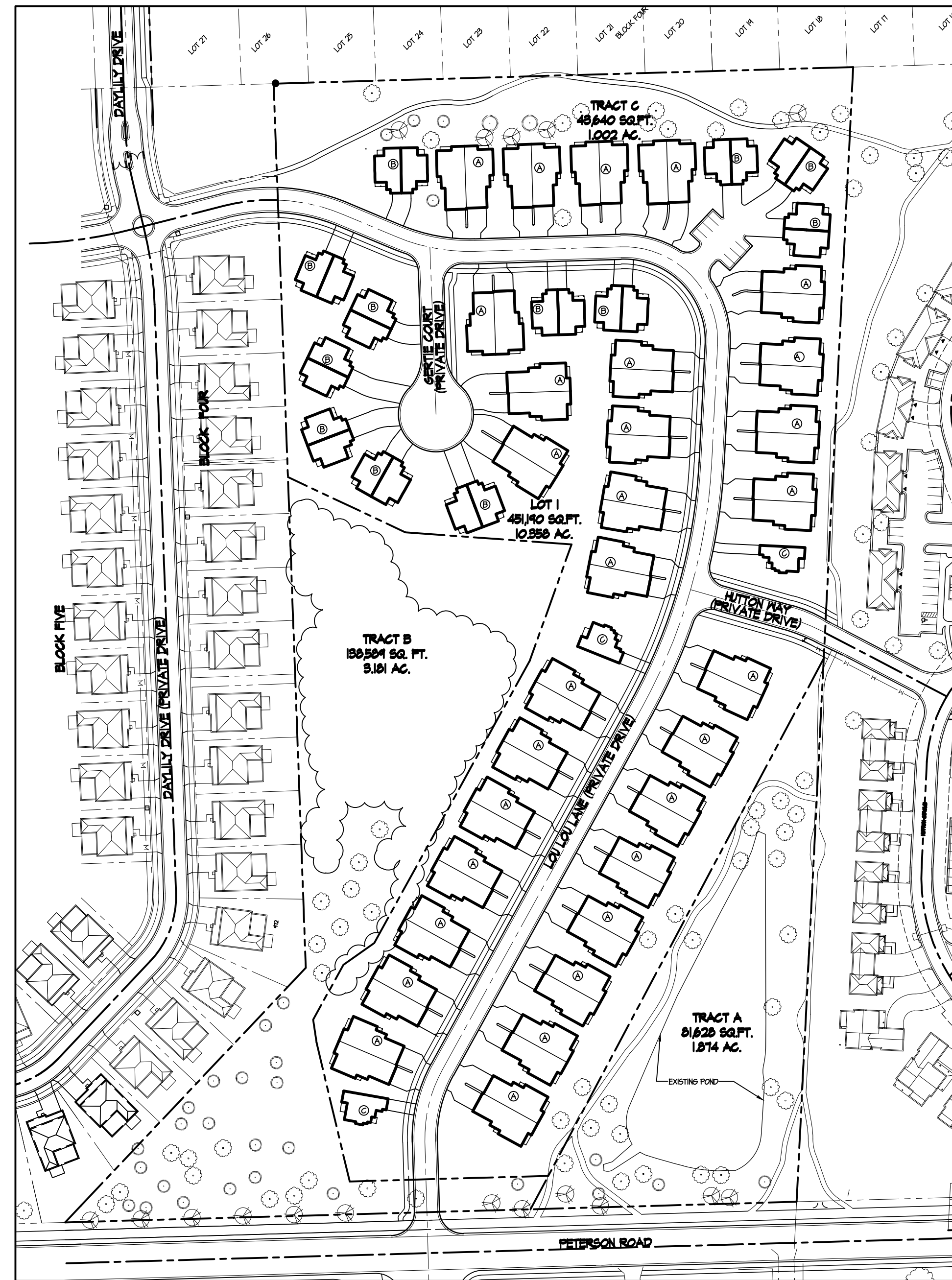


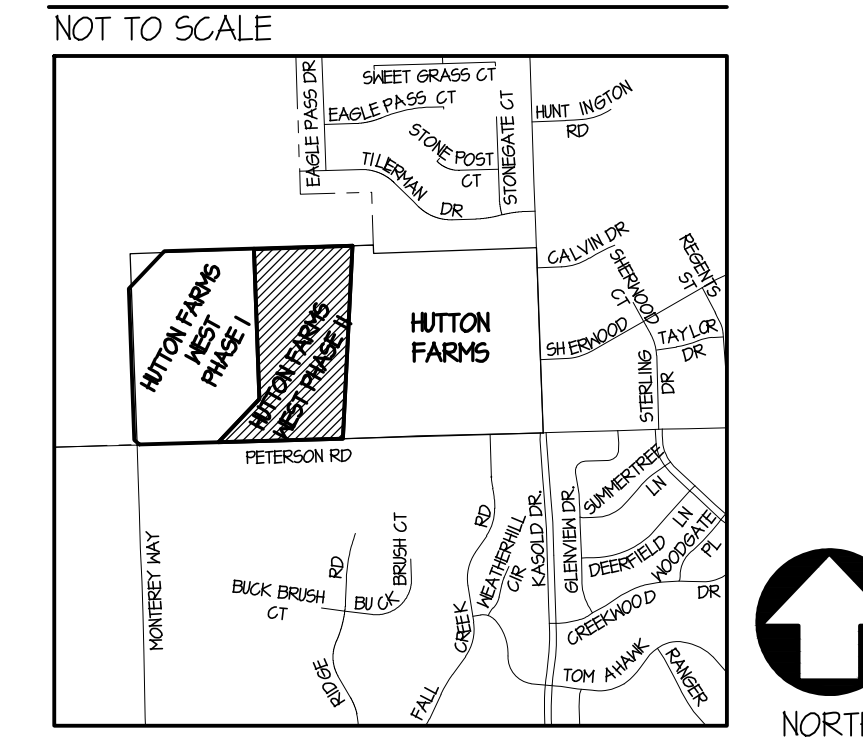
# HUTTON FARMS WEST - PHASE II

## EXCLUSIVE INDEPENDENT COMMUNITY MONTEREY WAY & PETERSON ROAD LAWRENCE, KANSAS



**DEVELOPMENT PLAN**  
SCALE: 1" = 100'-0"  
0 50 100 200 300  
NORTH

### LOCATION MAP:



### PRELIMINARY DEVELOPMENT PLAN DOCUMENTS:

- 1 COVER SHEET
- 2 OVERALL L&N
- 3 LAYOUT
- 4 GRADING
- 5 UTILITY
- 6 LANDSCAPING
- 7 SITE SECTIONS

### SUPPLEMENTAL DOCUMENTS: (PROVIDED SEPARATELY)

- 8 ADDRESSING PLAN
- 9 LIGHTING PLAN

RELEASE:	DATE:
1.0	11.24.14
