

FINAL DEVELOPMENT PLAN FOR 9 DEL LOFTS

900 DELAWARE STREET LAWRENCE, KS

OCTOBER 4, 2013

REV	DATE	DESCRIPTION	BY
1	10.31.13	PER CITY COMMENTS	DRK

Drawing name: W:\Proj\14000\14518\14518.011\AutoCad\Final Development Plan - 9 Del Lofts\14518.011\FDP_Sheet_1.dwg Layout name: cover Plotted by: rlv0576 Plotted on: Oct 31, 2013 - 1:34pm

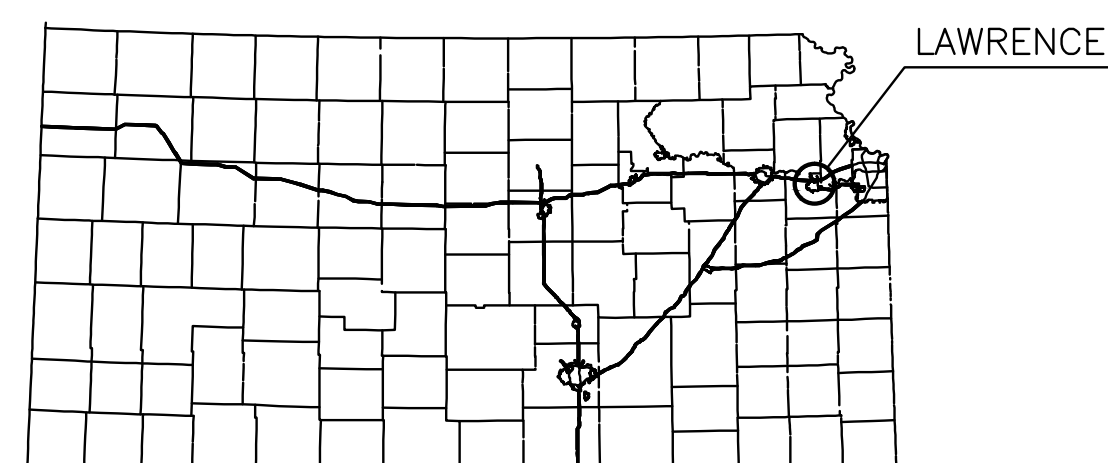
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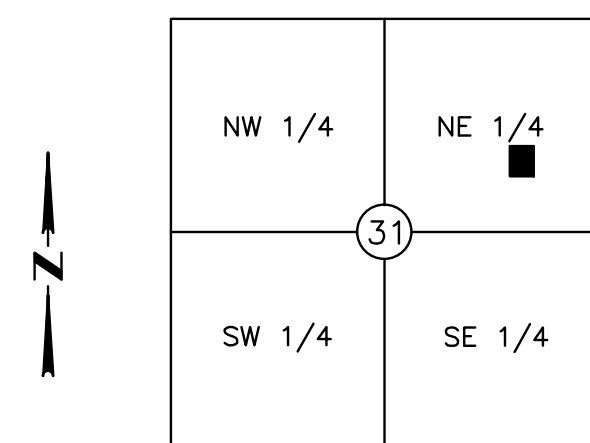
VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

- C1.0 COVER SHEET
- C2.0 GENERAL NOTES AND EXISTING CONDITIONS
- C3.0 LAYOUT SHEET
- C4.0 LANDSCAPE SHEET



SCALE: NTS



LOCATION MAP
Sec. 31, Twp. 12 S., Rge. 20 E.
(N.T.S.)



544 COLUMBIA DRIVE - LAWRENCE KS 66049
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DESCRIPTION:

A TRACT OF LAND PREVIOUSLY RECORDED IN BOOK 633 PAGE 1234 AND PAGE 1235, IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET EAST OF THE CENTERLINE OF DELAWARE STREET AND 15.00 FEET SOUTH OF THE CENTERLINE OF 9TH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF 30 FOOT WIDE STRIP OF LAND IN McDONALD BEVERAGE ADDITION; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 58 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF SAID 30 FEET WIDE STRIP 72.93 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID 30 FEET WIDE STRIP, 72.08 FEET; THENCE SOUTH 19 DEGREES 49 MINUTES 30 SECONDS EAST, 330.28 FEET TO THE NORTH LINE OF A TRACT RECORDED IN BOOK 379, PAGE 1177, 38.24 FEET; THENCE NORTH 78 DEGREES 28 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT 221.20 FEET TO THE EAST LINE OF DELAWARE STREET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF DELAWARE STREET 254.88 FEET TO THE POINT OF BEGINNING. CONTAINING 1.30 ACRES MORE OR LESS.

