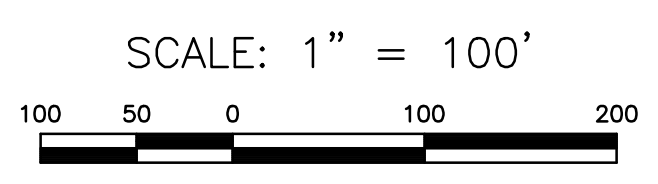
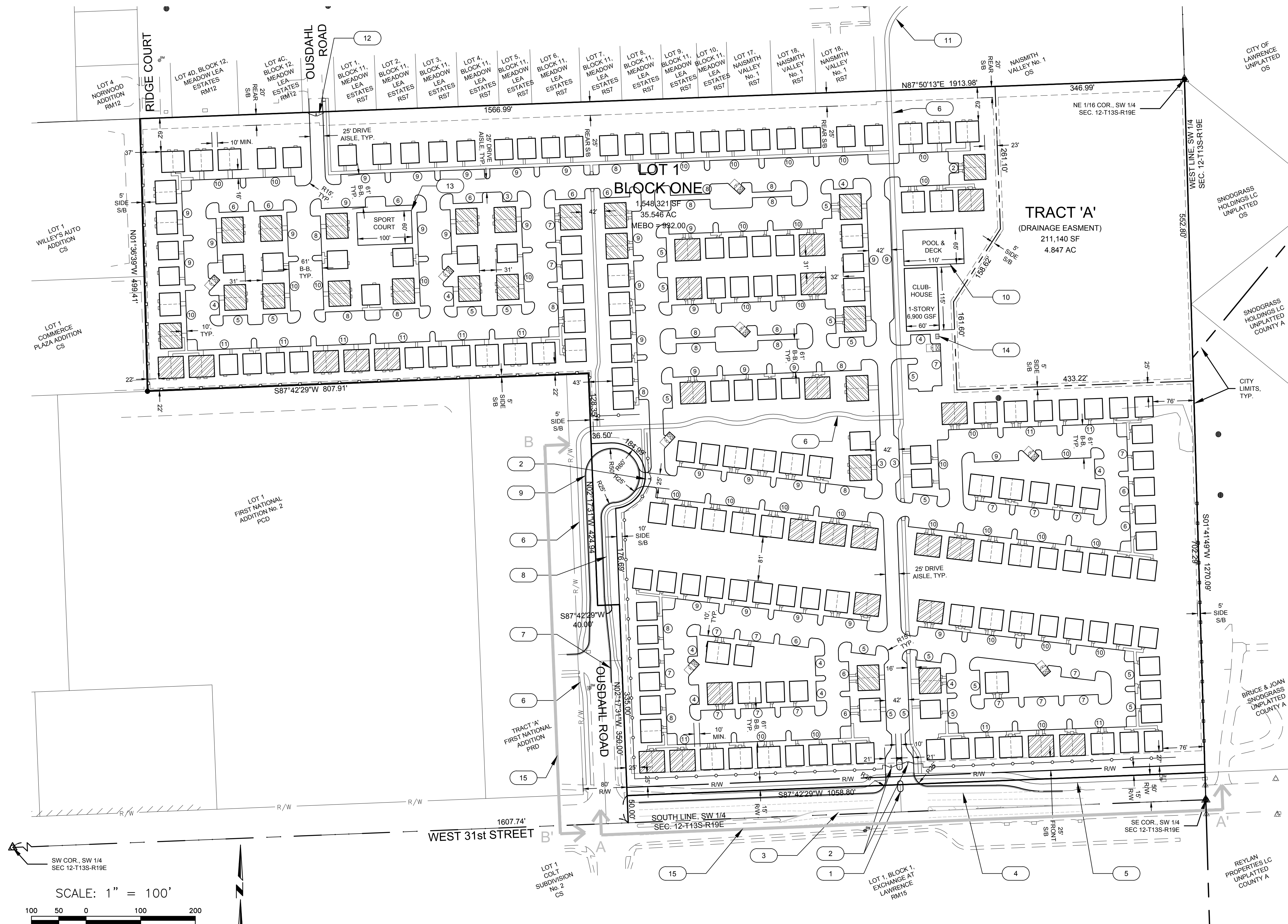


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**KEYED NOTES:**

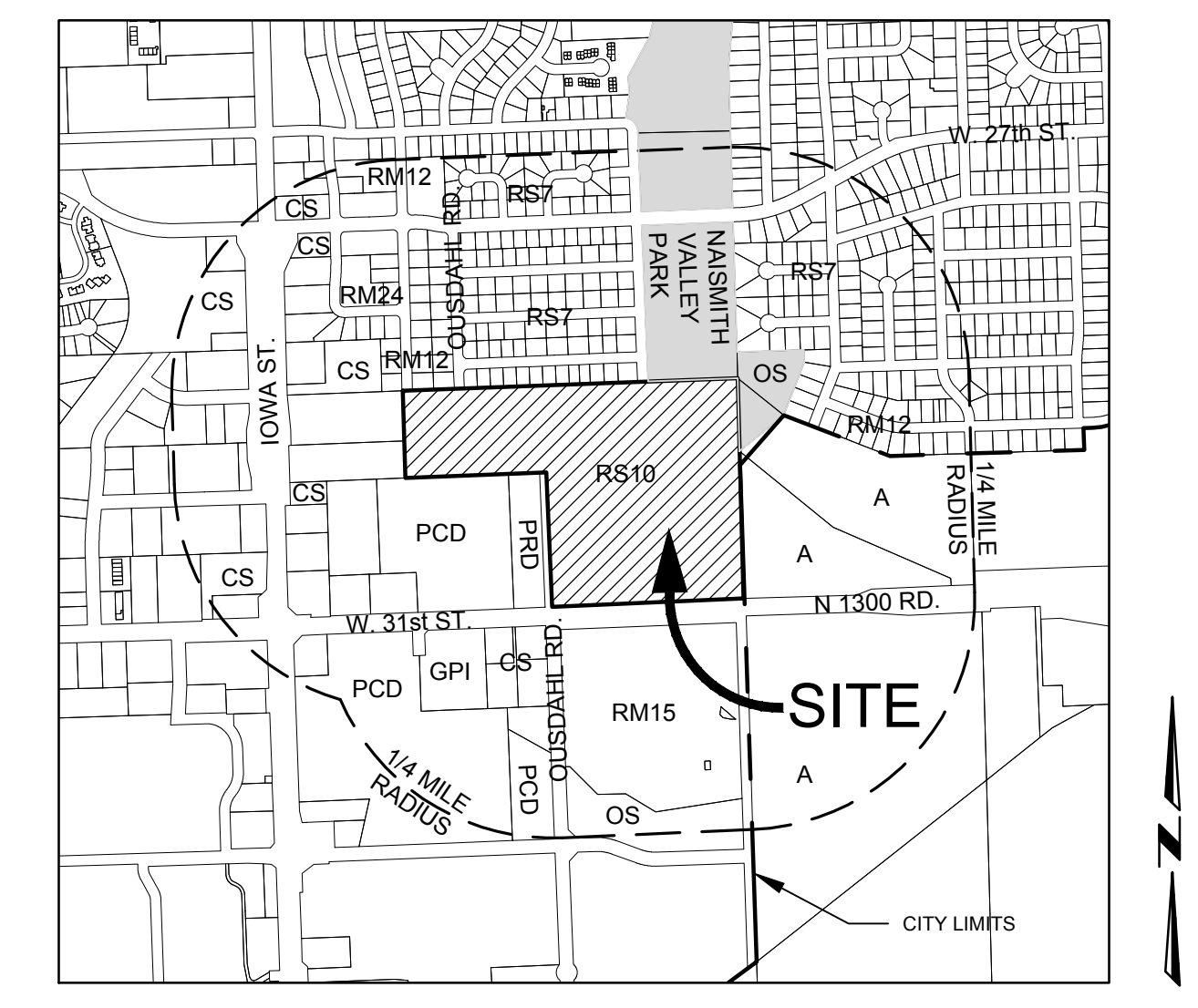
- 1. EXISTING FULL ACCESS DRIVEWAY TO REMAIN
- 2. PROPOSED GATED ENTRANCE EQUIPPED WITH OPTICOM RECEIVERS FOR FIRE/MEDICAL ACCESS
- 3. PROPOSED EASTBOUND LEFT-TURN DECELERATION LANE, PER FORTHCOMING PUBLIC IMPROVEMENT PLANS
- 4. PROPOSED WESTBOUND RIGHT-TURN DECELERATION LANE, PER FORTHCOMING PUBLIC IMPROVEMENT PLANS
- 5. PROPOSED 10-FOOT SHARED USE PATH, PER FORTHCOMING PUBLIC IMPROVEMENT PLANS
- 6. PROPOSED 8-FOOT SHARED USE PATH, PER FORTHCOMING PUBLIC IMPROVEMENT PLANS
- 7. EXISTING DRIVEWAY TO BE CLOSED
- 8. PROPOSED SIDEWALK EXTENSION PER FORTHCOMING PUBLIC IMPROVEMENT PLANS
- 9. PROPOSED OUSDAHL ROAD EXTENSION, PER FORTHCOMING PUBLIC IMPROVEMENT PLANS
- 10. PROPOSED POOL AND DECK AREA TO BE ENCLOSED WITH 4-FOOT HEIGHT DECORATIVE METAL FENCE
- 11. PROPOSED 8-FOOT SHARED USE PATH CONTINUES NORTHEAST TO INTERSECTION WITH EXISTING NAISMITH VALLEY PARK PATH, PER FORTHCOMING PUBLIC IMPROVEMENT PLANS. SEE SHEET 5 FOR INSET.
- 12. PROPOSED GATED ENTRANCE RESTRICTED TO FIRE/MEDICAL ACCESS ONLY
- 13. PROPOSED SPORT COURT TO BE DEVELOPED FOR POTENTIAL BASKETBALL, TENNIS AND/ VOLLEYBALL USES
- 14. PROPOSED CLUBHOUSE BICYCLE PARKING (6 SPACES)
- 15. REFER TO SHEET 3 FOR SITE ELEVATIONS