1.1	1.1.15
1.2	1.20.15

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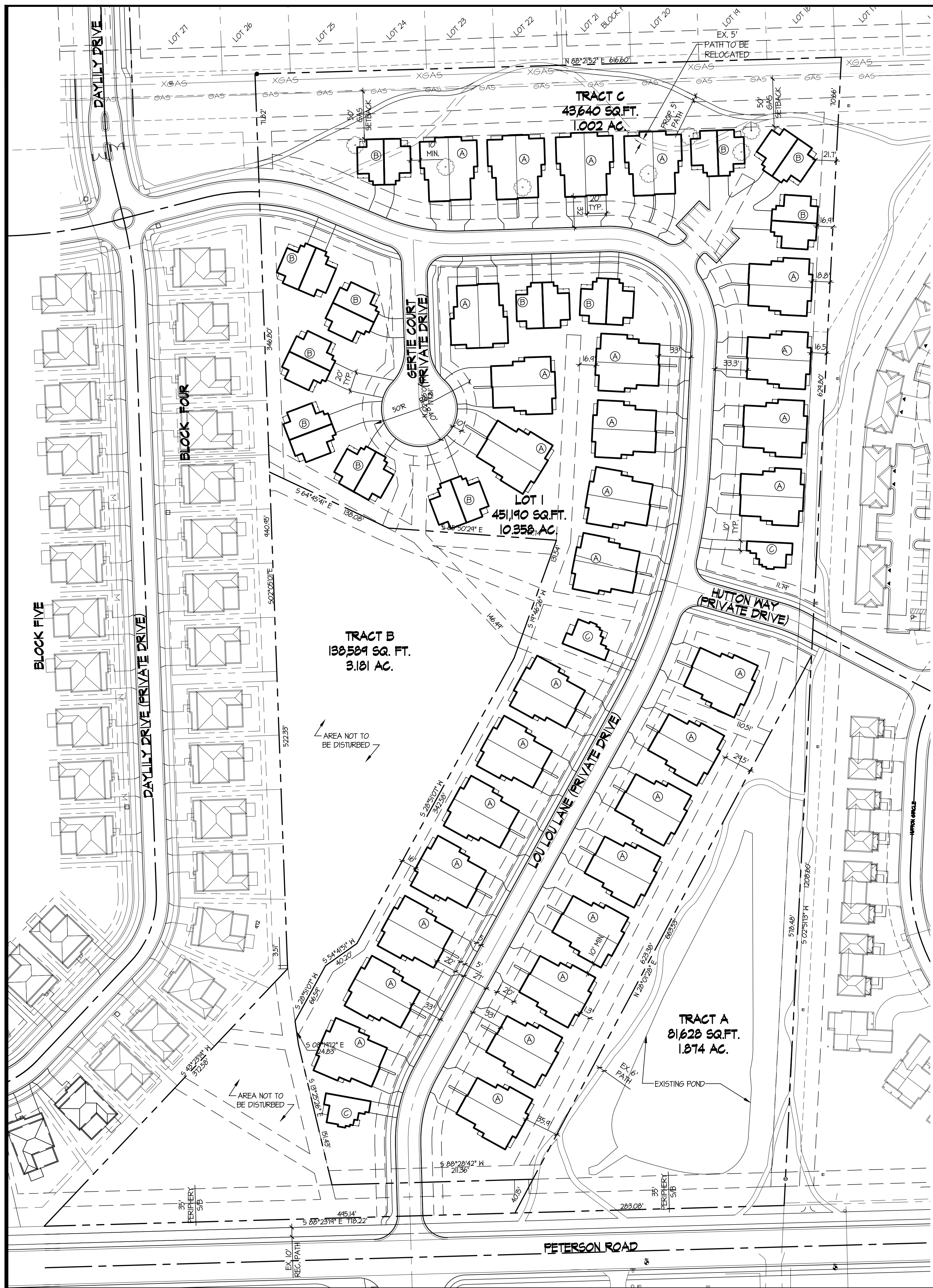
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**PHASE II - PDP**  
EXCLUSIVE INDEPENDENT COMMUNITY  
MONTEREY WAY & PETERSON ROAD  
LAWRENCE, KANSAS

PROJECT # 214-820  
AUGUST 18, 2014

RELEASE:	DATE:
1.0	11.24.14
1.1	01.07.15
1.2	1.20.15



**LEGAL DESCRIPTION:**

HUTTON FARMS WEST NO. 2, LOT 1 AND TRACTS A, B, & C IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 14 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

