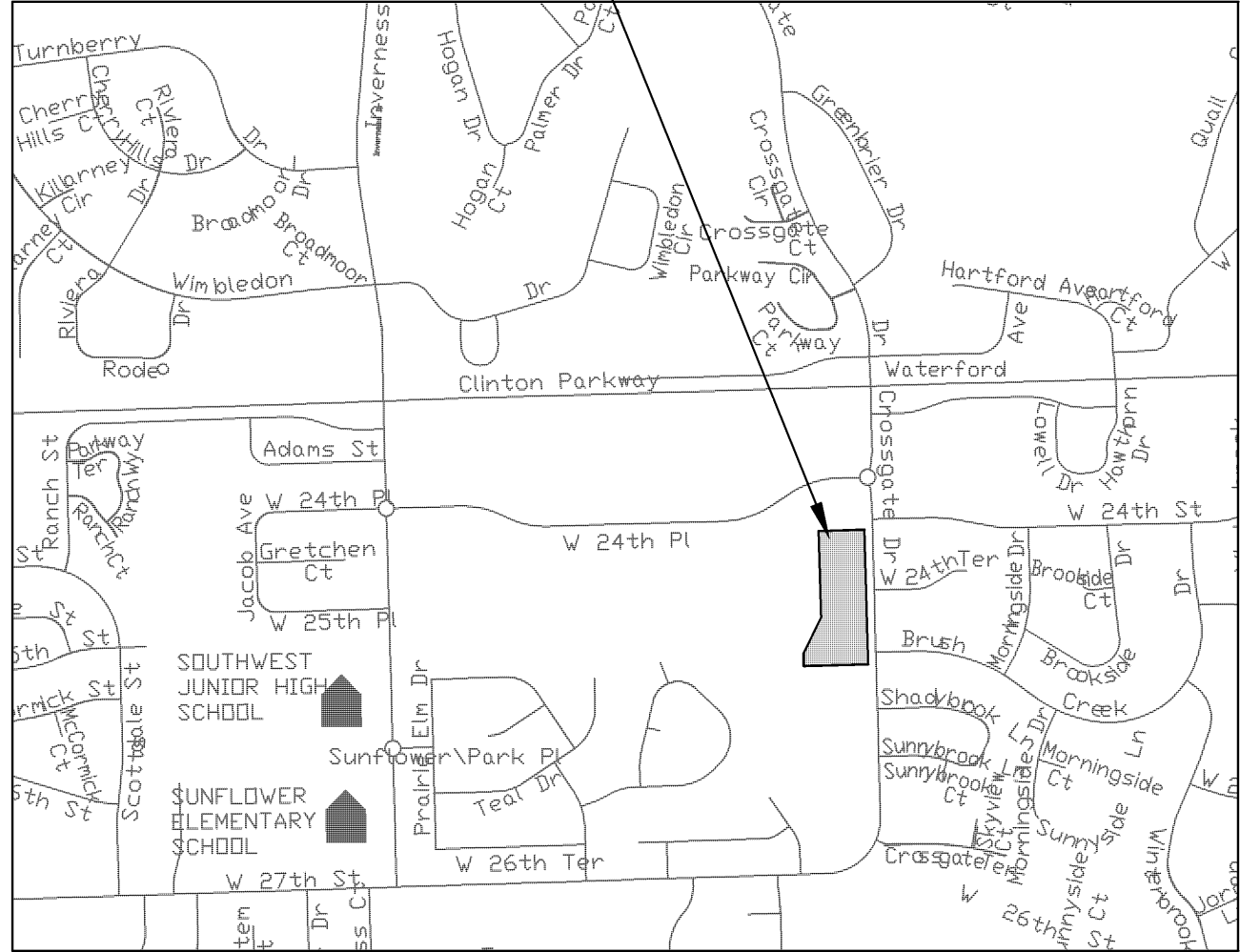


PROJECT LOCATION



LOCATION MAP

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY	MATURE HT.
KNOCK OUT ROSE	ROSA 'RADRAZZ'		2 GALLON 24" HIGH(min.)	22	4'
BURNING BUSH	EUONYMUS ALATUS 'TIMBER CREEK'		2 GALLON 24" HIGH(min.)	33	10'
ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'		2 GALLON 24" HIGH(min.)	9	3'
RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'		2.5" CALIPER	10	50'
LACEBARK ELM	ULMUS PARVIFOLIA 'LACEBARK'		2.5" CALIPER	8	50'
THORNLESS HONEYLOCUST	GLEDITSIA TRICANTHOS 'INERMIS'		2.5" CALIPER	8	75'

OWNER & APPLICANT

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

ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)  
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LEGAL DESCRIPTION

LOT 1, BLOCK ONE, INVERNESS PARK PLAZA ADDITION NO. 4, A REPLAT OF LOTS 1 AND 2, BLOCK 1, INVERNESS PARK PLAZA ADDITION NO. 3 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 LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0158D, EFFECTIVE DATE AUGUST 5, 2010.