SITE SUMMARY

GROSS AREA: 1.30 ACRES±
 EXISTING RIGHT-OF-WAY: 0.09 ACRES±
 RIGHT-OF-WAY TO BE DEDICATED: 0.00 ACRES±
 TOTAL NUMBER OF LOTS: 1 = 1.30 ACRES±

ANNOTATIONS

- (M) MEASURED BEARING AND DISTANCE
- (D) DEED BEARING AND DISTANCE
- (P1) PLAT BEARING AND DISTANCE McDONALD BEVERAGE ADDITION (PLAT BK P15, PG 436)
- (P2) PLAT BEARING AND DISTANCE ALLEN PRESS ADDITION (PLAT BK P17, PG 185)
- (P3) PLAT BEARING AND DISTANCE PERIDIAN PLAT OF SURVEY (BK 736, PG 788)
- R/W RIGHT OF WAY

MINIMUM FFE FOR STRUCTURES

THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES ON THIS PROPERTY SHALL BE NO LOWER THAN ELEVATION - 828.75

BENCHMARK

NGS BM # M368 ELEVATION 826.23 NAVD 88
 SITE BM "D" CUT ON SE COR INLET @ NW COR PROPERTY ELEVATION 825.75 NAVD 88

MONUMENTATION

- FOUND REBAR, SIZE NOTED, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- SET 5/8" x 24" REBAR WITH CLS14 ID CAP
- ⊕ SET "+" CHISELED IN CONCRETE

FLOOD PLAIN

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS; 20045C0187D THIS AREA IN ZONED "X" = OTHER FLOOD AREAS. AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

SPECIAL NOTES

THE CLIENT DID NOT PROVIDE A TITLE INSURANCE POLICY

SOILS

1. EUDORA-KIMO COMPLEX, OVERWASH, RARELY FLOODED
2. SIBLEYVILLE COMPLEX, 7 TO 12 PERCENT SLOPES

GENERAL NOTES

DEVELOPER/APPLICANT:
OHO MORTGAGE, LLC

OWNER OF RECORD:
PROVIDENT FAMILY, LP

LAND PLANNER:
BARTLETT & WEST, INC.,
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049

TOPOGRAPHY PROVIDED BY:
BARTLETT & WEST, INC.,
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049

EXISTING ZONING:
IG

PROPOSED ZONING:
RM32-PD

EXISTING LAND USE:
VACANT LOT

PROPOSED LAND USE:
MULTI-FAMILY RESIDENTIAL

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY "ONE CALL"

BEARINGS BASED ON STATE PLANE BEARINGS ARE BASED ON EAST LINE OF DELAWARE STREET RIGHT OF WAY AS SHOWN IN PLAT OF SURVEY RECORDED IN BOOK 736, PAGE 788.

PROVISION AND FINANCING OF ROADS, SEWER, WATER AND OTHER PUBLIC SERVICES: INSTALLATION OF PUBLIC IMPROVEMENTS TO BE PROVIDED VIA PRIVATE FINANCING. CONNECTION TO THE PUBLIC WATER AND WASTEWATER MANAGEMENT SYSTEM WILL BE VIA PRIVATE SERVICE LINE CONNECTIONS

OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

INSTALLATION OF UNDERGROUND UTILITIES AND COST OF ANY RELOCATION TO BE COORDINATED WITH CITY AND OWNER AND DISCUSSED PRIOR TO THE START OF ANY RELOCATION.

