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PRELIMINARY DEVELOPMENT PLAN  
for BECKHAUS TOWNHOMES  
5275 W. 6TH STREET  
LAWRENCE, KANSAS

DESIGNED BY	JDG
CHECKED BY	JDG
ISSUE DATE	DECEMBER 18, 2017
REVISIONS	FEBRUARY 9, 2018

THIS DOCUMENT IS FOR PLANNING  
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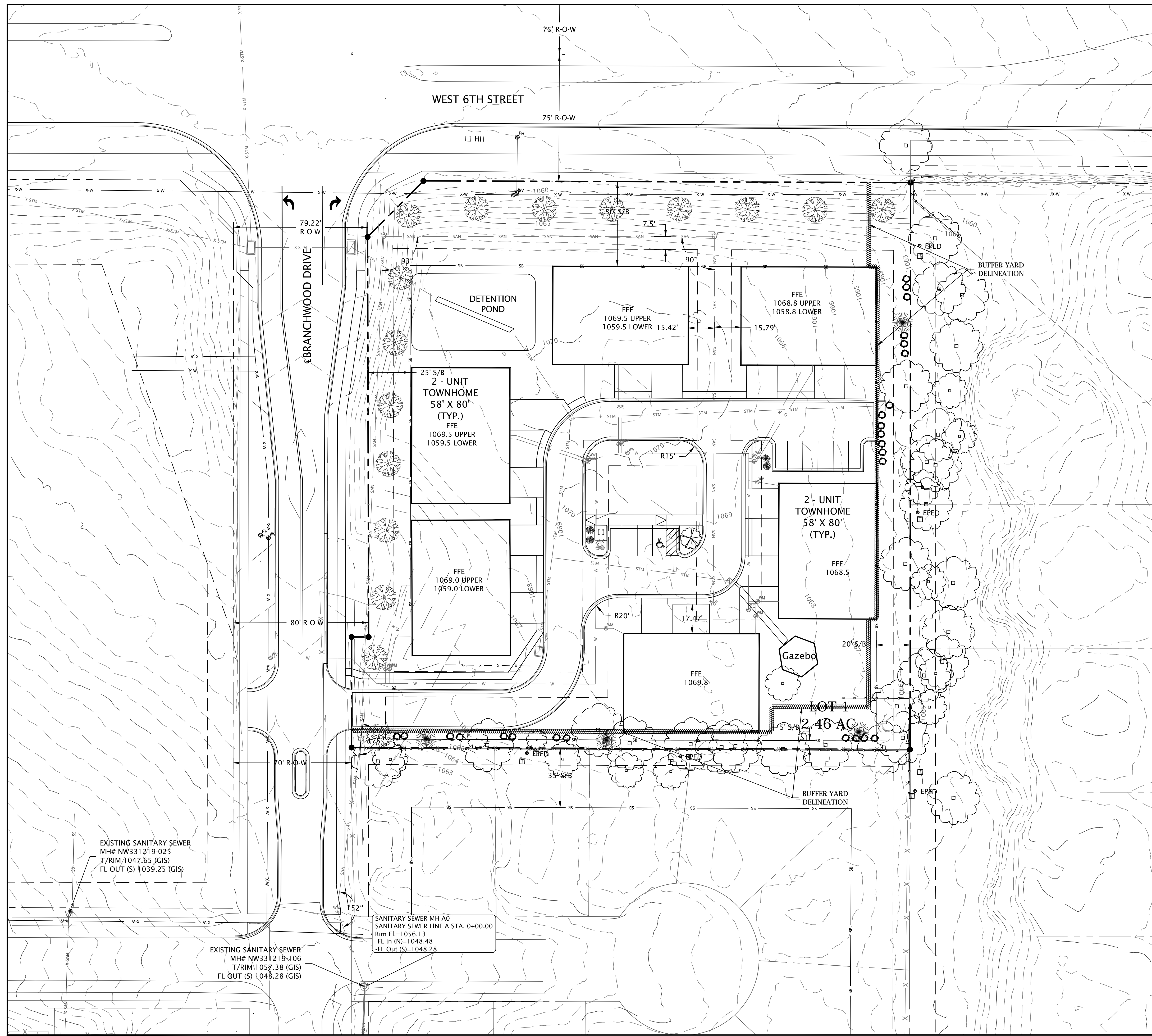
Approved and Released

City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

Case No. \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Release Date: \_\_\_\_\_  
Planner: \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_ Sheets  
Asst./Director: \_\_\_\_\_

LAYOUT PLAN





LANDSCAPING SCHEDULE			
SYMBOL	QUANT.	NAME	SIZE & COND
(Sun symbol)		EX. DECIDUOUS AND CONIFEROUS TREES	
(Tree symbol)	16	STREET TREES - 1 PER 40' OF FRONTAGE LARGE CANOPY - LACEBARK ELM, SHUMARD OAK, SUMMERSHADE NORWAY MAPLE, THORNLESS HONEY LOCUST, OR APPROVED EQUAL (3 SPECIES MIN.)	2.0' CAL - B&B
(Tree symbol)		PERIMETER LANDSCAPING REQUIREMENT 1 TREE PER 25' OF PARKING LOT PLUS CONTIN. 3' HIGH BERM OR CONTIN. ROW OF EVERGREEN SHRUBS NO PARKING IS VISIBLE FROM R-O-W SO NO PERIMETER LANDSCAPING	
(Tree symbol)		INTERIOR LANDSCAPING REQUIREMENT PARKING LOTS - 40 S.F. PER STALL, 1 SHADE TREE & 3 SHRUBS PER 10 STALLS - (10 STALLS - 400 S.F./1 TREES/3 SHRUBS) AREAS PROVIDED AT END ISLANDS, CENTER ISLANDS; PLANTERS EXCEED 400 S.F.	
(Tree symbol)	1	LACEBARK ELM, SHUMARD OAK, SUMMERSHADE NORWAY MAPLE, GREENSPIRE LINDEN (2 SPECIES MIN.)	2.5' CAL - B&B
(Tree symbol)	4	DWARF BURNING BUSH, MAGIC CARPET SPIREA, BLUE HOLLY OR APPROVED EQUAL. EACH PLANT SHALL HAVE 9 SQUARE FEET OF MULCH AROUND BASE.	2 GAL 24" HEIGHT
(Tree symbol)		BUFFERING LANDSCAPING REQUIREMENT ALL BUFFERING IS TYPE 1 - 248' OF 10' WIDTH, 208' OF 20' WIDTH, AND 208' OF 25' WIDTH - EQUATES TO 20 TREES AND 49 SHRUBS. 36 TREES AND 25 SHRUBS ARE BEING PROVIDED	
(Tree symbols)	30 & 2 & 4 & 25	EXISTING TREES - VARIOUS SIZE & DECIDUOUS TREES - LACEBARK ELM, SHUMARD OAK OR SUMMERSHADE NORWAY MAPLE, THORNLESS HONEY LOCUST, OR APPROVED EQUAL (2 SPECIES MIN.) & EVERGREEN TREES - BOSNIAN PINE, LIMBER PINE, WHITE SPRUCE OR APPROVED EQUAL (2 SPECIES MIN.) & SHRUBS - DWARF BURNING BUSH, MAGIC CARPET SPIREA, BLUE HOLLY OR APPROVED EQUAL.	VARIES & 2.5' CAL - B&B & 6' - B&B & 2.5' CAL - B&B & 2.0 GAL 24" HEIGHT
(Tree symbol)		ALL UNPAVED AREAS SHALL BE PLANTED WITH TURF GRASSES	

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