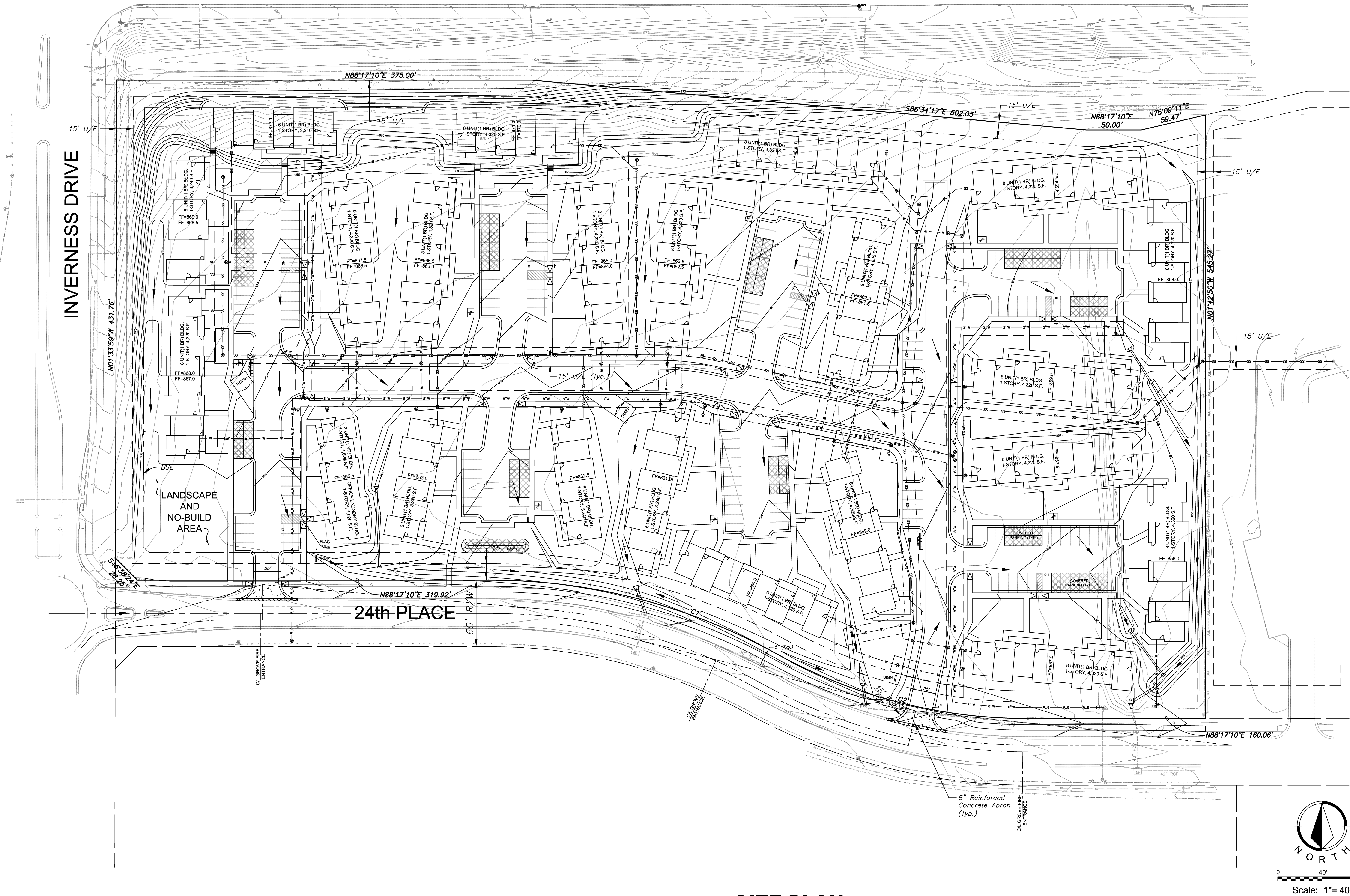


CLINTON PARKWAY



CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	267.84	530.00	265.00	N77°14'11"W	28°57'18"
C2	237.52	470.00	235.00	N77°14'11"W	28°57'18"

SITE PLAN

OWNER

INVERNESS PARK LTD.
PARK ONE OFFICE BLDG.
11506 NICHOLS ST STE 200
OMAHA, NE 68154

APPLICANT

FAIRWAY L.C.
5200 W. 15th, SUITE 303
LAWRENCE, KS 66049
785.841.9933

ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)
BS CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KS 66049
785.749.4474

LEGAL DESCRIPTION

LOT 2, REMINGTON SQUARE ADDITION NO. 1, A REPLAT OF LOTS 2 & 3, BLOCK 1, INVERNESS PARK PLAZA ADDITION NO. 1, AN ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

BENCHMARK

BM #100 = SQUARE CUT ON THE NORTH HEADWALL OF THE RCB UNDER 24TH PLACE.
ELEV. = 854.60

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0019C, EFFECTIVE DATE NOVEMBER 7, 2001.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD SURVEYS.
- THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
- CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO THE WEIGHT OF REFUSE COLLECTION VEHICLES.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- THE RESIDENTIAL BUILDINGS HAVE 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.
- THE PROPOSED ZONING OF THE PROPERTY IS RM15.
- THE PARKING AREAS WILL BE SURFACED WITH 5" THICK BITUMINOUS SURFACING. THE DRIVEWAY APRON WILL BE BUILT TO CITY STANDARDS WITH 6" REINFORCED CONCRETE. SIDEWALKS WILL BE 4" THICK CONCRETE.
- PARKING STALLS MEASURE 8.5' WIDE BY 18' DEEP. THE DRIVEWAY AISLES MEASURE 24' WIDE. HANDICAP ACCESSIBLE STALLS HAVE AN ACCESS AISLE THAT MEASURES 9.5' WIDE AND ACCESSIBLE HANDICAP STALLS HAVE AN ACCESS AISLE THAT MEASURES 8.5' WIDE.
- A 15' UTILITY EASEMENT WILL BE DEDICATED FOR THE PROPOSED SANITARY SEWER LINES AND THE PROPOSED WATER LINES.
- A STORMWATER POLLUTION PREVENTION PLAN WILL BE PROVIDED TO THE CITY PRIOR TO THE RELEASE OF BUILDING PERMITS.
- MECHANICAL EQUIPMENT WILL BE SCREENED ACCORDING TO LAWRENCE DEVELOPMENT CODE SECTION 20-1006(B).
- THE TRASH ENCLOSURES WILL BE SCREENED ACCORDING TO LAWRENCE DEVELOPMENT CODE SECTION 20-1006.
- ALL STORM SEWER PIPES WILL BE INSTALLED WITH END SECTIONS.
- PER 2006 IFC SECTION 508.5.5 A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- PER 2006 IFC SECTION 508.5.4 POSTS, FENCES, VEHICLES, GROWTH, STORAGE OR OTHER MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR FIRE PROTECTION SYSTEM CONTROL VALVES IN A MANNER THAT WOULD PREVENT THESE ITEMS FROM BEING IMMEDIATELY DISCERNABLE OR PREVENTING IMMEDIATE ACCESS.
- THE SITE PLAN HAS BEEN DESIGNED AS A SINGLE OWNER PROJECT AND IS NOT DESIGNED FOR INDIVIDUAL OWNERSHIP OF UNITS.

