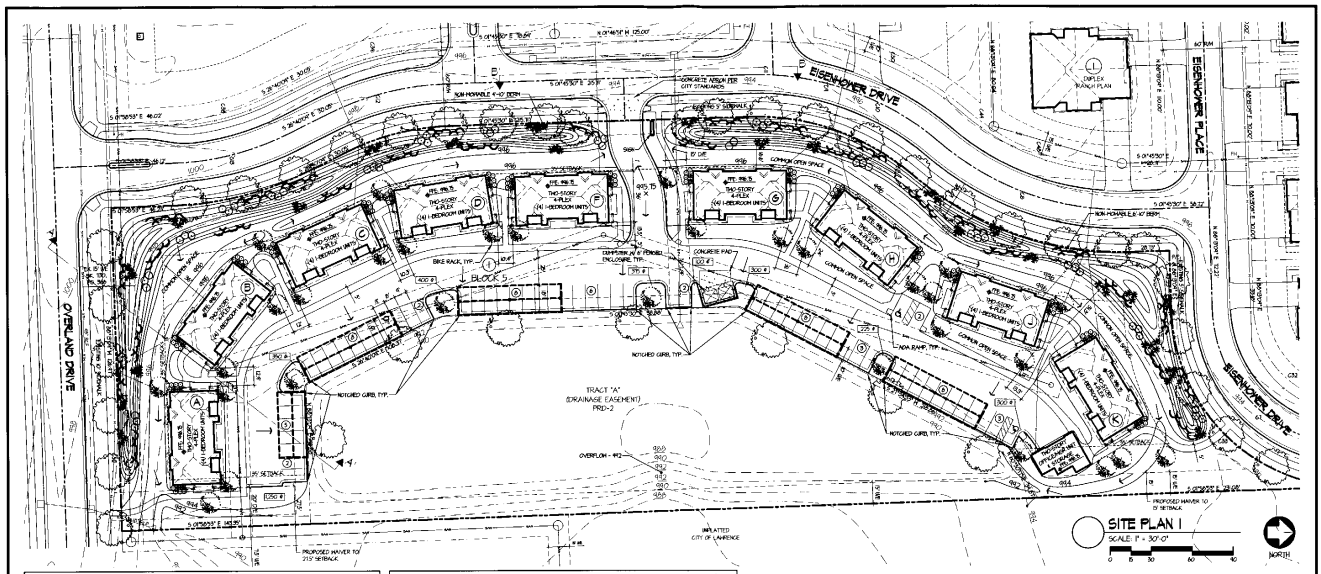
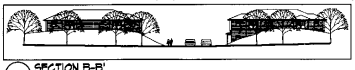


SECTION A-A'
SCALE: 1" = 30'



SECTION B-B'
SCALE: 1" = 30'

LEGAL DESCRIPTION:

PARK HEIGHTS, BLOCK 5, LOT 1, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 2.968 ACRES, MORE OR LESS.
TRACT "A" - PARK HEIGHTS, BLOCK 5, TRACT A, 0.372 ACRES.

PROJECT SUMMARY:

1.1 CURRENT ZONING: PRD-2.15 UNAC
1.2 CURRENT USE: VACANT
1.3 PROPOSED USE: MULTI-FAMILY PROJECT, 37 UNITS
(9) TWO-STORY BUILDINGS - (4) ONE-BEDROOM APARTMENTS EACH
(1) MANAGER OFFICE UNIT
37 TOTAL UNITS
1.4 LAND AREA: 2.968 OR 4.340 ACRES INCLUDING TRACT A
(129,248 SQ. FT. +/-, OR 189,129 SQ. FT. INCLUDING TRACT A)
1.5 DENSITY PROPOSED: 12.47 UNAC (15.33 UNAC INCLUDING TRACT A)

PARKING INFORMATION:

2.1 TOTAL PARKING REQUIREMENTS PER PREVIOUS REGULATION ARTICLE 12 = 56 SPACES (3 ACCESSIBLE)
(1.5 SPACE PER 1 BR APARTMENT + 1 (37)) = 56 SPACES

2.2

TYPE	REQUIRED:	PROVIDED:
REGULAR	53	54
GARAGE	0	0
ACCESSIBLE	3	3
TOTAL:	56	57
BICYCLE	10	15 (5 RACKS)

2.3 TYPICAL DIMENSIONS: 90° SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALK)
SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
90° SPACES - 8' X 20' (5' OR 6' ABLE)

2.4 PAVEMENT: APPROACHES: 7" - 4,000 PSI CONCRETE W/ #5 BARS 12" O.C.E.W.
DRIVES: MIN 8" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MIN 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE
SIDEWALKS: MIN 4" CONCRETE ON PREPARED BASE

2.5 24" CURB & GUTTER AT ENTRANCE

GENERAL NOTES:

