

OWNER

BELLA SERA LLC, C/O HINKLE LAW FIRM
8621 E 21ST ST N STE 200
WICHITA, KS 67206

APPLICANT

GOKU LLC
4500 BOB BILLINGS PARKWAY
LAWRENCE, KS 66049

DESCRIPTION

LOT 1, BELLA SERA AT THE PRESERVE, A REPLAT OF PARKVIEW 15, A REPLAT OF LOTS 1 AND 2A, UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION NO. 1 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

ZONING

THE SUBJECT PROPERTY IS ZONED PRD.

THE PROPERTY TO THE SOUTH IS ZONED RM12 & PUD.

THE PROPERTY TO THE EAST IS ZONED OS.

THE PROPERTY TO THE WEST IS ZONED GPI.

THE PROPERTY TO THE NORTH IS ZONED IBP AND OS.

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0158D, EFFECTIVE DATE AUGUST 5, 2010.

SITE CHARACTERISTICS TABLE:

EXISTING BUILDINGS	0	S.F.	PROPOSED BUILDINGS	52,198	S.F.
EXISTING PAVEMENT	2,365	S.F.	PROPOSED PAVEMENT	91,815	S.F.
EXISTING IMPERVIOUS	2,365	S.F.	PROPOSED IMPERVIOUS	144,013	S.F.
EXISTING PERVIOUS	358,509	S.F.	PROPOSED PERVIOUS	214,861	S.F.
PROPERTY AREA	358,874	S.F.			

PERMITTED USES:

Proposed uses and use restrictions to the planned residential development:

Uses permitted in the PRD-2 Planned Residential District shall include all of those uses permitted in Use Group 3 - Residential Single-Family Detached; Use Group 3A - Residential Duplex; and Use Group 4 - Residential Multi-Family.

USAGE AND PARKING REQUIREMENTS

RESIDENTIAL MULTI-FAMILY

BUILDING 1 - EXISTING
17 - 2 BEDROOM UNITS, 20 - 3 BEDROOM UNITS, 4,200 SF OFFICE
90 REQUIRED (1.5/2 BR, 2.5/3 BR, 1/300 SF OFFICE)
97 PROVIDED (4 - HANDICAP)
80 UNDERGROUND PARKING GARAGE
17 SURFACE PARKING
8 BICYCLE SPACES REQUIRED
8 BICYCLE SPACES PROVIDED

BUILDINGS 2, 3, 4 & 5
4 - 1 BEDROOM UNITS, 12 - 2 BEDROOM UNITS, 6 - 3 BEDROOM UNITS
39 REQUIRED (1.5/1 & 2 BR, 2.5/3 BR)
53 PROVIDED (1 - HANDICAP)
44 STRUCTURE GARAGES
9 SURFACE PARKING
4 BICYCLE SPACES REQUIRED
4 BICYCLE SPACES PROVIDED

BUILDING INFORMATION AND PHASING

BUILDING 1 - EXISTING
BUILDING HEIGHT = 69'
FLOOR AREA = 107,400 S.F.
FOOTPRINT = 22,100 S.F.

BUILDING 2, 3 & 4
BUILDING HEIGHT = 36'
FLOOR AREA = 12,670 S.F. (+2,296 GARAGES)
FOOTPRINT = 7,371 S.F.
ESTIMATED CONSTRUCTION = 2014

BUILDING 5
BUILDING HEIGHT = 49'
FLOOR AREA = 17,612 S.F. (+7,372 GARAGES)
FOOTPRINT = 7,985 S.F.
ESTIMATED CONSTRUCTION = 2015

DWELLING UNIT DENSITY

59 units / 7.01 acres = 8.4 units/acre

GREENSPACE CONSERVATION ELEVATION

No building or parking will be allowed below the elevation of 905.0 (Lot 1) or 930.0 (Lot 2). Lot references refer to Parkview 15 subdivision. Utility construction will be allowed.

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN HEREON WAS GENERATED BY ACTUAL FIELD SURVEY.
2. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
3. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE DRIVE DUE TO THE WEIGHT OF THE REFUSE TRUCKS.
4. A STORMWATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT.
5. PAVEMENT WILL MEET THE CITY OF LAWRENCE REQUIREMENTS.
6. THE TRASH ENCLOSURE WILL BE CONSTRUCTED TO MEET CITY STANDARDS.
7. A WAIVER HAS BEEN GRANTED TO ALLOW PARKING ACCESS DRIVES WITHIN THE 35' SETBACK.
8. THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS). (CITY CODE 20-1101(G))

STREET TREES

Street trees shall be provided in accordance with the Master Street Tree Plan filed with Douglas County Register of Deeds at Book 992, Page 1930.

The City is hereby granted temporary right of entry to plant the required street trees pursuant to Chapter 21, Article 7, Section 21-708a of the City Subdivision Regulations.