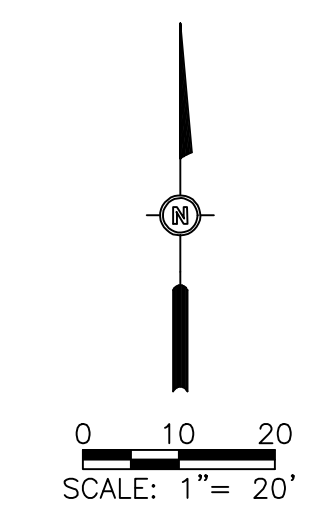
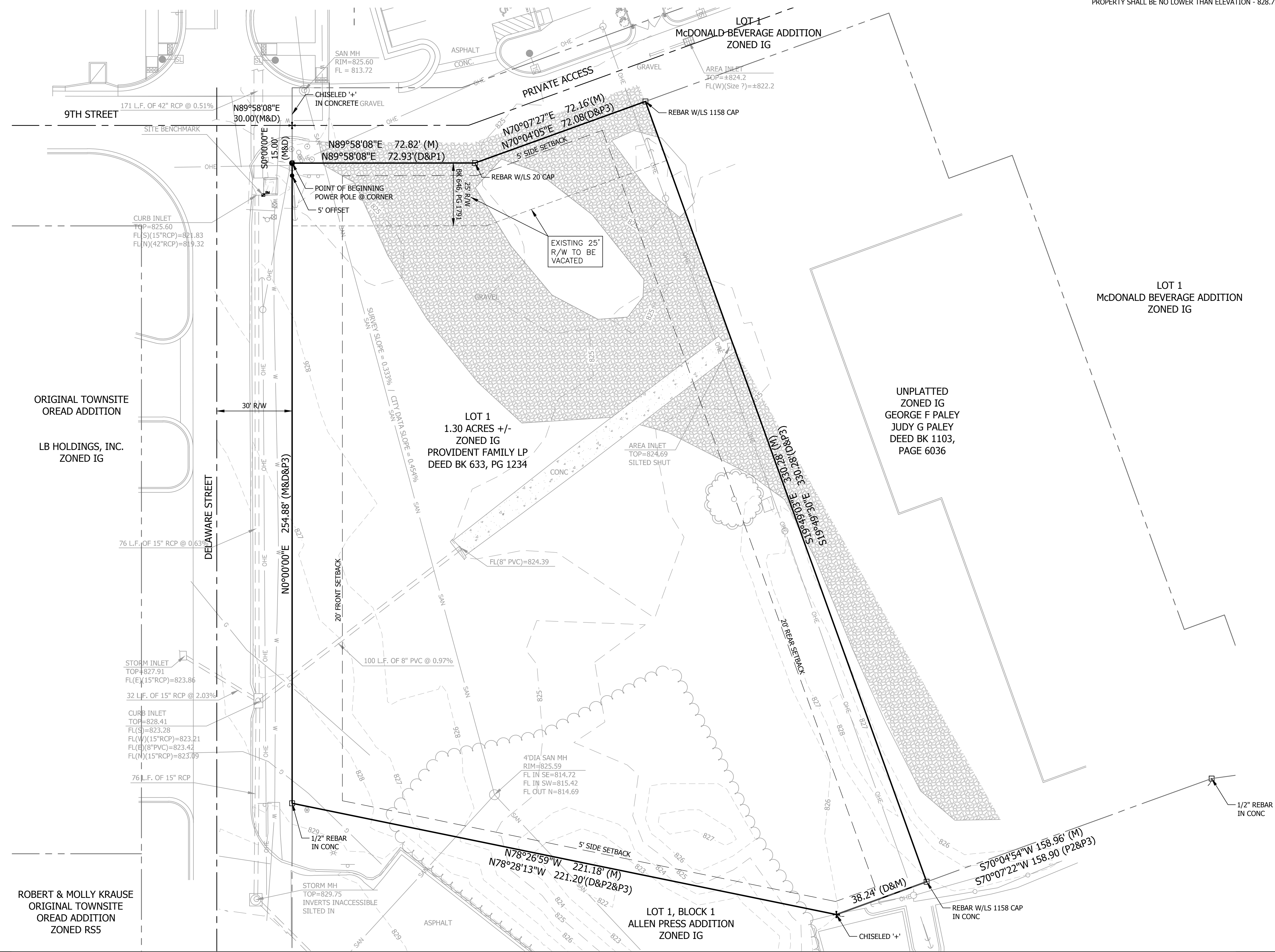
ALL NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES, EXCEPT HIGH VOLTAGE LINES, SHALL BE LOCATED UNDERGROUND.

BARTLETT & WEST
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FINAL DEVELOPMENT PLAN
 9 DEL LOFTS
 900 DELAWARE STREET, CITY OF LAWRENCE
 DOUGLAS COUNTY, KANSAS

DESIGNED BY:	DRA
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ.:	
CONST PROJ.:	14518.011
SCALE:	AS NOTED
DATE:	OCTOBER 4, 2013
DRAWING NO.:	C2.0
SHEET NO.:	2 of 4

GENERAL NOTES & EXISTING CONDITIONS



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 Last edit on: 10/09/2013

SITE SUMMARY

EXISTING SITE SUMMARY
 EXISTING BUILDING: 0 SF (0.00 AC.)
 EXISTING PAVEMENT: 1,095 SF (0.02 AC.)
 TOTAL IMPERVIOUS: 1,095 SF (0.02 AC.)
 EXISTING PERVIOUS: 55,632 SF (1.28 AC.)
 TOTAL PROPERTY AREA: 56,747 SF (1.30 AC.)

