

Transect Zones Summary	Required	Provided
Allocation of Zones		
TND		yes
Minimum Base Density		
Residential	24u/Ac	27u/Ac
Other Functions	30% min	19.30%
Block Size		
Block Perimeter	2000' max	1924'
Public Frontages	SS, AV, CS, BV	
Curb	Raised 5-20' R	yes
Walkway	12-20'	yes
Planter	Cont. 4-6'	yes
Civic Spaces		
Green, Square, Plaza		Link to Trail
Lot Occupation		
Lot Width	150' Max	273.75'
Lot Coverage	80% Max	70%
Building Disposition		
Front Setback	0-12' max	39.5'-49.6'
Side Setback West	0-12' max	6.6'-14.6'
Side Setback East	0-12' max	83.2'-90'
Rear Setback	3' min	169.2'
Building Type		
Sidyard	yes	yes
Rearyard	yes	yes
Parking Layout		
First Layer	no	yes*
Second Layer	warrant	yes
Third Layer	yes	yes
Private Frontages		
Shopfront & Awning	yes	yes
Gallery	yes	yes
Building Height		
	2-5 stories	3 stories
Building Function		
Residential	yes	yes
Office	yes	yes
Retail	yes	yes
Area Calculations		
Site Area		4.44 Ac
Building Area		141,194 sf +/-
Number of Units		119
Retail Area		8,682 sf +/-
Parking Calculations		
Apartments at 1/Unit		119
Retail at 1/3000 sf		27
Total Parking Required		146
Parking Provided		199
Design Standards		
Storefront Glass	70% min	72%
Openings Above 1st Floor	40% Max	40% max

- SITE KEY NOTES:**
- (A) CONSTRUCT 2' TYPE 'CG-1' CURB & GUTTER (TYPICAL)
 - (B) CONSTRUCT CONCRETE SIDEWALK (TYPICAL)
 - (C) PROPOSED BICYCLE RACKS (2'X6' SPACES, TYP.)
 - (D) INSTALL SCREENED TRASH ENCLOSURE WITH HEAVY DUTY CONCRETE PAVEMENT
 - (E) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL ACCESSIBLE PAVEMENT MARKINGS PER REQUIREMENT.
 - (F) INSTALL 6" SOLID WHITE (THERMOPLASTIC) CROSS-WALK STRIPING PER CITY SPECIFICATIONS.
 - (G) CONSTRUCT CONCRETE COMMERCIAL ENTRANCE PER CITY REQUIREMENTS.
 - (H) MATCH EXISTING EXISTING ASPHALT DRIVE AND CURB.
 - (I) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB AND GUTTER WITH DETECTABLE WARNING
 - (J) EXISTING CELL SITE TO REMAIN.
 - (K) BIKE OASIS AMENITY (2'X6' SPACES, TYP.)
 - (L) INSTALL 6" BLACK STEEL PICKET FENCE
 - (M) ACCESS GATE.
 - (N) INSTALL CONCRETE STEPS. (RE: ARCH. PLANS)
 - (O) GRASS PAVEMENT VEHICLE ROUTE.
 - (P) CONSTRUCT PLAIN SCORED CONCRETE CROSSWALK.
 - (Q) INSTALL PUBLIC SIDEWALK RAMP W/ DETECTABLE WARNING PER CITY OF LAWRENCE STANDARD DETAILS.
 - (R) CONSTRUCT MOUNTABLE CURB
 - (S) EXIST. DRIVEWAY TO BE REMOVED. CONSTRUCT CURB & GUTTER.
 - (T) REMOVE EXISTING SIDEWALK.
 - (U) RAIN GARDEN (RE: GRADING PLAN)

LOT 1, BK. 9 SOUTH HILLS

SITE DATA

SITE AREA	193,361 ± SQ.FT. / 4.44± AC.
TOTAL PERVIOUS AREA:	1.34 AC.
IMPERVIOUS AREA CALCULATION:	
TOTAL BUILDING AREA:	1.15 AC.
TOTAL DRIVE AREA:	1.43 AC.
TOTAL SIDEWALK AREA:	0.52 AC.
TOTAL IMPERVIOUS AREA:	3.10 AC.
IMPERVIOUS COVERAGE:	3.10 AC. / 4.44 AC. = 70%
ZONING	EXISTING CS
PROPOSED BUILDING (3-STORY)	141,194 S.F.
FLOOR AREA RATIO	0.725
PROPOSED BUILDING (FOOTPRINT)	49,305 S.F.
BUILDING COVERAGE	0.25

