EXISTING CONDITIONS

North — Scale: 1"=30'-0"

COMBINED EX. LOTS IN TWO LOTS

North — Scale: 1"=30'-0"

General Notes

DEVELOPER: KMAH LLC and LAWRENCE 27 IOWA,LLC
5201 JOHNSON DRIVE, SUITE 450
MISSION, KS 66205

1. OWNER: KMAH LLC and LAWRENCE 27 IOWA, LLC
5201 JOHNSON DRIVE, SUITE 450
MISSION, KS 66205

2. LAND PLANNER/ LANDPLAN ENGINEERING, P.A.
ENGINEER/LAND 1310 WAKARUSA DRIVE
SURVEYOR: LAWRENCE, KS 66049

3. PROPERTY ADDRESS: 27th & Iowa Street
LAWRENCE, KS 66049

4. TYPICAL SOIL TYPES:
MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
MARTIN SOILS, 3 TO 7 PERCENT SLOPES, ERODED
OSKA SILTY CLAY LOAM, 3 TO 6 PERCENT SLOPES
WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES
5. TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, JULY 2007.
6. EXISTING LAND USE: OLD RESTAURANT USE AND OFFICE BOTH VACANT BUILDING
7. PROPOSED LAND USE: RESTAURANT USE AND RETAIL CENTER
8. EXISTING ZONING: RSO AND CS
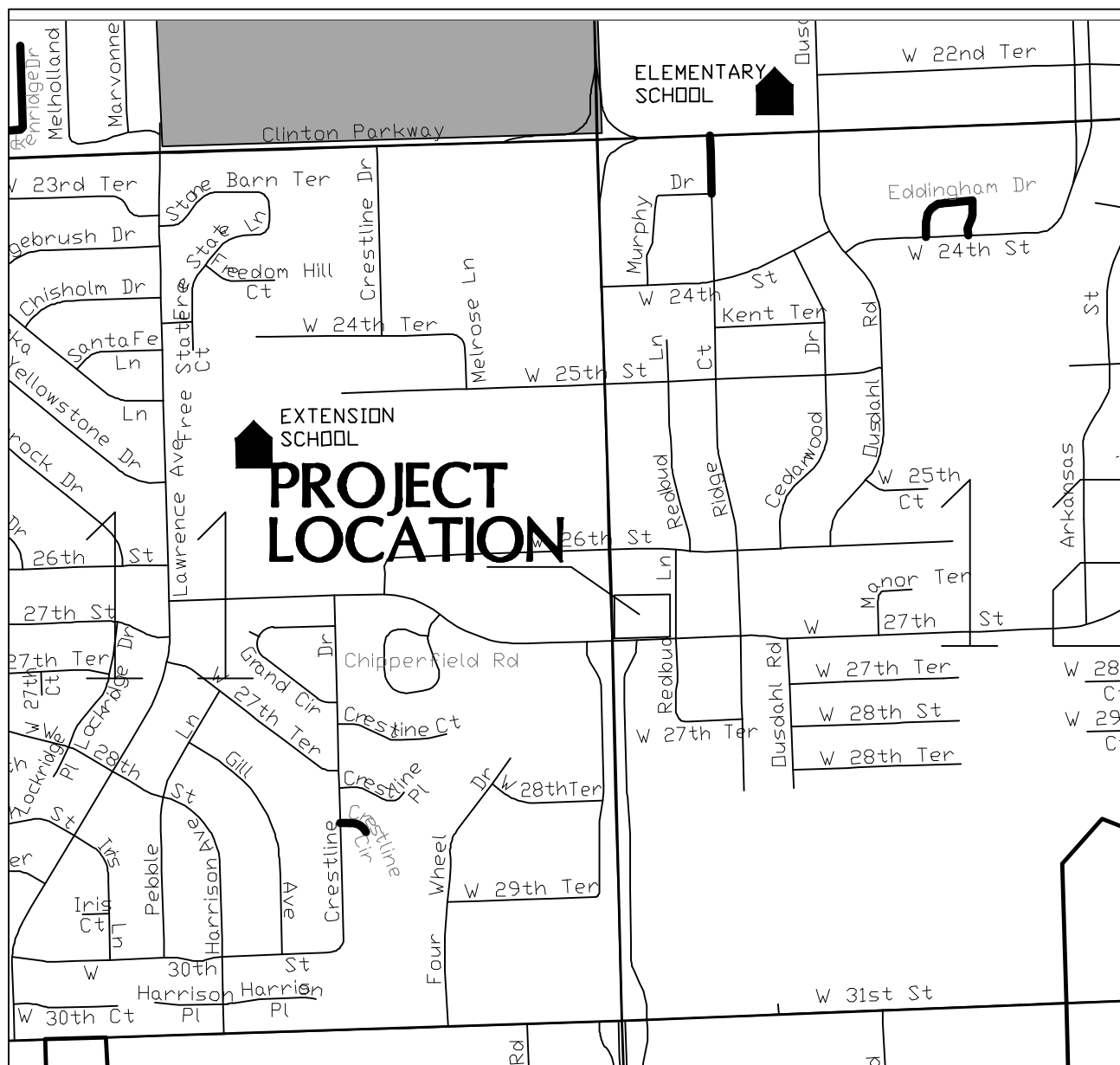9. PROPOSED ZONING: CS

