

Special Use Site Plan For  
**Douglas County Tier II and Tier III Housing**  
1000 W. 2nd Street, Lawrence, Kansas 66044

**TREANORHL**

1040 Vermont Street  
Lawrence, Kansas 66044-2920  
Office: 785.842.4858  
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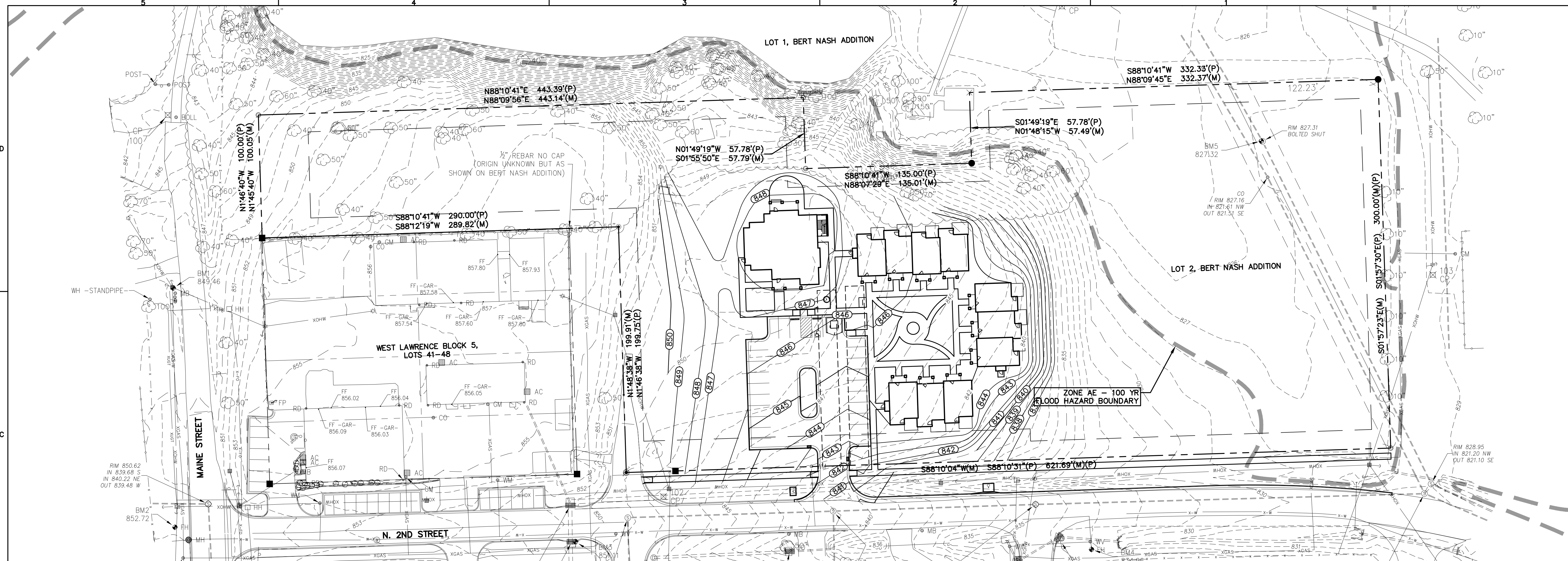
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**REVISIONS**  
12.3.18 CITY COMMENTS

Rel. Date: 10.15.2018

**SPECIAL USE PERMIT SITE PLAN**

**SP-1**



**LEGAL DESCRIPTION**

LOT 2 IN BERT NASH ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

**BENCHMARK**

BM #1: RAILROAD SPIKE IN EAST FACE POWER POLE, ±150 NORTH OF INTERSECTION 2ND STREET & MAINE STREET  
ELEV. = 849.46

**PROJECT SUMMARY**

CURRENT ZONING: GPI  
PROPOSED ZONING: GPI  
CURRENT USE: COMMUNITY FACILITIES: LODGE, FRATERNAL & CIVIC ASSEMBLY.  
PROPOSED USE: HOUSEHOLD LIVING; MULTI-DWELLING STRUCTURE  
GROUP LIVING; GROUP HOME, GENERAL

LAND AREA: 207,607 S.F. (4.766 ACRES)  
PROJECT PROPOSED: A 12 UNIT GROUP LIVING HOME AND 10 PRIVATE LIVING UNITS FOR MENTAL HEALTH AND ADDICTION RECOVERY.

