

Drawing name: W:\Proj\15000\15246\15246.002\AutoCad\Site Plan\15246-002 Site Plan Sheets 1 and 2.dwg Layout name: SP-1 Plotted on: May 09, 2012 - 9:59am



LOCATION MAP
NOT TO SCALE

ANNOTATIONS

- R/W - RIGHT-OF-WAY
- (M) - MEASURED AZIMUTH & DISTANCE
- (CM) - CALCULATED AZIMUTH & DISTANCE
- (R) - RECORD DISTANCE
- AZ - AZIMUTH (ASSUMED NORTH)
- OHE - OVERHEAD ELECTRIC LINE
- UGT - UNDERGROUND TELEPHONE LINE
- G - GAS LINE
- W - WATER LINE

LEGEND

- △ SECTION CORNER
 - FOUND MONUMENT ORIGIN UNKNOWN (DESCRIPTION NOTED)
 - SET 5/8"x 24" REBAR WITH BARTLETT & WEST CLS
14 I.D. CAP
 - (R) RECORD (PLATS AND ROAD RECORDS)
 - (M) MEASURED (THIS SURVEY)
 - U.E. UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - B.S.L. BUILDING SETBACK LINE
 - L LENGTH
 - R RADIUS
 - CH CHORD AZIMUTH
 - CL CHORD LENGTH
-
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - LOT LINE

GENERAL NOTES

1. Existing Zoning: RMG (Multi-Dwelling Residential - Greek Housing District)
2. Current Use: Sorority House and Parking Lot
Proposed Use: Sorority House and Parking Lot
3. Boundary and Topographic information taken from field survey prepared by Bartlett & West (June 2008).
4. Proposed Concrete Pavement to be 8" Concrete with wire mesh on 2" leveling course of clean crushed rock on compacted subgrade unless otherwise shown.
5. Proposed Asphalt Pavement to be 5" Asphalt on compacted subgrade unless otherwise shown.
6. 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.
7. Accessible spaces are to be signed and stenciled per Sec. 20-912.
8. All mechanical equipment will be screened in accordance with Section 20-1006(b) of the Development Code.
9. Trees to be removed will be noted on plans.
10. The trash enclosure will be constructed to minimum city standards.
11. 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.
12. Existing water and sanitary location connections for the house will not change.
13. All retaining walls to be segmental block system, unless noted otherwise on the plan.
14. All disturbed areas shall be seeded unless noted otherwise.
15. Sorority House Information:
Existing three story with basement:
28,000 g.s.f. (19,600 n.s.f.)
Proposed - No Change
16. Parking Information:
Existing Parking:
East Parking Lot = 05 Stalls
North Parking Lot = 24 Stalls
West Parking Lot = 12 Stalls
Total = 41 Stalls
Required Parking:
1.5 Spaces Per 2 Occupants (84)
= 63 Stalls Required
Bicycle parking based on number of required parking (63)
(63 Auto Stalls Provided divided by 4)
= 16 Bike Stalls Required
Parking Provided:
East Parking Lot = 11 Stalls
North Parking Lot = 32 Stalls (29 + 3 ADA)
West Parking Lot = 38 Stalls
Total = 81 Stalls
Bicycle Parking Provided = 18 Stalls

APPROVED BZA VARIANCE

1. BZA Request B-3-5-12, a request from Section 20-1309 seeking relief from 25 foot off-street parking setback from a street right-of-way to a minimum of 0 feet at the closest point of the parking lots was approved unanimously on April 5, 2012.

SITE TRIANGLE CRITERIA

CODE OF THE CITY OF LAWRENCE, KANSAS
ARTICLE 18. SIGNS
PAGE 5-140
Sec. 5-1831
(D) Visual Obstruction. No ground sign/surface mounted located on the triangle formed by two curblines at the intersection of two streets, and extending for a distance of fifty (50) feet each way from the intersection of the curblines on any corner lot within the City, shall be permitted to exceed a height of more than thirty-six (36) inches above the road level of any street, avenue, or alley, in order that the view of the driver of a vehicle approaching a street interest shall not be obstructed.

