

Legal Description

LOT 3, BLOCK 2, LAKE VIEW ADDITION NO. 2

General Notes:

- PROJECT DEVELOPER: GARBER ENTERPRISES, INC., 5030 W. 15TH STREET, LAWRENCE, KS 66049
- PROJECT ENGINEER: PERIDIAN GROUP, INC., 500 ROCKLEDGE DRIVE, SUITE A, LAWRENCE, KANSAS 66044
- EXISTING ZONING: RM-2
- CURRENT USE: UNDEVELOPED
- PROPOSED USE: MULTIPLE-FAMILY DEVELOPMENT
- TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY PERIDIAN GROUP - AUGUST, 2004
- INSTALLATION OF ALL PUBLIC IMPROVEMENTS TO BE PROVIDED THROUGH PRIVATE FINANCING.
- WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
- ALL PRIVATE DRIVES, PARKING, AND GARAGE APPROACHES TO BE PER CITY OF LAWRENCE STANDARDS.
- ALL PARKING, PAVEMENT, & CURB/GUTTER (TYPE 1-24") TO MEET OR EXCEED CITY OF LAWRENCE PRIVATE DESIGN SPECIFICATIONS.
- CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- TRASH COLLECTION TO BE SCHEDULED CURB-SIDE PICKUP.
- THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG) FOR SITE IMPROVEMENTS, APPENDIX A TO 28 CFR PART 36
- ALL UTILITIES TO BE INSTALLED VIA PRIVATE FINANCING.
- ALL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS. ALL SANITARY SEWERS AND WATERLINES ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF LAWRENCE.
- PUBLIC IMPROVEMENT PLANS FOR THE SANITARY SEWER AND WATER MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW
- 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.
- ALL GROUND MOUNTED HW/AC UNITS TO BE SCREENED PER CITY OF LAWRENCE SPECIFICATIONS.
- ALL SITE LIGHTING TO BE BUILDING MOUNTED WITH A 200 WATT MAX. ILLUMINATION TO BE SHIELDED FROM VIEW OFF-SITE.
- NO OCCUPANCY WILL BE ALLOWED UNTIL ALL SITE IMPROVEMENTS INCLUDING OFF-SITE STORM SEWER ARE COMPLETED.
- THERE WILL BE NO DIRECT ACCESS TO LAKE POINTE DRIVE OR CLINTON PARKWAY.
- MINIMUM DISTANCE BETWEEN BUILDINGS SHALL NOT BE LESS THAN 10'

Parking Schedule:

RESIDENTIAL / DUPLEX - PARKING GROUP 1

60 THREE BEDROOM UNITS = 60 x 2.5 = 150 REQUIRED SPACES	
60 THREE BEDROOM UNITS = 2 CAR GARAGE IN EACH UNIT = 120 SPACES	
2 CAR IN DRIVE FOR EACH UNIT = 120 SPACES	
ON STREET PARKING = 24 SPACES	
TOTAL = 264 SPACES	

*BIKE PARKING IN GARAGE

Impervious Surface Summary:

LOT 3, BLOCK 2 (EXISTING CONDITIONS)	LOT 3, BLOCK 2 (PROPOSED CONDITIONS)
BUILDING AREA = 0 S.F.	BUILDING AREA = 54,728 S.F.
PAVEMENT AREA = 0 S.F.	PAVEMENT AREA = 61,531 S.F.
IMPERVIOUS SURFACE = 0 S.F.	IMPERVIOUS SURFACE = 116,259 S.F.
PERVIOUS SURFACE = 255,951 S.F.	PERVIOUS SURFACE = 139,692 S.F.
PROPERTY AREA = 255,951 S.F.	PROPERTY AREA = 255,951 S.F.

Development Summary:

GROSS AREA	TOTAL UNITS	GROSS DENSITY
5.8758 ACRES	60 UNITS	10.2 UNITS/ACRE

Landscape Schedule:

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COND.
	43	'LEGACY' SUGAR MAPLE 'GREENSPIRE' LINDEN LONDON PLANE TREE SUMMERSHADE NORWAY MAPLE SHUMARD OAK 'AUTUMN PURPLE' ASH	ACER SACCHARUM 'LEGACY' TILIA CORDATA 'GREENSPIRE' PLATANUS X ACERIFOLIA ACER PLATANOIDES 'SUMMERSHADE' QUERCUS SHUMARDII FRAXINUS AMERICANA 'AUTUMN PURPLE'	2-1/2" CAL.	B & B
	50	'PRAIRIFIRE' CRAB REDBUD 'CENTURION' CRAB 'CHANTICLEER' PEAR	MALUS 'PRAIRIFIRE' CERCIS CANADENSIS MALUS 'CENTURION' PRUNUS CALLERYANA 'CHANTICLEER'	1-1/2" CAL.	B & B
NOTE: 	431	ENGLISH BOX HEDGE	BUXUS SEMPERVIRENS	6'-8" HT.	B & B

ALL SCREENING AND LANDSCAPING SHALL MEET CITY OF LAWRENCE MINIMUM REQUIREMENTS PER SECTION 20-14A04.B AND 20-1214.

ONE TREE FOR TWO DWELLING UNITS 60 DU'S = 60 TREES REQUIRED
60 TREES PROVIDED



Peridian Group, Inc.

■ COMMUNITY PLANNING
■ CIVIL ENGINEERING
■ LANDSCAPE ARCHITECTURE
■ LAND SURVEYING

500 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
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Lake Pointe Villas

NE Corner of
Clinton Parkway
& K-10 Highway

SITE PLAN

REVISIONS:

OCT. 3, 2005
OCT. 14, 2005
NOV. 03, 2005

PROJECT RECORD:

DIGITAL I.D.: 05072-SP.DWG
PROJECT NO.: 05072
DATE: AUG 30, 2005
DRAWN BY: MK
CHECKED BY: MK
SHEET NO. 1 OF 1 SHEETS

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