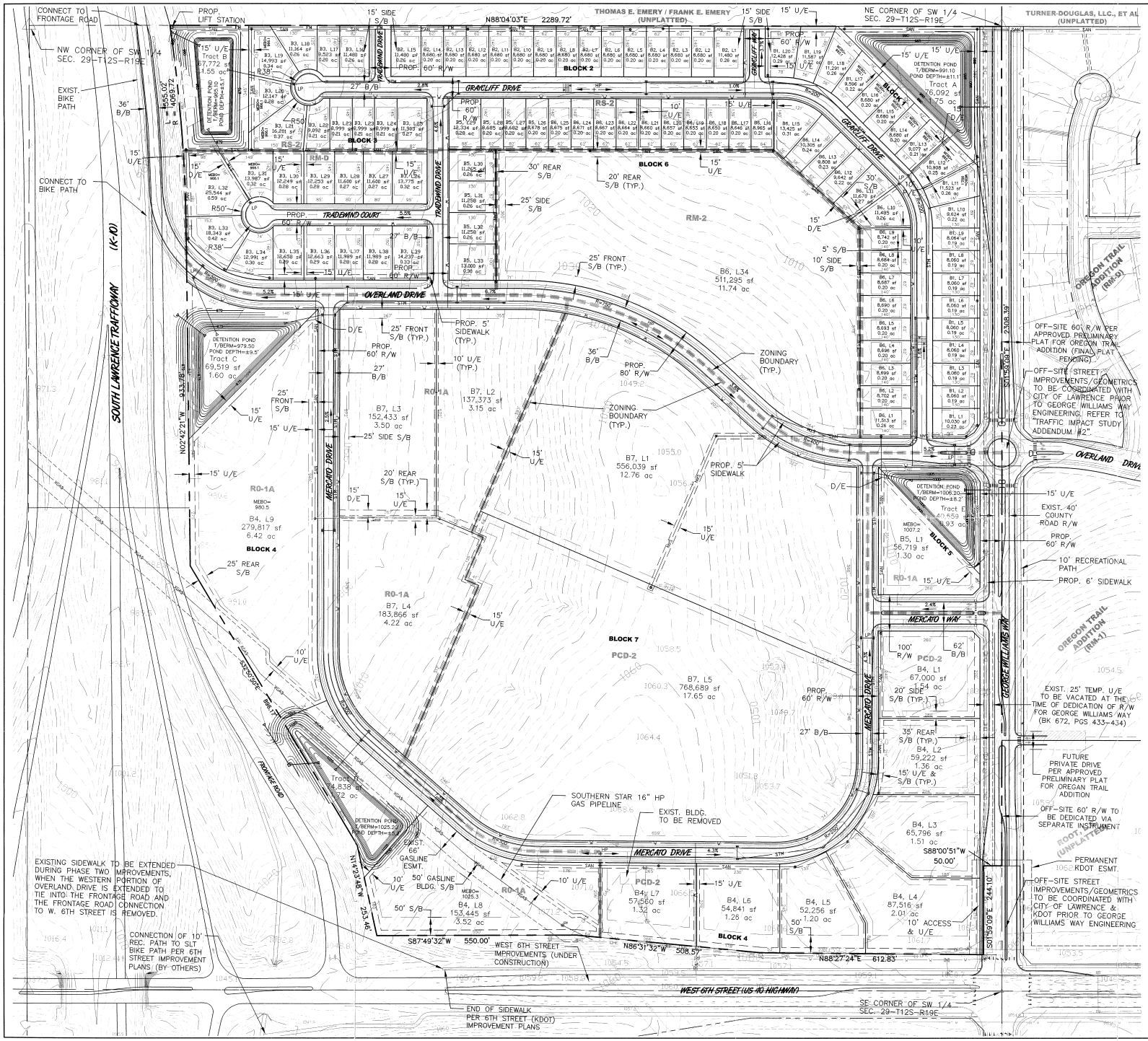
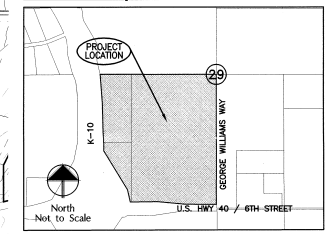


