

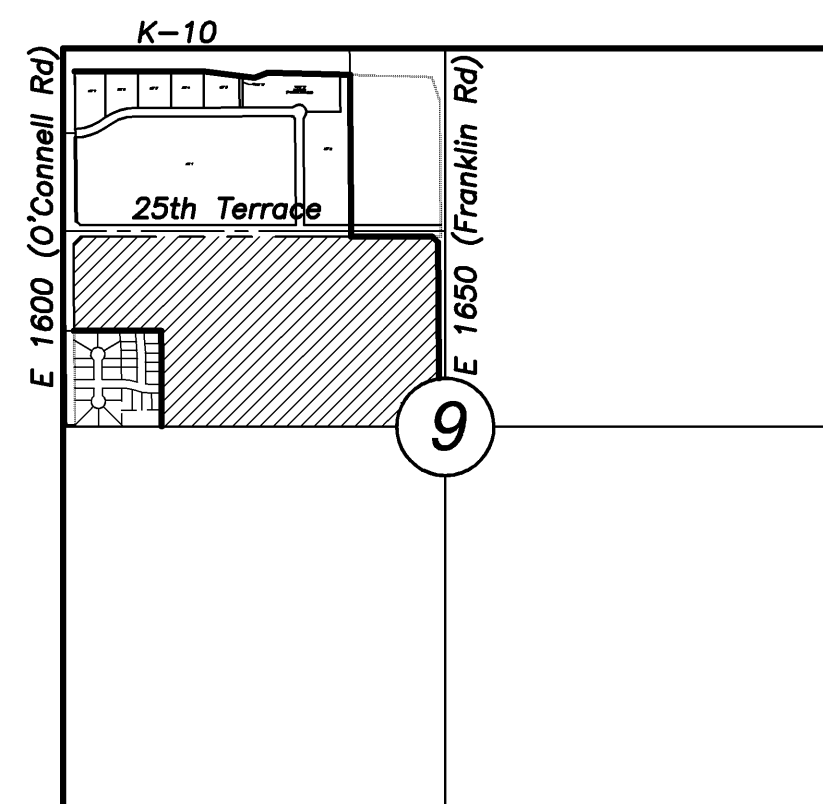
Preliminary Plat Fairfield Farms East Addition No. 2

City of Lawrence
Douglas County, Kansas
Section 9, Township 13 South, Range 20 East

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Utility & Grading Plan	3

Location Map:



SECTION 9-T13S-R20E

NOT TO SCALE

Utility Information:

Power: Westar Energy Mike Solida 785.865.4850 mike.solida@westarenergy.com	Gas: Southern Star Rick Bennett 913.845.5001 rick.d.bennett@sscgp.com
Water: City of Lawrence John Shutak 785.832.7801 jshutak@lawrenceks.org	Telephone: AT&T Jeff Eggenberger (Construction) 785.749.7085 je7825@att.com
Sewer: City of Lawrence John Shutak 785.832.7801 jshutak@lawrenceks.org	Keith Gatzemeyer (Engineering) 785.276.5377 kg4306@att.com
Cable: Knology Harvey Waymire 785.312.6922 james.waymire@knology.com	
Gas: Blackhills Energy Carmen Shultz 785.832.3917 carmen.shultz@blackhillscorp.com	

Description:

FAIRFIELD FARMS EAST ADDITION NO. 1, A SUBDIVISION IN THE NORTHWEST QUARTER OF SEC 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

Site Summary:

DEVELOPMENT SUMMARY:

GROSS AREA:	(73.616 ACRES)
RIGHT-OF-WAY:	(19.598 ACRES)
NET LOT AREA:	(51.227 ACRES)
NET TRACT 'A' AREA:	(2.791 ACRES)
TOTAL NUMBER OF LOTS:	187 & 1 TRACT
MINIMUM LOT SIZE:	(LOTS 10-11 & 14-25 BLOCK 8) (LOT 15, BLOCK 10) 7,200 S.F.
MAXIMUM LOT SIZE:	(LOT 9, BLOCK 1) 360,068 S.F.
AVERAGE LOT SIZE:	11,933 S.F.

