

LEGAL DESCRIPTION:

LOT 1, VARSITY 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: 0.807 ACRES (35,164 SQ. FT. +/-)  
EXISTING SUMMARY:

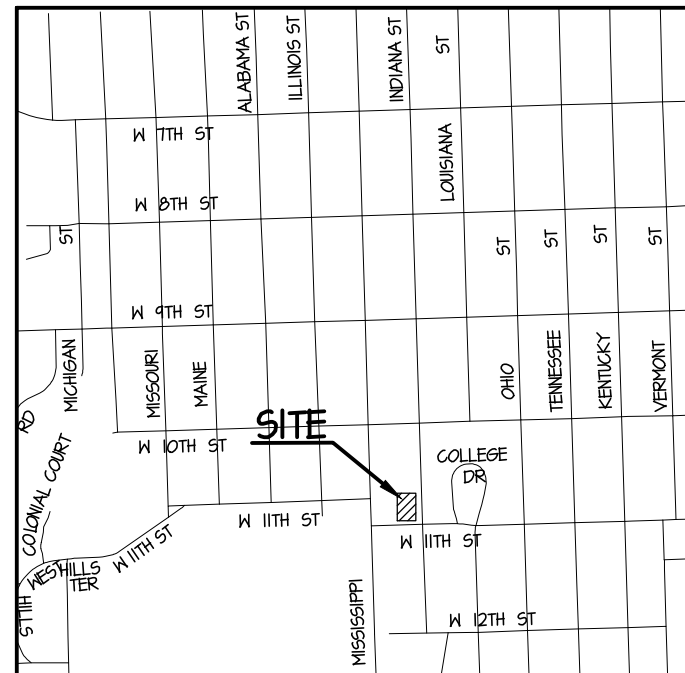
	SQ. FT.	AC
TOTAL BUILDINGS:	1,650	0.038
TOTAL PAVEMENT:	453	0.010
TOTAL IMPERVIOUS:	2,103	0.048
TOTAL PERVIOUS:	33,061	0.754
TOTAL PROPERTY AREA:	35,164	0.807

SUMMARY AFTER PROJECT COMPLETION:

	SQ. FT.	AC
TOTAL BUILDINGS:	19,304	0.443
TOTAL PAVEMENT:	2,233	0.051
TOTAL IMPERVIOUS:	2,542	0.072
TOTAL PERVIOUS:	33,622	0.754
TOTAL PROPERTY AREA:	35,164	0.807

LOCATION MAP:

NOT TO SCALE



DETAILED PROJECT SUMMARY:

FLOOR:	GSF(I)	NUMBER OF UNITS & TYPE	TOTAL UNITS/ FLOOR	PARKING SPACES	PRIVATE DECKS	PUBLIC OPEN SPACE
B2	21,266	- - -	-	51	-	-
B1	20,851	- 2 -	2	51	160	-
1st FLR	14,304	I II III	13	-	1,215	0,935
2nd FLR	14,304	I II III	13	-	1,215	-
3rd FLR	14,304	I II III	13	-	1,215	-
4th FLR	16,114	2 I 4	11	-	1,012	-
TOTAL:	132,164	5 4 3	52	114	4,885	0,935
EXISTING STRUCTURE:	GSF	NUMBER OF UNITS & TYPE	TOTAL UNITS			
Varsity House	3,800	1 UNIT (6 BEDROOM) - CONSGEGATE LIVING UNIT				

HRC SUBMITTAL DR-4-49-II

1.0 SUBMITTED 4-10-11

RELEASE:

- 1.0 PRELIMINARY DEVELOPMENT PLAN SUBMITTAL 1.22.11  
1.1 REVISED AND RESUBMITTED PLAN  
1.2 REVISED AND RESUBMITTED PLAN  
1.3 REVISED AND RESUBMITTED PLAN

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: 0.807 ACRES (35,164.02 SQ. FT. +/-)  
1.6 PROJECT PROPOSED: RM32-PD ZONING ALLOWS 25% INCREASE; 32 UNITS/AC \* 1.25 = 40 UNITS/AC \* 0.807 ACRES = 32 UNITS ALLOWED;

UNIT TYPE (# OF BEDROOMS)	PROPOSED NUMBER OF UNITS	ALLOWED EQUIVALENT UNIT DENSITY	TOTAL EQUIVALENT UNIT DENSITY
1	5	0.4	2
2	44	0.8	26.4
3	3	0.8	2.4
4	-	-	-
CONG. LIVING UNIT	1	1	1