**GENERAL NOTES:**

- 1.1 CURRENT ZONING: PRD-1, 1 UNITS PER ACRE
- 1.2 CURRENT USE: VACANT
- 1.3 PROPOSED USE: DUPLEX
- 1.4 TRASH: WILL BE PROVIDED WITH CURB SIDE SERVICE. CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO PAVEMENT.
- 1.5 MAIL: LOCATION OF CURBSIDE MAILBOXES WILL BE COORDINATED WITH THE POST OFFICE.
- 1.6 TOPO INFORMATION FROM 2006 CITY DATA.
- 1.7 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 1.8 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 1.9 PRIVATE STREETS WILL BE 25'-0" IN PROFILE AND MEET CITY'S MATERIAL AND DEPTH REQUIREMENTS
- 1.10 PUBLIC IMPROVEMENT PLANS FOR STREETS, WATER LINES, AND SANITARY & STORM SEWER WILL BE SUBMITTED BY MAPER ENGINEERING TO PUBLIC WORKS AND UTILITIES FOR REVIEW AND APPROVAL. A BOND IF REQUIRED, SHALL BE PROVIDED TO PUBLIC WORKS TO ASSURE ALL THE PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PER PLANS AND MEETING THEIR STANDARDS.
- 1.11 THE CLUBHOUSE AND ACTIVITY BUILDINGS LOCATED IN HUTTON FARMS (EAST) MAY BE USED BY RESIDENTS OF HUTTON FARMS (EAST) AND HUTTON FARMS WEST-PHASE II AND THEIR GUESTS.
- 1.12 ADDRESSES TO BE APPROVED PRIOR TO THE RELEASE OF THE FINAL DEVELOPMENT PLAN.
- 1.13 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04.
- 1.14 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 1.15 WE HEREBY DEDICATE TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA, AND NON-ENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PLANNED UNIT DEVELOPMENT.
- 1.16 NO FENCING SHALL BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY OR IN PEDESTRIAN/UTILITY EASEMENTS.
- 1.17 A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED WITH FINAL DEVELOPMENT PLAN.
- 1.18 EASEMENTS AS SHOWN ON THE PLAN WILL BE RECORDED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS.

**SITE SUMMARY:**

GRASS AREA: 16.415 ACRES (715,041 SQ. FT. +/-)  
 TRACT 'A': 1.874 ACRES D/E - DETENTION POND FOR PHASE I AND 2  
 TRACT 'B': 3.181 ACRES UNDISTURBED AREA - COMMON OPEN SPACE  
 TRACT 'C': 1.002 ACRES COMMON OPEN SPACE  
 TOTAL OPEN SPACE : 6.051 ACRES

UNITS:  
 102 UNITS MAX. PER PREVIOUSLY APPROVED DEVELOPMENT PLAN  
 81 UNITS PROVIDED  
 A - 60 UNITS (120 BEDS)  
 B - 24 UNITS (24 BEDS)  
 C - 3 UNITS (3 BEDS)

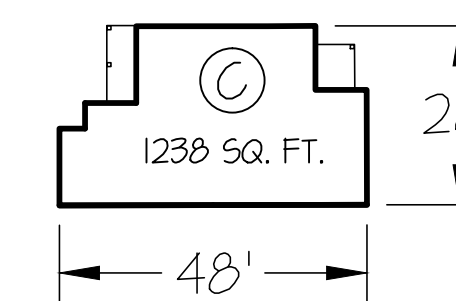
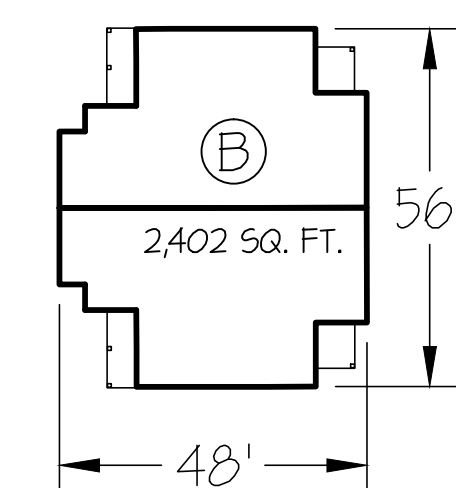
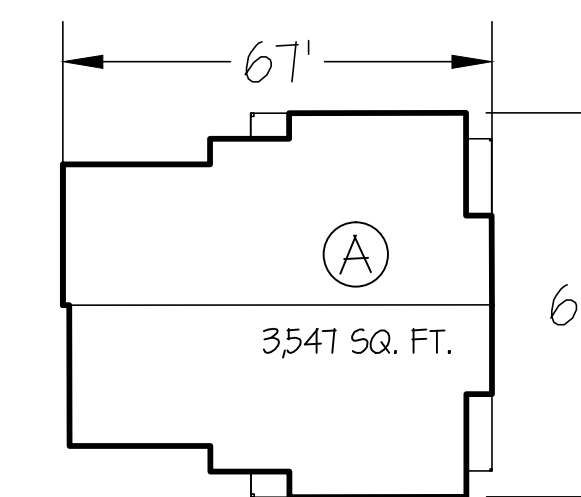
**SURFACE SUMMARY:**

EXISTING CONDITIONS:		PROPOSED CONDITIONS:		
	SQ. FT.	AC		
LAND AREA	715,041	16.415	715,041	16.415
RESIDENCES - FOOTPRINT:	0	0	130,948	3.094
PAVEMENT AREAS:	0	0	108,710	2.441
TOTAL IMPERVIOUS:	0	0	241,718	5.606
TOTAL PERVIOUS:	415,131	9.544	467,324	10.728

