

General Notes

- LEGAL DESCRIPTION: A tract of land lying in the Southwest Quarter of Section 23, Township 12 South, Range 19 East of the Sixth Principal Meridian, in the City of Lawrence, Kansas, and tract being more particularly described as follows: The East Half of the Southwest Quarter of the Southwest Quarter of the said Section 23 and containing 217,000 square feet or 5.0000 acres more or less.
- Applicant/Architect: Abeln & Associates Architects, P.A. 11827 W. 112th Street, Suite 102, Overland Park, KS, 66210. (913) 345-8833. (fax) 913-345-8898. Attn: Mark Abeln
- Owner: City of Lawrence, Kansas (Lawrence Douglas Co. Housing Authority)
- Maintenance of Property: Lawrence Housing Authority, 1600 Haskell Ave., Lawrence, Kansas 66044
- Trash Enclosures shall have 6" concrete pad w/ 6" high ender gates and 6" high precast concrete walls.
- Site lighting to be 175 watt & 250 watt max. metal Halide cut-off fixture on 20' tapered steel painted poles. One F.C. maintained illumination.
- All disturbed areas and grass lawn areas shall be seeded with K-31 tall fescue, with a straw broadcast over seed.
- Mechanical Equipment to be screened by building perimeter parapets.
- Typical parking spaces are 9'-0" x 16'-0". Typical van accessible spaces and HC spaces are 9'-0" x 16'-0" with a 9'-0" aisle. Two way aisles are 27'-0" unless specifically noted otherwise. Concrete approaches are to meet or exceed City standards.
- All islands and peninsula's in the parking lots shall mound up topsoil @ 1:3 slope (rise:run). Slope shall start 3' below top of curb to allow for mulch. Install 3" of cypress mulch in all islands, peninsula's and planter areas.
- Prevent sections in parking areas shall be 2.0" surface course over 5.5" base mix asphalt. Pavement sections in driveway areas shall be 2.0" surface course over 5.5" base mix asphalt. Asphalt mixes shall meet KDOT BM-2 and KDOT BM-20 specifications, for surface and base courses, respectively. Subgrade shall be minimum 8" of compacted soil to 100% +/- 5% of the Standard Proctor maximum dry density with a moisture content of +/- 3% optimum moisture.
- Dimensions to Back of Curb, Face of building, C/L of parking stripe, property line, and edge of concrete, typ.
- Address of Property: 2930 Peterson Road, Lawrence, Kansas
- This property is not within the 100-year flood plain.
- Original topographic information by Robert P. Hurley Registered Land Surveyor (dated 6-12-1995) Contour interval is (2) feet.
- Site utilities as shown on plan shall connect to public utilities.
- All utility lines to be underground.
- The Owner hereby dedicates to the City of Lawrence the right to regulate any construction over any areas designated as common open space and prohibit and construction within said areas and spaces inconsistent with the approved use or enjoyment of residents, lessees and owners of the Planned Unit Development.
- Access to the site shall be limited to the points shown on the plan.
- This development plan provides a controlled development of defined density located within the city limits.
- Ownership and maintenance of green space and road to be accomplished by owner.
- Proposed concrete walks to be 4" Portland Cement concrete on compacted subgrade.
- Handicap Parking spaces to be labeled per City of Lawrence requirements. Dimensions to be as shown on plans.
- Detention provided as shown on plan.
- Developers shall coordinate with the Municipal Utilities Office for extension of water lines and for the provisions of any additional utility easement required.
- The existing and proposed use for the site is residential use. 33 units shall be provided with a total of 41 bedrooms.
- Remove existing trees as required for construction.



VICINITY MAP
N.T.S.

Tabulations

Land Area: 201,996 s.f. +/- 4.64 acres
Building Area: 22,700 s.f. +/- 0.521 acres

Net Density: dwelling units / acre = 7.11

Parking Required: 54 spaces

1.5/unit @ 25 units = 37.5
2/unit @ 8 units = 16

Parking Provided: 58 spaces

Building / Land Coverage: 8.90%

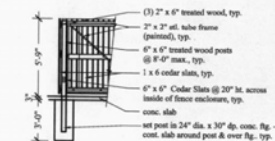
ZONED: PRD - Planned Residential Developments

