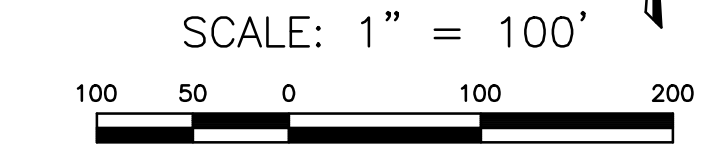




LEGEND:

- | | | | | | |
|----------|---------------------------|---------|----------------------------------|--------|----------------|
| — 8" W — | EXISTING WATER LINE | — W — | EXISTING WATER VALVE | — BW — | BENCHMARK |
| — 8" W — | PROPOSED WATER LINE | — FH — | EXISTING FIRE HYDRANT | — EB — | ELECTRIC BOX |
| — SAN — | EXISTING SANITARY SEWER | — MH — | PROPOSED FIRE HYDRANT | — GA — | GUY ANCHOR |
| — SAN — | PROPOSED SANITARY SEWER | — M — | EXISTING MANHOLE | — S — | SIGN |
| — STM — | EXISTING STORM SEWER | — SM — | EXISTING SANITARY SEWER MANHOLE | — SC — | SECTION CORNER |
| — STM — | PROPOSED STORM SEWER | — PSM — | PROPOSED SANITARY SEWER MANHOLE | | |
| — X — | FENCE LINE | — PSM — | EXISTING STORM SEWER MANHOLE | | |
| — — — | BUILDING SETBACK LINE | — PSM — | PROPOSED STORM SEWER MANHOLE | | |
| — UGE — | UNDERGROUND ELECTRIC LINE | — PSM — | PROPOSED STORM SEWER END SECTION | | |
| — OHW — | OVERHEAD WIRE | — PSM — | EXISTING IRON BAR | | |
| — — — | EXISTING WATER BLOWOFF | | | | |