3.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1444A.
3.2 ALL ACCESSIBLE SIDEWALK RAMPS TO A.D.A. STANDARDS.
3.3 SITE PLAN WAS DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
3.4 SITE PLAN WAS DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
3.5 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRASH TRUCKS.
3.6 TRACT A" WILL BE PRIVATELY OWNED AND MAINTAINED.
3.7 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
3.8 INFORMATION TAKEN FROM PERTINENT AERIALS AND PLATS.
3.9 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY (OPEN TO THE GENERAL PUBLIC) SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
3.10 ENTIRE COMPLEX TO BE COMPRISED AT ONE TIME (A SINGLE PHASE). OCCUPANCY PERMITS TO BE ISSUED PER BUILDING WHEN NECESSARY IMPROVEMENTS HAVE BEEN COMPLETED FOR EACH STRUCTURE. PHASE 1 OCCUPANCY = A-F, PHASE 2 OCCUPANCY = G-K.
3.11 THE PROJECT WILL BE UNDER COMMON OWNERSHIP WHICH WILL MAINTAIN THE COMPLEX.
3.12 DUMPSTERS TO BE SCREENED BY 6' ENCLOSURE PER CITY STANDARDS.
3.13 ALL CURB & GUTTER NOT INTERSECTING SIDEWALKS SHALL BE TYPE 1 AS PER THE CITY OF LAWRENCE STANDARD DETAILS.
3.14 ANY RELOCATION OF EXISTING AT&T FACILITIES TO BE AT DEVELOPER'S EXPENSE.
3.15 WE HEREBY DEDICATE TO THE CITY OF LAWRENCE THE RIGHT TO RESCILATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS OPEN SPACE, OPEN AIR RECREATION AREA, AND NON-ENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PLANNED DEVELOPMENT.
3.16 COMMON OPEN SPACE, NON-ENCROACHABLE AREA, AND ANY OTHER AREA WITHIN THE PROPOSED DEVELOPMENT THAT IS TO BE RETAINED PRIMARILY FOR THE EXCLUSIVE USE AND BENEFIT OF THE RESIDENTS, LESSEE AND OWNERS OF THE PLANNED DEVELOPMENT IS TO BE OWNED AND MAINTAINED BY HALLARD PROPERTIES.
3.17 NO EASEMENTS OR ADDITIONAL EASEMENTS ARE BEING PROPOSED AT THIS TIME.
3.18 A STORMWATER POLLUTION PLAN (SWPP) MUST BE PROVIDED FOR THIS PROJECT PER SECTION 4-505EL. THIS PROJECT WILL NOT BE RELEASED FOR BUILDING PERMITS UNTIL AN APPROVED SWPP HAS BEEN OBTAINED. CONSTRUCTION ACTIVITY, INCLUDING SOIL DISTURBANCE OR REMOVAL OF VEGETATION SHALL NOT COMMENCE UNTIL AN APPROVED SWPP HAS BEEN OBTAINED.
3.19 ALL INFRASTRUCTURE IMPROVEMENT WILL BE PAID BY THE DEVELOPER AT THE TIME OF CONSTRUCTION.

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 2.968 ACRES (129,284 SQ. FT. +/-)

EXISTING CONDITIONS:	SQ. FT.	AC.	PROPOSED CONDITIONS:	SQ. FT.	AC.
LAND AREA	129,284	2.968	LAND AREA	129,284	2.968
BUILDING FOOTPRINT:	0	0	BUILDING FOOTPRINT:	20,500	0.470
PAVEMENT AREAS:	0	0	PAVEMENT AREAS:	21,271	0.488
TOTAL IMPERVIOUS:	0	0	TOTAL IMPERVIOUS:	41,771	1.958
TOTAL PERVIOUS:	129,284	2.968	TOTAL PERVIOUS:	87,513	1.010

LOCATION MAP:

NOT TO SCALE

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	52	NORTHERN RED OAK	QUERCUS RUBRA	2"-2 1/2" CAL.	B & B
			SWAMP WHITE OAK	QUERCUS BICOLOR		
			JAPANESE ZELKOVA	ZELKOVA SERRATA		
			THORNLESS HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'		
			SAWTOOTH OAK	QUERCUS ALIENIFOLIA		
			BALD CYPRESS	TAXODIUM DISTICHUM		
			BLOODGOOD LONDON PLANE	PLATANUS X ACERIFOLIA		
	ORNAMENTAL TREES	31	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CHANTICLEER'	1 1/2"-2" CAL.	B & B
			KOREAN DOGWOOD	CORNUS KOUSA		
			CORAL BURST CRABAPPLE	MALUS 'CORALBURST'		
			EASTERN redbud	CERCIS CANADENSIS		
	DECIDUOUS SHRUBS	144	DWARF JAPANESE BARBERRY	BERBERIS THUNBERGII 'CORNISH PYGMY'	18"-24" HT	CONT
			LEATHERLEAF viburnum	VIBURNUM RHYTIDOPHYLLUM		
			BEAUTY BUSH	KOLKWITZIA AMABILIS		
			DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'		
			BURNING BUSH	EUONYMUS ALATUS		
			NINE BARK	PHYSOCARPUS OPULIFOLIUS		
			MANE CARPET SPIREA	SPIREA x BUMALDA 'MANE CARPET'		
	EVERGREEN SHRUBS	72	CARPET JUNIPER	JUNIPERUS HORIZONTALIS	24"- 36" HT.	CONT
			BLUE PFITZER JUNIPER	JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA'		
			BAR HARBOR JUNIPER CREEPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'		
			ENGLISH ITIN	TAXUS BACCATA		
			GREEN VELVET BOXWOOD	BUXUS HEMPERVIRENS 'GREEN VELVET'		
			DWARF SPREADING YEW	TAXUS CUSPIDATA 'DENSA'		

4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
4.2 ALL "TURF AREAS TO BE SEEDED WITH K-31 FESCUE
4.3 REQUIRED INTERIOR LANDSCAPING AREA = 17,850 + 3,420 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 33,25 SQ. FT.

REQUESTED WAIVERS:

5.1 REDUCTION OF SOUTH EASTERN SETBACK FROM 35' TO 21.5'
5.2 REDUCTION OF NORTH EASTERN SETBACK FROM 35' TO 15'

REDUCED PRINT
NOT TO SCALE

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CAMSON VILLAS

EISENHOWER & OVERLAND DRIVE
LAWRENCE, KANSAS

PROJECT #26510
MARCH 7, 2007

RELEASE:	DATE:
1.0	02.07.07
1.1	03.07.07

PDP-1

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