BUILDING INFORMATION

8 UNIT (1 BEDROOM) ATTACHED DWELLING - 16 TOTAL (4,320 S.F. FLOOR AREA EACH)
6 UNIT (1 BEDROOM) ATTACHED DWELLING - 5 TOTAL (3,240 S.F. FLOOR AREA EACH)
3 UNIT (1 BEDROOM)-OFFICE/LAUNDRY BUILDING - 1 TOTAL (3,240 S.F. FLOOR AREA)

PARKING DATA

184 REQUIRED STALLS (161 UNITS)
161 UNITS - 1 PER BR + 1 PER 10 BR = 178 REQUIRED
OFFICE/LAUNDRY - 1 PER 300 SF = 6 REQUIRED
184 PROVIDED STALLS + 6 HANDICAP STALLS (INC. 1 VAN-ACCESSIBLE)
47 REQUIRED BICYCLE PARKING SPACES
MULTI-DWELLING STRUCTURE - 1 PER 4 AUTO = 45 REQUIRED
OFFICE/LAUNDRY - 1 PER 10 AUTO = 1 REQUIRED
49 PROVIDED BICYCLE PARKING SPACES
7 BIKE SPACES PER ROW - 7 PROVIDED

INTERIOR PARKING LOT LANDSCAPING

190 STALLS * 60 S.F./STALL = 11,400 S.F. REQUIRED
12,576 S.F. PROVIDED

1 SHADE TREE AND 3 SHRUBS REQUIRED PER 10 PARKING SPACES
19 TREES AND 57 SHRUBS REQUIRED
20 TREES AND 57 SHRUBS PROVIDED FOR INTERIOR PARKING LOT LANDSCAPING

SITE CHARACTERISTICS TABLE:

EXISTING BUILDINGS	0 S.F.	PROPOSED BUILDINGS	86,940 S.F.
EXISTING PAVEMENT	0 S.F.	PROPOSED PAVEMENT	136,525 S.F.
EXISTING IMPERVIOUS	0 S.F.	PROPOSED IMPERVIOUS	223,465 S.F.
EXISTING PERVIOUS	478,026 S.F.	PROPOSED PERVIOUS	254,561 S.F.
PROPERTY AREA	478,026 S.F.		

OUTDOOR AREA REQUIRED

50 S.F./UNIT = 50 S.F. * 161 UNITS = 8,050 S.F. REQUIRED
52,215 S.F. PROVIDED

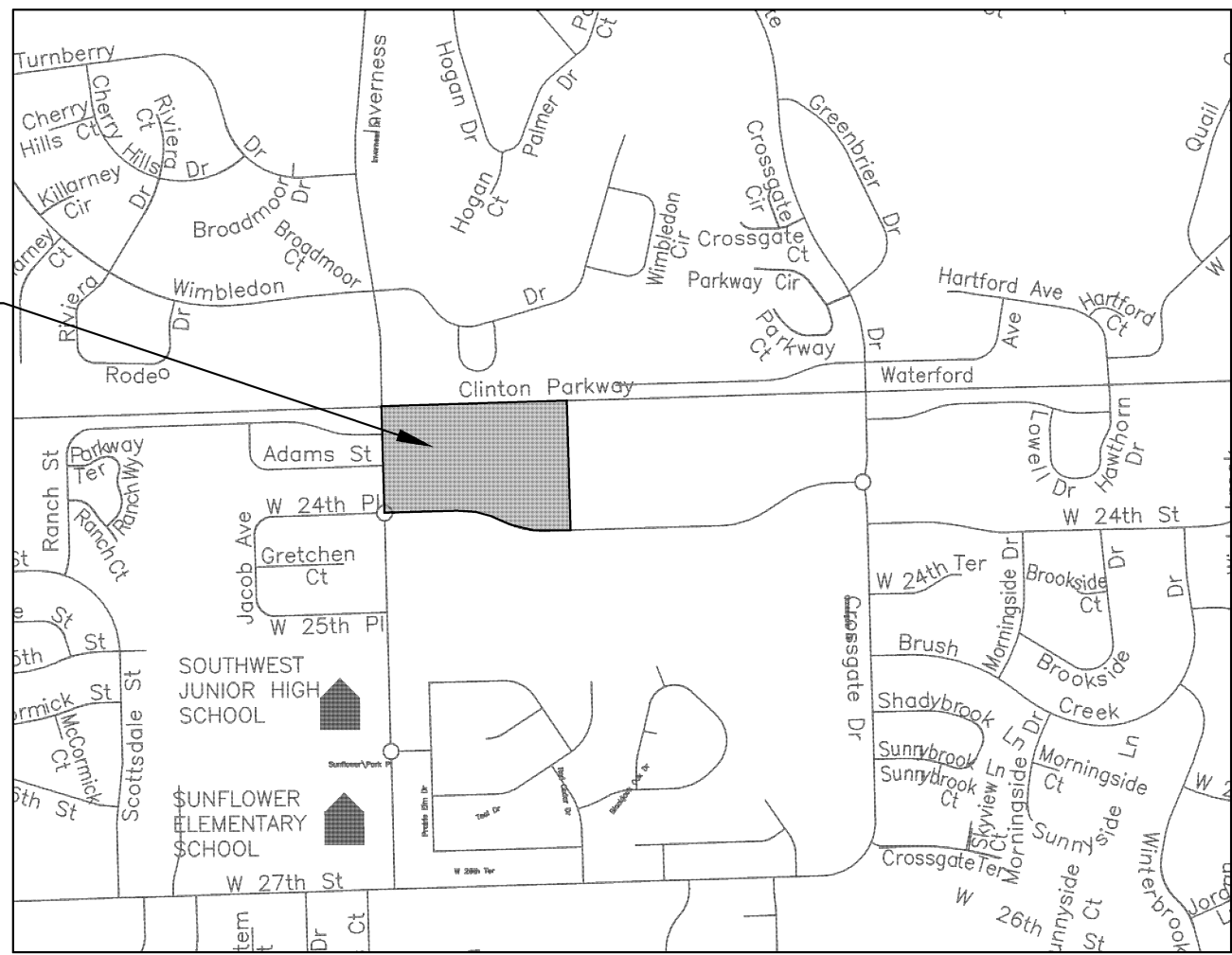
ZONING AND DENSITY

THE CURRENT ZONING FOR THE PROPERTY IS RM15 WHICH ALLOWS A MAXIMUM DENSITY OF 15 UNITS PER ACRE. THE PROPOSED DENSITY OF THE PROJECT IS 14.64 UNITS/ACRE (161 UNITS/11.0 ACRES).

