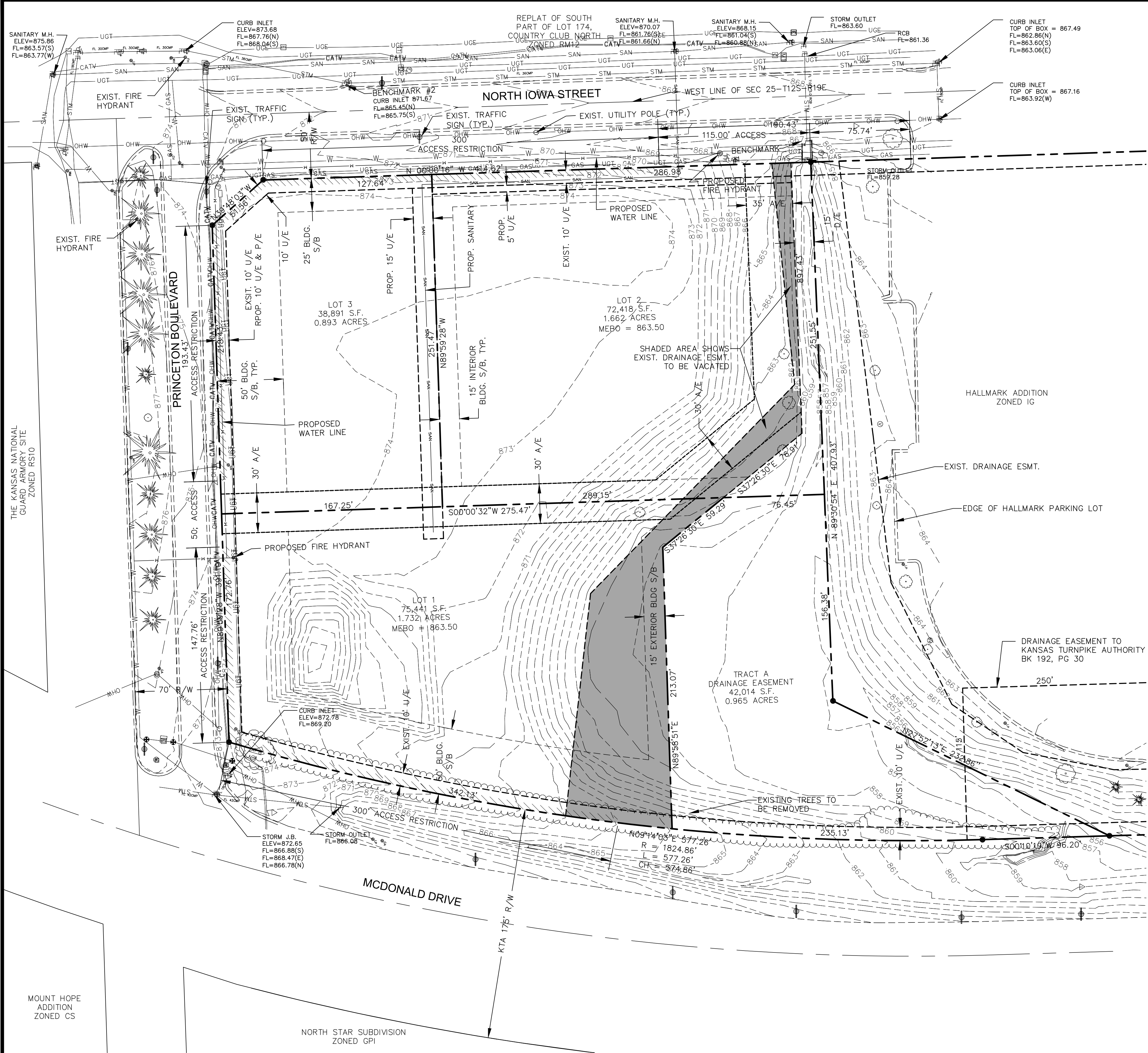