**PARKING INFORMATION:**

- 3.1 PHASE II: 2 SPACES PER DWELLING - IN GARAGES - A MINIMUM OF 81 SPACES REQUIRED/ 45 PROVIDED
- 3.2 PHASE II: DESIGNATED HANDICAPPED ACCESSIBLE SPACES SHALL BE PROVIDED AT THE REQUEST OF A RESIDENT
- 3.4 TYPICAL DIMENSIONS: R' SPACES - 9' X 10' (16.5' X 15' OVERHANG AT SIDEWALKS) 4' SPACES - 9' X 10' SIDEWALKS SHALL BE 4' CONCRETE - 5" TYPICAL WIDTH.
- 3.5 PAVEMENT: APPROACHES: 6" - 4,000 PSI REINFORCED CONCRETE, WELDED WIRE FABRIC 16' X 8' X #4 @ 12" OR REBAR #4 BARS @ 18" CENTERS) OR FIBER REINFORCEMENT SHALL BE PLACED IN THE APRON 2 INCHES FROM THE TOP OF THE CONCRETE SURFACE.  
 DRIVES & PARKING AREAS: MINIMUM 4" - 4,000 PSI REINFORCED CONCRETE OR 5" ROCK BASE W/ 2" OF ASPHALT OR 1" OF GRANULAR ROCK WITH A DOUBLE ASPHALTIC PRIME AND SEAL OR 5" OF FULL DEPTH ASPHALT.

**PHASE 2 BUILDING FOOTPRINTS**



**BUILDING SETBACKS:**

PERIPHERAL SETBACK: 35' ON NORTH AND SOUTH PROPERTY LINES  
 FRONT SETBACK: 20' FROM BACK OF CURB LINE OR SIDEWALK (IF ONE EXISTS)  
 REAR SETBACK: DEFINED BY EASEMENT AND TRACT BOUNDARIES  
 SIDE SETBACK: 10' BETWEEN BUILDINGS

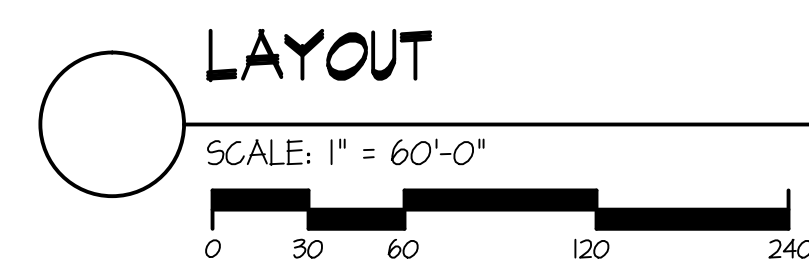
**CONSTRUCTION SCHEDULE:**

NOTE: CONSTRUCTION SCHEDULE SUBJECT TO APPROVAL OF CITY COMMISSION & PUBLIC WORKS DEPARTMENT.

PHASE 2:		
CONSTRUCTION TO BEGIN		MARCH 2015
OCCUPANCY PERMITS; ONCE FINAL INSPECTIONS ARE APPROVED		AUG. 2015

**BENCHMARKS:**

- BENCHMARK #1: \* MARKED ON CABLE TV MANHOLE RIM 9'00" +/- NORTH OF CENTERLINE PETERSON & KASOLD AND 60' EAST OF CENTERLINE OF KASOLD. ELEV. 840.51
- BENCHMARK #2: \* MARKED ON MAHOLE RIM +/- 450' WEST OF CENTERLINE OF PETERSON & KASOLD AND +/- 50' NORTH OF CENTERLINE PETERSON ELEV. 900.85



