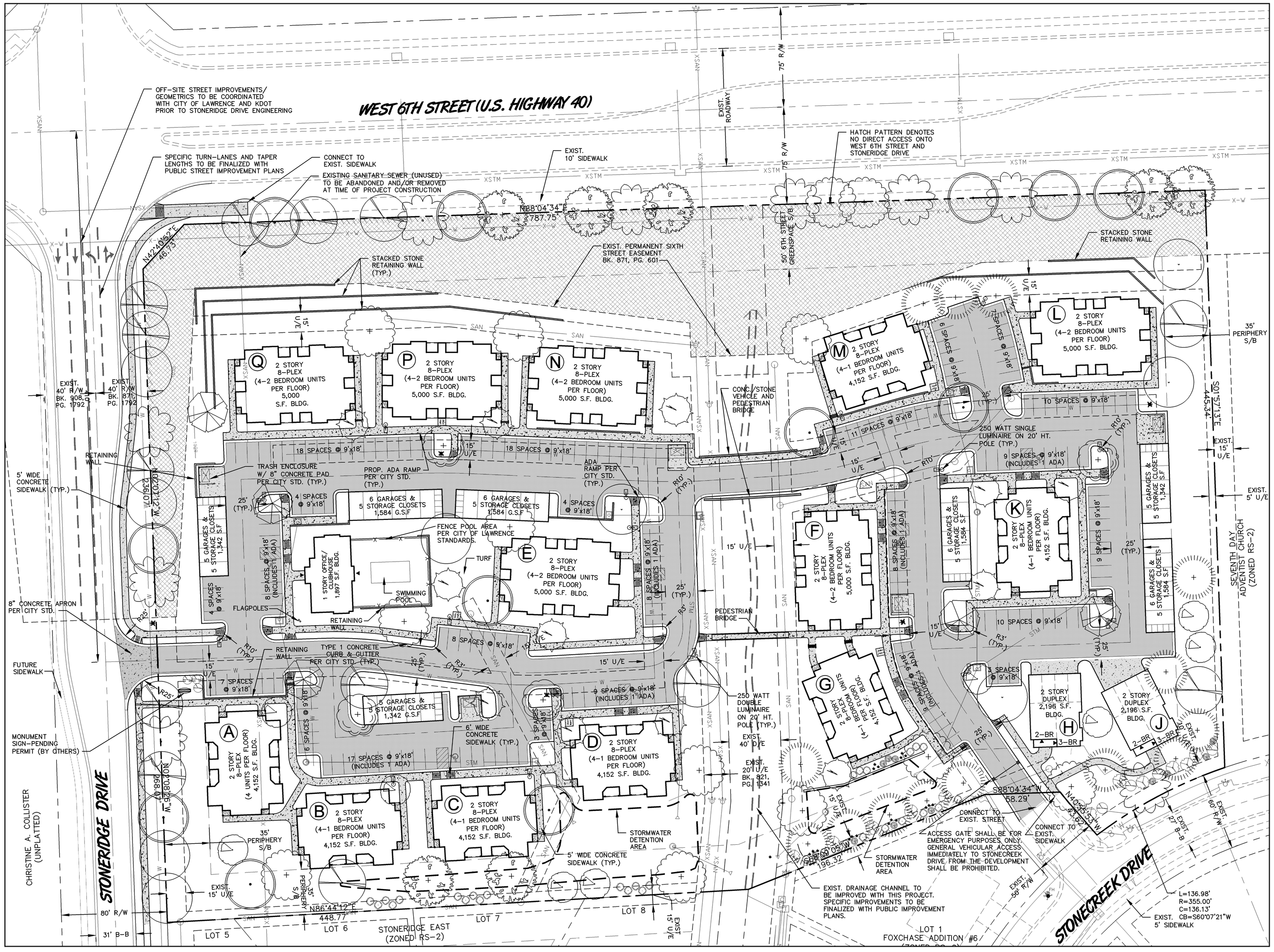
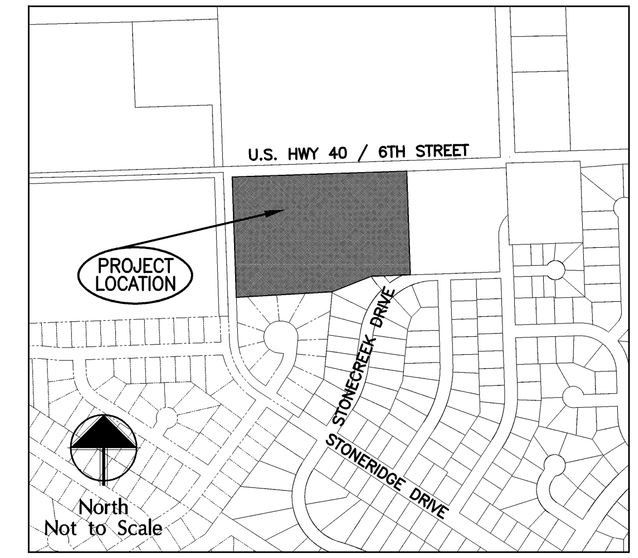


