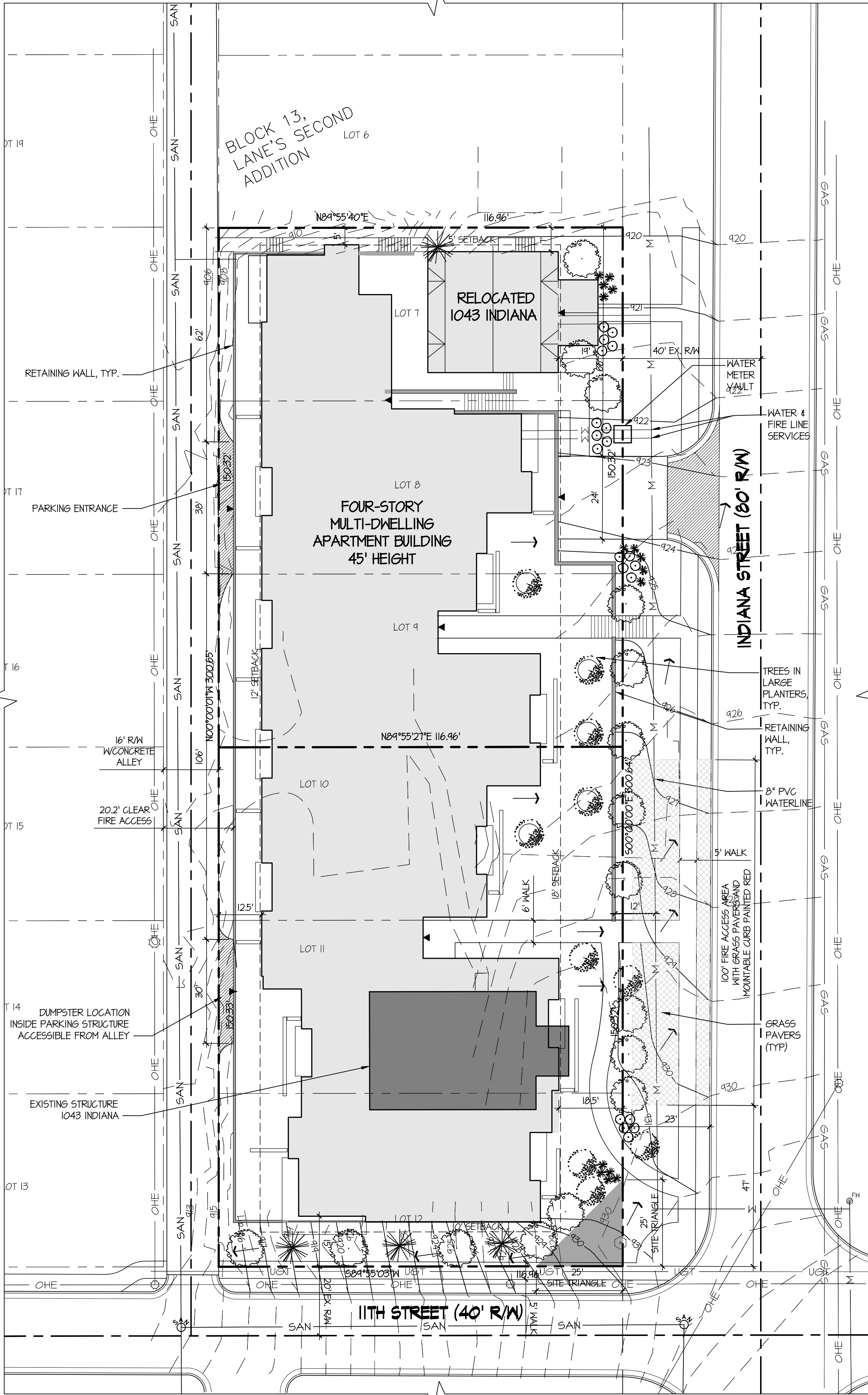
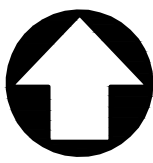




