

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12, THENCE NORTH 87°42'29" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1607.74 FEET; THENCE NORTH 02°17'31" WEST, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF 31ST STREET AS RECORDED IN BOOK 282, PAGE 643 AND THE EAST RIGHT OF WAY LINE OF OUSDAHL ROAD AS RECORDED IN BOOK 1078, PAGE 1045 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 02°17'31" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID OUSDAHL ROAD, 275.48 FEET; THENCE SOUTH 87°42'29" WEST, 40.00 FEET TO THE EAST LINE OF FIRST NATIONAL ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 02°17'31" WEST, 499.46 FEET TO THE NORTHEAST CORNER OF FIRST NATIONAL ADDITION; THENCE SOUTH 87°42'29" WEST 807.91 FEET ALONG THE NORTH LINE OF SAID FIRST NATIONAL ADDITION, TO THE EAST LINE OF COMMERCE PLAZA ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 01°36'39" WEST, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE EAST LINE OF SAID COMMERCE PLAZA ADDITION, ALSO THE EAST LINE OF WILLEY'S AUTO ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, 499.41 FEET TO THE SOUTH LINE OF NORWOOD ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 87°50'13" EAST, ALONG THE SOUTH LINE OF SAID NORWOOD ADDITION, THE SOUTH LINE OF MEADOW LEA ESTATES, AN ADDITION TO THE CITY OF LAWRENCE, AND NAISMITH VALLEY NO. 1, ALSO AN ADDITION TO THE CITY OF LAWRENCE, 1913.98 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°41'46" EAST ALONG SAID EAST LINE, 439.44 FEET; THENCE SOUTH 46°59'15" EAST, 799.34 FEET; THENCE SOUTH 65°19'00" EAST, 511.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 31ST STREET AS RECORDED IN BOOK 275, PAGE 78 AT THE

GENERAL NOTES:

- OWNERS: MID-AMERICA MANUFACTURED HOUSING COMMUNITIES, INC. 10011 WOODEN ROAD EDWARDSVILLE, KANSAS 66111
- BRUCE F. & JOAN SNODGRASS 1352 N 1300 ROAD LAWRENCE, KS 66046
- LAND PLANNER/ CIVIL ENGINEER/ SURVEYOR: LANDPLAN ENGINEERING, P.A. 1310 WAKARUSA DRIVE LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., JULY, 2013.
- EXISTING ZONING: CR (CITY), A (COUNTY)
- PROPOSED ZONING: CR
- EXISTING LAND USE: VACANT, DETACHED DWELLING
- PROPOSED LAND USE: COMMERCIAL
- THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAPS (FIRM); PANEL NO. 167, MAP NUMBER 20045C0167D AND PANEL NO. 186, MAP NUMBER 20045C0186D, DOUGLAS COUNTY, KS., BOTH BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010.
- TYPICAL SOIL TYPES: WABASH SILTY CLAY LOAM, OCCASIONALLY FLOODED; GYMER SILT LOAM, 3 TO 7% SLOPES; PANNEE CLAY LOAM, 3 TO 6% SLOPES; WOODSON SILT LOAM, 1 TO 3% SLOPES.
- TRACT 'A' WILL BE A PRIVATELY OWNED, DEDICATED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME.
- NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.
- PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND WILL BE FINALIZED AT THE TIME OF SITE ENGINEERING.
- LANDSCAPING SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS, WITHIN 8 FEET OF THE WATER MAIN, OR WITHIN 8 FEET OF THE SANITARY SEWER MAIN.
- ALL NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES (EXCEPT HIGH VOLTAGE LINES) MUST BE PLACED UNDERGROUND WHEN IN THE CITY OF LAWRENCE OR IN LAWRENCE UGA.
- DEVELOPER IS RESPONSIBLE FOR THE COST OF ANY RELOCATION OF EXISTING UTILITIES, IF NECESSARY TO SERVE THE PROPOSED SUBDIVISION.
- IF A BASEMENT IS BUILT ON A LOT WHERE A MINIMUM ELEVATION HAS BEEN ESTABLISHED, THE BUILDING DESIGN IS ENCOURAGED TO INCORPORATE A SUMP PUMP.
- SEE SHEET 2 FOR THE PROVISION OF FINANCING ROADS, SEWER AND OTHER PUBLIC SERVICES.
- THE OWNER OF FIRST NATIONAL ADDITION AGREES TO REQUEST VACATION OF THE 40' OF RIGHT-OF-WAY ALONG FIRST NATIONAL'S EAST PROPERTY LINE (THAT PORTION OF OUSDAHL ROAD NORTH OF THE FRONTAGE ROAD IN MENARD'S PROPERTY PRELIMINARY PLAT) AND FIRST NATIONAL WILL EXECUTE EASEMENTS IN THE FORMER OUSDAHL ROAD RIGHT-OF-WAY NECESSARY FOR MENARD'S ACCESS, PUBLIC UTILITIES AND PEDESTRIAN PATH REQUIRED FOR MENARD'S DEVELOPMENT.
- MENARD'S AGREES TO ALLOW UN-DETAINED STORMWATER RUNOFF FROM FIRST NATIONAL ADDITION'S PROPERTY INTO ITS DETENTION BASIN LOCATED ON TRACT A. THIS DETENTION BASIN WILL FUNCTION AS A REGIONAL BASIN