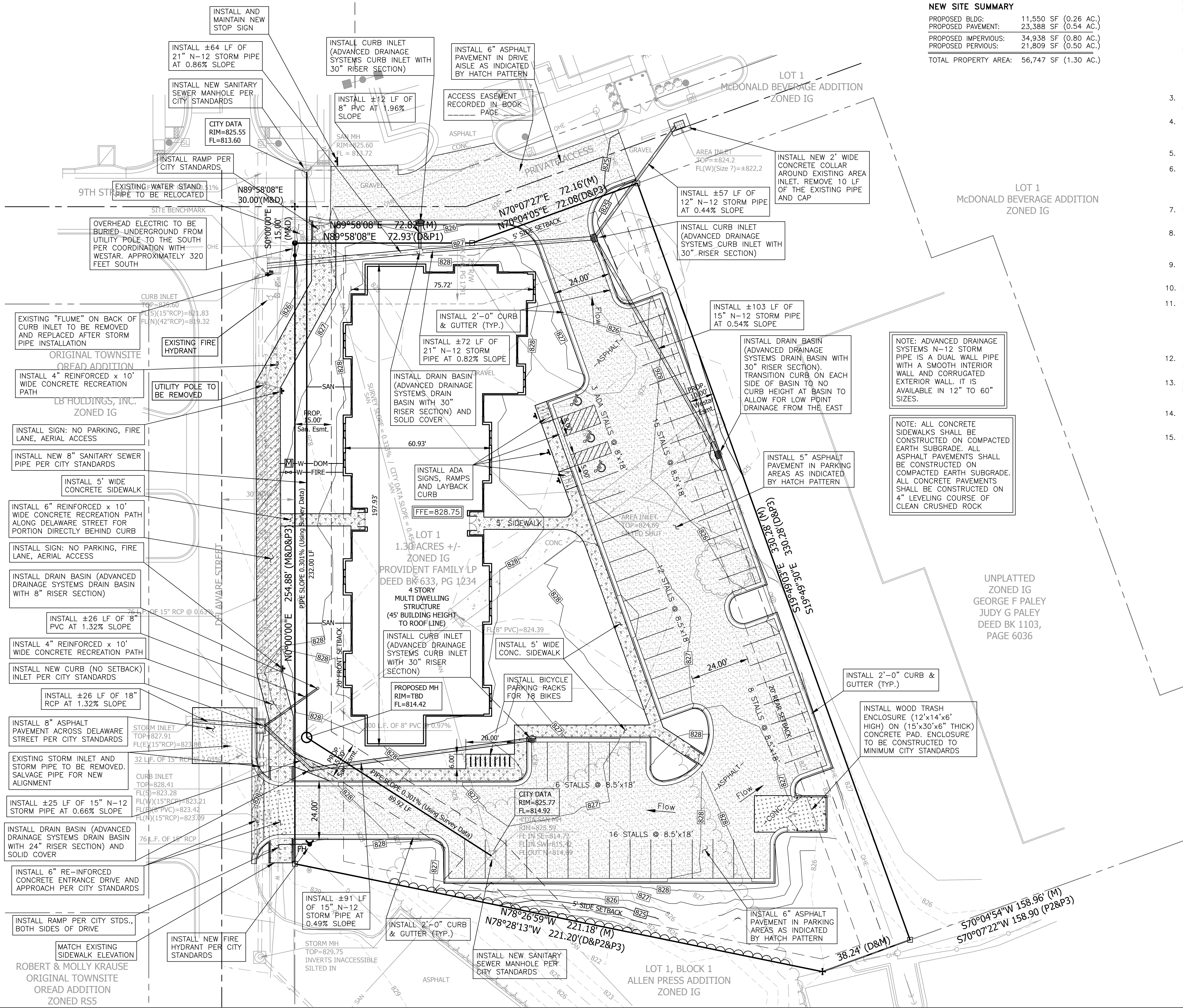
NEW SITE SUMMARY
 PROPOSED BLDG: 11,550 SF (0.26 AC.)
 PROPOSED PAVEMENT: 23,388 SF (0.54 AC.)
 PROPOSED IMPERVIOUS: 34,938 SF (0.80 AC.)
 PROPOSED PERVIOUS: 21,809 SF (0.50 AC.)
 TOTAL PROPERTY AREA: 56,747 SF (1.30 AC.)

FINAL DEVELOPMENT PLAN NOTES

- Building Information:
 Existing building: N/A
 Proposed: 4 Story Residential (43 Units)
 23 one-bedroom, 16 two-bedroom, 4 three-bedroom
- Parking Information:
 Existing Parking = N/A
 Required Parking: (Multi Dwelling Structure)
 1 Space Per Bedroom + 1 per 10 Units = 67 + 5 = 72 Total
 3 ADA Spaces Required (1 Van Accessible)
 (1 bicycle parking space per 4 auto spaces = 18)
 Parking Provided:
 57 Regular Spaces + 3 ADA Spaces (2 Van Accessible) = 60 Total Spaces
 18 Bicycle Spaces
 *Shared Parking in new lot at northwest corner of Ninth & Delaware
- Wall Mounted Lighting is located at building entrances. All lighting is shielded to prevent glare off-site.
- This site plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for building and facilities. Appendix A to 28 CFR Part 36.
- Accessible spaces are to be signed and stenciled per Sec. 20-912.
- 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.
- Proposed drive and parking areas to have concrete curb to meet City of Lawrence standards, except where noted.
- The City of Lawrence shall not be responsible for damage to pavement due to the weight of refuse vehicles. The trash enclosure shall be constructed to minimum city standards.
- All mechanical equipment shall be screened per Sec. 20-1006 (b). Rooftop equipment will be screened with a parapet wall.
- Building Setbacks: Front 20 feet, Side 5 feet, Rear 20 feet
- Utility Connections:
 Sanitary - Connection to Re-routed Sanitary Line as shown
 Water - connection to Delaware
 Electric - to be field evaluated
 Gas - to be field evaluated
 Cable/Telephone - to be field evaluated
- The proposed backflow assembly for fire line service will be located within the building and will be 50' or less from the main connection to the assembly.
- Development plan has been designed to comply with the minimum provisions of the Final Fair Housing Accessibility Guidelines, 24 CFR, Chapter 1, Subchapter A, Appendix II, of the Fair Housing Act of 1968, as amended.
- The East Lawrence Neighborhood Plan recommends Industrial uses for this property. Approval of this PDP does not certify approval of these proposed land uses.
- Per Section 20-1304(d)(3)(iii)(t), at their 10-8-2013 meeting the City Commission approved the following modifications from the standards in the Development Code:
 - Front Setback, Section 20-601(a). The modifications permit the provision of a 20 foot front setback rather than the 25 foot required by Code.
 - Off-Street Parking Requirements, Section 20-902(a). The modification permits the provision of 60 parking spaces rather than the 72 required by Code.

