

LEGAL DESCRIPTION:

DRAKES SUBDIVISION, LOTS 1, 2, 3, 4 & 5, 1 VACATED TENNESSEE STREET ADJACENT TO SIDELOTS, ORDER OF VACATION 11-20-09 451/004, LAWRENCE, KANSAS

PROJECT SUMMARY:

- 1. CURRENT ZONING: C-2 (CURRENT CITY DEVELOPMENT CODE ZONING 0202)
- 12. CURRENT USE: VACANT LOT
- 13. PROPOSED USE: 3 BUILDING, 16 UNIT MULTI-FAMILY PROJECT
- 14. LAND AREA: 1,009 ACRES (43,946 SQ. FT. +/-)
- 15. DENSITY PROPOSED: 16.16 UNITS/AC (43 UNITS ALLOWED)

GENERAL NOTES:

- 21. ALL GRAVAD MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-4404 (FIRE 2006 CODE).
- 22. ALL ACCESSIBLE SIDEWALK RAMPS BY ADA STANDARDS.
- 23. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 2010 PART 36.
- 24. SITE PLAN HAS BEEN 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.
- 25. THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRUCK TRUCKS.
- 26. NO PROPOSED PARKING LOT LIGHTS AT THIS TIME.
- 27. PARKING LOT LIGHTS MAY BE INSTALLED IN FUTURE PER CITY CODE.
- 28. PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 29. INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.
- 30. 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 REFERENCE TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 31. ENTIRE CONTEXT TO BE CONSTRUCTED AT ONE TIME (A SINGLE PHASE). OCCUPANCY PERMITS TO BE ISSUED PER BUILDING WHEN PUBLIC INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED FOR THE SITE AND ALL NECESSARY IMPROVEMENTS HAVE BEEN COMPLETED FOR EACH STRUCTURE.
- 32. ANY PROPOSED EXHAUSTS SHALL BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO THEIR CONSTRUCTION.
- 33. ALL PROPOSED EXHAUSTS WILL BE FILED WITH THE COUNTY REGISTER OF DEEDS.
- 34. SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH NEIGHBORHOOD RESOURCES.
- 35. FRONT ENTRANCE AND PAINT LIGHTS NOT SHOWN. TYPICAL EXTERIOR LIGHTING TO CONSIST OF 15W METAL HALIDE WALL FANS @ 10'-0" HT. WALL FANS SHALL NOT CAST LIGHT AT ADJACENT PROPERTIES.
- 36. THE DRAINAGE BASIN WILL BE PRIVATELY OWNED AND MAINTAINED. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EXISTENT.

PARKING INFORMATION:

31. PARKING REQUIRED: 15 SPACES PER UNIT, 15 X 16 UNITS = 24 SPACES	
32. ACCESSIBLE PARKING REQUIRED FOR 28% OF UNITS 16 UNITS * .28 = 1 SPACE	
33. TYPE REQUIRED: PROVIDED:	
BIKE	24
TOTAL	21

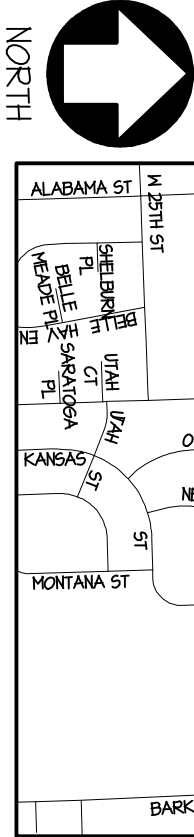
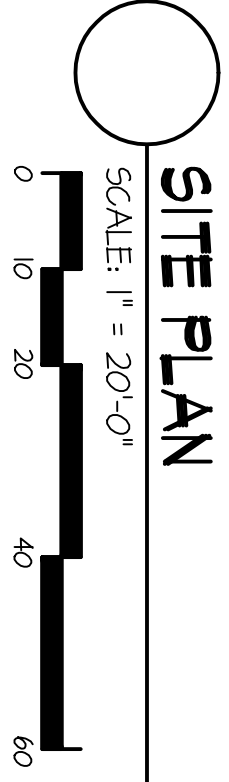
LANDSCAPING NOTES:

SYM	DESCRIPTION	QTY	ASSOCIATED NOTES	SIZE	COND
1	SHADE TREES	8	SAM 100TH OAK	2'-2 1/2" CAL	B 1 B
2	EVERGREEN TREES	7	WHITE PINE	6'-8" HT.	B 1 B
3	ORNAMENTAL TREES	3	CLEVELAND SELECT PEAR	1 1/2"-2" CAL	B 1 B
4	EVERGREEN SHRUBS	23	CARNEI CREPPER		
5	DECIDUOUS SHRUBS	42	BEAUTY BUSH		
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PROPERTY SURFACE SUMMARY:

PROJ. SITE	1,009 ACRES (43,946 SQ. FT. +/-)	SUMMARY AFTER PROJECT COMPLETION
EXISTING SHIMMERS	SQ. FT.	AC
TOTAL BUILDINGS	0	0.201
TOTAL PAVEMENT	0	0.203
TOTAL IMPERVIOUS	0	0.201
TOTAL PERVIOUS	43,946	0.484
TOTAL FERTILIZERS	0	0.000
TOTAL FERTILIZER AREA	43,946	1.000

SITE PLAN



LOCATION MAP:

NOT TO SCALE

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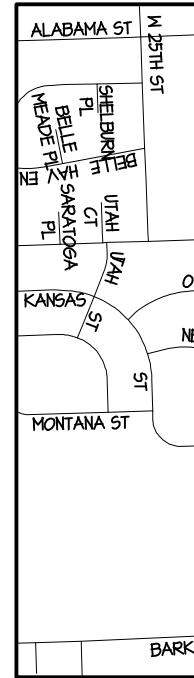
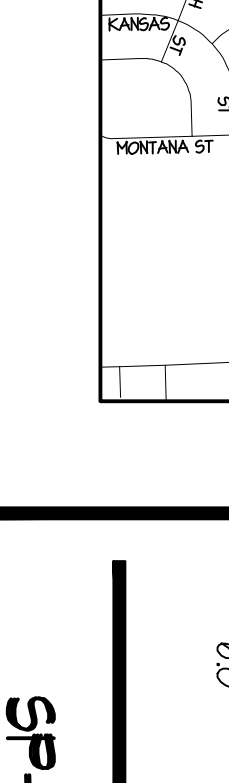
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SITE PLAN



RYLEE COURT APARTMENTS

DRAKES SUBDIVISION, LOTS 1, 2, 3, 4 & 5
LAWRENCE, KANSAS

PROJECT # 25535
JANUARY 16, 2006

RELEASE: 10
DATE: 11/08/05
12/02/05
3/0
01/16/06
4/0
09/14/07
5/0
01/20/07
6/0
11/16/07

SP-1

paul werner ARCHITECTS

545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049
OFFICE: 785.832.0804
FAX: 785.832.0890

DEVELOPER:
FRESH MANAGEMENT, INC.
601 N. LOUI, PO BOX 1191
LAWRENCE, KS 66044
OFFICE: 785.841.1333
FAX: 785.841.4842

BUILDER:
FRESH MANAGEMENT, INC.
601 N. LOUI, PO BOX 1191
LAWRENCE, KS 66044
OFFICE: 785.841.1333
FAX: 785.841.4842

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