

Legal Description Prairie Wind Addition

Beginning at the Northwest corner of the Northwest Quarter of Section 8, Township 13 South, Range 20, East of the 6th P.M., thence South along the West line of said Quarter Section to the corner for the Northwest Quarter of Section 8, Township 13 South, Range 20, East of the 6th P.M., to a point which is 50' West of the Northwest corner of Lot 14, Prairie Woods Addition, an Addition to the City of Lawrence; thence North 88 degrees 16 minutes, 30 seconds East a distance of 150.44 feet; thence North 00 degrees 43 minutes 30 seconds East a distance of 170.00 feet; thence North 17 degrees 17 minutes 17 seconds East a distance of 140 feet; thence South 00 degrees 43 minutes 30 seconds East a distance of 22 feet; thence North 89 degrees 16 minutes 30 seconds East a distance of 265.5 feet; thence North 00 degrees 00 minutes 15 seconds East a distance of 263.35 feet to the Northwest corner of Lot 10 in Block A in Prairie Woods Addition, an Addition to the City of Lawrence; thence West to the point of beginning; in the City of Lawrence, in Douglas County, Kansas

General Development Standards PRD-1


Zoning	PRD-1
Maximum Density	7 du/acre
Lot Area (min.)	4,000sf
Lot Width (min.)	40'
Lot Depth	80'
Minimum Yards	
Front w/o driveway	15'
Front w/ driveway	20'
Side & Rear	10'
Periphery	35'
Stories	3

Site Summary

Existing Land Use:	Single Family Residence with five detached out buildings		
Existing Zoning:	RS-2 Single Family Residential Detached		
Proposed Zoning:	PRD-1/Single Family Residential Detached		
Description			
Number of Lots:	1		
Number of Dwelling Units:	17		
Gross Area:	1.35 acres		
Right-Of-Way:	0.76 acres		
Net Residential Area:	2.59 acres		
Open Space Required:	0.51 acres		
Open Space Provided:	1.85 acres		
Proposed Density:	6.56 unit/acre		
Off-Street Parking Required:	34 spaces		
Off-Street Parking Provided:	34 spaces	Parking Group 1 = 2 spaces/dwelling unit	
Use Group 3 Residential Single-Family Detached			
(All dwelling units shall be on enclosed attached two-car garages)			

Landscaping

The following is a list of approved shade trees for installation in this subdivision to comply with the Master Street Tree Plan that has been filed with the Final Plat of the Prairie Wind Addition.

Symbol	Common Name	Genus-Species
	Red Oak	<i>Quercus rubra</i>
	Red Maple	<i>Acer rubrum</i>
	Honeylocust	<i>Glonditla fricanthos</i> 'Skyline'
	Norway Maple	<i>Acer platanoides</i>
	Littleleaf Linden	<i>Tilia cordata</i>

Substitution of appropriate similar species may be approved by the Lawrence-Douglas County Metropolitan Planning Office.

Impervious Surfaces

Impervious Surfaces	Existing	Proposed
Building	3,548 GSF	26,671 GSF
Pavement	5,386 GSF	28,882 GSF
Sub Total:	8,934 GSF	55,553 GSF
Turf	123,771 GSF	77,132 GSF
	132,705 GSF	132,705 GSF