**BUILDING SUMMARY:**

BUILDING TYPE	SYMBOL	QUANTITY	UNITS	BEDROOMS
4-BR COTTAGE 2,442 GSF (2 STORY)	REAR ENTRY @ 3'x8' LANDING MECH. EQUIP. @ LEFT / RIGHT SIDE FRONT ENTRY @ 4' WALK	118 (58%)	118 (40%)	472 (50%)
2-BR DUPLEX 3,192 GSF (2 STORY)	REAR ENTRY @ 3'x6' LANDINGS MECH. EQUIP. @ LEFT / RIGHT SIDE FRONT ENTRY @ 8' WALK	46 (22%)	92 (30%)	184 (20%)
3-BR DUPLEX 3,634 GSF (2 STORY)	REAR ENTRY @ 3'x6' LANDINGS MECH. EQUIP. @ LEFT / RIGHT SIDE FRONT ENTRY @ 8' WALK	47 (22%)	94 (30%)	282 (30%)
<b>TOTAL</b>		<b>211 (100%)</b>	<b>304 (100%)</b>	<b>938 (100%)</b>

RESIDENTIAL DENSITY  
 PERMITTED: 12 UNITS / ACRE  
 PROVIDED: 304 UNITS / 35.52 ACRES  
 8.552 UNITS / ACRE

**LOCATION MAP:**



**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12, THENCE N 87°42'29" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1607.74 FEET; THENCE NORTH 02°17'31" WEST, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 31ST STREET AS RECORDED IN BOOK 282 PAGE 643 AND THE EAST RIGHT-OF-WAY LINE OF OUSDAHL ROAD AS RECORDED IN BOOK 1078 PAGE 1045 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE NORTH 02°17'31" WEST, ALONG THE EAST RIGHT-OF-WAY OF SAID OUSDAHL ROAD, 350.00 FEET; THENCE SOUTH 87°42'29" WEST, 40.00 FEET TO THE EAST LINE OF FIRST NATIONAL ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 02°17'31" WEST, 424.94 FEET TO THE NORTHEAST CORNER OF FIRST NATIONAL ADDITION; THENCE SOUTH 87°42'29" WEST, 807.91 FEET ALONG THE NORTH LINE OF SAID FIRST NATIONAL ADDITION, TO THE EAST LINE OF COMMERCE PLAZA ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 01°36'39" WEST, PARALLEL TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 12 AND ALONG THE EAST LINE OF SAID COMMERCE ADDITION, ALSO THE EAST LINE OF WILLEY'S AUTO ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, 499.41 FEET TO THE SOUTH LINE OF NORWOOD ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 87°50'13" EAST, ALONG THE SOUTH LINE OF SAID NORWOOD ADDITION, THE SOUTH LINE OF MEADOW LEA ESTATES, AN ADDITION TO THE CITY OF LAWRENCE, AND NAISMITH VALLEY NO. 1, ALSO AN ADDITION TO THE CITY OF LAWRENCE, 1913.98 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 01°41'49" EAST ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF 31ST STREET, 1270.09 FEET; THENCE SOUTH 87°42'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY, 1058.80 FEET TO THE POINT OF BEGINNING, CONTAINING 41.150 ACRES MORE OR LESS.

**PARKING SUMMARY:**

**OFF-STREET PARKING**  
 REQUIRED: DETACHED DWELLING: 2 SPACES / DWELLING UNIT  
 119 UNITS \* 2  
 238 SPACES  
 DUPLEX: 1 SPACE / BEDROOM  
 470 BEDROOMS / 1  
 470 SPACES  
 OFFICE (CLUBHOUSE): 1 SPACE / 300 SF  
 7,000 SF / 300  
 24 SPACES  
 732 TOTAL SPACES  
 PROVIDED: 1,230 SPACES

**BICYCLE PARKING**  
 REQUIRED: DETACHED DWELLING: NONE  
 DUPLEX: NONE  
 OFFICE: 1 SPACE / 10 AUTO SPACES  
 24 AUTO SPACES / 10  
 3 SPACES  
 PROVIDED: 6

**NOTES:**

- PER CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-901(c)(ii), DETACHED DWELLINGS AND DUPLEX RESIDENTIAL USES SHALL BE EXEMPT FROM THE REQUIREMENTS TO MITIGATE THE IMPACTS OF EXCESS PARKING.
- PER CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-912(d), DETACHED DWELLINGS AND DUPLEXES ARE EXEMPT FROM THE REQUIREMENTS TO PROVIDE ACCESSIBLE PARKING SPACES. HOWEVER, ACCESSIBLE PARKING SHALL BE PROVIDED AT THE REQUEST OF RESIDENTS WITH DISABILITIES.

**LEGEND:**

- EXISTING IRON BAR
- ▲ SECTION CORNER
- ⊕ BENCHMARK
- ☒ PROPOSED TRASH ENCLOSURE
- PROPOSED 6-FOOT HT. DECORATIVE METAL FENCE
- PROPOSED 6-FOOT HT. WOOD PRIVACY FENCE

Civil Engineering  
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 Community Planning  
 Surveying

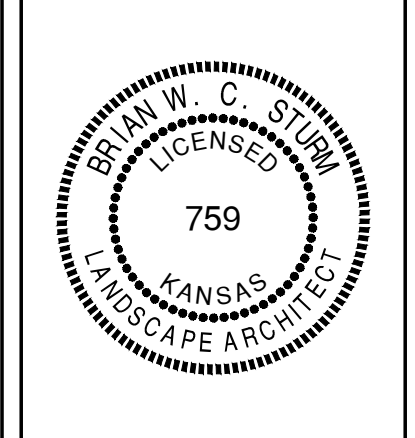
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1900 WEST 31st STREET  
 LAWRENCE, KANSAS 66046  
 ASPEN HEIGHTS  
 SPECIAL USE PERMIT SITE PLAN  
 PROPOSED LAYOUT

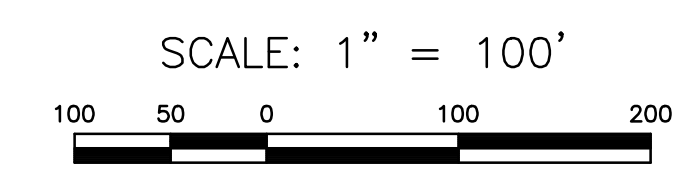
REV	DATE	DESCRIPTION
1	1/19/12	PER DEPT. COMMENTS
2	1/17/12	31st ST. R.O.W.



DATE: 1/12/11  
 PROJECT NO.: 20111175  
 DESIGNED BY: LPE  
 DRAWN BY: BS  
 CHECKED BY: BS

ISSUE SHEET NO. 1  
 OF 7 SHEETS





**LEGEND:**

	FLOODWAY (ZONE AE, PER FEMA FIRM)		EXISTING OVERHEAD ELECTRIC		EXISTING TRAFFIC SIGNAL POLE
	100-YR FLOODPLAIN (ZONE AE, PER FEMA FIRM)		EXISTING UNDERGROUND ELECTRIC		EXISTING UTILITY POLE
	500-YR FLOODPLAIN (ZONE X, PER FEMA FIRM)		EXISTING CABLE TELEVISION		EXISTING LIGHT POLE
	EXISTING BUILDING TO BE REMOVED		EXISTING WATER BLOWOFF		EXISTING ELECTRIC BOX
	EXISTING BASE FLOOD ELEVATION (PER FEMA FIRM)		EXISTING WATER VALVE		EXISTING TELEPHONE PEDASTAL
	EXISTING TOPOGRAPHIC CONTOUR		EXISTING FIRE HYDRANT		EXISTING CABLE BOX
	EXISTING WATER LINE		EXISTING MANHOLE		EXISTING IRON BAR
	EXISTING SANITARY SEWER		EXISTING SANITARY SEWER MANHOLE		SECTION CORNER
	EXISTING STORM SEWER		EXISTING STORM SEWER MANHOLE		BENCHMARK
	EXISTING GAS LINE		EXISTING GAS VALVE		
	EXISTING OVERHEAD WIRE		EXISTING GAS REGULATOR		
			EXISTING GASLINE MARKER		

