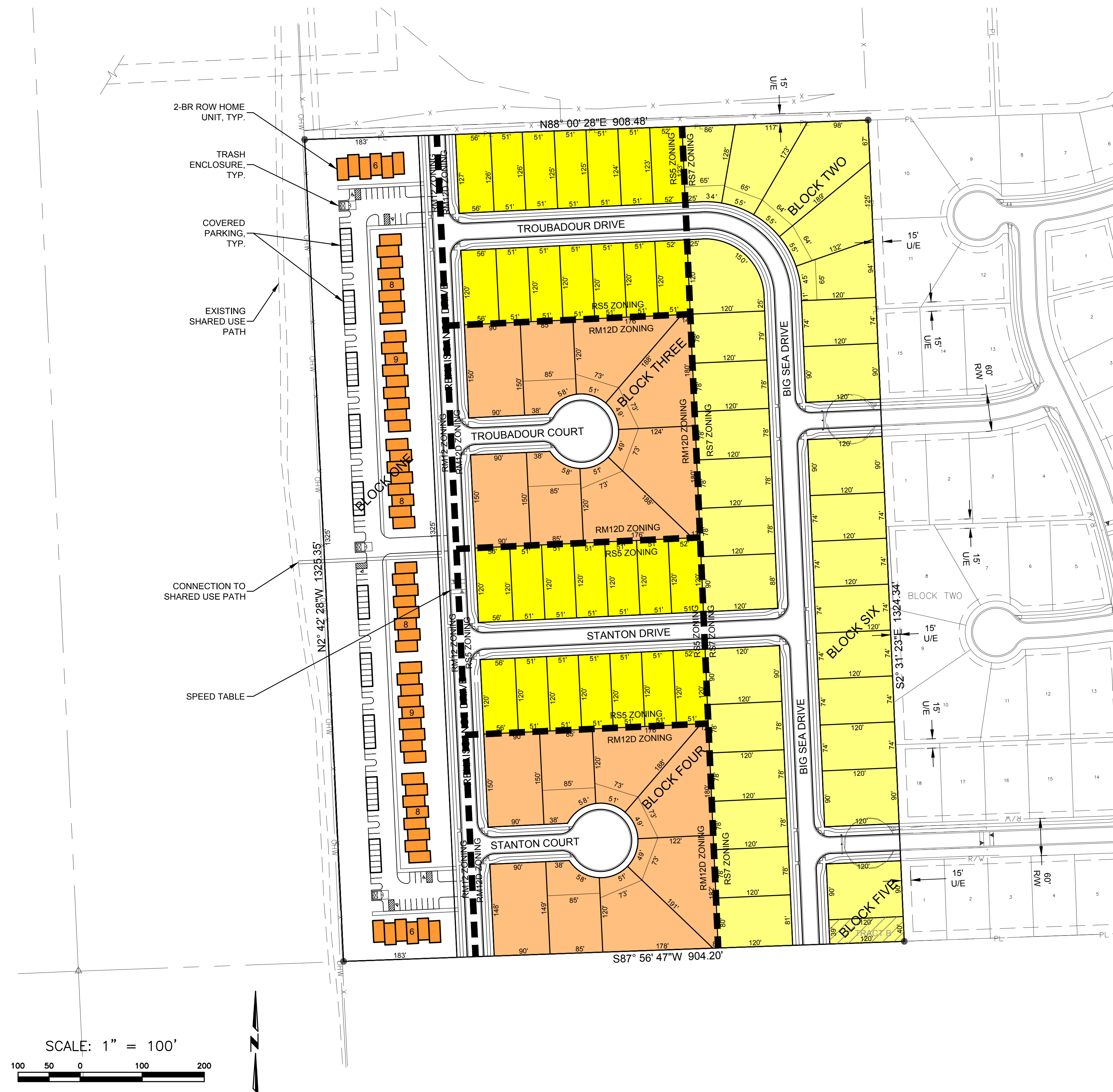




GENERAL NOTES:

1. OWNER: LANGSTON HEIGHTS, LC
611 SAINT ANDREWS DRIVE
LAWRENCE, KANSAS 66047
2. LAND PLANNER/
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
3. EXISTING ZONING: UR
4. PROPOSED ZONING: RS7, RS5, RM12D, RM12
5. EXISTING LAND USE: VACANT
6. PROPOSED LAND USE: DETACHED DWELLING
THE SUBJECT PROPERTY DOES NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS
DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 154, MAP NUMBER
2004SC0154D, DOUGLAS COUNTY, KS., BEARING AN EFFECTIVE DATE OF AUGUST 5,
2010.
8. THIS SITE IS DESIGNATED LOW-DENSITY RESIDENTIAL IN A NODAL PLAN FOR THE
INTERSECTION OF WEST 6TH STREET & KANSAS HIGHWAY 10 (K-10), DATED 11/11/03.
LOTS DEVELOPED WITHIN THE SLT/K10-7C SHALL BE DESIGNED TO COMPLY WITH
THE MINIMUM DESIGN STANDARDS OF SECTION 20-307(F1)
10. BUILDING PERMITS FOR STRUCTURES IN LOT 1, BLOCK ONE WILL NOT BE MADE
AVAILABLE UNTIL SUCH TIME THAT RENAISSANCE DRIVE IS CONSTRUCTED AND
COMPLETE SOUTH TO BOB BILLINGS PARKWAY.

ZONING SUMMARY:

	R57 GROSS AREA: 397.349 SF / 9.122 AC RIGHTS-OF-WAY: 97.784 SF / 2.245 AC TRACTS: 4.742 SF / 0.109 AC NET AREA: 294.823 SF / 6.768 AC TOTAL LOTS: 28 AVERAGE LOT AREA: 10,166 SF / 0.233 AC MINIMUM LOT AREA: 8,880 SF / 0.204 AC MAXIMUM LOT AREA: 18,571 SF / 0.426 AC TOTAL UNITS: 29 UNIT DENSITY: 4.855 UNITS/AC
	R55 GROSS AREA: 238.317 SF / 5.471 AC RIGHTS-OF-WAY: 61,884 SF / 1.421 AC NET AREA: 176,433 SF / 4.050 AC TOTAL LOTS: 28 AVERAGE LOT AREA: 6,301 SF / 0.145 AC MINIMUM LOT AREA: 6,120 SF / 0.140 AC MAXIMUM LOT AREA: 7,148 SF / 0.164 AC TOTAL UNITS: 28 UNIT DENSITY: 6.914 UNITS/AC
	RM12D GROSS AREA: 282.754 SF / 6.491 AC RIGHTS-OF-WAY: 58,865 SF / 1.351 AC NET AREA: 223,889 SF / 5.140 AC TOTAL LOTS: 16 AVERAGE LOT AREA: 13,993 SF / 0.321 AC MINIMUM LOT AREA: 11,748 SF / 0.270 AC MAXIMUM LOT AREA: 16,314 SF / 0.375 AC TOTAL UNITS: 32 UNIT DENSITY: 6.226 UNITS/AC
	RM12 GROSS AREA: 282.275 SF / 6.480 AC RIGHTS-OF-WAY: 39,754 SF / 0.913 AC NET AREA: 242,521 SF / 5.568 AC TOTAL LOTS: 1 AVERAGE LOT AREA: 242,521 SF / 5.568 AC MINIMUM LOT AREA: 242,521 SF / 5.568 AC MAXIMUM LOT AREA: 242,521 SF / 5.568 AC TOTAL UNITS: 62 UNIT DENSITY: 11.135 UNITS/AC