SITE PLAN

SCALE: 1" = 20'-0"



SURROUNDING PROPERTY

APPROXIMATE SCALE: 1" = 100'-0"



LEGAL DESCRIPTION:

LOTS 7 THROUGH 12, BLOCK 13, LANE'S SECOND ADDITION, LAWRENCE, DOUGLAS COUNTY, KANSAS

PROPERTY OWNERS OF RECORD:

PROPERTY OWNER:
TRIPLE T, LLC
643 MASSACHUSETTS ST.
SUITE 300
LAWRENCE, KS 66044

PROPERTY SURFACE SUMMARY:

PROJECT SITE: 0.801 ACRES (35,164 SQ. FT. +/-)
EXISTING SUMMARY:

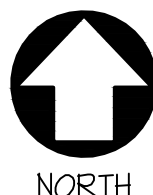
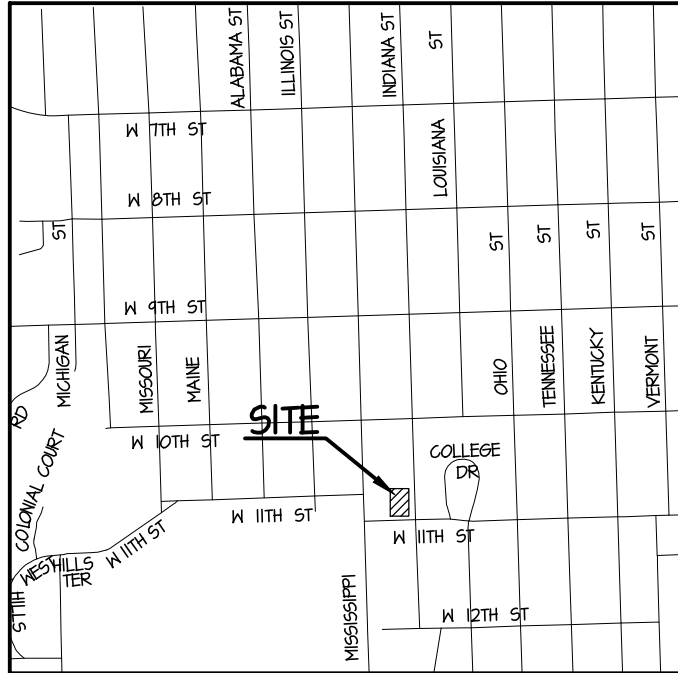
	SQ. FT.	AC
TOTAL BUILDINGS:	1,650	0.038
TOTAL PAVEMENT:	453	0.010
TOTAL IMPERVIOUS:	2,103	0.048
TOTAL PERVIOUS:	33,061	0.754
TOTAL PROPERTY AREA:	35,164	0.801

SUMMARY AFTER PROJECT COMPLETION:

	SQ. FT.	AC
TOTAL BUILDINGS:	19,102	0.439
TOTAL PAVEMENT:	2,233	0.051
TOTAL IMPERVIOUS:	21,335	0.489
TOTAL PERVIOUS:	13,829	0.310
TOTAL PROPERTY AREA:	35,164	0.801

LOCATION MAP:

NOT TO SCALE



PROJECT SUMMARY:

- 1.1 CURRENT ZONING: KU
- 1.2 PROPOSED ZONING: RM32-PD
- 1.3 CURRENT USE: PARKING LOT/MULTI-DWELLING STRUCTURE
- 1.4 PROPOSED USE: MULTI-STORY DWELLING STRUCTURE
- 1.5 LAND AREA: 0.801 ACRES (35,164.02 SQ. FT. +/-)
- 1.6 PROJECT PROPOSED: RM32-PD ZONING ALLOWS 25% INCREASE, 32 UNITS/AC * 1.25 = 40 UNITS/AC * 0.801 ACRES = 32 UNITS ALLOWED; RM32-PD ZONING TO ALLOW 1 BED APARTMENTS COUNTED AS 0.4 DWELLING UNITS, 2 BED APARTMENTS AS 0.8 DWELLING UNITS, 3 BED APARTMENTS AS 1.0 UNITS, AND 4 BED APARTMENTS AS 1.0 UNITS.
5 - 1 BEDROOM APARTMENTS = 2.0 DWELLING UNITS
4 - 2 BEDROOM APARTMENTS = 2.0 DWELLING UNITS
4 - 3 BEDROOM APARTMENTS = 3.2 DWELLING UNITS
1 - 6 BEDROOM APARTMENT (VARSITY HOUSE) = 1.0 DWELLING UNIT
(51 UNITS EQUIVALENT TO 30.8 DWELLING UNITS PROPOSED PER PD REQUIREMENTS)