LEGEND

- BUSH WITH OVERALL DIAMETER
- CONIFEROUS TREE WITH TRUNK CIRCUMFERENCE
- LIGHT POLE
- BENCH MARK
- SIGN
- SET 1/2" X 24" IRON BAR WITH PLASTIC CAP (BG CONSULTANTS R.L.S. 758)
- MONUMENT FOUND
- WATERLINE, WATER METER HYDRANT, VALVE
- WESTAR LIGHT POLE
- GAS LINE, METER AND VALVE
- UNDERGROUND TELEPHONE LINE WITH INLET AND SIZE
- STORM SEWER PIPE WITH MANHOLE AND CLEANOUT
- SANITARY SEWER PIPE WITH MANHOLE AND CLEANOUT
- FENCE
- OVERHEAD ELECTRIC LINE WITH POWER POLE
- UNDERGROUND ELECTRIC LINE
- POST
- DRAINAGE ARROW
- TRAFFIC CIRCULATION

PROJECT LOCATION



LOCATION MAP

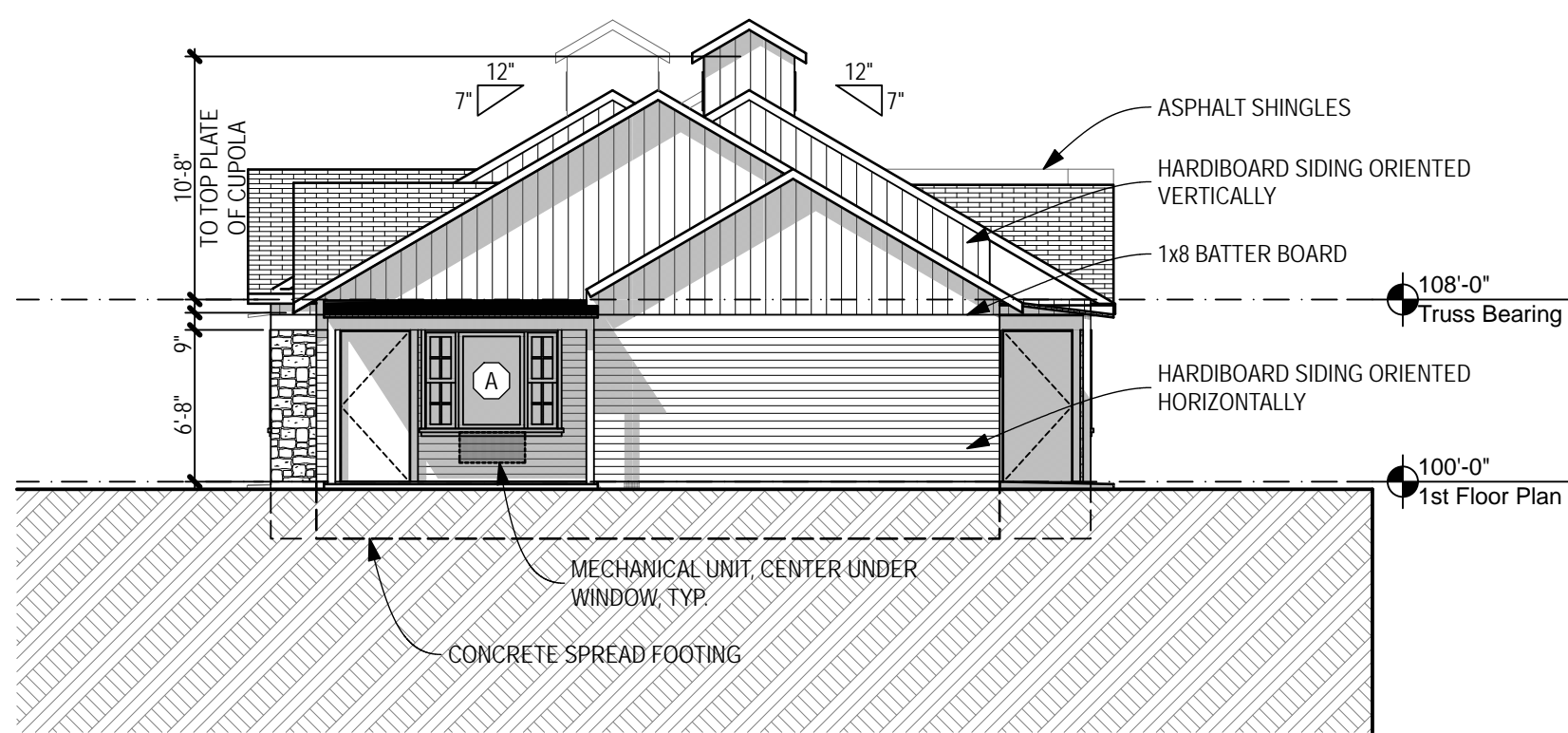
CLINTON PARKWAY CASITAS
4300 W 24th PLACE, LAWRENCE, KS 66047

