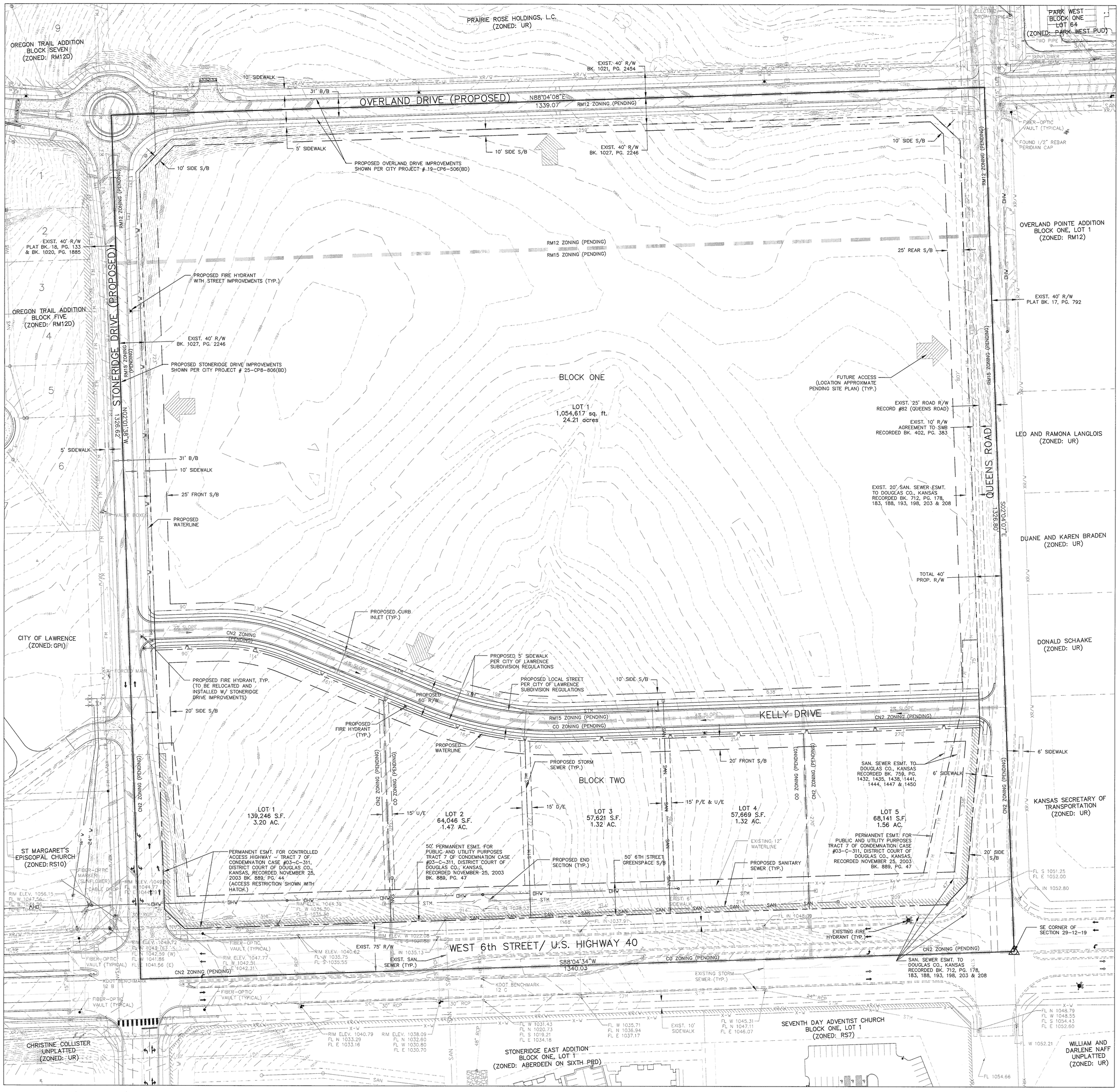
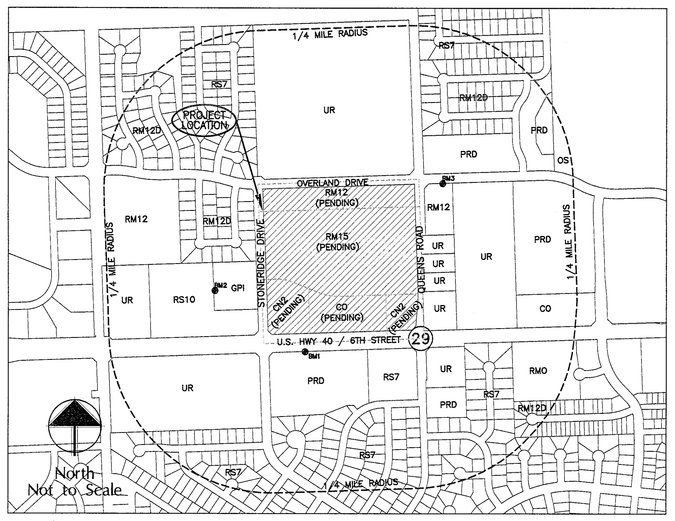