SITE SUMMARY:

GROSS AREA:	2,224,210 SF / 51.061 AC
RIGHT-OF-WAY TRACT:	88,039 SF / 1.975 AC
TRACT:	366,409 SF / 8.412 AC
NET AREA:	1,771,762 SF / 40.674 AC
TOTAL LOTS:	7
AVERAGE LOT SIZE:	253,109 SF / 5.811 AC
MINIMUM LOT AREA:	54,811 SF / 1.258 AC
MAXIMUM LOT AREA:	931,485 SF / 21.384 AC

FOR THE PARCELS WITHIN CLOSE PROXIMITY. THE ABILITY FOR FIRST NATIONAL ADDITION'S STORMWATER TO BE CONVEYED UNDETAINED TO MENARD'S DETENTION AREA WILL NEED TO BE FURTHER REFLECTED IN THE MENARD'S SITE PLAN.

20. THE PARTIES AGREE TO THE FOLLOWING TERMS, WHICH WILL BE MADE PART OF PRIVATE AGREEMENT EXECUTED AND RECORDED BETWEEN THE PARTIES:
 20.A. MENARD'S AND FIRST NATIONAL DEVELOPMENT AGREE TO EXECUTE A CROSS ACCESS AGREEMENT FOR THE SHARED USE AND MAINTENANCE OF THAT PORTION OF OUSDAHL ROAD AND OTHER FACILITIES CONSTRUCTED AS PART OF THE MENARD'S DEVELOPMENT, IN THE AREA NORTH OF THE FRONTAGE ROAD IN MENARD'S PROPOSED PRELIMINARY PLAT, AND
 20.B. MENARD'S AGREES TO PROVIDE FIRST NATIONAL DEVELOPMENT WITH THE NECESSARY EASEMENTS AND ACCESS RIGHTS FOR CONSTRUCTION, IMPLEMENTATION, AND MAINTENANCE OF THE NECESSARY FACILITIES FOR THE CONVEYANCE OF STORMWATER INTO THE REGIONAL DETENTION POND.
 20.C. FIRST NATIONAL ADDITION AGREES IT WILL PAY THE COST TO INSTALL/CONSTRUCT THE PIPE FROM THE MENARD DETENTION POND AREA TO FIRST NATIONAL ADDITION'S NORTH PROPERTY LIEN TO RECEIVE FIRST NATIONAL ADDITION'S STORMWATER AND WILL PAY ITS FAIR SHARE OF DETENTION POND MAINTENANCE ONCE THE PIPE IS INSTALLED.

21. IF THESE AGREEMENTS ARE NOT FULFILLED, THEN THE 30' OF HALF-WIDTH RIGHT-OF-WAY OUSDAHL ROAD TO THE NORTH PROPERTY LINE OF FIRST NATIONAL ADDITION'S PROPERTY SHALL BE DEDICATED WITH THE FINAL PLAT AN AGREEMENT NOT TO PROTEST THE FORMATION OF A BENEFIT DISTRICT FOR GEOMETRIC IMPROVEMENTS TO THE INTERSECTION OF MICHIGAN STREET AND 31ST STREET WILL BE EXECUTED WITH THE FINAL PLAT FOR THIS PROPERTY.

