

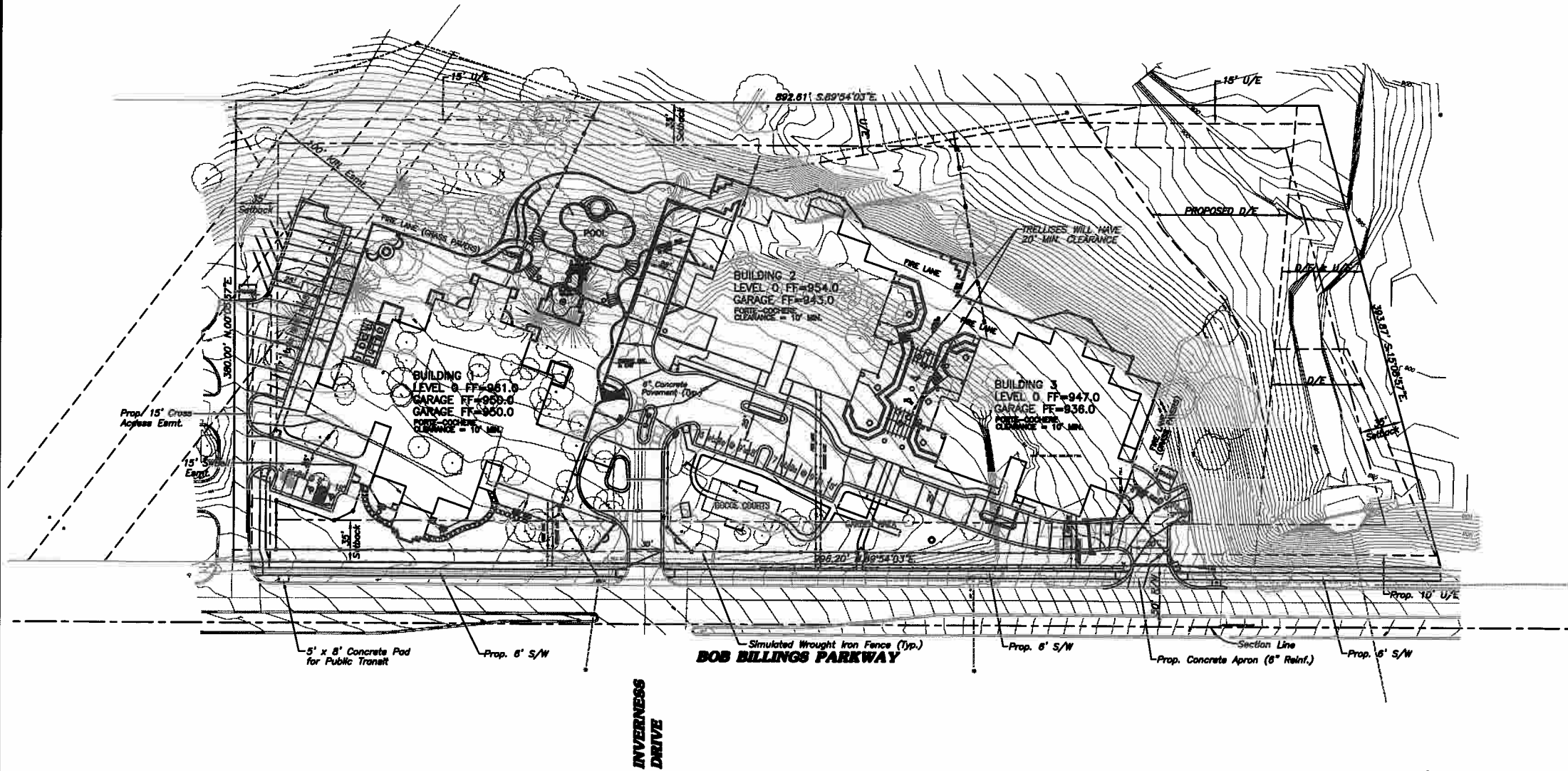
BELLA SERA AT THE PRESERVE

PRELIMINARY DEVELOPMENT PLAN

Project No. 04-528
Date: 12/3/04
Revised: 1/12/05

SHEET NO.

C-1



Description:

LOT 1 AND LOT 2, PARKVIEW 15, A REPLAT OF LOTS 1 AND 24, UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION NO. 1 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

Owner:

BELLA SERA DEVELOPMENT, LLC
LAWRENCE, KANSAS

Prepared:

DAVID HANBY, P.E.
80 CONSULTANTS, INC.
1405 INVERNESS DRIVE
LAWRENCE, KANSAS 66044
PHONE: (785)748-4474

Zoning:

EXISTING: M-1
PROPOSED: PRD-2

Usage and

Residential Requirements:

