

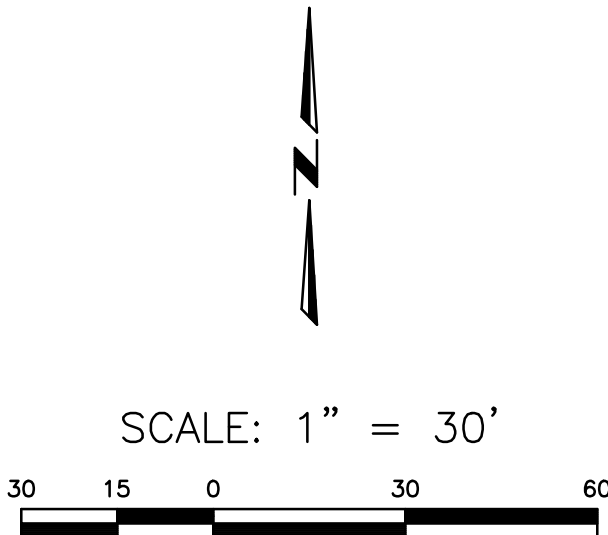
LEGAL DESCRIPTION:

LOTS 7, 8, 9 AND 10, AND ALL ALLEY RIGHT-OF-WAY ADJACENT THERETO, IN BLOCK 25, IN SINCLAIR'S ADDITION TO THE CITY OF LAWRENCE IN DOUGLAS COUNTY KANSAS AND THE NORTH HALF OF FAMBROUGH DRIVE RIGHT-OF-WAY ADJACENT THERETO.

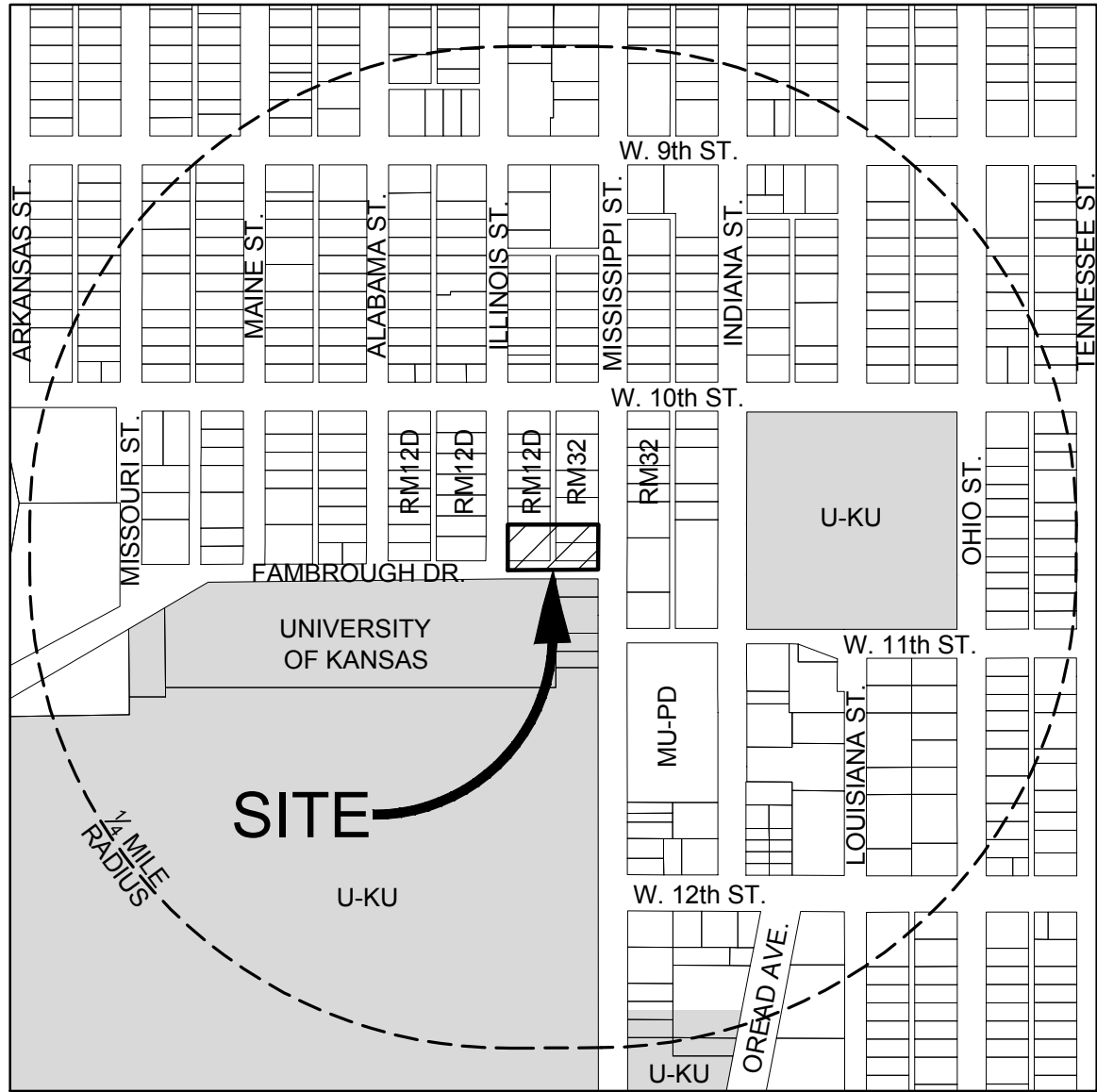
PARKING SUMMARY:

THE PARKING LOT PROPOSED WITH THIS PRELIMINARY DEVELOPMENT PLAN IS INTENDED TO PROVIDE OFF-STREET PARKING FOR THE RESIDENTIAL USES WITHIN THE HERE @ KANSAS MIXED USE DEVELOPMENT LOCATED AT 1101 INDIANA STREET. REFER TO FDP-16-00642 FOR A DETAILED ANALYSIS OF THE OVERALL PARKING REQUIREMENTS AND PROVISIONS OF THE HERE @ KANSAS PROJECT.

REQUIRED: 67 SPACES  
PROVIDED: 68 SPACES



LOCATION MAP:



GENERAL NOTES:

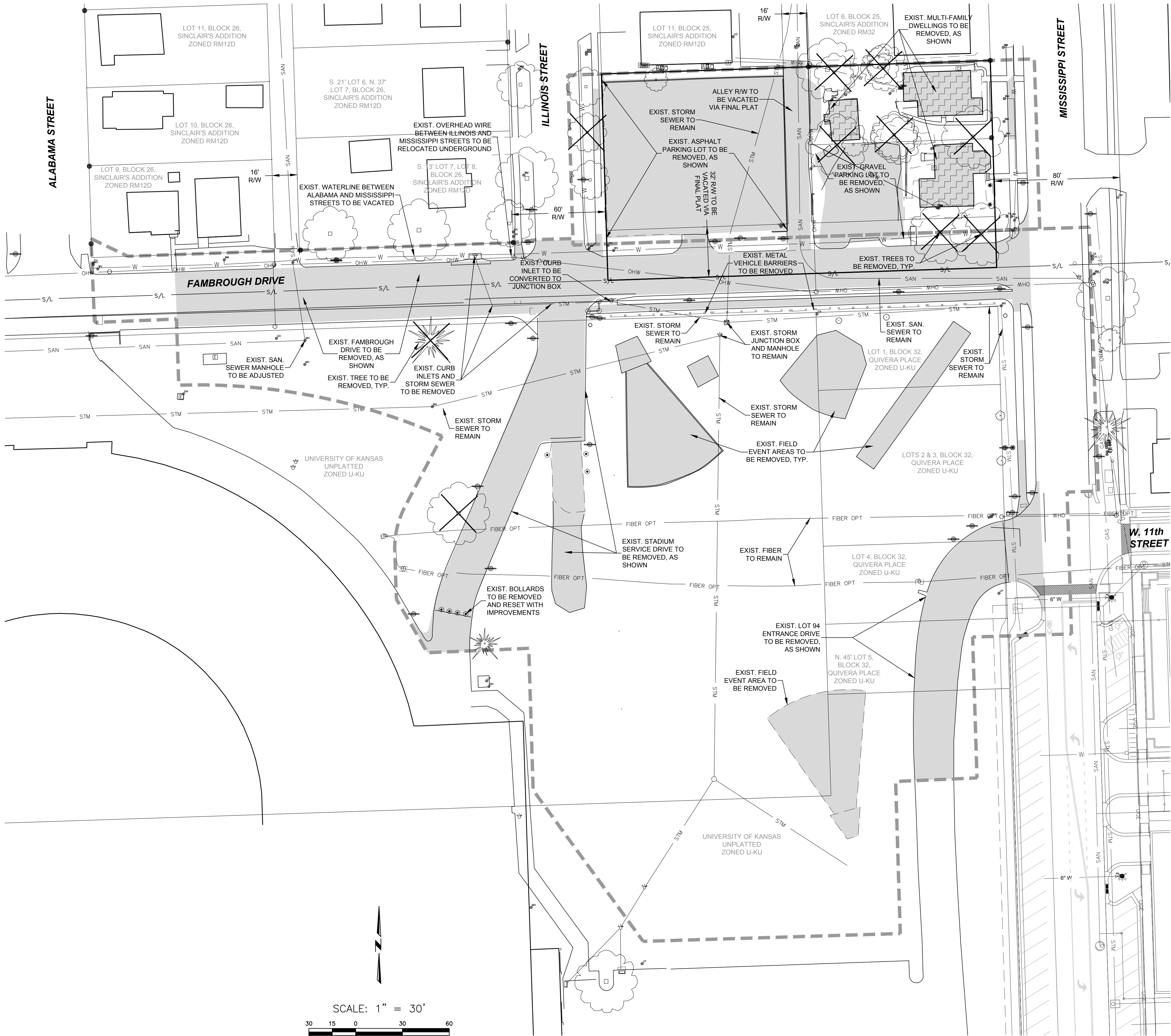
- OWNERS: 1029 MISSISSIPPI, LLC  
130 EAST RANDOLPH STREET, SUITE 2100  
CHICAGO, ILLINOIS 60601  
  