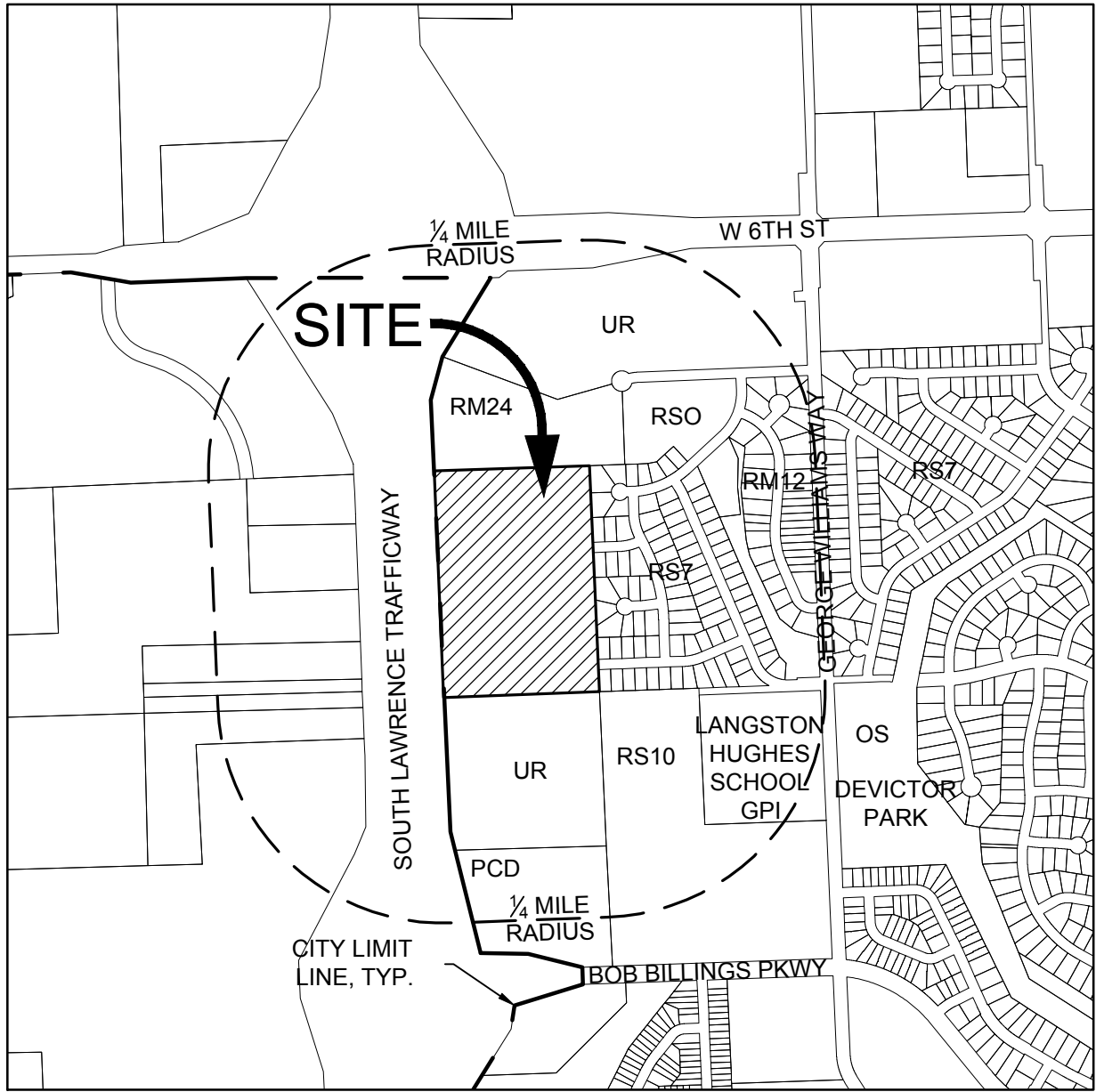


BENCHMARKS:

BENCHMARK 1: CHISELED SQUARE ON BACK OF CURB NORTH SIDE OF CRYSTAL LANE 50' +/- EAST OF EXISTING CURB (MIDDLE OF LOT 15, BLOCK ONE DIAMONDHEAD SUBDIVISION)
ELEV: 1023.18

BENCHMARK 2: CHISELED SQUARE ON BACK OF CURB SOUTH OF COMMON LINE OF LOTS 17 AN D18, BLOCK TWO DIAMONDHEAD SUBDIVISION
ELEV: 996.78

LOCATION MAP:



LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE ON A MEASURED BEARING OF NORTH 87°56'47" EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 427.54 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTH LAWRENCE TRAFFICWAY TO THE POINT OF BEGINNING; THENCE ON A MEASURED BEARING OF NORTH 02°42'28" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 1325.35 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK ONE, DIAMONDHEAD, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE ON A MEASURED BEARING OF NORTH 88°00'28" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A MEASURED DISTANCE OF 908.48 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK ONE IN SAID SUBDIVISION; THENCE ON A MEASURED BEARING OF SOUTH 02°31'23" EAST AND MEASURED DISTANCE OF 1324.34 FEET, ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ON A MEASURED BEARING OF SOUTH 87°56'47" WEST AND MEASURED DISTANCE OF 904.20 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINS 27.564 ACRES, MORE OR LESS.

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
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., OCTOBER 1, 2012.
- 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 20045C0154D, DOUGLAS COUNTY, KS., BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010.
- TYPICAL SOIL TYPES: SOGN-VINLAND COMPLEX, 3 TO 25% SLOPES
MARTIN SILTY CLAY LOAM, 1 TO 3% SLOPES
MARTIN SILTY CLAY LOAM, 3 TO 7% SLOPES
OSKA SILTY CLAY LOAM, 3 TO 6% SLOPES
VINLAND COMPLEX, 3 TO 7% SLOPES
VINLAND-MARTIN COMPLEX, 7 TO 15% SLOPES
- PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND WILL BE FINALIZED AT THE TIME OF SITE ENGINEERING.
- 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.
- A WATER MAIN LOOP AND ASSOCIATED UTILITY EASEMENT IS TENTATIVELY LOCATED ACROSS LOT 1, BLOCK ONE. THE FINAL LOCATION OF THE WATER MAIN AND DEDICATION OF THE ASSOCIATED EASEMENT SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW FOR THE PROPOSED MULTI-FAMILY DEVELOPMENT.
- LANDSCAPING SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS, WITHIN 8 FEET OF THE WATER MAIN, OR WITHIN 8 FEET OF THE SANITARY SEWER MAIN.
- UTILITIES WILL BE UNDERGROUND PER SEC. 20-809 (f)(4)(iv).
- A PEDESTRIAN CONNECTION AND ASSOCIATED PUBLIC ACCESS EASEMENT IS TENTATIVELY LOCATED ACROSS LOT 1, BLOCK ONE IN ACCORDANCE WITH SECTIONS 20-810(d)(2)(ii)(a) AND 20-810(h)(1) OF THE SUBDIVISION REGULATIONS. THE FINAL LOCATION OF THE CONNECTION AND DEDICATION OF THE ASSOCIATED EASEMENT SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW FOR THE PROPOSED MULTI-FAMILY DEVELOPMENT.
- LOTS DEVELOPED WITHIN THE SLT/K-10-TC SHALL BE DESIGNED TO COMPLY WITH THE MINIMUM DESIGN STANDARDS OF SECTION 20-307(c)(1).
- 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.