SITE PLAN

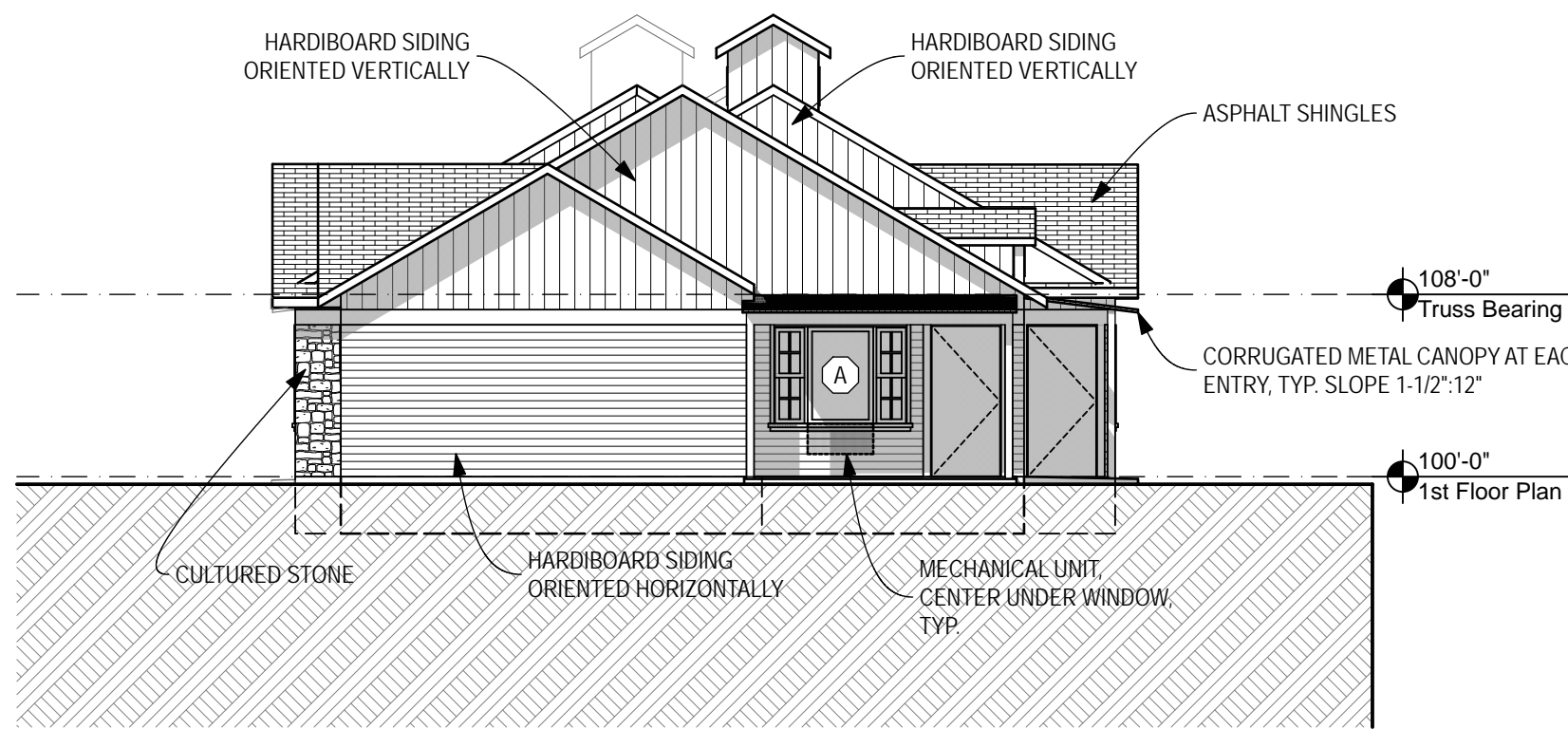


Project No. 08-1196L
Date: Sept. 2, 2009
Revised: Jan. 4, 2010

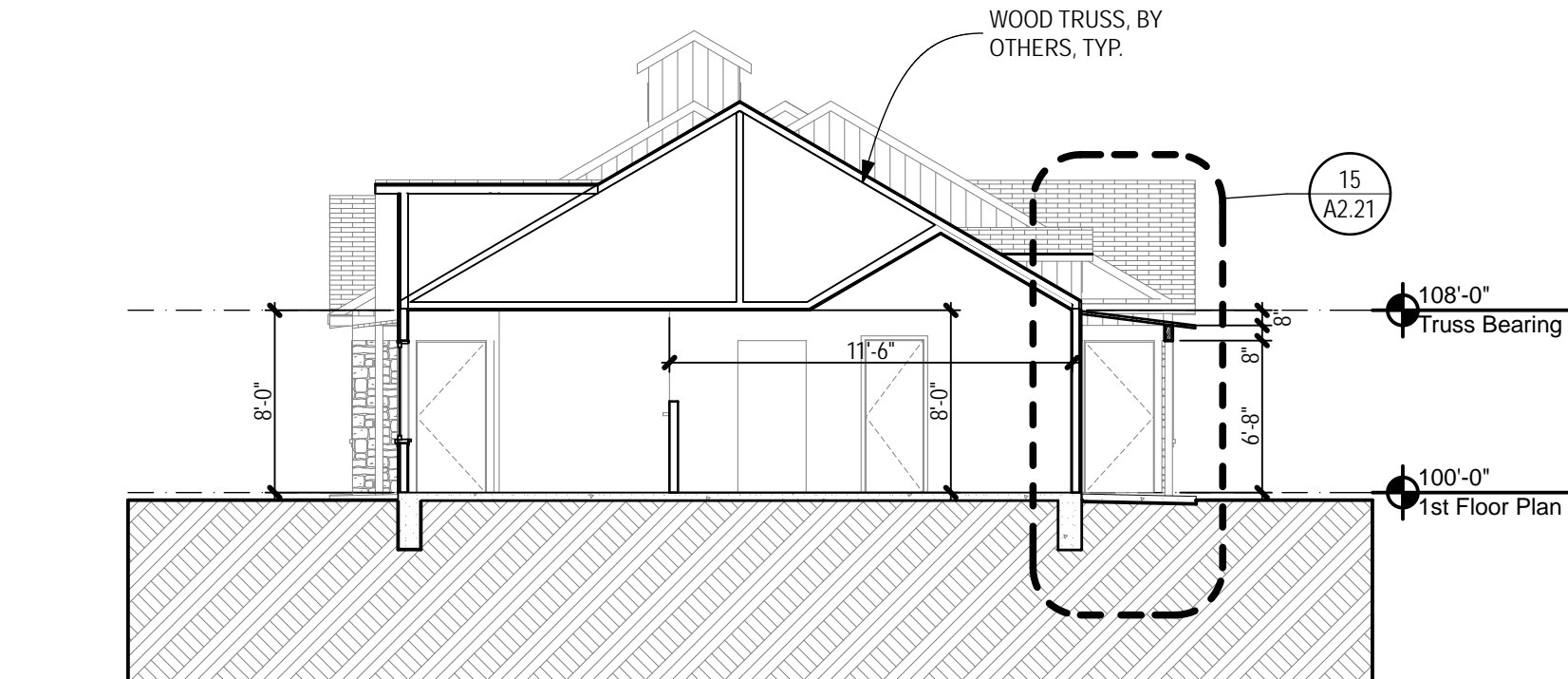
SHEET NO.



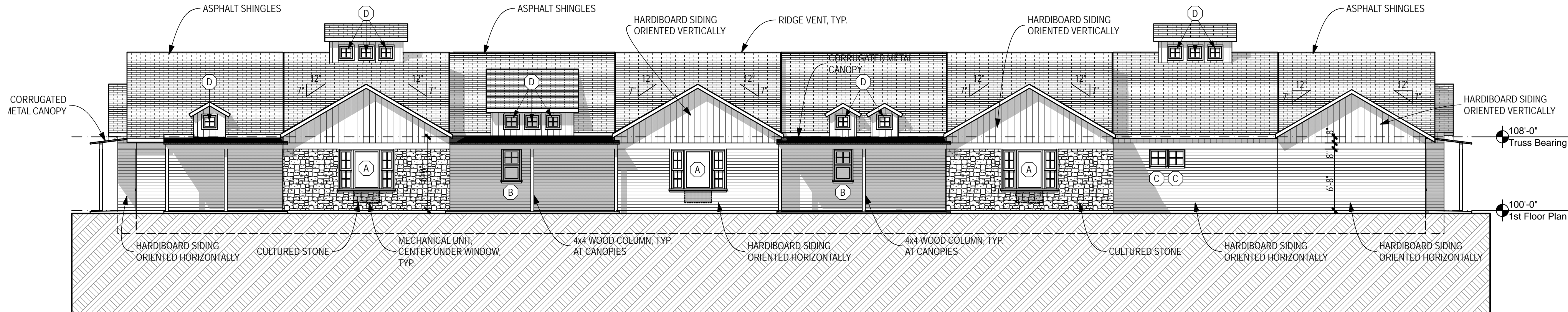
23 Building B West Elevation
SCALE: 1/8" = 1'-0"



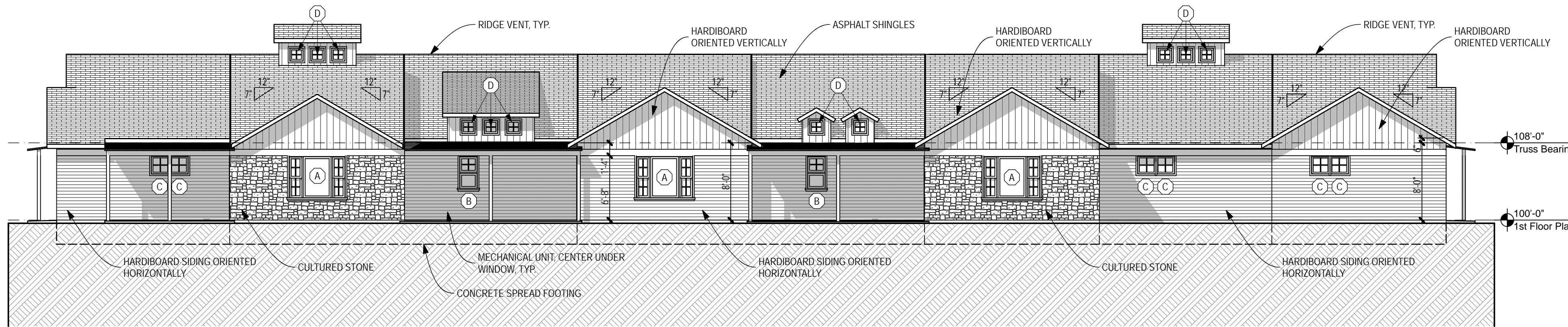
17 Building B East Elevation
SCALE: 1/8" = 1'-0"