Location Map



Legal Description

LOT 1, STONERIDGE EAST ADDITION.

Plant Schedule

SYMBOL	QTY.	SPECIES	SIZE	COND.
DECIDUOUS TREES				
	9	QUERCUS RUBRA RED OAK	MIN 2" CAL.	B&B
	9	TILIA CORDATA GREENSPIRE LINDEN	MIN 2" CAL.	B&B
	13	CELTIC OCCIDENTALIS PRAIRIE PRIDE HACKBERRY	MIN 2" CAL.	B&B
	7	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	MIN 2" CAL.	B&B
	13	ULMUS PARVIFOLIA LACEBARK ELM	MIN 2" CAL.	B&B
	12	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	MIN 2" CAL.	B&B
	4	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	MIN 2" CAL.	B&B
	5	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE WHITE ASH	MIN 2" CAL.	B&B
CONIFEROUS TREES				
	14	PINUS NIGRA AUSTRIAN PINE	7-8' HT.	B&B
ORNAMENTAL TREES				
	10	CARPINUS BETULUS 'GLOBUSA' GLOBOSA COMMON HORNBEAM	MIN 1-1/2" CAL.	B&B
	12	MALUS SPECIES 'RED SNOW' RED SNOW CRABLAPPLE	MIN 1-1/2" CAL.	B&B
SHRUBS* FOR SHRUBS ALONG THE SOUTH PROPERTY LINE EAST OF THE 40' DRAINAGE EASEMENT, INSTALLATION SIZE MUST BE 10 GAL. CONT. MINIMUM.				
	8	FORSYTHIA X INTERMEDIA 'LYNWOOD' - LYNWOOD FORSYTHIA	5 GAL.	CONT.
	12	EUONYMUS ALATUS 'COMPACTUS' - BURNING BUSH	24-30"	CONT.
	30	JUNIPERUS CHINENSIS 'SEA GREEN' - SEA GREEN JUNIPER	24-30"	CONT.
	11	JUNIPERUS CHINENSIS 'PFITZERIANA' - PFITZER JUNIPER	24-30"	CONT.
ORNAMENTAL GRASSES				
	18	CORTADERIA SELLOANA - PAMPAS GRASS	5 GAL.	CONT.

ALL OPEN SPACE TO BE SEEDED OR SODDED UNLESS OTHERWISE INDICATED

LANDSCAPING REQUIREMENTS:
STREET TREES REQUIRED: 37 TREES
1 PER EVERY 40' OF R.O.W. (1478.60/40=36.96)
STREET TREES PROVIDED: 37 TREES

"OTHER" TREES REQUIRED: 65 TREES
1 PER EVERY 2 DWELLING UNITS (108/2=54)
1 PER EVERY 2 PARKING ISLANDS (21/2=10.5)
"OTHER" TREES PROVIDED: 71 TREES

Site Summary

	AREA		AREA
EXISTING BUILDINGS	0 S.F. / 0 AC.	PROPOSED BUILDINGS	75,715 S.F. / 1.74 AC.
EXISTING PAVEMENT	0 S.F. / 0 AC.	PROPOSED PAVEMENT	121,261 S.F. / 2.78 AC.
EXISTING IMPERVIOUS	0 S.F. / 0 AC.	PROPOSED IMPERVIOUS	196,976 S.F. / 4.52 AC.
EXISTING PERVIOUS	416,325 S.F. / 9.56 AC.	PROPOSED PERVIOUS	219,349 S.F. / 5.04 AC.
PROPERTY AREA	416,325 S.F. / 9.56 AC.	PROPERTY AREA	416,325 S.F. / 9.56 AC.

