Legal Description

A replat of Lots 1,2,3,4,& 5 Rockledge Addition, a subdivision in the City of Lawrence, Douglas County, Kansas and a Final Plat of two adjacent tracts of land located in the southeast quarter of Section 35, Township 12 South, Range 19 East of the Sixth Principal Meridian, Douglas County, Kansas, now described as follows:

Commencing at the Northeast corner of the southeast quarter of said section; thence South 0d11'29" West, 989.83 feet to the Point of Beginning of the land to be described; thence South 0d11'29" West, 536.61 feet; thence South 89d37'29" West, 440.03 feet; thence North 0d0'0" East, 50 feet; thence South 89d37'29" West, 88.29 feet; thence North54d19'50" East, 21.31 feet; thence curvin on a 30.00 Foot radius curve with a 33.18 Foot chord bearing North 33d34'12" East, and arc length of 35.15 Feet; thence North 0d53'38" East, 66.33 Feet; thence North 89d55'51" West, 229.78 Feet; thence South 0d01'28" West, 134.29 Feet; thence South 54d59'32" East, 73.75 Feet; thence curving on a 244.69 radius curve with a 42.03 Foot chord bearing South 43d53'35" West, and arc length of 42.09 Feet; thence North 54d59'32" West, 224.41 Feet; thence North 00d28'17" East, 465.07'; thence South 89d58'03" East, 869.91 Feet to the Point of Beginning, containing 9.90 acres more or less, subject to the public road right-of-way and easements of record.

Density & Dimensional Standards RS5 District

Zoning	RS5
Min. Lot Area	5,000sf
Min. Lot Area/Dwelling	5,000sf
Min. Lot Width	40'
Min. Lot Frontage	40'
Minimum Yards	
Front	20'
Side/Exterior	15'
Side/Interior	5'
Max. Building Coverage	50%
Max. Impervious Coverage	75%
Min. Outdoor Area/Dwelling Area	240sf
Dimensions	12'
Max. Height	35'

Site Summary

Existing Land Use:	Majority Undeveloped/4 Existing Single Family Residences	
Existing Zoning:	RS7 Single Family Residential Detached	
Proposed Zoning:	RS5 Single Family Residential Detached	
Description	University Park	
Number of Lots:	42	
Gross Area:	9.90	acres
Public R.O.W.:	1.26	acres
Private R.O.W.:	0.08	acres
Total R.O.W.:	1.34	acres
Common Area	0.58	acres
Net Residential Area:	7.98	acres
Maximum Lot Area:	36,620	sf
Minimum Lot Area:	4,441	sf
Average Lot Area:	6,778	sf
Proposed Density:	5.25	units/acre
Off-Street Parking Required:	84	spaces
Off-Street Parking Provided:	84	spaces

Landscaping

The following is a list of approved shade trees for installation in this subdivision to comply with the Master Street Tree Plan that shall be filed with the Final Plat of the University Park Addition.

Symbol	Common Name	Genus-Species
ST	Red Oak	Quercus rubra
	Red Maple	Acer rubrum
	Honeylocust	Gleditsia triacanthos "Skyline"
	Norway Maple	Acer platanoides
	Littleleaf Linden	Tilia cordata

Substitution of appropriate similar species may be approved by the Lawrence-Douglas County Metropolitan Planning Office.

(ED)	Existing Deciduous Tree	Varies (8"-24")	Protect as required by City Code
(EC)	Existing Coniferous Tree	Varies (8"-12")	Protect as required by City Code

Impervious Surfaces

Impervious Surfaces	Existing	Proposed
Building	5,295 GSF	78,442 GSF
Pavement	7,941 GSF	76,652 GSF
Sub Total:	13,236 GSF	155,094 GSF
Turf	418,008 GSF	276,150 GSF
	431,244 GSF	431,244 GSF

General Notes

1. OWNERS: Calvin & Annaliese Engleman, 1301 Iowa Street, Lawrence, KS 66044; Joan Huber, 1100 Lawrence Avenue, Lawrence, KS 66049; Robert Green Trustee, c/o Dean Grob, P.O. Box 502, Lawrence, KS 66044; 7G's LLC, c/o Dean Grob, P.O. Box 502, Lawrence, KS 66044
2. CONTRACT PURCHASER/DEVELOPER: Mt. Oread Development, LLC, 219 Erhart Circle, Lawrence, KS 66049
3. PLANNER: Allen Belot Architect, 708 West 9th Suite 205, Lawrence, KS 66044
   CIVIL ENGINEER/SURVEYOR: Grob Engineering Services, 3210 Mesa Way Suite A, Lawrence, KS 66049
4. Topographical information obtained from the City of Lawrence GIS data base.
5. Construction of public improvements shown shall be provided through formation of benefit a district.
6. Proposed utility locations & sizes are preliminary, and shall be finalized upon submission of public improvements construction documents.

   Public improvement Plans for the streets, sidewalks, sanitary & storm sewers and waterlines shall be submitted to the Public Works Department for review & approval. These improvements must be constructed and complete prior to issuance of building permits.

   Building Permits shall not be issued until the required public improvements are complete, final inspected and formally accepted by the Department of Public Works.
7. All street, sanitary sewers & waterlines shall be public & maintained by the City of Lawrence.
8. All concrete curb & gutter shown shall be constructed in accordance with Type I City Standard except infill curb & gutter on Iowa Street shall match existing.
9. Per City Code Section 9-903(B), a storm water pollution prevention plan (SWPP) must be provided for the work proposed on this project. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWP3 has been obtained.
10. Common ownership & maintenance of Tracts 'A', thru 'E' in Block One, Tract 'A' & 'B' Block Two shall be transferred to a Homeowner's Association to be formed prior to sale of lots.
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 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 those interpretations.
12. Fair Housing Act Compliance
    This project has been designed to comply with the requirements of the Final Fair Housing Accessibility Guidelines for Buildings for multifamily buildings covering greater than four units, 24CFR, Chapter I. The Architect has used reasonable professional efforts to interpret & comply with applicable Fair Housing Accessibility Guideline 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 those interpretations.