**EXISTING CONDITIONS**

TOTAL BUILDING:	6,237 SF	TOTAL BUILDING	9,525 SF
TOTAL PAVEMENT:	6,614 SF	TOTAL PAVEMENT	14,981 SF
TOTAL IMPERVIOUS:	12,851 SF	TOTAL IMPERVIOUS	24,508 SF
TOTAL PERVIOUS:	194,756 SF	TOTAL PERVIOUS	183,101 SF

**PROPOSED CONDITIONS**

TOTAL BUILDING	9,525 SF
TOTAL PAVEMENT	14,981 SF
TOTAL IMPERVIOUS	24,508 SF
TOTAL PERVIOUS	183,101 SF
TOTAL PROPERTY AREA	207,607 SF

**PARKING REQUIREMENTS**

MULTI-DWELLING STRUCTURE: 1 STALL PER BEDROOM + 1 PER 10 UNITS.  
12 BEDROOMS x 1 STALL + 1 PER 10 UNITS = 14 STALLS.

GROUP HOME, GENERAL: 1 STALL + 1 PER EMPLOYEE (AT MAX. SHIFT).  
1 STALL + 1 PER EMPLOYEE AT MAX. SHIFT (4) = 5 STALLS.

BICYCLE PARKING REQUIRED: 1 PER 4 AUTO SPACES (MULTI-DWELLING USE).  
14 SPACES / 4 = 4 BIKE PARKING SPACES.

TOTAL PARKING STALLS PROVIDED:  
24 STALLS, INCLUDING 1 ACCESSIBLE STALL, AND 4 BIKE PARKING SPACES.

**LANDSCAPING SCHEDULE AND NOTES**

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	SIZE	COND.
(Tree symbol)	EXISTING TREES	SEE PLAN			
(Shade tree symbol)	SHADE TREES	2	ELM, LACEBARK HORNBEAM, COLUMNAR MAPLE, AUTUMN BLAZE NORWAY MAPLE, THORNLESS HONEY LOCUST	2'-2 1/2" CAL	B & B
(Ornamental tree symbol)	ORNAMENTAL TREES	4	KOUSSA DOGWOOD, CORAL BURST CRABAPPLE, EASTERN REDBUD, CRAB, SARGENTINA	1 1/2"-2" CAL	B & B
(Deciduous shrub symbol)	DECIDUOUS SHRUBS	12	BARBERRY, CRIMSON PIGMY BURNING BUSH, DWARF SPIREA, MAGIC CARPET NINE BARK, PURPLE LILAC, DWARF KOREAN VIBURNUM, ALLEGANY	18"-24" HT.	CONT
(Evergreen shrub symbol)	EVERGREEN SHRUBS	12	DWARF SPREADING YEW, JUNIPER, SEA GREEN JUNIPER, CALLERY CARPET HOLLY, BLUE	24"-36" HT.	CONT

