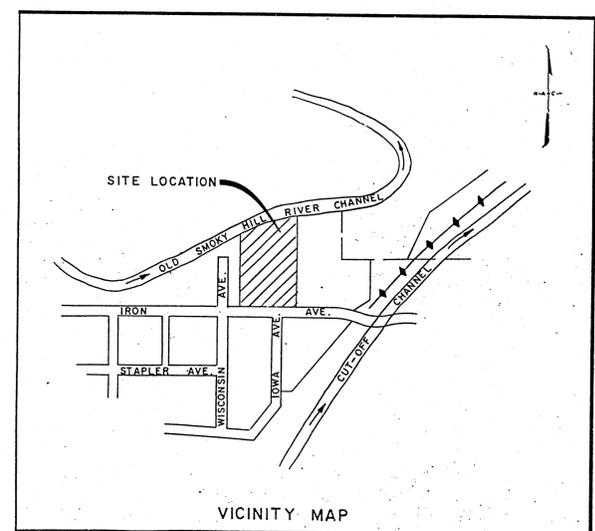


INDICATES OUTLINE OF EXISTING WOODED AREA WHICH IS EXISTING. AS PARCELS ARE DEVELOPED CLEARING AND GRUBBING OF EXISTING VEGETATION IS PERMISSIBLE, BUT AS MANY TREES AS POSSIBLE ARE TO REMAIN.



SITE PLAN

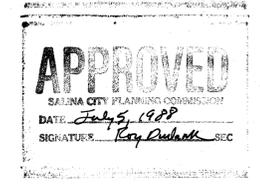
1" = 30'-0"



- LEGEND:**
- 1217 --- EXISTING CONTOUR
 - 1217 --- COUNTOUR CHANGES
 - 1217 --- DRAINAGE STRUCTURE
 - /// RESTRICTED ACCESS
 - ☁ EXISTING TREES AND VEGETATION
 - ☁ TREES LOCATED ON SITE SURVEY
 - SETBACK LINE
 - P.D.D. BOUNDARY LINE
 - EASEMENT LINE * * LINES ARE COMMON AT CUL-DE-SAC AND AT ROADWAY / UTILITY / DRAINAGE EASEMENT
 - BUILDING TRACT LINE * DRAINAGE EASEMENT
 - |||| LANDSCAPED SITE OBSCURING SCREENING
 - P.D.D. BOUNDARY DEFINITION
 - BUILDING TRACT BOUNDARY DEFINITION

GENERAL NOTES:

- PROPERTY OWNER:** Mary Anne Pafford Lee and Robert J. Pafford, Jr. owns all of Tract A, all of Tract B except for the south 200', all of Tract C and all of Tract D. Woods and Durham, Chartered owns the south 200' of Tract B.
- P.D.D. DESIGNER:** Donnie D. Marrs, AIA Architect, P.A. 1907 South Ohio Salina, Kansas 67401
- PRESENT ZONING:** Forgy Surveying 421 North Ohio Salina, Kansas 67401. The property is presently zoned RS Single-Family Residential Suburban District. The property to the east is zoned as a Residential P.D.D. The property to the north is part of Lakewood Park, and it is zoned R-1. The 90' directly to the west is zoned R-S, and the 150' west of the adjacent property is zoned C-2. The property south of Iron is zoned C-5 for the gas service station, and C-2 for the property on either side of the service station.
- GROSS LAND AREA:** The total gross land area is 154,049.85 sf. Tract #1 is 33,456 sf with an anticipated max. building coverage of 7000 sf. Tract #2 is 28,854 sf with an anticipated max. building coverage of 7000 sf. Tract #3 is 34,545 sf with an anticipated max. building coverage of 10000 sf. Tract #4 is 37,792 sf with an anticipated max. building coverage of 10000 sf. Common Space is 15,746.85 sf (40' private street / utility / drainage easement and 40' R Cul-de-sac). Dedicated Public Right Of Way is 3,750 sf.
- ANTICIPATED DENSITY:** Tract #1 and #2 are for commercial purposes with a maximum density of 18.7% Tract #3 and #4 are for residential purposes with a maximum density of 30.0%.
- LAND USAGE:** Phase 1 will consist of the construction of a professional office building on tract #1. This building is anticipated to be constructed within the next 18 months. Tract #2 will be developed under the C-1 zoning regulations. Tracts 3 and 4 will be developed as residential under the R zoning regulations. Tracts 2, 3, and 4 will be developed as the property is sold. The drainage improvements will be completed as part of the development of tract #1, the utility improvements for tracts 1 and 2 will extend from existing utilities which exist adjacent to Iron Avenue. The utility improvements for tracts 3 and 4 will be constructed when one of the two tracts are sold.
- UTILITY IMPROVEMENTS:** WATER: A city water main will be extended from Iron Street north in the roadway utility and drainage easement to the Cul-de-sac at which point a fire hydrant will be installed. All 4 tract will be served by this city water main. SEWER: Tracts 1 and 2 will be served from the existing city sewer main in Iron Street. Tracts 3 and 4 will be served with a private lift station and private forced sewer main which will be located in the roadway, drainage, utility easement. GAS, ELECTRICAL, and PHONE will be run in the utility easements from existing improvements located along Iron Avenue.
- THE LOWEST GROUND FLOOR** and adjacent grade of all structures must be elevation 1219 (BFE) or higher. All basements must comply with special engineering standards.
- ALL MAINTENANCE OF THE** roadway and drainage improvements shall be the responsibility of abutting property owners. Governmental employees and vehicles shall have the right to access for the purpose of providing necessary public services.



REVISIONS
Revision #1 6/24/88
Revision #2 7/11/88

DMA

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1907 South Ohio
Salina, Kansas 67401
913-823-6002



PROJECT: **PRELIMINARY P.D.D. WD PLANNED DEVELOPMENT DISTRICT**
1619 East Iron Avenue Salina, Kansas 67401

DRAWING: **SITE PLAN GENERAL NOTES VICINITY MAP**

JOB # 803 1
DRAWN D.M. OF
DATE 05/27/88 1