



GENERAL NOTES:

- OWNERS: 1029 MISSISSIPPI, LLC
130 EAST RANDOLPH STREET, SUITE 2100
CHICAGO, ILLINOIS 60601
KANSAS UNIVERSITY ENDOWMENT ASSOCIATION
P.O. BOX 928
LAWRENCE, KANSAS 66044
RGAPTS, LLC
P.O. BOX 928
LAWRENCE, KANSAS 66044
- LAND PLANNER/
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY
PERFORMED BY LANDPLAN ENGINEERING, P.A., JULY, 2016.
- EXISTING ZONING: RM12D, RM32
- PROPOSED ZONING: RM32-PD
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: ACCESSORY PARKING
- NO PORTIONS OF THE SUBJECT PROPERTY ARE DESIGNATED "SPECIAL
FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM),
PANEL NO. 152, MAP NUMBER 20045C0152E, DOUGLAS COUNTY, KANSAS,
BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
- THIS SITE HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR
BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- ALL CONCRETE CURB AND GUTTER SHALL BE INSTALLED AS "TYPE CG-1" PER
CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- ALL CURB INLETS SHALL BE INSTALLED PER CITY OF LAWRENCE DETAILS AND
SPECIFICATIONS.
- THE CONCRETE COMMERCIAL DRIVEWAY APRON SHALL BE INSTALLED PER
CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- ALL INTERNAL SIDEWALKS AND ACCESS RAMPS SHALL BE INSTALLED PER CITY
OF LAWRENCE DETAILS AND SPECIFICATIONS.
- ALL OFF-STREET PARKING AREAS AND DRIVEWAYS SHALL BE SURFACED WITH
A MINIMUM OF 5 INCHES OF FULL DEPTH ASPHALT IN ACCORDANCE WITH
SECTION 20-913(g)(1)(v) OF THE CITY CODE.
- THE CITY OF LAWRENCE SHALL NOT BE HELD RESPONSIBLE FOR PAVEMENT
DAMAGE ON PRIVATE STREETS CAUSED DUE TO THE WEIGHT OF SOLID WASTE
MANAGEMENT VEHICLES.
- TREES SHALL BE PLANTED NO CLOSER THAN 8 FEET FROM EXISTING
LINES, WHERE PRACTICAL AND APPROVED BY THE PLANNING DIRECTOR
IN ACCORDANCE WITH SECTION 20-811(g)(2)(ii)(d) OF THE CITY CODE.
- UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAV
BUILDING WILL BE SEEDED, SODDED OR LANDSCAPED WITH PLANT
MATERIALS REFER TO SHEET 4 FOR THE LANDSCAPE PLAN.
- THE LANDOWNER WILL PROVIDE FOR THE MAINTENANCE OF COMMON
SPACE, RECREATION FACILITIES, NON-ENCROACHABLE AREAS, PRIVATE
STREETS AND ANY OTHER AREA WITHIN THE PROPOSED DEVELOPMENT
IS TO BE RETAINED PRIMARILY FOR THE EXCLUSIVE USE AND BENEFIT OF
RESIDENTS, LESSEES, AND OWNER OF THE PLANNED DEVELOPMENT.
NO VARIANCES, MODIFICATIONS, REDUCTIONS AND WAIVERS ARE BEING
REQUESTED AS PART OF THE PLAN APPROVAL.
- THE APPLICANT INTENDS TO FILE FOR FINAL DEVELOPMENT PLAN AND
IMMEDIATELY FOLLOWING CITY COMMISSION APPROVAL OF THE PROPOSED
DEVELOPMENT PLAN. THE APPLICANT INTENDS TO CONSTRUCT THE
DEVELOPMENT IN TWO PHASES. WORK SHOWN AS PART OF PHASE 1
COMPLETED BETWEEN NOVEMBER, 2016 AND JANUARY, 2017. WORK
AS PART OF PHASE 2 IS TO BE COMPLETED BETWEEN MAY AND AUGUST
AS DEPICTED ON SHEET 4 OF THIS PRELIMINARY DEVELOPMENT PLAN.
THE SITE HAS ACCESS TO PUBLIC AND PRIVATE UTILITIES, INCLUDING BUT
NOT LIMITED TO WASTE WATER, DOMESTIC WATER, STORM WATER, GAS
ELECTRICITY.
- THE LANDOWNER HEREBY DEDICATES TO THE CITY OF LAWRENCE
TO REGULATE ANY CONSTRUCTION WITHIN THE AREAS DESIGNATED
"COMMON OPEN SPACE," AND "RECREATIONAL OPEN SPACE" AND TO
ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT
WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES, AND
OWNER OF THE PLANNED DEVELOPMENT.

Legend

- Pedestrian Origination Point
- 600 Foot Limits
- Pedestrian Routes
- Pathway To:
- Southeast Corner
- Southwest Corner
- Northeast Corner
- Northwest Corner

LANDPLAN ENGINEERING
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1029 MISSISSIPPI STREET
LAWRENCE, KANSAS 66044
HERE @ KANSAS OFF-SITE PARKING
PRELIMINARY DEVELOPMENT PLAN
LAYOUT PLAN