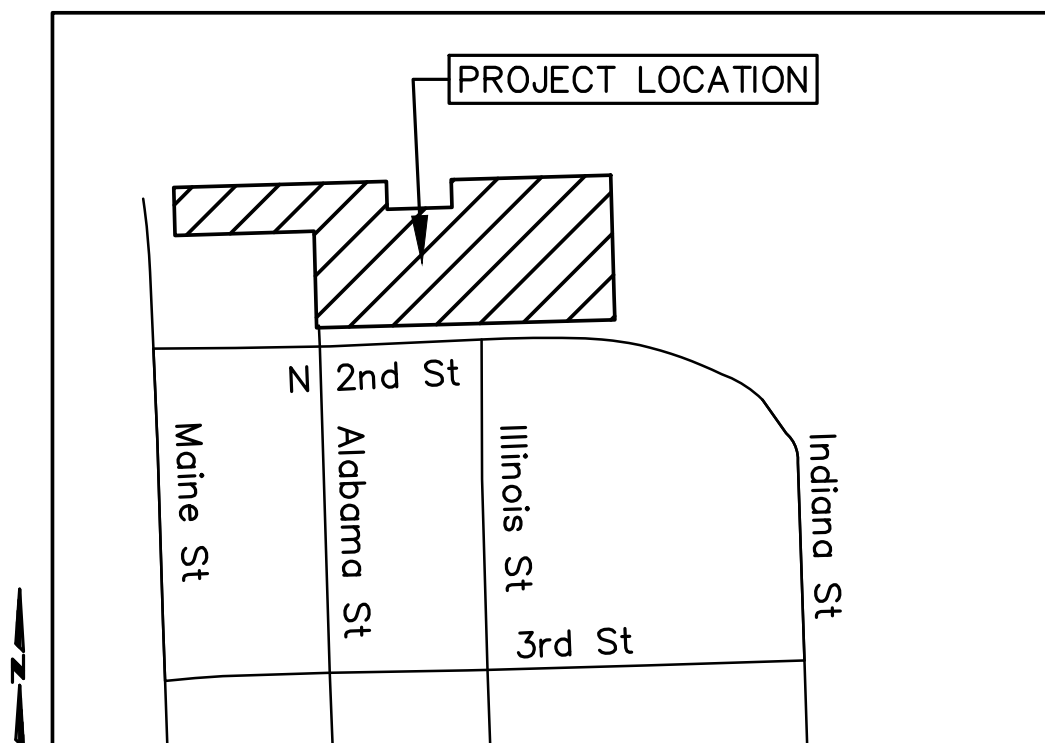
- REQUIRED INTERIOR LANDSCAPING AREA = 40 SURFACE SPACES\*40 SQ. FT. PER SPACE = 960 SQ. FT.; 2,469 SQ. FT. PROVIDED.
- REQUIRED INTERIOR PARKING LOT LANDSCAPING = 1 TREE AND 3 SHRUBS PER 10 SPACES; 3 TREES, 8 SHRUBS; PROVIDED = 5 TREES, 15 SHRUBS.
- THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- ALL TURF AREAS TO BE SEEDED 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.

**GENERAL NOTES**

- BOUNDARY SURVEY PERFORMED BY CFS ENGINEERS, MARCH 2018.
- TYPICAL SOIL TYPE: EUDORA-KIMO ASSOCIATION.
- EXISTING UTILITY LOCATIONS, ELEVATIONS, AND SIZES ARE BASED ON INFORMATION AVAILABLE AT THE TIME THE SITE PLAN WAS PREPARED.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0176E, AS REVISED SEPTEMBER 2, 2015.
- 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 AT THE ENCLOSURE LOCATION SHOWN ON THE PLAN. THE CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION. ENCLOSURE TO COMPLY WITH CITY DESIGN CRITERIA.
- MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY CODE 20-1006(B).
- OUTDOOR AREA PROVIDED: 105 S.F. PATIO AND 66 S.F. PORCH AT EACH MULTI-DWELLING UNIT; 165 S.F. DECK, 186 S.F. PORCH, AND 495 S.F. PATIO AT GROUP HOME STRUCTURE.

**LOCATION MAP**

SCALE: 1" = 400'



**DEVELOPER**  
DOUGLAS COUNTY, KANSAS  
CONTACT PERSON: SARAH PLINSKY  
1100 MASSACHUSETTS STREET  
LAWRENCE, KANSAS 66044  
(785)832-5329

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

**LAND SURVEYOR**  
CFS ENGINEERS  
CONTACT PERSON: AARON GASPERS, P.E.  
2121 MOODIE ROAD  
LAWRENCE, KANSAS  
(785) 856-9600