GENERAL SITE PLAN NOTES:

- 2.1 ALL REQUIRED ACCESSIBLE SIDEWALK RAMPS PER A.D.A. STANDARDS.
- 2.2 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.
- 2.3 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.
- 2.4 TRASH DUMPSTERS TO BE STORED IN GARAGE LEVEL P2 WITH ALLEY ACCESS TO REMAIN UNLOCKED AT ALL TIMES. RESIDENTS TO DEPOSIT TRASH INTO DUMPSTERS VIA TRASH CHUTES ABOVE THE DUMPSTER AREA INSIDE THE BUILDING.
- 2.5 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- 2.6 A DETAILED PHOTOMETRIC PLAN WILL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO RELEASE OF SITE PLAN.
- 2.7 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2.8 INFORMATION TAKEN FROM AERIAL PHOTOS, CERTIFICATE OF SURVEY, AVAILABLE DOCUMENTS, AND ON SITE INVESTIGATIONS.
- 2.9 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.
- 2.10 OUTDOOR AREA REQUIRED: 50 SF. PER UNIT X 30.8 UNITS = 1540 SF. SEE TABLE BELOW.
- 2.11 THE PROJECT WILL BE BUILT IN ONE PHASE.
- 2.12 ADEQUATE INFRASTRUCTURE EXISTS TO INSTALL THE PUBLIC IMPROVEMENTS FOR THIS PROJECT AS SHOWN.
- 2.13 PROPERTY OWNER SHALL MAINTAIN OWNERSHIP OF AND MAINTAIN COMMON OPEN SPACE, RECREATION FACILITIES, OR ANY OTHER AREA WITHIN THE DEVELOPMENT THAT IS RETAINED FOR THE EXCLUSIVE USE AND BENEFIT OF THE RESIDENTS, LESSEES, AND OWNER OF THE PLANNED DEVELOPMENT.

PARKING INFORMATION:

- 3.1 PARKING REQUIRED: 1 SPACE PER BEDROOM (105 BEDROOMS), + 1 PER 10 UNITS (51 UNITS) = 111 SPACES
- 3.2 ACCESSIBLE PARKING REQUIRED = 5 SPACES (1 VAN, 4 AUTO)
- 3.3

TYPE:	REQUIRED:	PROVIDED:
REGULAR	106	115
ACCESSIBLE	5	5
TOTAL:	111	120

BICYCLE (1 PER 4 SPACES) 28 PROVIDED IN GARAGE - TO COMPLY WITH CITY CODE 20-413(g)
- 3.4 TYPICAL DIMENSIONS: R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS)
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
H' SPACES - 8' X 20' (5' OR 8' AISLE)
- 3.5 PAVEMENT: APPROACHES: T' - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W. - PER CITY STANDARDS
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE - PER CITY STANDARDS
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE - PER CITY STANDARDS

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	16	SAN TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST	QUERCUS ACUTISSIMA ACER PLATANOIDES 'SUPERFORM' GLADISTIA TRIACANTHOS VAR. INERMIS	2"-2 1/2" CAL	B & B
	EVERGREEN TREES	4	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA MUGENSIS	6'-8' HT.	B & B
	ORNAMENTAL TREES	10	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTELIER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 3/4"-2" CAL	B & B
	DECIDUOUS SHRUBS	30	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNDERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKATZIA AMABALIS STRONGA MEYERI 'FALIBIN'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	15	CARMEL CREEPER CREEPING ROSEMARY BLUE FETTER LILAC BAR HARBOR JUNIPER ENGLISH YEW	CAENOTHUS GRISSEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PYRAMIDALIS GLAUCOA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24"-36" HT.	CONT

4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE, SOD.

