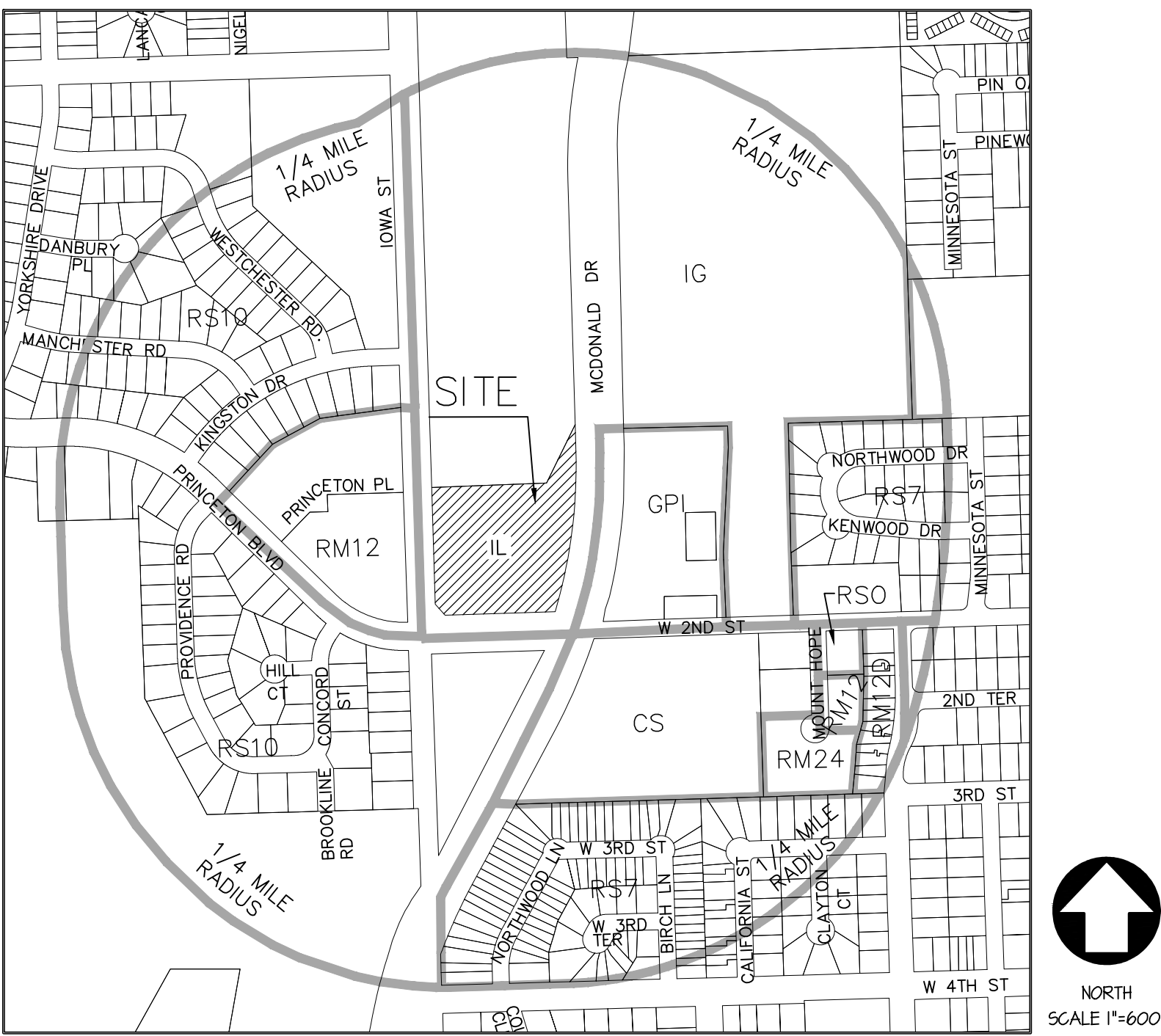


LOCATION MAP:



LEGAL DESCRIPTION:

LOT 1, 2 AND 3 IN HALLMARK ADDITION 3RD 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 200405C0157D 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 UNLESS THE CITY ACCEPTS OWNERSHIP.
- THE ACCESS EASEMENT AND JOINT USE DRIVEWAY WILL BE PRIVATELY OWNED AND MAINTAINED. THE ACCESS EASEMENT IS PROVIDED FOR THE PURPOSE OF ESTABLISHING ON-SITE MULTI-MODAL CIRCULATION. THE EASEMENT SHALL NOT BE GATED AND SHALL REMAIN UNOBSTRUCTED FOR VEHICLES, PEDESTRIANS AND BICYCLES.
- A 6' SIDEWALK WILL BE PROVIDED ALONG NORTH IOWA AND PRINCETON BOULEVARD AND WILL BE INSTALLED WITH THE PUBLIC IMPROVEMENTS. 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)(I) 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.
- ACCESS TO McDONALD DRIVE, PRINCETON BOULEVARD AND NORTH IOWA STREET IS RESTRICTED AS SHOWN ON THE PLAT.

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.

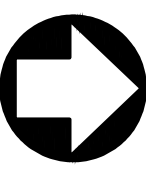
SITE SUMMARY:

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: 72,898 S.F. / 1.674 ACRES
MINIMUM LOT SIZE: 41,401 S.F. / 0.950 ACRES
AVERAGE LOT SIZE: 62,250 S.F. / 1.429 ACRES

BENCHMARKS:

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

SCALE: 1" = 40'-0"



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

paulwerner
ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890
INFO@PAULWERNERARCHITECTS.COM

BUILDER:
D.F.C.
643 MASSACHUSETTES
SUITE 300
LAWRENCE, KS 66044
OFFICE: 785.841.6355
FAX: 785.841.6342

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PROJECT# 28460

RELEASE:	DATE:
1	6-21-10
2	7-21-10
3	7-27-10
4	8-12-10
5	9-1-10