31.8 UNITS PROPOSED  
= 32 UNITS ALLOWED

GENERAL 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 RESIDENTS TO DEPOSIT TRASH INTO COMPACTOR VIA ACCESS THRU THE PARKING GARAGE. COMPACTOR WILL BE ACCESSIBLE TO THE ALLEY FOR COLLECTION.  
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 53 UNITS = 2,650 SF. SEE DETAILED PROJECT SUMMARY ON THIS SHEET.  
2.11 THE PROJECT WILL BE BUILT IN ONE PHASE AND WILL REMAIN UNDER COMMON OWNERSHIP.  
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.  
2.14 THE PLANNED DEVELOPMENT SHALL BE RESTRICTED TO USES ALLOWED IN THE RM32 DISTRICT.  
2.15 THE 16.61 FOOT FRONT YARD SETBACK SHOWN ON THIS PLAN IS BASED ON AVERAGE SETBACKS ON THE BLOCK AS PERMITTED BY CITY PLANNING CODE SECTION 20-60216(i).  
2.16 THE 7 FOOT FRONT YARD SETBACK SHOWN ON THE SOUTH 50 FEET OF THIS PROPERTY IS ALLOWED DUE TO U-KU ZONING EAST OF THE DEVELOPMENT AND WITH APPROVAL OF THE PLANNING DIRECTOR.  
2.17 THE BACKFLOW PREVENTION ASSEMBLY FOR THE FIRE SPRINKLER SYSTEM WILL BE LOCATED WITHIN THE BUILDING AND WILL BE LESS THAN 50 FEET FROM THE WATER MAIN CONNECTION.  
2.18 THE EXISTING BRICK FROM THE ALLEY, IF REMOVED, SHALL BE CAREFULLY EXTRACTED, PALLETIZED, AND TAKEN TO CITY STORAGE. THIS WORK SHALL BE COORDINATED WITH PUBLIC WORKS.  
2.19 THE 1" DOMESTIC WATER SERVICE TO THE EXISTING STRUCTURE (1043 INDIANA) SHALL BE PROPERLY ABANDONED INCLUDING INSTALLATION OF A REPAIR CLAMP ON THE MAIN BY A QUALIFIED CONTRACTOR WITH INSPECTION BY THE UTILITIES DEPARTMENT. THE EXISTING 1" METER SHALL BE RETURNED TO THE UTILITIES DEPARTMENT FOR SYSTEM DEVELOPMENT CHARGE CREDIT.  
2.20 PUBLIC IMPROVEMENT PLANS TO INCLUDE LENGTH OF ALLEY DIRECTLY WEST OF DEVELOPMENT PROPERTY.

PARKING INFORMATION:

- 3.1 PARKING REQUIRED: 1 SPACE PER BEDROOM (108 BEDROOMS), + 1 PER 10 UNITS (53 UNITS) = 114 SPACES  
3.2 ACCESSIBLE PARKING REQUIRED = 5 SPACES (1 VAN, 4 AUTO)  
3.3
- | TYPE:      | REQUIRED: | PROVIDED: |
|------------|-----------|-----------|
| REGULAR    | 104       | 104       |
| ACCESSIBLE | 5         | 5         |
| TOTAL:     | 114       | 114       |
- BICYCLE (1 PER 4 SPACES) 24 PROVIDED IN GARAGE - TO COMPLY WITH CITY CODE 20-413(g)  
3.4 TYPICAL DIMENSIONS: R' SPACES - 9' X 18' (16.5' + 15' OVERHANGS AT SIDEWALKS)  
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.  
1' 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	KOUSA DOGWOOD 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 PARSONS	6'-8" HT.	B & B
	ORNAMENTAL TREES	4	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST GRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTELIERE' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 3/4"-2" CAL	B & B
	DECIDUOUS SHRUBS	10	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNDERBOLT 'CRIMSON PYGM' VIBURNUM RHYTHIDOPHYLLUM KOLKATZIA AMABALIS SYRINGA MEYERI 'FALIBIN'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	7	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACATA	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, OR AS ALLOWED BY CITY CODE.

PROJECT SCHEDULE

- 5.1 THE PROPOSED DEVELOPMENT SHALL COMMENCE UPON APPROVAL OF THE PLANNING COMMISSION, CITY COMMISSION AND HISTORIC RESOURCES COMMISSION.

DEVELOPMENT PLAN CONDITIONS OF APPROVAL

- 6.1 VERIFY 2'-0" MINIMUM COVER OVER THE WATERLINE AT THE GARAGE ENTRANCE OFF INDIANA PRIOR TO CONSTRUCTION. UTILITY DEPARTMENT WILL BE NOTIFIED OF ACTUAL DEPTH.  
6.2 TREES SHALL BE PLANTED A MINIMUM OF 8 FEET AWAY FROM EXISTING WATERLINE ALONG INDIANA STREET.  
6.3 ALL EXISTING SANITARY SERVICE LINES SHALL BE ABANDONED PER CITY REQUIREMENTS.

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PRELIMINARY DEVELOPMENT PLAN  
Varsity House  
1043 INDIANA STREET  
LAWRENCE, KANSAS

PROJECT # 28600

RELEASE: DATE:  
1.0 1.22.11  
1.1 8.5.11  
1.2 8.10.11  
1.3 10.31.11

PDP-1