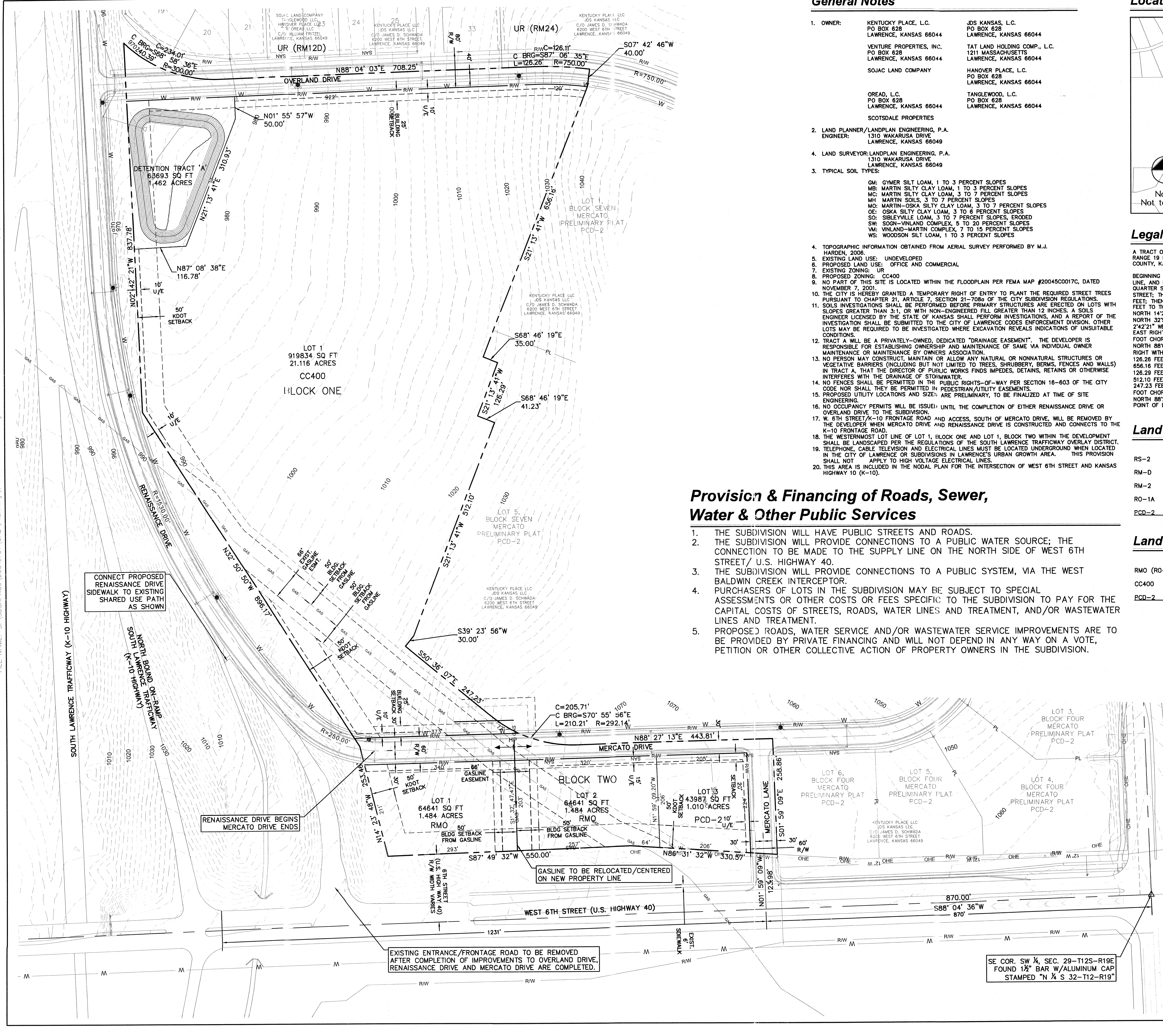




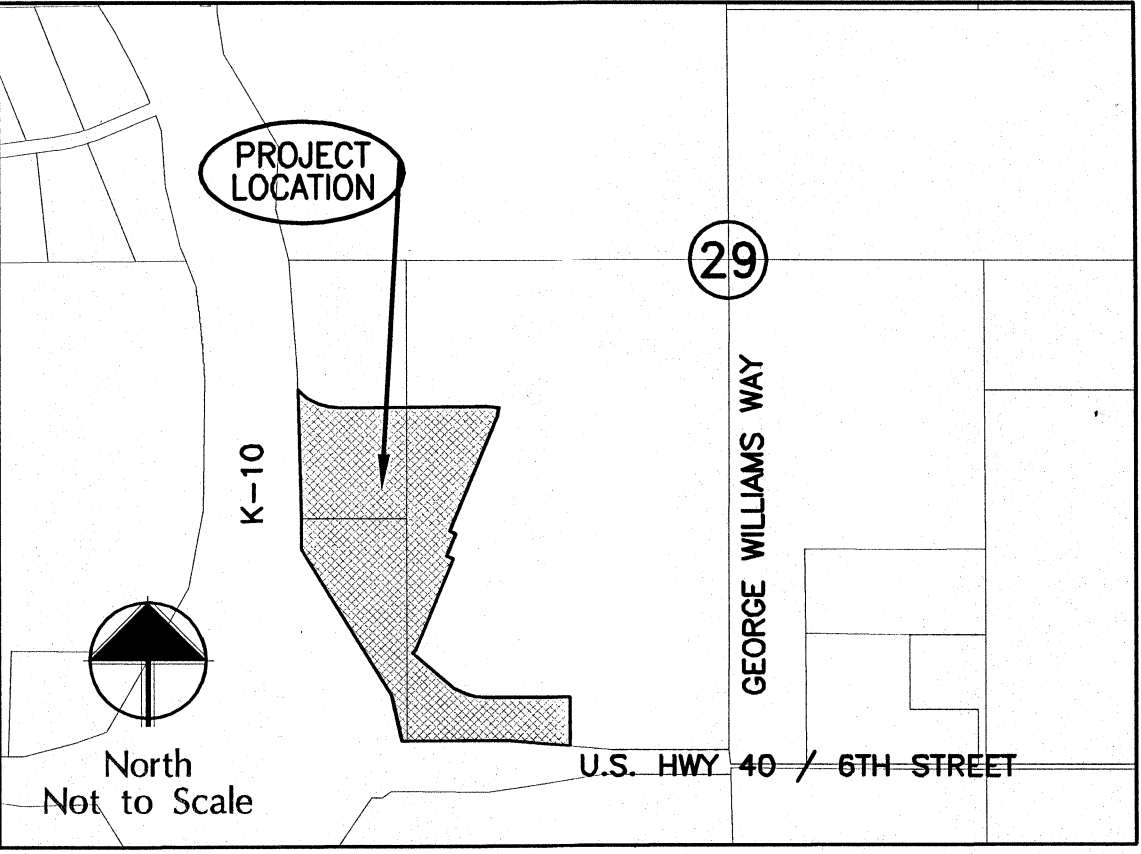
General Notes

- OWNER: KENTUCKY PLACE, L.C.
PO BOX 628
LAWRENCE, KANSAS 66044
JOS KANSAS, L.C.
PO BOX 628
LAWRENCE, KANSAS 66044
TAT LAND HOLDING COMP., L.C.
1211 MASSACHUSETTS
LAWRENCE, KANSAS 66044
SOJAC LAND COMPANY
HANOVER PLACE, L.C.
PO BOX 628
LAWRENCE, KANSAS 66044
TANGLEWOOD, L.C.
PO BOX 628
LAWRENCE, KANSAS 66044
SCOTSDALE PROPERTIES
Oread, L.C.
PO BOX 628
LAWRENCE, KANSAS 66044
- LAND PLANNER/LANDPLAN ENGINEERING, P.A.
ENGINEER: 1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- LAND SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- TYPICAL SOIL TYPES:
GM: GYMER SILT LOAM, 1 TO 3 PERCENT SLOPES
MH: MARTIN SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES
MC: MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
MH: MARTIN SILTS, 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: SIBLEVILLE LOAM, 3 TO 7 PERCENT SLOPES, ERODED
SW: SOON-VINLAND COMPLEX, 5 TO 20 PERCENT SLOPES
VM: VINLAND-MARTIN COMPLEX, 7 TO 15 PERCENT SLOPES
WS: WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY M.J. HARDEN, 2006.
- EXISTING LAND USE: UNDEVELOPED
- PROPOSED LAND USE: OFFICE AND COMMERCIAL
