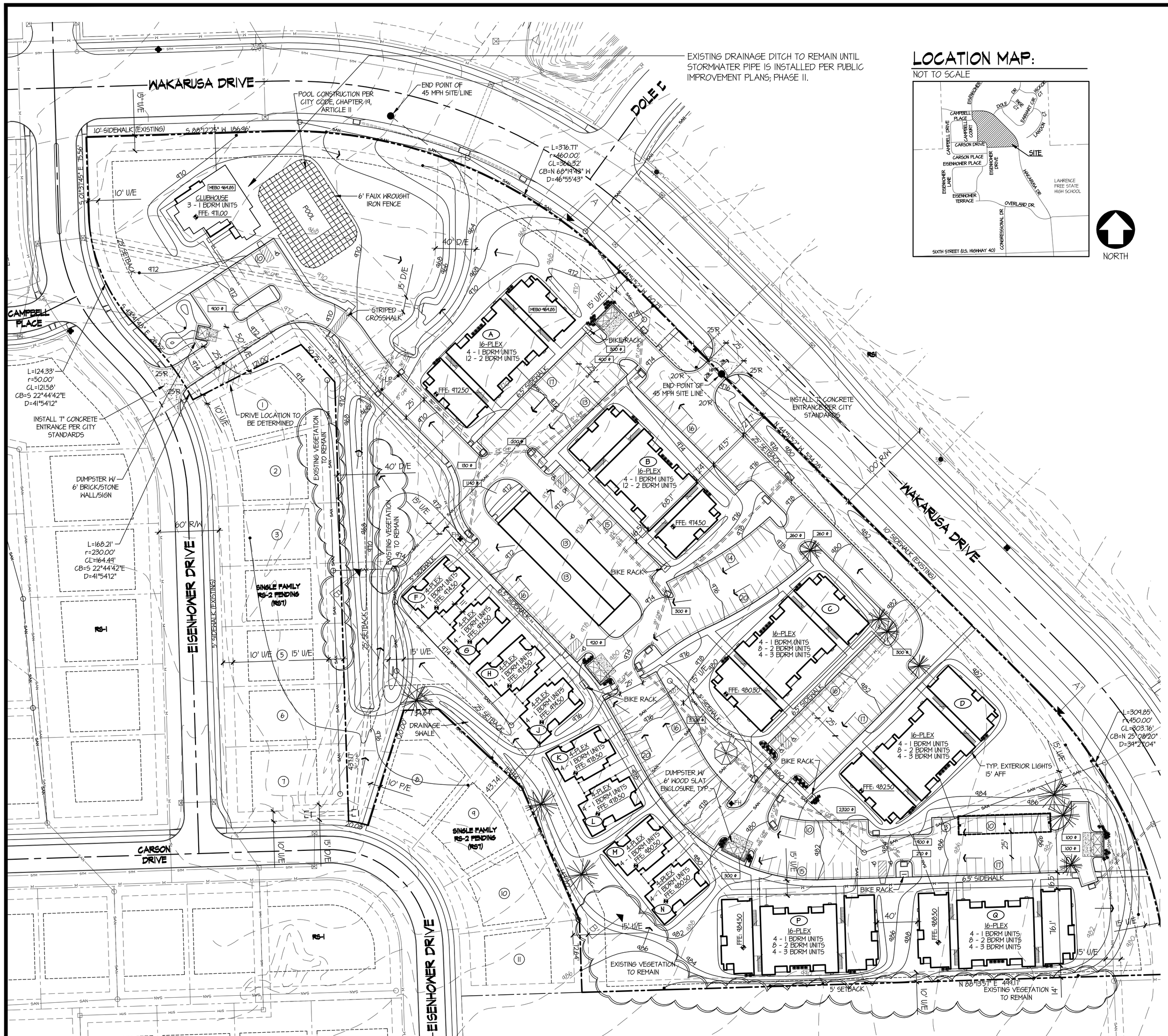

SITE PLAN

SCALE: 1" = 50'-0"

0 25 50 100 150

NORTH

LOCATION MAP:

NOT TO SCALE

NORTH

LEGAL DESCRIPTION:

LOT 13, GLENWOOD ADDITION, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 10.518 ACRES, MORE OR LESS.