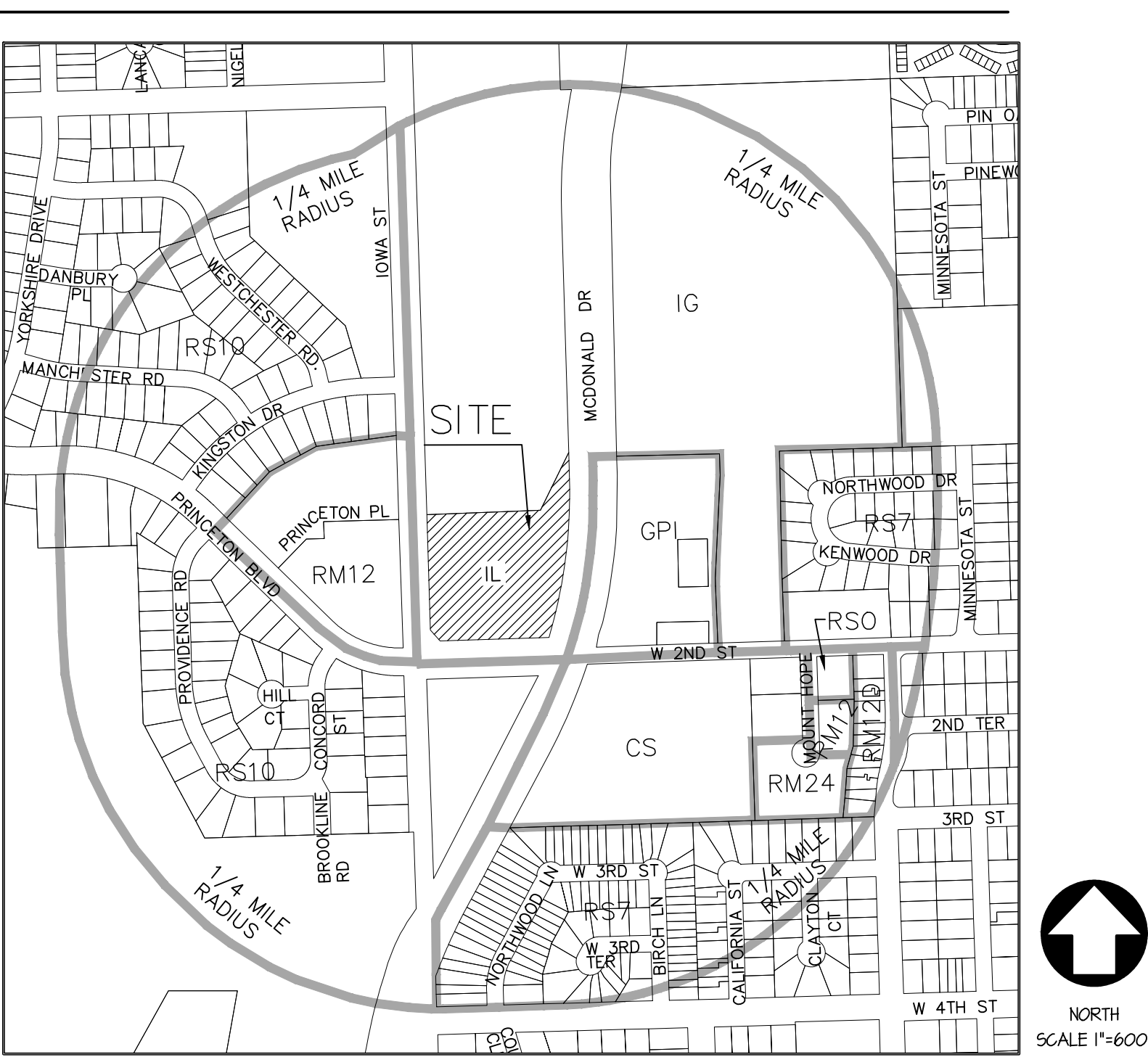