DETAILED PROJECT SUMMARY:

FLOOR:	GSF(I)	NUMBER OF UNITS & TYPE	TOTAL UNITS/ FLOOR	PARKING SPACES	PRIVATE DECKS	PUBLIC OPEN SPACE
P2	21,619	- - -	-	60	-	-
P1	21,604	- - -	-	60	-	-
1st FLR	11,182	I II III I	13	-	2,830	9,264
2nd FLR	11,182	I II III I	13	-	923	-
3rd FLR	11,182	I II III I	13	-	923	-
4th FLR	16,382	2 8 -	4	-	634	1,300
TOTAL:	126,454	5 41 4	50	120	5,315	11,164
SEPARATE STRUCTURE:	GSF	NUMBER OF UNITS & TYPE	TOTAL UNITS			
VARSITY HOUSE	3,800	1 UNIT - 6 BEDS	1			

RELEASE:

- 1.0 PRELIMINARY DEVELOPMENT PLAN SUBMITTAL 1.22.11
- 1.1 REVISED PDP RESUBMITTAL

HRC SUBMITTAL DR-4-49-11

- 1.0 SUBMITTED 4-18-11

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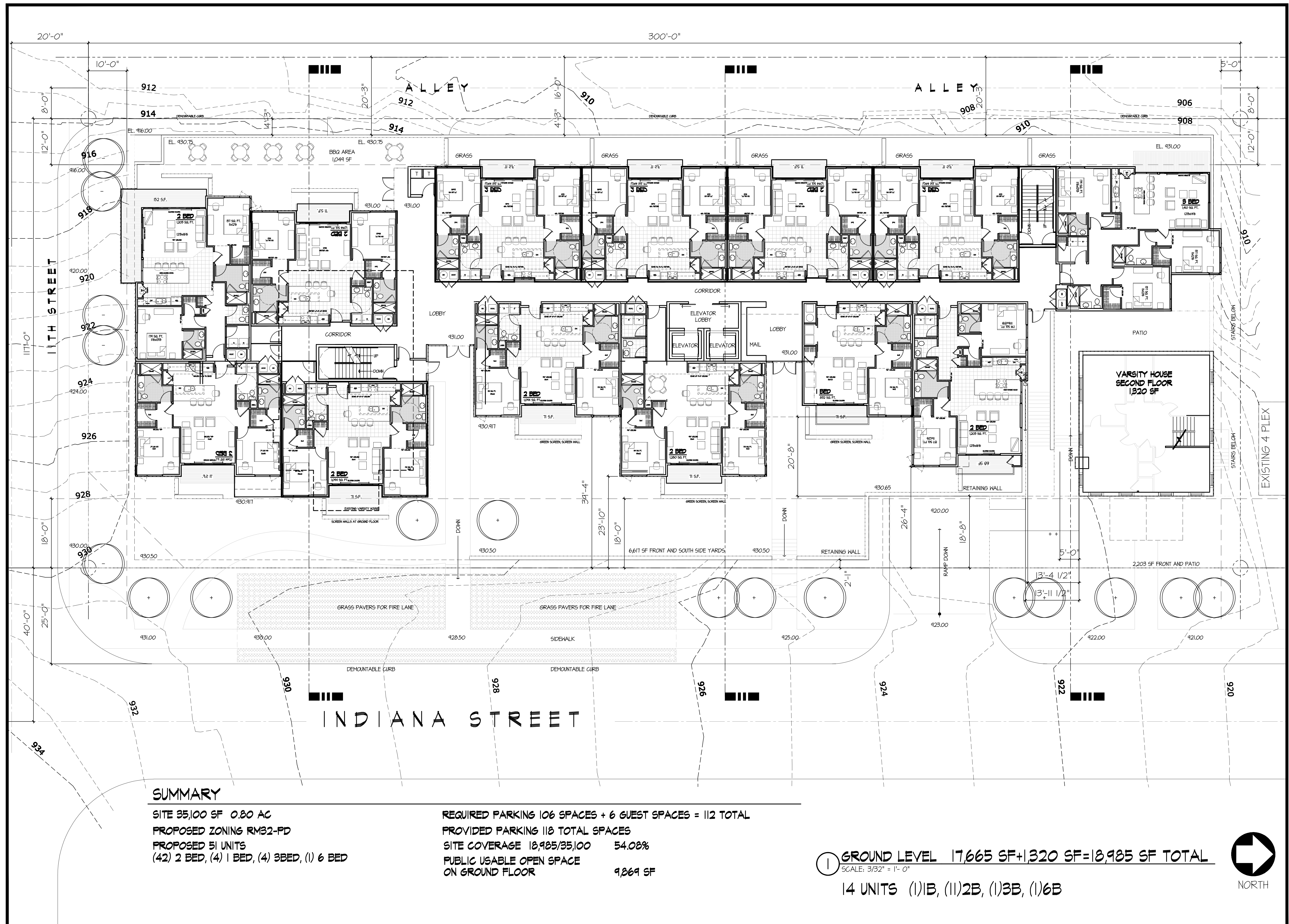
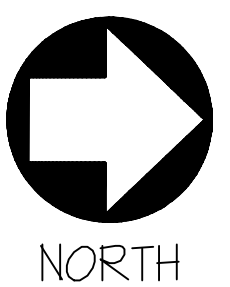
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PRELIMINARY DEVELOPMENT PLAN
VARSITY HOUSE
1043 INDIANA STREET
LAWRENCE, KANSAS