**GENERAL NOTES:**

- OWNER: MID-AMERICA MANUFACTURED HOUSING COMMUNITIES, INC. 10011 WOODEN ROAD EDWARDSVILLE, KANSAS 66111
- 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 LANDPAN ENGINEERING, P.A. SEPTEMBER, 2011.
- WETLAND INFORMATION SHOWN WAS OBTAINED FROM A WETLAND DELINEATION REPORT PRODUCED BY TERRACON CONSULTANTS, INC., DATED 10/14/11.
- 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, KS., BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010.
- TYPICAL SOIL TYPES: WABASH SILTY CLAY LOAM, OCCASIONALLY FLOODED GYMER SILT LOAM, 3 TO 7% SLOPES PAWNEE CLAY LOAM, 3 TO 6% SLOPES WOODSON SILT LOAM, 1 TO 3% SLOPES
- TRACT 'A' WILL BE A PRIVATELY OWNED, DEDICATED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME.
- NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DETENTION EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.
- NO FENCES SHALL BE PERMITTED IN THE PUBLIC RIGHTS-OF-WAY PER CITY OF LAWRENCE CODE SEC. 16-603 NOR SHALL THEY BE PERMITTED IN PUBLIC PEDESTRIAN ACCESS/ UTILITY EASEMENTS.
- ALL PROPOSED GATED ENTRANCES WILL BE EQUIPPED WITH OPTICOM RECEIVERS FOR FIRE/MEDICAL ACCESS.
- PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND WILL BE FINALIZED AT THE TIME OF SITE ENGINEERING.
- ALL PROPOSED PAVEMENT, INCLUDING OFF-STREET PARKING AREAS, DRIVEWAYS, AND SIDEWALKS SHALL MEET THE MINIMUM SURFACING REQUIREMENTS SPECIFIED IN CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-913(e)(1). FINAL PAVEMENT DESIGN IS PENDING PER FORTHCOMING GEOTECHNICAL ENGINEERING REPORT.
- UNLESS OTHERWISE NOTED, ALL PROPOSED OFF-STREET PARKING AREAS SHALL PROVIDE SPACES 9 FEET IN WIDTH AND 18 FEET IN DEPTH PER CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-913(f)(1).
- ANY AREA REQUIRED TO BE LANDSCAPED SHALL BE COVERED IN LIVE MATERIAL. LIVE MATERIAL INCLUDES TREES, SHRUBS, GROUND COVER, FLOWERS, SOD AND OTHER LIVING PLANT MATERIALS.
- ALL TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND STREET RIGHTS-OF-WAY PER CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-1006(a).
- ALL EXTERIOR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND FROM STREET RIGHTS-OF-WAYS PER CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-1006(b).
- ALL OUTDOOR LIGHTING PROPOSED WITH THIS PROJECT WILL BE LIMITED TO BUILDING MOUNTED FIXTURES. A DOUBLE FLOODLAMP (FEATURING TWO (2) 150 WATT INCANDESCENT BULBS) WILL BE MOUNTED AT A HEIGHT OF 9 FEET ON THE PARKING LOT SIDE OF EACH DWELLING UNIT (1 PER COTTAGE, 2 PER DUPLEX). ALL FIXTURES SHALL BE CUT-OFF FIXTURES. PER CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-1103(d)(1)(ii).
- UNLESS OTHERWISE NOTED, ALL EXISTING STRUCTURES, PAVEMENT, AND ABOVE- AND BELOW-GROUND UTILITIES ON SITE ARE TO BE REMOVED, AS NECESSARY. REFER TO SENSITIVE LANDS SITE PLAN, SHEET 6, FOR TREATMENT OF EXISTING TREES AND OTHER NATURAL FEATURES.
- OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.
- SWIMMING POOL CONSTRUCTION WILL COMPLY WITH THE CITY CODE CHAPTER 19, ARTICLE 11.
- THERE WILL BE NO TRESPASS ONTO CITY OWNED PROPERTY FOR THE PURPOSES OF CONSTRUCTION, STAGING OR STORAGE OTHER THAN WHAT IS REQUIRED FOR THE INSTALLATION OF THE SHARED USE PATH AND DRAINAGE IMPROVEMENTS.

**KEYED NOTES:**

- EXISTING 8-INCH DUCTILE IRON WATERLINE TO REMAIN
- EXISTING 16-INCH HIGH PRESSURE NATURAL GAS PIPELINE TO REMAIN UNDISTURBED
- EXISTING 8-INCH CLAY SANITARY SEWER MAIN TO REMAIN UNDISTURBED
- EXISTING 12-INCH CLAY SANITARY SEWER MAIN TO REMAIN
- EXISTING STORM SEWER MANHOLE TO REMAIN
- EXISTING 6-INCH HIGH PRESSURE NATURAL GAS PIPELINE TO REMAIN UNDISTURBED
- EXISTING 8-INCH PVC SANITARY SEWER MAIN TO REMAIN

**BENCHMARKS:**

- BM #1 "1" CUT ON NW COR. CONCRETE GAS VAULT ± 79' W. OF E. SECTION LINE & ± 41' N OF E. 31ST STREET. ELEV. 845.59
- BM #2 "1" CUT ON CENTER FRONT FACE OF CURB INLET LOCATED AT THSW CORNER FO THE INTERSECTION OUSDAHL AND U STREET ± 200' NORTH OF OUSDAHL AND 31ST STREET. ELEV. 847.62
- BM #3 "1" CUT ON THE ECENTER FRONT FACE OF CURB INLET LOACTED ON THE EAST SIDE OF RIDGE COURT ± 125' NORTH AND 30' EAST OF NW PROP. COR. OF GASLIGHT VILLAGE. ELEV. 848.26
- BM #4 "1" CUT ON BACK OF CURB ± 21' EAST OF DRIVEWAY AT 1602 W. 28TH TERRACE ON NORTH SIDE OF ROAD. ELEV. 839.72

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**Landscaping Architecture**  
**Community Planning**  
**Surveying**

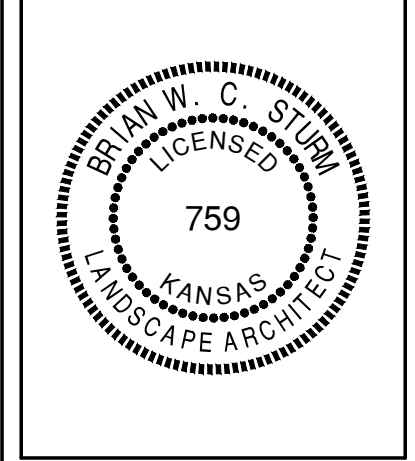
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**1900 WEST 31st STREET**  
**LAWRENCE, KANSAS 66046**  
**ASPEN HEIGHTS**  
**SPECIAL USE PERMIT SITE PLAN**  
**EXISTING CONDITIONS**

REV	DATE	DESCRIPTION	PER DEPT. COMMENTS
1	1/19/12		31st ST. R.O.W.
2	1/17/12		



DATE:	1/12/11
PROJECT NO.:	2011175
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	BS

ISSUE	SHEET NO.
	2
	OF 7 SHEETS



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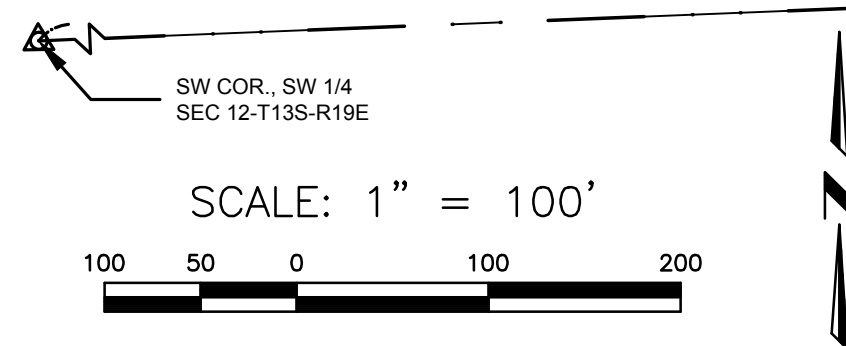


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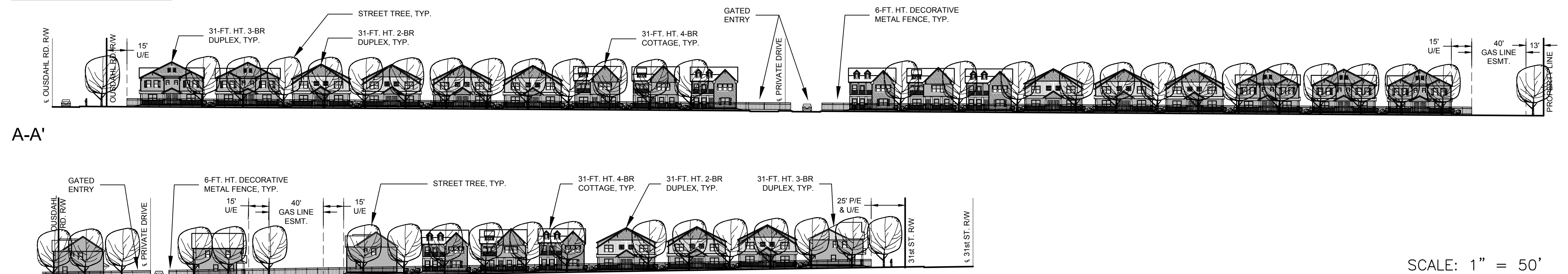
EXIST. CONDITIONS	AREA (SF)	PROP. CONDITIONS	AREA (SF)
<b>TRACT 'A'</b>			
TOTAL BUILDING	1,065 (<1%)	TOTAL BUILDING	0 (0%)
TOTAL PAVEMENT	100 (<1%)	TOTAL PAVEMENT	0 (0%)
TOTAL IMPERVIOUS	1,165 (<1%)	TOTAL IMPERVIOUS	0 (0%)
TOTAL PERVIOUS	209,975 (>99%)	TOTAL PERVIOUS	211,140 (100%)
TOTAL	211,140 (100%)	TOTAL	211,140 (100%)
<b>LOT 1</b>			
TOTAL BUILDING	178,255 (12%)	TOTAL BUILDING	309,793 (20%)
TOTAL PAVEMENT	469,188 (30%)	TOTAL PAVEMENT	499,714 (32%)
TOTAL IMPERVIOUS	647,443 (42%)	TOTAL IMPERVIOUS	809,507 (52%)
TOTAL PERVIOUS	900,878 (58%)	TOTAL PERVIOUS	738,814 (48%)
TOTAL	1,548,321 (100%)	TOTAL	1,548,321 (100%)

**LEGEND:**

- FLOODWAY (ZONE AE, PER FEMA FIRM)
- 100-YR FLOODPLAIN (ZONE AE, PER FEMA FIRM)
- 500-YR FLOODPLAIN (ZONE X, PER FEMA FIRM)
- EXISTING BASE FLOOD ELEVATION (PER FEMA FIRM)
- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER BLOWOFF
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING AREA DRAIN
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER END SECTION
- EXISTING GAS VALVE
- EXISTING GAS REGULATOR
- EXISTING GASLINE MARKER
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING IRON BAR
- SECTION CORNER
- BENCHMARK
- PROPOSED TRASH ENCLOSURE
- PROPOSED 6-FOOT HT. DECORATIVE METAL FENCE
- PROPOSED 6-FOOT HT. WOOD PRIVACY FENCE