STADPKG, LLC  
10851 MASTIN BOULEVARD, SUITE 1000  
OVERLAND PARK, KANSAS 66210
- LAND PLANNER/  
CIVIL ENGINEER/  
SURVEYOR: LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., AUGUST, 2016.  
EXISTING ZONING: RM12D, RM32  
PROPOSED ZONING: RM32-PD  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: ACCESSORY PARKING  
NO PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 152, MAP NUMBER 20045C0152E, DOUGLAS COUNTY, KANSAS, BEHAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.  
THIS SITE HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.  
ALL CONCRETE CURB AND GUTTER SHALL BE INSTALLED AS "TYPE CG-1" PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.  
ALL CURB INLETS SHALL BE INSTALLED PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- THE CONCRETE COMMERCIAL DRIVEWAY APRON SHALL BE INSTALLED PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.  
ALL INTERNAL SIDEWALKS AND ACCESS RAMPS SHALL BE INSTALLED PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- ALL OFF-STREET PARKING AREAS AND DRIVEWAYS SHALL BE SURFACED WITH A MINIMUM OF 5 INCHES OF FULL DEPTH ASPHALT IN ACCORDANCE WITH SECTION 20-913(e)(1)(iv) OF THE CITY CODE.
- THE CITY OF LAWRENCE SHALL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE ON PRIVATE STREETS CAUSED DUE TO THE WEIGHT OF SOLID WASTE MANAGEMENT VEHICLES.
- TREES SHALL BE PLANTED NO CLOSER THAN 8 FEET FROM EXISTING UTILITY LINES, WHERE PRACTICAL AND APPROVED BY THE PLANNING DIRECTOR, IN ACCORDANCE WITH SECTION 20-811(g)(2)(ii)(d) OF THE CITY CODE.
- UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED, SODDED OR LANDSCAPED WITH PLANT MATERIALS. ALL AREAS DEPICTED AS PLANTED WITH TREES OR SHRUBS SHALL BE TREATED WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH. REFER TO SHEET 4 FOR THE LANDSCAPE PLAN.
- THE LANDOWNER WILL PROVIDE FOR THE MAINTENANCE OF COMMON OPEN SPACE, RECREATION FACILITIES, NON-ENCRUSTABLE AREAS, SANITARY SEWER STREETS AND ANY OTHER AREA WITHIN THE PROPOSED DEVELOPMENT THAT IS TO BE RETAINED PRIMARILY FOR THE EXCLUSIVE USE AND BENEFIT OF THE RESIDENTS, LESSEES, AND OWNER OF THE PLANNED DEVELOPMENT.
- NO VARIANCES, MODIFICATIONS, REDUCTIONS AND WAIVERS ARE BEING REQUESTED AS PART OF THE PLAN APPROVAL.
- THE APPLICANT INTENDS TO FILE FOR FINAL DEVELOPMENT PLAN APPROVAL IMMEDIATELY FOLLOWING CITY COMMISSION APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN. THE APPLICANT INTENDS TO CONSTRUCT THIS DEVELOPMENT IN TWO PHASES. WORK SHOWN AS PART OF PHASE 1 IS TO BE COMPLETED BETWEEN DECEMBER, 2016 AND FEBRUARY, 2017. WORK SHOWN AS PART OF PHASE 2 IS TO BE COMPLETED BETWEEN MAY AND AUGUST, 2017. PHASE 2 WORK CANNOT BEGIN PRIOR TO MONDAY, MAY 15, 2017 AND MUST CONCLUDE PRIOR TO KU RESIDENCE HALL MOVE-IN IN MID-AUGUST.
- CONTINUOUS ACCESS TO KU LOT 94 MUST BE PROVIDED DURING ALL PHASES OF CONSTRUCTION. DURING THE REALIGNMENT OF FAMBROUGH DRIVE, CONTRACTORS WILL FIRST INSTALL THE WESTERN LEG OF FAMBROUGH FROM ALABAMA THROUGH ILLINOIS STREETS AND THEN INSTALL THE NEW LOT 94 ACCESS DRIVE. ONCE THIS NEW CONNECTION IS COMPLETE, CONTRACTORS WILL REMOVE THE EXISTING MISSISSIPPI STREET ENTRANCE TO LOT 94 AND INSTALL THE EAST LEG OF FAMBROUGH DRIVE BETWEEN ILLINOIS AND MISSISSIPPI STREETS.
- AS DEPICTED ON SHEET 4 OF THIS PRELIMINARY DEVELOPMENT PLAN, THIS SITE HAS ACCESS TO PUBLIC AND PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WASTE WATER, DOMESTIC WATER, STORM WATER, GAS AND ELECTRICITY.
- ALL UTILITIES SERVING THE PROPERTIES AT 1029 AND 1031 MISSISSIPPI STREET, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER, SANITARY SEWER, NATURAL GAS, ELECTRICITY, TELEPHONE AND CABLE, MUST BE DISCONNECTED AND/OR ABANDONED IN ACCORDANCE WITH ALL APPROPRIATE REGULATIONS PRIOR TO THEIR DEMOLITION.
- THE LANDOWNER HEREBY DEDICATES TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION WITHIN THE AREAS DESIGNATED AS "COMMON OPEN SPACE," AND "RECREATIONAL OPEN SPACE" AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES, AND OWNERS OF THE PLANNED DEVELOPMENT.