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM THE CITY OF LAWRENCE AERIAL PHOTO.
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 EXISTING ZONING OF THE PROPERTY IS PD (WYNDAM PLACE SENIOR RESIDENCE).
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 AND TRASH ENCLOSURES WILL BE SCREENED ACCORDING TO LAWRENCE DEVELOPMENT CODE SECTION 20-14A04.8 (1966 CODE).
12. ALL STORM SEWER PIPES WILL BE INSTALLED WITH END SECTIONS.
13. PER 2006 IFC SECTION 508.5.5 A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
14. 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.
15. THE SITE PLAN HAS BEEN DESIGNED AS A SINGLE OWNER PROJECT AND IS NOT DESIGNED FOR INDIVIDUAL OWNERSHIP OF UNITS. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE UNITS AND PROPERTY.
16. THE PROPOSED UTILITY EASEMENTS SHOWN ALONG WITH THE RECORDING INFORMATION HAVE BEEN SHOWN ON THE PUBLIC IMPROVEMENT PLANS FOR THE PROJECT.
17. THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS).
18. A FENCE ALONG CROSSGATE DRIVE (FRONTING THE PROPERTY) SHALL BE PROHIBITED TO MAINTAIN MINIMUM FIRE ACCESS.

BUILDING INFORMATION

8 UNIT (1 BEDROOM) ATTACHED DWELLING – 2 TOTAL (4,320 S.F. FLOOR AREA EACH)  
6 UNIT (1 BEDROOM) ATTACHED DWELLING – 4 TOTAL (3,240 S.F. FLOOR AREA EACH)  
6 UNIT (1 BEDROOM)-OFFICE UNIT – 1 TOTAL (3,780 S.F. FLOOR AREA)

PARKING DATA

1966 CODE	2006 CODE
71 REQUIRED STALLS (46 UNITS)	53 REQUIRED STALLS (46 UNITS)
46 UNITS - 1.5 PER BR = 69 REQUIRED	46 UNITS - 1 PER BR+1 PER 10 = 51 REQUIRED
OFFICE - 1 PER 300 SF = 2 REQUIRED	OFFICE - 1 PER 300 SF = 2 REQUIRED
57 PROVIDED STALLS (INC. 3 HC STALLS (1 VAN))	57 PROVIDED STALLS (INC. 3 HC STALLS (1 VAN))
11 REQUIRED BICYCLE PARKING SPACES	14 REQUIRED BICYCLE PARKING SPACES
REQ'D STALLS * 0.15 = 11 REQUIRED	1 PER 4 AUTO = 14 REQUIRED
14 PROVIDED BICYCLE PARKING SPACES	14 PROVIDED BICYCLE PARKING SPACES
7 BIKE SPACES PER RACK - 2 PROVIDED	7 BIKE SPACES PER RACK - 2 PROVIDED

INTERIOR PARKING LOT LANDSCAPING

57 STALLS \* 40 S.F./STALL = 2,280 S.F. REQUIRED  
3,948 S.F. PROVIDED

- 1 SHADE TREE AND 3 SHRUBS REQUIRED PER 10 PARKING SPACES  
6 TREES AND 18 SHRUBS REQUIRED  
8 TREES AND 18 SHRUBS PROVIDED FOR INTERIOR PARKING LOT LANDSCAPING

SITE CHARACTERISTICS TABLE:

EXISTING BUILDINGS	0 S.F.	PROPOSED BUILDINGS	25,380 S.F.
EXISTING PAVEMENT	0 S.F.	PROPOSED PAVEMENT	40,318 S.F.
EXISTING IMPERVIOUS	0 S.F.	PROPOSED IMPERVIOUS	65,698 S.F.
EXISTING PERVIOUS	200,642 S.F.	PROPOSED PERVIOUS	134,944 S.F.
PROPERTY AREA	200,642 S.F.		

COMMON OPEN SPACE AREA REQUIRED

200,642 S.F. \* 20% = 40,128 S.F. REQUIRED  
60,524 S.F. PROVIDED (DRAINAGE EASEMENT AND RECREATIONAL AREA)

RECREATIONAL OPEN SPACE AREA REQUIRED

40,128 S.F. \* 50% = 20,064 S.F. REQUIRED  
22,870 S.F. PROVIDED (RECREATIONAL AREA)

A DISC GOLF PRACTICE AREA WILL BE PROVIDED IN THE RECREATIONAL OPEN SPACE AREA. TWO ELEVATED METAL BASKETS WILL BE PROVIDED AT EACH END ALONG WITH A PICNIC TABLE.

ZONING AND DENSITY

THE CURRENT ZONING FOR THE PROPERTY IS PD (WYNDAM PLACE SENIOR RESIDENCE) WHICH ALLOWS A MAXIMUM DENSITY OF 10 UNITS PER ACRE. THE PROPOSED DENSITY OF THE PROJECT IS 9.99 UNITS/ACRE (46 UNITS/4.61 ACRES).

THE USES FOR THIS PROPERTY HAS BEEN RESTRICTED PER ZONING Z-4-B-8-99 AS APPROVED BY THE CITY COMMISSION.

REQUESTED WAIVERS (PER 1966 ZONING CODE)

—A REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 10' (NORTH P/L).

— A REDUCTION IN SIDE YARD SETBACK FROM 10' TO 5' ALONG THE SOUTH PROPERTY LINE.

— A REDUCTION IN THE PARKING STALL REQUIREMENTS FROM 71 STALLS TO 57 STALLS.

CROSSGATE CASITAS  
2451 CROSSGATE DRIVE, LAWRENCE, KS 66049

PRELIMINARY  
DEVELOPMENT PLAN

BG  
CONSULTANTS  
engineers  
architects  
surveyors

Project No. 10-1098L  
Date: Mar. 22, 2010  
Revised: Nov. 9, 2010  
SHEET NO.