



Peridian Group, Inc.
COMMUNITY PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
809 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66044
TEL (785) 838-3338 FAX (785) 838-3339

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, T28S, R19E, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, OVERLAND, PONTE ADDITION, CONTAINING 118.880 ACRES, MORE OR LESS AND MATHEMATICAL CLOSURE RATIO OF 1 = 352.571.

General Notes:

- PROJECT DEVELOPER: CFM LLC, LAWRENCE, KS 66046
- PROJECT ENGINEER: PERIDIAN GROUP, INC., SUITE A, LAWRENCE, KANSAS 66044
- EXISTING ZONING: RM-1
- CURRENT USE: UNDEVELOPED
- PROPOSED USE: MULTIPLE-FAMILY DEVELOPMENT
- TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY THE CITY OF LAWRENCE, AUGUST, 2002.
- INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LAWRENCE PLANNING DEPARTMENT'S TO BE PROVIDED THROUGH PRIVATE FINANCING.
- WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
- ALL PRIVATE DRIVES, PARKING, AND GARAGE APPROACHES TO BE PER CITY OF LAWRENCE STANDARDS.
- ALL PARKING, PAVEMENT, & CURB/GUTTER (TYPE 1-24"/TYPE 2-24") TO BE PROVIDED THROUGH PRIVATE FINANCING.
- CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO TRASH COLLECTION TO BE SCHEDULED CURB-SIDE PICKUP.
- THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR SITE IMPROVEMENTS, APPENDIX A TO 28 CFR PART 36.
- ALL UTILITIES TO BE INSTALLED VIA PRIVATE FINANCING.
- ALL UTILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL UTILITIES ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF LAWRENCE.
- PUBLIC IMPROVEMENT PLANS FOR THE SANITARY SEWER AND WATER MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW.
- ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE PUBLIC SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS SHALL BE MAINTAINED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, REFLECTIVITY, AND POSITION.
- LANDSCAPE SPECIFICATIONS: ALL PLANTINGS TO BE SCREENED PER CITY OF LAWRENCE STANDARDS.
- ALL SITE LIGHTING TO BE BUILDING MOUNTED WITH A 200 MFT MAX. ILLUMINATION TO BE SHIELDED FROM VIEW OFF-SITE.

Parking Schedule:

SINGLE-FAMILY RESIDENTIAL - PARKING GROUP 2

27 TWO BEDROOM UNITS = 27x1.5 = 41 REQUIRED SPACES
ON STREET PARKING = 22 SPACES
TOTAL = 75 SPACES

Impervious Surface Summary:

LOT 1, BLOCK 1 (EXISTING CONDITIONS)	LOT 1, BLOCK 1 (PROPOSED CONDITIONS)
BUILDING AREA = 0 S.F.	BUILDING AREA = 18,857 S.F.
PAVEMENT AREA = 0 S.F.	PAVEMENT AREA = 39,885 S.F.
IMPERVIOUS SURFACE = 0 S.F.	IMPERVIOUS SURFACE = 59,841 S.F.
PROPERTY AREA = 100,897 S.F.	PROPERTY AREA = 100,897 S.F.

Development Summary:

GROSS AREA	TOTAL UNITS	GROSS DENSITY
2,317.6 ACRES	27 UNITS	12.1 UNITS/ACRE

Landscape Schedule:

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COND.
+	54	SHRUB WHITE OAK HACKBERRY "RED SUNSET" MAPLE "MARSHALL'S SEEDLESS" ASH UPRIGHT NORWAY MAPLE SHINGLE OAK	QUERCUS BICOLOR TELA CORDATA GREENSPHERE CELOS OCCIDENTALIS FRAXINUS PRINCEPS "MARSHALL'S SEEDLESS" ACER PLATANOIDES "COLLARIANA" QUERCUS IMBRICARIA	2-1/2" CAL	B & B
⊗	15	WHITE PINE "BABY BLUE" SPRUCE AUSTRIAN PINE	PINUS STROBUS PINUS PARVENS VAR. GLAUCO PINUS NORD	6"-8" HT.	B & B
⊗	14	"PRAIRIE" CRAB REDBUD "CENTURY" CRAB "CHANTICLEER" PEAR SMOKETREE GOLDENRAIN TREE	MALUS "PRAIRIE" CERCIS CANADENSIS MALUS "CENTURY" PRUNUS CALLERYANA "CHANTICLEER" CONTINUUS COGONIA KOELBUTERA PANICULATA	1-1/2" CAL	B & B

