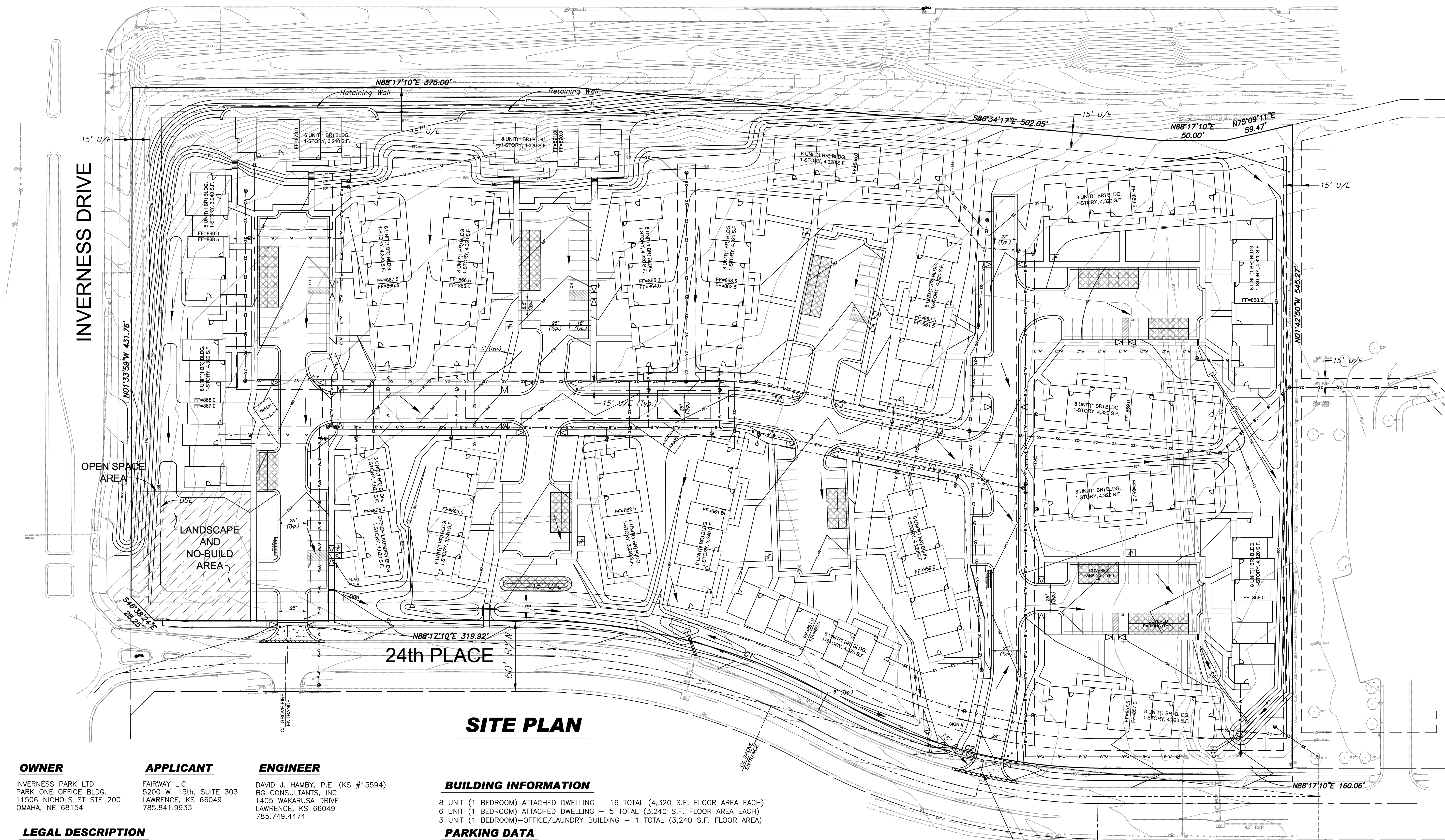


CLINTON PARKWAY



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)  
BG 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