Density Calculations		
Type of unit	Density factor	Units in Proposed development
Studio or one-bedroom	.4 dwelling unit	23 = 9.2 du = 10 du
Two-bedroom	.6 dwelling unit	16 = 9.6 du = 10 du
Three-bedroom	.8 dwelling unit	4 = 3.2 = 4 du
Four-bedroom or more	1 dwelling unit	0
Total units:		24 dwelling units

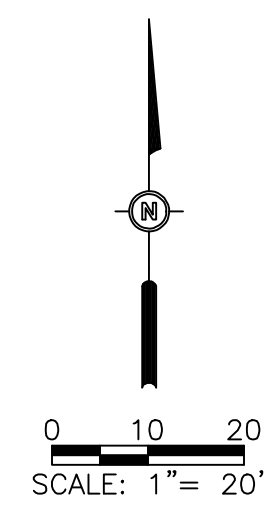
24 dwelling units, calculated per Section 20-701(f)(3)(iii), on 1.3 net acres results in a density of 18.5 dwelling units per acre.



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FINAL DEVELOPMENT PLAN
 9 DEL LOFTS
 900 DELAWARE STREET, CITY OF LAWRENCE
 DOUGLAS COUNTY, KANSAS

DESIGNED BY: DRA
 DRAWN BY: RLW
 APPROVED BY: DRA
 DESIGN PROJ:
 CONST PROJ: 14518.011
 SCALE: AS NOTED
 DATE: OCTOBER 4, 2013
 DRAWING NO: **C3.0**
 SHEET NO: 3 of 4



LAYOUT SHEET

Drawing Name: W:\proj\14518.011\14518.011.dwg
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 Drawing Date: 10/3/2013 1:37:12 PM
 Drawing Author: RLW
 Drawing Checker: RLW
 Drawing Approver: DRA
 Drawing Scale: AS NOTED
 Drawing Date: OCTOBER 4, 2013
 Drawing No: C3.0
 Sheet No: 3 of 4

LANDSCAPE NOTES:

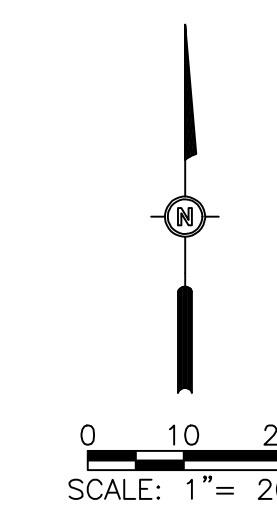
- GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-1990).
- EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
- ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING.
- PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX ONE PART COMPOSTED STABLE MANURE AND THREE PARTS TOPSOIL WITH FERTILIZER AS SPECIFIED ABOVE.
- ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH SHREDDED BARK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
- ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESSICANT AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESSICANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
- ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SEEDED WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SEEDING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SEEDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWN. AFTER TWO MONTHS FOLLOWING SEEDING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESEEDING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS TO THE SATISFACTION OF THE OWNER.
- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE ENGINEER ASSUMES NO LIABILITY FOR SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SEED NEEDED FOR OPTIMUM COVERAGE.
- ALL EDGING IS A NATURAL EARTH EDGE AS SHOWN, CONSTRUCTED WITH A SHARPSHOOTER OR OTHER SUITABLE IMPLEMENT. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
- REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
- SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.
- MAINTENANCE OF DESIGNATED COMMON OPEN SPACE AREA WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. DESIGNATED COMMON OPEN SPACE AREA ACCOUNTS FOR 22.9% OF ENTIRE LOT.
- 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 OWNER OF THE PLANNED DEVELOPMENT.

