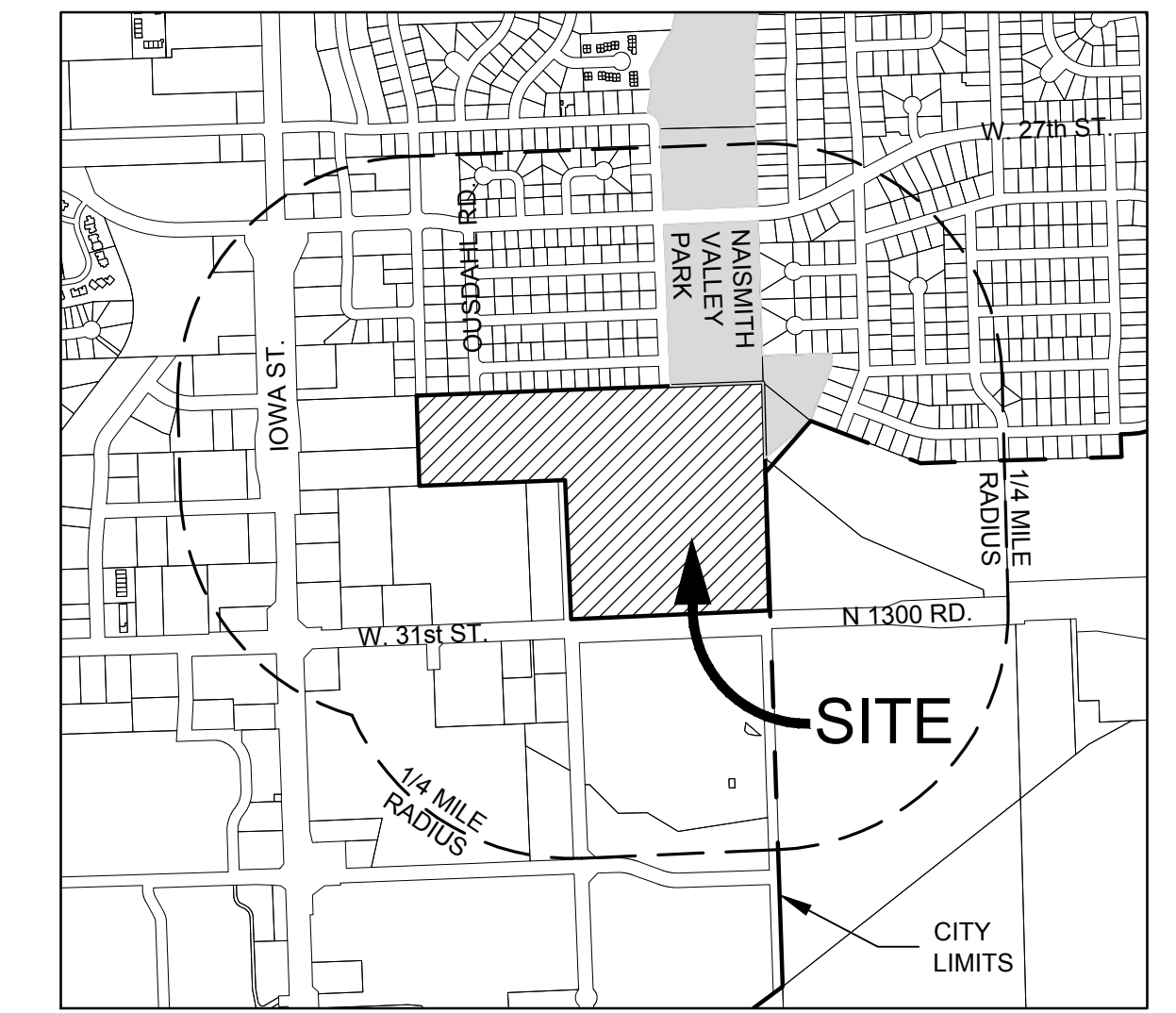


FILE NAME: P:\2011175\CAD\Concept-Exhibits\11175C-CONCEPT.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 1/17/2012 12:32 PM PLOTTED: 1/17/2012 12:32 PM



LOCATION MAP:



GENERAL NOTES:

- OWNER: MID-AMERICA MANUFACTURED HOUSING COMMUNITIES, INC.
10011 WOODEND ROAD
EDWARDSVILLE, KANSAS 66111
- LAND PLANNER/
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- EXISTING ZONING: RS10
- PROPOSED ZONING: RM12
- EXISTING LAND USE: MOBILE HOME PARK
- PROPOSED LAND USE: DUPLEX, DETACHED DWELLING
- THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 167, MAP NUMBER 20045C0167D, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010.

BUILDING SUMMARY:

PRODUCT TYPE	SYMBOL	QUANTITY	UNITS	BEDROOMS
4-BR COTTAGE		118 (56%)	118 (40%)	472 (50%)
2-BR DUPLEX		46 (22%)	92 (30%)	184 (20%)
3-BR DUPLEX		47 (22%)	94 (30%)	282 (30%)
TOTAL		211 (100%)	304 (100%)	938 (100%)

RESIDENTIAL DENSITY
 PERMITTED: 12 UNITS / ACRE
 PROVIDED: 304 UNITS / 35.546 ACRES
 8.552 UNITS / ACRE

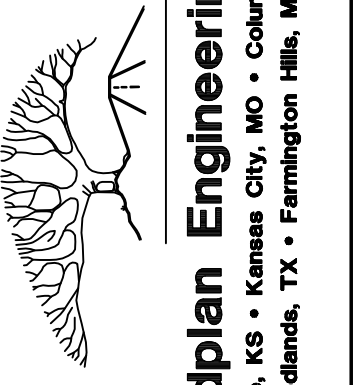
LEGEND:

- FLOODWAY (ZONE AE, PER FEMA FIRM)
- 100-YR FLOODPLAIN (ZONE AE, PER FEMA FIRM)
- 500-YR FLOODPLAIN (ZONE X, PER FEMA FIRM)
- EXISTING IRON BAR
- SECTION CORNER
- PROPOSED TRASH ENCLOSURE
- PROPOSED DECORATIVE METAL FENCE
- PROPOSED WOOD PRIVACY FENCE

KEYED NOTES:

- PROPOSED GATED ENTRANCE EQUIPPED WITH OPTICOM RECEIVERS FOR FIRE/MEDICAL ACCESS
- PROPOSED 10-FOOT SHARED USE PATH
- EXISTING DRIVEWAY TO BE CLOSED
- PROPOSED 8-FOOT SHARED USE PATH
- PROPOSED GATED ENTRANCE RESTRICTED TO FIRE/MEDICAL ACCESS ONLY
- PROPOSED 8-FOOT SHARED USE PATH CONTINUES TO NORTHEAST TO INTERSECTION WITH EXISTING NAISMITH VALLEY PARK PATH
- PROPOSED WESTBOUND RIGHT-TURN DECELERATION LANE
- PROPOSED EASTBOUND LEFT-TURN DECELERATION LANE

Civil Engineering
 Landscape Architecture
 Community Planning
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**1900 WEST 31st STREET
 LAWRENCE, KANSAS 66046
 ASPEN HEIGHTS
 CONCEPT PLAN**

REV	DATE	DESCRIPTION
1	1/9/12	RESIDENTIAL UNIT MIX
2	1/17/12	31st ST, R.O.W.

DATE: 11/21/11
 PROJECT NO.: 2011175
 DESIGNED BY: LPE
 DRAWN BY: BS
 CHECKED BY: BS

ISSUE SHEET NO. **1**
 OF 1 SHEETS

