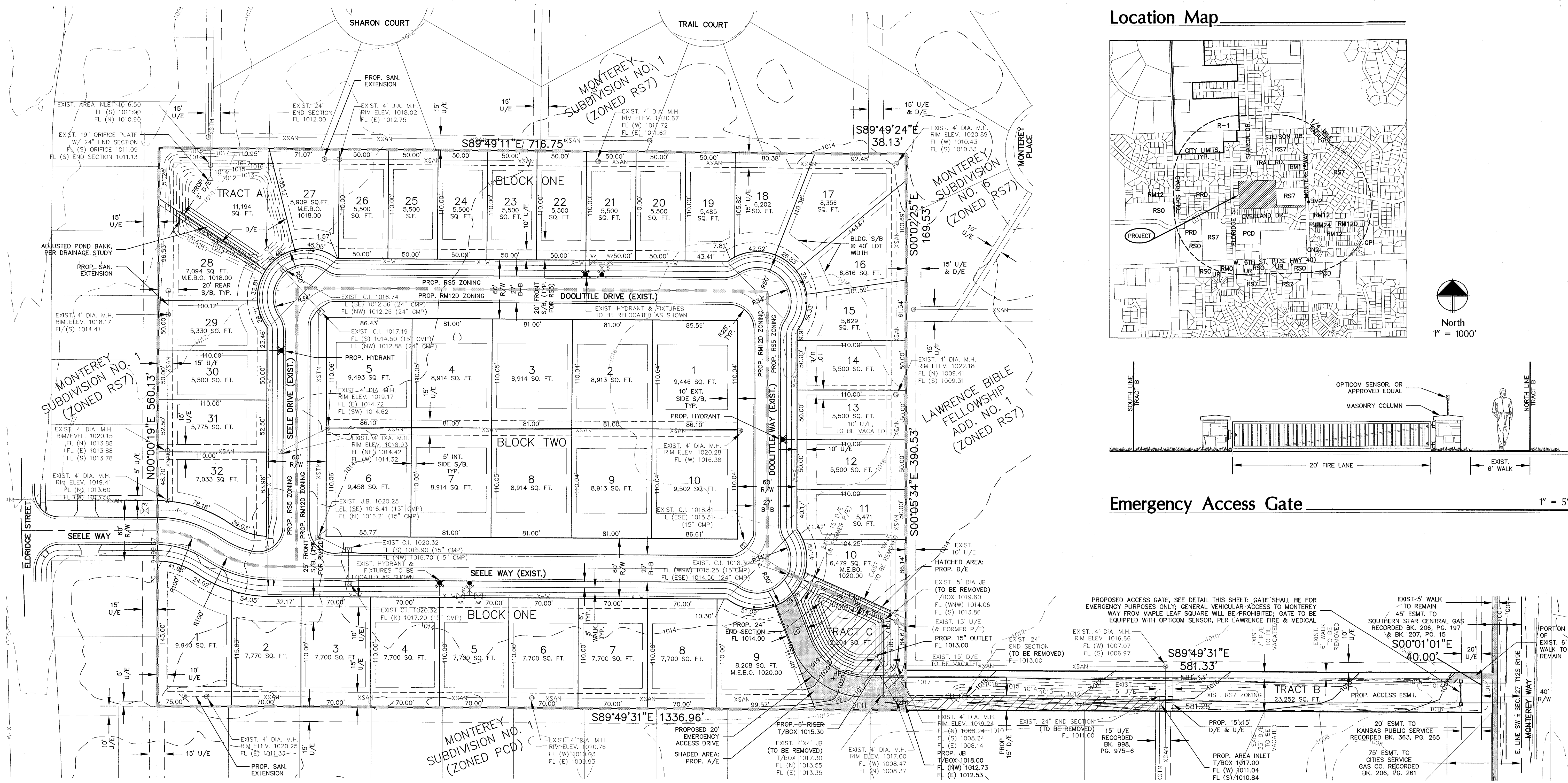
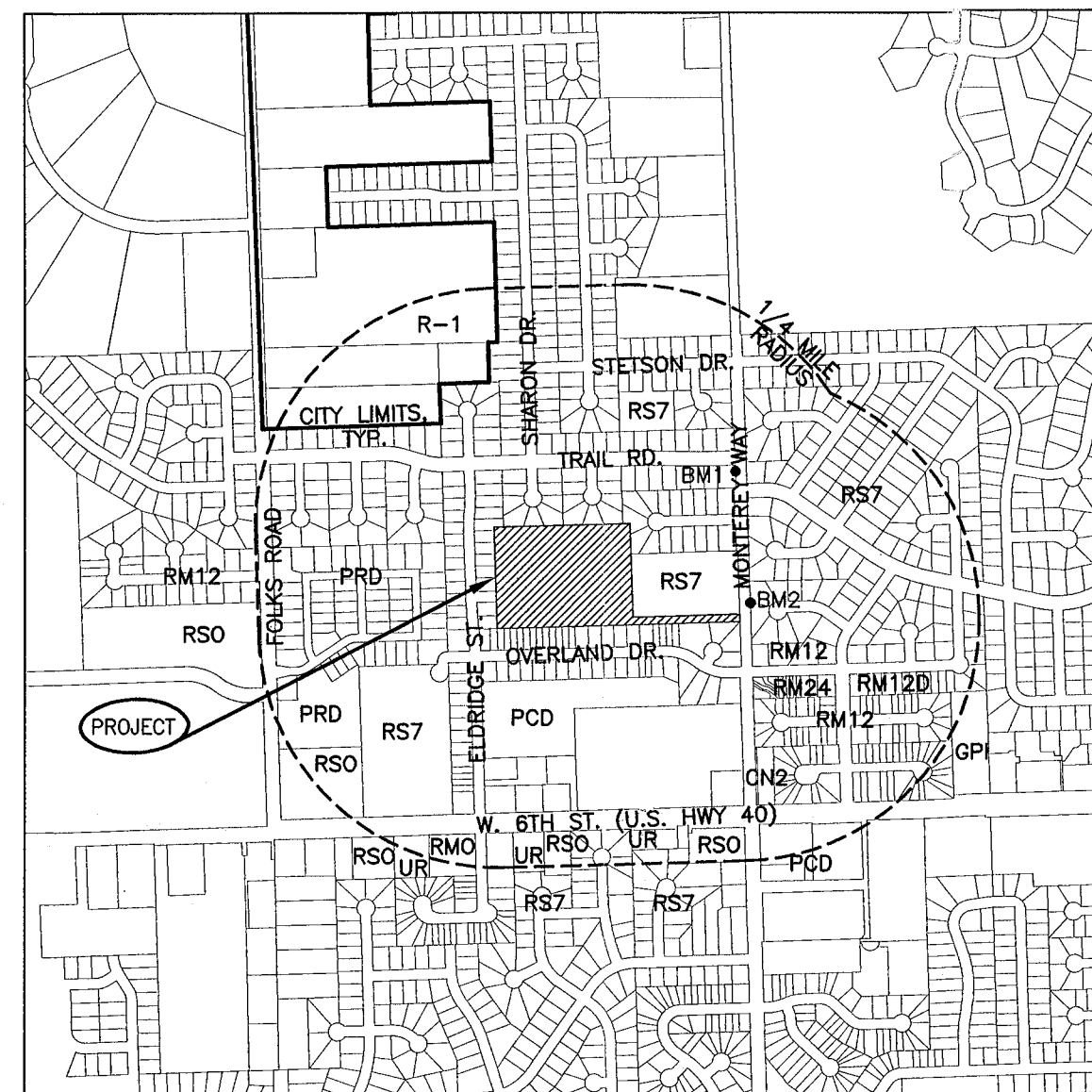