PROJECT # 28600

RELEASE: 1.0 DATE: 1.22.11
1.1 8.5.11

SP-1



SUMMARY

SITE 35,100 SF 0.80 AC
PROPOSED ZONING RM32-PD
PROPOSED 51 UNITS
(42) 2 BED, (4) 1 BED, (4) 3BED, (1) 6 BED

REQUIRED PARKING 106 SPACES + 6 GUEST SPACES = 112 TOTAL
PROVIDED PARKING 118 TOTAL SPACES
SITE COVERAGE 18,985/35,100 54.08%
PUBLIC USABLE OPEN SPACE
ON GROUND FLOOR 9,869 SF

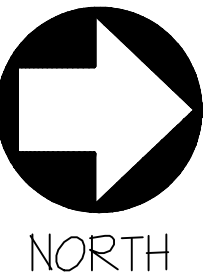
① GROUND LEVEL 17,665 SF+1,320 SF=18,985 SF TOTAL
SCALE: 3/32" = 1'-0"

14 UNITS (I)1B, (II)2B, (I)3B, (I)6B

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1 2ND FLOOR PLAN (I) 1 BED, (II) 2 BED, (I) 3 BED
SCALE: 3/32" = 1'-0"



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VARSITY HOUSE
1043 INDIANA STREET
LAWRENCE, KANSAS

PROJECT # 20600
8/19/2011



LEVEL THREE 17,791 SF

1 3RD FLOOR PLAN (12) 2 BED (1) 3 BED
SCALE: 3/32" = 1'-0"



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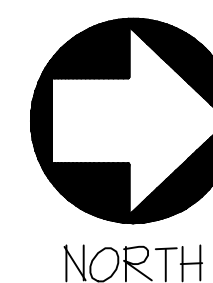
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LEVEL FOUR 13,995 SF

1 4TH FLOOR PLAN (10) 2 BED
SCALE: 3/32" = 1'-0"



