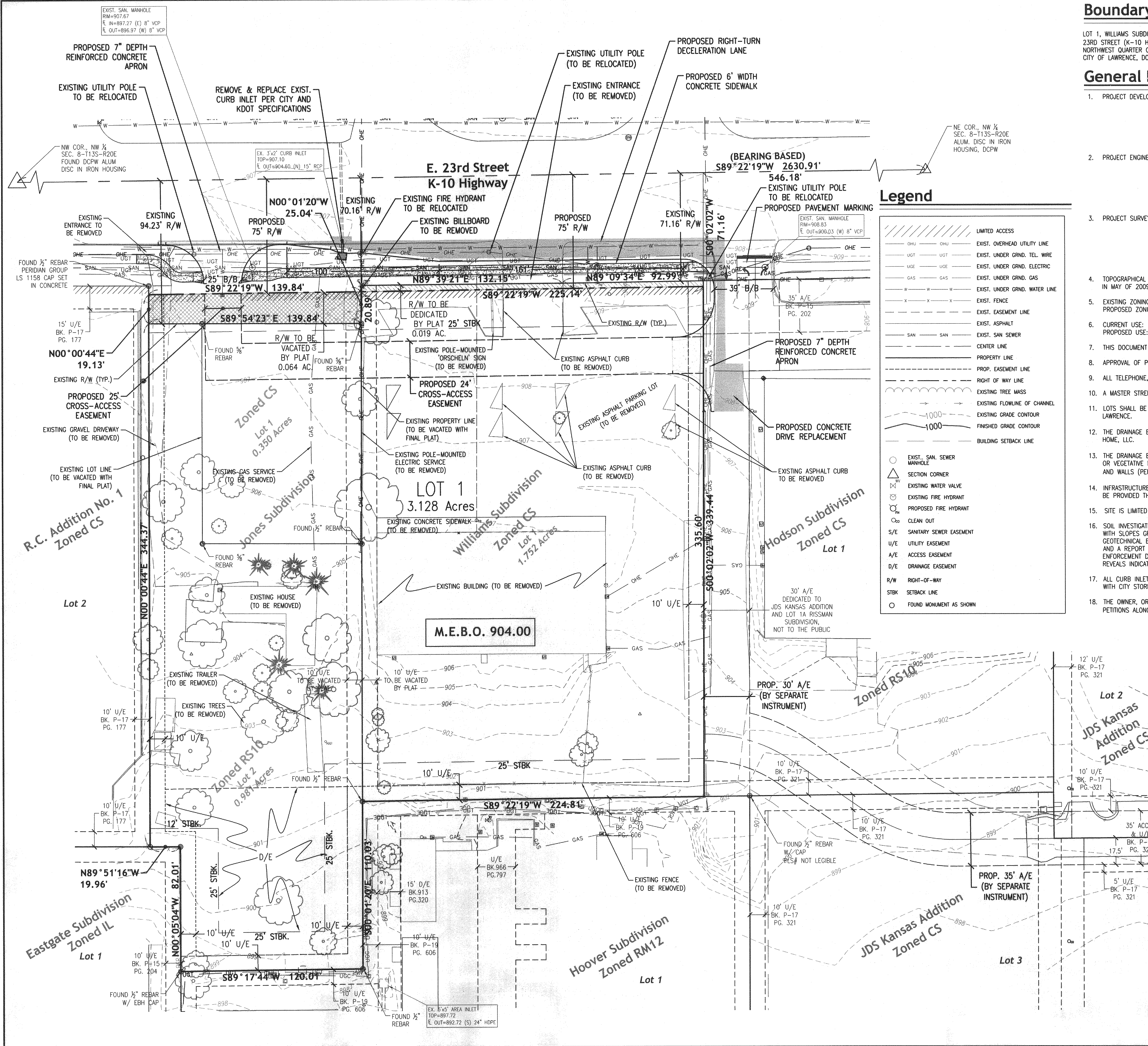




Boundary Description:

LOT 1, WILLIAMS SUBDIVISION, LOTS 1 AND 2, JONES SUBDIVISION AND AN UNPLATTED PORTION OF 23RD STREET (K-10 HIGHWAY) RIGHT OF WAY ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

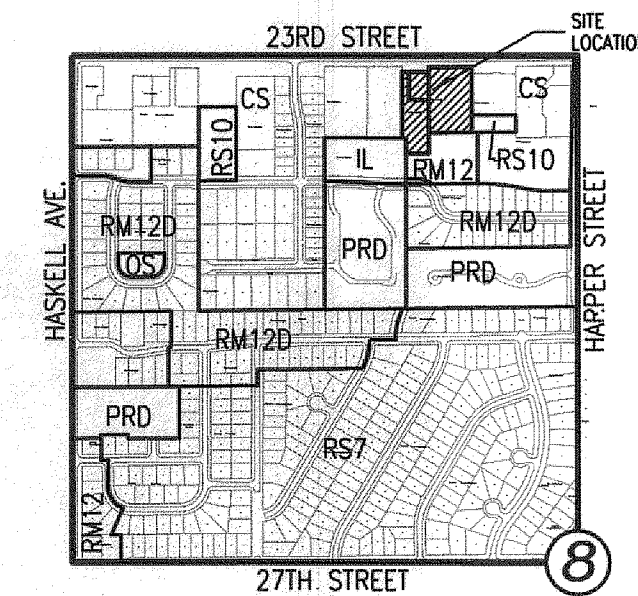
General Notes:

- PROJECT DEVELOPER: ORSCHELN FARM & HOME, LLC
ATTN: DAVID SCHAUER
1800 OVERCENTER DRIVE
MOBERLY, MISSOURI 65270
P: 660.269.3528
F: 660.269.3500
E: dschauer@orscheln.com
- PROJECT ENGINEER: PERIDIAN GROUP, INC.
ATTN: JACOB WEST
265 N. STONE CREEK DRIVE
GARDNER, KANSAS 66030
P: 913.856.7899
F: 913.856.7644
E: jwest@peridiangroup.com
- PROJECT SURVEYOR: PERIDIAN GROUP, INC.
ATTN: DENNIS BOLTZ
265 N. STONE CREEK DRIVE
GARDNER, KANSAS 66030
P: 913.856.7899
F: 913.856.7644
E: dboltz@peridiangroup.com
- TOPOGRAPHICAL INFORMATION OBTAINED FROM FIELD SURVEY COMPLETED BY PERIDIAN GROUP, INC. IN MAY OF 2009
- EXISTING ZONING: CS AND RS10
PROPOSED ZONING: CS
- CURRENT USE: FARM & HOME RETAIL SALES AND SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: FARM & HOME RETAIL SALES
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY --- NOT FOR CONSTRUCTION
- APPROVAL OF PRELIMINARY PLAT DOES NOT CERTIFY APPROVAL OF THE PROPOSED LAND USES.
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
- A MASTER STREET TREE PLAN SHALL BE PROVIDED WITH THE FINAL PLAT FOR THIS PROPERTY.
- LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
- THE DRAINAGE EASEMENT(S) WILL BE PRIVATELY OWNED AND MAINTAINED BY ORSCHELN FARM & HOME, LLC.
- THE DRAINAGE EASEMENT(S) WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS, INCLUDING BUT NOT LIMITED TO: TREES, SHRUBS, BERMS, FENCES, AND WALLS (PER CITY CODE 20-110(F)).
- INFRASTRUCTURE IMPROVEMENTS (STREETS, STORM SEWER, WATER LINE, SANITARY SEWER, ETC.) TO BE PROVIDED THROUGH PRIVATE FINANCING.
- SITE IS LIMITED TO ONE ACCESS DRIVE OFF OF 23RD STREET.
- 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 GEOTECHNICAL 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.
- ALL CURB INLETS AND OTHER DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STORM SEWER STANDARD DETAILS.
- THE OWNER, ORSCHELN FARM & HOME, LLC, AGREES NOT TO PROTEST ANY BENEFIT DISTRICT PETITIONS ALONG THE 23RD STREET CORRIDOR.

Site Summary:

GROSS AREA:	134,285.96 S.F. 3.083 ACRES
RIGHT-OF-WAY (TO BE DEDICATED):	846.69 S.F. 0.019 ACRES
RIGHT-OF-WAY (TO BE VACATED):	2,797.52 S.F. 0.064 ACRES
NET LOT AREA:	136,236.79 S.F. 3.128 ACRES
TOTAL NUMBER OF LOTS:	1 (ONE)
MINIMUM LOT SIZE:	136,236.79 S.F. 3.128 ACRES

Location & Zoning Map:



NW 1/4, SECTION 8-13-20
SCALE: 1" = 1,000'

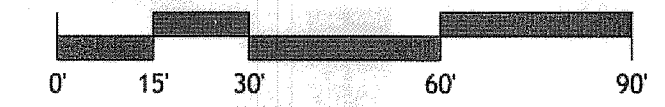
Benchmark:

STAINLESS STEEL ROD IN NORTHWEST QUADRANT OF K-10 HIGHWAY AND HARPER STREET, 100.70 FEET NORTH OF CENTERLINE HARPER STREET, AND 4.60 FEET NORTH OF A POWER POLE.

NGS U-368, 1986; ELEVATION: 910.30



Scale: 1" = 30' - 0"



265 N. Stone Creek Drive
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Engineering ■ Real Estate ■ Construction

Orscheln Addition
Preliminary Plat
Lawrence, Kansas

#	Date	Comment	By
1	06.17.09	City Review	JW

PGI Project #: 09049
File Name: 09049-PP.dwg
Date: 05.18.2009

Preliminary Plat

Sheet #: 1 of 1

Not For Construction