LOCATION MAP:



LEGAL DESCRIPTION:

LOT 1, 2 AND 3 IN HALLMARK ADDITION 2ND PLAT AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. CONTAINS 5.252 ACRES, SECTION 25-T12S-R19E.

GENERAL NOTES:

- SUBDIVIDER: DOWNTOWN EQUITIES II L.C., 643 MASSACHUSETTES, SUITE 300, LAWRENCE, KS 66044
- LAND PLANNER: PAUL WERNER ARCHITECTS, 123 WEST 8TH STREET, SUITE B2, LAWRENCE, KS 66044
- SURVEYOR: LANDPLAN ENGINEERING, 1310 WAKARUSA DRIVE, LAWRENCE, KS 66049
- NO PART OF THIS SITE IS LOCATED IN THE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 20045C0157D DATED AUGUST 5, 2010.
- SOILS: WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES, PAWNEE CLAY LOAM, 3 TO 6 PERCENT SLOPES
- THE BUILDING ENVELOPES FOR THIS PLAT ARE BASED ON THE DEVELOPMENT CODE TEXT AMENDMENTS APPROVED BY THE CITY COMMISSION ON 5-4-2010.
- TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES MUST BE LOCATED UNDERGROUND WHEN LOCATED IN THE CITY OF LAWRENCE. THIS PROVISION SHALL NOT APPLY TO HIGH VOLTAGE ELECTRICAL LINES.
- THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS). THE DRAINAGE EASEMENT WILL BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME THE CITY ACCEPTS OWNERSHIP.
- A RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS SHALL BE RECORDED TO PROVIDE FOR THE JOINT MAINTENANCE OF DRAINAGE AND ACCESS AREAS.
- A 6' SIDEWALK WILL BE PROVIDED ALONG NORTH IOWA AND PRINCETON BOULEVARD. A WAIVER IS BEING REQUESTED FROM THE SIDEWALK ALONG MCDONALD DRIVE.
- ON APRIL 2, 2009, THE CITY ENGINEER APPROVED A WAIVER REQUEST FROM THE ACCESS MANAGEMENT STANDARDS IN SECTION 20-915(E)(2)(II) TO PERMIT A DRIVEWAY TO ACCESS PRINCETON BLVD IN THE MIDPOINT OF LOT 2.
- KTA APPROVAL MUST BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY ACCESS WAYS ONTO MCDONALD DRIVE.
- PLANNING COMMISSION APPROVED A VARIANCE REQUEST FROM SECTION 20-810(D)(4)(I) AT THEIR JANUARY 28, 2009 MEETING TO PERMIT 100 FT OF R-O-W FOR N IOWA STREET IN THIS LOCATION.

PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES:

- THIS SUBDIVISION WILL NOT HAVE PUBLIC STREETS AND ROADS AND WILL BE SERVED BY PARKING LOTS AND THE NECESSARY DRIVE AISLES.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SERVICE
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WASTEWATER SERVICE
- PURCHASERS OF THE LOTS IN THE SUBDIVISION WILL BE SUBJECT TO COSTS OR FEES SPECIFIC TO THE SUBDIVISION TO PAY FOR THE CAPITAL COSTS OF WATER LINES AND TREATMENT, AND/OR WASTEWATER LINES AND TREATMENT; AND
- THE PROVISION OF IMPROVED WATER SERVICE AND/OR WASTEWATER SERVICE WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.

PUBLIC IMPROVEMENTS:

- THE PUBLIC IMPROVEMENTS PROPOSED FOR THIS SUBDIVISION INCLUDE INFRASTRUCTURE FOR WATER AND SANITARY SEWER AND THE DRAINAGE EASEMENT AND WILL BE PROVIDED VIA PRIVATE FINANCING.

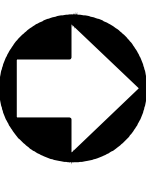
SITE SUMMARY:

GROSS SITE AREA: 228,764 S.F. / 5.252 ACRES
CURRENT ZONING: IL- WITH CONDITIONS
PROPOSED ZONING: IL - WITH CONDITIONS
TRACT A: 42,014 S.F. / .965 ACRES
TOTAL NUMBER OF LOTS: 3
MAXIMUM LOT SIZE: 75,441 S.F. / 1.732 ACRES
MINIMUM LOT SIZE: 38,891 S.F. / 0.893 ACRES
AVERAGE LOT SIZE: 62,250 S.F. / 1.429 ACRES

BENCHMARKS:

- CHISELED "x" SOUTHEAST CORNER OF HEADWALL. ELEV=866.84
- CHISELED "x" CENTER FRONT FACE OF CURB INLET. ELEV=871.65

SCALE: 1" = 40'-0"



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BUILDER:
D.F.C.
643 MASSACHUSETTES
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LAWRENCE, KS 66044
OFFICE: 785.841.6355
FAX: 785.841.6342

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**PRELIMINARY PLAT FOR
HALLMARK ADDITION 3RD PLAT**
151 MCDONALD DRIVE
LAWRENCE, KANSAS

PROJECT# 28460

RELEASE: DATE:
1 6-21-10
2 7-21-10
3 7-27-10
4 8-12-10