LEGAL DESCRIPTION

LOT 1 OF KAPPA DELTA ADDITION
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 1.68 ACRES MORE OR LESS

PROJECT OWNER/DEVELOPER

ZETA EPSILON HOUSE CORPORATION OF KAPPA DELTA
P.O. BOX 2504
OVERLAND PARK, KS 66225
ATTN: SUSAN MICHALSKI

SITE SUMMARY

EXISTING SITE SUMMARY

EXISTING BUILDING:	6,983 SF (0.16 AC.)
EXISTING PAVEMENT:	20,722 SF (0.48 AC.)
TOTAL IMPERVIOUS:	27,805 SF (0.64 AC.)
EXISTING PERVIOUS:	46,191 SF (1.06 AC.)
TOTAL PROPERTY AREA:	73,996 SF (1.70 AC.)

NEW SITE SUMMARY

EXISTING/PROPOSED BLDG:	6,983 SF (0.16 AC.)
PROPOSED PAVEMENT:	31,565 SF (0.72 AC.)
PROPOSED IMPERVIOUS:	38,548 SF (0.88 AC.)
PROPOSED PERVIOUS:	35,448 SF (0.82 AC.)
TOTAL PROPERTY AREA:	73,996 SF (1.70 AC.)

LIGHTING

REFER TO PHOTOMETRIC PLAN FOR FURTHER DETAILS (TO BE SUBMITTED AT LATER DATE)

REV	DATE	DESCRIPTION
1	3.16.12	PER CITY PLANNING COMMENTS
2	4.9.12	PER CITY PLANNING COMMENTS
3	5.3.12	PER CITY PLANNING & NEIGHBORHOOD COMMENTS
4	5.9.12	PER CITY PLANNING COMMENTS

BARTLETT & WEST

544 COLUMBIA DRIVE • LAWRENCE KS 66049
PHONE 785.749.9452 • FAX 785.749.6961
WWW.BARTLETT.COM

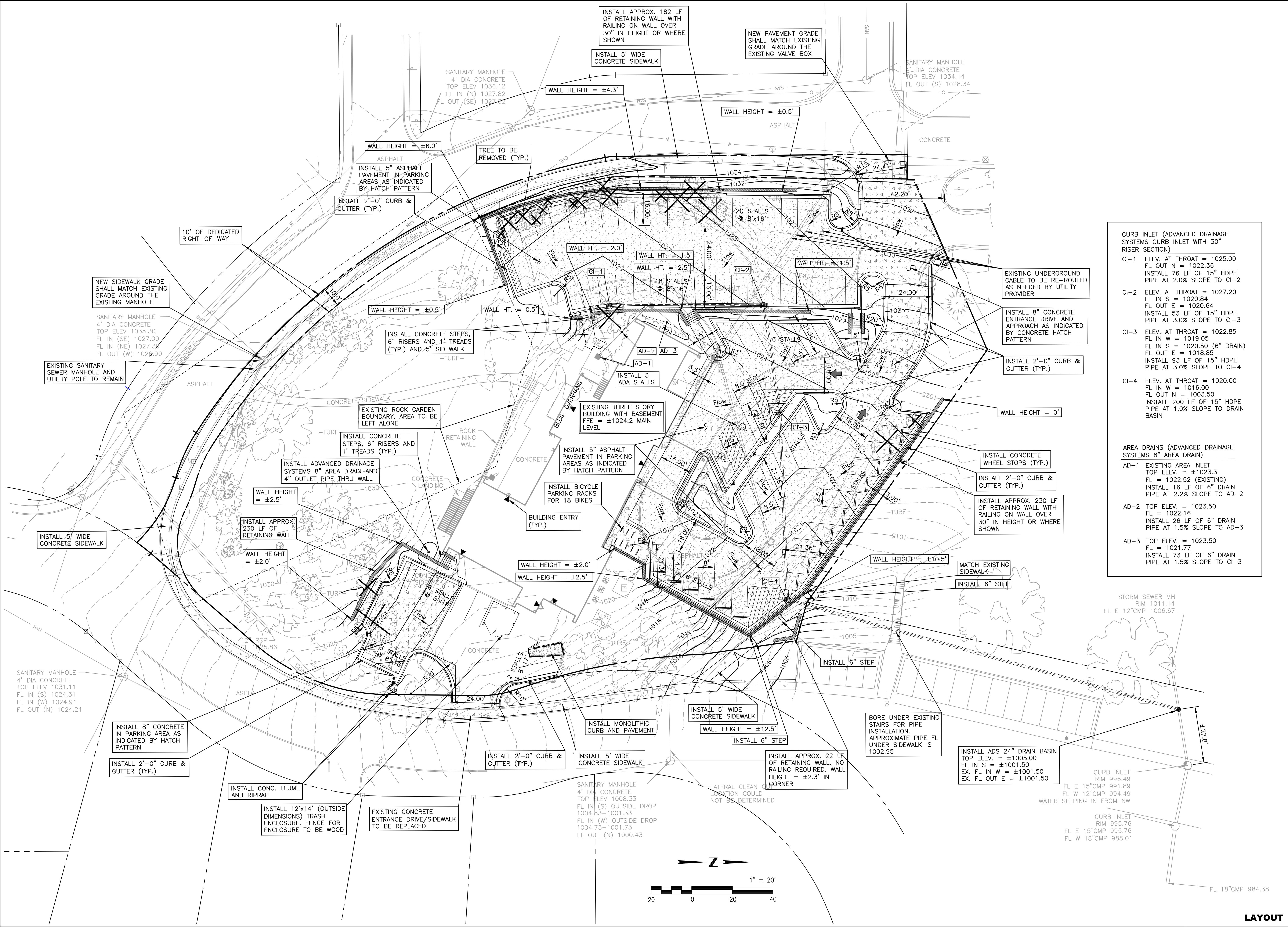
SITE PLAN FOR KAPPA DELTA PARKING LOT RENOVATIONS
1602 HIGH DRIVE
LAWRENCE, KANSAS