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD SURVEYS.
2. THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
3. CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO THE WEIGHT OF REFUSE COLLECTION VEHICLES.
4. 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.
5. 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.
6. THE PROPOSED ZONING OF THE PROPERTY IS RM15.
7. 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.
8. PARKING STALLS MEASURE 8.5' WIDE BY 18' DEEP. THE DRIVEWAY AISLES MEASURE 24' WIDE. HANDICAP ACCESSIBLE STALLS HAVE AN ACCESS AISLE THAT MEASURES 5' WIDE AND VAN ACCESSIBLE HANDICAP STALLS HAVE AN ACCESS AISLE THAT MEASURES 8.5' WIDE.
9. A 15' UTILITY EASEMENT WILL BE DEDICATED FOR THE PROPOSED SANITARY SEWER LINES AND THE PROPOSED WATER LINES.
10. A STORMWATER POLLUTION PREVENTION PLAN WILL BE PROVIDED TO THE CITY PRIOR TO THE RELEASE OF BUILDING PERMITS.
11. MECHANICAL EQUIPMENT WILL BE SCREENED ACCORDING TO LAWRENCE DEVELOPMENT CODE SECTION 20-1006(b).
12. THE TRASH ENCLOSURES WILL BE SCREENED ACCORDING TO LAWRENCE DEVELOPMENT CODE SECTION 20-1006.
13. ALL STORM SEWER PIPES WILL BE INSTALLED WITH END SECTIONS.
14. PER 2006 IFC SECTION 508.5.5 A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
15. 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.
16. THE SITE PLAN HAS BEEN DESIGNED AS A SINGLE OWNER PROJECT AND IS NOT DESIGNED FOR INDIVIDUAL OWNERSHIP OF UNITS.
17. THE PROPOSED UTILITY EASEMENTS SHOWN ALONG WITH THE RECORDING INFORMATION HAVE BEEN SHOWN ON THE PUBLIC IMPROVEMENT PLANS FOR THE PROJECT.

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 (INC. 6 HANDICAP STALLS (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 RACK - 7 PROVIDED

INTERIOR PARKING LOT LANDSCAPING

184 STALLS \* 60 S.F./STALL = 11,040 S.F. REQUIRED  
11,653 S.F. PROVIDED

1 SHADE TREE AND 3 SHRUBS REQUIRED PER 10 PARKING SPACES  
19 TREES AND 57 SHRUBS REQUIRED  
20 TREES AND 58 SHRUBS PROVIDED FOR INTERIOR PARKING LOT LANDSCAPING

SITE CHARACTERISTICS TABLE:

EXISTING BUILDINGS	0	S.F.	PROPOSED BUILDINGS	88,560	S.F.
EXISTING PAVEMENT	0	S.F.	PROPOSED PAVEMENT	137,614	S.F.
EXISTING IMPERVIOUS	0	S.F.	PROPOSED IMPERVIOUS	226,174	S.F.
EXISTING PERVIOUS	478,026	S.F.	PROPOSED PERVIOUS	251,852	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  
10,984 S.F. PROVIDED (LANDSCAPE AND NO-BUILD AREA)

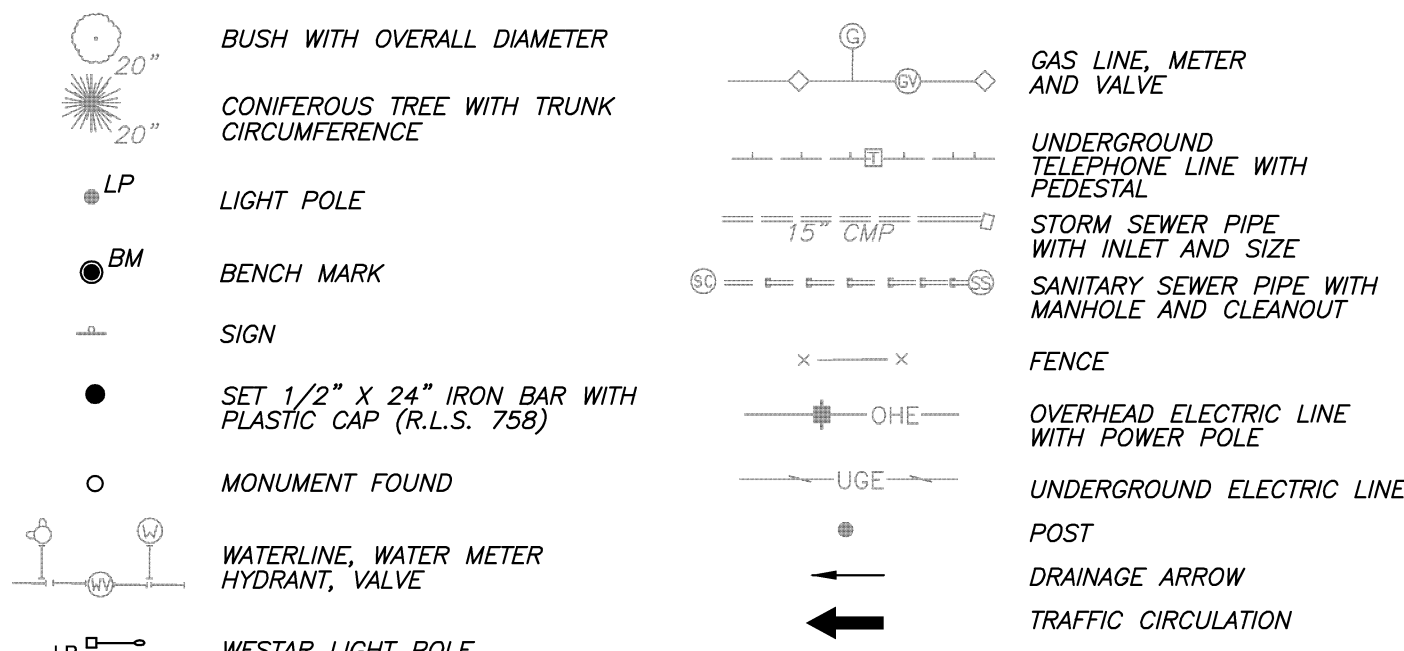
ZONING AND DENSITY

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).

