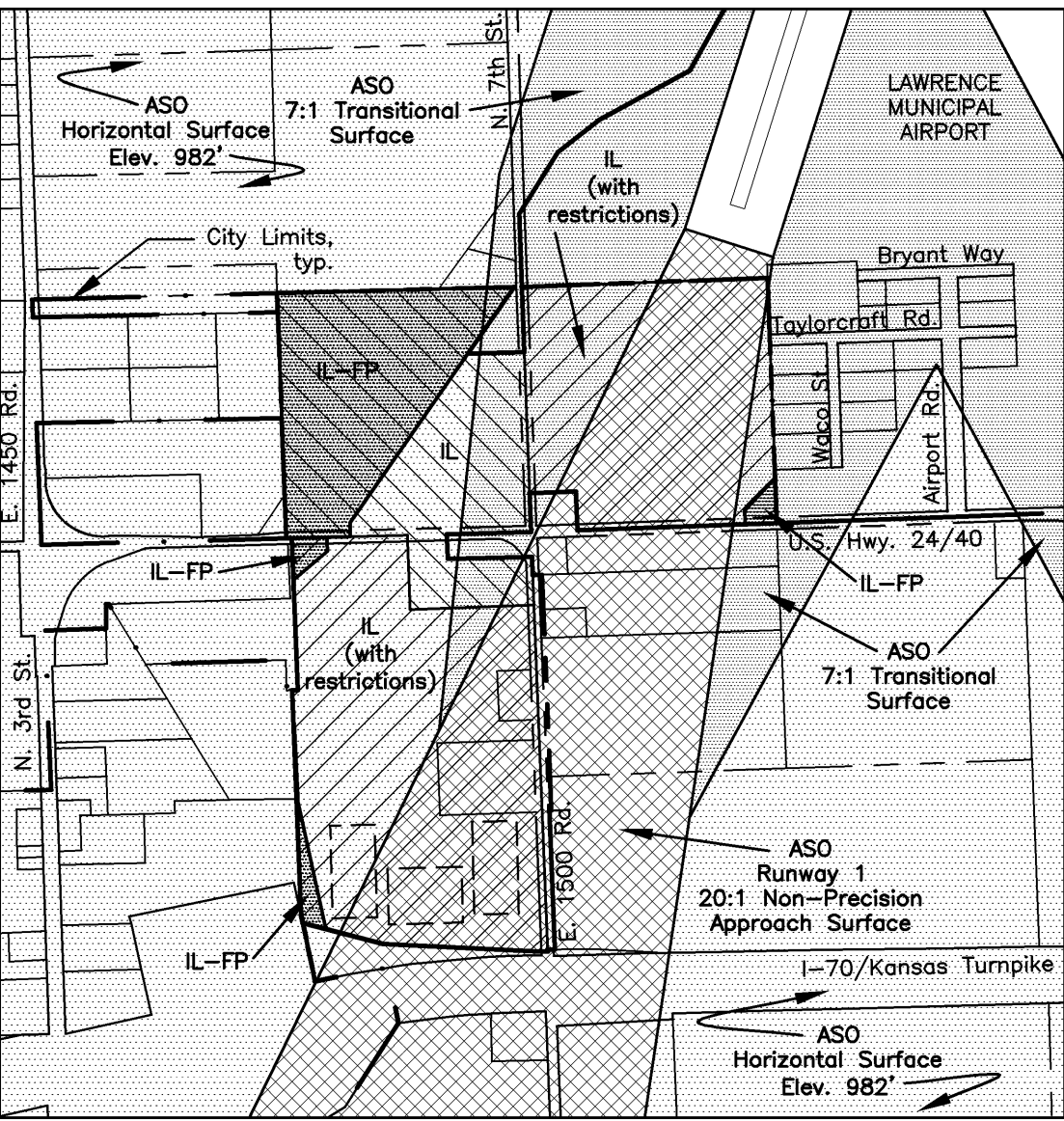