RM12D: DUPLEX

TOTAL NUMBER OF LOTS:	47 LOTS & 1 TRACT
MINIMUM LOT SIZE:	(LOT 41, BLOCK 5) 8,712 S.F.
MAXIMUM LOT SIZE:	(LOT 9, BLOCK 1) 360,068 S.F.
AVERAGE LOT SIZE:	18,270 S.F.
DETENTION TRACT 'A' SIZE:	121,569 S.F.

RM12: MULTI-DWELLING

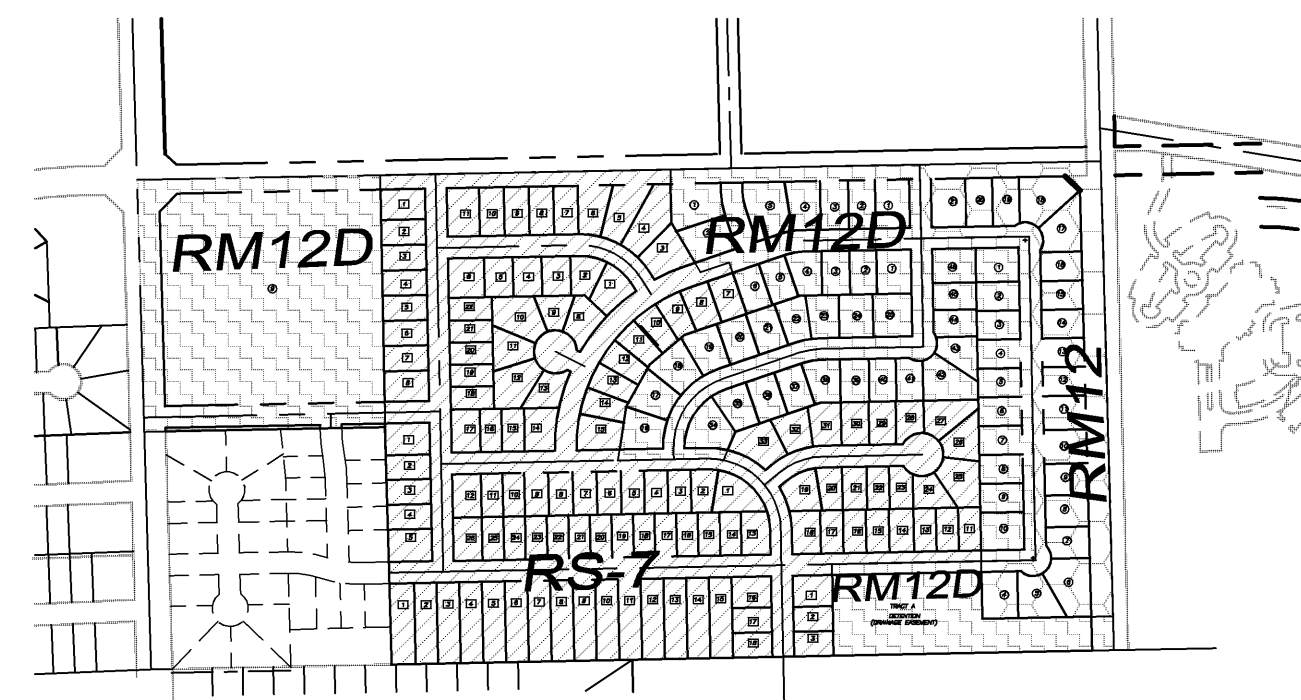
TOTAL NUMBER OF LOTS:	18 LOTS
MINIMUM LOT SIZE:	(LOT 16, BLOCK 4) 9,232 S.F.
MAXIMUM LOT SIZE:	(LOT 6, BLOCK 4) 16,998 S.F.
AVERAGE LOT SIZE:	11,431 S.F.