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ.:	15246.002
CONST PROJ.:	---
SCALE:	AS SHOWN
DATE:	FEB. 10, 2012
SHEET:	

**NOT FOR CONSTRUCTION
PLANNING LAYOUT ONLY**

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Drawing name: W:\Proj\150001\15246\15246.002\AutoCad\Site Plan\15246-002 Site Plan Sheets 1 and 2.dwg Layout name: SP-2 Plotted on: May 09, 2012 - 9:59am



CURB INLET (ADVANCED DRAINAGE SYSTEMS CURB INLET WITH 30" RISER SECTION)	
CI-1	ELEV. AT THROAT = 1025.00 FL OUT N = 1022.36 INSTALL 76 LF OF 15" HDPE PIPE AT 2.0% SLOPE TO CI-2
CI-2	ELEV. AT THROAT = 1027.20 FL IN S = 1020.84 FL OUT E = 1020.64 INSTALL 53 LF OF 15" HDPE PIPE AT 3.0% SLOPE TO CI-3
CI-3	ELEV. AT THROAT = 1022.85 FL IN W = 1019.05 FL IN S = 1020.50 (6" DRAIN) FL OUT E = 1018.85 INSTALL 93 LF OF 15" HDPE PIPE AT 3.0% SLOPE TO CI-4
CI-4	ELEV. AT THROAT = 1020.00 FL IN W = 1016.00 FL OUT N = 1003.50 INSTALL 200 LF OF 15" HDPE PIPE AT 1.0% SLOPE TO DRAIN BASIN
AREA DRAINS (ADVANCED DRAINAGE SYSTEMS 8" AREA DRAIN)	
AD-1	EXISTING AREA INLET TOP ELEV. = ±1023.3 FL IN W = 1022.52 (EXISTING) INSTALL 16 LF OF 6" DRAIN PIPE AT 2.2% SLOPE TO AD-2
AD-2	TOP ELEV. = 1023.50 FL = 1022.16 INSTALL 26 LF OF 6" DRAIN PIPE AT 1.5% SLOPE TO AD-3
AD-3	TOP ELEV. = 1023.50 FL = 1021.77 INSTALL 73 LF OF 6" DRAIN PIPE AT 1.5% SLOPE TO CI-3

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3	5.3.12	PER CITY PLANNING COMMENTS
4	5.9.12	PER CITY PLANNING COMMENTS