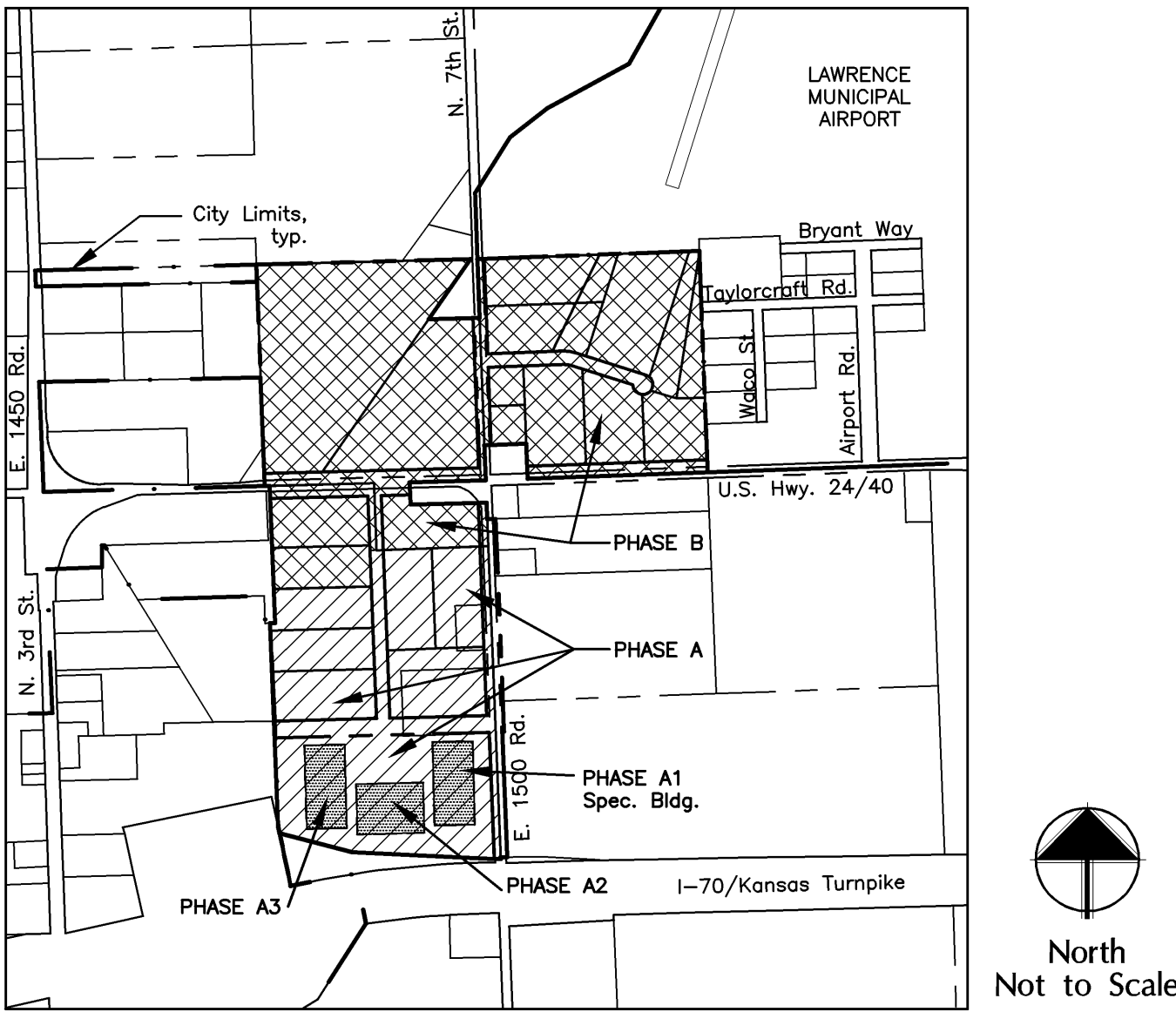