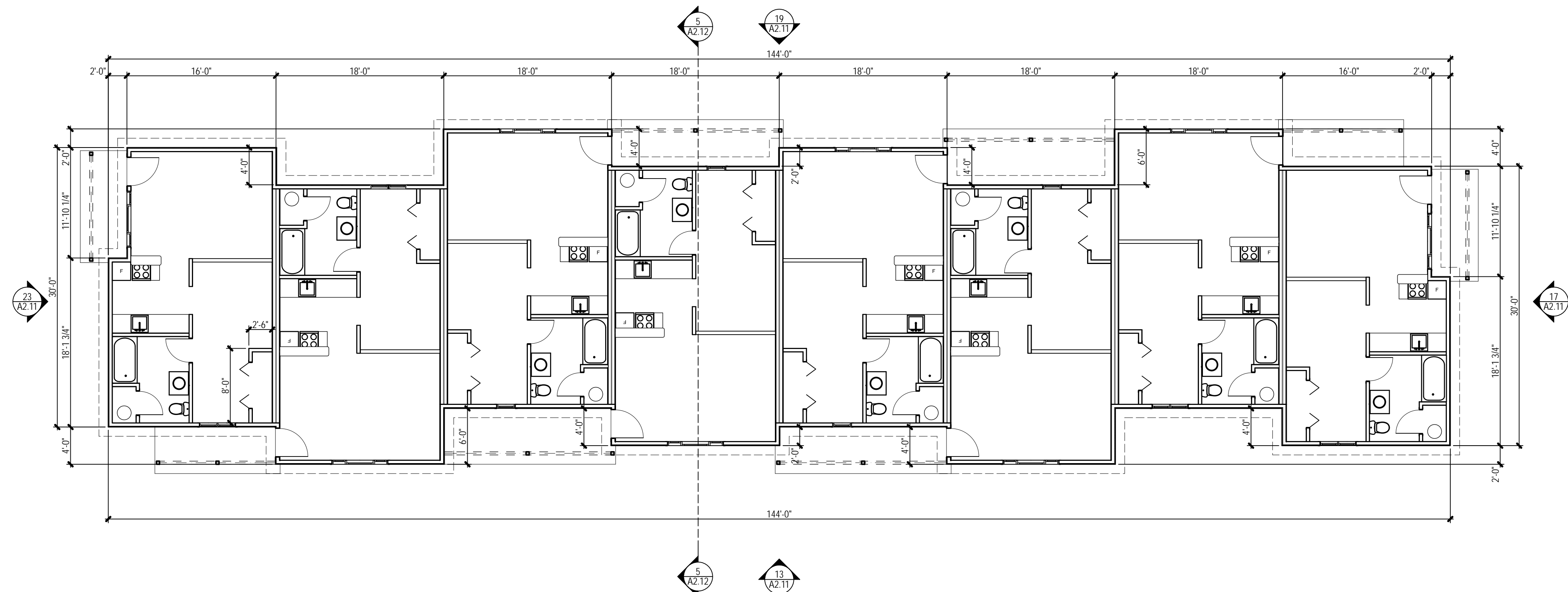
5 Building B Section
SCALE: 1/8" = 1'-0"



19 Building B North Elevation
SCALE: 1/8" = 1'-0"



13 Building B South Elevation
SCALE: 1/8" = 1'-0"



1 Building B Floor Plan
SCALE: 1/8" = 1'-0"

Clinton Parkway Casitas

4300 West 24th Place
Lawrence, KS 66046

Revision Key

No.	Date	Revision

Project Manager:
Clay Phillips AIA

Project Number:
09-1197L

Date of Issue:
September 1, 2009

Sheet Number:

A2.12

Building Type B Floor Plans and
Elevations

C L I N T O N
P A R K W A Y

I N V E R N E S S
D R I V E

2 4 T H
P L A C E

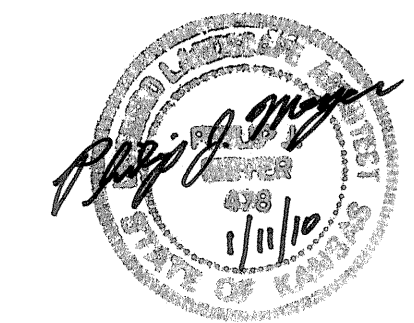
2 4 T H
P L A C E



Baughman Company, P.A.
315 Ellis - Wichita, KS 67211
316-262-7271 316-262-0149



CLINTON PARKWAY CASITAS



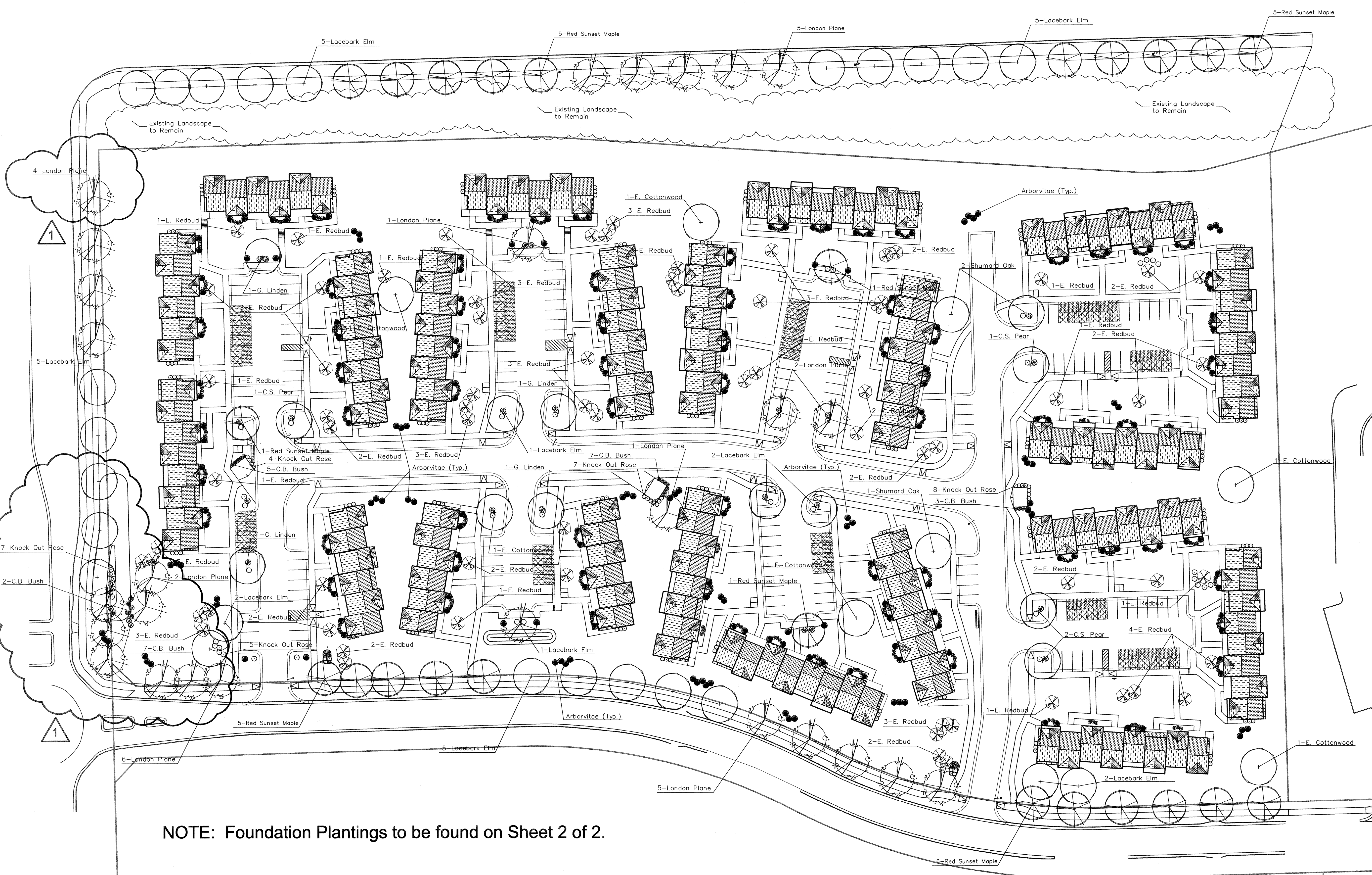
Revised 01.11.10



Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

Project No. 09-1196L
Date: Dec. 29, 2009
Revised:

