



Legal Description

A tract of land in the Northeast Quarter of Section 6, Township 13 South, Range 20 East of the Sixth P.M. in Douglas County, Kansas more specifically described as follows:
Beginning at the Northeast Corner of said Section 6; thence South 262°35' East along the East line of said Quarter 346.50'; thence South 88°27'50" West parallel to the North line of said Quarter 330.00'; thence South 262°35' East 132.00'; thence South 88°27'50" West 185.00'; thence South 262°35' East 181.30' to the North 87°48'03" West along the North line of Block No. 1 in Homewood Gardens Suburban Addition, thence South 87°48'03" West along the North line of Block No. 1 in said Addition 234.25' to the East right-of-way of the A.T.&S.F. Railway Co.; thence northerly along said Railway Co. right-of-way on a curve to the right 241.16'; said curve has a chord which bears North 60°11'48" East, 241.16'; thence North 84°37'13" East along said Railway Co. right-of-way 437.80' to the North line of the Northeast Quarter of said Section 6; thence North 88°27'50" East along the North line of said quarter 824.63' to the point of beginning, containing +/- 7.12 acres.
RAILROAD RIGHT-OF-WAY ABANDONED
A tract of land in the Northeast Quarter of Section 6, Township 13 South, Range 20 East of the Sixth P.M. in Douglas County, Kansas more specifically described as follows:
Beginning at the Northeast Corner of said Section 6; thence North 89°50'00" West along the North line of said Quarter 824.63'; thence South 86°19'23" West 30.30' to the point of beginning, thence South 86°19'23" West 407.80'; thence South 70°53'54" West 248.18'; thence South 88°43'01" West 50.54'; thence North 70°53'54" East 248.73'; thence North 86°19'23" East 400.88'; thence South 89°50'00" East 50.50' to the point of beginning, containing +/- 0.73 acres.

General Development Standards PRD-1

Zoning	PRD-1
Minimum Density	1.60/acre
Lot Area (min.)	4,000 sq ft
Lot Width (min.)	40'
Lot Depth	80'
Minimum Yards	
Front +/- driveway	15'
Front +/- driveway	20'
Side +/-	10'
Periphery	35'
Storages	5'

Site Summary

Existing Land Use:	Undeveloped/Single Family Residence	
Existing Zoning:	RS-2 Single Family Residential Detached	
Proposed Zoning:	PRD-1/Single Family Residential Detached	
Total Area:	7.03 acres	TOTAL LOTS/UNITS PROPOSED: 33
Right-Of-Ways:	1.30 acres	TOTAL RESIDENTIAL AREA: 7.03 ACRES
TRACT 'A':	0.88 acres	PROPOSED DENSITY: 4.70 units/acre
TRACT 'B':	0.15 acres	
TRACT 'C':	0.02 acres	PROPOSED ZONING PRD-1: 7.00 units/acre allowed
NET RESIDENTIAL:	4.50 acres	
OPEN SPACE REQ'D:	0.90 acres	AVERAGE LOT SIZE: 0.15 acre (6,450 SF)
		MINIMUM LOT SIZE: 0.09 acre (4,121 SF)
		MAXIMUM LOT SIZE: 0.35 acre (15,548 SF)

PARKING SUMMARY:
Use Group 3: Residential Single Family Detached Parking Group 1 = 2 spaces/dwelling unit
53 units x 2 spaces/dwelling unit = 66 spaces required
(All units have two-car garages)
53 units x 2 spaces/dwelling unit = 66 spaces provided

Landscaping

Symbol	Name	Size	Quantity	Spacing
Red	Red Sunset Maple	2" caliper	23	8'x8'
NRD	Northern Red Oak	2" caliper	16	8'x8'
UL	Ulmus 'Lamar' Linden	1 1/2" caliper	14	8'x8'
ERB	Eastern Redbud	1 1/2" caliper	10	8'x8'
SCA	Snowdrift Crapeapple	1 1/2" caliper	9	8'x8'

Impervious Surfaces

Impervious Surfaces	Existing	Proposed
Building	53,238 GSF	53,238 GSF
Pavement	2,018 GSF	60,692 GSF
Sub Total	3,444 GSF	113,930 GSF
Turf	302,966 GSF	192,502 GSF
	306,430 GSF	306,430 GSF

General Notes

- OWNERS: Harold C. & Caroline B. Shepard
1703 West Sixth Street
Lawrence, KS 66044
- CONTRACT PURCHASER/DEVELOPER: Parnell Investors, LLC
120 East Ninth Street
Lawrence, KS 66044
- CIVIL ENGINEER/SURVEYOR: Landmark Engineering, P.A.
1310 Wakarusa Drive
Lawrence, KS 66049
- Topographical information provided by the Lawrence-Douglas County Planning office, prepared by Moore, Henderson & Shick.
- Construction of public improvements shown shall be provided through private financing.
- Proposed utility locations & sizes are preliminary, and shall be finalized upon submission of public improvements construction documents.
- Public Improvement Plans for the streets & utilities shall be submitted to the Public Works Department for approval prior to construction.
- All street, sanitary/storm sewers & waterlines shall be public & maintained by the City of Lawrence.
- Common ownership & maintenance of Tracts 'A', 'B' & 'C' shall be transferred to a Homeowner's Association to be formed prior to sale of lots.
- Americans With Disabilities Act Compliance
This project has been designed to comply with the requirements of the Fair Housing Accessibility Guidelines for multi-family buildings covering greater than four units, 24CFR, Chapter 1. The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with these interpretations.
- Fair Housing Act Compliance
This project has been designed to comply with the requirements of the Fair Housing Accessibility Guidelines for multi-family buildings covering greater than four units, 24CFR, Chapter 1. The Architect has used reasonable professional efforts to interpret & comply with applicable Fair Housing Accessibility Guidelines requirements as they apply to this document. However, since these requirements are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with these interpretations.

Waivers

- 20-1007 E (2)
Reduction of the required Periphery Boundary on Lots 1-7, 20 & 33 from 35' to 25'.
- 20-1007 E (3)
Reduction of the required side yard from 10' to 5' for Lots 1-35 to make side yard requirement consistent with 20-1006 (d)

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PARNELL PARK PRD Preliminary Development Plan

15th Street & Haskell Avenue
Lawrence, Kansas

PROJECT # 0416
DATE 08.06.04
DRAWN BY:
CHECKED BY: 09.07.04
REVISIONS: 09.21.04

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SITE LAYOUT & LANDSCAPING PLAN