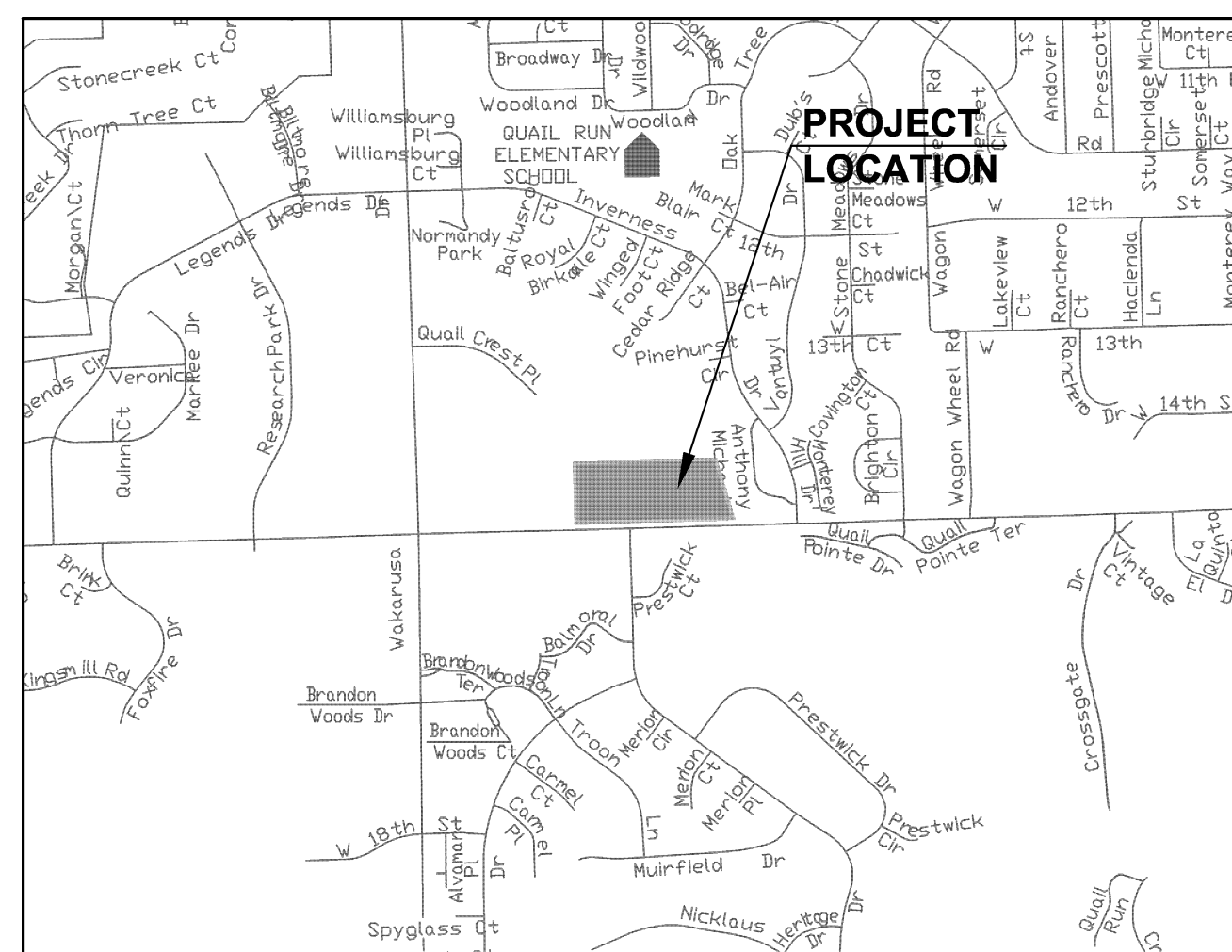
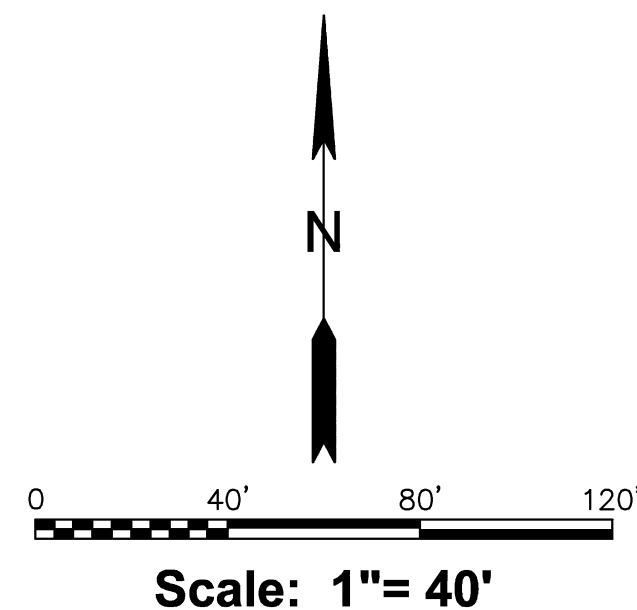
COMMON OPEN AREA

The common open area shall consist of the Pool area, the Patio areas and the undisturbed Preserve area on the northeast portion of this lot.

The total common open area for this lot is 220,000 s.f. The required 20% area is 71,775 s.f.

FUTURE REVISIONS

All property owners of all properties waive their right to approve or disapprove any alterations or modifications to the preliminary development plan.



LOCATION MAP

BELLA SERA AT THE PRESERVE
4500 BOB BILLINGS PARKWAY, LAWRENCE, KS 66049

PRELIMINARY
DEVELOPMENT
PLAN

BG
CONSULTANTS
architects
engineers
planners

Project No. 13-1465L
Date: Nov. 18, 2013
Revised: Jan. 7, 2014

SHEET NO.

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