Waivers

1. 20-601 (a) Reduction of the required front yard setback from 20' to 15'.
2. 20-601 (a) Reduction of the minimum lot area per dwelling from 5,000sf to: Block Two, Lot 14 = 4,706sf; Lot 15 = 4,735; Lot 16 = 4,441sf
3. 20-1101(d)(2)(i)e. Delete: "Stand of Mature Trees or Individually Significant Mature Trees." ADD: "Individually Significant Mature Trees."
4. 20-1101(d)(3)(iii) Delete: " . . .the development plan shall be arranged so that every proposed Lot has a Building Envelope meeting the other design standards of this Code without encroaching on the designated sensitive lands. ADD: " . . .the development plan shall be arranged so that every proposed Lot has a Building Envelope meeting the other design standards of this Code without encroaching on the designated sensitive lands five feet outside said building envelope.

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.
3.) All single-family structures shall be constructed with enclosed garages, located to the rear of each lot.
4.) All single-family structures shall be constructed with roof overhangs. 12" min. on gable ends, 18" min. on eaves.
5.) 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 tree is damaged or destroyed during construction then replacement shall be required.
6.) 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 provide above and shall be located to maximize the shading benefits for energy conservation.

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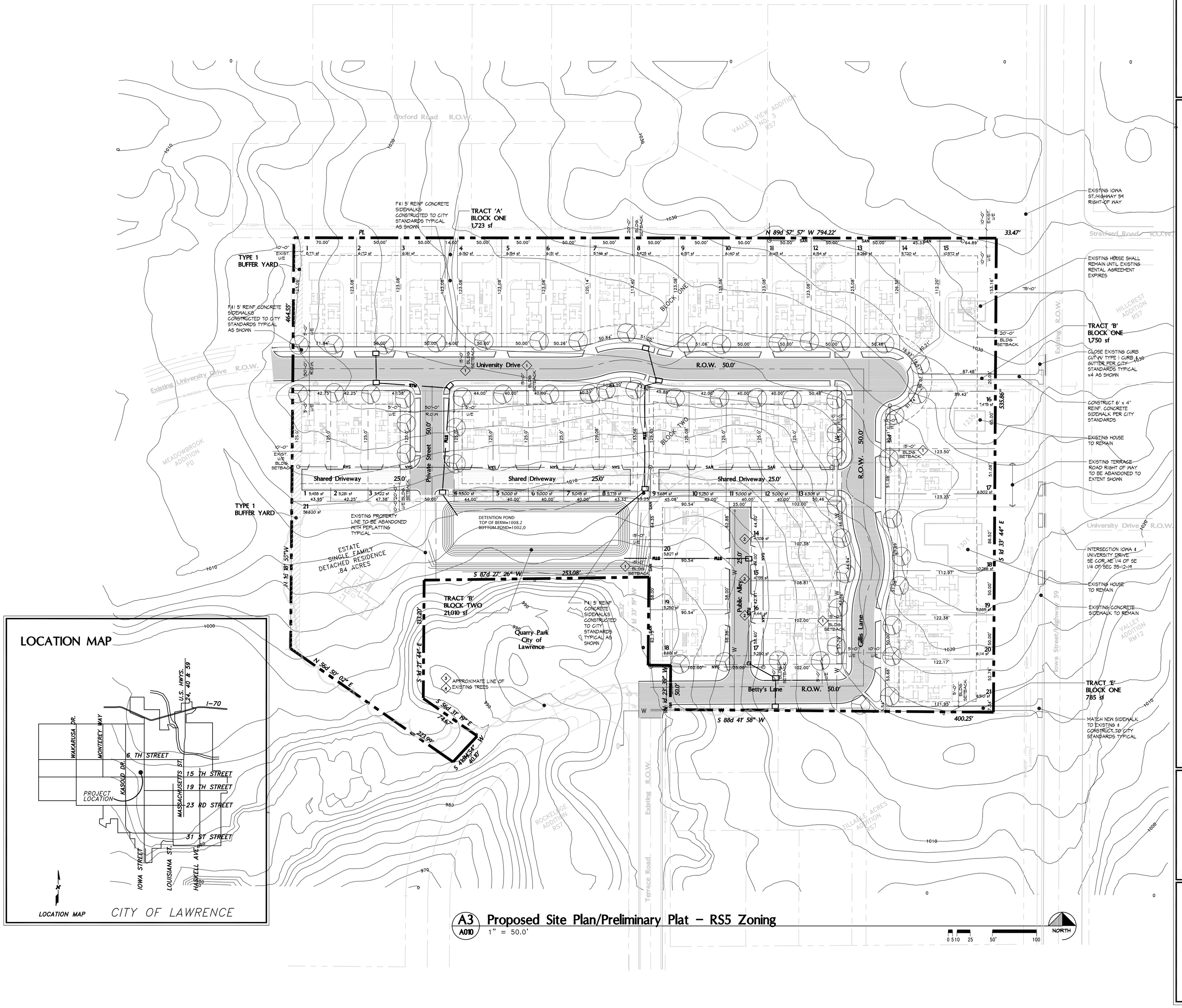
UNIVERSITY PARK
Single Family Detached
University Drive Between Iowa & Crestline Drive
Lawrence, Kansas

PROJECT # 0611
DATE: 10.31.07
DRAWN BY:
CHECKED BY:
REVISIONS: 01.22.08

PROPOSED SITE PLAN/ PRELIMINARY PLAT

Sheet A010

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