- EXISTING ZONING: UR
- PROPOSED ZONING: CC400
- NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #20045C0017C, DATED NOVEMBER 7, 2001.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708b OF THE CITY SUBDIVISION REGULATIONS.
- 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.
- TRACT A WILL BE A PRIVATELY-OWNED, DEDICATED "DRAINAGE EASEMENT". THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE OR MAINTENANCE BY OWNERS ASSOCIATION.
- NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NONNATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS) IN TRACT A, THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER.
- 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.
- PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY, TO BE FINALIZED AT TIME OF SITE ENGINEERING.
- NO OCCUPANCY PERMITS WILL BE ISSUED UNTIL THE COMPLETION OF EITHER RENAISSANCE DRIVE OR OVERLAND DRIVE TO THE SUBDIVISION.
- W. 6TH STREET/K-10 FRONTAGE ROAD AND ACCESS, SOUTH OF MERCATO DRIVE, WILL BE REMOVED BY THE DEVELOPER WHEN MERCATO DRIVE AND RENAISSANCE DRIVE IS CONSTRUCTED AND CONNECTS TO THE K-10 FRONTAGE ROAD.
- THE WESTERMOST LOT LINE OF LOT 1, BLOCK ONE AND LOT 1, BLOCK TWO WITHIN THE DEVELOPMENT SHALL BE LANDSCAPED PER THE REGULATIONS OF THE SOUTH LAWRENCE TRAFFICWAY OVERLAY DISTRICT.
- TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES MUST BE LOCATED UNDERGROUND WHEN LOCATED IN THE CITY OF LAWRENCE OR SUBDIVISIONS IN LAWRENCE'S URBAN GROWTH AREA. THIS PROVISION SHALL NOT APPLY TO HIGH VOLTAGE ELECTRICAL LINES.
- THIS AREA IS INCLUDED IN THE NODAL PLAN FOR THE INTERSECTION OF WEST 6TH STREET AND KANSAS HIGHWAY 10 (K-10).

Provision & Financing of Roads, Sewer, Water & Other Public Services

- THE SUBDIVISION WILL HAVE PUBLIC STREETS AND ROADS.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO A PUBLIC WATER SOURCE; THE CONNECTION TO BE MADE TO THE SUPPLY LINE ON THE NORTH SIDE OF WEST 6TH STREET/ U.S. HIGHWAY 40.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO A PUBLIC SYSTEM, VIA THE WEST BALDWIN CREEK INTERCEPTOR.
- 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 STREETS, ROADS, WATER LINES AND TREATMENT, AND/OR WASTEWATER LINES AND TREATMENT.
- PROPOSED ROADS, WATER SERVICE AND/OR WASTEWATER SERVICE IMPROVEMENTS ARE TO BE PROVIDED BY PRIVATE FINANCING AND WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.

