

Peridian Group, Inc.
COMMUNITY PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
LAURENCE, KANSAS 66604
TEL: (785) 838-3338 FAX: (785) 838-3339

NE Corner of
Clinton Parkway
& K-10 Highway

Lake
Pointe
Villas

SITE
PLAN

REVISIONS:
FEB. 02, 2006

PROJECT RECORD:

DIGITAL ID: 05072-SF.DWG
PROJECT NO.: 05072
DATE: JAN. 17, 2006
DRAWN BY: MK
CHECKED BY: MK
SHEET NO. 1 OF 1 SHEETS

Landscape Schedule:

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COND.
+	81	LEGACY SUGAR MAPLE "BRENSHIRE" JUNE LONDON PLANE TREE SUMMERSHADE NORMAN MAPLE "AUTUMN FAVORITE" ASH	TILOA SACHARINA "LEGACY" FRAXINUS AMERICANA ACER PLATANOIDES "SUMMERSHADE" FRAXINUS AMERICANA "AUTUMN FAVORITE"	2-1/2" CAL. B & B	B & B
⊗	3	BALDUPRESS REDWOOD CENTURYVIEW CHAB "CHARVETIER" FEAR	MAULUS PRINCEPARE CERUS CAMDENENS MALUS CENTURYVIEW PRINUS CALENERVIA "CHARVETIER"	1-1/2" CAL. B & B	B & B
⊗	30	CHINESE JUNEPLER JUNIPERUS CHINEENS	JUNIPERUS CHINEENS	5 CAL. B & B	B & B
⊗	237	ENGLISH BOX HEDGE	BUXUS SEMPERVIRENS	6-8" HT. B & B	B & B

NOTE:
ALL SCREENING AND LANDSCAPING SHALL MEET CITY OF LAWRENCE MINIMUM
REQUIREMENTS PER SECTION 20-14A(4)(A) AND 20-12(14).
ONE TREE FOR TWO DWELLING UNITS 42 DWS = 41 TREES REQUIRED
42 TREES PROVIDED

Legal Description

LOT 1, BLOCK 2, LAKE VIEW ADDITION NO. 2

General Notes:

- PROJECT DEVELOPER: GARRER ENTERPRISES, INC.
5010 W. 12TH STREET
LAURENCE, KS 66604
- PROJECT ENGINEER: PERIDIAN GROUP, INC.
500 ROCKEFELLER DRIVE, SUITE A
LAURENCE, KANSAS 66604
- EXISTING ZONING: RM-2
- CURRENT USE: UNDEVELOPED
- PROPOSED USE: MULTIPLE-FAMILY DEVELOPMENT
- TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY PERIDIAN GROUP - AUGUST, 2004
- INSTALLATION OF ALL PUBLIC IMPROVEMENTS TO BE COMPLETED BY PERIOD GROUP - AUGUST, 2004
- WRITTEN DIMENSIONS SHALL PRECEDE OVER SCALED DIMENSIONS
- ALL PRIVATE PARKING, DRIVEWAYS, AND DRIVEWAYS SHALL BE PER CITY OF LAWRENCE STANDARDS
- CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAYMENT DAMAGE DUE TO TRASH COLLECTION TO BE SCHEDULED CURB-SIDE PICKUP
- THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR SITE IMPROVEMENTS, APPENDIX A TO 28 CFR PART 36.
- ALL UTILITIES TO BE INSTALLED VIA PRIVATE FINANCING.
- ALL UTILITIES ARE SHOWN AND SHALL BE MAINTAINED AND TO BE MAINTAINED BY THE CITY OF LAWRENCE.
- PUBLIC IMPROVEMENT PLANS FOR THE SANITARY SEWER AND WATER MUST BE SUBMITTED TO THE SEWER WORKS DEPARTMENT FOR REVIEW TO THE GENERAL PUBLIC SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS, PUBLISHED BY THE FEDERAL BUREAU OF ROAD, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED PER CITY OF LAWRENCE SPECIFICATIONS.
- ALL SITE LIGHTING TO BE BUILDING MOUNTED WITH A 200 WATT MAX.
- NO OCCUPANCY WILL BE ALLOWED UNTIL ALL SITE IMPROVEMENTS INCLUDING OFF-SITE STORM SEWER ARE COMPLETED.
- THERE WILL BE NO DIRECT ACCESS TO LAKE POINTE DRIVE OR CLINTON PARKWAY.
- MINIMUM DISTANCE BETWEEN BUILDINGS SHALL NOT BE LESS THAN 10'-2"
- PER CITY CODE SECTION 9-402(B), A STORM WATER POLLUTION PREVENTION PLAN CONSTRUCTION ACTIVITY INCLUDING SOIL DISTURBANCE OR REMOVAL OF EXISTING VEGETATION SHALL NOT COMMENCE UNTIL AN APPROVED SWP3 HAS BEEN OBTAINED.