GROSS AREA: 416,325 s.f. / 9.56 ac.
RIGHTS-OF-WAY: 0 s.f. / 0 ac.
DRAINAGE EASEMENT: 21,026 s.f. / 0.48 ac.
NET AREA: 395,299 s.f. / 9.07 ac.
TOTAL UNITS: 108
DEVELOPMENT DENSITY: 11.89 UNITS/ACRE

North

Scale: 1"=40'-0" (0 20 40 60 100)

A Preliminary Development Plan for

Aberdeen on Sixth

Lawrence, Kansas

General Notes

1. OWNER: MS CONSTRUCTION CO., INC. 5200 BOB BILLINGS PARKWAY, SUITE 303 LAWRENCE, KANSAS 66049
2. LAND PLANNER/ ENGINEER: LANDPLAN ENGINEERING, P.A. 1310 WAKARUSA DRIVE LAWRENCE, KANSAS 66049
3. EXISTING/PROPOSED ZONING: PRD-2
4. EXISTING LAND USE: UNDEVELOPED
5. PROPOSED LAND USE: RESIDENTIAL
6. TYPICAL SOIL TYPES:
   VM: VINLAND-MARTIN COMPLEX, 7 TO 15 PERCENT SLOPES.
   MC: MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
7. TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING JANUARY, 2006.
8. NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #20045C0019C, DATED NOVEMBER 7, 2001.
9. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A, AND THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITIES GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
10. PUBLIC IMPROVEMENTS FOR THIS DEVELOPMENT TO BE PRIVATELY FINANCED.
11. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
12. ALL PARKING SPACES TO BE MIN. 9' WIDE AND 18' LONG, UNLESS OTHERWISE SHOWN.
13. ALL STREETS AND PARKING AREAS TO HAVE 24" CONCRETE CURB AND GUTTER, UNLESS OTHERWISE SHOWN.
14. TRASH ENCLOSURES SHALL BE CONSTRUCTED PER THE CITY OF LAWRENCE SANITATION'S STANDARDS.
15. DRAINAGE OF POOL TO SANITARY SEWER SHALL BE CONSTRUCTED PER CITY OF LAWRENCE STANDARDS.
16. OWNERSHIP OF THE PROPOSED DEVELOPMENT DEPICTED IN THIS PLAN IS BY A SINGLE ENTITY; MAINTENANCE OF OPEN SPACE AND/OR RECREATION FACILITIES IS NOT SUBJECT TO MULTI-OWNER OR "COMMON" AGREEMENT(S).
17. EXISTING AND PROPOSED EASEMENTS FOR PUBLIC UTILITIES ARE DEPICTED IN THIS PLAN AND THE FINAL PLAT.
18. WE HEREBY DEDICATE TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA, AND NON-ENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREA AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PLANNED UNIT DEVELOPMENT.
19. PHASING NOTE: PUBLIC INFRASTRUCTURE (PUBLIC WATERLINE, STORM AND SANITARY SEWER) IMPROVEMENTS WILL BE INSTALLED IN A SINGLE PHASE. RESIDENCE CONSTRUCTION WILL OCCUR ON A BUILDING-BY-BUILDING BASIS BEFORE, DURING AND AFTER CONSTRUCTION OF THE STONERIDGE DRIVE CONNECTION WITH W. 6TH STREET. PRIMARY ACCESS FOR CONSTRUCTION TRAFFIC WILL OCCUR VIA STONERIDGE DRIVE [FROM THE NORTH] EXCEPT DURING THE PERIOD(S) THIS ROUTE IS CLOSED FOR STONERIDGE DRIVE CONSRUCTION, DURING WHICH TIME ALL TRAFFIC ACCESS WILL OCCUR VIA STONE RIDGE DRIVE FROM THE SOUTH.
20. OCCUPANCY NOTE: NO RESIDENTIAL OCCUPANCY OF THE PROPOSED BUILDINGS WILL OCCUR UNTIL THE STONERIDGE DRIVE CONNECTION TO W. 6TH STREET IS COMPLETED.
21. THE FINAL DEVELOPMENT PLAN SHALL INCLUDE SPECIFIC BUILDING ELEVATIONS THAT NOTE BUILDING MATERIALS TO BE USED FOR ROOF, SIDING, AND FACING ELEMENTS VISIBLE FROM THE PUBLIC STREETS AND VIEWABLE FROM ABUTTING PROPERTIES WHICH ARE IN CONFORMANCE WITH THE GENERAL ARCHITECTURAL CHARACTER OF THE SURROUNDING AREA.