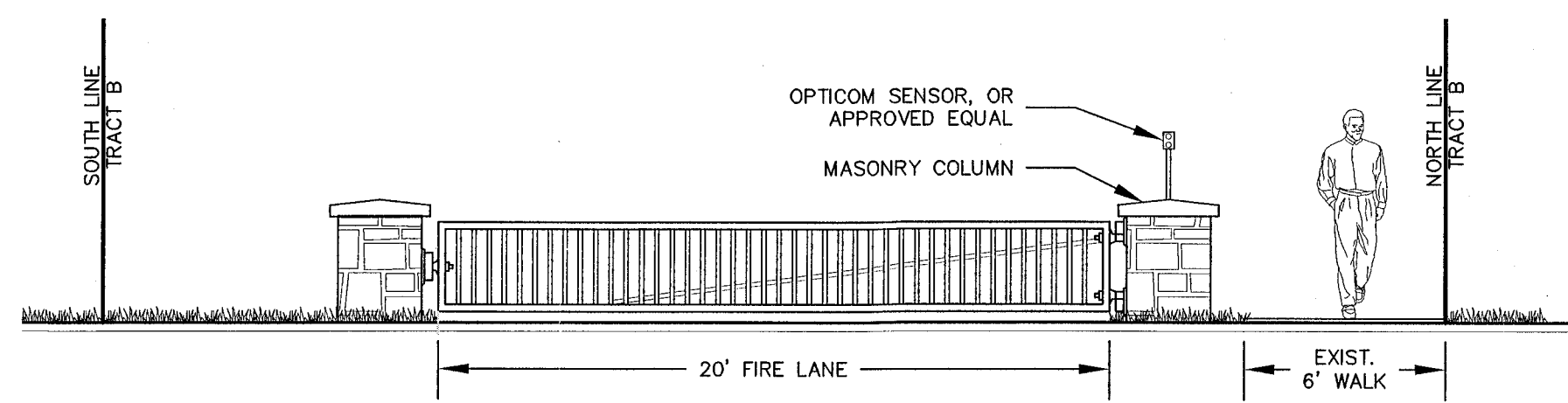