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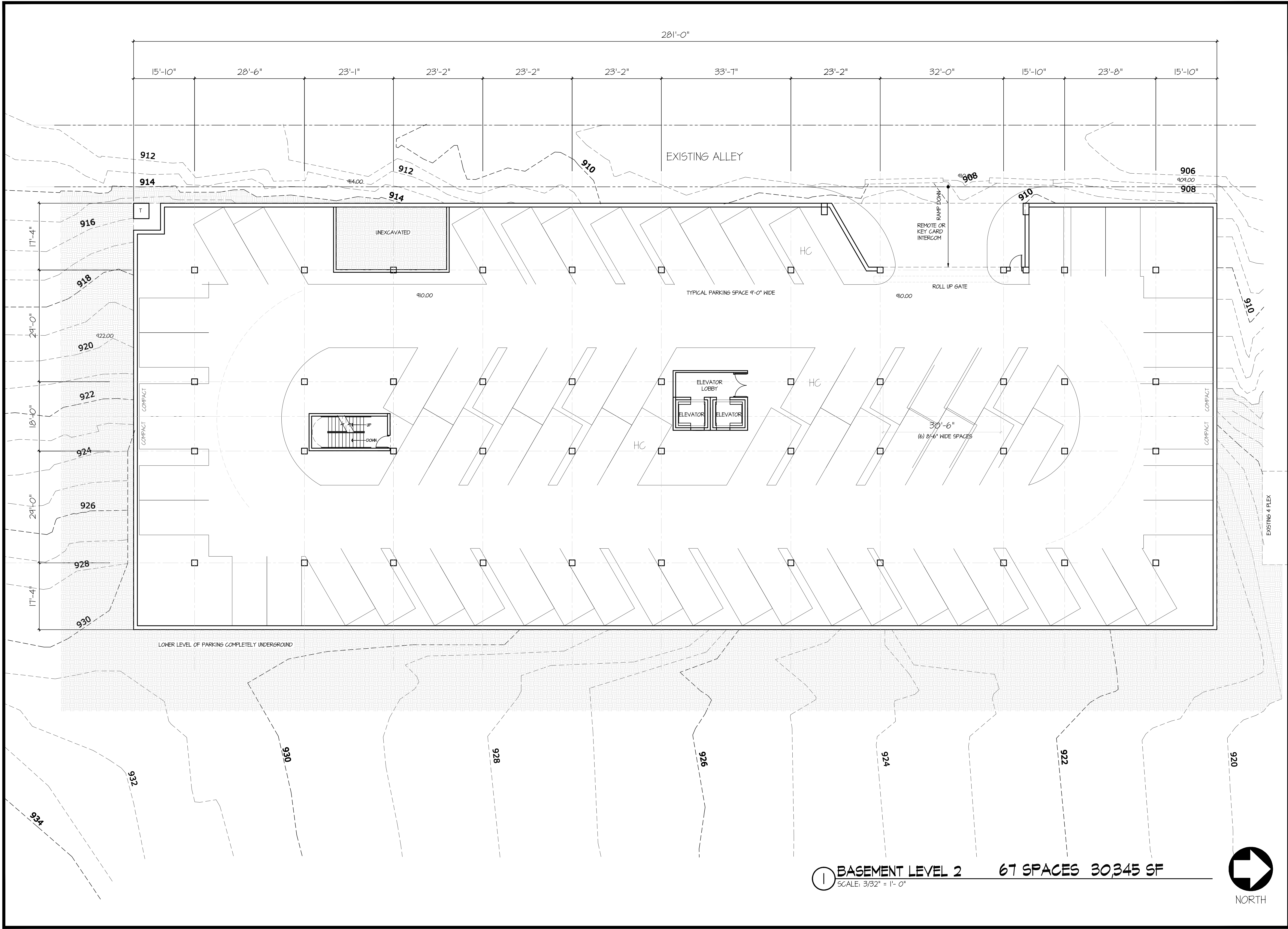
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A203