**SITE ELEVATIONS:**



Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

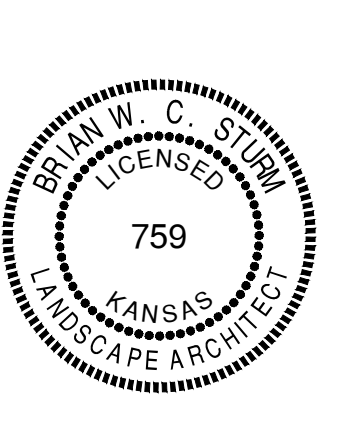
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**1900 WEST 31st STREET  
LAWRENCE, KANSAS 66046  
ASPEN HEIGHTS  
SPECIAL USE PERMIT SITE PLAN  
PROPOSED GRADING**

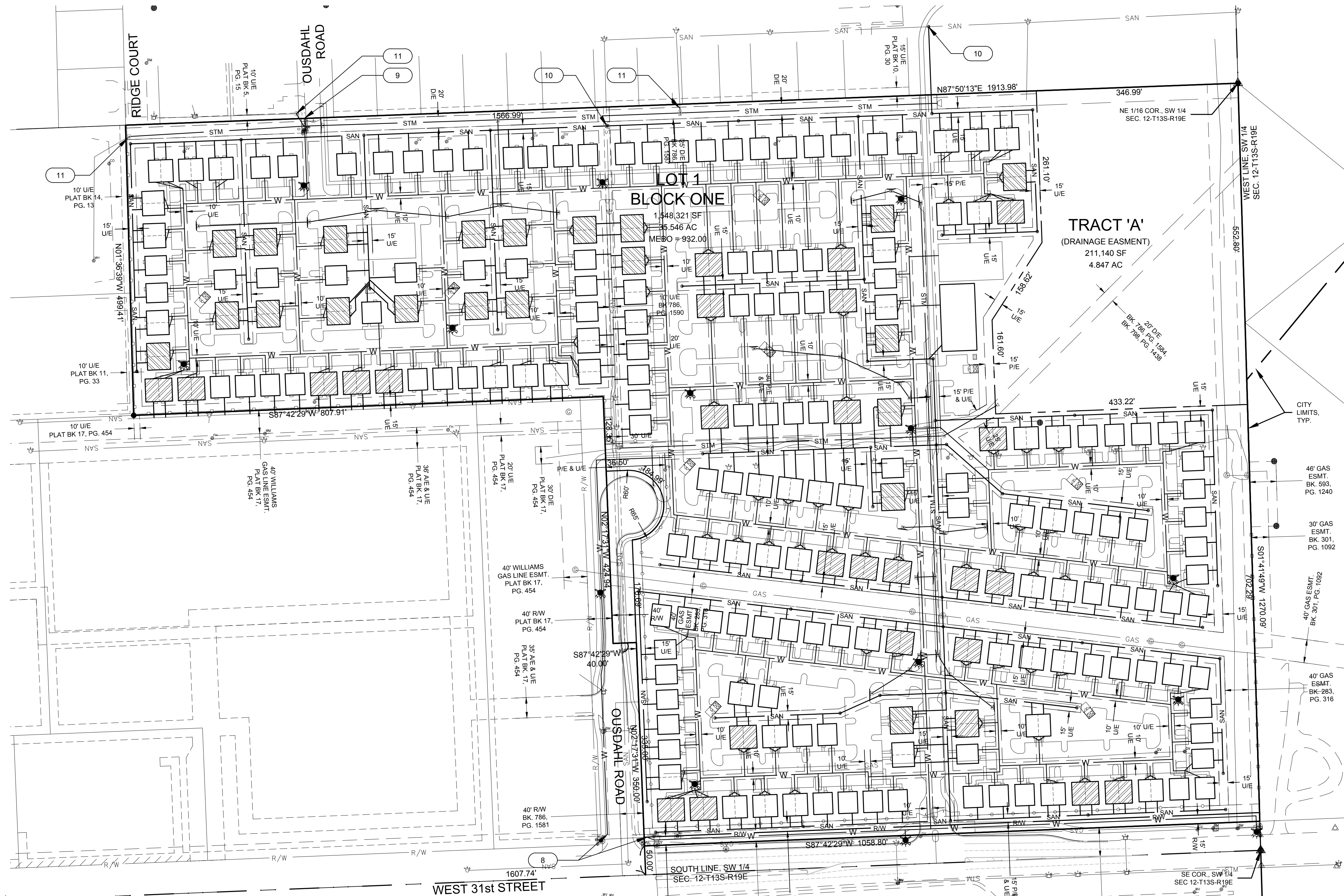
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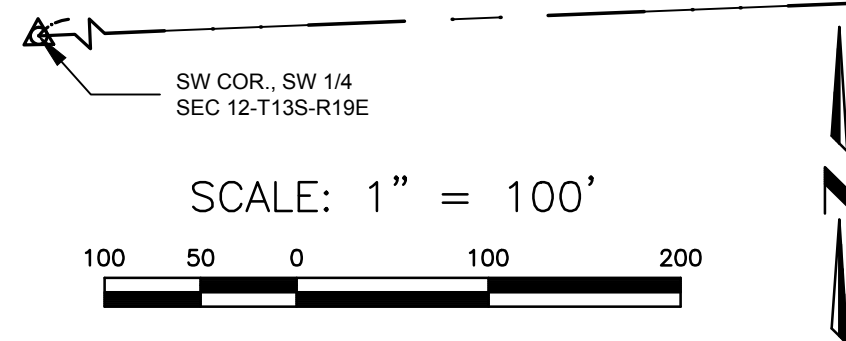
ISSUE SHEET NO.  
**3**  
OF 7 SHEETS





**KEYED NOTES:**

1. EXISTING 8-INCH DUCTILE IRON WATERLINE TO REMAIN
2. EXISTING 16-INCH HIGH PRESSURE NATURAL GAS PIPELINE TO REMAIN UNDISTURBED
3. EXISTING 8-INCH CLAY SANITARY SEWER MAIN TO REMAIN UNDISTURBED
4. EXISTING 12-INCH CLAY SANITARY SEWER MAIN TO REMAIN UNDISTURBED
5. PROPOSED CONNECTION TO EXISTING STORM SEWER MANHOLE
6. EXISTING 6-INCH HIGH PRESSURE NATURAL GAS PIPELINE TO REMAIN UNDISTURBED
7. EXISTING 8-INCH PVC SANITARY SEWER MAIN TO REMAIN
8. PROPOSED CONNECTION TO EXISTING 8-INCH DUCTILE IRON WATERLINE
9. PROPOSED CONNECTION TO EXISTING 8-INCH CAST IRON WATERLINE
10. PROPOSED CONNECTION TO EXISTING 12-INCH CLAY SANITARY SEWER MAIN
11. PROPOSED CONNECTION TO EXISTING CORRUGATED METAL STORM PIPE



**LEGEND:**

- |         |                                 |   |                                  |     |  |
|---------|---------------------------------|---|----------------------------------|-----|--|
| — W —   | EXISTING WATER LINE             | ⊙ | PROPOSED SANITARY SEWER MANHOLE  | —○— | PROPOSED 6-FOOT HT. DECORATIVE METAL FENCE |
| — W —   | PROPOSED WATER LINE             | ⊙ | EXISTING STORM SEWER MANHOLE     | —○— | PROPOSED 6-FOOT HT. WOOD PRIVACY FENCE     |
| — SAN — | EXISTING SANITARY SEWER         | ⊙ | EXISTING AREA DRAIN              |     |  |
| — SAN — | PROPOSED SANITARY SEWER         | ⊙ | PROPOSED STORM SEWER MANHOLE     |     |  |
| — STM — | EXISTING STORM SEWER            | ⊙ | PROPOSED STORM SEWER END SECTION |     |  |
| — STM — | PROPOSED STORM SEWER            | ⊙ | EXISTING GAS VALVE               |     |  |
| — GAS — | EXISTING GAS LINE               | ⊙ | EXISTING GAS REGULATOR           |     |  |
| ⊙       | EXISTING WATER BLOWOFF          | ⊙ | EXISTING GASLINE MARKER          |     |  |
| ⊙       | EXISTING WATER VALVE            | ⊙ | EXISTING TRAFFIC SIGNAL POLE     |     |  |
| ⊙       | EXISTING FIRE HYDRANT           | ⊙ | EXISTING IRON BAR                |     |  |
| ⊙       | PROPOSED FIRE HYDRANT           | ⊙ | SECTION CORNER                   |     |  |
| ⊙       | EXISTING MANHOLE                | ⊙ | BENCHMARK                        |     |  |
| ⊙       | EXISTING SANITARY SEWER MANHOLE | ⊙ | PROPOSED TRASH ENCLOSURE         |     |  |

Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

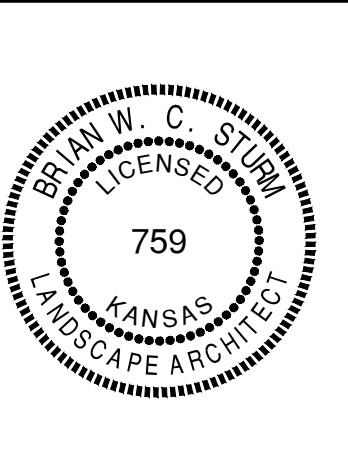
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**1900 WEST 31st STREET  
LAWRENCE, KANSAS 66046  
ASPEN HEIGHTS  
SPECIAL USE PERMIT SITE PLAN  
PROPOSED UTILITIES**