RS7: SINGLE-FAMILY

TOTAL NUMBER OF LOTS:	122 LOTS
MINIMUM LOT SIZE:	(LOTS 10-11 & 14-25 BLOCK 8) (LOT 15, BLOCK 10) 7,200 S.F.
MAXIMUM LOT SIZE:	(LOT 4, BLOCK 9) 15,478 S.F.
AVERAGE LOT SIZE:	9,566 S.F.

Zoning Map:

* ALL ZONING DESCRIPTIONS AND ACREAGE IS TAKEN TO CENTERLINE 25TH TERRACE, E. 1600 RD. (O'CONNELL ROAD) AND E. 1650 ROAD (FRANKLIN ROAD).



General Notes:

- PROJECT DEVELOPER: WILLIAM NEWSOME
FAIRFIELD COMMERCIAL ONE, LLC & FAIRFIELD INVESTORS, LLC
801 NORTH IOWA STREET
LAWRENCE, KS 66044
785-331-4644
- PROJECT ENGINEER: JOHNSON GROUP LLC
850 E. 13TH STREET, SUITE B
LAWRENCE, KS 66044
785-856-9600
- TOPOGRAPHIC INFORMATION OBTAINED FROM SITE SURVEY.
- EXISTING ZONING: RS-7, RM12D AND RM12
PROPOSED ZONING: RS-7, RM12D AND RM12
- CURRENT USE: VACANT
PROPOSED USE: SINGLE-FAMILY & MULTI-FAMILY
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
- APPROVAL OF PRELIMINARY PLAT DOES NOT CERTIFY APPROVAL OF THE PROPOSED LAND USES.
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
- ALL PROPOSED LANDSCAPING WILL MAINTAIN 8' OF HORIZONTAL SEPARATION FROM ANY PUBLIC WATERLINE & SANITARY SEWER MAINS.
- THE DRAINAGE EASEMENTS (DATUM FROM TRACT 'A') WILL BE PRIVATELY OWNED AND MAINTAINED. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE.
- THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, BERMS, FENCES, AND WALLS. (PER CITY CODE 20-1101(f))
- INFRASTRUCTURE IMPROVEMENTS (STREETS, STORM SEWER, WATER LINE, SANITARY SEWER) TO BE PROVIDED THROUGH PRIVATE AND BENEFIT DISTRICT FINANCING.
- NO INDIVIDUAL LOTS SHALL HAVE DIRECT ACCESS TO E. 1650 ROAD (FRANKLIN ROAD).
- LOT 1, BLOCK 1, LOTS 1 & 4-11, BLOCK 9, LOTS 1-5, BLOCK 6 AND LOTS 18-21, BLOCK 4 SHALL NOT HAVE DIRECT ACCESS TO 25TH TERRACE.
- DIRECT ACCESS TO O'CONNELL ROAD SOUTH OF 25TH TERRACE SHALL BE SUBJECT TO REVIEW AND APPROVAL OF A TRAFFIC STUDY TO BE SUBMITTED WITH FUTURE DEVELOPMENT APPLICATIONS. REMOVAL OF THE ACCESS RESTRICTION DOES NOT GUARANTEE A DIRECT ACCESS TO O'CONNELL ROAD IN THE FUTURE FOR LOT 9, BLOCK 1 FAIRFIELD FARMS EAST ADDITION NO. 2.
- N. 1360 ROAD TO BE REALIGNED TO A 90' CONFIGURATION AS SHOWN.
- DEVELOPER AGREES TO PARTICIPATE IN A BENEFIT DISTRICT FOR TRAFFIC SIGNAL AND GEOMETRIC IMPROVEMENT FOR THE INTERSECTION OF K-10 HIGHWAY AND E. 1600 ROAD (O'CONNELL RD.).
- FRANKLIN ROAD TO BE CONSTRUCTED AS A 4 LANE ARTERIAL WITH MEDIAN. DEVELOPER AGREES TO PARTICIPATE IN A BENEFIT DISTRICT OF ROAD IMPROVEMENTS FOR THIS DEVELOPMENT. DEVELOPER AGREES NOT TO PROTEST A BENEFIT DISTRICT TO IMPROVE FRANKLIN ROAD INTERSECTION, INCLUDING INSTALLATION OF TRAFFIC LIGHT.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708g OF THE CITY SUBDIVISION REGULATIONS.
- SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR 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.
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE AND UTILITY EASEMENTS.
- DEDICATED RIGHT-OF-WAY OVER SBC EASEMENT CONTAINING FIBER OPTICS. DEVELOPER RESPONSIBLE FOR RELOCATION COST.
- ALL CURB INLETS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY STORM SEWER STANDARD DETAILS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE "100 YEAR FLOODPLAIN" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20045C0187D & 20045C0179D, EFFECTIVE DATE AUGUST 5, 2010.