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

**LEGEND**

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1/2" x 24" REBAR W/CAP OF S CLS80)
- CONTROL POINT
- UTILITY EASEMENT
- MEASURED
- PLATTED
- RD - EXISTING ROOF DRAIN
- AC - EXISTING AIR CONDITIONING UNIT
- GM - EXISTING GAS METER
- SM - EXISTING STORMWATER MANHOLE
- SI - EXISTING STORMWATER INLET
- SS - EXISTING SANITARY SEWER MANHOLE
- SC - EXISTING SEWER CLEANOUT
- EP - EXISTING POWER POLE
- EPED - EXISTING LIGHT POLE
- EPED - EXISTING ELECTRICAL PEDESTAL
- EPED - EXISTING ELECTRICAL BOX
- EPED - EXISTING TELEPHONE PEDESTAL
- EPED - EXISTING TRANSFORMER
- EPED - EXISTING BORE HOLE
- EPED - EXISTING WATER METER
- EPED - EXISTING WATER VALVE
- EPED - EXISTING FIRE HYDRANT
- EPED - EXISTING GAS LINE
- EPED - EXISTING WATER LINE
- EPED - EXISTING UNDERGROUND ELECTRICAL LINE
- EPED - EXISTING UNDERGROUND TELEPHONE LINE
- EPED - EXISTING OVERHEAD ELECTRICAL LINE
- EPED - EXISTING OVERHEAD TELEVISION LINE (CABLE)
- EPED - EXISTING FIBER OPTIC CABLE
- EPED - PROPOSED FIRE LINE
- EPED - PROPOSED WATERLINE
- EPED - PROPOSED SANITARY SEWER
- EPED - PROPOSED STORM SEWER
- EPED - PROPOSED WATER VALVE
- EPED - PROPOSED FIRE HYDRANT
- EPED - DIRECTION OF STORMWATER FLOW
- EPED - EXISTING ELEVATION CONTOUR
- EPED - PROPOSED ELEVATION CONTOUR
- EPED - PROPERTY LINE OF SUBJECT PROPERTY
- EPED - PROPERTY LINE OF SURROUNDING PROPERTY
- EPED - PROPOSED 7" CONCRETE PAVEMENT
- EPED - PROPOSED 5" ASPHALT DEPTH
- EPED - PROPOSED 4" CONCRETE PAVEMENT

**Approved and Released**

Case No. \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Release Date: \_\_\_\_\_  
Planner: \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_ Sheets  
Asst./Director: \_\_\_\_\_



SCALE: 1" = 40'  
40 20 0 40 80

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SITE LAYOUT PLAN

**SP-2**

**KEY NOTES**

- ① CITY STANDARD CURB & GUTTER
- ② ACCESSIBLE SIDEWALK RAMP
- ③ 4" DEPTH CONCRETE SIDEWALK
- ④ ACCESSIBLE PARKING STALLS
- ⑤ 7" DEPTH REINFORCED CONCRETE PAVEMENT
- ⑥ 5" DEPTH ASPHALT PAVEMENT
- ⑦ 4" WIDE WHITE PAINTED PARKING STALL MARKINGS
- ⑧ 6' WOOD DUMPSTER ENCLOSURE (14' WIDE X 12' DEEP)
- ⑨ BICYCLE RACK
- ⑩ LANDSCAPED AREA - SEE SHEET 4
- ⑪ EXISTING ASPHALT TO REMAIN