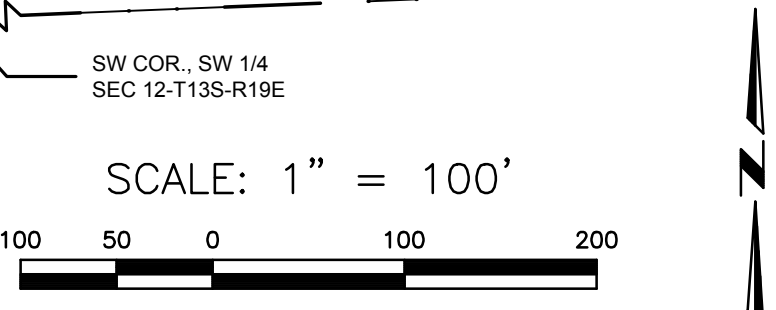
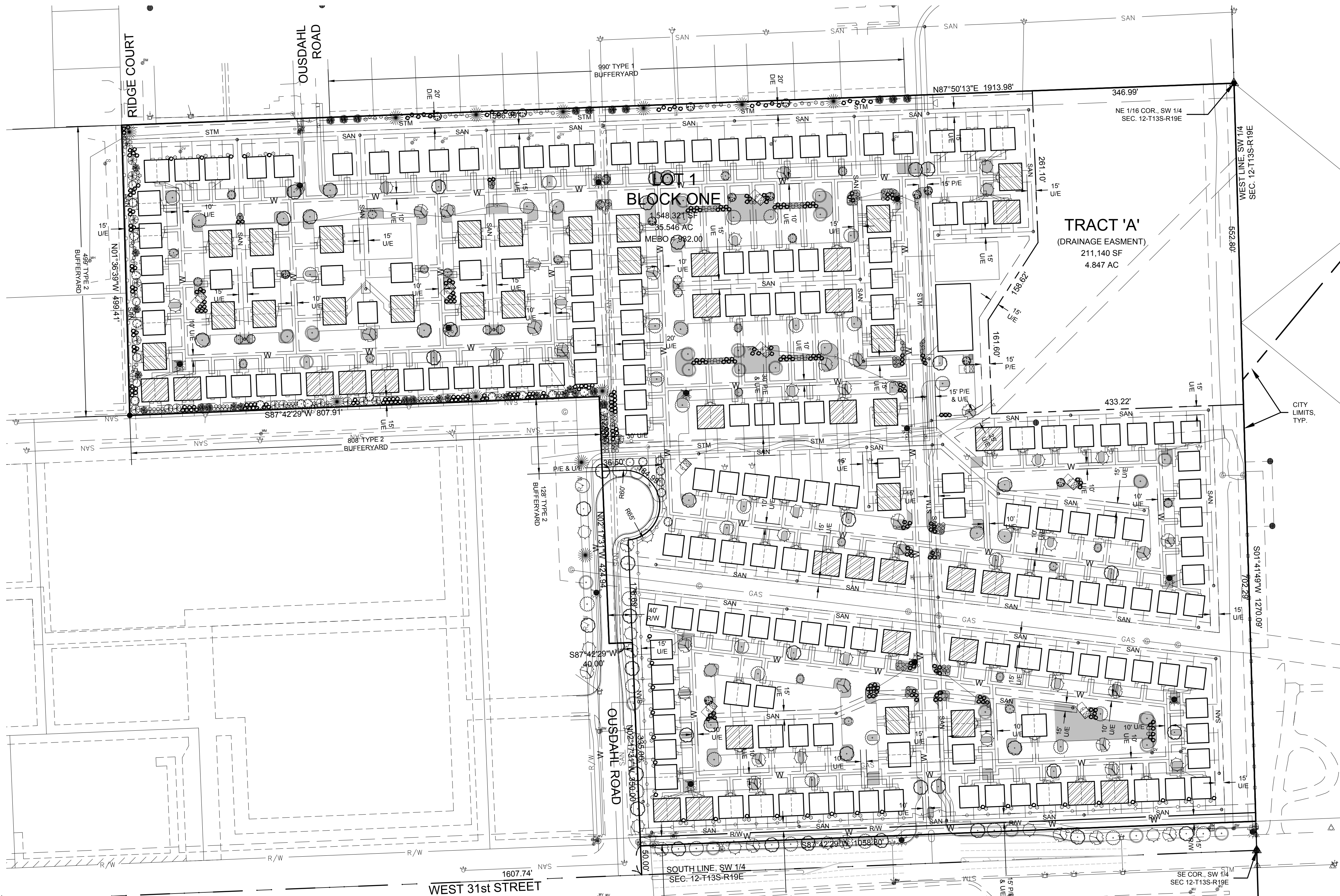
REV	DATE	DESCRIPTION
1	1/19/12	PER DEPT. COMMENTS
2	1/17/12	31st ST. R.O.W.



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

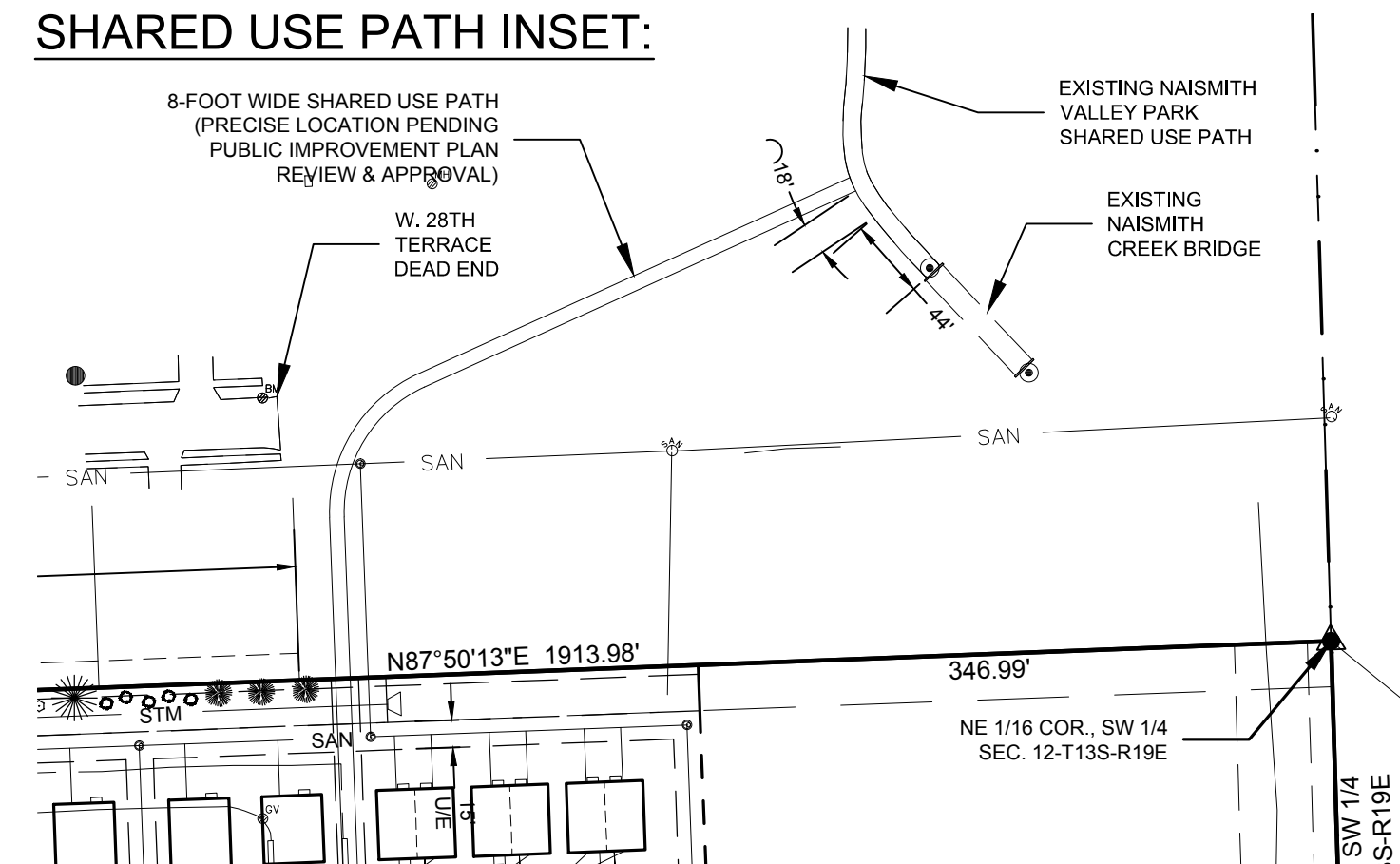
ISSUE SHEET NO.  
**4**  
OF 7 SHEETS





**LEGEND:**

— W —	EXISTING WATER LINE	⊕	PROPOSED SANITARY SEWER MANHOLE	—○—	PROPOSED 6-FOOT HT. DECORATIVE METAL FENCE
— W —	PROPOSED WATER LINE	⊕	EXISTING STORM SEWER MANHOLE	—○—	PROPOSED 6-FOOT HT. WOOD PRIVACY FENCE
— SAN —	EXISTING SANITARY SEWER	⊕	EXISTING AREA DRAIN	■	PROPOSED INTERIOR PARKING LOT LANDSCAPING AREA
— SAN —	PROPOSED SANITARY SEWER	⊕	PROPOSED STORM SEWER MANHOLE		
— STM —	EXISTING STORM SEWER	⊕	PROPOSED STORM SEWER END SECTION		
— STM —	PROPOSED STORM SEWER	⊕	EXISTING GAS VALVE		
— GAS —	EXISTING GAS LINE	⊕	EXISTING GAS REGULATOR		
□	EXISTING WATER BLOWOFF	⊕	EXISTING GASLINE MARKER		
⊕	EXISTING WATER VALVE	⊕	EXISTING TRAFFIC SIGNAL POLE		
⊕	EXISTING FIRE HYDRANT	⊕	EXISTING IRON BAR		
⊕	PROPOSED FIRE HYDRANT	⊕	SECTION CORNER		
⊕	EXISTING MANHOLE	⊕	BENCHMARK		
⊕	EXISTING SANITARY SEWER MANHOLE	⊕	PROPOSED TRASH ENCLOSURE		