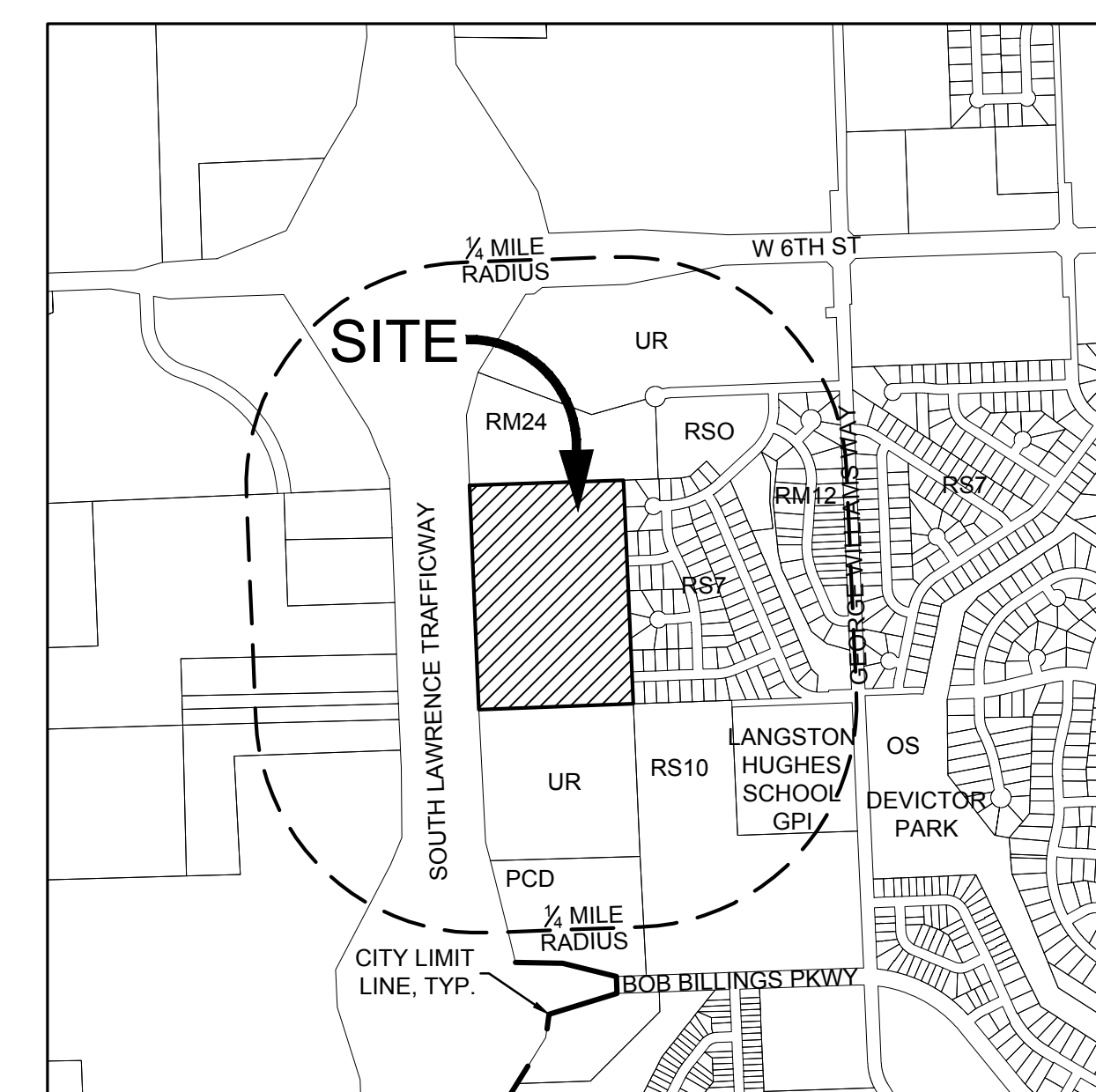
***GROSS SUBDIVISION UNIT DENSITY = 151 UNITS / 27.564 AC
= 5.478 UNITS/AC**

BUILDING SUMMARY:

PRODUCT TYPE	QUANTITY	UNITS	BEDROOMS
SINGLE-FAMILY HOME	57	57	N/A
DUPLEX	16	32	N/A
ROW HOME	62	62	124

***GROSS SUBDIVISION UNIT DENSITY = 151 UNITS / 27.564 AC = 5.478 UNITS/AC**

LOCATION MAP:



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**CONCEPT PLAN
LANGSTON HEIGHTS ADDITION,
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS**

[illegible]

DATE:	11/29/12
PROJECT NO.:	20121218
DESIGNED BY:	TAH/LPE
DRAWN BY:	BS
CHECKED BY:	CMS

ISSUE	SHEET NO.
	1
	OF 1 SHEETS