Location & Zoning Map



Estimated Phasing Plan



Legal Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 17, THE SOUTHEAST QUARTER OF SECTION 18, THE NORTHEAST QUARTER OF SECTION 19, AND THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 88°31'01" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 455.24 FEET; THENCE SOUTH 02°16'22" EAST, 133.00 FEET; THENCE NORTH 88°31'01" EAST, 455.24 FEET TO THE EAST; THENCE SOUTH 02°16'22" EAST, ALONG SAID EAST LINE, 98.67 FEET; THENCE NORTH 87°56'37" EAST, 50.00 FEET; THENCE SOUTH 02°16'22" EAST, 1274.69 FEET; THENCE SOUTH 87°43'38" WEST, 10.00 FEET; THENCE SOUTH 02°16'22" EAST, 749.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE KANSAS TURNPIKE; THENCE SOUTH 88°55'35" WEST, ALONG SAID NORTH LINE, 40.01 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 02°16'22" EAST, ALONG SAID EAST LINE, 9.30 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 87°43'38" WEST, ALONG SAID NORTH LINE, 33.00 FEET; THENCE NORTH 87°18'39" WEST, ALONG SAID NORTH LINE, 854.65 FEET; THENCE NORTH 75°24'05" WEST, ALONG SAID NORTH LINE, 449.93 FEET; THENCE NORTH 11°59'58" WEST, ALONG SAID NORTH LINE, 42.24 FEET; THENCE NORTH 02°15'24" WEST, 1216.19 FEET; THENCE NORTH 88°31'01" EAST, 30.00 FEET; THENCE NORTH 02°15'24" WEST, 820.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 88°31'01" WEST, ALONG SAID SOUTH LINE, 30.00 FEET; THENCE NORTH 02°07'40" WEST, 1323.97 FEET; THENCE NORTH 88°31'16" EAST, 1280.44 FEET; THENCE SOUTH 34°53'07" WEST, 437.25 FEET; THENCE NORTH 88°29'53" EAST, 304.84 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 02°06'25" WEST, ALONG SAID EAST LINE, 352.00 FEET; THENCE NORTH 87°56'04" EAST, 1326.41 FEET; THENCE SOUTH 02°08'40" EAST, 1324.12 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 87°56'42" WEST, ALONG SAID SOUTH LINE, 1077.27 FEET TO THE SOUTHEAST CORNER OF MILLER SUBDIVISION, A SUBDIVISION IN DOUGLAS COUNTY, KANSAS; THENCE NORTH 02°06'25" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, 210.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87°56'42" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 250.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 02°06'25" EAST, ALONG SAID WEST LINE, 210.00 FEET TO THE POINT OF BEGINNING. CONTAINS 144.943 ACRES, MORE OR LESS.

Site Summary

GROSS AREA:	6,313,726 SF / 144.943 AC	BLOCK TWO:	537,946 SF / 12.35 AC
RIGHTS-OF-WAY AREA:	833,048 / 19.124 AC	NUMBER LOTS:	1
TRACTS (OPEN SPACE)	1,577,146 / 36.206 AC	TRACT A (OPEN SPACE)	1,016,082 SF / 23.32 AC
NET AREA:	3,903,532 SF / 89.613 AC		
TOTAL LOTS:	18		
AVERAGE LOT SIZE:	216,863 SF / 4.978 AC		
BLOCK ONE:			
NET AREA:	934,268 SF / 21.45 AC		
NUMBER LOTS:	7		
AVERAGE LOT SIZE:	133,467 SF / 3.06 AC		
MINIMUM LOT SIZE:	48,770 SF / 1.12 AC		
MAXIMUM LOT SIZE:	209,935 SF / 4.82 AC		
TRACT A (OPEN SPACE)	73,679 SF / 1.69 AC		
TRACT B (OPEN SPACE)	107,823 SF / 2.48 AC		
TRACT C (OPEN SPACE)	284,632 SF / 6.53 AC		
TRACT D (OPEN SPACE)	39,254 SF / 0.90 AC		
TRACT E (OPEN SPACE)	55,876 SF / 1.28 AC		
BLOCK THREE:			
NET AREA:	794,873 SF / 18.25 AC		
NUMBER LOTS:	5		
AVERAGE LOT SIZE:	158,975 SF / 3.65 AC		
MINIMUM LOT SIZE:	143,605 SF / 3.30 AC		
MAXIMUM LOT SIZE:	181,738 SF / 4.17 AC		
BLOCK FOUR:			
NET AREA:	890,332 SF / 20.44 AC		
NUMBER LOTS:	1		
BLOCK FIVE:			
NET AREA:	746,113 SF / 17.13 AC		
NUMBER LOTS:	4		
AVERAGE LOT SIZE:	186,528 SF / 4.28 AC		
MINIMUM LOT SIZE:	163,001 SF / 3.74 AC		
MAXIMUM LOT SIZE:	236,308 SF / 5.42 AC		