- RESIDENTIAL - MULTI-FAMILY**
- BLDG. 1**
20 - 2 BEDROOM UNITS, 13 - 3 BEDROOM UNITS
75 REQUIRED (1.5/2 BR, 2.5/3 BR)
100 PROVIDED (4 - HANDICAP)
70 UNDERGROUND PARKING GARAGE
22 SURFACE PARKING
7 BICYCLE SPACES REQUIRED
7 BICYCLE SPACES PROVIDED (GARAGE)
- BLDG. 2**
20 - 2 BEDROOM UNITS, 10 - 3 BEDROOM UNITS
55 REQUIRED (1.5/2 BR, 2.5/3 BR)
64 PROVIDED (3 - HANDICAP)
50 UNDERGROUND PARKING GARAGE
13 SURFACE PARKING
6 BICYCLE SPACES REQUIRED
6 BICYCLE SPACES PROVIDED (GARAGE)
- BLDG. 3**
20 - 2 BEDROOM UNITS, 10 - 3 BEDROOM UNITS
55 REQUIRED (1.5/2 BR, 2.5/3 BR)
64 PROVIDED (3 - HANDICAP)
51 UNDERGROUND PARKING GARAGE
3 SURFACE PARKING
6 BICYCLE SPACES REQUIRED
6 BICYCLE SPACES PROVIDED (GARAGE)

General Notes:

1. THE TOPOGRAPHY SHOWN HEREON WAS GENERATED BY ACTUAL FIELD SURVEY.
2. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
3. ALL CONCRETE ACCESS RAMPS WILL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF LAWRENCE STANDARDS.
4. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE DRIVE DUE TO THE WEIGHT OF THE REFUSE TRUCKS.
5. ALL PARKING AREAS WILL HAVE 24" CURB AND GUTTER MEETING CITY STANDARDS.
6. A STORMWATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT.
7. PAVEMENT WILL MEET THE CITY OF LAWRENCE REQUIREMENTS.
8. 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.
9. THE TRASH ENCLOSURE WILL BE CONSTRUCTED OF 6" CEDAR FENCE ON A STEEL FRAMEWORK THAT MEETS CITY STANDARDS.
10. ALL CURB INLETS ON SITE WILL BE CONSTRUCTED PER CITY STANDARD DETAILS.
11. THE MAILBOXES WILL BE LOCATED INSIDE OF THE BUILDINGS.
12. A MAINTENANCE REQUESTED TO ALLOW PARKING ACCESS DRIVES WITHIN THE 35' SETBACK.

Benchmark:

CHISELED SQUARE ON THE NW CORNER OF THE CURB INLET LOCATED ON THE NORTH SIDE OF 15TH STREET APPROX. 270' SOUTH OF INVERNESS DRIVE. ELEV.=842.86'

Floodplain Data:

LOT 1 IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA (FED. MAP NUMBER 2004000018C) EFFECTIVE DATE: NOVEMBER 7, 2001.)

Adjacent Zoning:

M-1 (NORTH & WEST), RS-2 (EAST), RM-1 (SOUTH)

Site Characteristics Table:

LOT 1 & LOT 2	0 S.F.	PROPOSED BUILDINGS	96,801 S.F.
EXISTING BUILDINGS	5,300 S.F.	PROPOSED PAVEMENT	95,226 S.F.
EXISTING IMPERVIOUS	2,700 S.F.	PROPOSED IMPERVIOUS	181,207 S.F.
EXISTING PERVIOUS	308,574 S.F.	PROPOSED PERVIOUS	197,947 S.F.
PROPERTY AREA	308,574 S.F.		

Dwelling Unit Density:

88 units / 7.01 acres = 14.1 units/acre

Building Information:

BUILDING 1	
BUILDING HEIGHT = 74'	
FLOOR AREA = 107,900 S.F.	
FOOTPRINT = 53,335 S.F.	
ESTIMATED CONSTRUCTION = 2008	
BUILDING 2	
BUILDING HEIGHT = 64'	
FLOOR AREA = 96,040 S.F.	
FOOTPRINT = 17,248 S.F.	
ESTIMATED CONSTRUCTION = 2008	
BUILDING 3	
BUILDING HEIGHT = 64'	
FLOOR AREA = 96,040 S.F.	
FOOTPRINT = 17,248 S.F.	
ESTIMATED CONSTRUCTION = 2007	

Permitted Uses:

Proposed uses and use restrictions to the planned residential development:
Uses permitted in the PRD-2 Planned Residential District shall include all of those uses permitted in Use Group 3 - Residential Single-Family Detached Use Group 5A - Residential Duplex and Use Group 4 - Residential - Multi-Family.

Street Trees:

Street trees shall be provided in accordance with the Master Street Tree Plan filed with Douglas County Register of Deeds at Book _____ Page _____.
The City is hereby granted temporary right of entry to plant the required street trees pursuant to Chapter 21, Article 7, Section 21-702a of the City Subdivision Regulations.

Common Open Area:

The common open area shall consist of the Pool area, the Patio area, the Bocce Courts, the Garden area and the undisturbed Preserve area on the northeast portion of this lot.
The total common open area for this lot is 220,000 s.f. The required 20% area is 71,775 s.f.

Future Revisions:

All property owners of all properties shall have their right to approve or disapprove any alterations or modifications to the preliminary development plan.

Greenspace Conservation Elevation:

No building or parking shall be allowed below the elevation of 905.0 (Lot 1) or 930.0 (Lot 2). Utility construction shall be allowed.

