

Drawing name: W:\Proj\14000\14518\14518.011\AutoCad\Preliminary Development Plan - 9 Del Lofts\14518.011 PDP Sheet 1.dwg Layout name: cover Plotted by: rlv00576 Plotted on: Sep 13, 2013 1:59pm

PRELIMINARY DEVELOPMENT PLAN

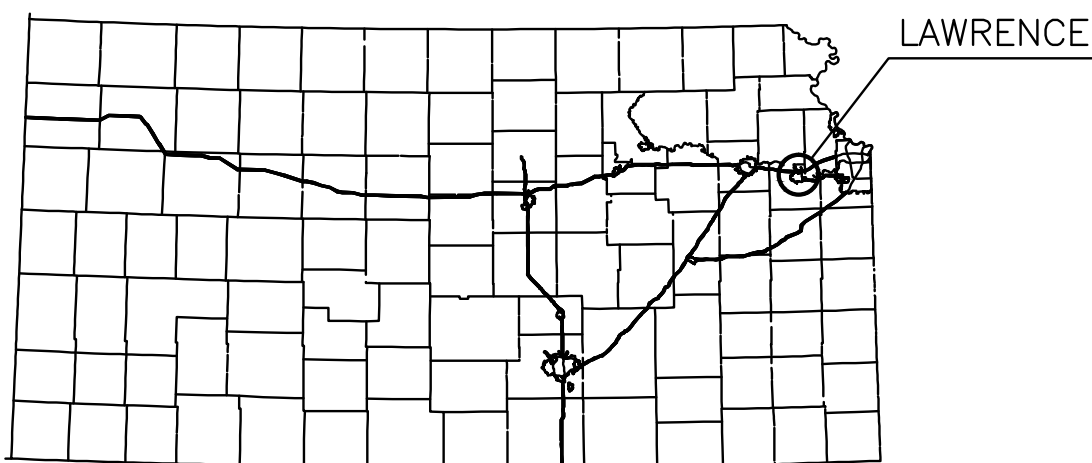
FOR

9 DEL LOFTS

900 DELAWARE STREET
LAWRENCE, KS

JULY 29, 2013

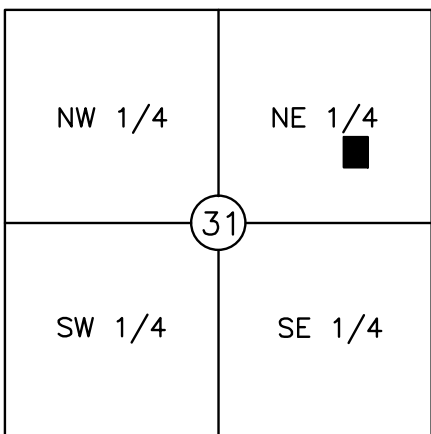
STOP! CALL 1-800-DIG-SAFE
(1-800-344-7233)
TOLL FREE



SCALE: NTS



VICINITY MAP
NOT TO SCALE



LOCATION MAP
Sec. 31, Twp. 12 S., Rge. 20 E.
(N.T.S.)

INDEX OF SHEETS

- C1.0 COVER SHEET
- C2.0 GENERAL NOTES AND EXISTING CONDITIONS
- C3.0 LAYOUT SHEET
- C4.0 LANDSCAPE SHEET

BARTLETT & WEST

544 COLUMBIA DRIVE • LAWRENCE KS 66049
PHONE 785.749.9452 • FAX 785.749.5961
WWW.BARTWEST.COM

REV	DATE	DESCRIPTION	BY
1	8.28.13	PER CITY COMMENTS	DRA
2	9.13.13	PER CITY COMMENTS	DRA

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DESCRIPTION:

A TRACT OF LAND PREVIOUSLY RECORDED IN BOOK 633 PAGE 1234 AND PAGE 1235, IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET EAST OF THE CENTERLINE OF DELAWARE STREET AND 15.00 FEET SOUTH OF THE CENTERLINE OF 9TH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF 30 FOOT WIDE STRIP OF LAND IN McDONALD BEVERAGE ADDITION; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 58 MINUTES 08 EAST ALONG THE SOUTH LINE OF SAID 30 FEET WIDE STRIP 72.93 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID 30 FEET WIDE STRIP, 72.08 FEET; THENCE SOUTH 19 DEGREES 49 MINUTES 30 SECONDS EAST, 330.28 FEET TO THE NORTH LINE OF A TRACT RECORDED IN BOOK 379, PAGE 1177, 38.24 FEET; THENCE NORTH 78 DEGREES 28 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT 221.20 FEET TO THE EAST LINE OF DELAWARE STREET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF DELAWARE STREET 254.88 FEET TO THE POINT OF BEGINNING. CONTAINING 1.30 ACRES MORE OR LESS.