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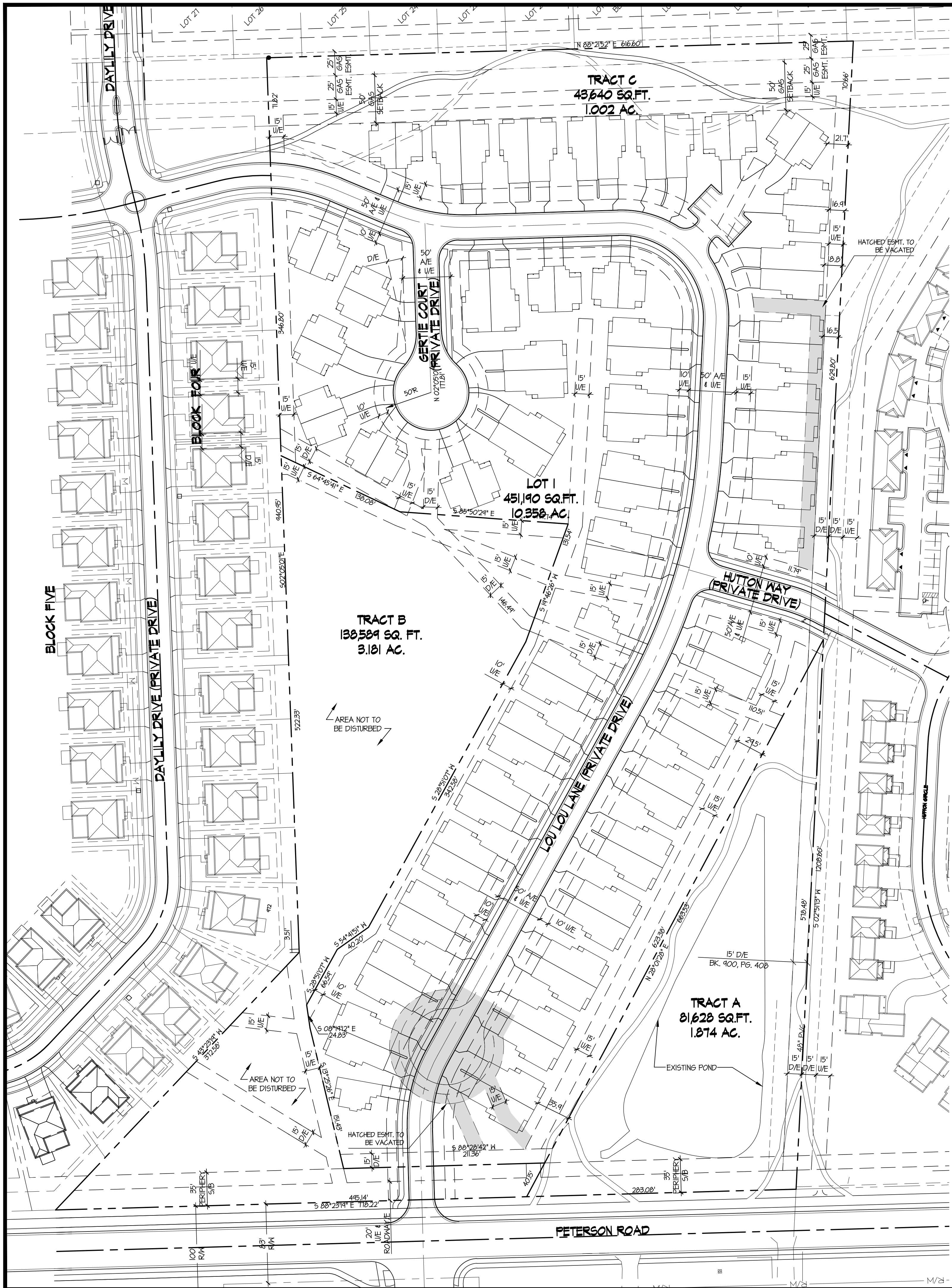
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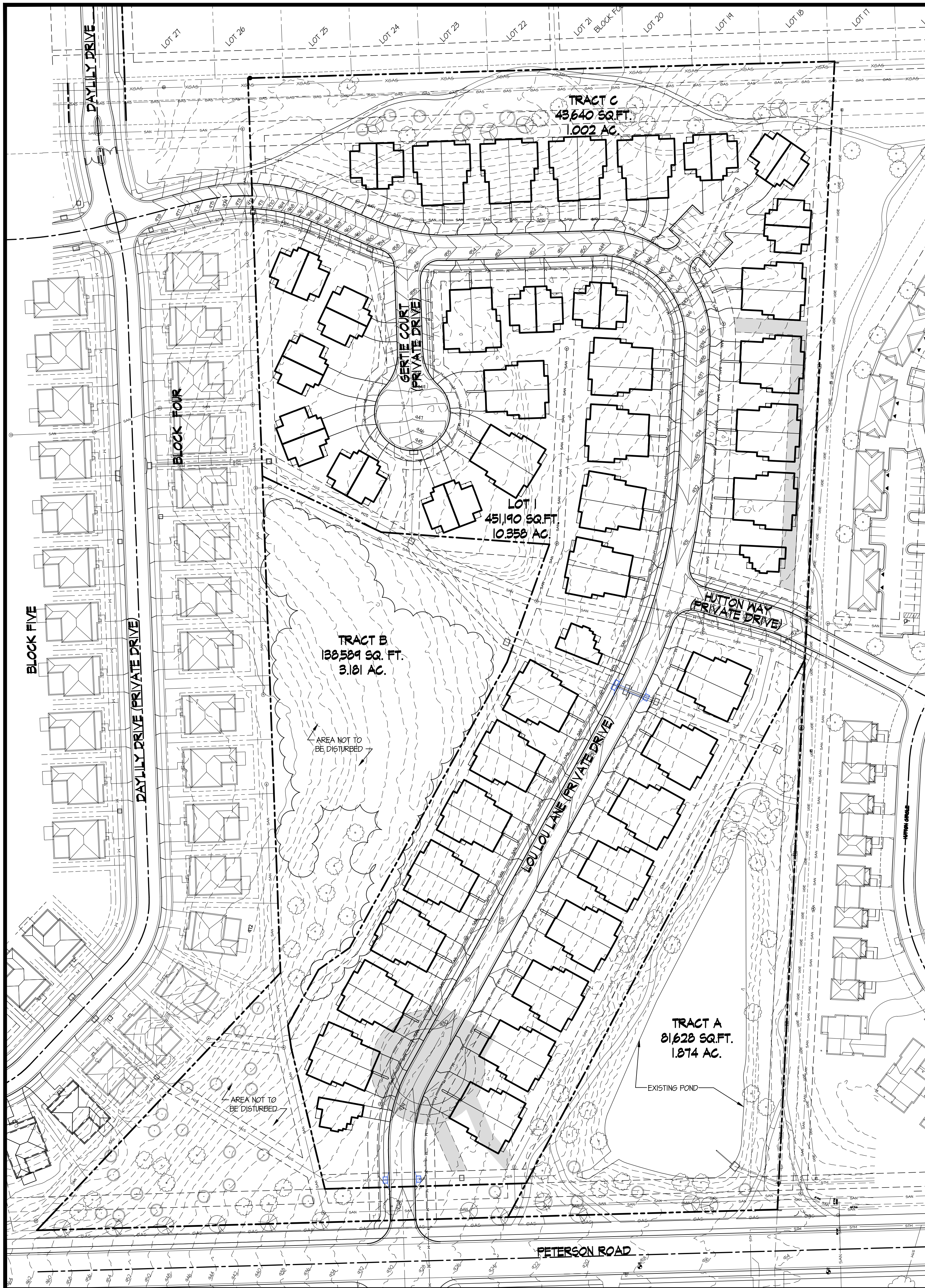
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I.O. 11.24.14  
II 01.07.15





**GRADING NOTES:**

THE UPDATED SURVEY FOR THE SITE IS CURRENTLY BEING COMPLETED IN ORDER TO VERIFY CURRENT GRADES ON SITE. A FINAL GRADING PLAN WILL BE SUBMITTED WITH THE REVISIONS TO THE FIRST SET OF STAFF COMMENTS.

