



Legal Description:

TRACT E NEW CENTURY BUSINESS CENTER ADDITION NO. 1 IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, CONTAINING 205,892 SQUARE FEET, OR 4.727 ACRES, MORE OR LESS.

General Notes:

- PROJECT DEVELOPER : BRISTOL PARTNERS XVII, LLC
4400 COLLEGE BLVD. APT #170
OVERLAND PARK, KS 66211
- PROJECT ENGINEER : PERIDIAN GROUP, INC.
208 EAST MAIN STREET
GARDNER, KANSAS 66030
- TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY THE PERIDIAN GROUP, INC. AUG. 2003
- EXISTING ZONING : M-2
PROPOSED ZONING : CP-2
- CURRENT USE : VACANT
PROPOSED USE : COMMERCIAL/RETAIL
- 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.
- A MASTER STREET TREE PLAN IS TO BE PROVIDED WITH THE FINAL PLAT FOR THIS PROPERTY.
- PUBLIC IMPROVEMENT PLANS FOR THE SANITARY SEWER MAIN AND STORM SEWER MUST BE SUBMITTED TO THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO FILING OF THE FINAL PLAT.
- INFRASTRUCTURE IMPROVEMENTS (STREETS, STORM SEWER, WATER LINE, SANITARY SEWER) TO BE PROVIDED BY PRIVATE FINANCING.

Development Summary:

PHASE I IMPERVIOUS SURFACE SUMMARY:

EXISTING BUILDINGS:	0 S.F.	PROPOSED BUILDINGS:	14,250 S.F.
EXISTING PAVEMENT:	0 S.F.	PROPOSED PAVEMENT:	84,425 S.F.
EXISTING IMPERVIOUS:	0 S.F.	PROPOSED IMPERVIOUS:	98,675 S.F.
EXISTING PERVIOUS:	205,891 S.F.	PROPOSED PERVIOUS:	107,217 S.F.
GROSS AREA:	205,891 S.F.	GROSS AREA:	205,891 S.F.

PHASE I & II IMPERVIOUS SURFACE SUMMARY:

EXISTING BUILDINGS:	14,250 S.F.	PROPOSED BUILDINGS:	26,299 S.F.
EXISTING PAVEMENT:	84,425 S.F.	PROPOSED PAVEMENT:	111,975 S.F.
EXISTING IMPERVIOUS:	98,675 S.F.	PROPOSED IMPERVIOUS:	138,274 S.F.
EXISTING PERVIOUS:	107,217 S.F.	PROPOSED PERVIOUS:	67,618 S.F.
GROSS AREA:	205,891 S.F.	GROSS AREA:	205,891 S.F.

Phase Summary:

- PHASE I RETAIL:**
RETAIL STORES BUILDING: 14,250 S.F.
PARKING SPACES: 139
- PHASE II OFFICE/STORAGE:**
OFFICE/STORAGE BUILDING: 12,049 S.F.
PARKING SPACES: 49

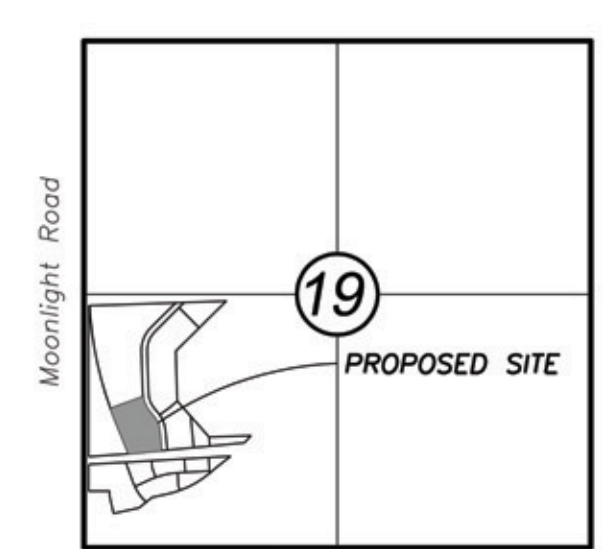
Site Summary:

GROSS AREA:	(34,727 ACRES)
RIGHT-OF-WAY:	(,000 ACRES)
NET LOT AREA:	(4,727 ACRES)
TOTAL NUMBER OF LOTS:	1

Landscape Schedule:

SYMBOL	QTY	NAME	SIZE	COND
	26	'SHADEMASTER' LOCUST - GLEDITSIA TRIACANTHOS 'SHADEMASTER'	CAL 2-1/2"	B & B
	11	'RED SUNSET' MAPLE - ACER RUBRUM 'RED SUNSET'	CAL 2-1/2"	B & B
	12	BRADFORD PEAR - PIRUS CALLERYANA 'BRADFORD'	CAL 2-1/2"	B & B
	11	REDBUD - CERCIS CANADENSIS	2" CAL.	B & B
	XX	DWARF BURNING BUSH - EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.
		CHINESE JUNIPER - JUNIPERUS CHINENSIS		
		LANDSCAPE BOULDERS		

Location Map:



SECTION 19, T14S, R23E
Scale: 1" = 2,000'

1 STREET TREE PER 40 L.F. OF ROW REQUIRED
953.52 L.F. OF ROW/40 = 24 STREET TREES REQUIRED = 27 PROVIDED

PHASE I INTERIOR GREEN SPACE
INTERIOR GREEN SPACE = PARKING SPACES x 280 x 6%
139 x 280 = 38,920 x 6% = 2,335 S.F. REQUIRED = 17,072 S.F. PROVIDED

PHASE II INTERIOR GREEN SPACE
INTERIOR GREEN SPACE = PARKING SPACES x 280 x 6%
49 x 280 = 13,720 x 6% = 823 S.F. REQUIRED = 2,969 S.F. PROVIDED

REVISIONS:

MAY 11, 2006	
MAY 18, 2006	

PROJECT RECORD:

DIGITAL I.D.: 06017-PDP1.DWG
PROJECT NO.: 06017
DATE: APRIL 10, 2006
DRAWN BY: MW
CHECKED BY: MK
SHEET NO. 1 OF 1 SHEETS

Peridian Group, Inc.

- COMMUNITY PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

208 EAST MAIN STREET
GARDNER, KANSAS 66030
TEL (913) 856-7899 FAX (913) 856-7644

The Bristol Groupe

Lincoln Plaza

Gardner, Kansas

Preliminary Development Plan