SHEET NO.
1



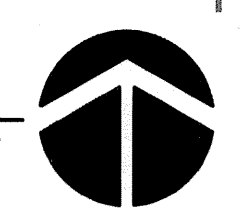
NOTE: Foundation Plantings to be found on Sheet 2 of 2.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
	24	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Maple	2" Cal.	B&B	Single Stem Only
	26	<i>Platanus acerifolia</i>	London Plane Tree	2" Cal.	B&B	Single Stem Only
	6	<i>Populus deltoides</i>	Eastern Cottonwood - Seedless	2" Cal.	B&B	Single Stem Only
	4	<i>Pyrus calleryana</i>	Cleveland Select Pear	2" Cal.	B&B	Single Stem Only
	3	<i>Quercus shumardii</i>	Shumard Oak	2" Cal.	B&B	Single Stem Only
	5	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	2" Cal.	B&B	Single Stem Only
	27	<i>Ulmus parvifolia</i>	Lacebark Elm	2" Cal.	B&B	Single Stem Only
	69	<i>Cercis canadensis</i>	Eastern Redbud	2" Cal.	B&B	Single Stem Only
						Single Stem Only
	176	<i>Euonymus alatus 'Compactus'</i>	Compact Burning Bush	1-Gal.	Container	Full & Healthy
	208	<i>Rosa 'Rozraz'</i>	Knock Out Rose	1-Gal.	Container	Full & Healthy
	232	<i>Thuja occidentalis 'Smargd'</i>	Emerald Green Arborvitae	1-Gal.	Container	Full & Healthy
	119	<i>Spiraea x bumalda 'Anthony Waterer'</i>	Anthony Waterer Spirea	1-Gal.	Container	Full & Healthy

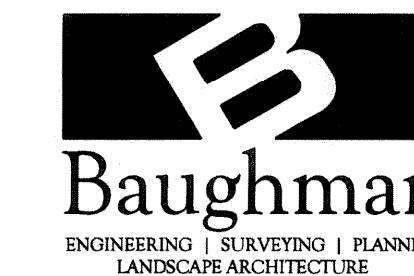
SITE LANDSCAPE PLAN

Scale 1"= 40'-0"