Location Map



Legal Description

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, LESS EXISTING RIGHTS-OF-WAY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88°04'34" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1340.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 02°01'38" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION, 1326.62 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 88°04'08" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION, 1339.07 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 02°04'07" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 1326.80 FEET TO THE POINT OF BEGINNING. CONTAINS 40.799 ACRES, MORE OR LESS.

General Notes

1. OWNER: PEAR TREE VILLAGE, L.P.
   ATTN: PATRICK KELLY
   4315 WEST 143RD ST.
   LEAWOOD, KS 66224
2. LAND PLANNER/ ENGINEER/LAND SURVEYOR: LANDPLAN ENGINEERING, P.A.
   1310 WAKARUSA DRIVE
   LAWRENCE, KS 66049
3. TYPICAL SOIL TYPES:
   SOGAN-VINLAND COMPLEX, 3 TO 25 PERCENT SLOPES
   MARTINE SLITY CLAY LOAM, 1 TO 3 PERCENT SLOPES
   MARTIN-OSKA SILTY CLAY LOAMS, 3 TO 6 PERCENT SLOPES
   VINLAND-MARTIN COMPLEX, 7 TO 15 PERCENT SLOPES
4. TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY M.J. HARDEN, 2003 AND FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A. 2006.
5. EXISTING LAND USE: VACANT
6. PROPOSED LAND USE: COMMERCIAL/RESIDENTIAL
7. EXISTING ZONING: UR
8. PROPOSED ZONING: RM12/RM15/CO/CN2
9. APPROVAL OF THE PRELIMINARY PLAT DOES NOT CERTIFY APPROVAL OF THESE PROPOSED LAND USES.
10. NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #20045C0017C, DATED NOVEMBER 7, 2001.
11. DIRECT ACCESS ONTO US HWY 40/ 6TH STREET IS PROHIBITED FROM SUBJECT PROPERTY EXCEPT FROM STONERIDGE DRIVE AND QUEENS ROAD.
12. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS.
13. EXISTING ON-SITE MATURE TREES MAY BE SELECTIVELY REMOVED OR PRESERVED PER THE DISCRETION OF THE DEVELOPER.
14. 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.

Provisions of Financing of Roads, Sewer, Water and other Public Services

1. THE SUBDIVISION WILL HAVE A COMBINATION OF PUBLIC AND PRIVATE STREETS. PUBLIC STREETS ARE INDICATED BY THE EXISTING AND PROPOSED RIGHTS-OF-WAY. PRIVATE STREETS WILL BE LIMITED TO LOT 1, BLOCK ONE. SOME PRIVATE DRIVEWAYS AND ENTRANCES MAY BE SHARED AT THE DISCRETION OF THE PROPERTY OWNERS.
2. WATER LINES WILL BE EXTENDED ALONG PROPOSED PUBLIC AND PRIVATE STREETS FROM THE PROPOSED STONERIDGE DRIVE AND OVERLAND DRIVE WATER MAINS AND FUTURE QUEENS ROAD WATER MAIN. THESE WATER LINE EXTENSIONS WILL BE PROVIDED BY PRIVATE FINANCING.
3. SANITARY SEWER WILL BE EXTENDED FROM THE EXISTING INTERCEPTOR ALONG 6TH STREET (YANKEE TANK 2 BASIN) AND THE PROPOSED SEWER EXTENSIONS (BY OTHERS) FROM PUMP STATION 45 (BALDWIN CREEK 2 BASIN). THESE SANITARY SEWER EXTENSIONS WILL BE PROVIDED BY PRIVATE FINANCING.
4. PURCHASERS OF LOTS IN THE SUBDIVISION MAY BE SUBJECT TO A COMBINATION OF SPECIAL ASSESSMENTS FOR YANKEE TANK SEWER BENEFIT DISTRICT, BALDWIN CREEK SEWER BENEFIT DISTRICT, STONERIDGE DRIVE BENEFIT DISTRICT, OVERLAND DRIVE BENEFIT DISTRICT, AND WEST BALDWIN CREEK GRAVITY SEWER LINE CONNECTION FEE. PURCHASERS OF LOTS MAY ALSO BE SUBJECT TO SPECIAL ASSESSMENTS FOR QUEENS ROAD, SIGNAL AND INTERSECTION IMPROVEMENTS AT 6TH STREET AND QUEENS ROAD, AND INTERSECTION IMPROVEMENTS AT OVERLAND DRIVE AND QUEENS ROAD.
5. PROPOSED SANITARY SEWER, STREETS, STORM AND WATER LINE IMPROVEMENTS PROVIDED BY PRIVATE FINANCING WILL NOT DEPEND ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION. PROPERTY OWNER(S) WILL PROVIDE AGREEMENT NOT TO PROTEST BENEFIT DISTRICTS FOR PROPOSED STREET AND INTERSECTION IMPROVEMENTS.
6. PROPOSED SANITARY SEWER, STREETS, STORM AND WATER LINE IMPROVEMENTS WITHIN THE SUBDIVISION WILL BE COMPLETED BY ACTUAL CONSTRUCTION AND IS ANTICIPATED TO BE COMPLETED WITHIN 24 MONTHS FROM APPROVAL OF THIS PLAN.