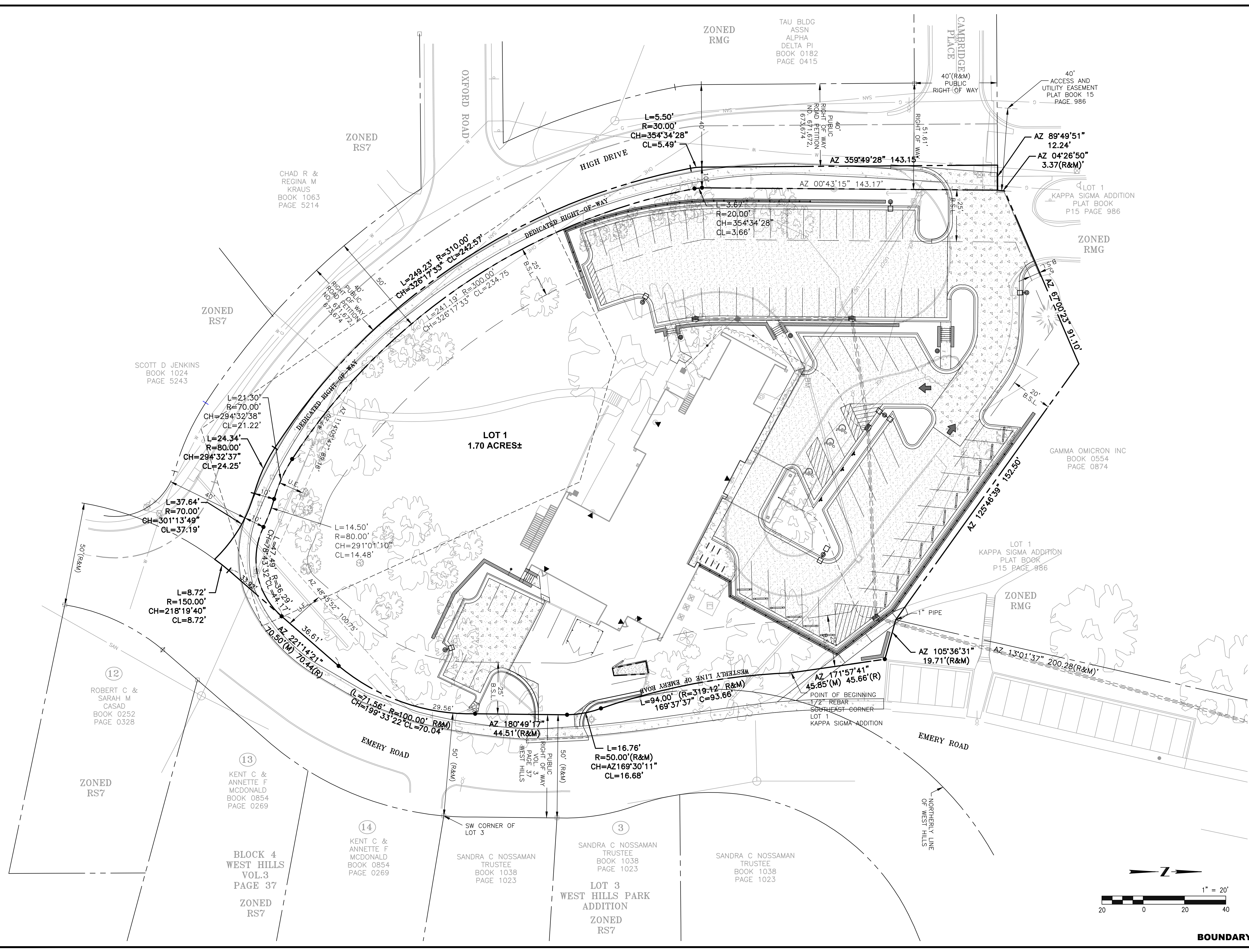
BARTLETT & WEST

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SITE PLAN FOR KAPPA DELTA RENOVATIONS PARKING LOT RENOVATIONS
1602 HIGH DRIVE
LAWRENCE, KANSAS

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ.:	15246.002
CONST PROJ.:	---
SCALE:	AS SHOWN
DATE:	FEB. 10, 2012
SHEET:	

Drawing name: W:\Proj\15000\15246\15246.002\AutoCad\Site Plan\15246-002 Site Plan Sheet 3 and 4.dwg Layout name: SP-3 Plotted by: mw00576 Plotted on: May 09, 2012 - 10:01am