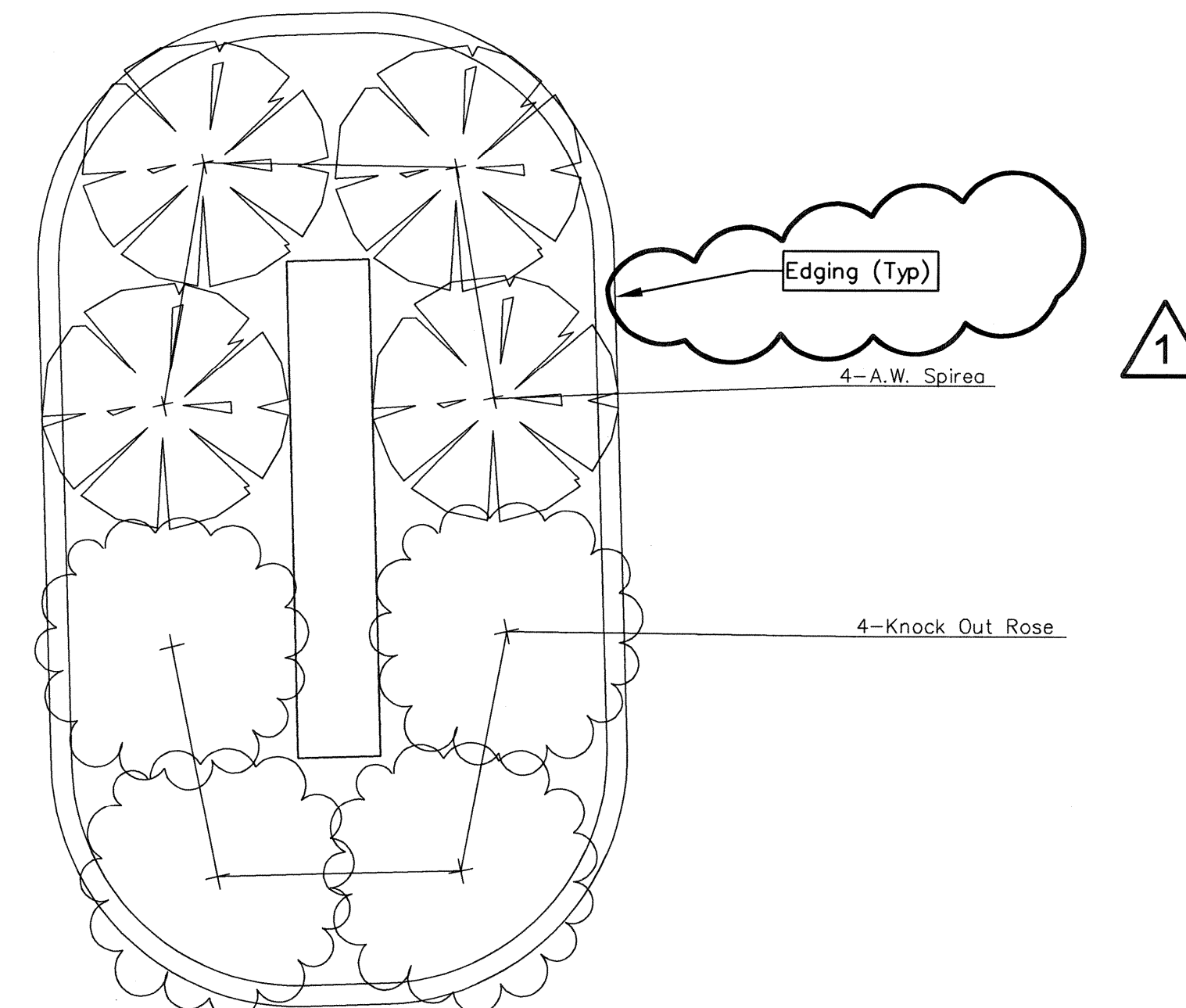
Revised 01.11.10



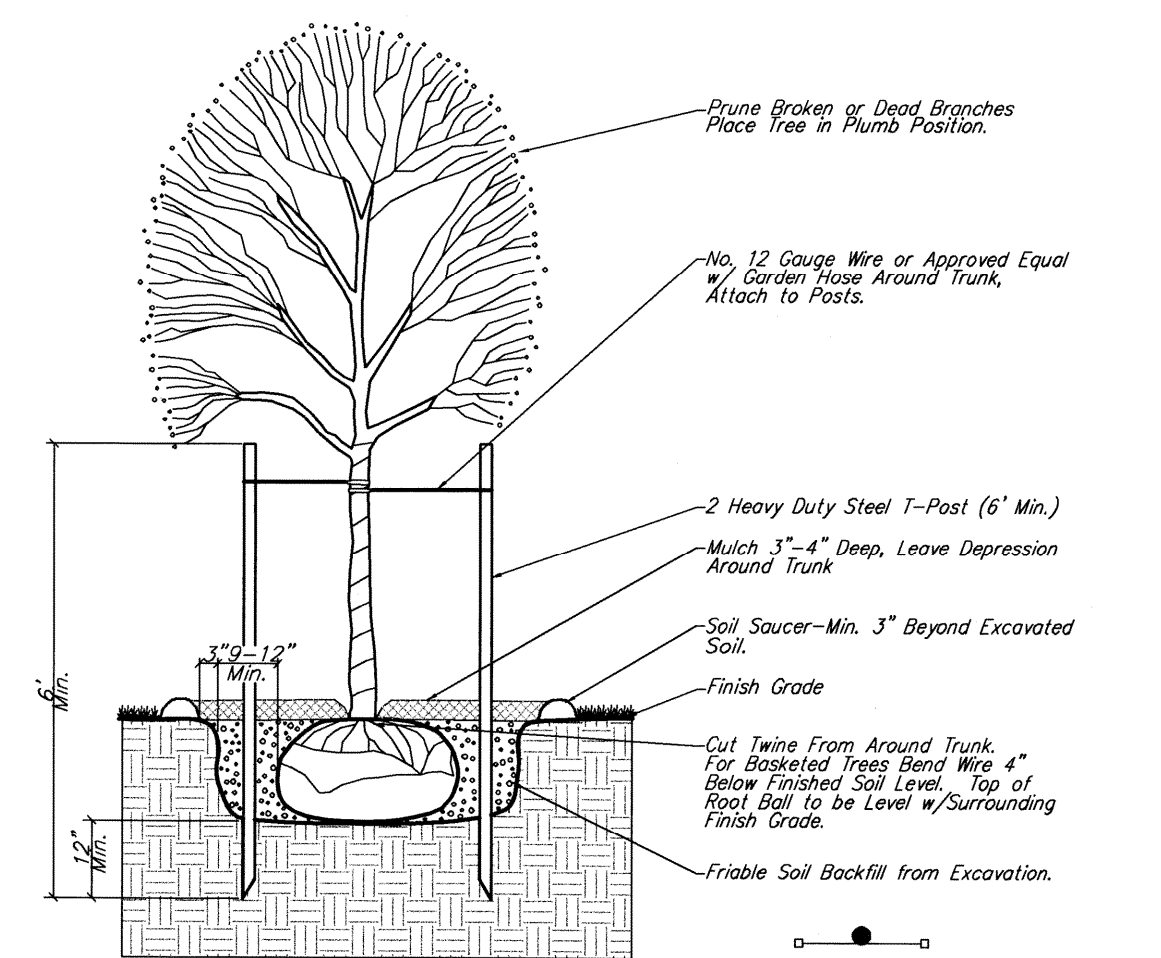
Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
SOD—Kansas Premium Fescue Sod or Equal
SEED—Kansas Premium Fescue Seed or Equal
FERTILIZER—16-20-6 ratio 4#/1000 sq. ft. of Equal
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be gravel rock (or equal) of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.
- Water to be supplied by hose bib on the building.