BENCHMARK #1 "B" CENTER FRONT FACE CURB INLET ON EAST SIDE STONERIDGE DRIVE AT THE BY POINT NORTHEAST QUADRANT INTERSECT STONERIDGE DRIVE AND STONECREEK DRIVE
ELEV. 991.74

BENCHMARK #2 "+" EAST RIM SANITARY MANHOLE NEXT TO ELECTRICAL BOX ON SOUTH PROPERTY LINE OF LOT 7, BLOCK TWO STONERIGE NORTH (INTERSECTION LINE)
ELEV. 978.57

Building Information and Parking Summary

BUILDING TYPE	BUILDING AREA	DWELLING UNIT TYPE	TOTAL NO. UNITS	GROSS FLOOR SPACE PER BLDG.	NET FLOOR SPACE	PARKING RATIO	PARKING REQUIRED
8-PLEX (2-STORY)	4,152 S.F.	1-BEDROOM	56	8,304 S.F.	N/A	1.5 SPACES/ UNIT	84
8-PLEX (2-STORY)	5,000 S.F.	2-BEDROOM	48	10,000 S.F.	N/A	1.5 SPACES/ UNIT	72
DUPLEX (2-STORY)	2,196 S.F.	ONE 2-BR ONE 3-BR	4	4,392 S.F.	N/A	1.5/2-BR 2.5/3-BR	8
OFFICE/ CLUBHOUSE	1,897 S.F.	N/A	N/A	1,897 S.F.	1,328 S.F.	1 SPACE/ 200 N.S.F.	7

TOTAL PARKING REQUIRED: 171 SPACES
TOTAL PARKING PROVIDED: 245 SPACES
(INCLUDES 7 ADA SPACES AND 40 GARAGE SPACES)

ACCESSIBLE PARKING REQUIRED: 7 SPACES
ACCESSIBLE PARKING PROVIDED: 7 SPACES

BICYCLE PARKING REQUIRED: 16.4 SPACES
(.15 SPACES/1 BDRM, 2 BDRM; .25 SPACES /3 BDRM)
BICYCLE PARKING PROVIDED: 20 SPACES

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY--NOT FOR CONSTRUCTION

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Landscape Architecture
Community Planning
Surveying

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LAYOUT & LANDSCAPE PLAN

REVISIONS
3-7-06 PER DEPT. COMMENTS
4-5-06 DUPLEX UNITS
5-15-06 PER DEPT. COMMENTS
6-15-06 PER KDOT
9-27-06 IN-HOUSE
11-1-06 PER DEPT. COMMENTS
11-16-06 PER COND. OF APPROVAL
11-29-06 IN HOUSE