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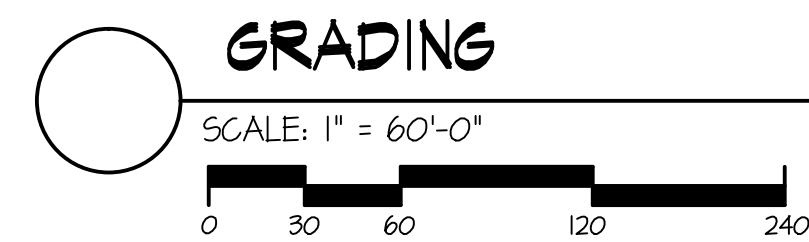
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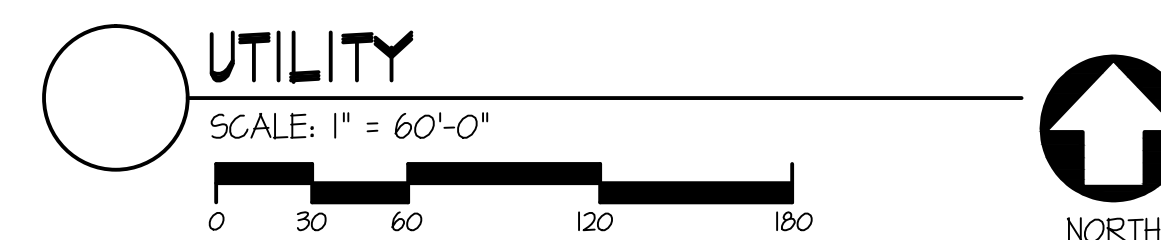
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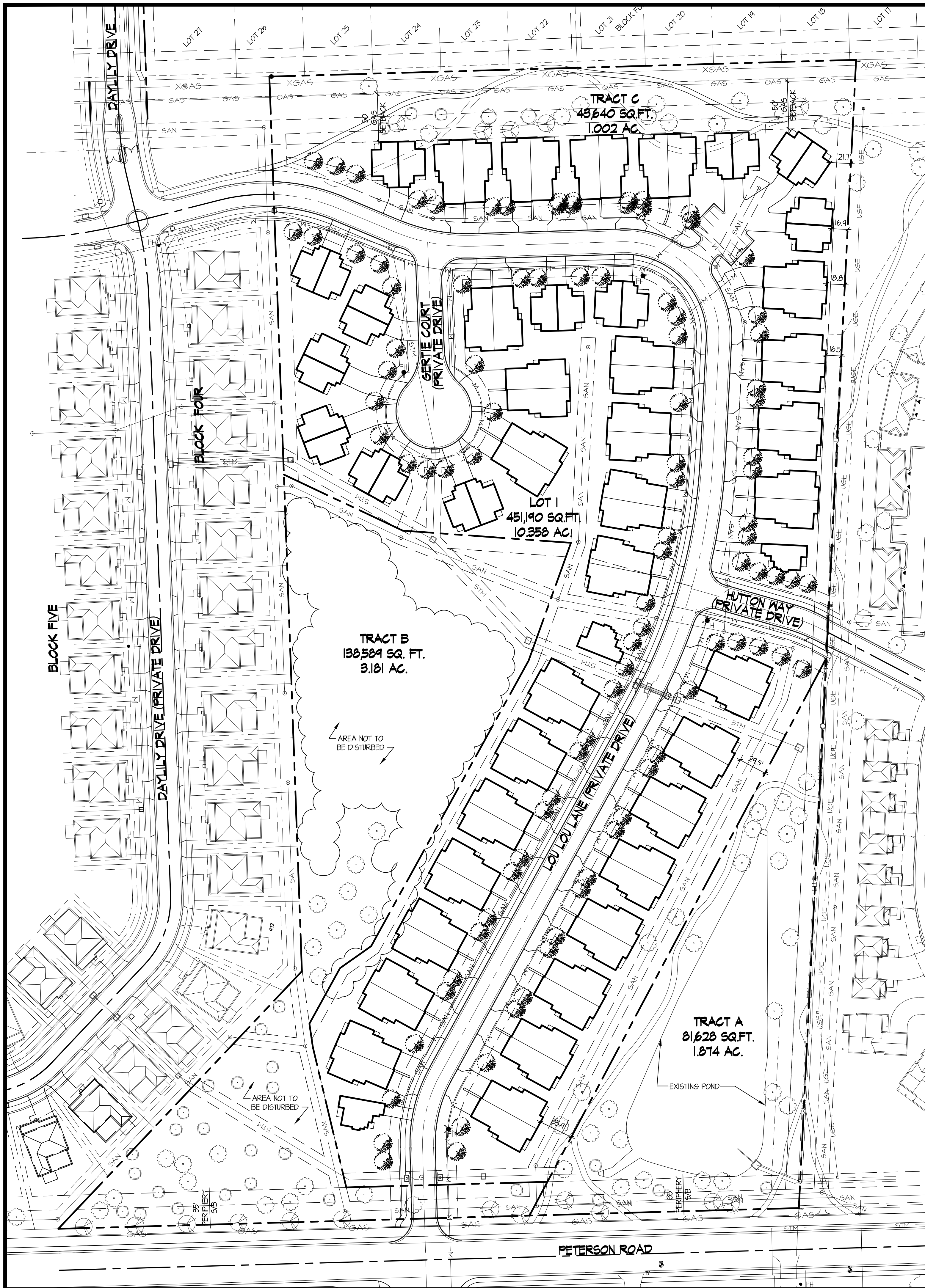
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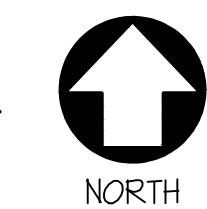
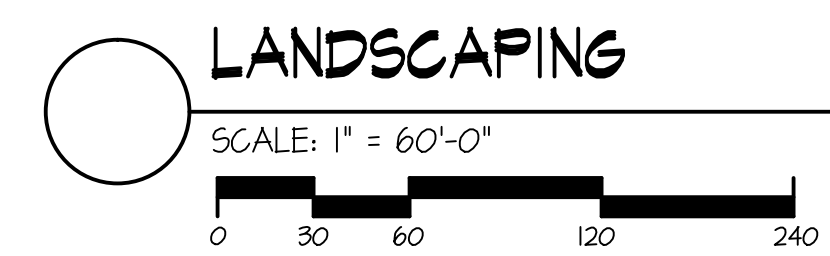
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**LANDSCAPING NOTES:**