Location Map



Legal Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE, 344.49 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF US 40/WEST 6TH STREET; THENCE SOUTH 88°00'51" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 50.00 FEET; THENCE SOUTH 01°59'09" EAST, ALONG SAID RIGHT-OF-WAY LINE, 244.10 FEET; THENCE SOUTH 88°27'24" WEST, ALONG SAID RIGHT-OF-WAY LINE, 612.83 FEET; THENCE NORTH 86°31'32" WEST, ALONG SAID RIGHT-OF-WAY LINE, 508.57 FEET; THENCE SOUTH 87°49'32" WEST, ALONG SAID RIGHT-OF-WAY LINE, 550.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTH LAWRENCE TRAFFICWAY; THENCE NORTH 14°23'48" WEST, ALONG SAID RIGHT-OF-WAY LINE, 253.46 FEET; THENCE NORTH 32°50'50" WEST, ALONG SAID RIGHT-OF-WAY LINE, 896.17 FEET; THENCE NORTH 02°42'21" WEST, ALONG SAID RIGHT-OF-WAY LINE, 933.78 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A 4069.72 FOOT RADIUS CURVE TO THE LEFT WITH A 554.59 FOOT CHORD BEARING NORTH 08°36'46" WEST, AN ARC DISTANCE OF 555.02 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88°04'03" EAST, ALONG SAID NORTH LINE, 2289.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°59'09" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 2308.39 FEET TO THE POINT OF BEGINNING. CONTAINS 122.652 ACRES, MORE OR LESS.