Kansas: 1.800.DIG.SAFE (344.7233)

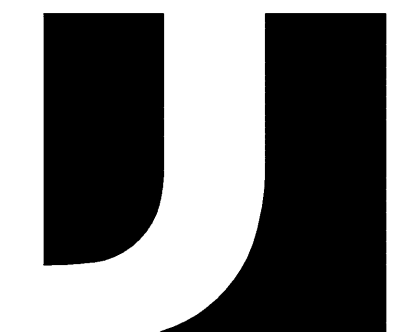
Missouri: 1.800.DIG.RITE (344.7483)

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JG Project #: 11004
File Name: 11004-PP.dwg
Date: 12.27.2011

Cover

Sheet #: 1 of 3



JOHNSON GROUP
ENGINEERING & CONSTRUCTION
850 East 13th Street, Suite B
P.O. BOX 1058
LAWRENCE KS 66044
T 785.856.9600 | F 785.371.0212

Fairfield Farms East Addition No. 2
Preliminary Plat
Lawrence, Kansas



PROPOSED PHASE 1:
LOTS 1-4, BLOCK 1
LOT 5, BLOCK 6
LOTS 5-14, BLOCK 7
LOTS 1-11, BLOCK 9
LOTS 1-12, BLOCK 10

Fairfield East
Addition No. 1

Unplatted
Queen

FUTURE ROUNDABOUT TO BE
INSTALL THROUGH BENEFIT
DISTRICT FINANCING.
SEE PUBLIC IMPROVEMENT
PLANS.

N. 1360 ROAD TO BE
REALIGNED TO A
90° CONFIGURATION.

FRANKLIN ROAD TO BE
CONSTRUCTED
AS A 4 LANE
ARTERIAL WITH
MEDIAN. DEVELOPER
AGREES TO
PARTICIPATE IN A
BENEFIT DISTRICT
FOR FUTURE ROAD
IMPROVEMENTS.

PROPOSED TRAFFIC
CALMING DEVICE

EXISTING WILLIAM HP GAS
LINE.
EXISTING ROUNDABOUT
CONSTRUCTED VIA BENEFIT
DISTRICT FINANCING.
SEE PUBLIC IMPROVEMENT
PLANS BY OTHERS.

EXISTING WATERLINE VALVE TO
BE REMOVED & EXISTING TEE
TO BE CAPPED

PROPOSED TRAFFIC
CALMING DEVICE

RIGHT-OF-WAY
DEDICATED BY
QUEEN.

EXISTING 25TH
TERRACE INSTALLED
THROUGH BENEFIT
DISTRICT FINANCING.

PROPOSED TRAFFIC
CALMING DEVICE

BM-3

Block 1
360,068 s.f.

Doores
Addition, Inc.

Prairie View
Addition
PRD-1

O'Connell Youth
Ranch, Inc.