DATE:	1/25/06
PROJECT NO.:	2005,699
DRAWING ID:	05699-lo_lndscp
DESIGNED BY:	LPE
DRAWN BY:	JDR
CHECKED BY:	PWS

SHEET NO. 1 OF 2 SHEETS

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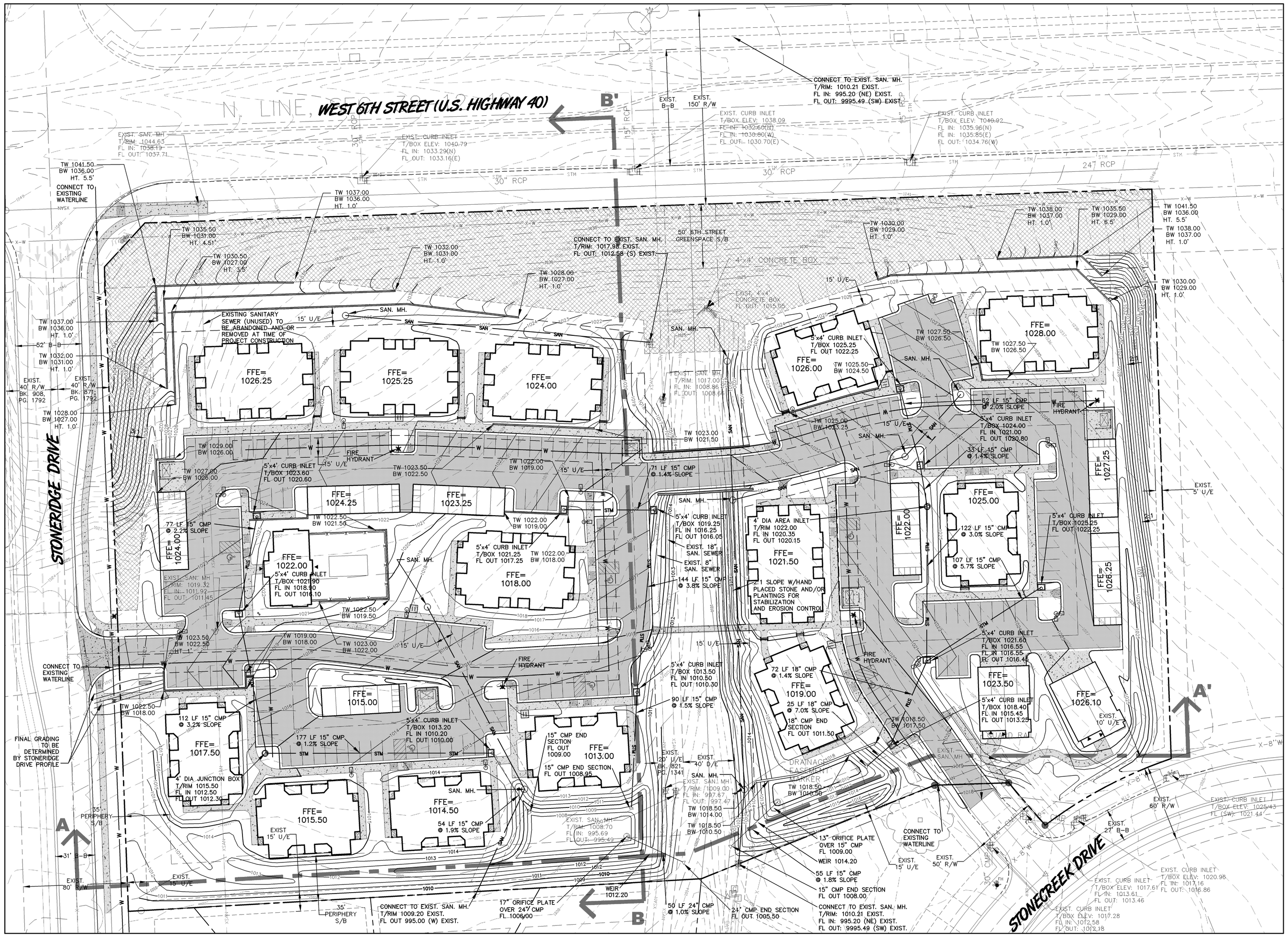
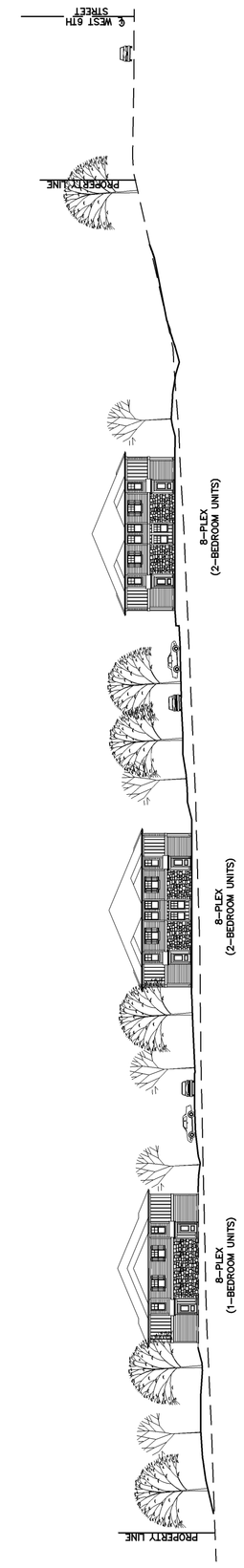


Site Section A-A

Not To Scale

Site Section B-B

Not To Scale



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BENCHMARK #2 "+" EAST RIM SANITARY MANHOLE NEXT TO ELECTRICAL BOX ON SOUTH PROPERTY LINE OF LOT 7, BLOCK TWO STONERIGE NORTH (INTERSECTION LINE)

ELEV. 978.57

North

Scale: 1"=40'-0"

0 20 40 60 100

A Preliminary Development Plan for

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GRADING & UTILITY PLAN

REVISIONS

3.7.06 PER DEPT. COMMENTS
4.5.06 DUPLEX UNITS
5.15.06 PER DEPT. COMMENTS
6.15.06 PER KDOT
7.19.06 PER KDOT
9.26.06 IN-HOUSE
11-1-06 PER DEPT. COMMENTS
11-16-06 PER COND. OF APPROVAL
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DRAWING ID:	05699-gra_ulo
DESIGNED BY:	LPE
DRAWN BY:	JDR
CHECKED BY:	PWS

SHEET NO. 2 OF 2 SHEETS

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