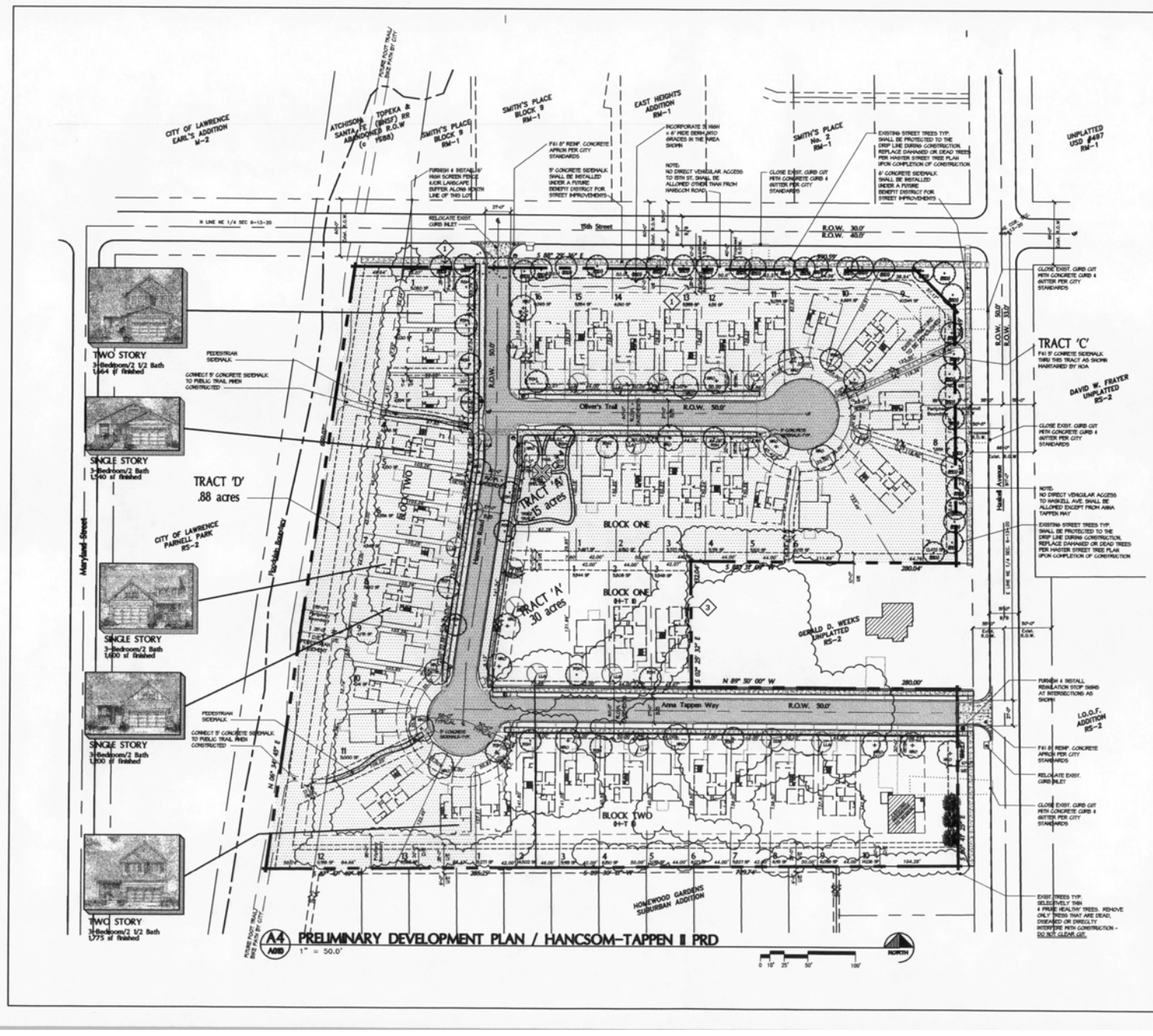

Legal Description Parnell Park II

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 a point 345.50' South of the Northeast Corner of the Northeast Quarter of said Section 6; Thence West 330.00'; thence South 132.00'; thence West 165.00'; thence South 191.38'; thence East 495.00'; thence North 323.38' along the East line of said Quarter Section to the point of beginning, in the City of Lawrence, in Douglas County, Kansas.