**PLANT SCHEDULE:**

SYMBOL	QTY.	NAME	SIZE	COND.
<b>SHADE TREES</b>				
⊕	44	ACER SACCHARUM 'COMMEMORATION' SUGAR MAPLE	2.5" CAL.	B&B
⊕	42	QUERCUS SHUMARDII SHUMARD OAK	2.5" CAL.	B&B
⊕	24	PLATANUS x ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	2.5" CAL.	B&B
⊕	32	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.	B&B
⊕	31	TILIA TOMENTOSA 'GREEN MOUNTAIN' SILVER LINDEN	2.5" CAL.	B&B
<b>ORNAMENTAL TREES</b>				
⊕	14	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILL.' APPLE SERVICEBERRY	1.75" CAL.	B&B
⊕	13	BETULA NIGRA 'HERITAGE' RIVER BIRCH	1.75" CAL.	B&B
⊕	22	CERCIS CANADENSIS EASTERN REDBUD	1.75" CAL.	B&B
⊕	18	COTINUS COGCGYRIA x OBOVATUS AMERICAN SMOKETREE	1.75" CAL.	B&B
<b>CONIFEROUS TREES</b>				
⊕	16	JUNIPEROUS VIRGINIA 'CANAERTI' EASTERN RED CEDAR	6' HT.	B&B
⊕	14	PICEA ABIES NORWAY SPRUCE	6' HT.	B&B
⊕	16	PICEA OMORIKA SERBIAN SPRUCE	6' HT.	B&B
⊕	12	TAXODIUM DISTICHUM BALD CYPRESS	6' HT.	B&B
<b>DECIDUOUS SHRUBS</b>				
⊕	284	BERBERIS 'THUNBERGII' 'ROYAL BURGUNDY' JAPANESE BARBERRY	5 GAL.	CONT.
⊕		CORNUS SERICEA 'KELSEYI' REDTWIG DOGWOOD	5 GAL.	CONT.
⊕		ILEX VERTICILLATA 'WINTER RED' WINTERBERRY HOLLY	5 GAL.	CONT.
⊕		SYRINGA MEYERI 'PALIBAN' DWARF KOREAN LILAC	5 GAL.	CONT.
⊕		VIBURNUM CARLESII KOREAN SPICE VIBURNUM	5 GAL.	CONT.
⊕		EVERGREEN SHRUBS		
⊕	321	COTONEASTER APICULATUS CRANBERRY COTONEASTER	5 GAL.	CONT.
⊕		ILEX x MESERVEAE MESERVE HOLLY	5 GAL.	CONT.
⊕		JUNIPERUS SABINA 'BROADMOOR' SAVIN JUNIPER	5 GAL.	CONT.
⊕		PINUS MUGO 'MUGHO' DWARF MUGO PINE	5 GAL.	CONT.
⊕		TAXUS x MEDIA 'DENSIFORMIS' DENSE SPREADING YEW	5 GAL.	CONT.

**LANDSCAPE SUMMARY:**

**STREET TREES**  
 REQUIRED: 1 SHADE TREE / 40 FEET OF PUBLIC STREET FRONTAGE  
 1,807 FEET / 40  
 46 TREES  
 PROVIDED: 46 TREES

**INTERIOR PARKING LOT LANDSCAPING**  
 REQUIRED: 40 SF LANDSCAPING AREA / PARKING SPACE  
 1,220 SPACES \* 40  
 48,800 SF  
 PROVIDED: 72,944 SF

**PARKING LOT PERIMETER LANDSCAPING**  
 REQUIRED: 1 SHADE OR ORNAMENTAL TREE / 25 LF PARKING LOT FRONTAGE  
 170 LF / 25  
 7 ORNAMENTAL TREES  
 7 ORNAMENTAL TREES  
 PROVIDED: 7 ORNAMENTAL TREES, 366 SHRUBS  
 122 SHADE TREES, 41 ORNAMENTAL TREES, 243 SHRUBS

**BUFFERYARDS**  
 REQUIRED: TYPE 1 ADJACENT TO NORTH PROPERTY LINE SHARED WITH LOTS 1 THROUGH 10, BLOCK ELEVEN, MEADOW LEA ESTATES AND LOTS 17 AND 18 NAISMITH VALLEY No. 1  
 TYPE 2 ADJACENT TO WEST PROPERTY LINE SHARED WITH WILLEY'S AUTO ADDITION AND COMMERCE PLAZA ADDITION  
 TYPE 2 ADJACENT TO SOUTH PROPERTY LINE SHARED WITH LOT 1, FIRST NATIONAL ADDITION No. 2 AND TRACT 'A', FIRST NATIONAL ADDITION  
 ALL OF THE ABOVE  
 PROVIDED: ALL OF THE ABOVE

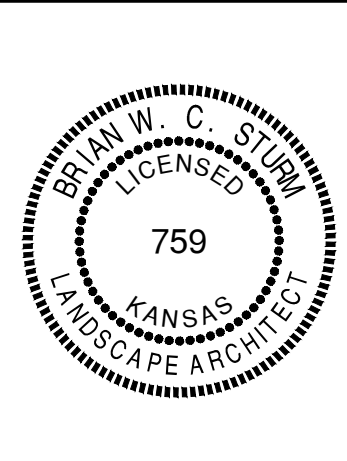
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1900 WEST 31st STREET  
 LAWRENCE, KANSAS 66046  
 ASPEN HEIGHTS  
 SPECIAL USE PERMIT SITE PLAN  
 PROPOSED LANDSCAPE

REV	DATE	DESCRIPTION
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2	1/17/12	31st ST. R.O.W.

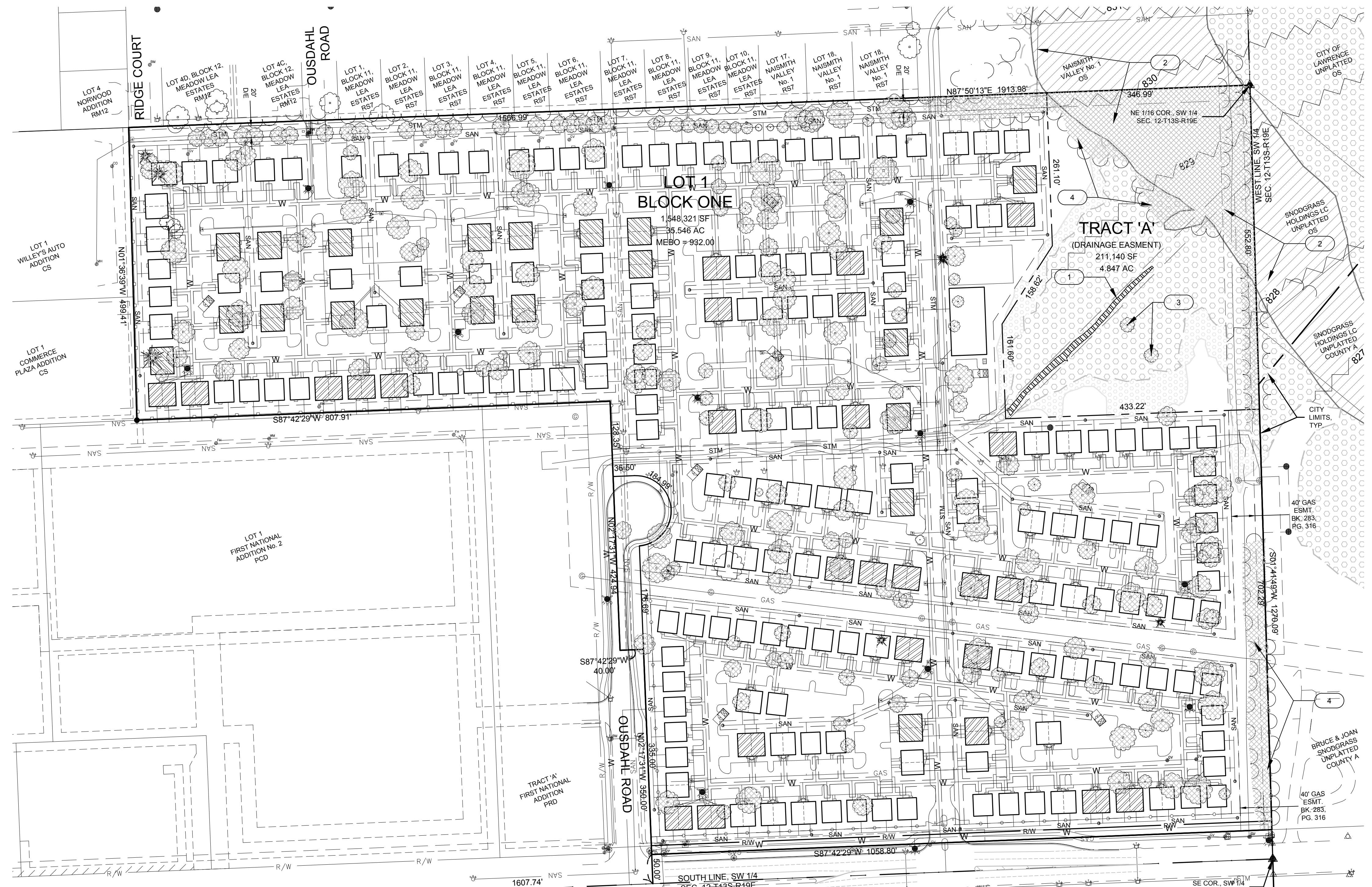


DATE: 1/12/11  
 PROJECT NO.: 20111175  
 DESIGNED BY: LPE  
 DRAWN BY: BS  
 CHECKED BY: BS

ISSUE SHEET NO.  
**5**  
 OF 7 SHEETS



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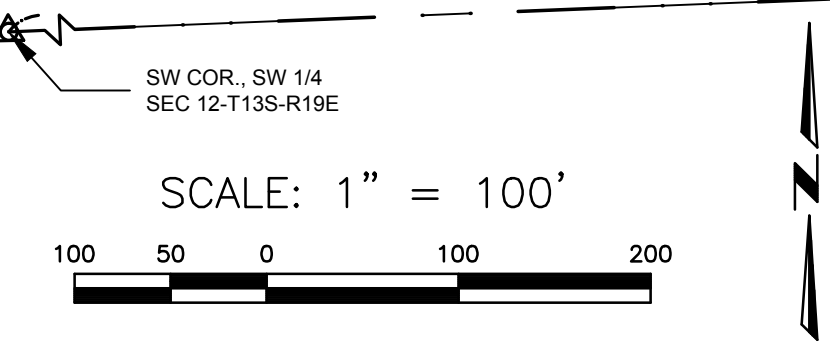


