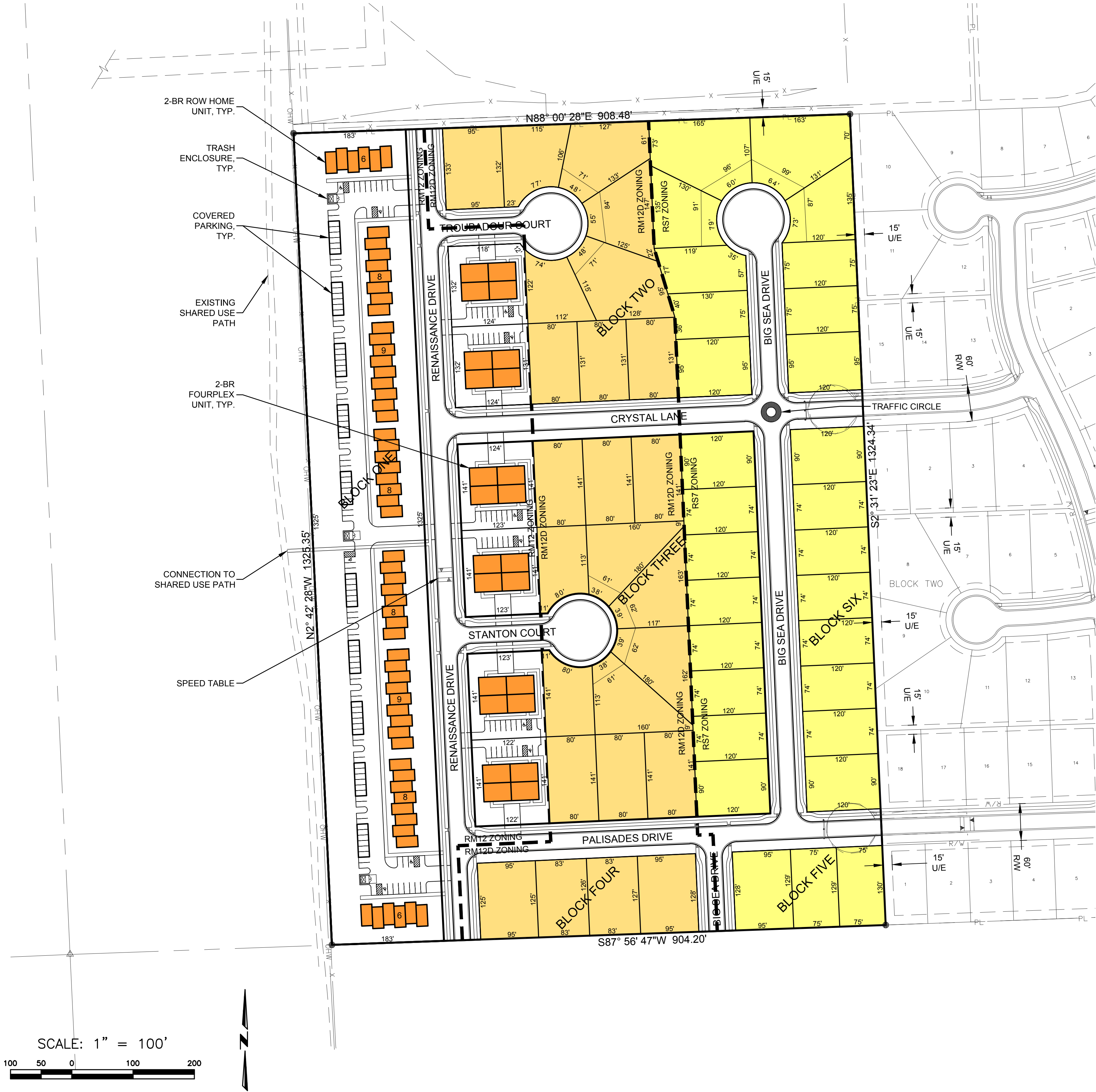


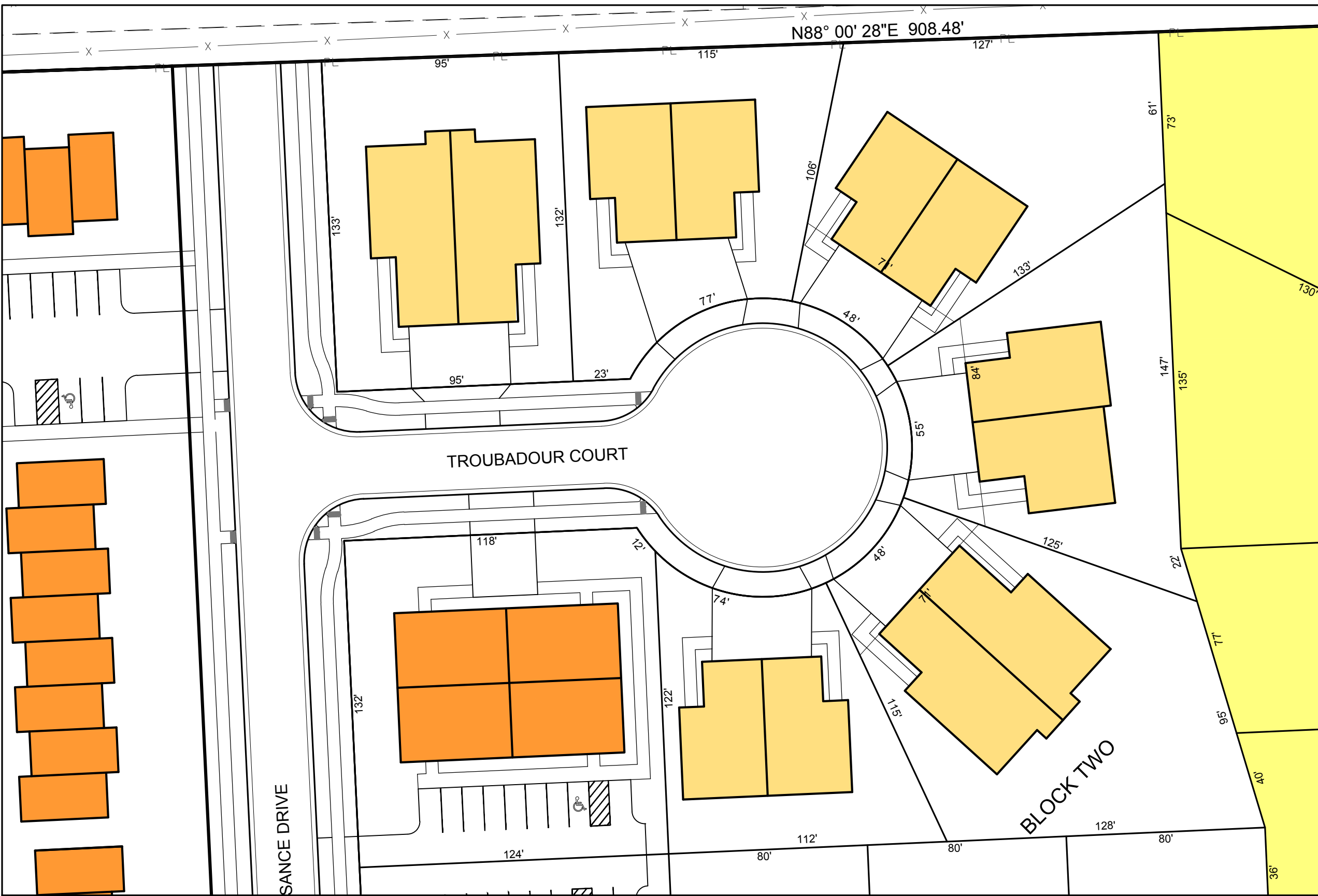


GENERAL NOTES:

- OWNER: LANGSTON HEIGHTS, LC
611 SAINT ANDREWS DRIVE
LAWRENCE, KANSAS 66047
- LAND PLANNER/
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- EXISTING ZONING: UR
- PROPOSED ZONING: RS7, RM12, RM12D
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: DETACHED DWELLING, DUPLEX, ATTACHED DWELLING
- THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS
DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 154, MAP NUMBER
20045C0154D, DOUGLAS COUNTY, KS., BEARING AN EFFECTIVE DATE OF AUGUST 5,
2010.
- THIS SITE IS DESIGNATED LOW-DENSITY RESIDENTIAL IN HORIZON 2020, DATED
7/1/11, AND THE WEST OF K-10 PLAN, DATED 1/7/08.
- LOTS DEVELOPED WITHIN THE SLT/K10-TC SHALL BE DESIGNED TO COMPLY WITH
THE MINIMUM DESIGN STANDARDS OF SECTION 20-307(c)(1).