Site Summary

GROSS AREA:	1,777,189 SF / 40.799 AC	ZONING AREA:	
RIGHTS-OF-WAY AREA:	335,850 SF / 7.710 AC	RM12:	304,355 SF / 6.99 AC
NET AREA:	1,441,339 SF / 33.089 AC	RM15:	911,145 SF / 20.92 AC
TOTAL LOTS:	6	CO:	246,950 SF / 5.67 AC
AVERAGE LOT SIZE:	240,223 SF / 5.515 AC	CN2:	314,739 SF / 7.23 AC
BLOCK ONE:			
NET AREA:	1,054,617 SF / 24.211 AC		
NUMBER OF LOTS:	1		
BLOCK TWO:			
NET AREA:	386,722 SF / 8.878 AC		
NUMBER OF LOTS:	5		
AVERAGE LOT SIZE:	77,344 SF / 1.776 AC		
MINIMUM LOT SIZE:	57,621 SF / 1.323 AC		
MAXIMUM LOT SIZE:	139,246 SF / 3.197 AC		

Benchmarks

BM1 CHISELED "+" ON SOUTH RIM OF FIRST CURB INLET EAST OF STONERIDGE DRIVE ON THE SOUTH SIDE OF HIGHWAY 40 (6TH STREET) ELEVATION 1040.93

BM2 CHISELED "+" ON NORTH RIM OF SANITARY MANHOLE LOCATED EAST OF ST. MARGARETS CHURCH AND NORTH OF THE CHURCH ACCESS ROAD (WEST OF STONERIDGE DRIVE) MANHOLE IS 54' +/- NORTH OF THE BASE TO THE FIRST LIGHTPOLE ON THE NORTH SIDE OF THE ACCESS ROAD AND IS 125.5' +/- EAST OF THE SOUTHEAST CORNER OF THE ELECTRICAL PAD LOCATED NEAR THE SOUTHEAST CORNER OF THE MAIN CHURCH BUILDING. ELEVATION 1066.76

BM3 CHISELED "+" ON NORTH RIM OF STORM MANHOLE ON THE FIRST CURB INLET EAST OF QUEENS ROAD ON THE SOUTH SIDE OF OVERLAND DRIVE
ELEVATION 1014.00

*SEE LOCATION MAP FOR APPROXIMATE LOCATION OF BENCHMARKS

North

Scale: 1"=60'-0"

0 30 60 90 150

A Preliminary Plat for

Creekstone

Lawrence, Kansas

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

1310 Wakarusa Drive
Lawrence, Kansas 66049
tele (785)843-2700
fax (785)843-2703
email: info@landplan-pa.com

Lewinson Exchange Building
4747 Wyandotte Street
Kansas City, Missouri 64112
tele (816)221-2444
fax (816)221-2444
email: kcinfo@landplan-pa.com

©Landplan Engineering, P.A. 2007. This drawing is copyrighted by Landplan Engineering, P.A. This drawing may not be photographed, traced, or copied in any manner without written permission of Landplan Engineering, P.A.

REVISIONS
11-9-07 PER DEPT. COMMENTS
2-18-08 PER REZONING BND.
3-13-08 PER REZONING BND.

DATE:	10/10/07
PROJECT NO.:	2007,627
DRAWING ID:	07627-PP
DESIGNED BY:	JDR
DRAWN BY:	LPE
CHECKED BY:	PWS/TAH

SHEET NO. 1 OF 1 SHEETS