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1029 MISSISSIPPI STREET  
LAWRENCE, KANSAS 66044  
HERE @ KANSAS OFF-SITE PARKING  
PRELIMINARY DEVELOPMENT PLAN  
LAYOUT PLAN

REV	DATE	DESCRIPTION
1	9/13/16	ISSUE & REV. COMMENTS

DATE:	7/25/16
PROJECT NO.:	20163016
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	CMS
ISSUE	SHEET NO.
	1
OF	5 SHEETS



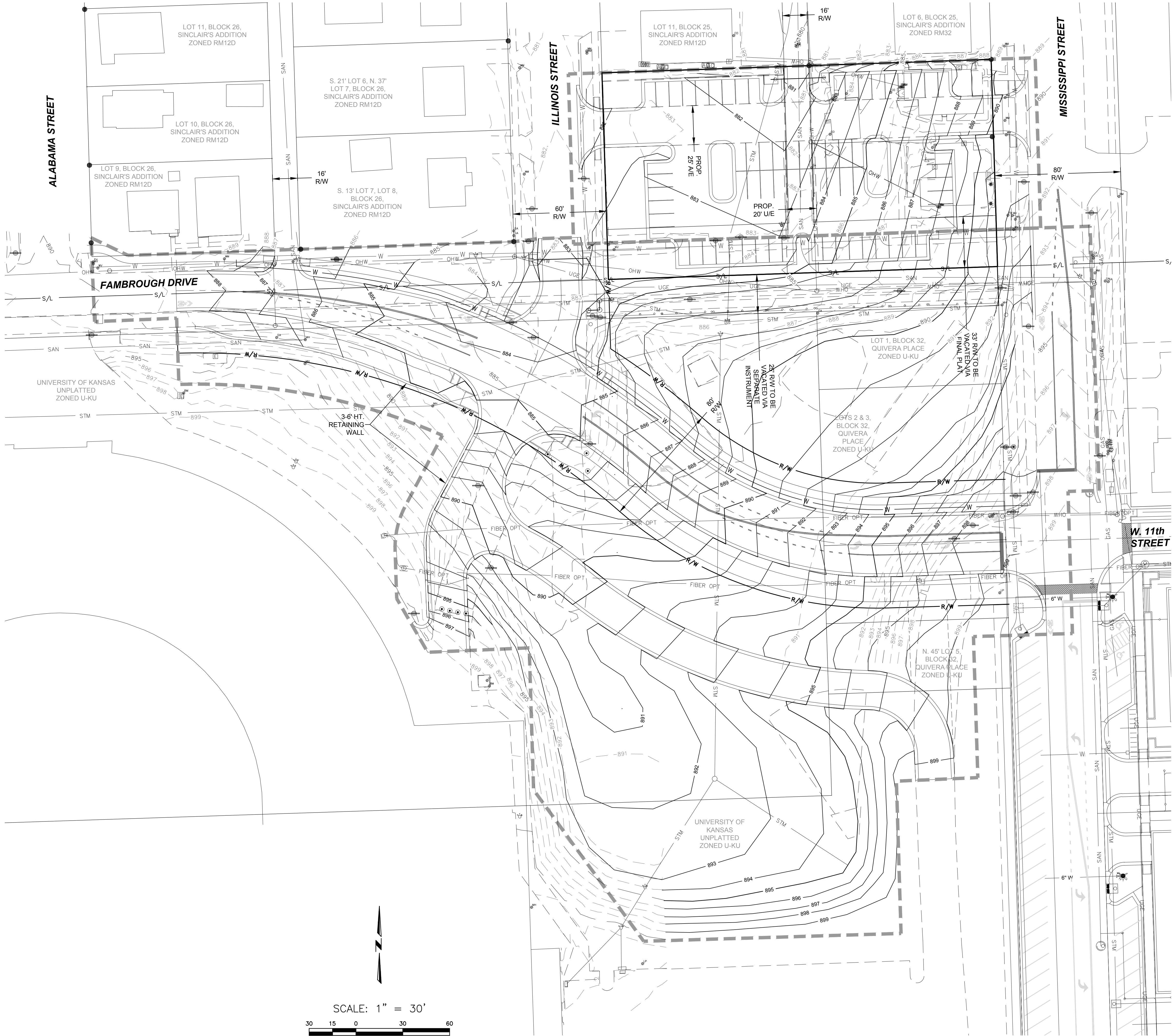
**1029 MISSISSIPPI STREET  
LAWRENCE, KANSAS 66044  
HERE @ KANSAS OFF-SITE PARKING  
PRELIMINARY DEVELOPMENT PLAN  
DEMOLITION PLAN**

REV	DATE	DESCRIPTION
1	9/13/16	ADD & REV COMMENTS

DATE: 7/25/16  
PROJECT NO.: 20163016  
DESIGNED BY: LPE  
DRAWN BY: BS  
CHECKED BY: CMS

ISSUE	SHEET NO.
	2





SITE SURFACE SUMMARY:

EXIST. CONDITIONS	AREA (SF)	PROP. CONDITIONS	AREA (SF)
TOTAL BUILDING	3,018 (9%)	TOTAL BUILDING	0 (0%)
TOTAL PAVEMENT	21,426 (85%)	TOTAL PAVEMENT	23,408 (71%)
TOTAL IMPERVIOUS	24,444 (74%)	TOTAL IMPERVIOUS	23,408 (71%)
TOTAL PERVIOUS	8,615 (26%)	TOTAL PERVIOUS	9,651 (29%)
TOTAL PROPERTY	33,059 (100%)	TOTAL PROPERTY	33,059 (100%)