ZONING SUMMARY:

	RS7	GROSS AREA: 401,026 SF / 9.206 AC RIGHTS-OF-WAY: 101,644 SF / 2.333 AC NET AREA: 299,382 SF / 6.873 AC TOTAL LOTS: 29 AVERAGE LOT AREA: 10,324 SF / 0.237 AC MINIMUM LOT AREA: 8,886 SF / 0.204 AC MAXIMUM LOT AREA: 17,635 SF / 0.405 AC TOTAL UNITS: 29 UNIT DENSITY: 4.219 UNITS/AC		RM12	GROSS AREA: 436,678 SF / 10.025 AC RIGHTS-OF-WAY: 92,205 SF / 2.117 AC NET AREA: 344,473 SF / 7.908 AC TOTAL LOTS: 7 AVERAGE LOT AREA: 49,210 SF / 1.130 AC MINIMUM LOT AREA: 16,329 SF / 0.375 AC MAXIMUM LOT AREA: 242,521 SF / 5.568 AC TOTAL UNITS: 86 UNIT DENSITY: 10.875 UNITS/AC
	RM12D	GROSS AREA: 362,991 SF / 8.333 AC RIGHTS-OF-WAY: 72,503 SF / 1.664 AC NET AREA: 290,488 SF / 6.669 AC TOTAL LOTS: 25 AVERAGE LOT AREA: 11,620 SF / 0.267 AC MINIMUM LOT AREA: 9,552 SF / 0.219 AC MAXIMUM LOT AREA: 15,997 SF / 0.367 AC TOTAL UNITS: 50 UNIT DENSITY: 7.497 UNITS/AC	*GROSS SUBDIVISION UNIT DENSITY = 165 UNITS / 27.564 AC = 5.986 UNITS/AC		

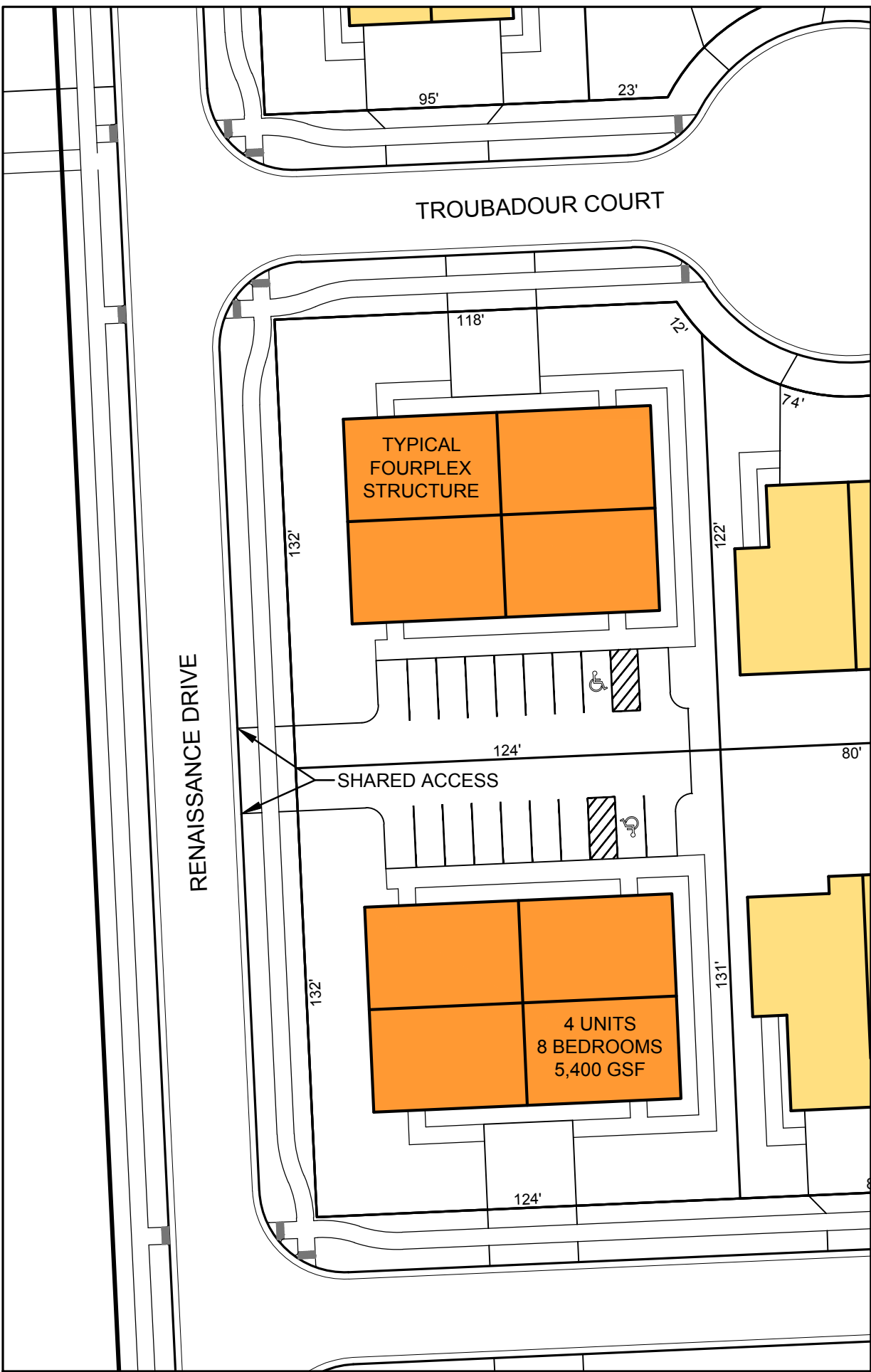


TYPICAL DUPLEX LAYOUT

BUILDING SUMMARY:

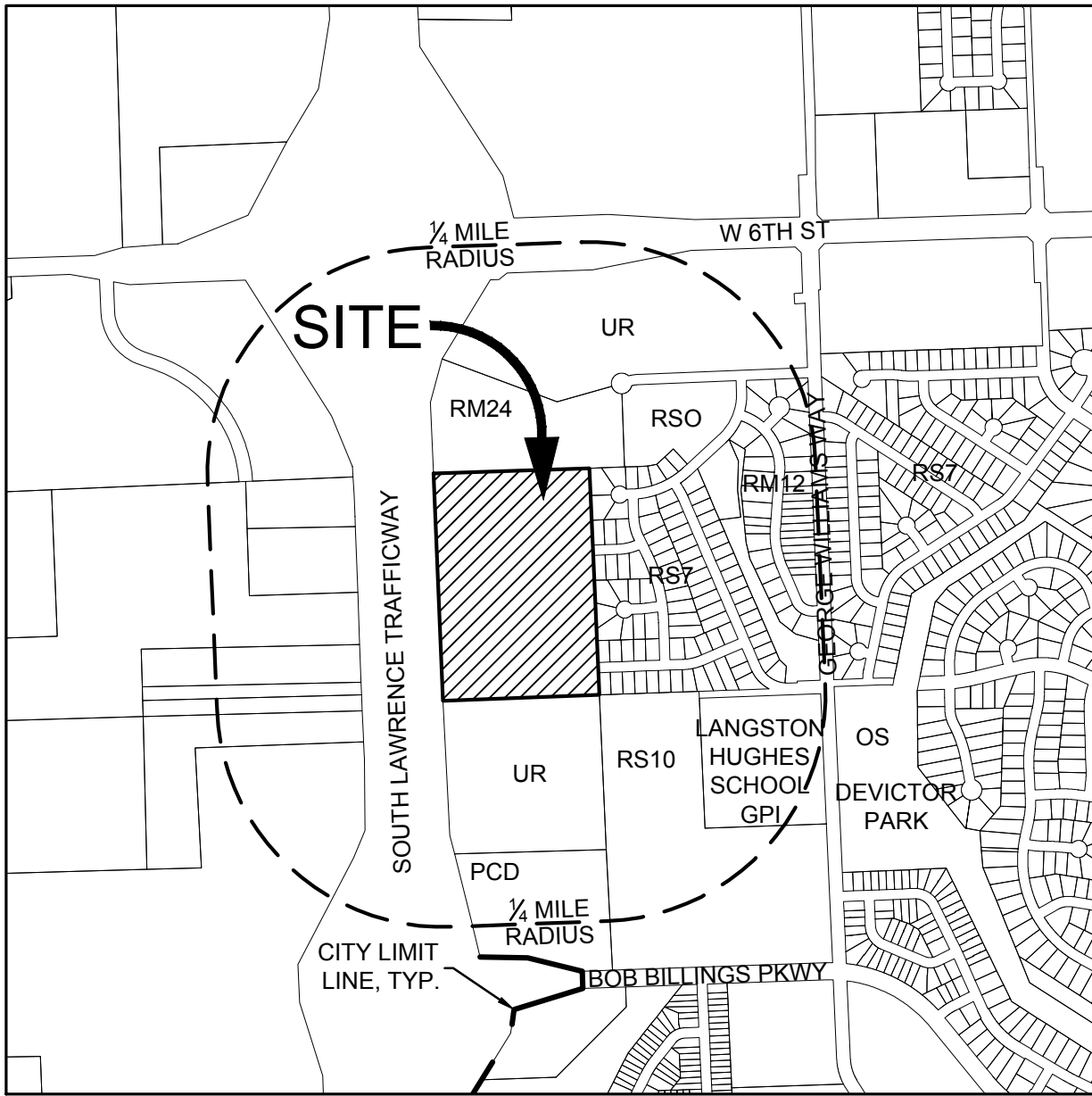
PRODUCT TYPE	QUANTITY	UNITS	BEDROOMS
SINGLE-FAMILY HOME	29	29	N/A
DUPLEX	25	50	N/A
FOURPLEX	6	24	48
ROW HOME	62	62	124

*GROSS SUBDIVISION UNIT DENSITY = 165 UNITS / 27.564 AC = 5.986 UNITS/AC



TYPICAL FOURPLEX LAYOUT

LOCATION MAP:



REV	DATE	DESCRIPTION

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