

BLOCK ONE, LOT 64, PARK WEST SUBDIVISION, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 3.402 ACRES, MORE OR LESS

1.1	CURRENT ZONING:	PD-2
1.2	CURRENT USE:	VACANT
1.3	PROPOSED USE:	MULTI-FAMILY PROJECT PARSONS REQUIRED: 15 SPACES PER UNIT (700 = 105)
1.4	LAND AREA:	3.652 ACRES (246,294 SQ. FT. +/-)
1.5	DENSITY PROPOSED:	12,565 UNITS/ACRE

NO.	TYPE	REQUIRED	PROVIDED
31	REGULAR ACCESSIBLE	105	141 (77 OUTSIDE 105 BARRELS)
	100% DETAIL	5 0	0 0
			24 (4 LOCATIONS)
32	TYPICAL DIMENSIONS	12' SPACES - 6' X 8' OR 18' X 13' OVERHANG AT SIDEWALKS CROSSINGS SHALL BE 4' CLOSURE 5' OR 8' AS NOT DEPENDENT UPON THE LOCATION 16' SPACES - 8' X 20' OR 18' X 8' AS/2	
33	PAVEMENT:	APPROACHES DRAINED PARKING AREAS	1" - 4000 PSI CONCRETE OR 8" MAX 12" C&G MIN 8" ASPHALT OR 4" GRAVEL OR 3" CONCRETE MIN 8" ASPHALT OR 4" GRAVEL OR 4" CONCRETE
34	24' CURB & GUTTER AT INTERSECTIONS		

EXISTING CONDITIONS		PROPOSED CONDITIONS	
	SG, FT.		SG, FT.
LAND AREA	246.29	LAND AREA	246.29
BUILDING FOOTPRINT	0	BUILDING FOOTPRINT	5,852
PAVEMENT AREAS	0	PAVEMENT AREAS	1,89
TOTAL INTERVIEWS	0	TOTAL INTERVIEWS	1,89
TOTAL PERVIOUS	246.29	TOTAL PERVIOUS	2,76

OPEN SPACE: $3,852 \text{ AC} \times 20\% = 1.13 \text{ AC}$
 CENTER LANDSCAPED AREA = $16,900 \text{ SQ FT}$ (388 AC)
 PERIPHERAL BOUNDARY AREA = $74,800 \text{ SQ FT}$ (1.71 AC)
 COMMON OPEN SPACE: $48,300 \text{ SQ FT}$ (2.11 AC) = 31.38
 TOTAL PERVIOUS AREA = $2,854 \text{ AC} = 50\%$

- 21 ALL GRAVIMETER MECHANICAL SENSORS SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 20 PARAGRAPH 2.
- 22 ALL EXISTING SEWERLINE RAMPERS BY AUSTIN SIGNATURES.
- 23 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMENDING AND DISABILITIES ACT ACCESSIBILITY RULES FOR PLANS FOR BUILDINGS AND FACILITIES, APPENDIX A TO 20CMR PART 3A.
- 24 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL PLAN REGARDING ACCESSIBILITY, RULES 24 CMR 900.000, AS APPLICABLE TO THIS PROJECT.
- 25 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRUCKS TRUCKS.
- 26 A PHOTOGRAPHIC PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO RELEASE OF FINAL DEVELOPMENT PLAN.
- 27 PLAN FOR CITY APPROVAL ON CONSTRUCTION DOCUMENTS IS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 28 INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.
- 29 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 MARKINGS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH THE EXCEPTION OF THOSE REQUIRED BY STATE OR LOCAL ORDINANCES.
- 30 IMPROVEMENTS TO BE CONSTRUCTED AT THE SAME TIME/SINGLE PHASE. CORRECTION PROPOSAL TO BE ISSUED PER BUILDING WHEN NECESSARY IMPROVEMENTS HAVE BEEN COMPLETED FOR EACH STRUCTURE.
- 31 A FORMER IF REQUIRED SHALL BE PROVIDED TO PUBLIC ROADS TO ASSURE ALL THE PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER DESIGN HEREIN AND THE OTHER SIDEWALKS.
- 32 THE PROJECT "TRUNK STREET HARDWARE" SHALL BE ADDED CONSTRUCTION WHICH MAINTAIN THE COMPLEX.
- 33 40' X 40' TRANSFER RAIL ELEVATION SHALL BE DETERMINED BY SEPARATE INSTRUMENT.
- 34 HE HEREBY CERTIFIES TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER HIS AREA DESIGNATED AS COMMON OPEN SPACE, OPEN RECREATION AREA, AND NON-DEVELOPABLE AREA AND TO PREVENT ANY CONSTRUCTION HEREON THAT VIOLATES CITY STANDARDS INCIDENT WITH THE APPROVED USE OR FURTHERMENT OF RESIDUALS, LOGGERS AND OWNERS OF THE PLANNED AREA DEVELOPMENT.
- 35 STORM SEWER PLANS TO BE PREPARED BY LICENSED ENGINEER. ALL GRAD NEEDS WILL BE CONSTRUCTED PER CITY STANDARDS.
- 36 SHPS SHALL BE PROVIDED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 37 NO FENCING SHALL BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY OR ON PREDETERMINED ELEVATIONS. NO OBSTACLE ACCESS SHALL

R/R SPIKE IN S.E. FACE POWER POLE, 60' NORTH AND 30' EAST OF INTERSECTION OF OVERLAND DRIVE AND GREENS ROAD
ELEVATION 1044.07

[illegible]

TYPE	BLDG	ACFT TYPES		# UNITS
		1 BOMB	2 BOMB	
I	A	4	4	8
	B	4	4	8
	C	4	4	8
	F	4	4	8
	O	4	4	8
	H	4	4	8
	J	4	4	8
II	D	2	5	7
	E	2	5	7
PROJECT TOTAL:		32	36	70

ALL BUILDINGS ARE TWO STORES AND NOT TO EXCEED

NOT TO SCALE

Map showing the area around the proposed site. The map includes streets such as North Street, East Street, and various businesses like Greenhouse, Greenhouse, and Greenhouse.

SCALE: 1" = 40'-0"

REDUCED PRINT
NOT TO SCALE

RELEASE

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PARK WEST GARDENS
EISENHOWER & OVERLAND DRIVE
LAWRENCE, KANSAS

PROJECT # 2526
MAY 26, 2005

RELEASE:	DATE:
LD	5/31
U	5/26

PDP-1