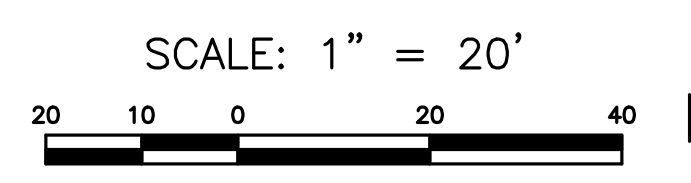


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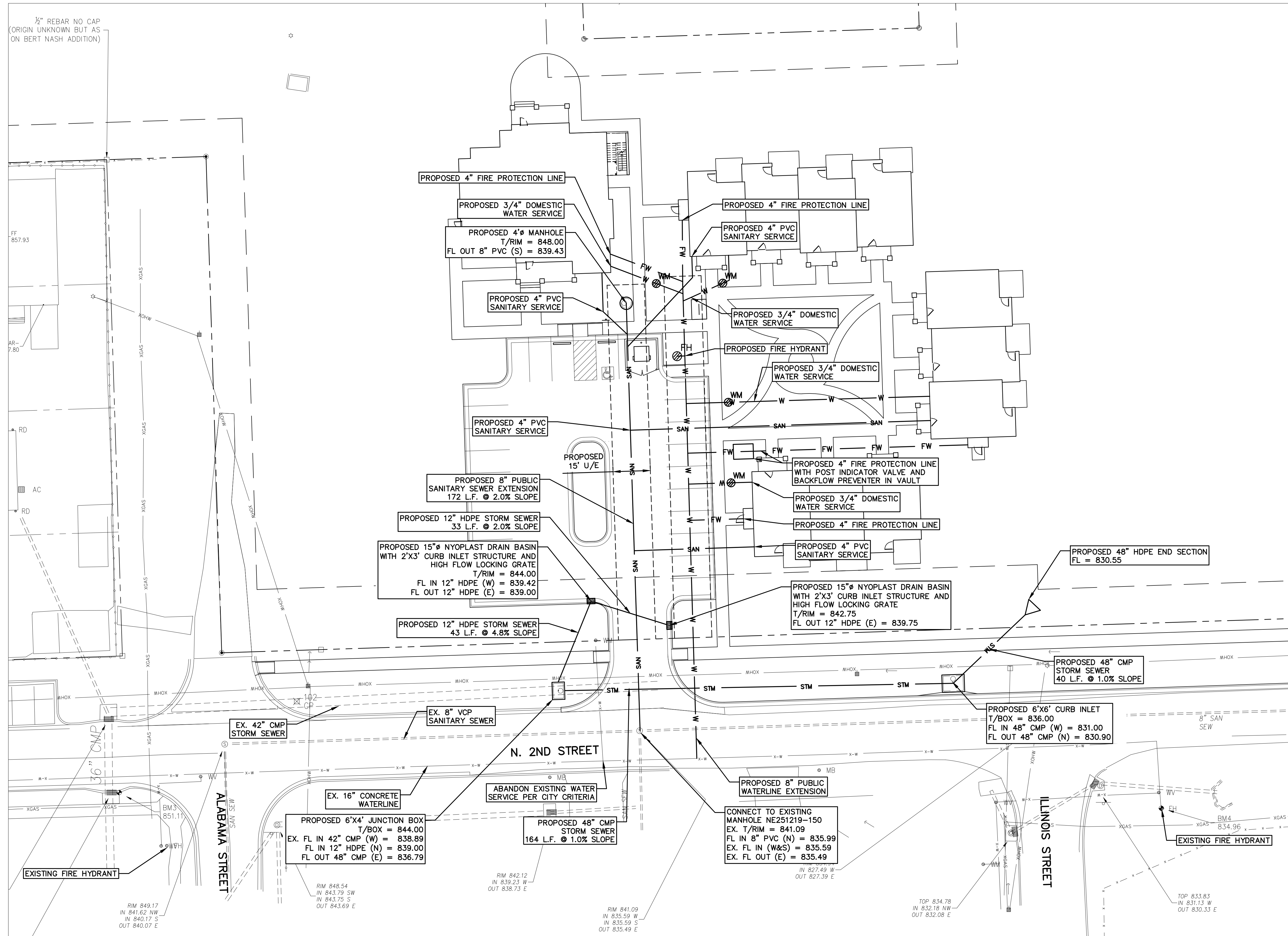
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UTILITY PLAN