**SENSITIVE AREAS NOTES:**

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 167, MAP NUMBER 20045C0167D, DOUGLAS COUNTY, KS., BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010.
2. WETLAND INFORMATION SHOWN WAS OBTAINED FROM A WETLAND DELINEATION REPORT PRODUCED BY TERRACON CONSULTANTS, INC., DATED 10/14/11.
3. LOT 1 AND TRACT 'A' WILL BE DEVELOPED AND MAINTAINED UNDER SINGLE AND CONTIGUOUS OWNERSHIP BY THE DEVELOPER ASPEN HEIGHTS.
4. NO PORTION OF FEMA FLOODWAY, 100-YEAR FLOODPLAIN, WETLAND, NAISMITH CREEK OR STANDS OF MATURE TREES LYING WITHIN THE LIMITS OF PROPOSED TRACT 'A' WILL BE DISTURBED BY DEVELOPMENT OF THE SUBJECT PROPERTY.
5. TRACT 'A' WILL BE A PRIVATELY OWNED, DEDICATED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME.
6. NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON DRAINAGE EASEMENTS THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.
7. PORTIONS OF THE FEMA 100-YEAR FLOODPLAIN, AS WELL AS INDIVIDUAL AND STANDS OF MATURE TREES WITHIN THE LIMITS OF THE PROPOSED 20-FOOT DRAINAGE EASEMENT ADJACENT TO THE NORTH PROPERTY LINE OF PROPOSED LOT 1 MAY BE MODIFIED AND/OR REMOVED, AS NEEDED, TO COMPLETE PUBLIC STORMWATER IMPROVEMENTS. REFER TO FORTHCOMING PUBLIC IMPROVEMENT PLANS.
8. ANY DISTURBANCE TO FEMA 100-YEAR FLOODPLAIN BY DEVELOPMENT OF THE SUBJECT PROPERTY WILL PROCEED IN ACCORDANCE WITH CITY OF LAWRENCE LAND DEVELOPMENT CODE SEC. 20-1203(d).
9. NO PORTION OF FEMA 100-YR FLOODPLAIN OR STANDS OF MATURE TREES LYING WITHIN THE LIMITS OF THE EXISTING 40-FOOT GAS EASEMENT ADJACENT TO THE EAST PROPERTY LINE OF PROPOSED LOT 1 OR EAST THEREOF WILL BE DISTURBED BY DEVELOPMENT OF THE SUBJECT PROPERTY.
10. SOUTHERN STAR NATURAL GAS PIPELINE COMPANY RETAINS ALL RIGHTS PERTAINING TO THE AFOREMENTIONED 40-FOOT GAS EASEMENT, PER THE "AGREEMENT AND PARTIAL RELEASE" RECORDED AT BOOK 283, PAGE 136 WITH THE DOUGLAS COUNTY REGISTER OF DEEDS.

**KEYED NOTES:**

1. 2,500 SF (0.057 ACRE) JURISDICTIONAL WETLAND IDENTIFIED IN WETLAND DELINEATION REPORT DATED 10/14/11.
2. NAISMITH CREEK, DIRECTION OF FLOW NORTHWEST TO SOUTHEAST
3. INDIVIDUAL MATURE TREES TO BE PRESERVED WITH DEVELOPMENT
4. STANDS OF MATURE TREES TO BE PRESERVED WITH DEVELOPMENT



**LEGEND:**

- |         |   |         |                                 |  |  |
|---------|---|---------|---------------------------------|--|--|
|         | FLOODWAY (ZONE AE, PER FEMA FIRM)             | - SAN - | PROPOSED SANITARY SEWER         |  | PROPOSED STORM SEWER MANHOLE               |
|         | 100-YR FLOODPLAIN (ZONE AE, PER FEMA FIRM)    | - STM - | EXISTING STORM SEWER            |  | PROPOSED STORM SEWER END SECTION           |
|         | 500-YR FLOODPLAIN (ZONE X, PER FEMA FIRM)     | - STM - | PROPOSED STORM SEWER            |  | EXISTING GAS VALVE                         |
|         | SIGNIFICANT MATURE TREES OR STANDS THEREOF    | - GAS - | EXISTING GAS LINE               |  | EXISTING GAS REGULATOR                     |
|         | WETLANDS                                      |         | EXISTING WATER BLOWOFF          |  | EXISTING GASLINE MARKER                    |
|         | EXISTING BASE FLOOD ELEVATION (PER FEMA FIRM) |         | EXISTING WATER VALVE            |  | EXISTING SIGNAL POLE                       |
|         | EXISTING TOPOGRAPHIC CONTOUR                  |         | EXISTING FIRE HYDRANT           |  | EXISTING IRON BAR                          |
| - W -   | EXISTING WATER LINE                           |         | PROPOSED FIRE HYDRANT           |  | BENCHMARK                                  |
| - W -   | PROPOSED WATER LINE                           |         | EXISTING MANHOLE                |  | PROPOSED TRASH ENCLOSURE                   |
| - SAN - | EXISTING SANITARY SEWER                       |         | EXISTING SANITARY SEWER MANHOLE |  | PROPOSED 6-FOOT HT. DECORATIVE METAL FENCE |
|         |   |         | EXISTING STORM SEWER MANHOLE    |  | PROPOSED 6-FOOT HT. WOOD PRIVACY FENCE     |
|         |   |         | EXISTING AREA DRAIN             |  |  |

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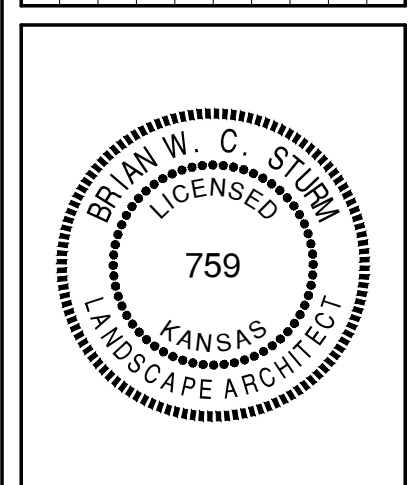
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**1900 WEST 31st STREET  
LAWRENCE, KANSAS 66046  
ASPEN HEIGHTS  
SPECIAL USE PERMIT SITE PLAN  
SENSITIVE AREAS SITE PLAN**

