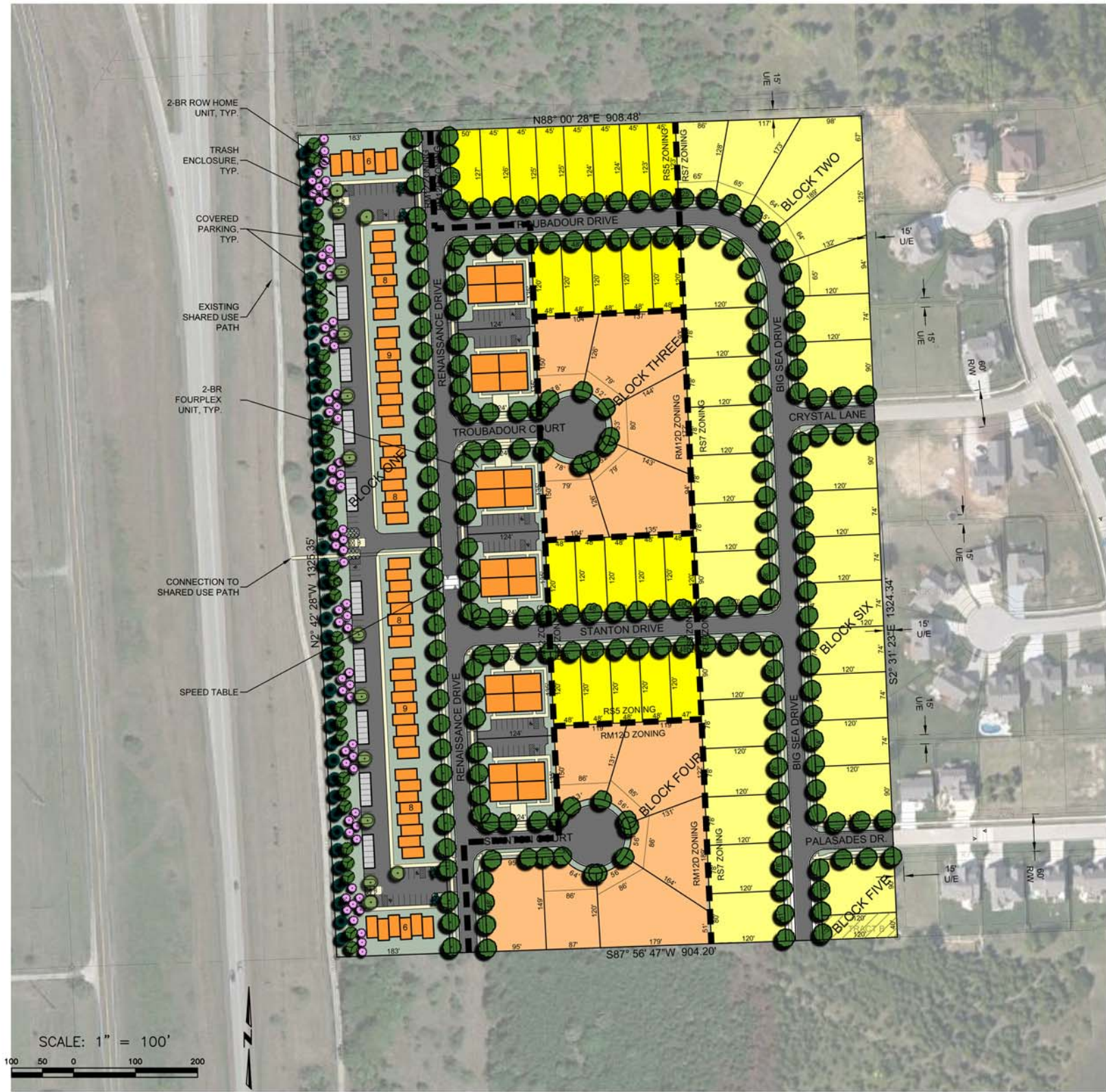




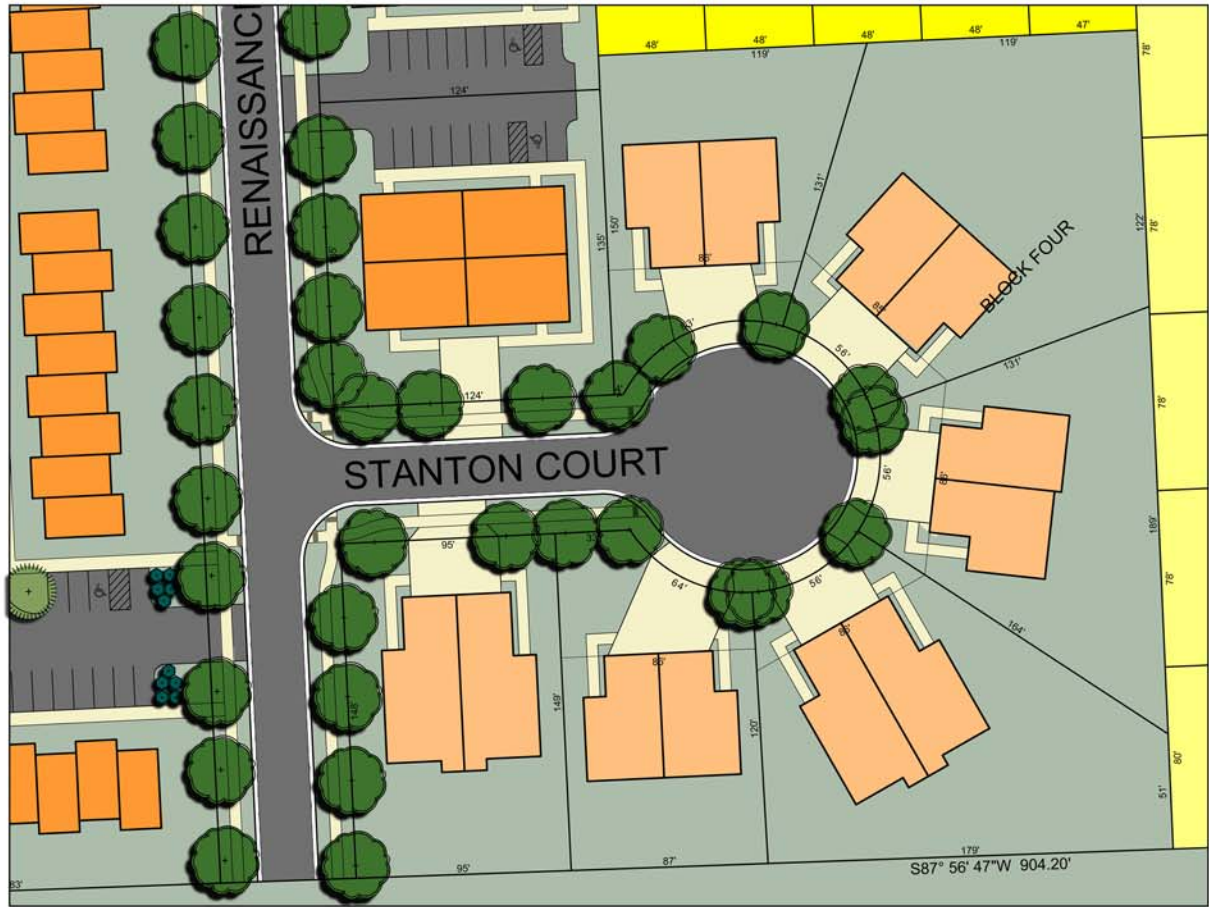
GENERAL NOTES:

- 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, RS5, RM12D, RM12
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: DETACHED DWELLING, DUPLEX, ATTACHED DWELLING
- THE SUBJECT PROPERTY DOES NOT LIE 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.
- 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-TC SHALL BE DESIGNED TO COMPLY WITH
THE MINIMUM DESIGN STANDARDS OF SECTION 20-307(c)(1).