Location Map



Legal Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88°04'36" WEST, 840.13 FEET ALONG THE SOUTH LINE, AND NORTH 1°55'24" WEST, 121.15 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST SIXTH STREET; THENCE NORTH 86°31'32" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.57 FEET; THENCE SOUTH 87°49'32" WEST, ALONG SAID NORTH 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 EAST RIGHT-OF-WAY LINE, 253.46 FEET; THENCE NORTH 32°50'50" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 896.17 FEET; THENCE NORTH 24°21'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 837.78 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG A 300.00 FOOT RADIUS CURVE TO THE LEFT WITH A 234.01 FOOT CHORD BEARING SOUTH 68°58'36" EAST, AN ARC DISTANCE OF 240.39 FEET; THENCE NORTH 88°04'03" EAST, 708.25 FEET; THENCE ALONG A 750.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 126.11 FOOT CHORD BEARING SOUTH 87°08'35" EAST, AN ARC DISTANCE OF 126.26 FEET; THENCE SOUTH 74°24'45" WEST, 40.00 FEET; THENCE SOUTH 21°13'41" WEST, 656.16 FEET; THENCE SOUTH 68°46'19" EAST, 35.00 FEET; THENCE SOUTH 21°13'41" WEST, 126.29 FEET; THENCE SOUTH 39°23'56" WEST, 10.00 FEET; THENCE SOUTH 50°36'07" EAST, 247.23 FEET; THENCE ALONG A 292.14 FOOT RADIUS CURVE TO THE LEFT, WITH A 205.71 FOOT CHORD BEARING SOUTH 70°55'56" EAST, AN ARC DISTANCE OF 210.21 FEET; THENCE NORTH 88°27'13" EAST, 443.81 FEET; THENCE SOUTH 1°59'09" EAST, 258.86 FEET TO THE POINT OF BEGINNING; CONTAINS 28.885 ACRES, MORE OR LESS.

Land Use Summary (Per Mercato Prelim. Plat last revised 04.26.06)

	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.	4.88 AC.	0.00 AC.	40.42 AC.
	122.65 AC.	18.56 AC.	7.55 AC.	96.54 AC.

Land Use Summary

	GROSS AREA	RIGHT-OF-WAY	DETENTION TRACTS	NET AREA
RMO (RO-1A)	3.423 AC.	0.455 AC.	0.000 AC.	2.968 AC.
CC400	23.958 AC.	1.380 AC.	1.462 AC.	21.116 AC.
PCD-2	1,504 AC.	0.484 AC.	0.000 AC.	1,010 AC.
	28.885 AC.	2.329 AC.	1.462 AC.	25.094 AC.

Lot Summary

Gross Area	1,258,219 S.F.	28.885 AC.
Rights-of-Way Area	96,934 S.F.	2.225 AC.
Tract 'A' (Detention)	63,693 S.F.	1.462 AC.
Net Lot Area	1,097,592 S.F.	25.197 AC.
Total Lot(s)		4
Average Lot(s) Area	274,398 S.F.	6.299 AC.
Block One		
Tract 'A' (Detention)	63,693 S.F.	1.462 AC.
Net Lot Area	919,834 S.F.	21.116 AC.
Total Lot(s)		1
Average Lot(s) Area	919,834 S.F.	21.116 AC.
Minimum Lot Area	919,834 S.F.	21.116 AC.
Maximum Lot Area	919,834 S.F.	21.116 AC.
Block Two		
Net Area	173,269 S.F.	3.978 AC.
Total Lot(s)		3
Average Lot(s) Area	57,756 S.F.	1.326 AC.
Minimum Lot Area	43,987 S.F.	1.010 AC.
Maximum Lot Area	64,641 S.F.	1.484 AC.

SCALE: 1" = 100'

A Revised Preliminary Plat of
Lots 7.8 and 9, Block Four;
Lots 2, 3 and 4, Block Seven;
Mercato Preliminary Plat, last
revised 04.26.06

MERCATO
Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
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Blue Springs, MO • The Woodlands, TX

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**MERCATO
REVISED PRELIMINARY PLAT
LAWRENCE, KANSAS**

REV	DATE	DESCRIPTION
1	11.10.09	per city comments
2	11.19.09	per city comments
3	12.03.09	per plan, dept.

THIS DOCUMENT
IS FOR PLANNING
PURPOSES ONLY
-NOT FOR-
CONSTRUCTION-

DATE: 10.12.2009
PROJECT NO.: 2004,701.8
DESIGNED BY: CMS/CLM
DRAWN BY: LPE
CHECKED BY: CLM/CMS

ISSUE	SHEET NO.
A	1
OF	1 SHEETS