General Notes

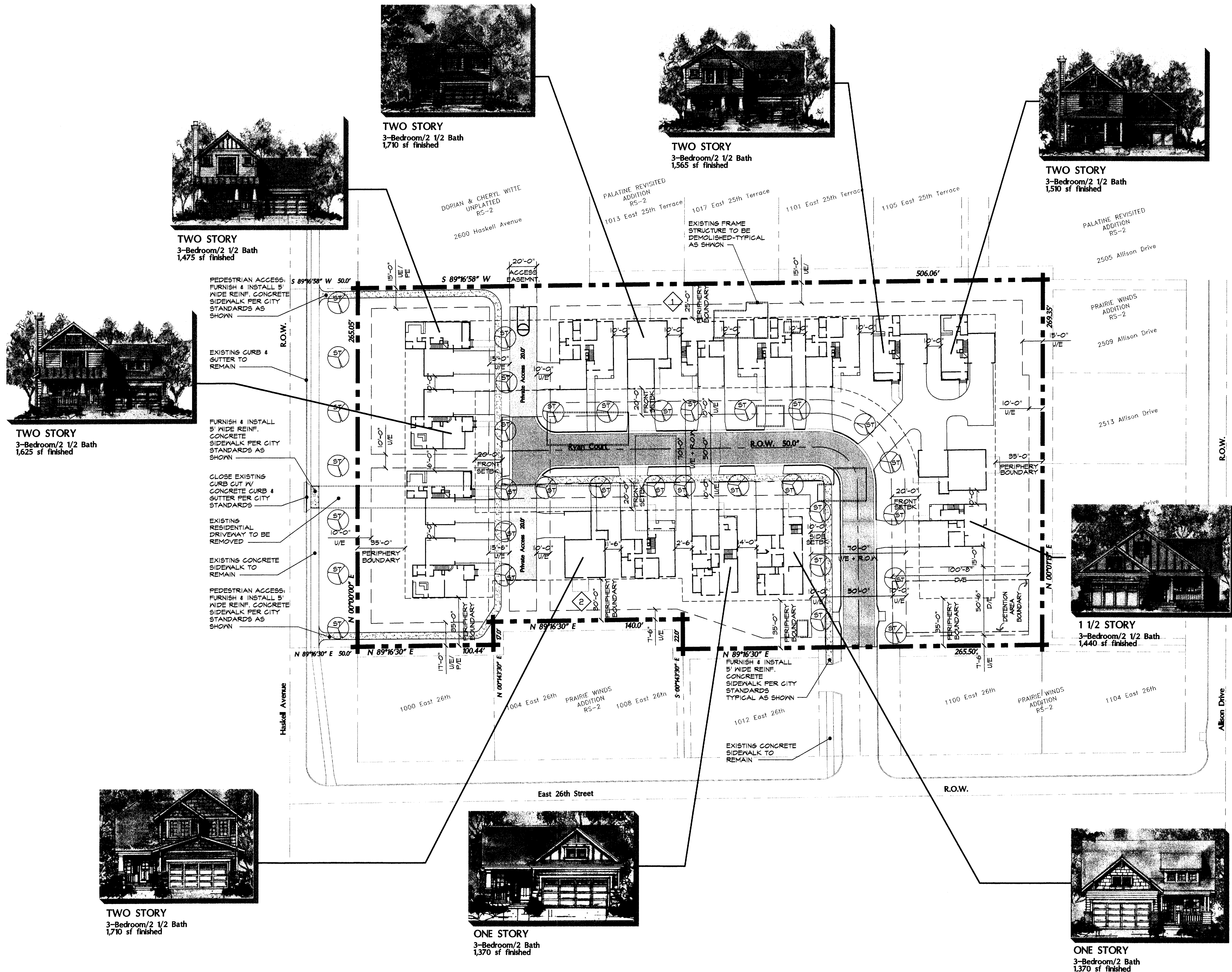
1. OWNER: Thavasi & Elaine M. Holmes
2800 Hillcrest Avenue
Lawrence, KS 66044
2. CONTRACT PURCHASER/S
DEVELOPER: Porcell Investments, LLC
120 East Ninth Street
Lawrence, KS 66044
3. GEA ENGINEER/
SUIVEYOR: GSA Engineering Services, LLC
3210 Mead Way
Lawrence, KS 66049
- Topographical Information provided by the Department of Public Works
Topographical maps, records and other information for construction documents
shall be provided by the Department of Public Works.
- Construction of public improvements shown shall be provided
through private financing, benefit district or both.
- Proposed utility locations & sizes are preliminary, and shall be finalized upon
submission of public improvements for construction documents.
- Public Improvement Plans for the streets, sidewalks, sanitary & storm sewers
and waterlines shall be submitted to the Public Works Department for review &
approval. These improvements must be constructed and complete prior to
issuance of building permits.
- Building Permits shall not be issued until the required public
improvements are complete, final inspected and formally accepted by the
Department of Public Works.
7. All street, sanitary sewers & waterlines shall be public & maintained by the
City of Lawrence.
8. All concrete curb & gutter shall be constructed in accordance with City & City
Standard except inlet curb & gutter on listed Avenue shall meet existing.
9. Per City Code Section 9-805(B), a storm water pollution prevention plan (SWPP)
must be provided for the work proposed on this project. Construction activity,
including soil disturbance or removal of vegetation shall not commence until an
approved SWPP has been obtained.
- Ownership & maintenance of common areas shall be transferred to a Homeowner's
Association to be formed prior to sale of homes.
- Amendments With Discretionary Act Compliance
This building has been designed to comply with the ADA Act Accessibility Guidelines
for Buildings & Facilities (ADAAG). The Architect has used reasonable professional efforts to
interrelate & comply with the ADAAG requirements as they relate to this document.
However, since the requirements of the ADAAG are subject to various and possibly con-
flicting interpretations, the Architect cannot and does not warrant or guarantee that
this document will comply with all interpretations that may occur and revisions may be required
to comply with those interpretations.
- Fair Housing Act Compliance
This project has been designed to comply with the requirements of the Fair Housing
Accessibility Guidelines for Buildings for multifamily buildings greater than four
units. However, since the requirements of the Fair Housing Act are subject to various and
possibly conflicting interpretations, the Architect cannot and does not warrant or guarantee that
this document will comply with all interpretations that may occur and revisions may be
required to comply with those interpretations.

Waivers

- 1 20-1007 E (2)
Reduction of the required Periphery Boundary along the entire Northern border of this parcel from 35' to 25'.
- 2 20-1007 E (2)
Reduction of the required Periphery Boundary along a 140' portion of the Southern border of this parcel from 35' to 30', as shown.

Conditions of Approval

- 1) No more than three (3) unrelated individuals may reside in any dwelling unit as per 200-2002.5 of the City Code, Ord. 7332
- 2) All single-family structures shall be constructed with covered front porches.
- 3) All single-family structures shall be constructed with enclosed garages.
- 4) All single-family structures shall be constructed with roof overhangs.
12" min. on side walls
- 5) Residential AC conditioning units shall be landscaped to prevent screening from street right-of-way.
- 6) The Land Developer or Homebuilder(s) shall make every feasible effort to protect & preserve any existing trees as possible during construction including posts at existing ground level with the drainage.
- 7) Trees to be removed or damaged during construction must be replaced shall be required. Trees to be replaced or damaged during construction shall be replaced (1) shade tree in the rear yard of each dwelling in double the street trees. This tree shall be selected from the free-planting zone and shall be located to maximize the shading benefits for energy conservation.
- 8) The architecture of the new structures shall be consistent with the architectural context, elevations shown on the face of this Preliminary Development Plan.
- 9) Sells investigations shall be performed before any primary structures are erected on lots with slopes greater than 34%, or non-engineered fill greater than 12 inches. A Sells Investigation, licensed by the State of California, shall be performed and a report of the investigation shall be submitted to the City of Lawrenceville Code Enforcement Division. Other investigations shall be performed where necessary to ascertain the location of any underground utilities and to be interpreted where excavation reveals indications of unstable conditions.



A3 PROPOSED PRELIMINARY DEVELOPMENT PLAN
1" = 40.0'