SYM	DESCRIPTION	QTY	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
(Symbol)	STREET TREES	42	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHIMBARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCHARUM 'LEGACY' ACER PLATANOIDES 'SUMMERSHADE' ULMUS PARVIFOLIA QUERCUS SHUMARDII TILIA CORDATA 'GREENSPIRE' PLATANUS OCCIDENTALIS 'BLOODGOOD'	2"-2 1/2" CAL	B & B
(Symbol)	EXISTING TREES	127	ELM, LACEBARK HORNEBARK, COLUMNAR MAPLE, AUTUM BLAZE MAPLE, COLUMNAR NORWAY MAPLE, PACIFIC SUNSET MAPLE, SIENNA GLEN OAK, BUR BALD CYPRESS OAK, NORTHERN RED OAK, SHINGLE ZELKOVA, GREEN VASE OAK, SWAMP WHITE SAN TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST WHITE PINE BLUE SPRUCE	ULMUS PARVIFOLIA CARPINUS BETULUS 'FASTIGIATA' ACER FREEMANII 'LEFTSRED' ACER PLATANOIDES 'COLUMNAR' ACER TRUNCATUM X PLATANOIDES ACER FREEMANII 'SIENNA' QUERCUS MACROCARPA TAXODIUM DISTICHUM QUERCUS RUBRA FAGACEAE QUERCUS ZELKOVA SERRATA QUERCUS BICOLOR QUERCUS ACUTISSIMA ACER PLATANOIDES 'SUPERFORM' GLEDTISIA TRIACANTHOS VAR. INERMIS PINUS STROBUS PICEA PINGENS	2"-2 1/2" CAL	B & B