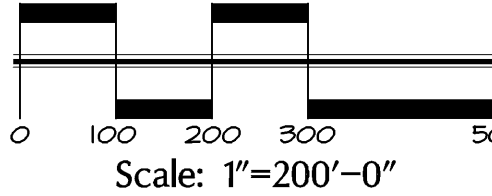
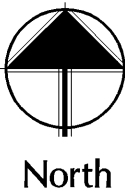
General Notes

- CONTRACT PURCHASER: AIRPORT INDUSTRIAL DEVELOPMENT, L.L.C.
P.O. BOX 1753
LAWRENCE, KS 66044
- LAND PLANNER/ENGINEER: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- TYPICAL SOIL TYPES:
 - 7106: EUDORA-BISMARCKGROVE SILT LOAMS, 1 PERCENT SLOPES
 - 7119: EUDORA-URBANLAND COMPLEX, 1 PERCENT SLOPES
 - 7127: EUDORA-KIMO COMPLEX, 1 TO 2 PERCENT SLOPES
 - 7155: KIMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES
 - 7176: ROSSVILLE SILT LOAM, 1 PERCENT SLOPES
 - 7213: READING SILT LOAM, 1 PERCENT SLOPES
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY M.J. HARDEN, 2003.
- EXISTING LAND USE: RESIDENTIAL, AGRICULTURAL, AND RELATED USES
- PROPOSED LAND USE: COMMERCIAL/RETAIL/INDUSTRIAL
- EXISTING ZONING: A, B-2 (COUNTY)
- PROPOSED ZONING: IL, IL with restrictions, IL-FP, IL-ASO
- DIRECT DRIVEWAY ACCESS ONTO US HWY 24/40 IS PROHIBITED, EXCEPT DIRECT DRIVEWAY ACCESS ONTO E. 1500 RD. FROM LOT 4, BLOCK FIVE AND LOT 1, BLOCK FOUR IS PERMITTED. DIRECT DRIVEWAY ACCESS TO BLUEGRASS DRIVE FROM LOT 1, BLOCK FOUR IS PERMITTED.
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL LINES WILL BE LOCATED UNDERGROUND.
- SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS.
- TRACT A THROUGH E, BLOCK ONE LIE ENCUMBERED BY THE CITY'S AVIGATION EASEMENT AND ARE INTENDED TO BE OPEN SPACE PER GUIDELINES SET FORTH IN FAA ADVISORY CIRCULAR 150/5300-13. TRACT A, BLOCK TWO IS INTENDED TO BE OPEN SPACE AND MAY BE A SOURCE OF FILL (EARTHWORK) MATERIAL. TRACT A, BLOCK TWO IS REQUESTED AS IL-FP (FLOODPLAIN MANAGEMENT REGULATIONS OVERLAY DISTRICT). ALL TRACTS WILL BE MAINTAINED BY THEIR OWNER(S) OR UPON FORMATION OF RESPECTIVE PROPERTY OWNERS ASSOCIATION(S).
- ALL EXISTING BUILDINGS ARE TO BE REMOVED AT TIME OF SITE REDEVELOPMENT; EXISTING BUILDINGS MAY REMAIN UNTIL TIME OF SITE REDEVELOPMENT.
- EXISTING ON-SITE MATURE TREES MAY BE SELECTIVELY REMOVED OR PRESERVED PER THE DISCRETION OF THE DEVELOPER.
- THE RESPONSIBILITY FOR MAINTENANCE OF PEDESTRIAN WAYS [IN PEDESTRIAN EASEMENTS] WILL BE THAT OF ADJACENT PROPERTY OWNERS OR PROPERTY OWNERS ASSOCIATIONS. THESE PEDESTRIAN WAYS WILL BE CONSTRUCTED CONCURRENT WITH THE DEVELOPMENT OF THE MOST ADJACENT PROPERTY.