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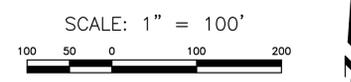
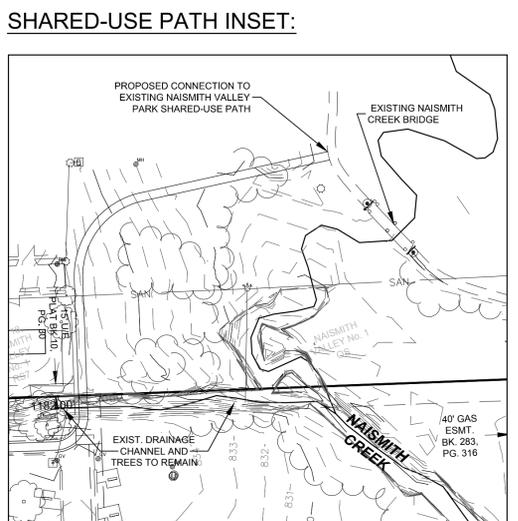
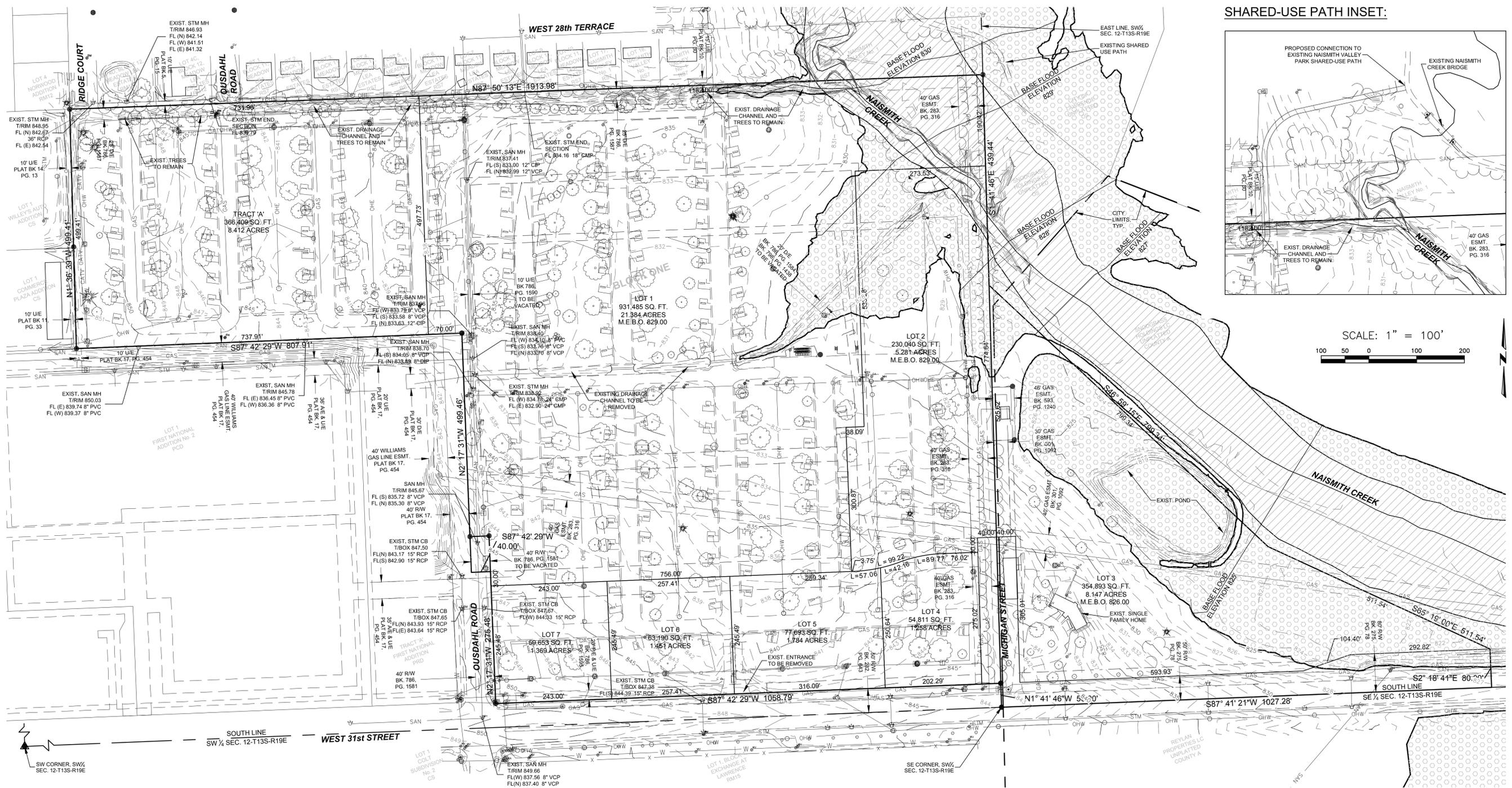
**1900 WEST 31st STREET
 LAWRENCE, KS 66046**