LANDSCAPE CALCULATIONS

STREET TREES DELAWARE STREET: 254.88 LF STREET FRONTAGE/40	= 7 TREES REQUIRED = 7 PROVIDED
INTERIOR PARKING LOT LANDSCAPING 60 PARKING STALLS	= 6 TREES REQUIRED = 7 TREES PROVIDED
40 SF LANDSCAPE AREA X 60 PARKING SPACES	= 18 SHRUBS REQUIRED = 28 SHRUBS PROVIDED
EAST SIDE BUFFERYARD REQUIRED: TYPE 3 FOR 330.28 LF PROVIDED:	= 2,400 SF LANDSCAPE AREA REQUIRED = 2,527 SF LANDSCAPE AREA PROVIDED
SOUTH SIDE BUFFERYARD REQUIRED: TYPE 3 FOR 259.42 LF PROVIDED:	= 14 TREES & 50 SHRUBS REQUIRED FOR 15' WIDE BUFFER AND A FENCE REQUIRED = 0 TREES & 50 SHRUBS PROVIDED 6.5' FROM BACK OF CURB TO PROPERTY LINE PROVIDES LIMITED SPACE AND OVERHEAD ELECTRIC LIMITS TREE PLACEMENT
	= 11 TREES & 39 SHRUBS REQUIRED FOR 15' WIDE BUFFER AND A FENCE REQUIRED = 0 TREES & 14 SHRUBS PROVIDED. MANY EXISTING TREES TO THE SOUTH TO REMAIN ON ADJACENT PROPERTY.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
CER CAN	2	Eastern Redbud / Cercis canadensis	B & B	2.5" Cal
GIN AUT	5	Maidenhair Tree / Ginkgo biloba 'Autumn Gold' TM	B & B	2.5" Cal
QUE FAS	6	Pyramidal English Oak / Quercus robur 'Fastigiata'	B & B	2.5" Cal
TIL GRE	3	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	B & B	2.5" Cal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	
EUO RUD	14	Rudy Haag Burning Bush / Eonymus alatus 'Rudy Haag'	5 gal	
FOR COU	25	Gold Tide Forsythia / Forsythia x 'Courtasol' TM	5 gal	
HYP FRO	8	Sunburst Hypericum / Hypericum frondosum 'Sunburst'	3 gal	
JUN KE2	40	Keteleeri Chinese Juniper / Juniperus chinensis 'Keteleeri'	6' Ht.	
PAN SHA	20	Burgundy Switch Grass / Panicum virgatum 'Shenendoah'	3 gal	