SITE SUMMARY:

GROSS AREA: 1,200,694 SF / 27.564 AC
RIGHTS-OF-WAY: 258,286 SF / 5.929 AC
TRACTS: 4,742 SF / 0.109 AC
NET AREA: 937,666 SF / 21.526 AC
TOTAL LOTS: 74
AVERAGE LOT SIZE: 12,671 SF / 0.291 AC

BLOCK ONE
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

BLOCK TWO
NET AREA: 126,732 SF / 2.909 AC
TOTAL LOTS: 14
AVERAGE LOT AREA: 9,052 SF / 0.208 AC
MINIMUM LOT AREA: 6,348 SF / 0.146 AC
MAXIMUM LOT AREA: 18,571 SF / 0.426 AC

BLOCK THREE
NET AREA: 269,703 SF / 6.192 AC
TOTAL LOTS: 29
AVERAGE LOT AREA: 9,300 SF / 0.214 AC
MINIMUM LOT AREA: 6,161 SF / 0.141 AC
MAXIMUM LOT AREA: 16,314 SF / 0.375 AC

BLOCK FOUR
NET AREA: 212,995 SF / 4.890 AC
TOTAL LOTS: 21
AVERAGE LOT AREA: 10,143 SF / 0.233 AC
MINIMUM LOT AREA: 6,120 SF / 0.140 AC
MAXIMUM LOT AREA: 15,931 SF / 0.366 AC

BLOCK FIVE
NET AREA: 10,800 SF / 0.248 AC
TOTAL LOTS: 1
AVERAGE LOT AREA: 10,800 SF / 0.248 AC
MINIMUM LOT AREA: 10,800 SF / 0.248 AC
MAXIMUM LOT AREA: 10,800 SF / 0.248 AC

BLOCK SIX
NET AREA: 74,915 SF / 1.720 AC
TOTAL LOTS: 8
AVERAGE LOT AREA: 9,364 SF / 0.215 AC
MINIMUM LOT AREA: 8,880 SF / 0.204 AC
MAXIMUM LOT AREA: 10,835 SF / 0.249 AC

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

RS5
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

PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES:

- THE SUBDIVISION WILL INCLUDE THE DEDICATION OF RIGHTS-OF-WAY ASSOCIATED WITH ALL INTERNAL ROADS SHOWN.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SYSTEM VIA TWO EXISTING 8-INCH LINES: ONE ON THE SOUTH SIDE OF PALISADES DRIVE, AND A SECOND ON THE SOUTH SIDE OF CRYSTAL LANE, BOTH TO THE EAST OF THE SUBJECT PROPERTY.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA THREE EXISTING 8-INCH MAINS: ONE THAT FLOWS SOUTH BETWEEN MANHOLES NW321219-010 AND NW321219-003 AND IS LOCATED ON THE SUBJECT PROPERTY'S EAST BOUNDARY IN A 15-FOOT UTILITY EASEMENT; A SECOND THAT FLOWS EAST FROM MANHOLE NW321219-011 AND IS LOCATED ON THE SUBJECT PROPERTY'S EAST BOUNDARY IN 15-FOOT UTILITY EASEMENT; AND A THIRD THAT FLOWS SOUTHWEST FROM MANHOLE SW321219-015 AND IS LOCATED WEST OF THE EXISTING BOB BILLINGS PARKWAY TERMINUS.
- PURCHASERS OF THE LOT IN THE SUBDIVISION MAY OR MAY NOT BE SUBJECT TO SPECIAL ASSESSMENTS OR OTHER COSTS OF STREETS, ROADS, WATER LINES AND TREATMENT, AND/OR WASTEWATER LINES AND TREATMENT.
- THE PROVISION OF IMPROVED ROADS, WATER SERVICE AND/OR WASTEWATER SERVICE WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
Lawrence, KS • Kansas City, MO • Columbia, OH
The Woodlands, TX • Farmington Hills, MI

©Landplan Engineering, P.A. 2013. This drawing is copyrighted by Landplan Engineering, P.A. This drawing may not be photographed, traced, or copied in any manner without the written permission of Landplan Engineering, P.A.

PRELIMINARY PLAT OF
LANGSTON HEIGHTS ADDITION
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS

REV	DATE	DESCRIPTION
1	1/17/12	PER DEPT. COMMENTS
2	1/22/12	ZONING REVISIONS
3	1/15/13	PER NEIGHBORHOOD
4	1/21/13	PER PC CONDITIONS

DATE: 10/08/12
PROJECT NO.: 20121218
DESIGNED BY: LPB/TAH
DRAWN BY: BS
CHECKED BY: CMS

ISSUE SHEET NO.
1
OF 1 SHEETS