

#### LEGAL DESCRIPTION

LOT 1, IN THE WINTER BLOCK ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

#### BENCHMARK

BM #1: SQUARE CUT, NORTHEAST CORNER OF CURB INLET, NORTH SIDE OF 8TH STREET, 961' EAST OF INTERSECTION OF 8TH STREET AND NEW HAMPSHIRE STREET. ELEV. = 851.87

#### PROJECT SUMMARY

CURRENT ZONING: CD  
PROPOSED ZONING: CD  
CURRENT USE: RETAIL SALES  
PROPOSED USE: HOUSEHOLD LIVING; MULTI-FAMILY DWELLING STRUCTURE  
RETAIL SALES AND SERVICE: RETAIL ESTABLISHMENT, MEDIUM  
LAND AREA: 73,475 S.F. (1.687 ACRES)  
PROJECT PROPOSED: A 4-STORY MIXED USE BUILDING THAT STEPS DOWN TO 2 LEVELS ON THE EAST SIDE, WITH 2 LEVELS OF ENCLOSED PARKING GARAGE BELOW GRADE. THE PROJECT WILL CONSIST OF A GROCERY STORE ON THE GROUND FLOOR AND 72 FULLY FURNISHED APARTMENT UNITS WITH AN OUTDOOR AMENITY SPACE ABOVE.

#### EXISTING CONDITIONS

TOTAL BUILDING: 20,721 SF  
TOTAL PAVEMENT: 44,934 SF  
TOTAL IMPERVIOUS: 65,715 SF  
TOTAL PERVIOUS: 7,760 SF  
TOTAL PROPERTY AREA: 73,475 SF

#### PROPOSED CONDITIONS

TOTAL BUILDING: 44,470 SF  
TOTAL PAVEMENT: 20,693 SF  
TOTAL IMPERVIOUS: 65,163 SF  
TOTAL PERVIOUS: 8,312 SF  
TOTAL PROPERTY AREA: 73,475 SF

#### PARKING REQUIREMENTS

NUMBER OF OFF-STREET STALLS REQUIRED: 0\*  
\* PER CITY OF LAWRENCE LAND DEVELOPMENT CODE, ARTICLE 9 SECTION 20-901 (f)

ONSITE SURFACE PARKING: 6 ACCESSIBLE + 38 PARKING STALLS = 44 TOTAL  
ON STREET PARKING: 16 SPACES PROVIDED ON NEW HAMPSHIRE STREET = 16 TOTAL

#### SUBSURFACE PARKING:

2 LEVEL PARKING GARAGE;  
UPPER LEVEL - 127 SPACES  
LOWER LEVEL - 140 SPACES  
= 267 TOTAL

#### TOTAL PROJECT PARKING PROVIDED: 327 SPACES

BIKE PARKING SPACES PROVIDED: 20 SPACES

#### GROSS AND NET AREA PER FLOOR

	NET AREA	GROSS AREA	USE	NO. OF UNITS	NO. OF BEDROOMS
PARKING LEVEL 2	40,714 S.F.	44,470 S.F.	PARKING	-	-
PARKING LEVEL 1	39,236 S.F.	44,470 S.F.	PARKING	-	-
MAIN LEVEL	41,675 S.F.	44,470 S.F.	COMMERCIAL	-	-
2ND FLOOR	38,955 S.F.	43,315 S.F.	RESIDENTIAL	30	44
3RD FLOOR	20,970 S.F.	23,282 S.F.	RESIDENTIAL	21	32
4TH FLOOR	20,963 S.F.	23,282 S.F.	RESIDENTIAL	21	32
TOTAL:	202,513 S.F.	223,289 S.F.	RESIDENTIAL	72	108

#### LANDSCAPING SCHEDULE AND NOTES

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	SIZE	COND.
EXISTING TREES	SEE PLAN				
SHADE TREES	4	ELM, LACEBARK HORSEBARK, COLUMNAR MAPLE, AUTUMN BLAZE NORWAY MAPLE, THORNLESS HONEY LOCUST	2"-2 1/2" CAL	B & B	
ORNAMENTAL TREES	4	KOUSSA DOGWOOD, CORAL BURST CRABAPPLE, EASTERN REDBUD, CRAB, SARGENTINA PEAR, CLEVELAND SELECT	1 1/2"-2" CAL	B & B	
DECIDUOUS SHRUBS	40	BARBERRY, CRIMSON PIGMY BURNING BUSH, DWARF SPIREA, MAGIC CARPET NINE BARK, PURPLE LILAC, DWARF KOREAN VIBURNUM, ALLEGANY	18"-24" HT.	CONT	
EVERGREEN SHRUBS	69	DWARF SPREADING YEW, JUNIPER, SEA GREEN JUNIPER, CALLERY CARPET HOLLY, BLUE JUNIPER, GREY OWL	24"-36" HT.	CONT	