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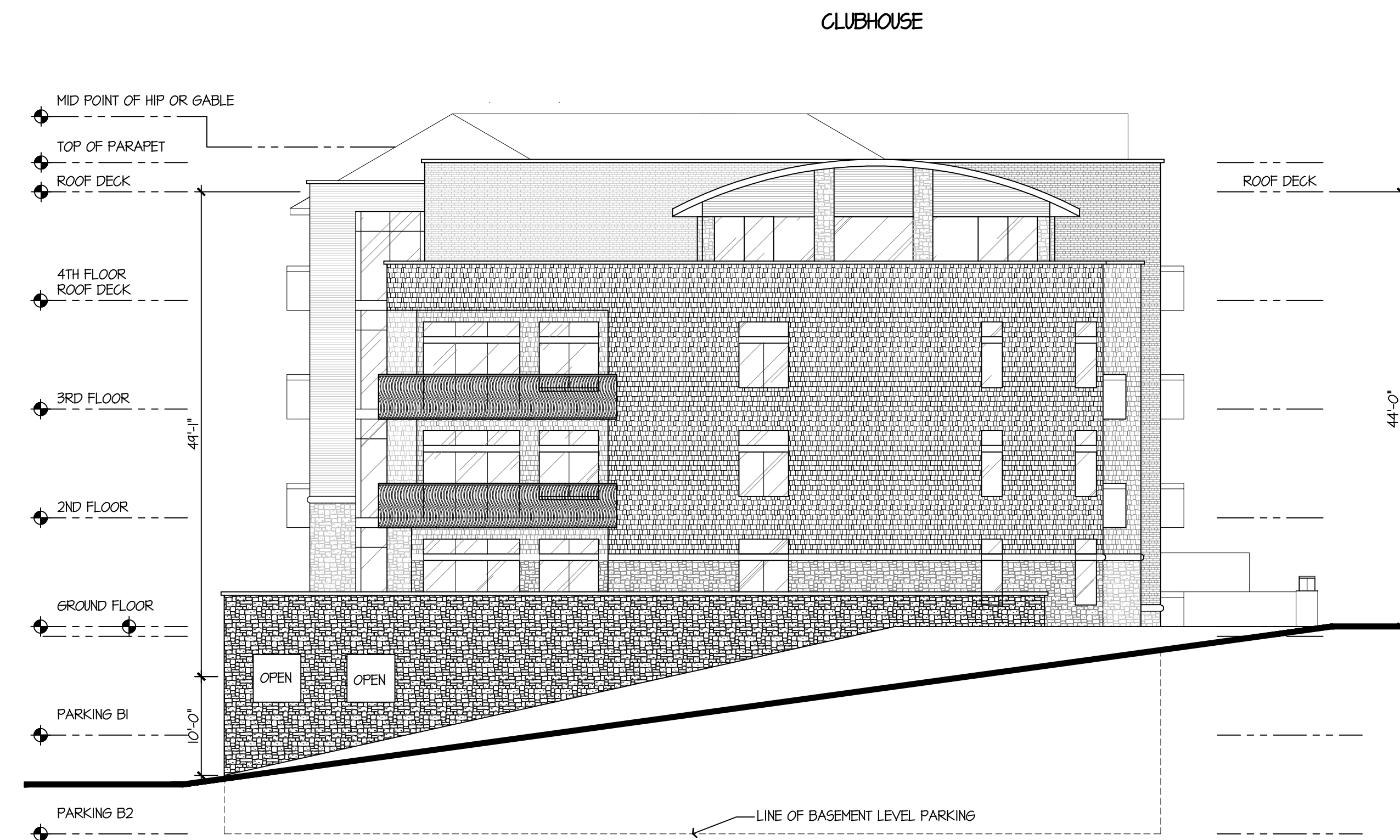
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VARSITY HOUSE
1043 INDIANA STREET
LAWRENCE, KANSAS

PROJECT # 20600
8.19.2011

A206



3 SOUTH ELEVATION, 11th STREET
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION, INDIANA STREET
SCALE: 3/32" = 1'-0"



② NORTH ELEVATION
SCALE: 3/32" = 1'-0"



① WEST ELEVATION
SCALE: 3/32" = 1'-0"



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