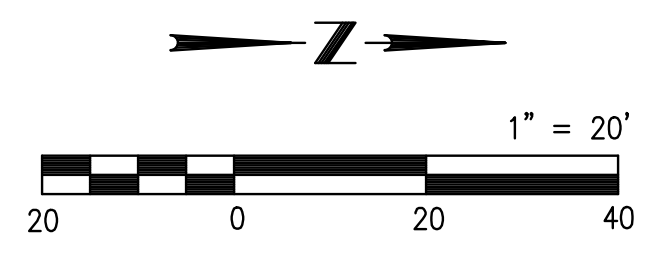
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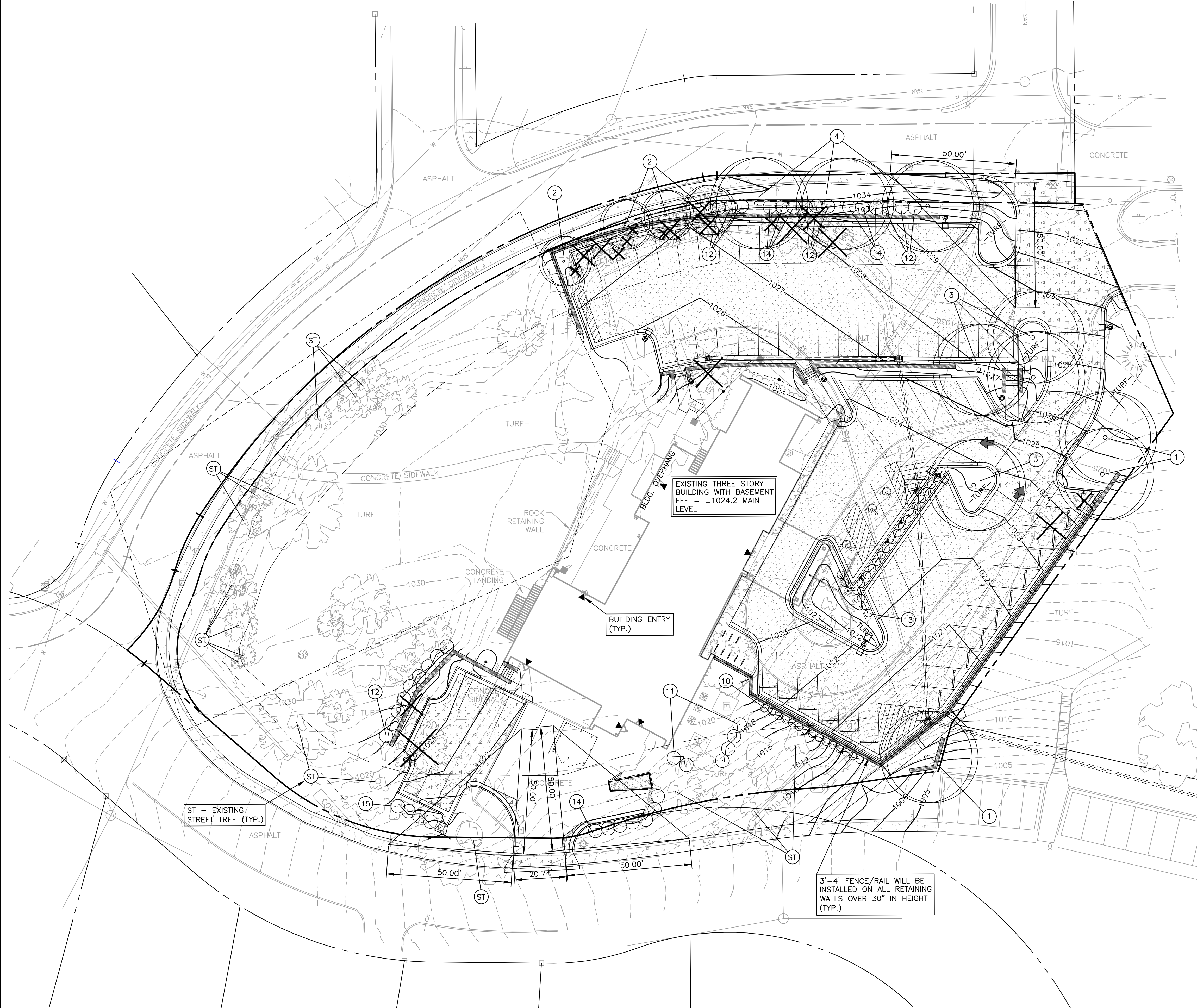
SITE PLAN FOR KAPPA DELTA PARKING LOT RENOVATIONS
 1602 HIGH DRIVE
 LAWRENCE, KANSAS

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ:	15246.002
CONST PROJ:	---
SCALE:	AS SHOWN
DATE:	FEB. 10, 2012
SHEET:	SP-3 of 4



BOUNDARY

Drawing name: W:\Proj\15000\15246\15246.002\AutoCad\Site Plan\15246-002 Site Plan Sheet 3 and 4.dwg Layout name: SP-4 Landscape Plotted by: rh00576 Plotted on: May 09, 2012 - 11:11am