PROPOSED TRAFFIC CALMING
DEVICE

TO EXISTING PS49

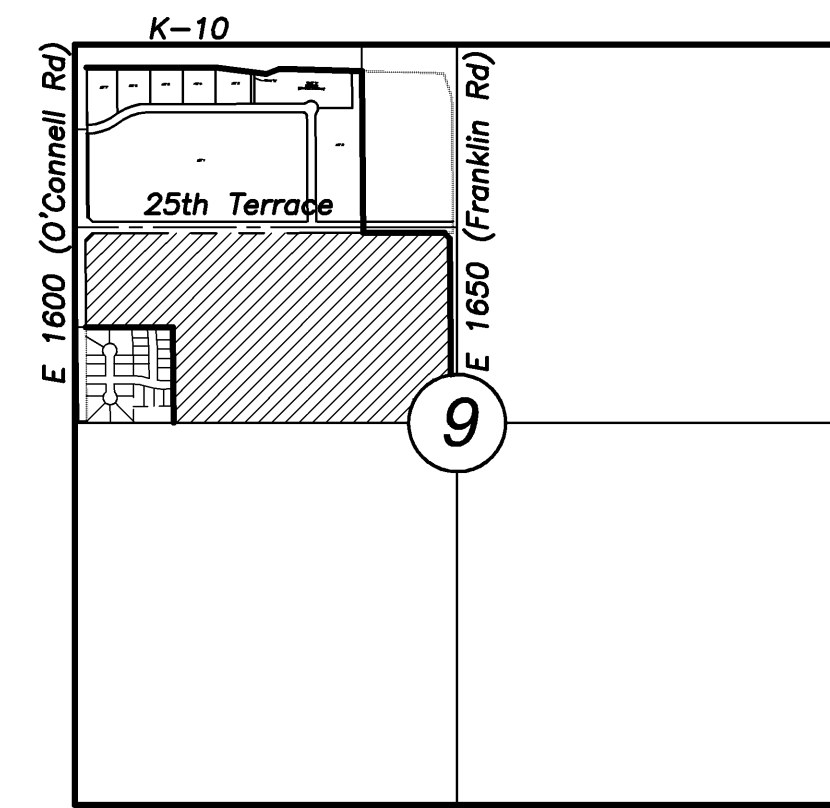
Legend:

- SECTION CORNER
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT
- R/W RIGHTS-OF-WAY
- SINGLE FAMILY (RS7) LOTS
- DUPLEX (RM12D) LOTS
(LOTS 4-21 BLOCK 4 ARE ZONED RM12)
- NO ACCESS

Benchmarks

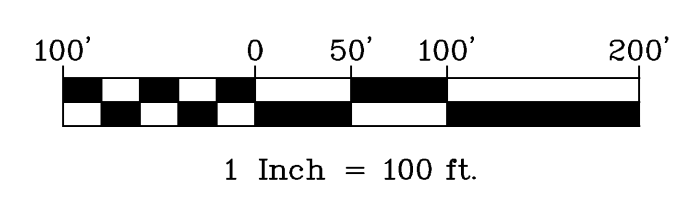
- BM-1:
CHISELED "S" IN CENTER OF STORM
STRUCTURE AT SW CORNER OF
INTERSECTION
OF E. 1600 RD. AND K-10 HIGHWAY.
ELEV.=890.82
- BM-2:
RAILROAD SPIKE SET IN EAST FACE
OF POWER POLE 130' NORTH OF 25TH
TERR., WEST SIDE OF O'CONNELL RD.
ELEV.=897.75
- BM-3:
SET "S" CUT IN CENTER OF CURB INLET
ON EAST SIDE OF O'CONNELL RD. (SW
CORNER OF FAIRFIELD FARMS EAST
ADDITION NO. 1)
ELEV.=889.64

Location Map:



SECTION 9-T13S-R20E

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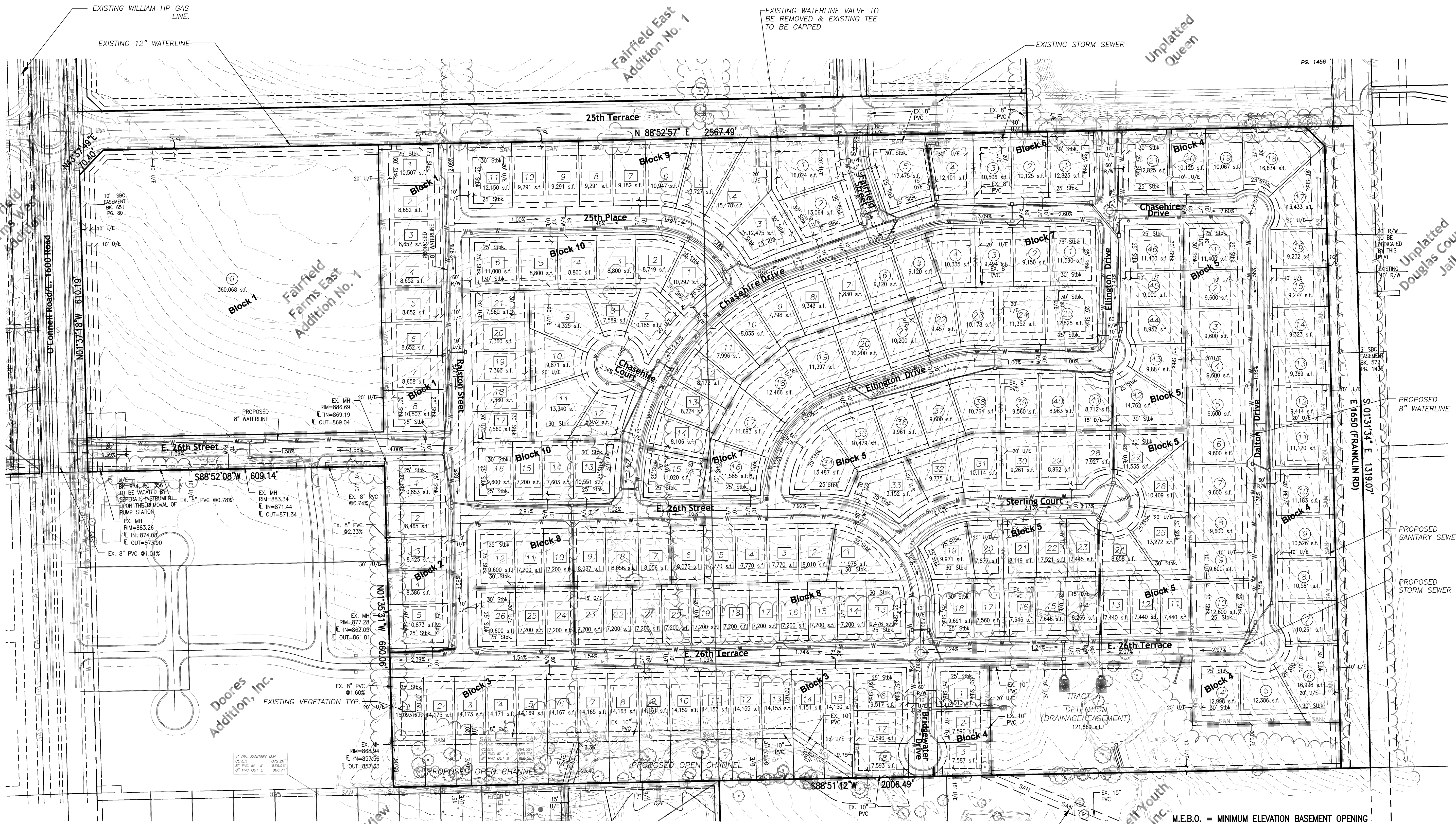
Layout Plan

Sheet #: 2 of 3



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 Preliminary Plat
 Lawrence, Kansas



EXISTING WILLIAM HP GAS LINE.