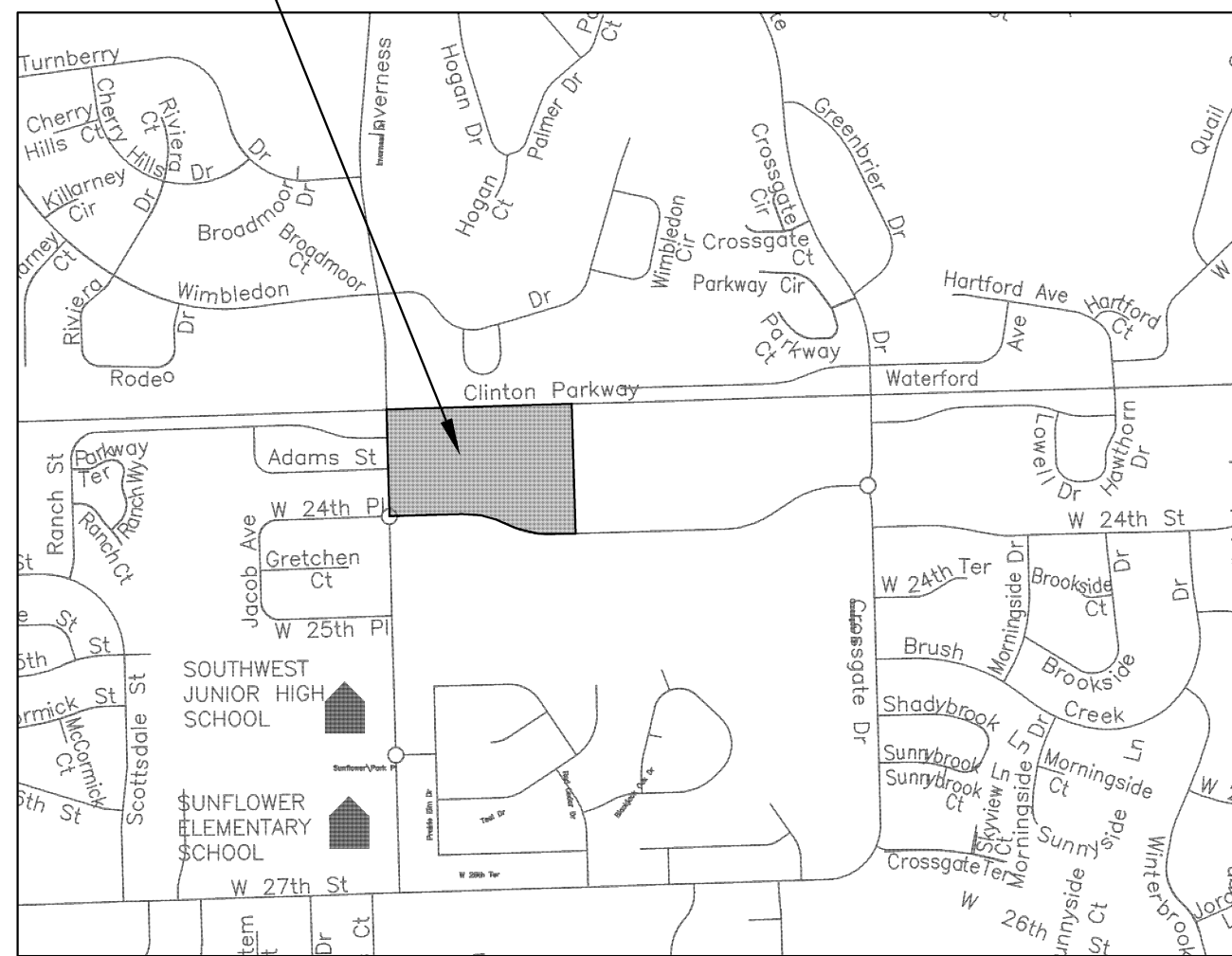
THE USES FOR THIS PROPERTY HAS BEEN RESTRICTED PER ZONING Z-7-11-09 AS APPROVED BY THE CITY COMMISSION.

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"

LEGEND



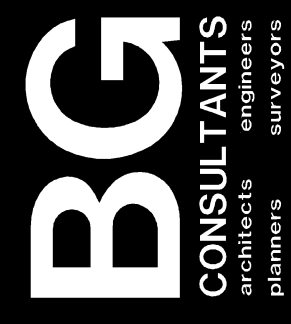
PROJECT LOCATION



LOCATION MAP

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

SITE PLAN



Project No. 08-1108L  
Date: Sept. 2, 2009  
Revised: Feb. 25, 2010

SHEET NO.

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