OVERALL LANDSCAPE SCHEDULE

No.	Name	Qty.	Size	Cond.
Trees				
1	Ginkgo 'Autumn Gold' - Ginkgo biloba	3	2" Col. Min.	B&B
2	Japanese Tree Lilac - Syringa reticulata	4	2" Col. Min.	B&B
3	Autumn Gold Maidenhair - 'Ginko biloba 'Autumn Gold'	4	2" Col. Min.	B&B
4	Summit Ash - Fraxinus pennsylvanica 'Summit'	3	3" Col. Min.	B&B
Shrubs				
10	Spartan Juniper - Juniperus chinensis 'Spartan'	15	5' Ht.	Cont.
11	Dense Yew - Taxus x media 'densiformis'	6	3 Gal.	Cont.
12	Golden Guinea Japanese Rose - Kerria japonica 'Golden Guinea'	18	3 Gal.	Cont.
13	Slender deutzia - Deutzia gracilis	24	3 Gal.	Cont.
14	Cole's Compact Burning Bush - Euonymus alatus 'Cole's Compact'	13	3 Gal.	Cont.
15	Mugo Pine - Pinus mugo 'mugo'	4	5 Gal.	Cont.

LANDSCAPE NOTES

- No Landscape Buffer Yard Required (Adjacent property also zoned RMG)
- Interior Parking Lot Landscaping: 40 sf of Turf per Parking Space (81 Spaces Provided)
Required: 3,240 sf
Provided: 4,457 sf

Interior Landscaping (Trees and Shrubs): 1 Tree and 3 Shrubs per 10 Parking Spaces
Required: 8 Trees and 24 Shrubs
Provided: 8 Trees and 24 Shrubs
- Parking Lot Perimeter Landscaping: 1 Tree per 25 lf of Parking Lot Edge/Frontage
Required: West Parking Lot (±165 lf) = 7 Trees
Smaller East Parking Lot (±25 lf) = 1 Tree
North Parking Lot East Side (±55 lf) = 2 Trees
Provided: West Parking Lot = 7 Trees, 15 Shrubs Added
Smaller East Parking Lot = 2 Large Existing Trees, 11 Shrubs Added
North Parking Lot East Side = 2 Large Existing Trees, 15 Shrubs Added

Parking Lot Perimeter Screening: Street Trees provided for perimeter landscaping
- Street Trees:
11 Required Along High Street = 5 New Trees + 11 Existing Trees to Remain
6 Required Along Emery Street = 0 New Trees + 6 Existing Trees to Remain
- If grading activity damages the health of the street trees to an extent that the City Horticulture Manager determines they are unhealthy or unsafe, they will be replaced by the property owner.

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KAPPA DELTA
PARKING LOT RENOVATIONS**
1602 HIGH DRIVE
LAWRENCE, KANSAS

DESIGNED BY:	RLW
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Drawing name: W:\Proj\15000\15246\15246.002\AutoCad\Site Plan\15246-002 Site Plan Sheet 3 and 4.dwg Layout name: East Elevation View Plotted by: rhd00576 Plotted on: Mar 20, 2012 - 4:03pm



EAST ELEVATION VIEW

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**SITE PLAN
FOR
KAPPA DELTA
PARKING LOT RENOVATIONS
1602 HIGH DRIVE
LAWRENCE, KANSAS**

DESIGNED BY: RLW
DRAWN BY: RLW
APPROVED BY: DRA
DESIGN PROJ: 15246.002
CONST PROJ: ---
SCALE: AS SHOWN
DATE: FEB. 10, 2012
SHEET:

REV 1 DATE 3.16.12 PER CITY PLANNING COMMENTS

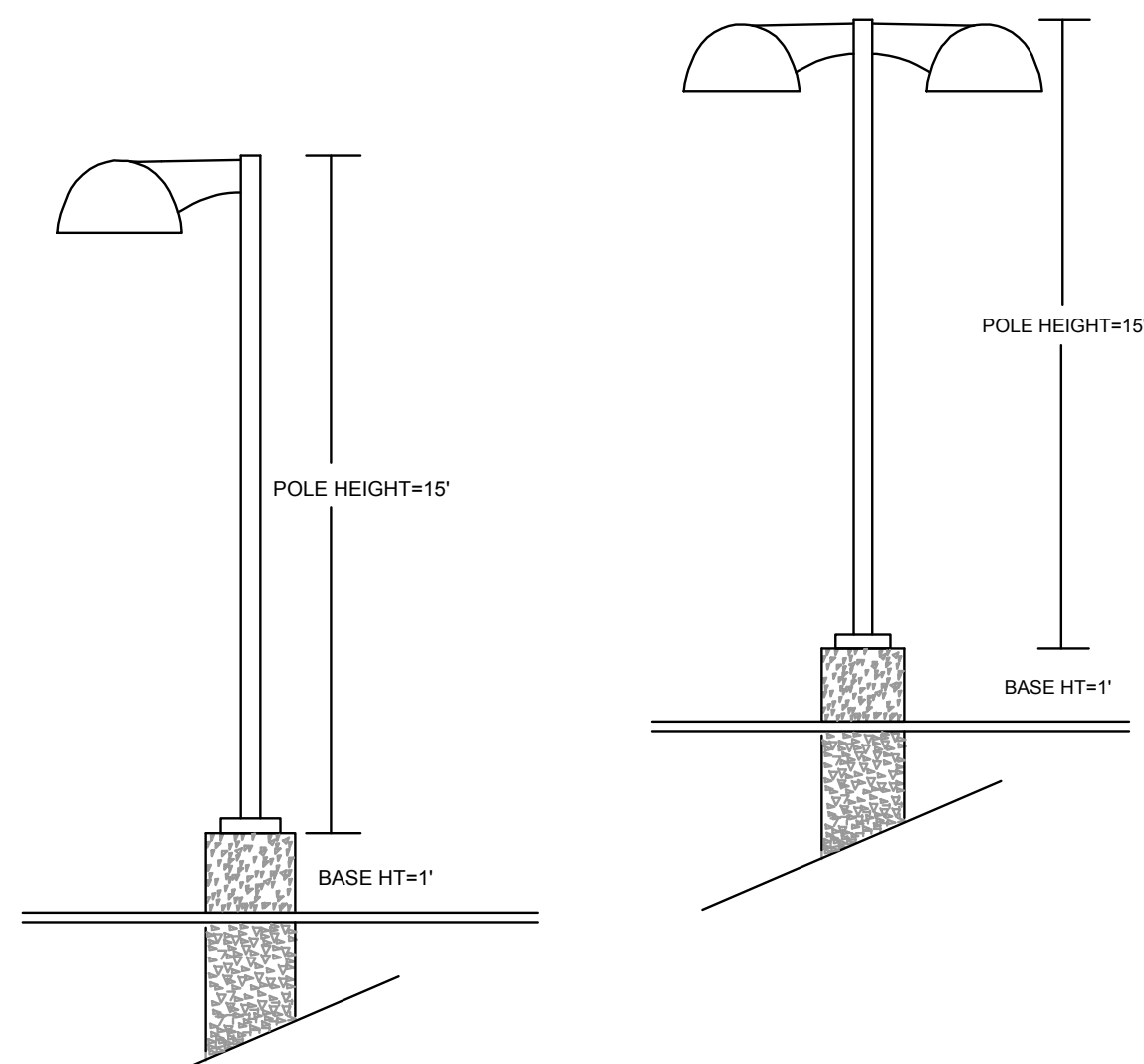
BY DRA

ELEVATION VIEW

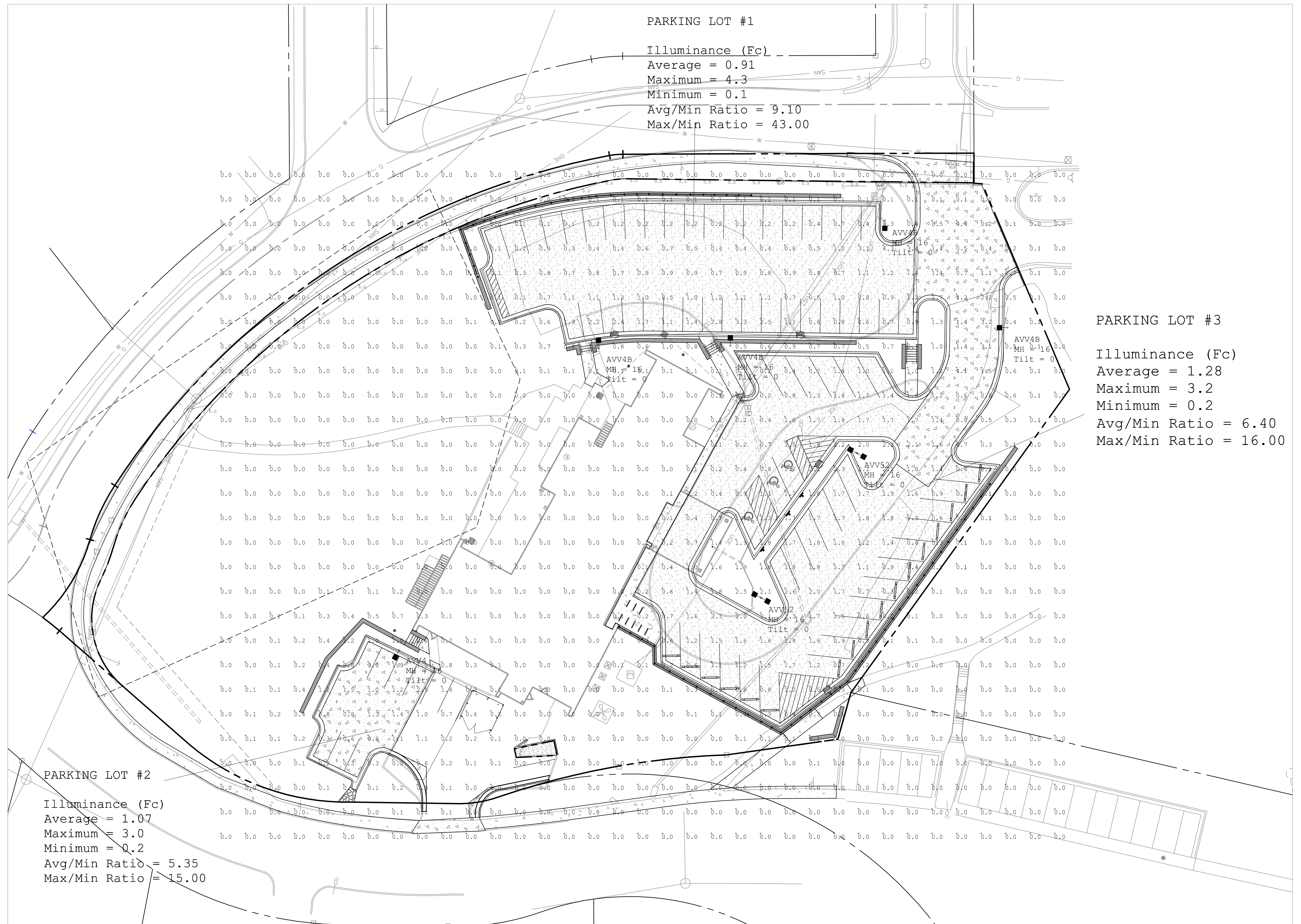
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RUUD LIGHTING DIRECT



Pole Schedule
 (5) PS3S15C1BZ (15' X 3" STEEL SQUARE POLE)
 (2) PS3S15C2BZ (15' X 3" STEEL SQUARE POLE 2@180)
 Proposed poles meet 120 MPH sustained winds.



PARKING LOT #1
 Illuminance (Fc)
 Average = 0.91
 Maximum = 4.3
 Minimum = 0.1
 Avg/Min Ratio = 9.10
 Max/Min Ratio = 43.00

PARKING LOT #3
 Illuminance (Fc)
 Average = 1.28
 Maximum = 3.2
 Minimum = 0.2
 Avg/Min Ratio = 6.40
 Max/Min Ratio = 16.00

PARKING LOT #2
 Illuminance (Fc)
 Average = 1.07
 Maximum = 3.0
 Minimum = 0.2
 Avg/Min Ratio = 5.35
 Max/Min Ratio = 15.00

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description	Lum. Watts
○	4	AVV4B	SINGLE	9000	0.650	508	AVV40410-M 100W PSMH W/ SBL-AVV20CBZ	127
○	1	AVV4	SINGLE	9000	0.650	127	AVV40410-M 100W PSMH	127
■	2	AVV52	BACK-BACK	9000	0.650	508	AVV50410-M 100W PSMH	127

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPls	0.35	4.3	0.0	N.A.	N.A.
PROPERTY LINE	0.00	0.0	0.0	N.A.	N.A.
PARKING LOT #1	0.91	4.3	0.1	9.10	43.00
PARKING LOT #2	1.07	3.0	0.2	5.35	15.00
PARKING LOT #3	1.28	3.2	0.2	6.40	16.00

**RUUD LIGHTING
DIRECT**
 9201 Washington Ave
 Racine, WI 53406
 PH: (800) 236-7000
 FX: (800) 236-7500
 www.ruudlightingdirect.com

Date: 4/30/2012 Scale: 1"=30' Layout by: LINDA SCHALLER
 Project Name: KAPPA DELTA Customer No: 74608
 Filename: V:\Common\appEng\Working\Ljs\120430BN1LJS.AGI
 Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