PROJECT SUMMARY:

1.1 CURRENT ZONING: RM-1 PENDING (RM12)

1.2 CURRENT USE: VACANT

1.3 PROPOSED USE: MULTI-FAMILY PROJECT; 131 UNITS

CLUBHOUSE -	(3) 1 BEDROOM UNITS
TYPE 1 BUILDINGS: A, B -	(4) 1 BEDROOM UNITS, (12) 2 BEDROOM UNITS
TYPE 2 BUILDINGS: C, D, P, Q -	(4) 1 BEDROOM UNITS, (8) 2 BEDROOM UNITS, (4) 3 BEDROOM UNITS
TYPE 3 BUILDINGS: F, G, H, J - K, L, M, N	(4) 1 BEDROOM UNITS
TOTAL -	(54) 1 BEDROOM, (56) 2 BEDROOM, (16) 3 BEDROOM 131 TOTAL UNITS
CLUBHOUSE -	2 STORY, 9,350 SF
TYPE 1 BUILDINGS: A, B -	2 STORY, 4,180 SF
TYPE 2 BUILDINGS: C, D, P, Q -	2 STORY, 10,080 SF
TYPE 3 BUILDINGS: F, G, H, J - K, L, M, N	2 STORY, 2,140 SF

1.4 LAND AREA: 10.518 ACRES (460,718 SQ. FT. +/-)

1.5 DENSITY PROPOSED: 12.38 UN/AC

GENERAL NOTES:

2.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1404 .

2.2 ALL ACCESSIBLE SIDEWALK RAMPS BY A.D.A. STANDARDS.

2.3 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 28CFR PART 36.

2.4 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 1988, AS AMENDED.

2.5 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRASH TRUCKS.

2.6 A PHOTOMETRIC PLAN FOR THIS PROJECT WILL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. ALL EXTERIOR LIGHTS WILL BE SHIELDED SO AS NOT TO PROVIDE OFF-SITE GLARE

2.7 PLAN FOR CITY APPROVAL ONLY.1 CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.

2.8 INFORMATION TAKEN FROM RECENT SURVEY BY PERIDIAN GROUP.

2.9 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, RETROFLECTIVITY, AND POSITION.

2.10 ENTIRE COMPLEX TO BE CONSTRUCTED AT ONE TIME (A SINGLE PHASE). OCCUPANCY PERMITS TO BE ISSUED PER BUILDING WHEN NECESSARY IMPROVEMENTS HAVE BEEN COMPLETED FOR EACH STRUCTURE.

2.11 THE PROJECT WILL BE UNDER COMMON OWNERSHIP WHICH WILL MAINTAIN THE COMPLEX.

2.12 DUMPSTERS TO BE SCREENED BY 6' ENCLOSURE PER CITY STANDARDS.

2.13 ALL CURB & GUTTER NOT INTERSECTING SIDEWALKS SHALL BE TYPE 1 AS PER THE CITY OF LAWRENCE STANDARD DETAILS.

2.14 ANY RELOCATION OF EXISTING SOUTHWESTERN BELL FACILITIES TO BE AT DEVELOPER'S EXPENSE.

2.15 GATES, IF INSTALLED, REQUIRE OPTICOM RECEIVERS.

2.16 PRELIMINARY WATER AND SANITARY SEWER SERVICE TO BUILDINGS IS SHOWN. PUBLIC IMPROVEMENT PLANS FOR WATER LINES AND PUBLIC SANITARY SEWER LINES WILL BE SUBMITTED TO PUBLIC WORKS PRIOR TO OBTAINING A BUILDING PERMIT. ADDITIONAL W/E WILL BE PROVIDED UPON APPROVAL OF UTILITY PLAN.

2.17 OCCUPANCY PERMITS WILL NOT BE ISSUED UNTIL REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, INSPECTED, AND ACCEPTED BY PUBLIC WORKS.

2.18 ALL CURB INLETS TO BE CONSTRUCTED PER CITY STANDARDS.

2.19 A STORMWATER POLLUTION PLAN (SWPP) MUST BE PROVIDED FOR THIS PROJECT PER SECTION 9-903(B). 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.