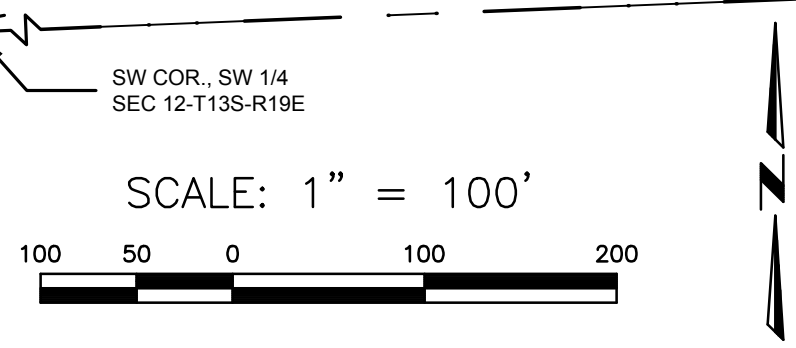
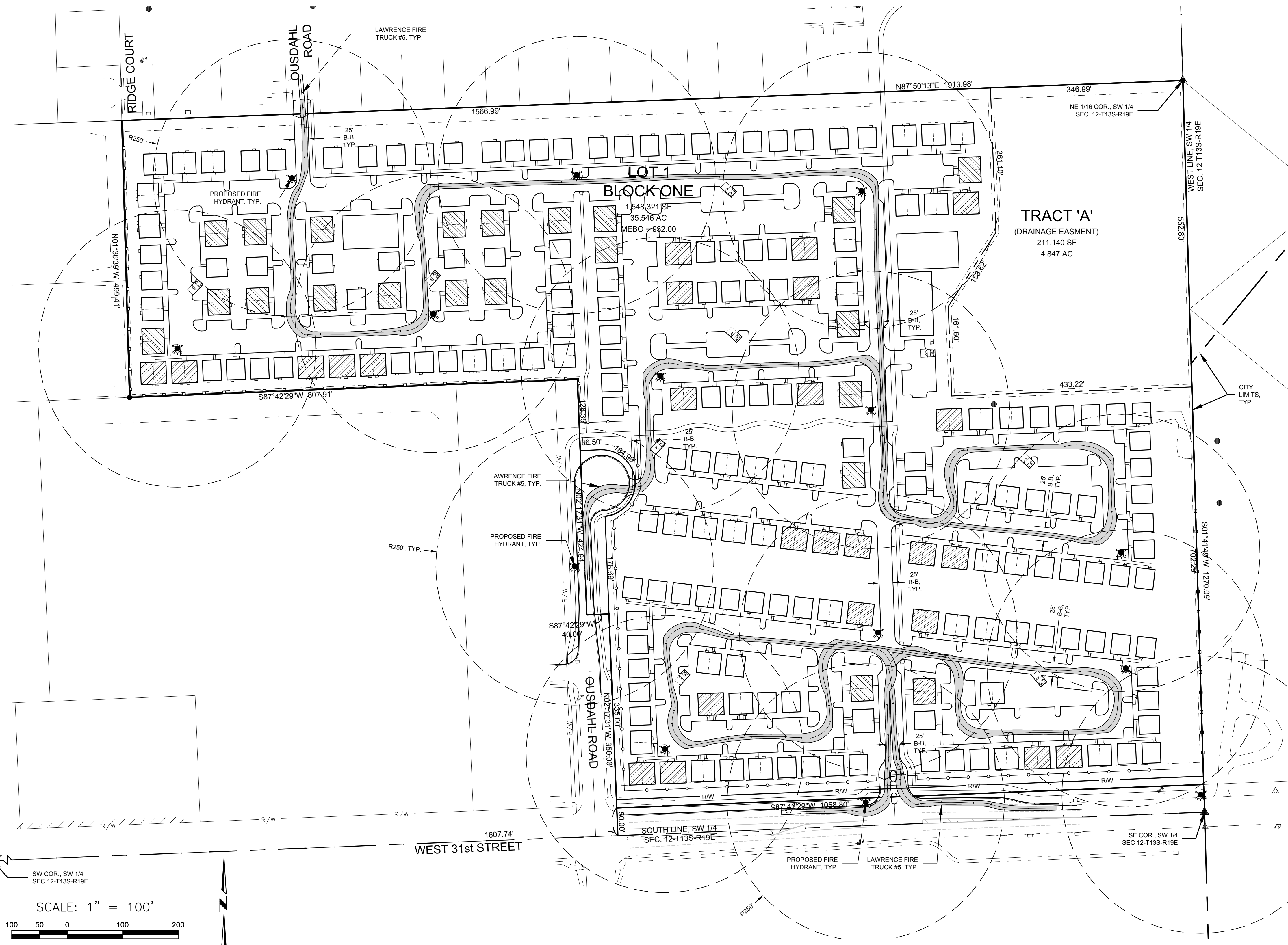
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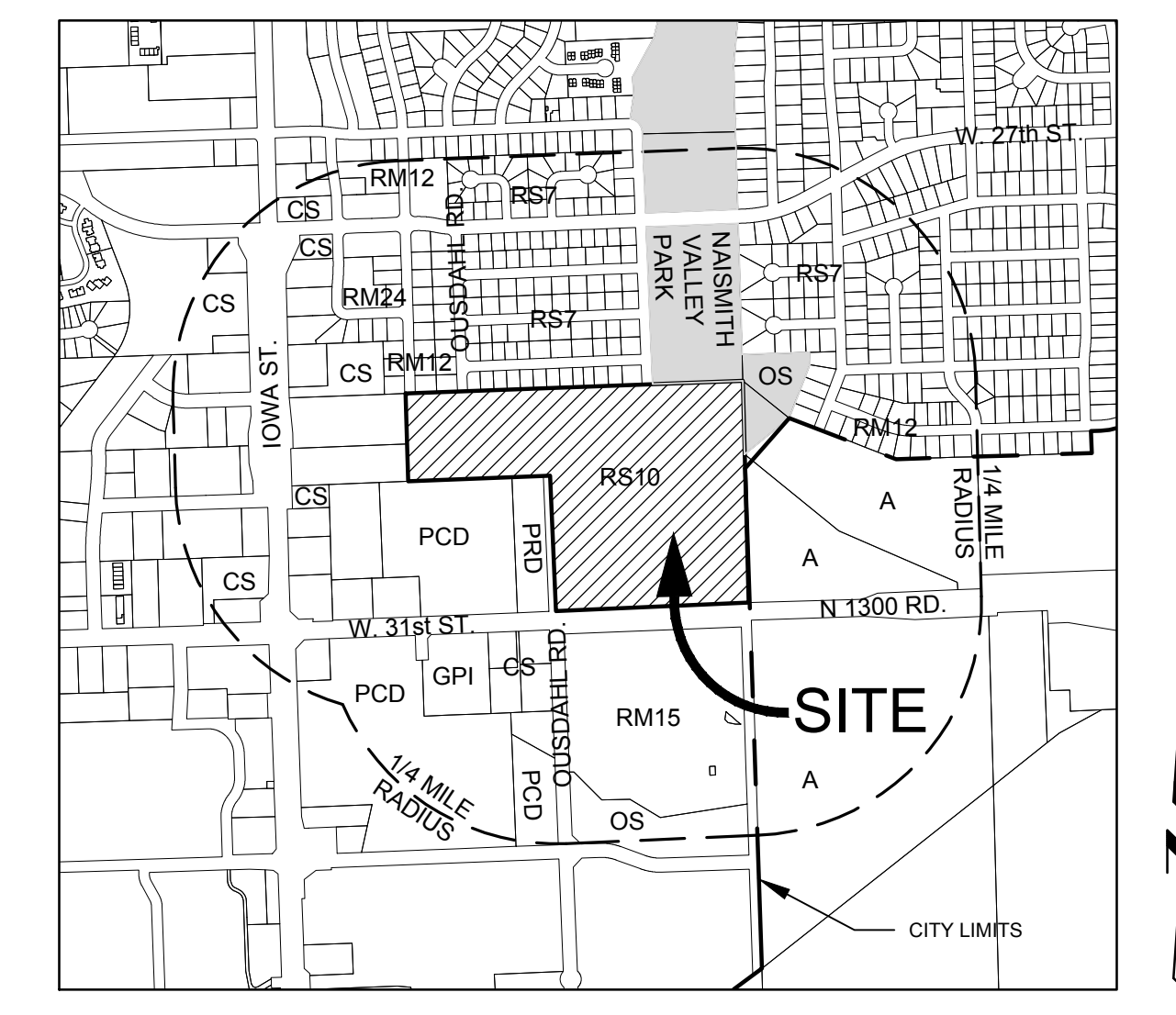
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PROJECT NO.:	20111175
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	BS

ISSUE	SHEET NO.
	<b>6</b>
	OF 7 SHEETS

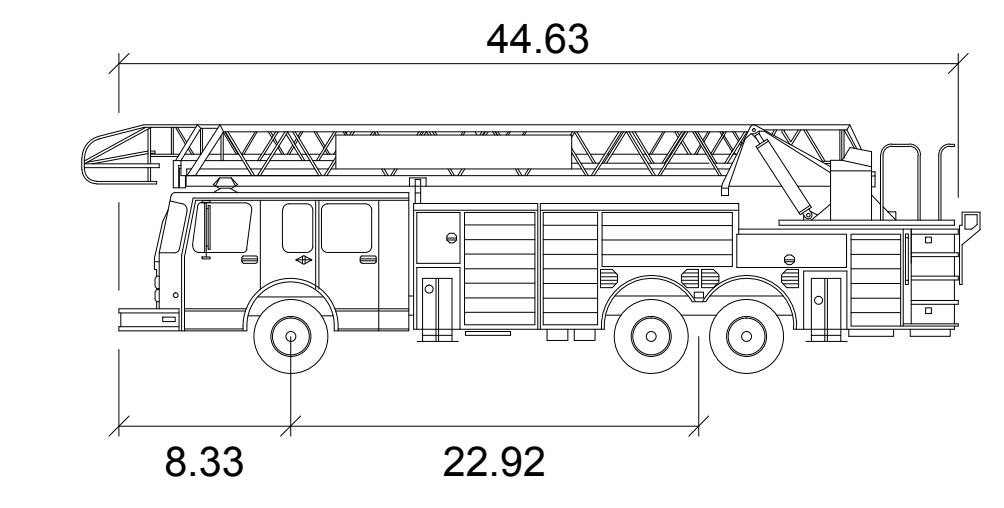




**LOCATION MAP:**



**SIMULATION VEHICLE:**



**Lawrence Fire & Medical Truck 5**

Width	: 8.00 feet
Track	: 8.00 feet
Lock to Lock Time	: 6.0 seconds
Steering Angle	: 29.5 degrees
Steering Angle	: 46.5 feet

**LEGEND:**

- EXISTING IRON BAR
- ▲ SECTION CORNER
- ⊕ BENCHMARK
- ⊙ PROPOSED FIRE HYDRANT
- ☒ PROPOSED TRASH ENCLOSURE
- PROPOSED 6-FOOT HT. DECORATIVE METAL FENCE
- PROPOSED 6-FOOT HT. WOOD PRIVACY FENCE

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**Landscaping Architecture**  
**Community Planning**  
**Surveying**

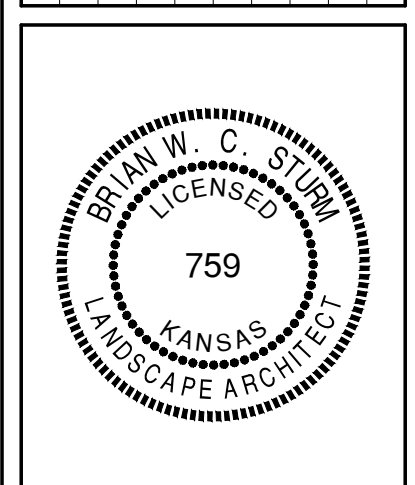
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**1900 WEST 31st STREET  
 LAWRENCE, KANSAS 66046  
 ASPEN HEIGHTS  
 SPECIAL USE PERMIT SITE PLAN  
 AUTOTURN EXHIBIT**

REV	DATE	DESCRIPTION
1	1/19/12	PER DEPT. COMMENTS
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DATE:	11/21/11
PROJECT NO.:	20111175
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DRAWN BY:	BS
CHECKED BY:	BS