

GAS LINE, METER AND VALVE

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(S) manual Branch Branc

STORM SEWER PIPE WITH INLET AND SIZE

DRAINAGE ARROW

TRAFFIC CIRCULATION

SANITARY SEWER PIPE WITH MANHOLE AND CLEANOUT

UNDERGROUND ELECTRIC LINE

LEGEND

Adams St

W 24th F.

Gretchen Ct

W 25th F

SOUTHWEST

SCHOOL

ELEMENTAR

\$CHOOL

JUNIOR HIGH

BUSH WITH OVERALL DIAMETER

CONIFEROUS TREE WITH TRUNK

SET 1/2" X 24" IRON BAR WITH PLASTIC CAP (BG CONSULTANTS R.L.S. 758)

CIRCUMFERENCE

LIGHT POLE

BENCH MARK

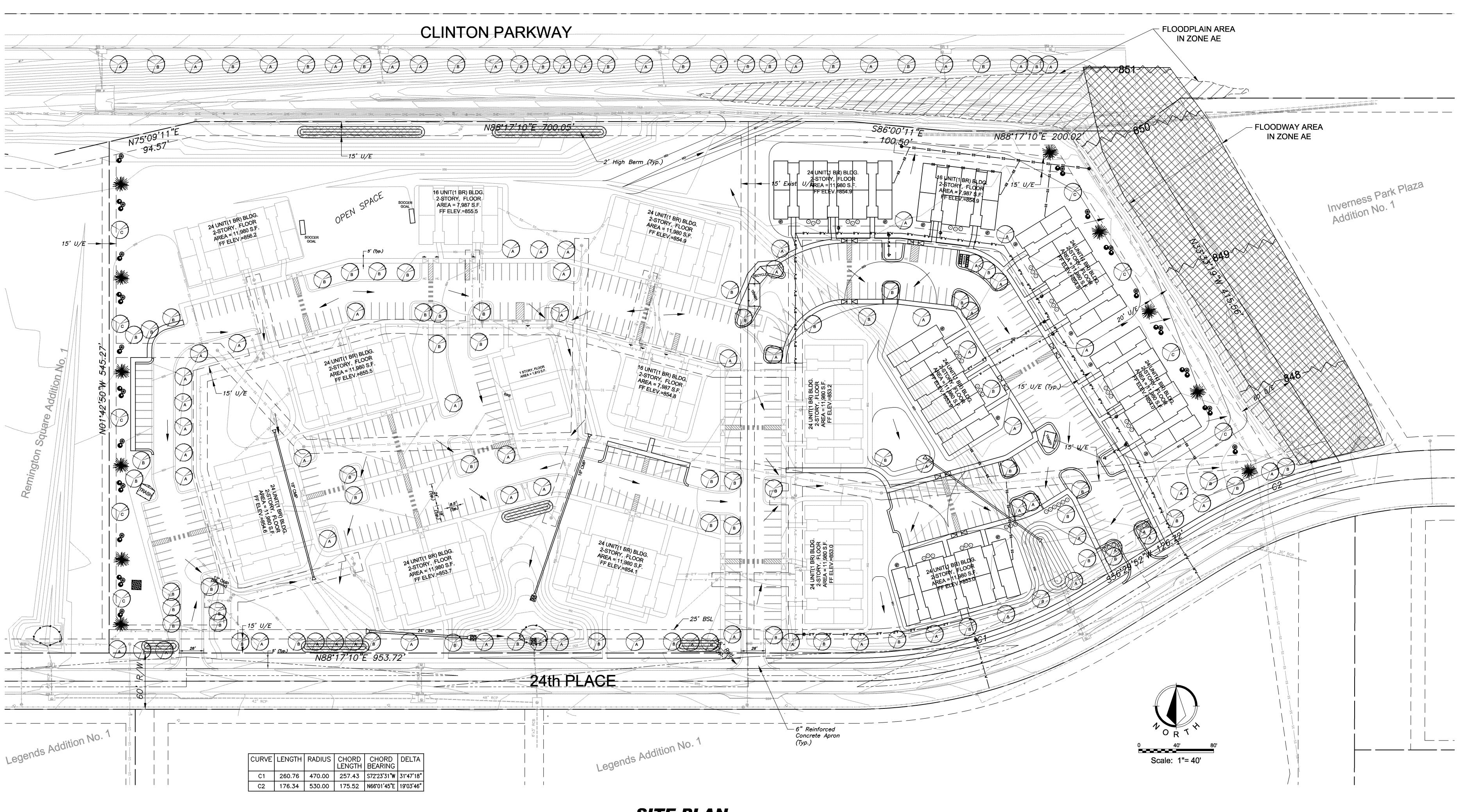
MONUMENT FOUND

WATERLINE, WATER METER HYDRANT, VALVE

SIGN

PROJECT

LOCATION



SITE PLAN

OWNER - APPLICANT ENGINEER

TIM STULTZ HIGHLAND CONSTRUCTION 411 N. IOWA LAWRENCE, KS 66044

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

LEGAL DESCRIPTION

LOT 1, 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. $E\ddot{L}EV. = 854.60$ 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