PARKING INFORMATION:

3.1 TOTAL PARKING REQUIREMENTS PER 20-1202, PARKING GROUP 2 = 220 SPACES (7 ACCESSIBLE)
1.5 SPACES PER 1 BR APARTMENT = 1.5(54) = 84 SPACES
1.5 SPACES PER 2 BR APARTMENT = 1.5(56) = 84 SPACES
2.5 SPACES PER 3 BR APARTMENT = 2.5(16) = 40 SPACES

3.2

TYPE:	REQUIRED:	PROVIDED:
REGULAR	213	227
GARAGE	0	27
CARPORT	0	10
ACCESSIBLE	7	9
TOTAL:	220	213
BICYCLE	23	25 (5 RACKS)

3.3 TYPICAL DIMENSIONS: 'R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS)
SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
'H' SPACES - 8' X 20' (5' OR 8' AISLE)

3.4 PAVEMENT: APPROACHES: 7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE

3.5 24" CURB & GUTTER AT ENTRANCE.

LANDSCAPING NOTES:

SYM	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	0	REFER TO SITE PLAN		REFER TO SITE PLAN	
	SHADE TREES	76	SAW TOOTH OAK BALD CYPRESS LACEBARK ELM NORWAY MAPLE THORNLESS HONEY LOCUST SHAWNEE WHITE OAK AUTUMN BLAZE MAPLE PATMORE ASH	QUERCUS ACUTISSIMA TAXODIUM DISTICUM ULMUS PARVIFLORA ACER TRUNCATUM PLATANOIDES 'KEITHSFORM' GLEDITSIA TRIACANTHOS VAR. INERMIS QUERCUS BICOLOR ACER x FREEMANII FRAXINUS PENNSYLVANICA 'PATMORE'	2"-2 1/2" CAL	B & B
	EVERGREEN TREES	13	WHITE PINE BLUE SPRUCE BLACK HILLS SPRUCE EASTERN RED CEDAR	PINUS STROBUS PICEA PUNGENS PICEA GLAUCA VAR. DENSATA JUNIPERUS VIRGINIANA	6'-8' HT.	B & B
	ORNAMENTAL TREES	25	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTICLEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 1/2"-2" CAL	B & B
	DECIDUOUS SHRUBS	205	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC BURNING BUSH NINE BARK MAGIC CARPET SPIREA	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKWITZIA AMABALIS SYRINGA MEYERI 'PALIBIN' EUONYMUS ALATUS PHYSOCARPUS OPULIFOLIUS SPIRAEA x BUMALDA 'MAGIC CARPET'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	60	CARPET CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW GREEN VELVET BOXWOOD DWARF SPREADING YEW BLUE HOLLY	CARONTIUS GRISEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA BUXUS MICROPHYLLA 'GREEN VELVET' TAXUS CUSPIDATA 'DENSA' ILEX x MESERVEAE	24"- 36" HT.	CONT

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 = 285(280)(.15) = 11,970 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 12,600 SQ. FT.

4.4 ANY EXISTING TREES THAT CAN BE SAVED SHALL BE PROTECTED DURING CONSTRUCTION.
TREES TO REMAIN WILL BE PROTECTED WITHIN 10 FEET OF TREE TRUNK WITH FENCING.
THIS AREA SHALL BE CONSIDERED A NO DIGNO FILL ZONE

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 10.518 ACRES (460,718 SQ. FT. +/-)

EXISTING CONDITIONS:

	SQ. FT.	AC.
LAND AREA	460,718	10.578
BUILDING FOOTPRINT:	0	0
PAVEMENT AREAS:	0	0
TOTAL IMPERVIOUS:	0	0
TOTAL PERVIOUS:	460,718	10.578

PROPOSED CONDITIONS:

	SQ. FT.	AC.
LAND AREA	460,718	10.578
BUILDING FOOTPRINT:	86,500	1.986
PAVEMENT AREAS:	119,750	2.749
TOTAL IMPERVIOUS:	206,250	4.735
TOTAL PERVIOUS:	254,528	5.843

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GLENWOOD APARTMENTS

WAKARUSA & EISENHOWER
LAWRENCE, KANSAS

PROJECT # 25335

MAY 29, 2007

RELEASE:	DATE:
1.1	8/24/06
1.2	9/20/06
2.0	2/21/07
2.1	3/19/07
2.2	3/21/07
2.3	5/07/07
2.4	5/18/07
2.5	5/21/07
2.6	5/29/07

SP-1

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