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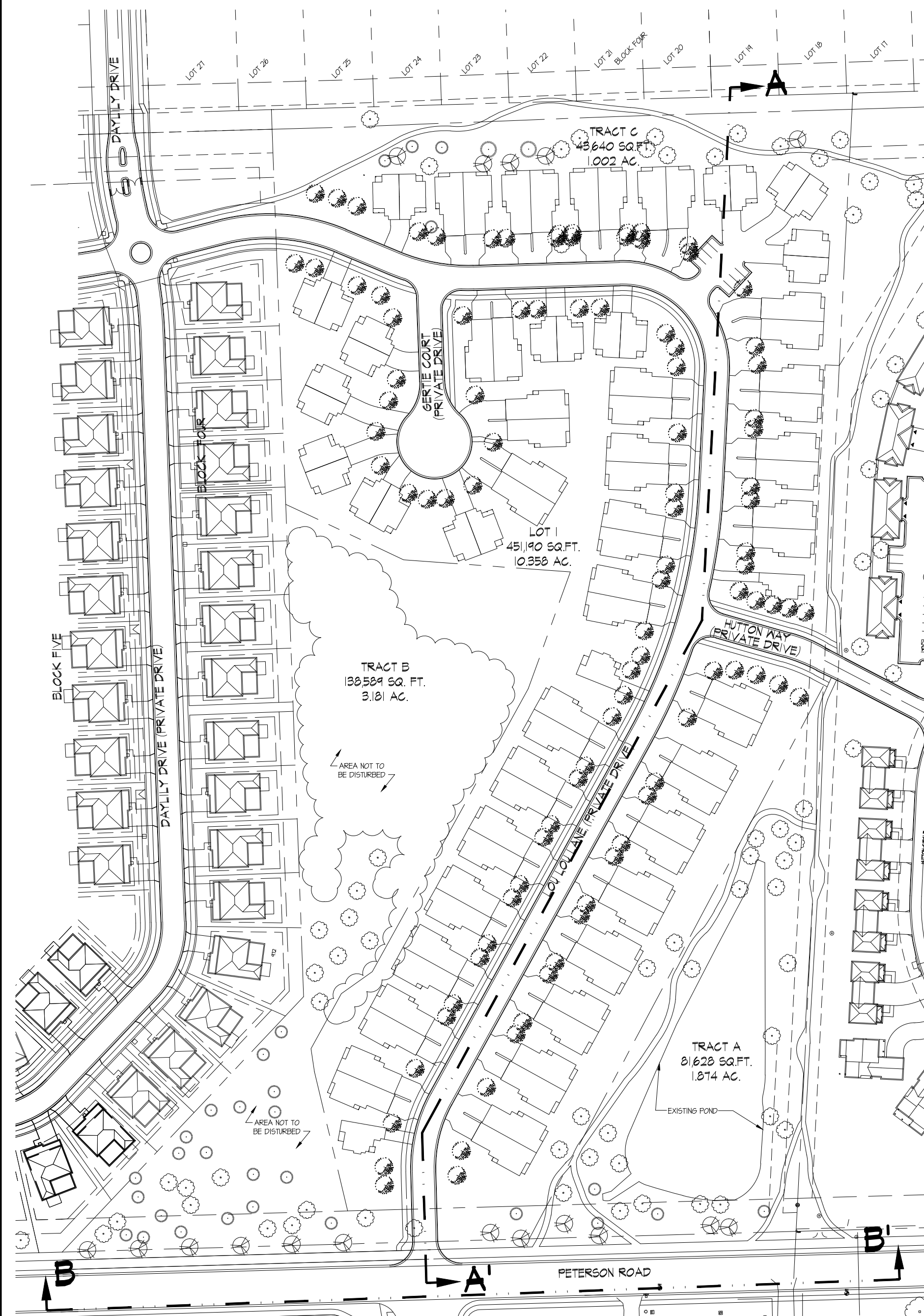
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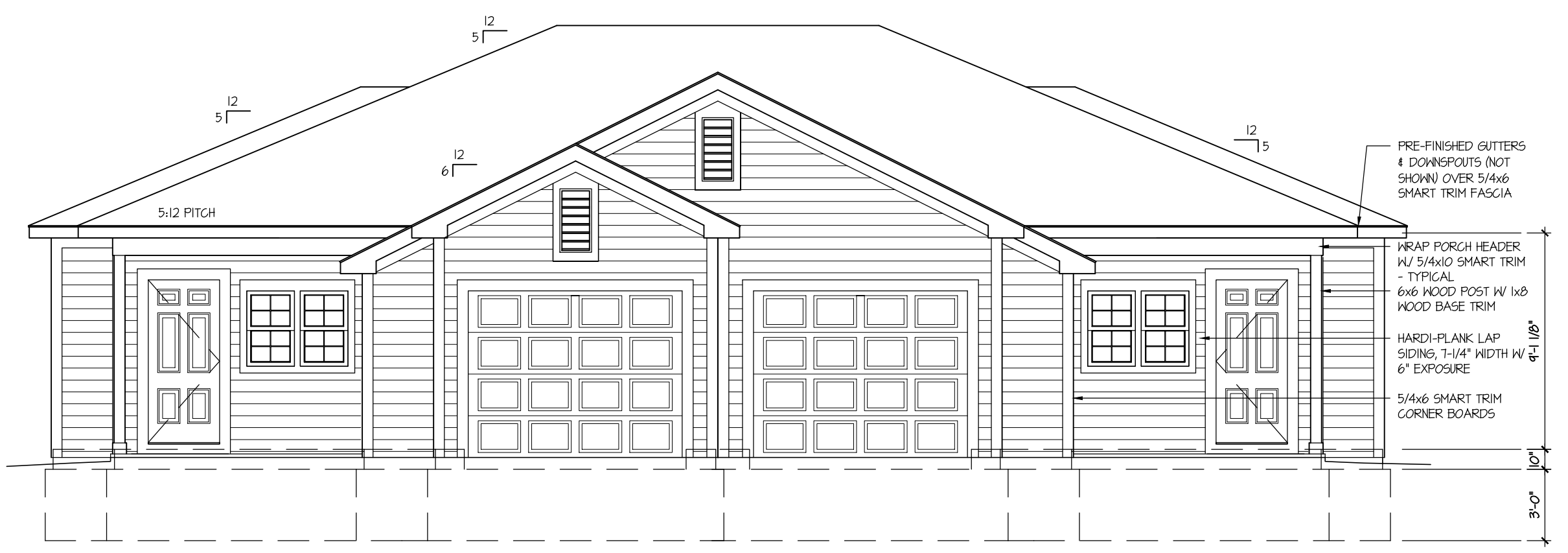
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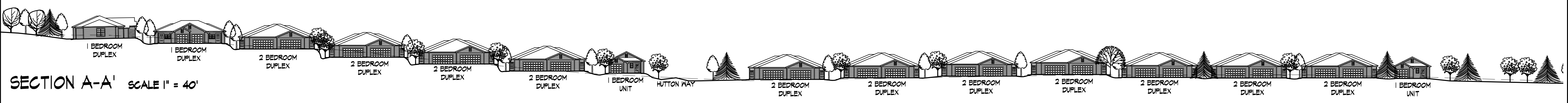
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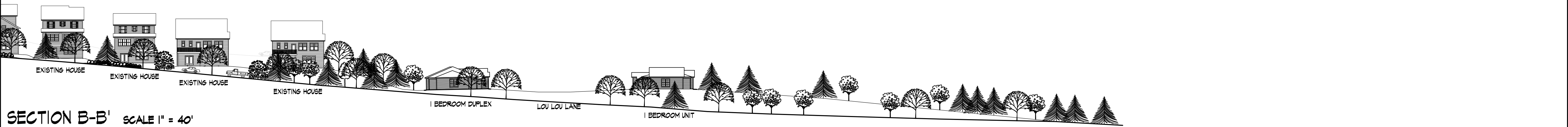
PLAN SCALE 1" = 100'



FINISH DETAILS (NOT TO SCALE)

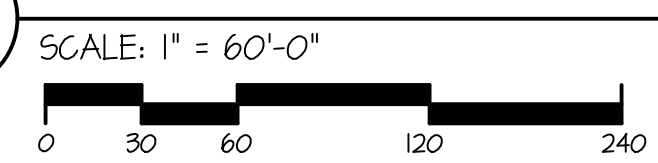


SECTION A-A' SCALE 1" = 40'



SECTION B-B' SCALE 1" = 40'

SECTIONS



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