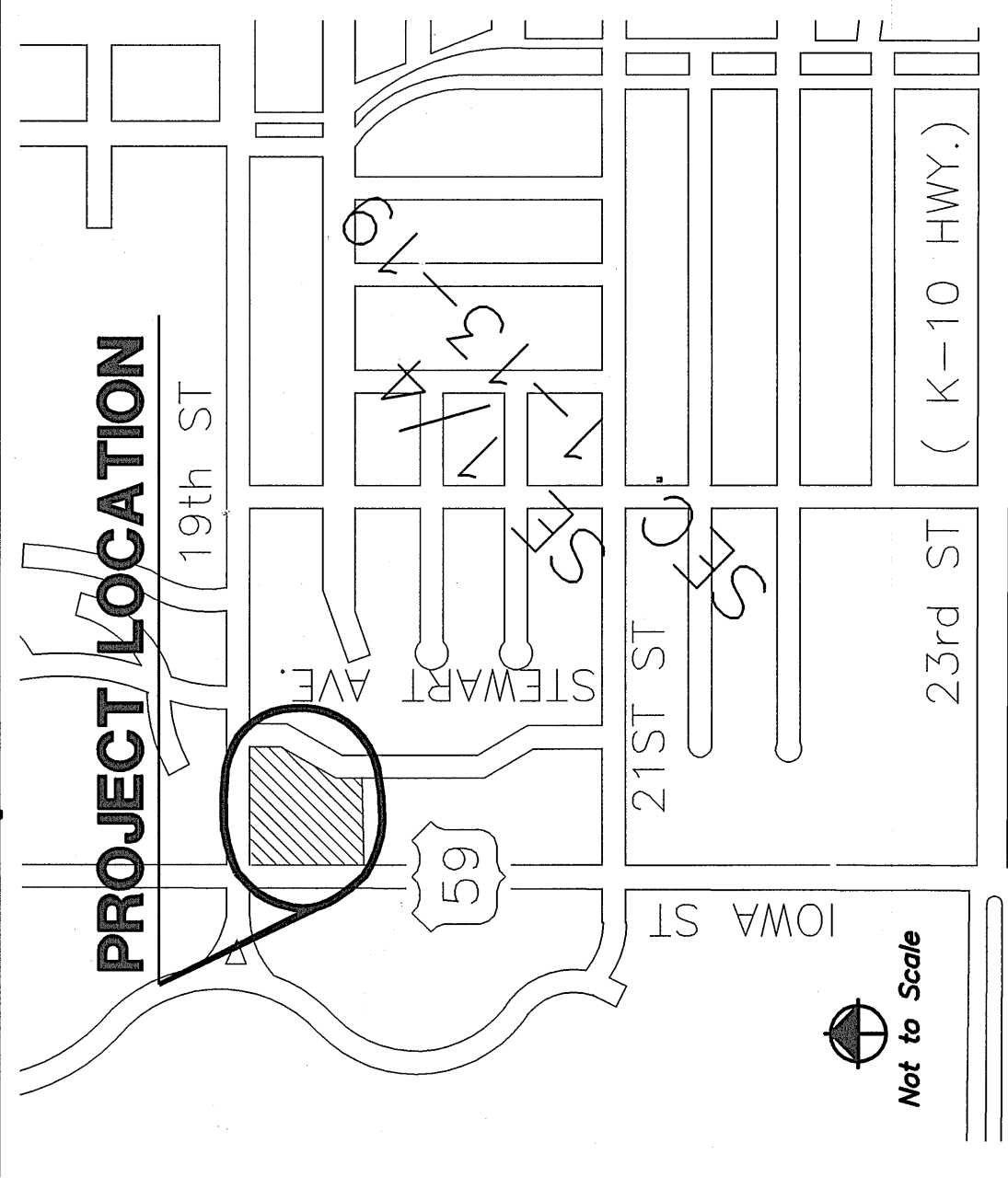


Legal Description

LOTS 4 AND 5, FRATERNITY PLACE, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,
AND LYING IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH
PRINCIPAL MERIDIAN.

