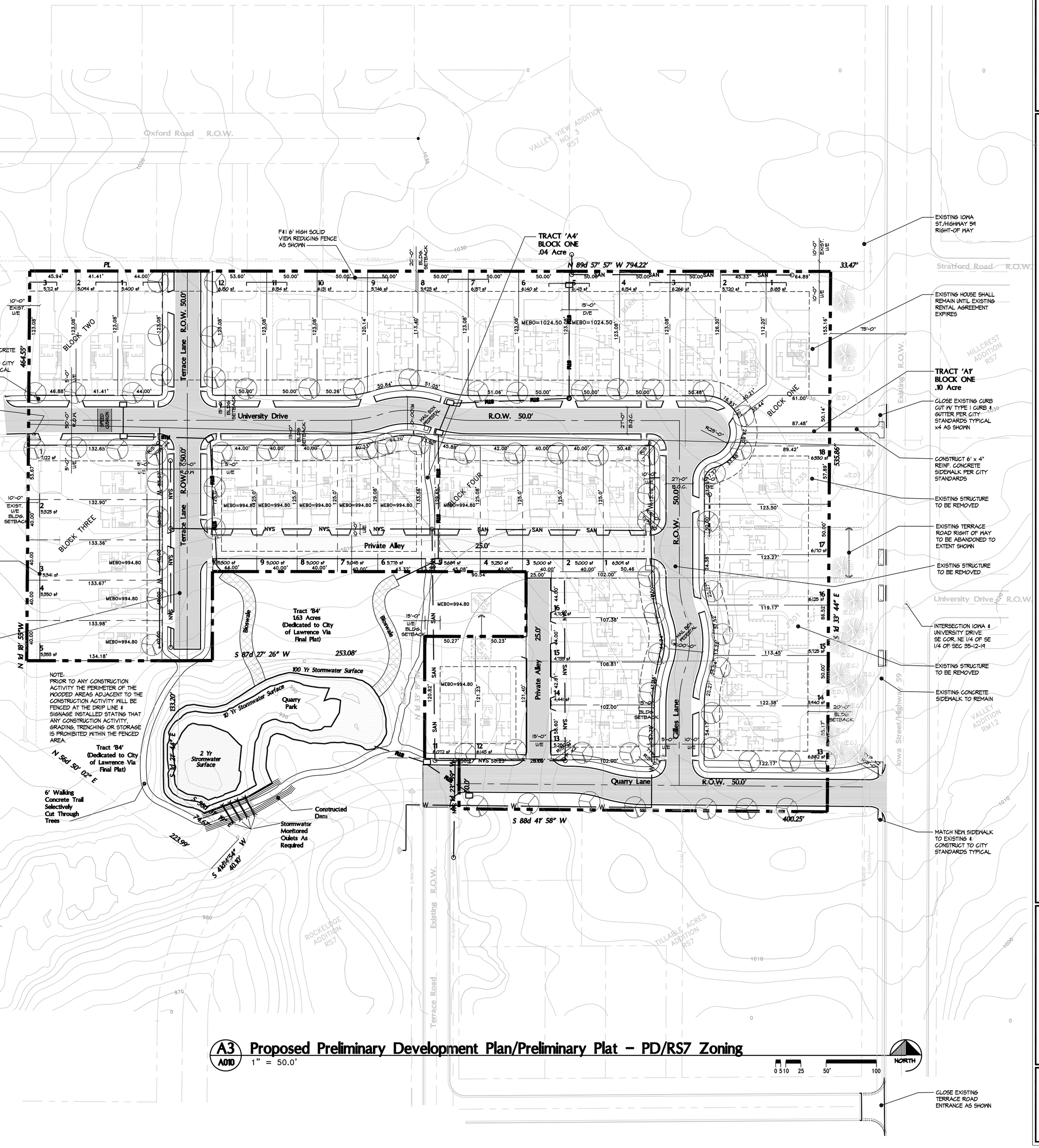
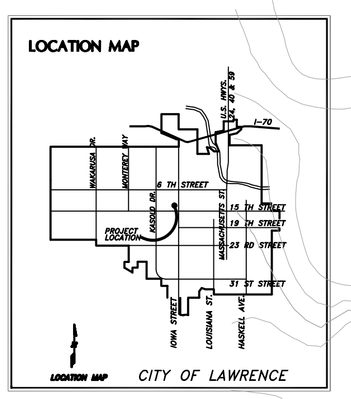
STYLE





A3 / A010 Proposed Preliminary Development Plan/Preliminary Plat – PD/RS7 Zoning

1" = 50.0'