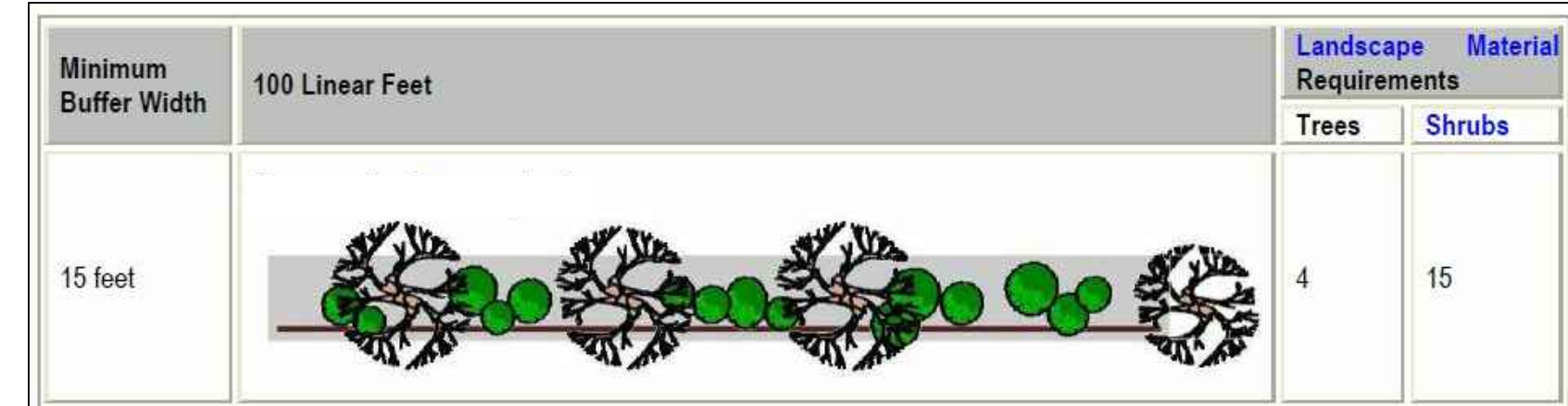
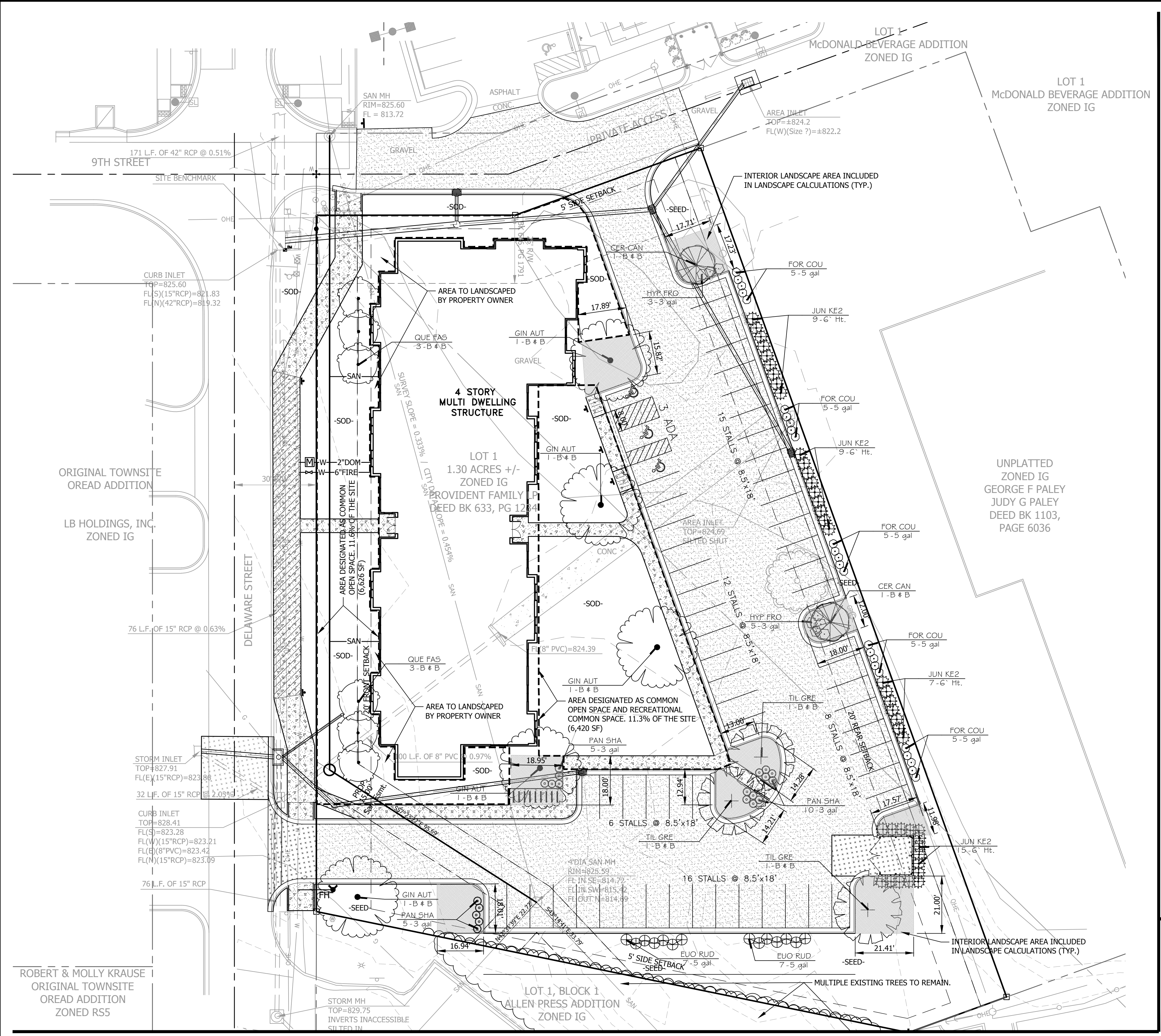


FINAL DEVELOPMENT PLAN
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900 DELAWARE STREET, CITY OF LAWRENCE
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DESIGNED BY: KD
DRAWN BY: KD
APPROVED BY: DRA
DESIGN PRO:
CONST PROJ: 14518.011
SCALE: AS NOTED
DATE: OCTOBER 4, 2013
DRAWING NO:
C4.0
SHEET NO: 4 of 4