EXCEPT: Beginning at a point 345.50' South of the Northeast Corner of the Northeast Quarter of said Section 6; Thence West 330.00'; thence South 132.00'; thence East 330.00'; thence North 132.00' along the East line of said Quarter Section to the point of beginning, in the City of Lawrence, in Douglas County, Kansas.

General Development Standards PRD-1

Zoning	PRD-1
Maximum Density	7 du/acre
Lot Area (min.)	4,000sf
Lot Width (min.)	40'
Lot Depth	80'
Minimum Yards	
Front w/o driveway	15'
Front w/ driveway	20'
Side Yard	5'
Rear Yard	20'
Setbacks	

Site Summary

Existing Land Use: Undeveloped/Single Family Residence
Existing Zoning: RS-2 Single Family Residential Detached & PRD-1 Single Family Residential Detached
Proposed Zoning: PRD-1/Single Family Residential Detached

Total Area:	15.16 acres	TOTAL LOTS/UNITS PROPOSED:		42
Right-of-Way:	3.22 acres	TOTAL RESIDENTIAL AREA:		8.94 ACRES
Nesmith-Tappen:		PROPOSED DENSITY:		4.70 units/acre
TRACT 'A':	0.15 acres			
TRACT 'C':	0.80 acres	PROPOSED ZONING PRD-1:		7.00 units/acre allowed
TRACT 'D':	0.88 acres			
Hanscom-Tappen II:				
TRACT 'A':	0.30 acres 1.36 acres	AVERAGE LOT SIZE:		0.15 acre (6,450 SF)
NET RESIDENTIAL:	5.58 acres	MINIMUM LOT SIZE:		0.09 acre (4,120 SF)
	x .20%	MAXIMUM LOT SIZE:		0.33 acre (14,126 SF)
OPEN SPACE REQ'D:	1.12 acres			

PARKING SUMMARY:
Use Group 3: Residential Single Family Detached Parking Group 1 = 2 spaces/dwelling unit
42 units x 2 spaces/dwelling unit = 84 spaces required
(All new units have two-car garages/total. house + concrete parking pad # 2 spaces)
42 units x 2 spaces/dwelling unit = 84 spaces provided

Landscaping

Symbol	Name	Size	Quantity	Package
RSW	Red Sunset Maple	2" caliper	[illegible]	B&B
NBT	Northern Red Oak	2" caliper	[illegible]	B&B
LIO	Littleleaf Linden "Greenspire"	2" caliper	[illegible]	B&B
(EXS)	Existing Deciduous Tree	Varies (8"-24")	Protect	N/A
(EXC)	Existing Coniferous Tree	Varies (6"-12")	Protect	N/A

Impervious Surfaces

Impervious Surfaces	Existing	Proposed
Building	3,080 SSF	66,176 SSF
Pavement	3,250 SSF	85,898 SSF
Sub Total:	6,330 SSF	151,074 SSF
Turf	282,968 SSF	238,254 SSF
	289,298 SSF	389,328 SSF