Legal Description

A replat of Lots 1,2,3,4,& 5 Rockledge Addition, a subdivision in the City of Lawrence, Douglas County, Kansas and a Final Plat of two adjacent tracts of land located in the southeast quarter of Section 35, Township 12 South, Range 19 East of the Sixth Principal Meridian, Douglas County, Kansas, now described as follows:

Commencing at the Northeast corner of the southeast quarter of said section; thence South 0d11'29" West, 989.83 feet to the Point of Beginning of the land to be described; thence South 0d11'29" West, 536.61 feet; thence South 89d37'29" West, 440.03 feet; thence North 0d0'0" East, 50 feet; thence South 89d37'29" West, 88.29 feet; thence North54d19'50" East, 21.31 feet; thence curving on a 30.00 Foot radius curve with a 33.18 Foot chord bearing North 33d34'12" East, and arc length of 35.15 Feet; thence North 0d53'38" East, 66.33 Feet; thence North 89d55'51" West, 229.78 Feet; thence South 0d01'28" West, 134.29 Feet; thence South 54d59'32" East, 73.75 Feet; thence curving on a 244.69 radius curve with a 42.03 Foot chord bearing South 45d53'35" West, and arc length of 42.09 Feet; thence North 54d59'32" West, 224.41 Feet; thence North 00d28'17" East, 465.07'; thence South 89d58'03" East, 869.91 Feet to the Point of Beginning, containing 9.27 acres more or less, subject to the public road right-of-way and easements of record.

Density & Dimensional Standards RS7 District

	Standard	Proposed
Zoning		
Min. Lot Area	7,000sf	5,000sf
Min. Lot Area/Dwelling	7,000sf	4,441sf – 26,665sf (ave. 6,778sf)
Min. Lot Width	60'	40' – 170' (ave. 54')
Min. Lot Frontage	40'	40' – 170'
Minimum Yards		
Front	25'	15' (Waiver requested)
Side/Exterior	15'	15'
Side/Interior	5'	5'
Rear	30'	15' – 30'
Max. Building Coverage	45%	45%
Max. Impervious Coverage	70%	70%
Min. Outdoor Area/Dwelling Area	None	240sf
Dimensions	N/A	N/A
Max. Height	35'	20'

Site Summary

Existing Land Use: Majority Undeveloped/4 Existing Single Family Residences
Existing Zoning: RS7 Single Family Residential Detached
Proposed Zoning: PD/RS7 Single Family Residential Detached

Description	University Park	Open Space Provided:	
Number of Units:	42	Tract 'A1':	0.04 acres
Gross Area:	9.27 acres	Tract 'A4':	0.10 acres
Less R.O.W. Dedicated to Iowa Street:	0.41 acres	Tract 'B4':	1.63 acres
		Total Open Space:	1.77 acres
Net Area:	8.86 acres	Recreational Open Space Provided:	
		Tract 'A1':	0.04 acres
Danality Allowed RS7:	6.22 units per acre	Tract 'A4':	0.10 acres
Total Units Allowed:	55 units	Tract 'B4':	1.63 acres
Proposed Max. Danality:	4.71 units per acre	Recreational Open Space:	1.77 acres
Open Space Required:	1.77 acres	Natural Open Space Provided:	
Off-Street Parking Required:	84 spaces	Tract 'B4':	1.63 acres
Off-Street Parking Provided:	84 spaces	Natural Open Space:	1.63 acres

Landscaping

The following is a list of approved shade trees for installation in this subdivision to comply with the Master Street Tree Plan that shall be filed with the Final Plat of the University Park Addition.

Symbol	Common Name	Genus-Species
ST	Imperial Honeylocust Amur Maple Pacific Sunset Maple Hedge Maple Service Berry	Subject to final approval of the Master Street Tree Plan to be filed with Final Plat

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

Impervious Surfaces

Impervious Surfaces	Existing	Proposed
Building	5,295 GSF	78,442 GSF
Pavement	7,941 GSF	76,652 GSF
Sub Total:	13,236 GSF	155,094 GSF
Turf	390,565 GSF	248,707 GSF
	403,801 GSF	403,801 GSF