EXISTING 12" WATERLINE

EXISTING WATERLINE VALVE TO BE REMOVED & EXISTING TEE TO BE CAPPED

EXISTING STORM SEWER

Unplatted Queen

Unplatted Douglas County Jail

PROPOSED 8" WATERLINE

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

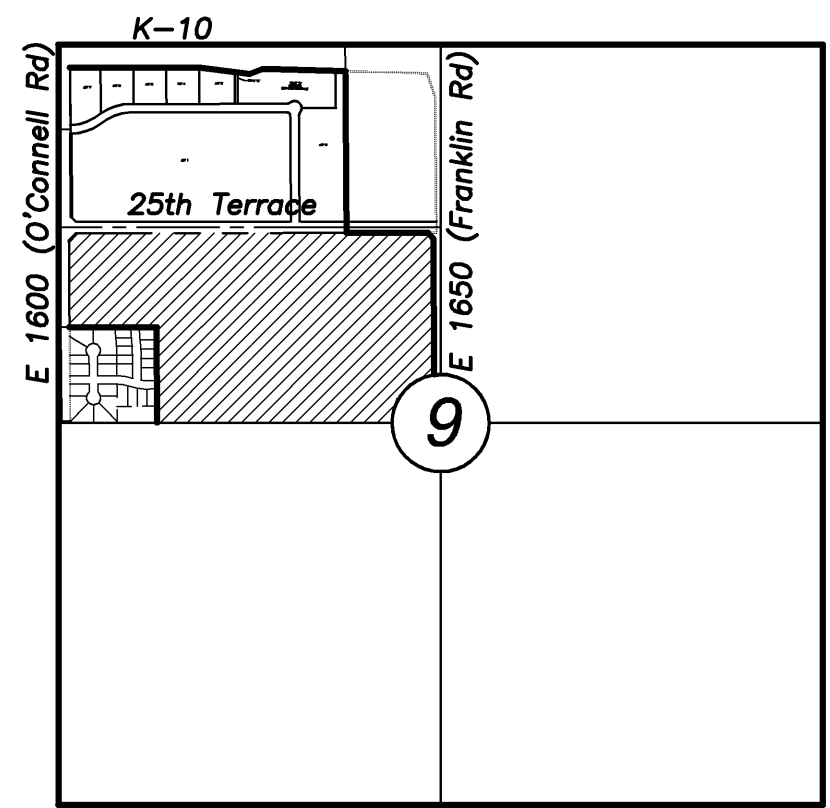
Doores Addition, Inc.

Prairie View Addition PRD-1

O'Connell Youth Ranch, Inc.

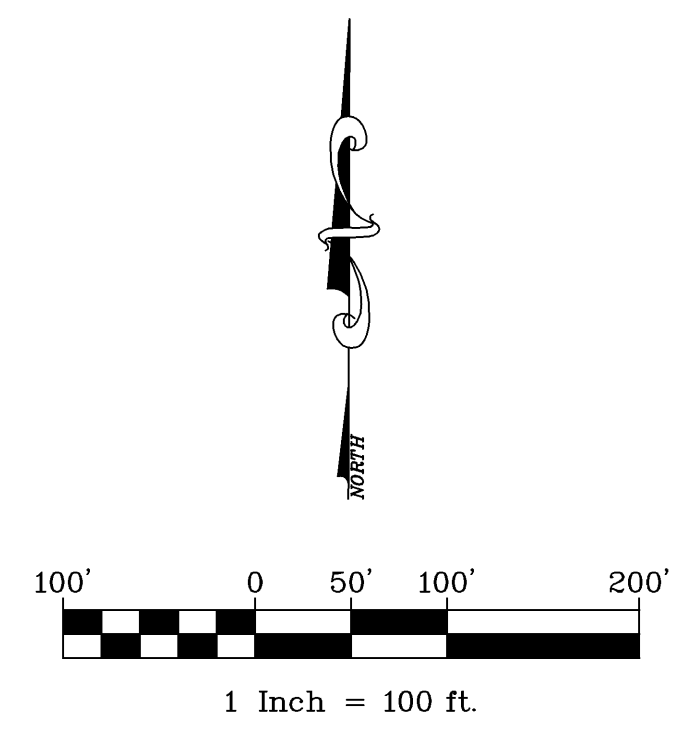
M.E.B.O. = MINIMUM ELEVATION BASEMENT OPENING
 LOTS 1-6 BLOCK 4 M.E.B.O.=862.95

Location Map:



SECTION 9-T13S-R20E

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Utilities & Grading
 Plan

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