General Notes

1. OWNER:
   KENTUCKY PLACE, L.C.
   PO BOX 628
   LAWRENCE, KANSAS 66044

   JDS KANSAS, L.C.
   PO BOX 628
   LAWRENCE, KANSAS 66044

   VENTURE PROPERTIES, INC.
   PO BOX 628
   LAWRENCE, KANSAS 66044

   TAT LAND HOLDING COMP., L.C.
   1211 MASSACHUSETTS
   LAWRENCE, KANSAS 66044

   SAFE HARBOR EAT-V, L.L.C.
   534 S. KANSAS AVE., STE 250
   TOPEKA, KANSAS 66603

   HANOVER PLACE, L.C.
   PO BOX 628
   LAWRENCE, KANSAS 66044

   GREAD, L.C.
   PO BOX 628
   LAWRENCE, KANSAS 66044

   TANGLEWOOD, L.C.
   PO BOX 628
   LAWRENCE, KANSAS 66044
2. LAND PLANNER/ ENGINEER: LANDPLAN ENGINEERING, P.A.
   1310 MASSACHUSETTS DRIVE
   LAWRENCE, KANSAS 66049
3. TYPICAL SOIL TYPES:
   GM: GYMER SILT LOAM, 1 TO 3 PERCENT SLOPES
   MB: MARTIN SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES
   MC: MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
   MH: MARTIN SOILS, 3 TO 7 PERCENT SLOPES
   MO: MARTIN-OSKA SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
   OE: OSKA SILTY CLAY LOAM, 3 TO 6 PERCENT SLOPES
   SO: SIBLEYVILLE LOAM, 3 TO 7 PERCENT SLOPES, ERODED
   SW: SOGN-WALAND COMPLEX, 5 TO 20 PERCENT SLOPES
   WM: WALAND-MARTIN COMPLEX, 7 TO 13 PERCENT SLOPES
   WS: WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES
4. TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY M.J. HARDEN, 2000.
5. EXISTING LAND USE: UNDEVELOPED
6. PROPOSED LAND USE: RESIDENTIAL, OFFICE AND COMMERCIAL
7. EXISTING ZONING: A (CITY)
8. PROPOSED ZONING: RS-2, RM-D, RM-2, RO-1A AND PCD-2
9. NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #20045C0017C, DATED NOVEMBER 7, 2001.
10. DRIVEWAY ACCESS ONTO W. 6TH STREET, ONTO GEORGE WILLIAMS WAY, ONTO MERCATO WAY, AND ONTO THE SLT FRONTAGE ROAD [NORTH OF OVERLAND DRIVE] IS PROHIBITED. DRIVEWAY ACCESS FROM SINGLE-FAMILY AND DUPLEX LOTS ONTO OVERLAND DRIVE IS PROHIBITED.
11. THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.
12. SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR WITH 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.
13. TRACTS A, B, C, D AND E WILL BE PRIVATELY-OWNED, DEDICATED "DRAINAGE EASEMENTS". THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE OR MAINTENANCE BY OWNERS' ASSOCIATION.
14. MEBO [MINIMUM ELEVATION OF BUILDING OPENING] ELEVATIONS SHOWN ON THIS DRAWING ARE PRELIMINARY, TO BE FINALIZED BASED ON ACTUAL FIELD SURVEY INFORMATION AT TIME OF PROJECT ENGINEERING. "FINAL" MEBO'S WILL BE SHOWN ON THE FINAL PLAT.
15. NO FENCES SHALL BE PERMITTED IN THE PUBLIC RIGHTS-OF-WAY PER SECTION 16-603 OF THE CITY CODE NOR SHALL THEY BE PERMITTED IN PEDESTRIAN/UTILITY EASEMENTS.
16. PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY, TO BE FINALIZED AT TIME OF SITE ENGINEERING.
17. INSTALLATION OF PUBLIC IMPROVEMENTS TO BE PROVIDED THROUGH PRIVATE FINANCING AND/OR VIA BENEFIT DISTRICT FINANCING, PENDING CITY OF LAWRENCE APPROVAL.
18. GEORGE WILLIAMS WAY DESIGN AND CONSTRUCTION (INCLUDING RELOCATION OF POWER POLES ALONG THE WEST SIDE OF GEORGE WILLIAMS WAY) IS ANTICIPATED TO BE FINANCED VIA BENEFIT DISTRICT.
19. NO OCCUPANCY PERMITS WILL BE ISSUED UNTIL THE COMPLETION OF EITHER GEORGE WILLIAMS WAY OR OVERLAND DRIVE TO THE SUBDIVISION.
20. BOOK AND PAGE REFERENCE FOR THE 60' OFF-SITE RIGHTS-OF-WAY DEDICATIONS FOR GEORGE WILLIAMS WAY, FROM W. 6TH STREET TO THE NORTHERN BOUNDARY OF MERCATO, WILL BE SHOWN ON THE FINAL PLAT.
21. W. 6TH STREET/K-10 FRONTAGE ROAD AND ACCESS, SOUTH OF OVERLAND DRIVE, WILL BE REMOVED BY THE DEVELOPER WHEN OVERLAND DRIVE IS CONSTRUCTED AND CONNECTS TO THE K-10 FRONTAGE ROAD.

Land Use Summary

	GROSS AREA	RIGHT-OF-WAY	DETENTION TRACTS	NET AREA
RS-2	25.82 AC.	6.01 AC.	3.30 AC.	16.51 AC.
RM-D	7.63 AC.	2.06 AC.	0.00 AC.	5.57 AC.
RM-2	12.77 AC.	1.04 AC.	0.00 AC.	11.73 AC.
RO-1A	31.12 AC.	4.76 AC.	4.25 AC.	22.11 AC.
PCD-2	45.31 AC.	4.69 AC.	0.00 AC.	40.62 AC.
	122.65 AC.	18.56 AC.	7.55 AC.	96.54 AC.

A Preliminary Plat for
MERCATO
Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying
Landplan Engineering, P.A.
1310 Massachusetts
Lawrence, Kansas 66044
785.843.0450
fax 843.0651
email: landplan@landplanengineering.com

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REVISIONS
- 4.18.05 — 6th Street Access
- 8.10.05 — Per dept. comments
- 12.30.05 — In-house (phasing)
- 1.4.06 — Per dept. comments
- 1.30.06 — Per dept. comments
- 3.1.06 — Zoning revision
- 4.28.06 — Per Conditions

DATE:	5.4.05
PROJECT NO.:	04701
DRAWING ID:	04701pp
DESIGNED BY:	MCM/LPE
DRAWN BY:	AVG
CHECKED BY:	TAH

SHEET NO. 1 OF 1 SHEETS