BUILDING SETBACKS: 35' periphery

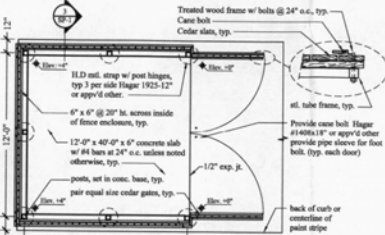
PARKING SETBACKS: 35' periphery

Landscape Calculations

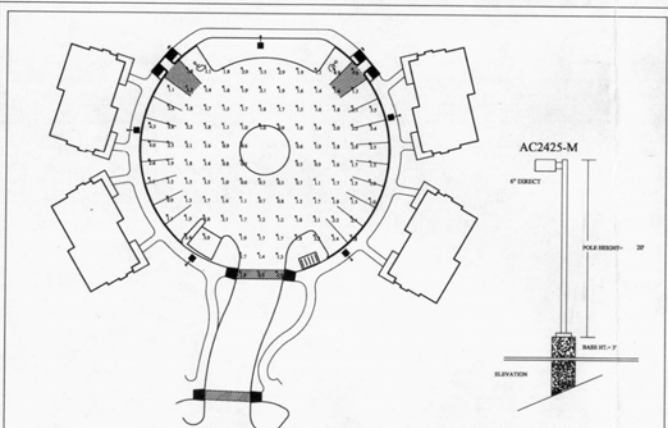
	Req'd	Provided
1 Tree / 2 Dwelling Units	4	12
15% of int. pkg. lot req'd landscape (280 / space x 21 spaces) (5,880 x .15 = 882 sq.ft.)	882 s.f.	1,545 s.f.
1 island for every 20 pkg. spaces (not less than 100 sq.ft.)	100 s.f.	515 s.f.



3 Trash Enclosure Section



2 Trash Enclosure Plan



AC FIXTURES MOUNTING HEIGHT: 23' AFG
AC FIXTURES TILT ANGLE: 0 DEGREES

ADDITIONAL EQUIPMENT: (5) P54S20C1RZ POLES (20' X 4" SQ. X 125" WALL)
POLES MEET 120 MPH SUSTAINED WINDS WITH SPECIFIED EQUIPMENT

Luminaire Schedule

Project: All Projects

Symbol

Qty	Label	Arrangement	Lumens	L.F.F.	Description
5	AC	SINGLE	19100	0.650	AC2425-M (250W MID)

RUUD LIGHTING

800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

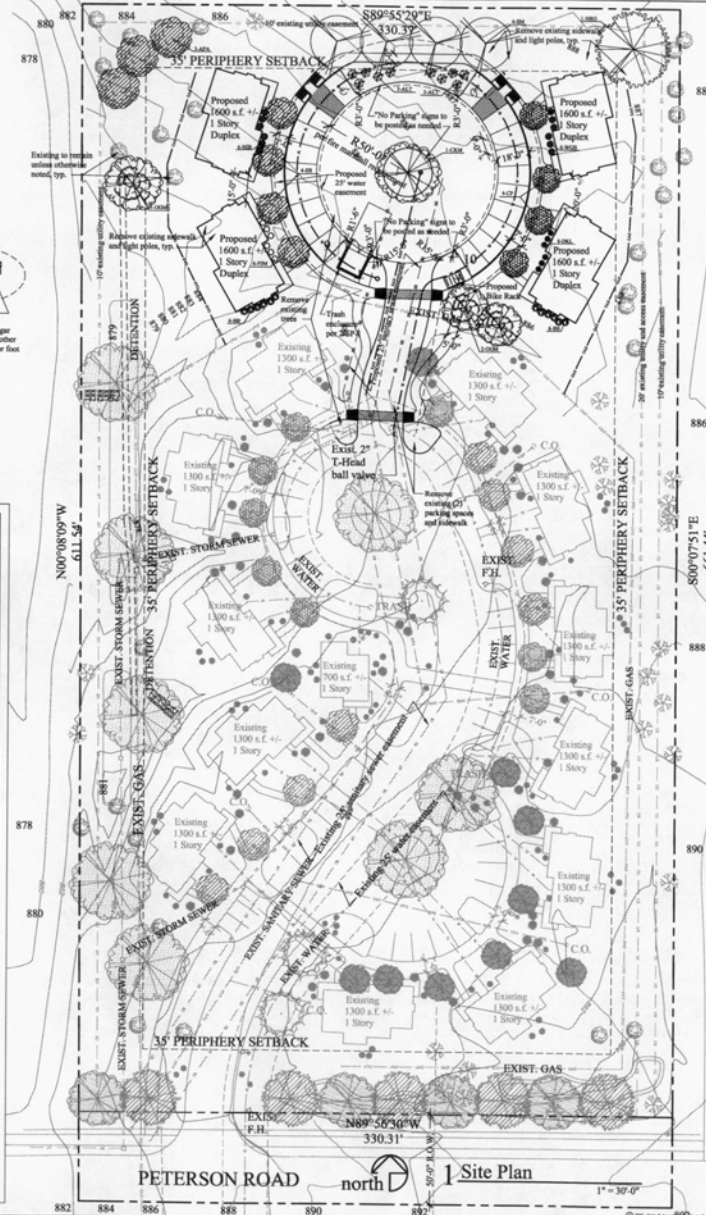
Date: 7/6/2005 Scale: 1"=50' Layout by: DAN WALTER

Project Name: #79796 - LDCHA

Filename: 50706AA1DCW.a32

FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS

Numeric Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
GRADE	1.65	4.3	0.5	3.30	8.60



1 Site Plan

Abeln & Associates
Architects, P.C.