Provisions of Financing of Roads, Sewer, Water and other Public Services

1. THE SUBDIVISION WILL NOT HAVE NEW PUBLIC OR PRIVATE STREETS.
2. THE SUBDIVISION WILL PROVIDE A CONNECTION TO THE EXISTING WATER LINE ON REDBUD LANE & 27TH STREET. THIS WATER LINE CONNECTION WILL BE PROVIDED BY PRIVATE FINANCING.
3. THE SUBDIVISION WILL PROVIDE A CONNECTION TO THE EXISTING SANITARY SEWER LINE RUNNING SOUTH ALONG THE EASTERN PLAT BOUNDARY. THIS SANITARY SEWER CONNECTION WILL BE PROVIDED BY PRIVATE FINANCING.
4. PROPOSED WATER AND SANITARY SEWER LINE ON SITE 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.
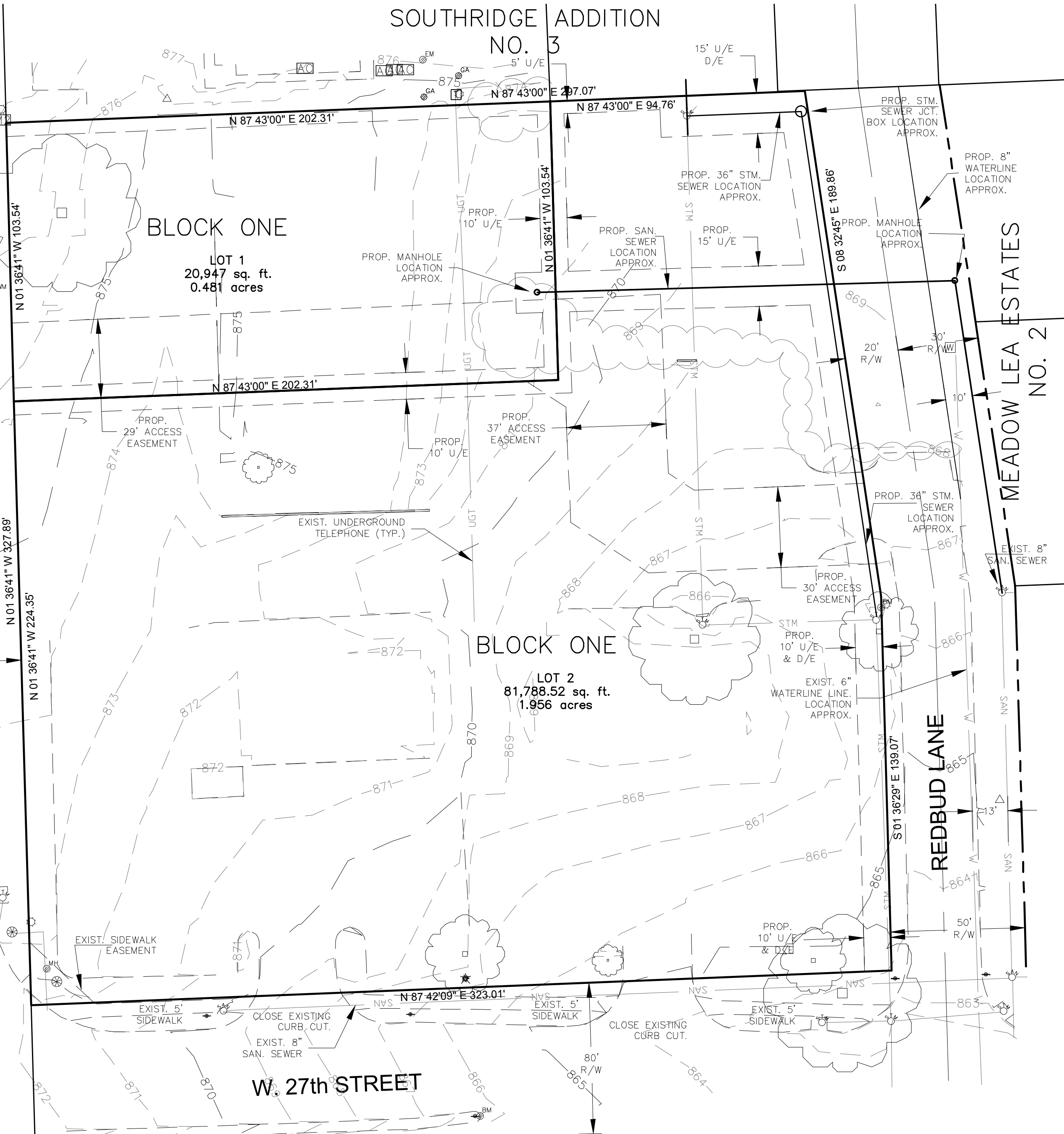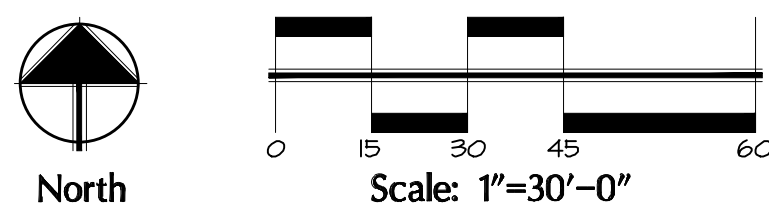
Site Summary