Location Map

North
1" = 100'

Emergency Access Gate

1" = 5'

General Notes

- OWNER: DOOLITTLE FARMS, LLC
4321 W. 6TH ST.
LAWRENCE, KS 66049
- LAND PLANNER/
ENGINEER/LAND
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KS 66049
- PROPERTY ADDRESS: 4145 SEELE WAY
LAWRENCE, KS 66049
- TYPICAL SOIL TYPES: MARTIN SLT CLAY LOAM, 3 TO 7 PERCENT SLOPES
WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY M.J. HARDEN, 2006.
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: LOW TO MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: RS7, R55, RM12D
- PROPOSED ZONING: RS7, R55, RM12D
- NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #2004500076C, DATED NOVEMBER 7, 2001.
- SOIL INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR 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.
- INTERNAL TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES WILL BE LOCATED UNDERGROUND.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SEC. 20-811(g)(4) OF THE CITY SUBDIVISION REGULATIONS.
- WITH THE FINAL PLAT, LOTS SHALL BE PINNED ACCORDING TO SEC. 20-811(g)(8) OF THE CITY SUBDIVISION REGULATIONS.
- STRUCTURES, FENCES AND/OR CUT/FILL OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS. DRAINAGE EASEMENTS WILL REMAIN FREE OF ALL NATURAL AND/OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS, INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS.
- THE MAPLE LEAF SQUARE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN TRACTS A, B AND C.
- IN THE EVENT THE HOMEOWNERS ASSOCIATION FAILS TO FULFILL ITS OBLIGATIONS OF MAINTAINING TRACTS A, B AND C, THE CITY MAY PRESUME MAINTENANCE OF THE TRACTS UNTIL THE ASSOCIATION RESUMES ITS OBLIGATIONS. ALL COSTS INCURRED BY THE CITY IN CARRYING OUT THE OBLIGATIONS OF THE ASSOCIATION SHALL BE ASSESSED AGAINST THE PROPERTIES WITHIN MAPLE LEAF SQUARE AND WILL BECOME A LIEN ON THE PROPERTIES.
- TRACT A AND A PORTION OF TRACT C WILL BE USED FOR STORMWATER DETENTION. TRACT B AND A PORTION OF TRACT C WILL BE USED FOR SECONDARY FIRE AND EMERGENCY VEHICLE ACCESS. ALL TRACTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PUBLIC IMPROVEMENT PLANS FOR MAPLE LEAF SQUARE WILL INCLUDE THE PROPOSED ACCESS GATE AND EMERGENCY ACCESS DRIVE; STORM SEWER AND DETENTION POND MODIFICATIONS, SANITARY SEWER AND MANHOLE EXTENSIONS; INSTALLATION AND RELOCATION OF HYDRANTS, VALVES AND OTHER APPROPRIATE WATER APPURTENANCES TO BE LOCATED ON, OR IMMEDIATELY ADJACENT TO, SIDE LOT LINES.
- AS PART OF THIS PRELIMINARY PLAT, A WAIVER FROM SEC. 20-811(c)(1)(i) IS REQUESTED TO ALLOW STREETS TO REMAIN AS CONSTRUCTED WITH SIDEWALKS ON ONE SIDE ONLY. (APPROVED BY THE CITY COMMISSION)
- AS PART OF THIS PRELIMINARY PLAT, A VARIANCE FROM SEC. 20-810(d)(2)(ii) IS REQUESTED TO ALLOW ACCESS FOR EMERGENCY PURPOSES ONLY VIA TRACTS B AND C. (APPROVED BY THE PLANNING COMMISSION 12/15/08)
- PER CITY FIRE CODE, CONSTRUCTION OF THE EMERGENCY ACCESS DRIVE AND ASSOCIATED FEATURES IS REQUIRED FOR 30 DWELLING UNITS AND WILL OCCUR PRIOR TO THE CONSTRUCTION OF A 30th DWELLING UNIT.