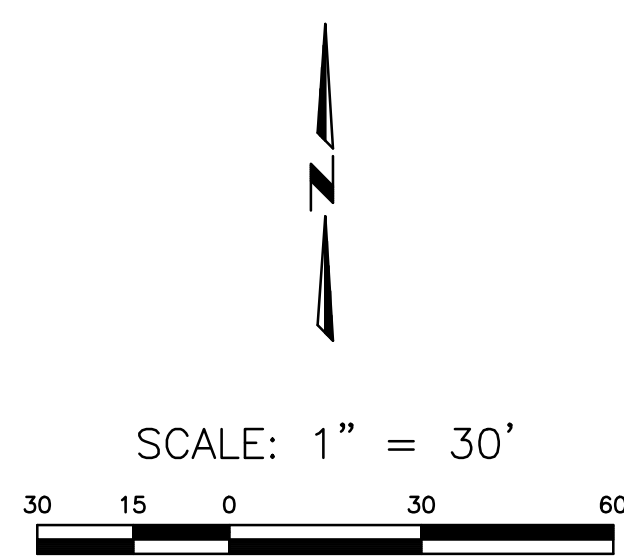
**LANDPLAN**  
**ENGINEERING**  
P.A.  
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1310 Wakarusa Drive, Suite 100  
Lawrence, Kansas 66049  
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1029 MISSISSIPPI STREET  
LAWRENCE, KANSAS 66044  