GROSS AREA: 102,735.52 SF / 2.358 AC
RIGHTS-OF-WAY AREA: 0 SF / 0 AC
NET AREA: 102,735.52 SF / 2.358 AC
AVG. LOT SIZE   51,367.76 SF / 1.179 AC
TOTAL LOTS: 2

Location Map

PROJECT LOCATION

North 1" = 1000'

Legal Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12 IN TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 01° 36' 41" EAST, 0.60 FEET ALONG THE WEST LINE AND NORTH 87° 43' 00" EAST, 50.00 FEET, FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 87° 43' 00" EAST, 317.19 FEET; THENCE SOUTH 8° 32' 45" EAST, 140.66 FEET; THENCE SOUTH 8° 30' 57" EAST, 43.55 FEET; THENCE SOUTH 1° 35' 15" EAST, 138.40 FEET; THENCE SOUTH 87° 42' 09" WEST, 323.01 FEET; THENCE NORTH 1° 36' 41" WEST, 327.89 FEET ALONG WEST LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING. CONTAINS 2.437 ACRES, MORE OR LESS.

Benchmarks

BM1 CHISLED "□" N.E. CORNER OF JUNCTION BOX IN WEST R/W REDBUD LANE +/- 175' N OF CENTERLINE 27TH STREET
ELEV. 866.72

BM2 CHISLED "" ON TOP OF B.O.C. @ EAST TOE OF ISLAND IN THE CENTER OF 27TH STREET +/- 175' OF REDBUD LANE
ELEV. 866.71

A Preliminary Plat for
LOT A, MEADOW LEA ESTATES NO. 2
LOTS 1 & 2, 27TH STREET ADDITION NO. 2
LOT 3, BLOCK ONE, MEADOW LEA ESTATES NO. TWO
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

KMAH AND LAWRENCE 27 IOWA ADDITON
Lawrence, Kansas