16. Provisions of Financing of Roads, Sewer, Water and Other Public Services

- THE SUBDIVISION WILL HAVE PUBLIC STREETS AND ROADS AS INDICATED BY PROPOSED AND EXISTING RIGHTS-OF-WAY. SOME PRIVATE DRIVEWAYS AND/OR APRONS WILL BE SHARED THROUGHOUT THE PROPOSED DEVELOPMENT (AT THE DISCRETION OF THE OWNER(S)).
- A WATER MAIN EXTENSION ALONG E. 1500 RD. (N. 7TH ST.) FROM HWY 24/40 TO 7TH & NORTH ST. WILL BE PROVIDED VIA PUBLIC FUNDING.
- SANITARY SEWER SERVICE, VIA A FORCE MAIN SYSTEM, FROM THE PROPOSED PHASE A SANITARY PUMP STATION TO AN EXISTING MANHOLE AT 7TH & NORTH ST. WILL BE PROVIDED VIA PUBLIC FUNDING.
- PURCHASERS OF LOTS IN THE SUBDIVISION MAY OR MAY NOT BE SUBJECT TO SPECIAL ASSESSMENTS OR OTHER COSTS OR FEES TO PAY FOR STREETS, ROADS, WATERLINES AND/OR WASTEWATER LINES. PUBLIC FINANCING AND/OR PUBLIC/PRIVATE FINANCING MECHANISMS OR METHODS WILL BE SUBJECT TO CITY OF LAWRENCE APPROVAL.
- PROVISION OF PROPOSED OR IMPROVED STREETS, WATER AND/OR WASTEWATER SERVICE WILL BE PER THE DISCRETION OF THE PROPERTY OWNER(S) [IN THE INSTANCE OF PRIVATE FINANCING] AND PER THE CITY [IN THE INSTANCE OF PUBLIC FINANCING].
- THE GENERAL NATURE OF PUBLIC IMPROVEMENTS PROPOSED FOR THE SUBDIVISION CONSISTS OF EXISTING ROADWAY UPGRADES, PROPOSED STREETS, SANITARY SEWERS AND WATERLINES TO BE PROVIDED BY A COMBINATION OF FUNDING METHODS POSSIBLY INCLUDING, BUT NOT LIMITED TO, BENEFIT DISTRICT FINANCING, ACTUAL CONSTRUCTION AND/OR PERFORMANCE BONDING. TIMING OF THE INSTALLATION OF SUCH IMPROVEMENTS WILL BE PER THE DISCRETION OF THE PROPERTY OWNER(S) [IN THE INSTANCE OF PRIVATE FINANCING] AND PER THE CITY [IN THE INSTANCE OF PUBLIC FINANCING].

A Preliminary Plat for
**Airport Business
Park No. 1**
Lawrence, Kansas



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CONSTRUCTION

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

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REVISIONS
06/29/07 per dept. comments
08/08/07 per dept. comments
09/07/07 per staff request

DATE:	06/06/2007
PROJECT NO.:	06634
DRAWING ID:	06634pp
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	TAH

SHEET NO.	1 OF 1 SHEETS
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