FIRE DEPARTMENT CODE CLASSIFICATIONS FOR WATER FLOW CALCS: 2015 IBC:

- Construction Type III-B
- Separated occupancies (A-3, M and R-2)
- One hour fire rated separations between occupancies

LEGAL DESCRIPTION:

Lots A-1 and A-2, a lot split for Lot A in the Replat of SOUTH HILLS NO. 3, an addition to the City of Lawrence, Douglas County, Kansas, together with Lot B, a Replat of SOUTH HILLS NO. 3, an addition in the City of Lawrence, Douglas County, Kansas.

BENCHMARKS:

Benchmark Datum: NAVD 88 based on NGS Benchmarks
 NGS PID JE1593 - Stainless steel rod 191 feet North of centerline of 13th Street, 37 feet West of Burroughs Creek Trail and 23 feet East of centerline of Oregon Street
 Elevation = 827.39

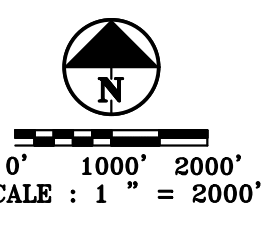
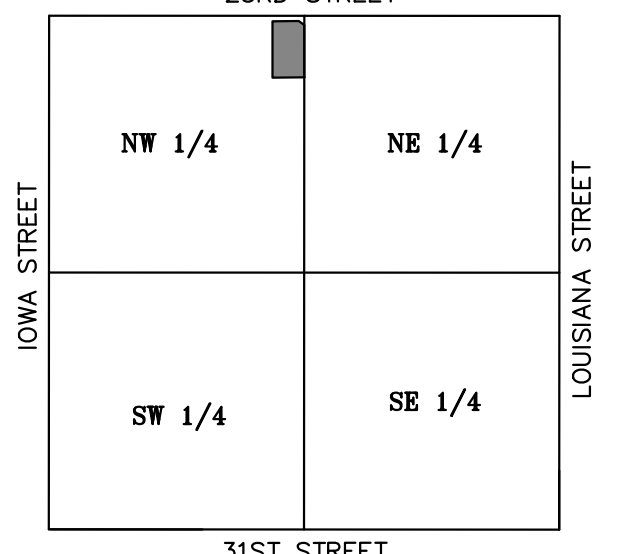
NGS PID JE1594 - Stainless steel rod 29 feet North of 19th Street, 103 feet West of Burroughs Creek Trail and 23 feet Southwest of Northwest corner of curb inlet.
 Elevation = 851.14

Project Benchmarks
 BM No. 1 - Square cut on Southwest corner of curb inlet on South side of 23rd Street at East entrance at the Northeast corner of Lot.
 Elevation = 854.78

BM No. 2 - Square cut on top of retaining wall for trash bin at the Northeast corner of trash bin by call tower
 Elevation = 860.14

LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY
	FIRE LANE STRIPPING
	FIRE LANE SIGN
	PROPOSED CURB & GUTTER
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT



LOCATION MAP SECTION 12-13-19



Know what's below. Call before you dig.

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

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PLANNING
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SITE PLAN - PRELIMINARY
 MIXED USE DEVELOPMENT
 SOUTH HILLS NO. 3, SECOND RE-PLAT
 LAWRENCE, DOUGLAS COUNTY, KANSAS

PROJECT NO.	180905	Revisions
DATE: 11-19-18	DATE: 1/27/19	REVISION PER STAFF COMMENTS
CHECKED: DAF	DATE: 2/15/19	REVISION PER STAFF COMMENTS
DRAWN: CHL		
DESIGNED: JOC		
APPROVED: JOC		
DATE OF AUTHORIZATION: 2/15/19		
ENGINEER: JOC		
DATE OF AUTHORIZATION: 2/15/19		
ENGINEER: JOC		

SHEET
 C1