General Notes

1. OWNERS: Calvin & Annaliese Engleman, 1301 Iowa Street, Lawrence, KS 66044; Joan Huber, 1100 Lawrence Avenue, Lawrence, KS 66049; Robert Green Trustee, c/o Dean Grob, P.O. Box 502, Lawrence, KS 66044; 70's LLC, c/o Dean Grob, P.O. Box 502, Lawrence, KS 66044
2. CONTRACT PURCHASER/DEVELOPER: Mt. Oread Development, LLC, 219 Erhart Circle, Lawrence, KS 66049
3. PLANNER: Allen Belot Architect, 708 West 9th Suite 205, Lawrence, KS 66044
   CIVIL ENGINEER/SURVEYOR: Grob Engineering Services, 3210 Mesa Way Suite A, Lawrence, KS 66049
4. Topographical information obtained from the City of Lawrence GIS data base.
5. Construction of public improvements shown shall be provided through formation of a benefit a district.
6. Proposed utility locations & sizes are preliminary, and shall be finalized upon submission of public improvements construction documents.

   Public Improvement Plans for the streets, sidewalks, sanitary & storm sewers and waterlines shall be submitted to the Public Works & Utilities 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 shown shall be constructed in accordance with Type I City Standard except infill curb & gutter on Iowa Street shall match existing.
9. Per City Code Section 9-903(B), a storm water pollution prevention plan (SWP3) 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 SWP3 has been obtained.
10. Common ownership & maintenance of Tracts 'A1' & 'A4' in Block Four shall be transferred to a Homeowner's Association to be formed prior to sale of lots. Tract 'B4' shall be dedicated to the City of Lawrence via the final plat.
11. Americans With Disabilities Act Compliance
    This project has been designed to comply with the ADA Act Accessibility Guidelines for Buildings & Facilities (ADAAG). The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory 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.
12. Fair Housing Act Compliance
    This project has been designed to comply with the requirements of the Final Fair Housing Accessibility Guidelines for Buildings for multifamily buildings covering greater than four units, 24CFR, Chapter 1. The Architect has used reasonable professional efforts to interpret & comply with applicable Fair Housing Accessibility Guideline requirements as they apply to this document. However, since these requirements are subject to various and possibly contradictory 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.
13. The Developer hereby dedicates to the City of Lawrence, the right to regulate any construction over the area designated as common open space, open air recreation area & non-encroachable area & to prohibit any construction within said areas and spaces inconsistent with the approved use or enjoyment of residents, lessees and owner of the planned development.
14. The owner's & successors agree to hold the City of Lawrence harmless from any pavement damage that may ocurr as a result of the Sanitation Department's normal trash collection responsibilities.
15. ALL PROPERTY OWNERS WITHIN THIS PLANNED DEVELOPMENT WAIVE THEIR RIGHT TO APPROVE OR DISAPPROVE ALTERATIONS OR MODIFICATIONS TO THIS PRELIMINARY DEVELOPMENT PLAN.

Waivers

1. Acceptance of dedication of additional land around the existing Quarry Park as part of the Final Plat by the Developer.
   Approved by the City Commission on Febrary 19, 2008
2. Use of Quarry Park as the required detention area for the University Park Planned Development.
   Approved by the City Commission on Febrary 19, 2008
3. Minimum lot size required in RS-7 District from 7,000 sf to the range of 8,183 – 4,441 sf.
4. Reduction of the required front yard setback in RS-7 District from 25' to 15'.
5. Reduction of the required Common Open Space in PD District from 1.77 acres to 0.14 acres.
6. Reduction of the required setbacks located within the 60' periphery boundary from 30' to 20' – 28'.
7. Reduction of the minimum lot size abutting adjacent RS-7 District from 7,950sf – 12,617sf to 5,094sf – 8,183sf.
8. Permission to not install sidewalk along the South side of Quarry Lane.

Additional Conditions

1.) No more than three (3) unrelated individuals may reside in any dwelling unit as per current City Code.
2.) All single-family structures shall be constructed with covered front porches.
3.) All single-family structures shall be constructed with enclosed garages, located to the rear of each lot or below & at the rear of each lot.

Allen Belot Architect
Architects & Planners
708 West 9th Street Suite 205
Lawrence, KS 66044
Voice 785.843.4670 / Fax 843.4842

COPYRIGHT 2007
All drawn and written information duplicated disclosed or otherwise appearing herein shall not be used without written consent of Allen Belot Architect

UNIVERSITY PARK
Single Family Detached
University Drive Between Iowa & Crestline Drive
Lawrence, Kansas

PROJECT # 0611
DATE: 10.31.07
DRAWN BY:
CHECKED BY:
REVISIONS: 01.22.08, 02.20.08, 03.20.08, 03.26.08, 04.17.08, 05.06.08

PROPOSED PRELIMINARY DEVELOPMENT PLAN

Sheet
A010
1 of 1 Sheets