HERE @ KANSAS OFF-SITE PARKING  
PRELIMINARY DEVELOPMENT PLAN  
GRADING PLAN

REV	DATE	DESCRIPTION
1	9/13/16	UTL & SAN COMMENTS

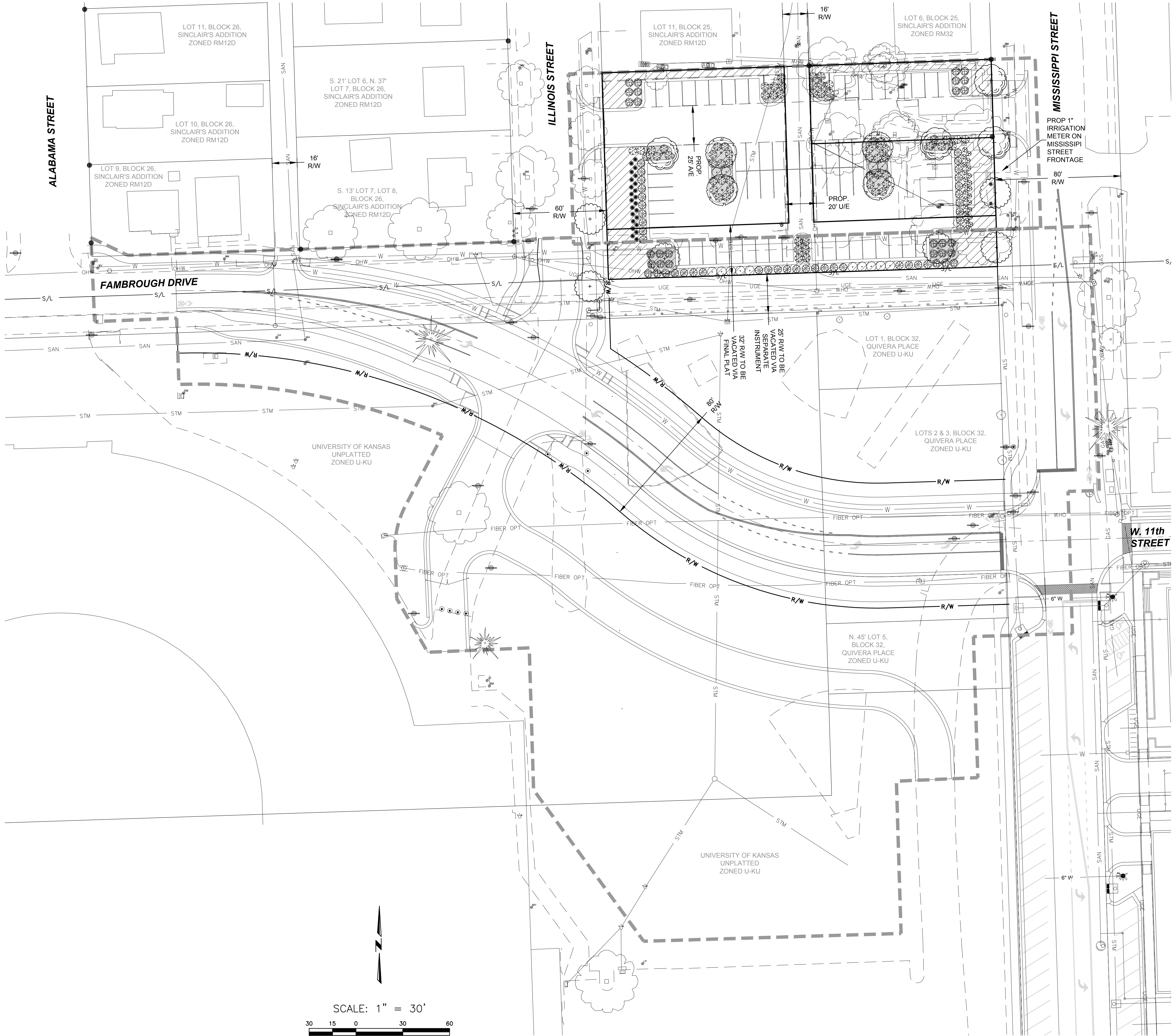
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PROJECT NO.: 20163016  
DESIGNED BY: LPE  
DRAWN BY: BS  
CHECKED BY: CMS