- REQUIRED INTERIOR LANDSCAPING AREA = 40 SURFACE SPACES\*40 SQ. FT. PER SPACE = 1,600 SQ. FT.; 5,129 SQ. FT. PROVIDED.
- REQUIRED INTERIOR PARKING LOT LANDSCAPING = 1 TREE AND 3 SHRUBS PER 10 SPACES; 4 TREES, 12 SHRUBS PROVIDED = 4 TREES, 12 SHRUBS.
- THERE MUST BE A MIN. OF (4) SPECIES USED IN EACH CATEGORY.
- ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE, SOD, OR AS ALLOWED BY CITY CODE.
- PARKING LOT ISLANDS WILL BE LANDSCAPED WITH A MINIMUM OF 2 OF THE FOLLOWING MATERIALS: TREES, SHRUBS OR GROUND COVER. GROUND COVER SHALL BE DROUGHT TOLERANT WITH VARIETIES SUCH AS DAYLILIES, ASTERS, HARDY ICE PLANT, ALPINE CARPET JUNIPER, HUGHES JUNIPER, AND ETC.

#### LEGEND

SAN	SANITARY SEWER LINE (PROPOSED)
SS	SANITARY SERVICE LINE (PROPOSED)
UGE	UNDERGROUND ELECTRIC LINE (PROPOSED)
OHE	OVERHEAD ELECTRIC LINE (PROPOSED)
W	WATERLINE (PROPOSED)
CATV	UNDERGROUND FIBER/CABLE LINE (PROPOSED)
XGAS	GAS LINE (EXISTING)
XSAN	SANITARY SEWER LINE (EXISTING)
XOHW	OVERHEAD ELECTRIC LINES (EXISTING)
XSTM	STORM SEWER LINE (EXISTING)
XUGE	UNDERGROUND TELECOM LINE (EXISTING)
X-W	WATER LINE (EXISTING)
XUGF	UNDERGROUND FIBER OPTIC (EXISTING)
U	UTILITY POLE (EXISTING)
WV	WATER VALVE (EXISTING)
WM	WATER METER (EXISTING)
LP	LIGHT POLE (EXISTING/PROPOSED)
M	MANHOLE (EXISTING)
FD	FIRE HYDRANT (EXISTING)
ET	EXISTING TREE
DF	DIRECTION OF STORMWATER FLOW
EC	EXISTING ELEVATION CONTOUR
PEC	PROPOSED ELEVATION CONTOUR
PL	PROPERTY LINE OF SUBJECT PROPERTY
PSL	PROPERTY LINE OF SURROUNDING PROPERTY
CR	CALCULATED PROPERTY DIMENSION
P	PLATTED PROPERTY DIMENSION
8"	PROPOSED 8" CONCRETE PAVEMENT
4"	PROPOSED 4" CONCRETE SIDEWALK
ASPH	PROPOSED ASPHALT - 5" DEPTH IN PARKING STALLS, 7" DEPTH IN DRIVE AISLES

#### GENERAL NOTES

- BOUNDARY SURVEY PERFORMED BY RENAISSANCE INFRASTRUCTURE CONSULTING, MARCH 2015. TOPOGRAPHICAL INFORMATION OBTAINED FROM DOUGLAS COUNTY LIDAR.
- TYPICAL SOIL TYPE: PAWNEE-WOODSON-MORRILL ASSOCIATION.
- EXISTING UTILITY LOCATIONS, ELEVATIONS, AND SIZES ARE BASED ON INFORMATION AVAILABLE AT THE TIME THE SITE PLAN WAS PREPARED.
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER: 2004SC0176E, MAP REVISED AUGUST 5, 2010.
- THIS 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 28 CFR, PART 36.
- EXISTING CONTOURS GENERALLY INDICATE STORMWATER FLOW AT THE SITE.
- SIGHT LIGHTING IS SUBJECT TO COMPLIANCE WITH SECTION 20-1103 "OUTDOOR LIGHTS".
- TRASH WILL BE COLLECTED IN COMPACTORS AT THE LOCATION OF THE NEW ENCLOSED AREA SHOWN ON THE PLAN. THE CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- THE GATES INSTALLED ON THE PROPERTY AT 730 NEW HAMPSHIRE WILL ONLY BE OPERATED BY THE TENANTS OF THE PROPERTY. A KNOX BOX WILL BE INSTALLED FOR EMERGENCY FIRE ACCESS.
- MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY CODE 20-1006(B).
- THIS PROJECT 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.
- TERMS AND PROVISIONS OF AN AGREEMENT BETWEEN AGREE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND WINTER, INC., A KANSAS CORPORATION, AND THE CITY OF LAWRENCE, KANSAS, A MUNICIPAL CORPORATION, RECORDED APRIL 28, 1997, IN THE RECORDS OF DOUGLAS COUNTY, KANSAS, IN BOOK 577, PAGE 233.

ASSIGNMENT AND ASSUMPTION OF PARKING AGREEMENT, BY AND BETWEEN AGREE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND LAWRENCE STORE NO. 203, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 28, 1997, IN THE RECORDS OF DOUGLAS COUNTY, KANSAS, IN BOOK 577, PAGE 238.