ZONING SUMMARY:

RS7	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: 29 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: 4.285 UNITS/AC	RM12D	GROSS AREA: 199,594 SF / 4.582 AC RIGHTS-OF-WAY: 31,505 SF / 0.723 AC NET AREA: 168,089 SF / 3.859 AC TOTAL LOTS: 11 AVERAGE LOT AREA: 15,281 SF / 0.351 AC MINIMUM LOT AREA: 10,982 SF / 0.252 AC MAXIMUM LOT AREA: 20,191 SF / 0.464 AC TOTAL UNITS: 22 UNIT DENSITY: 5.701 UNITS/AC
RS5	GROSS AREA: 169,017 SF / 3.880 AC RIGHTS-OF-WAY: 37,224 SF / 0.855 AC NET AREA: 131,793 SF / 3.025 AC TOTAL LOTS: 23 AVERAGE LOT AREA: 7,187 SF / 0.144 AC MINIMUM LOT AREA: 5,553 SF / 0.127 AC MAXIMUM LOT AREA: 6,345 SF / 0.146 AC TOTAL UNITS: 23 UNIT DENSITY: 7.603 UNITS/AC	RM12	GROSS AREA: 434,735 SF / 9.980 AC RIGHTS-OF-WAY: 91,774 SF / 2.107 AC NET AREA: 342,961 SF / 7.873 AC TOTAL LOTS: 7 AVERAGE LOT AREA: 48,994 SF / 1.125 AC MINIMUM LOT AREA: 16,740 SF / 0.384 AC MAXIMUM LOT AREA: 242,521 SF / 5.568 AC TOTAL UNITS: 86 UNIT DENSITY: 10.923 UNITS/AC

*GROSS SUBDIVISION UNIT DENSITY = 160 UNITS / 27.564 AC = 5.805 UNITS/AC



TYPICAL DUPLEX LAYOUT



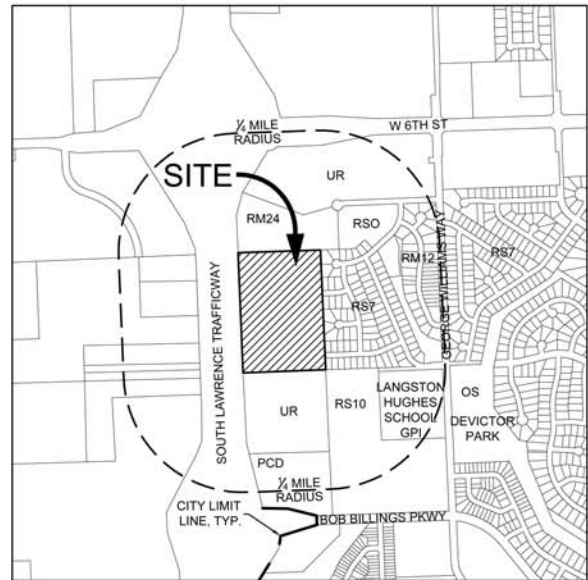
TYPICAL FOURPLEX LAYOUT

BUILDING SUMMARY:

PRODUCT TYPE	QUANTITY	UNITS	BEDROOMS
SINGLE-FAMILY HOME	52	52	N/A
DUPLEX	11	22	N/A
FOURPLEX	6	24	48
ROW HOME	62	62	124

*GROSS SUBDIVISION UNIT DENSITY = 160 UNITS / 27.564 AC = 5.805 UNITS/AC

LOCATION MAP:



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

REV	DATE	DESCRIPTION
1	11/29/12	ISSUE FOR REVIEW
2	2012/12/18	DESIGNED BY: TAHILPE
3	2012/12/18	DRAWN BY: BS
4	2012/12/18	CHECKED BY: CMS
5	2012/12/18	ISSUE
6	2012/12/18	SHEET NO. 1
7	2012/12/18	OF 1 SHEETS

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