**MENARD'S ADDITION
 PRELIMINARY PLAT**

REV	DATE	DESCRIPTION
1	8/23/13	PER REVISION COMMENTS
2	10/24/13	PER MENARD, INC.
3	11/27/13	PER FC CONDITIONS

DATE:	8/19/13
PROJECT NO.:	20133001
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	CMS
ISSUE	SHEET NO.
	1
	OF 2 SHEETS

FILE NAME: R:\2013\3001\CAD\Planning\PP\33001C-PP.dwg LAST SAVED BY: Brian Sturms SAVED DATE: 11/21/2013 2:12 PM PLOTTED: 11/21/2013 2:49 PM



LEGEND:

	FLOODWAY (ZONE AE, PER FEMA FIRM)		EXISTING WATER BLOWOFF
	100-YR FLOODPLAIN (ZONE AE, PER FEMA FIRM)		EXISTING WATER VALVE
	EXISTING TOPOGRAPHIC CONTOUR		EXISTING FIRE HYDRANT
	EXISTING WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING MANHOLE
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER		EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER		EXISTING AREA DRAIN
	PROPOSED STORM SEWER		PROPOSED STORM SEWER CURB INLET
	EXISTING GAS LINE		PROPOSED STORM SEWER END SECTION
	EXISTING OVERHEAD WIRE		EXISTING GAS VALVE
	EXISTING OVERHEAD ELECTRIC		EXISTING GAS REGULATOR
	EXISTING UNDERGROUND ELECTRIC		EXISTING GASLINE MARKER
	EXISTING CABLE TELEVISION		

BENCHMARKS:

BM #1	"□" CUT ON NW COR. CONCRETE GAS VAULT ± 79' W. OF E. SECTION LINE & ± 41' N OF E. SECTION LINE & ± 41' N OF E. SECTION LINE. ELEV. 845.59
BM#2	"□" CUT ON CENTER FRONT FACE OF CURB INLET LOCATED AT THE SW CORNER OF THE INTERSECTION OUSDAHL ROAD AND U STREET ± 200' NORTH ELEV. 847.62
BM#3	"□" CUT ON THE CENTER FRONT FACE OF CURB INLET LOCATED ON THE EAST SIDE OF RIDGE COURT ± 125' NORTH AND 30' EAST OF NW PROP. COR. OF GASLIGHT VILLAGE. ELEV. 848.26
BM#4	"□" CUT ON BACK OF CURB ± 21' EAST OF DRIVEWAY AT 1602 W. 28TH TERRACE ON NORTH SIDE OF ROAD. ELEV. 839.72

- PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES:**
- THE SUBDIVISION WILL INCLUDE THE DEDICATION OF RIGHT-OF-WAY ASSOCIATED WITH MICHIGAN STREET. A PROPOSED EAST-WEST ROADWAY AND THE EXTENSION OF OUSDAHL ROAD WILL BE PRIVATE.
 - THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SYSTEM VIA AN EXISTING 8-INCH MAIN LOCATED AT THE NORTHEAST CORNER OF OUSDAHL ROAD AND 31ST STREET AND A PROPOSED 12-INCH MAIN TO BE CONSTRUCTED BY THE CITY AT THE SOUTHEAST CORNER OF 31ST AND MICHIGAN STREETS.
 - THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA TWO EXISTING MAINS: A 12-INCH MAIN THAT RUNS NORTH THROUGH THE SUBJECT PROPERTY IN A 10-FOOT UTILITY EASEMENT; AND A 12-INCH MAIN THAT RUNS EAST NORTH OF THE SUBJECT PROPERTY IN CITY-OWNED PROPERTY.
 - THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE BIKEWAY SYSTEM VIA TWO EXISTING 10-FOOT-WIDE SHARED USE PATHS: ONE THAT RUNS EAST-WEST ON THE NORTH SIDE OF 31ST STREET AND A SECOND THAT RUNS NORTH-SOUTH THROUGH NAISMITH VALLEY PARK.
 - PURCHASERS OF THE LOTS IN THE SUBDIVISION MAY OR MAY NOT BE SUBJECT TO SPECIAL ASSESSMENTS OR OTHER COSTS OF STREETS, ROADS, WATER LINES AND TREATMENT, AND/OR WASTEWATER LINES AND TREATMENT.
 - THE PROVISIONS OF IMPROVED ROADS, 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.

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