Parking Schedule:

RESIDENTIAL - PARKING GROUP 1

- 28 THREE BEDROOM UNITS = 28 x 2.5 = 70 REQUIRED SPACES
14 THREE BEDROOM UNITS = 2 CAR GARAGE IN EACH UNIT = 28 SPACES
2 CAR IN DRIVE FOR EACH UNIT = 28 SPACES
14 THREE BEDROOM UNITS = 1 CAR GARAGE IN EACH UNIT = 14 SPACES
2 CAR IN DRIVE FOR EACH UNIT = 28 SPACES
TOTAL = 42 SPACES
14 FOUR BEDROOM UNITS = 14 x 3 = 42 REQUIRED SPACES
14 FOUR BEDROOM UNITS = 2 CAR IN DRIVE FOR EACH UNIT = 28 SPACES
TOTAL = 42 SPACES
ON STREET PARKING = 4 SPACES
PROVIDED TOTAL = 144 SPACES
REQUIRED TOTAL = 112 SPACES

Impervious Surface Summary:

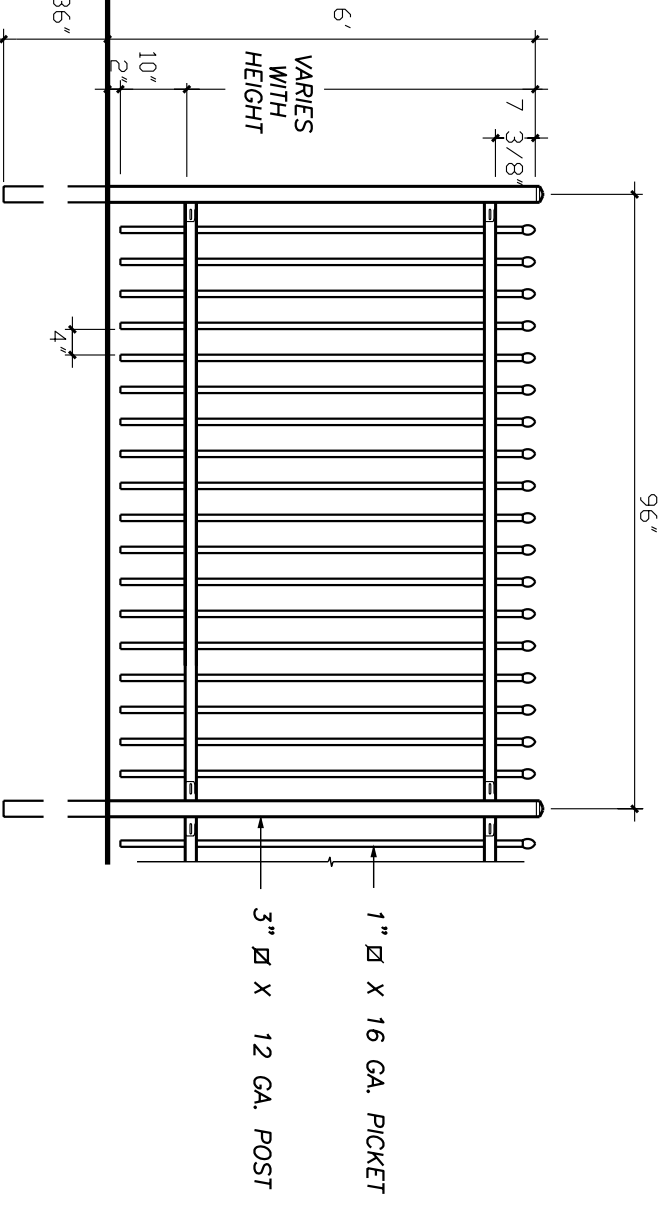
LOT 1, BLOCK 2 (EXISTING CONDITIONS)	LOT 1, BLOCK 2 (PROPOSED CONDITIONS)
BUILDING AREA = 0 S.F.	BUILDING AREA = 46,960 S.F.
PAVEMENT AREA = 0 S.F.	PAVEMENT AREA = 71,348 S.F.
IMPERVIOUS SURFACE = 0 S.F.	IMPERVIOUS SURFACE = 118,308 S.F.
PERVIOUS SURFACE = 255,991 S.F.	PERVIOUS SURFACE = 137,443 S.F.
PROPERTY AREA = 255,991 S.F.	PROPERTY AREA = 255,991 S.F.

Development Summary:

GROSS AREA	TOTAL UNITS	GROSS DENSITY
5.8738 ACRES	42 UNITS	7.1 UNITS/ACRE



Fence Detail



SCALE: 1" = 30'

BENCHMARK:
1" = ON SE CORNER OF CURB INLET ON
N24°05'45"E OF CLINTON PARKWAY
ELEV959.05