Legal Description

A REPLAT OF LOTS 1 THROUGH 29 IN BLOCK ONE, LOTS 1 THROUGH 12 IN BLOCK TWO AND TRACTS A, B AND C ALL IN DOOLITTLE SUBDIVISION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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

- THE SUBDIVISION CURRENTLY PROVIDES PUBLIC STREETS.
- THE SUBDIVISION CURRENTLY PROVIDES A CONNECTION TO THE EXISTING WATERLINE ON THE NORTH SIDE OF SEELE WAY.
- THE SUBDIVISION CURRENTLY PROVIDES CONNECTIONS TO THE EXISTING SANITARY SEWER LINES ON THE WEST SIDE OF ELDORGE STREET AND THE NORTH SIDE OF OVERLAND DRIVE.
- PURCHASERS OF LOTS IN THE SUBDIVISION MAY BE SUBJECT TO SPECIAL ASSESSMENTS OR OTHER COSTS OR FEES SPECIFIC TO THE SUBDIVISION TO PAY FOR THE CAPITAL COSTS OF PREVIOUSLY-INSTALLED STREET, STORM, WATERLINE AND SANITARY SEWER IMPROVEMENTS.
- PROPOSED STORMWATER, WATERLINE AND SANITARY SEWER IMPROVEMENTS ARE TO BE PROVIDED BY PRIVATE FINANCING AND WILL NOT DEPEND ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.

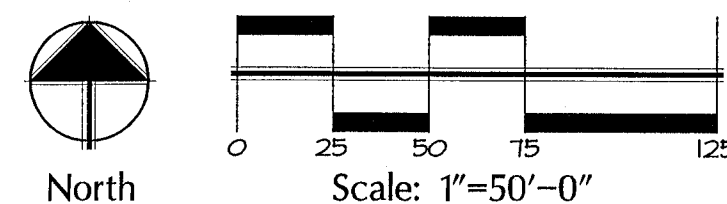
Site Summary

GROSS AREA:	446,220 SF / 10.24 AC	BLOCK TWO:	91,381 SF / 2.10 AC
RIGHTS-OF-WAY AREA:	39,957 SF / 2.29 AC	NET AREA:	10
TRACTS:	46,650 SF / 1.07 AC	NUMBER OF LOTS:	10
NET AREA:	299,132 SF / 6.87 AC	AVERAGE LOT SIZE:	9,138 SF / 0.21 AC
TOTAL LOTS:	42	MINIMUM LOT SIZE:	8,913 SF / 0.20 AC
AVERAGE LOT SIZE:	7,133 SF / 0.16 AC	MAXIMUM LOT SIZE:	9,502 SF / 0.22 AC
BLOCK ONE:	207,751 SF / 4.77 AC	RS5 ZONING AREA:	185,621 SF / 4.26 AC
NET AREA:	32	RS7 ZONING AREA:	23,252 SF / 0.53 AC
NUMBER OF LOTS:	32	RM12D ZONING AREA:	237,375 SF / 5.45 AC
AVERAGE LOT SIZE:	6,506 SF / 0.15 AC		
MINIMUM LOT SIZE:	5,330 SF / 0.12 AC		
MAXIMUM LOT SIZE:	9,940 SF / 0.23 AC		
TRACT A:	11,675 SF / 0.27 AC		
TRACT B:	23,252 SF / 0.53 AC		
TRACT C:	12,204 SF / 0.28 AC		

Benchmarks

- BM1: CHISLED "+" ON THE EAST RIM OF SANITARY MANHOLE LOCATED AT THE SOUTHWEST CORNER OF MONTEREY WAY AND TRAIL ROAD
ELEV. 1012.65
- BM2: SET "Q" CUT CENTERED ON EAST SIDE OF STORM SEWER JUNCTION BOX LOCATED ON THE WEST SIDE OF MONTEREY WAY, NORTH OF DOOLITTLE FARM ENTRANCE.
ELEV. 1011.28

*SEE LOCATION MAP FOR APPROXIMATE LOCATION OF BENCHMARKS



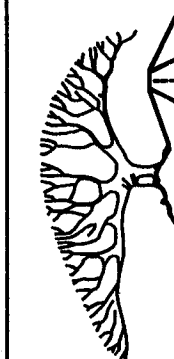
North

Scale: 1"=50'-0"

A Preliminary Plat for

Maple Leaf
Square

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
SurveyingLandplan Engineering, P.A.
Lawrence, KS • Kansas City, MO • Junction City, KS
Blue Springs, MO

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REV	DATE	DESCRIPTION
1	10/21/08	PROP. SAN. SEWER
2	11/11/08	PER DEPT. COMMENTS
3	12/19/08	PER DEPT. COMMENTS & NEIGHBOR INPUT

DATE: 10/13/08
PROJECT NO.: 2008.064
DESIGNED BY: LPE
DRAWN BY: BW/HJR
CHECKED BY: TAHISSUE SHEET NO.
1
OF 1 SHEETS