Location Map



General Notes

1. DEVELOPER: Lawrence Douglas County Fire & Medical Center, 716 Kentucky, Lawrence, Kansas 66044. OWNER: The Kansas University Endowment Assn., 1100 Grand Blvd., Suite 400, Lawrence, Kansas 66044.
2. LANDOWNER: Landplan Engineering, P.A., 1310 Melrose Dr., Lawrence, Kansas 66044.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, JULY 2004.
4. TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, JULY 2004.
5. EXISTING LAND USE: Vacant
6. PROPOSED ZONING: Residential/Office
7. PHOTO DRIVES AND PARKING AREAS TO BE PER CITY OF LAWRENCE STANDARDS.
8. ALL PARKING SPACES TO BE MIN. 9' WIDE AND 18' LONG, UNLESS OTHERWISE SHOWN.
9. ALL DRIVEWAYS AND PARKING AREAS TO BE CONCRETE CURB AND GUTTER CITY OF LAWRENCE STANDARDS.
10. THE DEVELOPER SHALL COORDINATE THE RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE MUNICIPAL UTILITIES OFFICES.
11. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, JULY 2004.
12. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, JULY 2004.
13. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, JULY 2004.
14. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, JULY 2004.
15. THE CITY OF LAWRENCE IS NOT RESPONSIBLE FOR POWER, DAMAGE DUE TO RELAX COLLECTION.
16. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR TOILETS AND RAMPWAYS, APPENDIX A, AND THE MINIMUM PROVISIONS OF THE 2010 INTERNATIONAL BUILDING CODE (IBC) FOR ACCESSIBILITY.
17. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND "STANDARD HIGHWAY SIGNS", PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
18. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND "STANDARD HIGHWAY SIGNS", PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
19. IMPROVEMENT PLANS: This plan is shown on this plan are preliminary, to be realized during Public Works review of Public Improvement Plans.
20. Memorial Plaza and Original Fire Station #1 Ball - specific design & installation details are in the process of being completed and will be shown on a future site plan.
21. the maximum driveway width from 30', up to a 73' driveway.

Site Summary

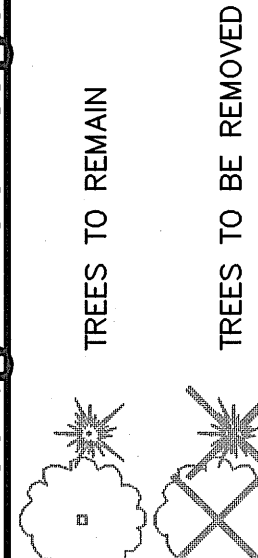
Overall Area:	152,413 s.f. / 1.50 ac.
Right-of-Way Area:	0 s.f. / 0.00 ac.
Net Site Area:	152,413 s.f. / 1.50 ac.
Overall Area:	23,843 s.f. / 0.55 ac.
Net Site Area:	23,843 s.f. / 0.55 ac.
Total Parking Provided:	48 (includes 2 ADA spaces)
Accessible Parking Required:	2
Accessible Parking Provided:	2

LOTS 4 & 5	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	23,843
Existing Parking	0	Proposed Parking	23,843
Existing Area	0	Proposed Area	23,843
Existing Perimeter	0	Proposed Perimeter	23,843
Property Area	152,413	Proposed Perimeter	23,843

Building Information and Parking Summary

Building Use	Units	Group	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
Community	9	23,843	23,843	23,843	23,843	23,843	23,843

Existing Tree Legend



THE DOCUMENT IS FOR
PLANNING PURPOSES
AND DOES NOT
CONSTITUTE A
CONSTRUCTION

A Site Plan for
CITY OF LAWRENCE
FIRE STATION #5
Lawrence, Kansas