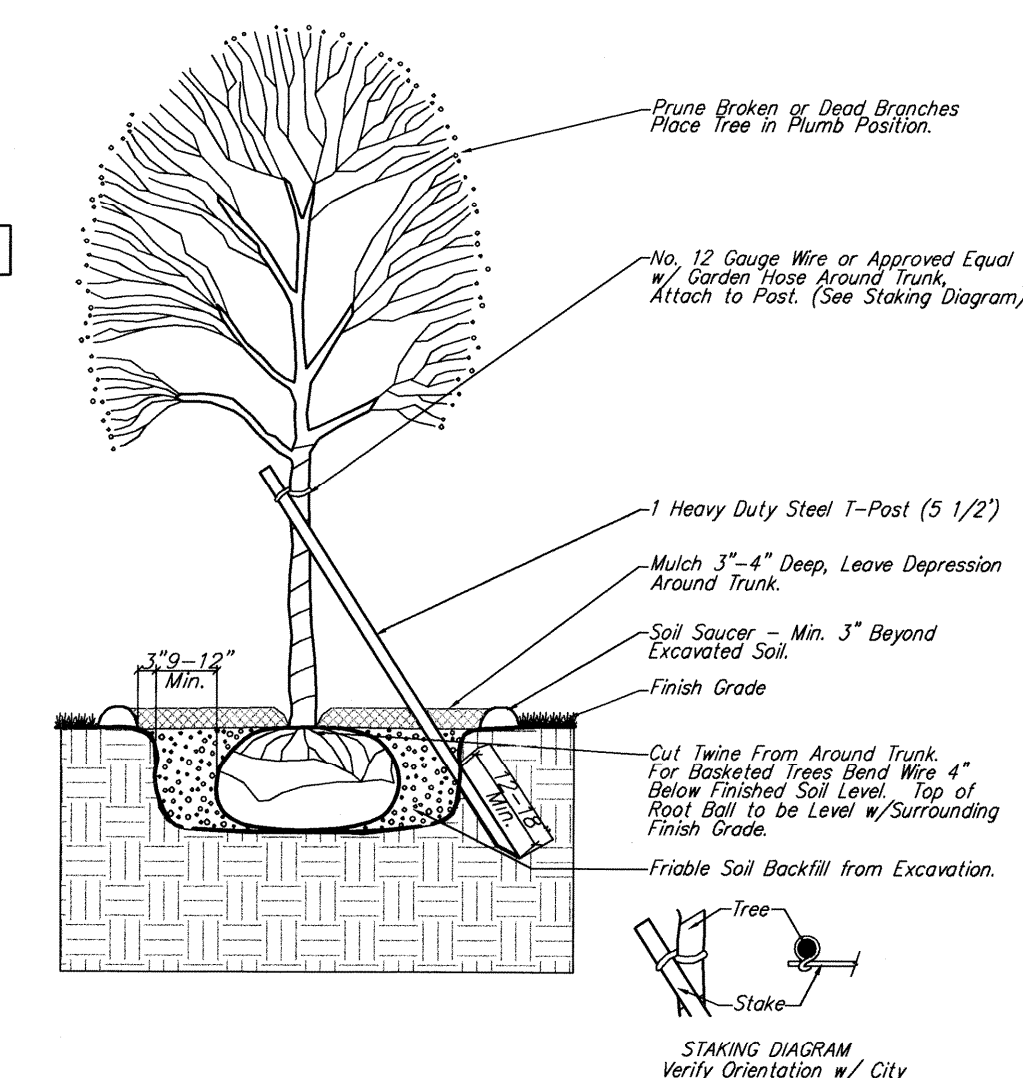


TYPICAL SIGNAGE PLAN
Not to Scale



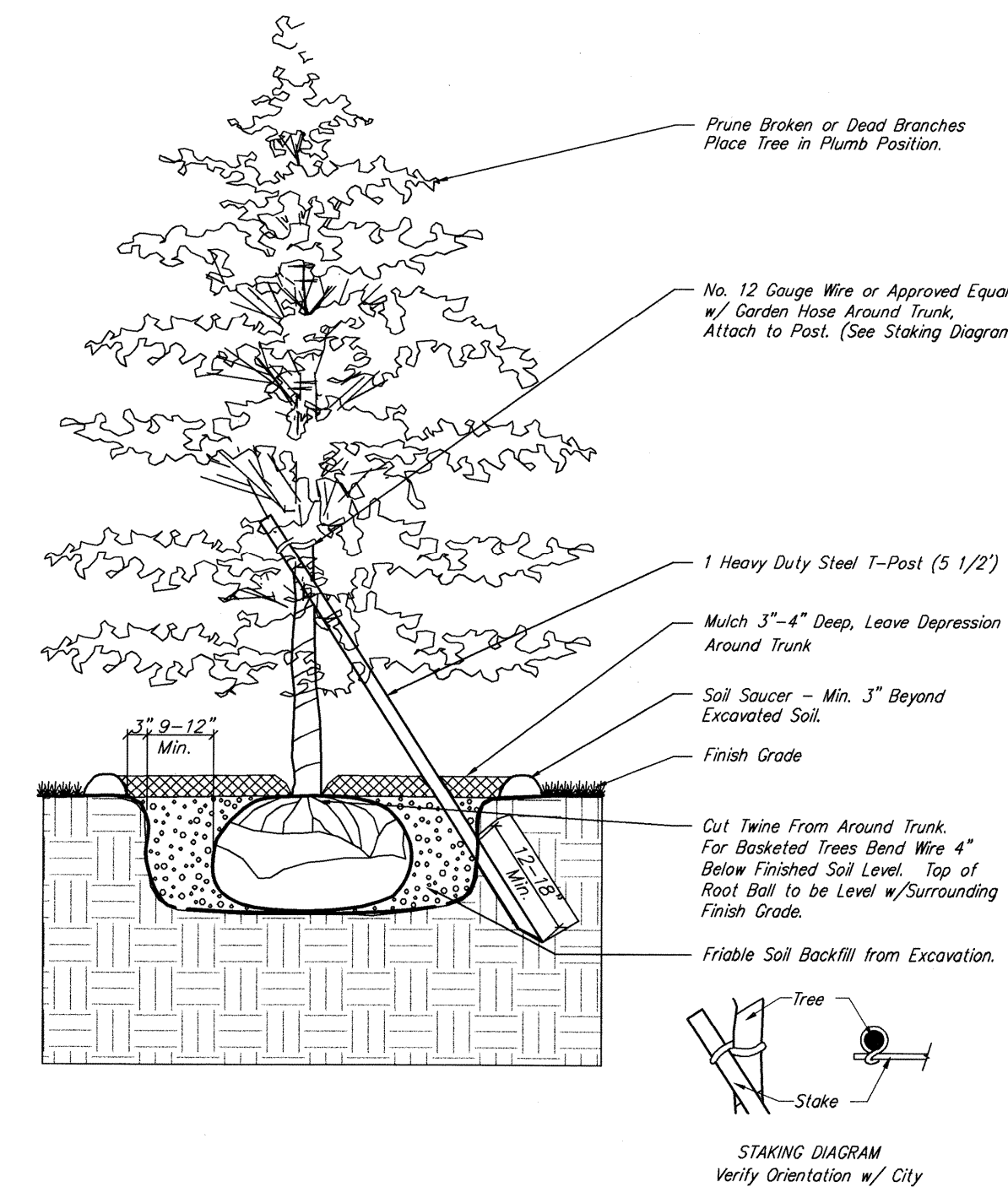
1 TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height



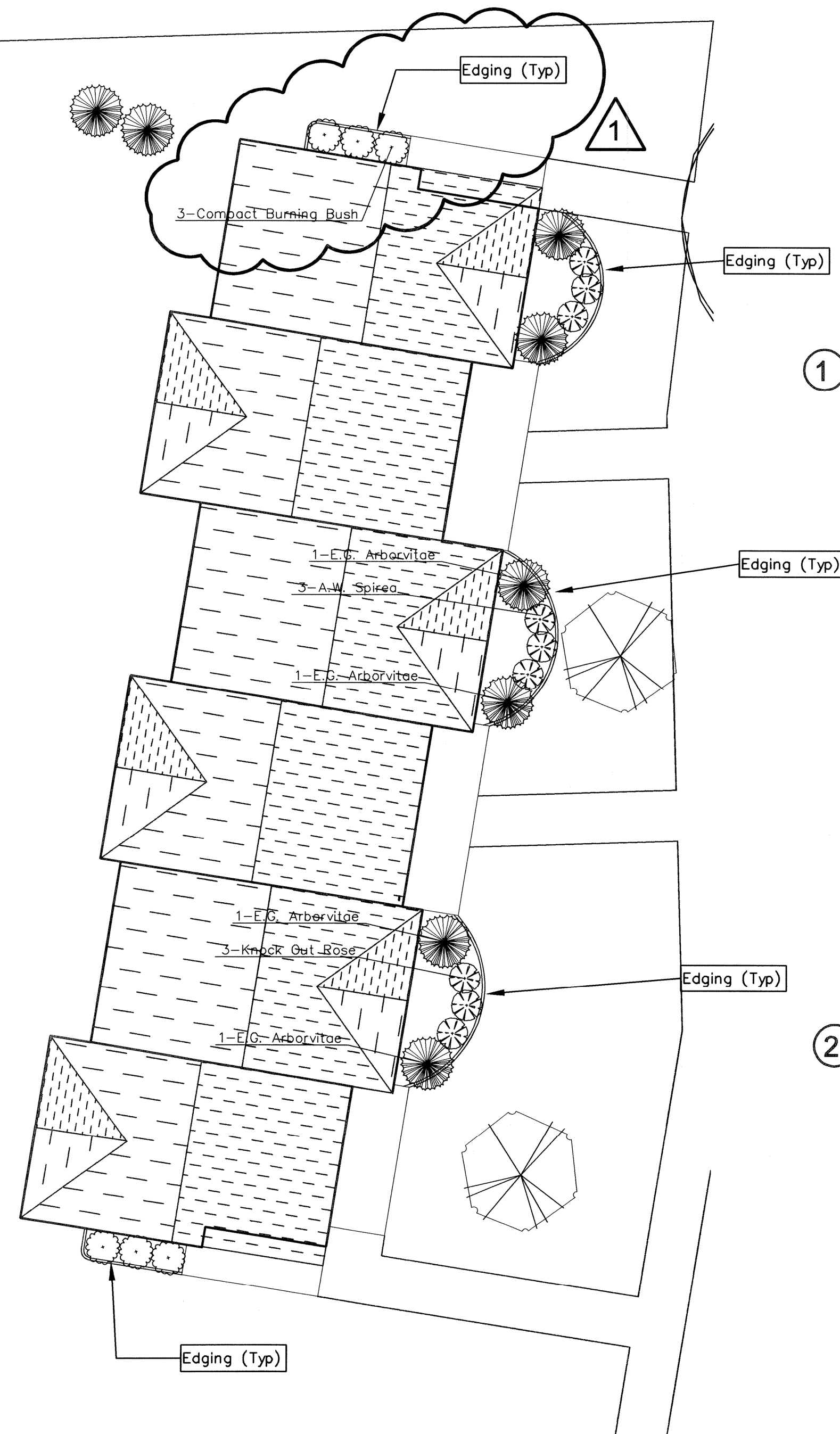
2 TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller



3 TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller



TYPICAL BUILDING PLAN
Scale 1"= 40'-0"