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DATE:	7/25/16
PROJECT NO.:	20163016
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	CMS



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PLANT SCHEDULE:

SYMBOL	QTY.	NAME	SIZE	COND.
PROPOSED TREES				
	4	CERCIS CANDENSIS var. TEXENSIS 'OKLAHOMA' REDBIRD	2.5" CAL.	B&B
	6	PLATANUS x ACERIFOLIA 'EXCLAMATION' 'EXCLAMATION' LONDON PLANE TREE	2.5" CAL.	B&B
	6	QUERCUS SHUMARDII SHUMARD OAK	2.5" CAL.	B&B
PROPOSED SHRUBS				
	23	HEMEROCALLIS x 'STELLA D'ORO' 'STELLA D'ORO' DAYLILY	1 GAL.	CONT.
	38	JUNIPERUS 'PFITZERIANA COMPACTA' COMPACT PFITZER JUNIPER	24" HT.	CONT.
	14	PHYSOCARPUS OPULIFOLIUS 'DIABLO' 'DIABLO NINEBARK	24" HT.	CONT.
	63	RHUS AROMATICA 'GRO LOW' 'GRO LOW' FRAGRANT SUMAC	3 GAL.	CONT.
	23	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	1 GAL.	CONT.
	30	TAXUS x MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	24" HT.	CONT.

OPEN SPACE SUMMARY:

**COMMON OPEN SPACE**  
REQUIRED: 20% OF THE TOTAL AREA OF THE PD  
0.20 x 31,250 SF  
6,250 SF  
PROVIDED: 9,651 SF

**RECREATIONAL OPEN SPACE**  
REQUIRED: 50% OF THE COMMON OPEN SPACE  
0.50 x 6,250 SF  
3,125 SF  
PROVIDED: 9,651 SF

LANDSCAPE SUMMARY:

**STREET TREES**  
REQUIRED: 1 TREE / 40 FEET OF R.O.W. FRONTAGE  
125 FEET OF MISSISSIPPI STREET R.O.W. / 40 = 4  
125 FEET OF ILLINOIS STREET R.O.W. / 40 = 4  
8 TREES  
PROVIDED: 8 TREES

**INTERIOR PARKING LOT LANDSCAPING**  
REQUIRED: 40 SF LANDSCAPING AREA / PARKING SPACE  
40 SF x 68 PARKING SPACES = 2,720 SF LANDSCAPING AREA  
1 SHADE TREE & 3 SHRUBS / 10 PARKING SPACES  
1 SHADE TREE & 3 SHRUBS x (68 PARKING SPACES / 10) = 7 & 21  
7 TREES & 21 SHRUBS  
PROVIDED: 2,183 SF LANDSCAPING AREA  
8 TREES & 76 SHRUBS

**PARKING LOT PERIMETER LANDSCAPING**  
REQUIRED: CONTINUOUS ROW OF EVERGREEN SHRUBS  
PROVIDED: 44 EVERGREEN SHRUBS

REV	DATE	DESCRIPTION
1	9/13/16	ISSUE & ALL COMMENTS

DATE: 7/25/16  
PROJECT NO.: 20163016  
DESIGNED BY: LPE  
DRAWN BY: BS  
CHECKED BY: CMS