LANDSCAPE SHEET



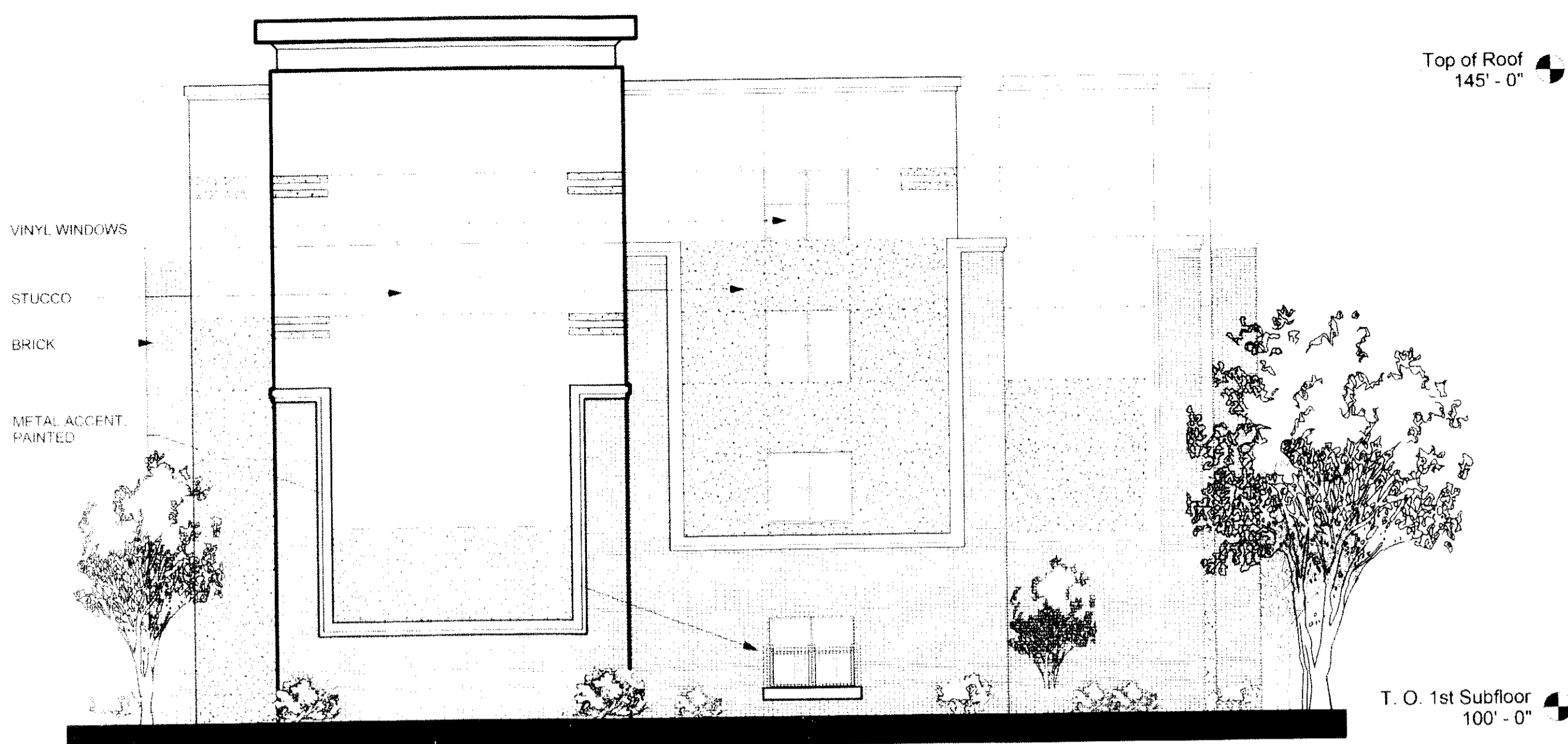
SOUTH SIDE BUFFERYARD DETAIL
REQUIRED: TYPE 3 FOR 259.42 LF

NOTE: THIS BUFFERYARD WILL BE INSTALLED BY THE PROPERTY OWNER IN THE EVENT THAT THE TREES ON THE ADJACENT SITE TO THE SOUTH ARE REMOVED OR DAMAGED TO THE DEGREE THAT THE CITY HORTICULTURE MANAGER DETERMINES ADDITIONAL BUFFERING IS NECESSARY. AT LEAST 50% OF ALL TREES AND SHRUBS SHALL BE EVERGREENS.

ALTERNATIVE COMPLIANCE NOTE:
ALTERNATIVE COMPLIANCE FROM THE BUFFERYARD REQUIREMENTS IN SECTION 20-1005 HAS BEEN APPROVED TO ALLOW THE LANDSCAPING SHOWN ON THE PLAN FOR THE REQUIRED BUFFERYARD AREAS ON THE NORTH, EAST, SOUTH AND WEST SIDE OF THE PROPERTY.

**NOT FOR CONSTRUCTION
PLANNING LAYOUT ONLY**

Drawing Name: W:\proj\1400014518\14518.011\14518.011.dwg; Layout Name: Layout1; Plotted By: RUM05276; Plotted on: 11/26/2013 4:14:56 PM; Last edit on: 10/09/2013



3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

PRINTS ISSUED

Project Status

REVISIONS:



ROEMANN
& ASSOCIATES, P.C.
architecture
interior design
engineering
planning

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9 Del Lofts
Lawrence, Kansas

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER: Project Number

SHEET NUMBER

A-200

DRAWN BY: Author CHECKED BY: Checker