General Notes

1. OWNERS: Parnell Investors, LLC, 120 East Ninth Street, Lawrence, KS 66044
2. DEVELOPER: Parnell Investors, LLC, 120 East Ninth Street, Lawrence, KS 66044
3. CIVIL ENGINEER/ SURVEYOR: Landplan Engineering, P.A., 1310 Wakarusa Drive, Lawrence, KS 66049
4. Topographical information provided by the Lawrence-Douglas County Planning office, prepared by Bowlby, Henderson & Strick.
5. Construction of public improvements shown shall be provided through private financing.
6. Proposed utility locations & sizes are preliminary, and shall be finalized upon submission of public improvements construction documents.
7. Public Improvement Plans for the streets & utilities shall be submitted to the Public Works Department for approval prior to construction.
8. All street, sanitary/storm sewers & waterlines shall be publicly dedicated & maintained by the City of Lawrence.
9. Common ownership & maintenance of Tracts 'A', 'C', 'D' & 'E' shall be transferred to a Homeowner's Association to be formed prior to sale of lots.
10. All concrete curb & gutter on residential streets shall be constructed in accordance with City Standards for Type II.
11. Americans With Disabilities Act Compliance
This project has been designed to comply with the ADA Act Accessibility Guidelines for Buildings & Facilities (ADAAG). The Architect has used reasonable and prudent efforts to interpret & comply with applicable ADAAG requirements on their behalf. However, since the requirements of the ADAAG are subject to various and sometimes conflicting 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.
12. Fair Housing Act Compliance
This project has been designed to comply with the requirements of the Fair Housing Accessibility Guidelines for Buildings for multi-family buildings containing greater than four units, 24CFR, Chapter 1. The Architect has used reasonable and prudent efforts to interpret & comply with applicable Fair Housing Accessibility Guidelines requirements on their behalf in this document. However, since these requirements are subject to various and sometimes conflicting 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

1. Hanscom-Tappen I PRD
20-1007 E (3)
Reduction of the required Perimeter Boundary on Lots 9-16, Block 1, & Lot 1, Block 2 all in Hanscom-Tappen I from 30' to 20'.
Recommended by Planning Commission, adopted by City Commission on November 16, 2004
2. 20-1007 E (3)
Reduction of the required side yard from 10' to 5' for Lots 1-16, Block 1 & Lots 1-14, Block Two in Hanscom-Tappen I to make side yard requirement consistent with 20-1006 (d)
Recommended by Planning Commission, adopted by City Commission on November 16, 2004

Hanscom-Tappen II PRD
3. 20-1007 E (3)
Reduction of the required Perimeter Boundary on Lot 3, Block One, Hanscom-Tappen II from 30' to 5'.
4. 20-1007 E (3)
Reduction of the required side yard from 10' to 5' for Lots 1-3, Block One & Lots 1-9 Block Two all in Hanscom-Tappen II to make side yard requirement consistent with 20-1006 (d)

Conditions of Approval

1.) No more than three (3) unrelated individuals may reside in any dwelling unit as per 20-2002.5 of the City Code, Ord. 7323
2.) All single-family structures shall be constructed with covered front porches, Lot 10, Block Two, Hanscom-Tappen II excepted.
3.) All single-family structures shall be constructed with enclosed garages, Lot 10, Block Two, Hanscom-Tappen II excepted.
Steel or metal enclosed garage doors are prohibited.
4.) All single-family structures shall be constructed with roof overhangs.
12" min. on gable ends, 18" min. on eaves.
5.) Residential AC condensing units shall be prohibited from being located in any side yard.
6.) The Land Developer & Homebuilder(s) shall make every feasible effort to protect & preserve as many existing trees as possible during construction including roots & existing grade within the dripline.
If a tree designated for protection, prior to construction, is damaged or destroyed during construction then replacement shall be required.
7.) On lots where no existing trees occur, it shall be the responsibility of the homebuilder to plant one (1) shade on each lot in addition to the street provided. This tree shall be selected from the list provided above and shall be located to maximize the shading benefits for energy conservation.

Belot/Hartronft Associates, LLC
Architects & Planners
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Lawrence, KS 66044
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Louisville, Colorado 80027
Tel 303.673.9304 / Fax 303.673.9319

HANSCOM-TAPPAN II PRD

Preliminary Development Plan
15th & Haskell
Lawrence, KS

PROJECT # 0416
DATE: 01.05.05
DRAWN BY:
CHECKED BY:
REVISIONS:

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All drawn and written information depicted, described or otherwise appearing herein shall not be used without written consent of Belot/Hartronft Associates, LLC

SITE LAYOUT & LANDSCAPING PLAN

Sheet
A010
1 of 1 Sheets