- I. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD SURVEYS. . 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 ZONING OF THE PROPERTY IS RM15. THE PROPOSED ZONING IS RM24.
- 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. 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
- 10. THE EXISTING SEWER AND WATER INFRASTRUCTURE IS WITHIN EASEMENTS RECORDED IN BK. 1040. PG. 5404-7. THE PROPOSED SEWER AND WATER INFRASTRUCTURE WILL BE WITHIN 15' WIDE EASEMENTS WITH THE DEDICATION INFORMATION SHOWN ON THE PUBLIC INFRASTRUCTURE PLANS. 11. A STORMWATER POLLUTION PREVENTION PLAN WILL BE PROVIDED TO THE CITY PRIOR TO THE
- RELEASE OF BUILDING PERMITS. 12. THE SWIMMING POOL CONNECTION TO THE SANITARY SEWER MUST MEET CITY CODE CHAPTER 19, SECTION 11.
- 13. MECHANICAL EQUIPMENT WILL BE SCREENED ACCORDING TO LAWRENCE DEVELOPMENT CODE SECTION
- 15. THE TRASH ENCLOSURES WILL BE SCREENED ACCORDING TO LAWRENCE DEVELOPMENT CODE SECTION 20-1006. SCREENING WILL BE 6' HIGH CEDAR FENCE ON THREE SIDES.

DEVELOPMENT OF SENSITIVE LANDS IS ALLOWED.

16. SENSITIVE LANDS ARE LOCATED WITHIN THE FLOODPLAIN AND A DEDICATED DRAINAGE EASEMENT. NO

20-1006(b). 14. ALL CURB ÍNLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.

BUILDING INFORMATION

24 UNIT (1 BEDROOM) APARTMENT BUILDING - 13 TOTAL (11,980 S.F. FLOOR AREA EACH) 16 UNIT (1 BEDROOM) APARTMENT BUILDING - 3 TOTAL (7,987 S.F. FLOOR AREA EACH) OFFICE/LAUNDRY BUILDING - 1 TOTAL (1,813 S.F. FLOOR AREA) PARKING DATA

407 REQUIRED STALLS (360 UNITS) 360 UNITS - 1 PER BR + 1 PER 10 BR = 396 REQUIRED OFFICE/LAUNDRY - 2 GUEST, 3 EMPLOYEE = 5 REQUIRED

OUTDOOR POOL - 1 PER 500 S.F. = 6 REQUIRED 398 PROVIDED REGULAR STALLS + 9 HANDICAP STALLS(INC. 2 VAN-ACCESSIBLE) 102 REQUIRED BICYCLE PARKING SPACES (1 PER 4 AUTO) 6 PROVIDED IN EACH 24 UNIT BUILDING, 4 IN EACH 16 UNIT BUILDING

102 PROVIDED BICYCLE PARKING SPACES INTERIOR PARKING LOT LANDSCAPING

407 STALLS * 40 S.F./STALL = 16,280 S.F. REQUIRED 23,838 S.F. PROVIDED

12 PROVIDED AT OFFICE/LAUNDRY

1 SHADE TREE AND 3 SHRUBS REQUIRED PER 10 PARKING SPACES 41 TREES AND 123 SHRUBS REQUIRED SUBSTITUTE 41 TREES FOR THE 123 SHRUBS REQUIRED 82 TREES PROVIDED FOR INTERIOR PARKING LOT LANDSCAPING

SITE CHARACTERISTICS TABLE:

PROPOSED BUILDINGS 116,833 S.F. PROPOSED PAVEMENT 178,495 S.F. EXISTING BUILDINGS 73,381 S.F. EXISTING PAVEMENT 120,793 S.F. PROPOSED IMPERVIOUS 295,328 S.F. EXISTING IMPERVIOUS 194,174 S.F. EXISTING PERVIOUS 459,323 S.F. PROPOSED PERVIOUS 358,169 S.F.

PROPERTY AREA 653,497 S.F. **BUFFERYARDS REQUIRED**

OUTDOOR AREA REQUIRED

A TYPE 1 (25') BUFFERYARD HAS BEEN PROVIDED ADJACENT TO THE EAST AND WEST PROPERTY LINES.

50 S.F./UNIT = 50 S.F * 360 UNITS = 18,000 S.F. REQUIRED 86,000 S.F. PROVIDED

ZONING AND DENSITY

THE CURRENT ZONING FOR THE PROPERTY IS RM15. THE PROPOSED ZONING FOR THE PROPERTY IS RM24 WHICH ALLOWS A MAXIMUM DENSITY OF 24 UNITS PER ACRE. THE PROPOSED DENSITY OF THE PROJECT IS 24 UNITS/ACRE (360 UNITS/15 ACRES).

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY	MATURE HT.
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	8	2 GALLON 24" HIGH(min.)	12	10'
FAIRVIEW YEW	TAXUS MEDIA 'FAIRVIEW'	0	2 GALLON 24" HIGH(min.)	48	5'
ALLEGHANY VIBURNUM	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'		5 GALLON 24" HIGH(min.)	29	10'
DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	₩	2 GALLON 24" HIGH(min.)	19	6'
RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'		2.5" CALIPER	75	50'
CLEVELAND SELECT PEAR	PYRUS CALLERYANA				30'
LACEBARK ELM	ULMUS PARVIFOLIA	B	2.5" CALIPER	76	50'
GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'				50'
SHUMARD OAK	QUERCUS SHUMARDII	©	2.5" CALIPER	9	85'
LONDON PLANE TREE	PLATANUS OCCIDENTALIS				100'
CHINESE JUNIPER	JUNIPERUS CHINENSIS 'HETZII'		6' HEIGHT	11	15'