**SP-3**

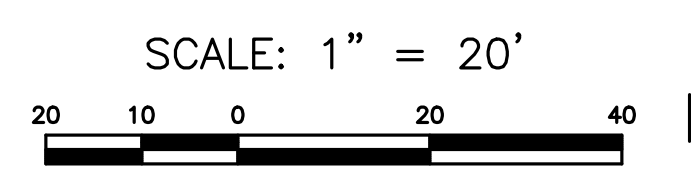


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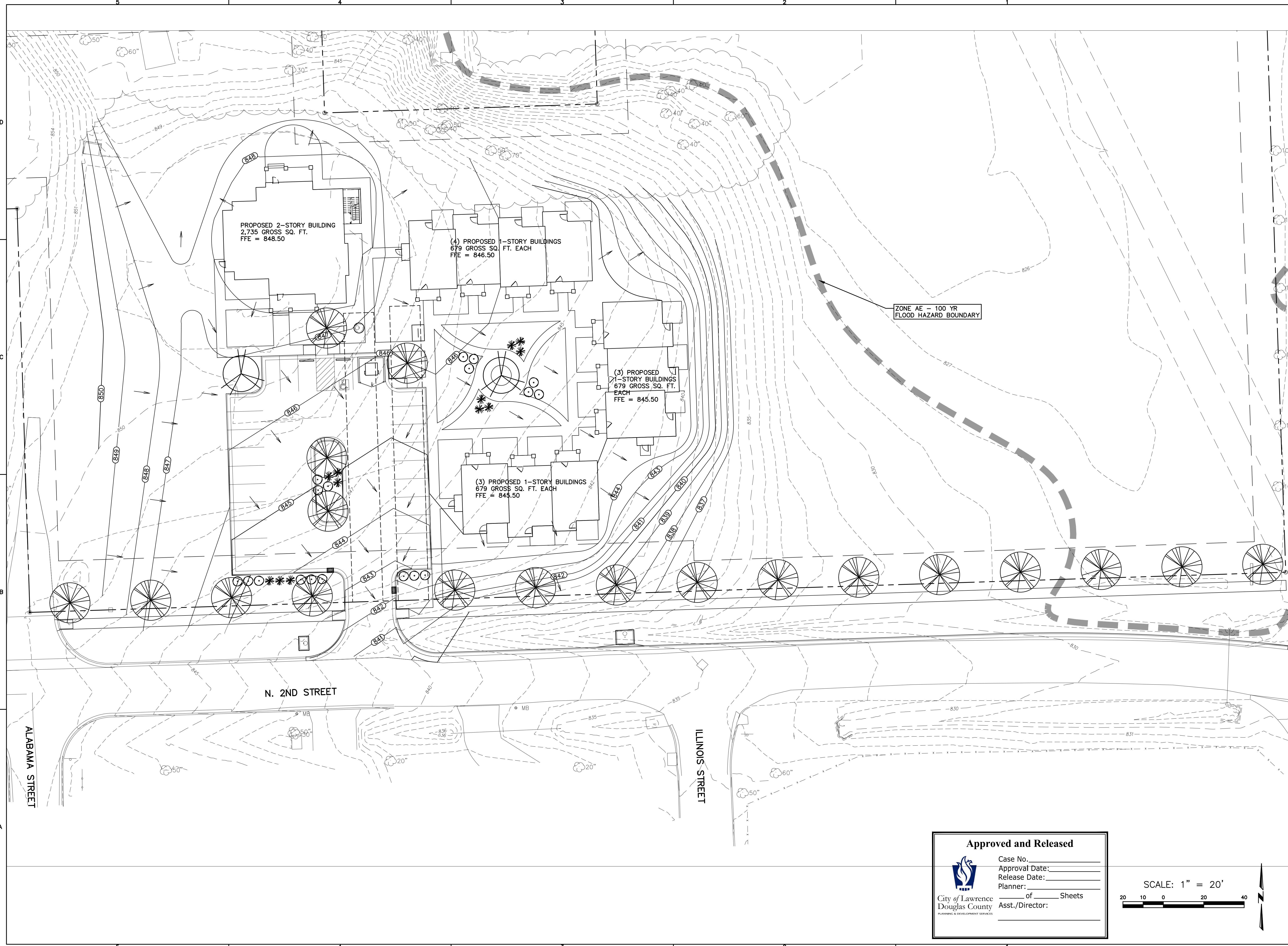
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LANDSCAPE AND  
GRADING PLAN

**SP-4**



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