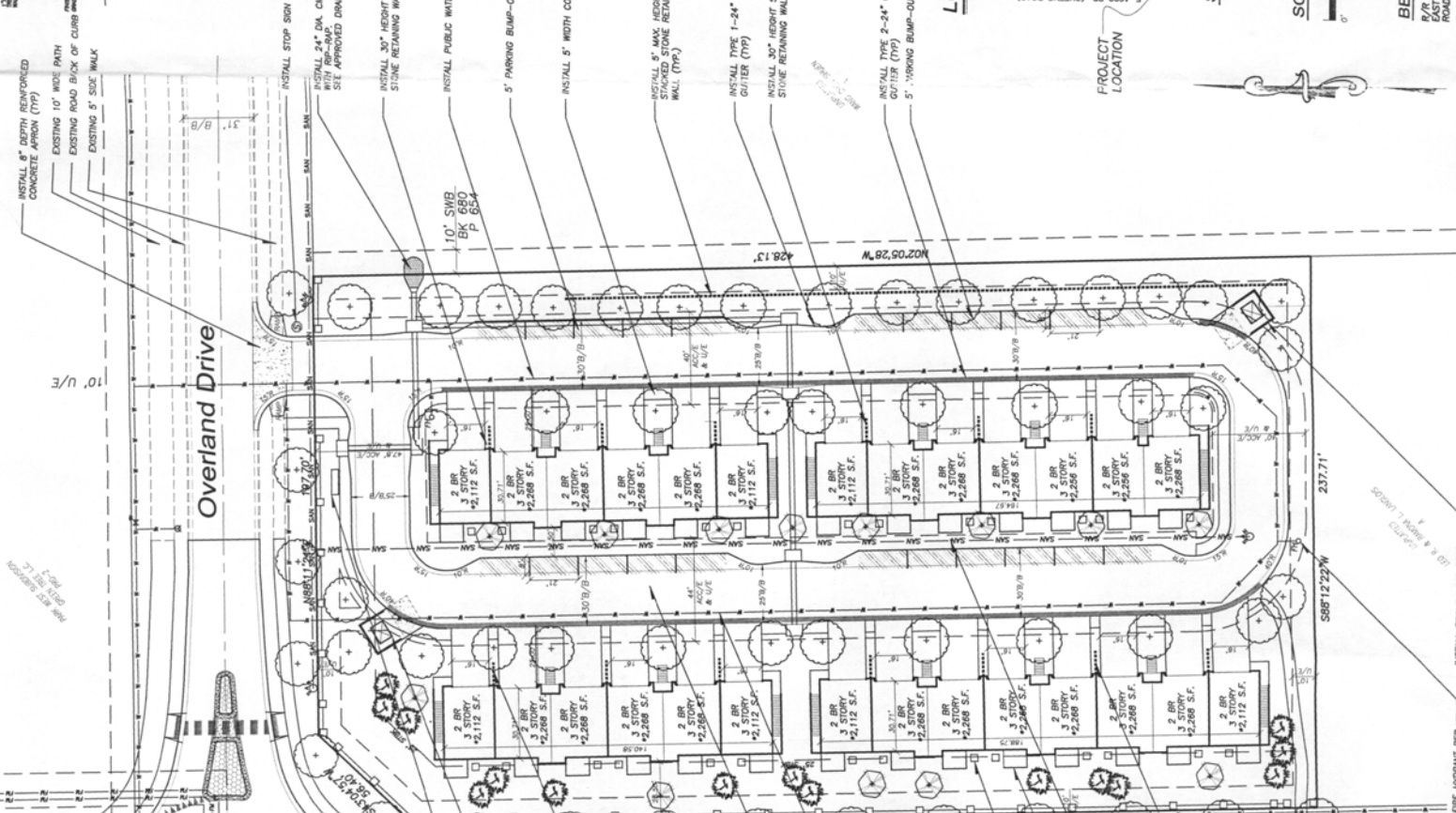
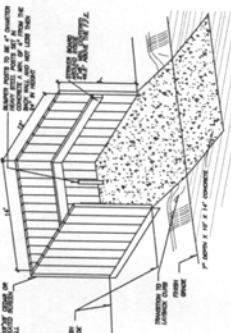
NOTE: ALL SCREENING AND LANDSCAPING SHALL MEET CITY OF LAWRENCE MINIMUM REQUIREMENTS PER SECTION 20-1404.6.B AND 20-1514.

INTERIOR GREEN SPACE REQUIREMENTS SPACES (EXCLUDING GARAGES) 22-280-6.160

8.55 S.F. INTERIOR GREEN SPACE REQUIRED

ON TREE TOP EACH DWELLING UNIT 27 DU'S = 82 TREES REQUIRED

ON TREE PROVIDED





Peridian Group, Inc.

COMMUNITY PLANNING
CIVIL ENGINEERING
ARCHITECTURAL
LAND SURVEYING
500 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
TEL (785) 838-3338 FAX (785) 838-3338

Overland
Pointe

S.E. Corner of
Overland Drive
& Queens Road

Site
Plan

Grading and
Drainage

REVISIONS:

AUG. 17, 2004

PROJECT RECORD:

DIGITAL I.D.: 04016-SP.DWG

PROJECT NO.: 04016

DATE: JULY 16, 2004

DRAWN BY: MW

SCALE: 1" = 30'



BENCHMARK:

BM SPK IN S.E. FACE POWER POLE, 80' NORTH & 30'
EAST OF INTERSECTION OF OVERLAND DRIVE & QUEENS
ROAD.
ELEVATION: 1044.07

Overland Drive

INSTALL 4" CUB INLET PER
CITY OF LAWRENCE STANDARDS.

INSTALL 4" CUB INLET PER
CITY OF LAWRENCE STANDARDS.

INSTALL 12" OF 24" DIA. RCP
PIPE @ 1% CSF END SECTION, &
RCP-MAP
SEE APPROVED DRAINAGE STUDY

INSTALL 4" CUB INLET PER
CITY OF LAWRENCE STANDARDS.