Peterson Acres
2930 Peterson Road
LAWRENCE, KANSAS

Project # - 0507

DATE

July 6, 2005

revisions

August 2, 2005

October 25, 2005

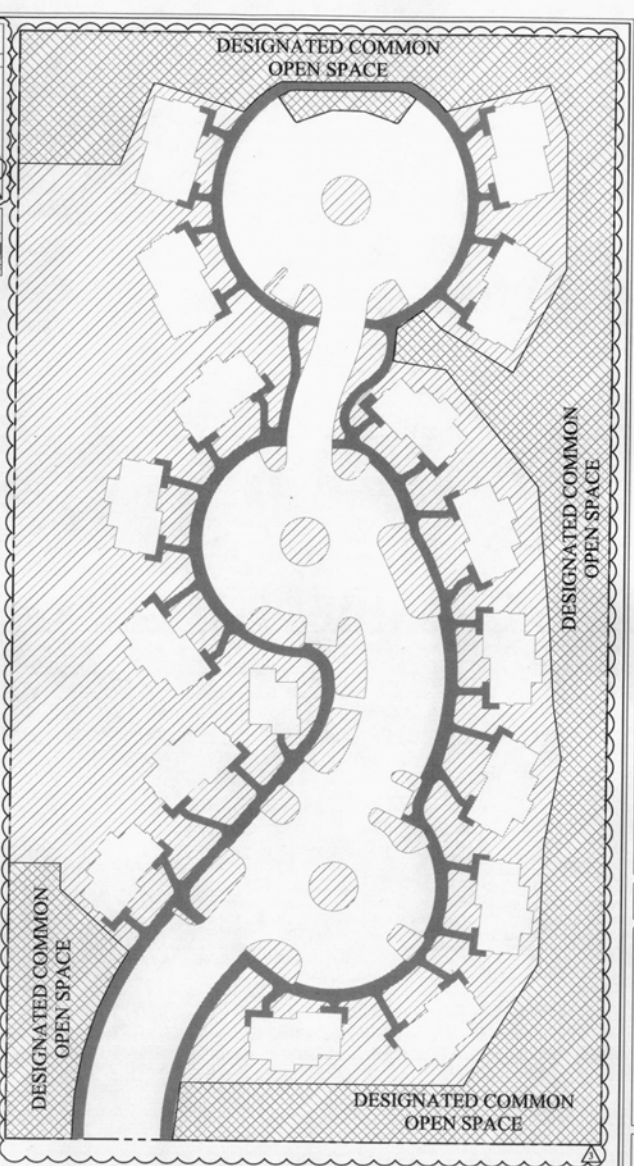
SHEET NUMBER

SP-1



Impervious Surface Summary		
	Existing Summary:	Summary after project completion:
Overall Land Area:	201,996 s.f. (4.64 acres ±)	201,996 s.f. (4.64 acres ±)
Total Buildings:	20,038 s.f. (0.46 acres ±)	26,572 s.f. (0.61 acres ±)
Total Pavement:	31,800 s.f. (0.73 acres ±)	50,530 s.f. (1.16 acres ±)
Total Impervious Area:	51,836 s.f. (1.19 acres ±) = 25.65% ±	76,566 s.f. (1.77 acres ±) = 38.15% ±
Total Pervious Area:	150,282 s.f. (3.45 acres ±) = 74.35% ±	125,430 s.f. (2.87 acres ±) = 61.85% ±
Required Common Open Space:	40,400 s.f. (0.93 acres ±) = 20%	
Actual Common Open Space:	51,474 s.f. (1.18 acres ±) = 25.5% ±	

Pervious Areas Legend	
Impervious Areas:	Building & Drives: Sidewalks: Designated Common Open Space: Other Pervious Space:



PROJECT NO. 0507
DATE: July 6, 2005
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS

**Abeln & Associates
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Peterson Acres
2930 Peterson Road
LAWRENCE, KANSAS

Project # - 0507

DATE
July 6, 2005
revisions
August 2, 2005
October 11, 2005
December 01, 2005

SHEET NUMBER
SP-2
Peterson Acres Map

1 300' Boundary Site Plan
1" = 50'-0"

1 Pervious Areas Map
1" = 30'-0"