FIRST AMENDMENT TO PARKING AGREEMENT, RECORDED MAY 24, 2004, IN THE RECORDS OF DOUGLAS COUNTY, IN BOOK 940, PAGE 859.

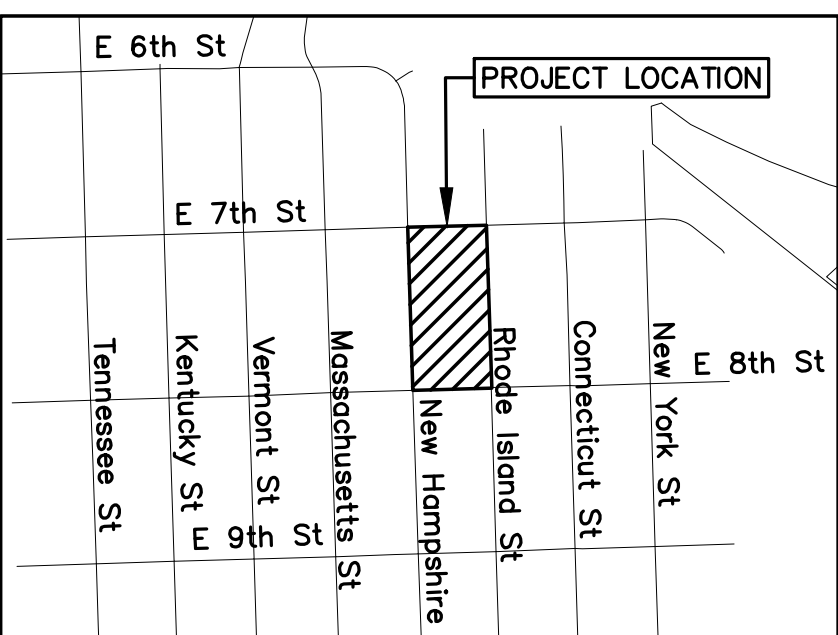
ASSIGNMENT AND ASSUMPTION OF PARKING AGREEMENT BY AND BETWEEN LAWRENCE STORE NO. 203 L.L.C. AS ASSIGNOR AND AGREE LIMITED PARTNERSHIP AS ASSIGNEE, RECORDED OCTOBER 18, 2011 IN BOOK 1079, PAGE 2021. (PROPERTY FALLS WITHIN THE DESCRIBED AREA. PROVIDES PUBLIC PARKING, NOT PLOTTED.)

TERMS AND PROVISIONS OF AN OPERATION AND EASEMENT AGREEMENT, RECORDED APRIL 28, 1997, IN THE RECORDS OF DOUGLAS COUNTY, KANSAS, IN BOOK 577, PAGE 243.

FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT, RECORDED MAY 24, 2004, IN THE RECORDS OF DOUGLAS COUNTY, IN BOOK 940, PAGE 850.

#### LOCATION MAP

SCALE: 1" = 800'



PROPERTY OWNER / DEVELOPER - 700 NEW HAMPSHIRE  
TREANOR INVESTMENTS, LLC  
CONTACT PERSON: MIKE TREANOR  
C/O TREANORHL, P.A.  
1040 VERMONT STREET  
LAWRENCE, KANSAS 66044  
(785) 842-4858

PROPERTY OWNER - 730 NEW HAMPSHIRE  
8TH & NEW HAMPSHIRE, LLC  
CONTACT PERSON: STEVE CRAIG  
730 NEW HAMPSHIRE STREET  
LAWRENCE, KANSAS 66044

CIVIL ENGINEER  
TREANORHL, P.A.  
CONTACT PERSON: MATTHEW L. MURPHY, P.E.  
1040 VERMONT STREET  
LAWRENCE, KANSAS 66044  
(785) 842-4858

LAND SURVEYOR  
RENAISSANCE INFRASTRUCTURE CONSULTING  
CONTACT PERSON: MICHAEL J. SCHMIDTBERGER, L.S.  
1138 WEST CAMBRIDGE CIRCLE DRIVE  
KANSAS CITY, KANSAS  
(913) 317-9500

ARCHITECT  
TREANORHL, P.A.  
CONTACT PERSON: LAUREN DAVIS, AIA  
1040 VERMONT STREET  
LAWRENCE, KANSAS 66044  
(720) 842-4858

SCALE: 1" = 20'



#### SITE PLAN

DATE: 03/22/17

## 700 New Hampshire Mixed Use Site Plan

700 New Hampshire Street  
Lawrence, KS 66044

TREANORHL

1040 Vermont Street  
Lawrence, Kansas 66044  
(785) 842-4858  
www.treanorhl.com

THIS SITE PLAN  
IS FOR  
PLANNING  
PURPOSES ONLY  
NOT FOR  
CONSTRUCTION

DRAWN BY: BK  
CHECKED BY: MLM  
REVISIONS  
10.6.17 DESIGN REVISIONS  
10.17.17 PER CITY COMMENTS  
11.28.17 PER CITY COMMENTS

#### SITE PLAN

SP-1

TreanorHL NO. DV16.009.00B