SITE SUMMARY

GROSS AREA: 1.30 ACRES±
EXISTING RIGHT-OF-WAY: 0.09 ACRES±
RIGHT-OF-WAY TO BE DEDICATED: 0.00 ACRES±
TOTAL NUMBER OF LOTS: 1 = 1.30 ACRES±

ANNOTATIONS

(M) MEASURED BEARING AND DISTANCE
(D) DEED BEARING AND DISTANCE
(P1) PLAT BEARING AND DISTANCE McDONALD BEVERAGE ADDITION (PLAT BK P15, PG 436)
(P2) PLAT BEARING AND DISTANCE ALLEN PRESS ADDITION (PLAT BK P17, PG 185)
(P3) PLAT BEARING AND DISTANCE PERIDIAN PLAT OF SURVEY (BK 736, PG 788)
R/W RIGHT OF WAY

MINIMUM FFE FOR STRUCTURES

THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES ON THIS PROPERTY SHALL BE NO LOWER THAN ELEVATION - TO BE DETERMINED

BENCHMARK

NGS BM # M368 ELEVATION 826.23 NAVD 88
SITE BM "D" CUT ON SE COR INLET @ NW COR
PROPERTY ELEVATION 825.75 NAVD 88

MONUMENTATION

- FOUND REBAR, SIZE NOTED, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- SET 5/8" x 24" REBAR WITH CLS14 ID CAP
- SET "4" CHISEL IN CONCRETE

FLOOD PLAIN

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS; 20045C0187D THIS AREA IN ZONED "X" = OTHER FLOOD AREAS. AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

SPECIAL NOTES

THE CLIENT DID NOT PROVIDE A TITLE INSURANCE POLICY

SOILS

- EUDORA-KIMO COMPLEX, OVERWASH, RARELY FLOODED
- SIBLEYVILLE COMPLEX, 7 TO 12 PERCENT SLOPES

GENERAL NOTES

DEVELOPER/APPLICANT:
OHIO MORTGAGE, LLC

OWNER OF RECORD:
PROVIDENT FAMILY, LP

LAND PLANNER:
BARTLETT & WEST, INC.,
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049

TOPOGRAPHY PROVIDED BY:
BARTLETT & WEST, INC.,
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049

EXISTING ZONING:
IG

PROPOSED ZONING:
RM32 WITH PD OVERLAY

EXISTING LAND USE:
VACANT LOT

PROPOSED LAND USE:
MULTI-FAMILY RESIDENTIAL

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY "ONE CALL"

BEARINGS BASED ON STATE PLANE
BEARINGS ARE BASED ON EAST LINE OF DELAWARE STREET RIGHT OF WAY AS SHOWN IN PLAT OF SURVEY RECORDED IN BOOK 736, PAGE 788.

PROVISION AND FINANCING OF ROADS, SEWER, WATER AND OTHER PUBLIC SERVICES:
INSTALLATION OF PUBLIC IMPROVEMENTS TO BE PROVIDED VIA PRIVATE FINANCING.
CONNECTION TO THE PUBLIC WATER AND WASTEWATER MANAGEMENT SYSTEM WILL BE VIA PRIVATE SERVICE LINE CONNECTIONS

OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

INSTALLATION OF UNDERGROUND UTILITIES AND COST OF ANY RELOCATION TO BE COORDINATED WITH CITY AND OWNER AND DISCUSSED PRIOR TO THE START OF ANY RELOCATION.

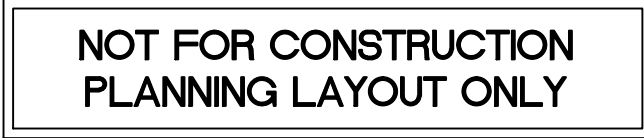
ALL NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES, EXCEPT HIGH VOLTAGE LINES, SHALL BE LOCATED UNDERGROUND.

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PRELIMINARY DEVELOPMENT PLAN
9 DEL LOFTS
900 DELAWARE STREET, CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS

DESIGNED BY: DRA
DRAWN BY: RLW
APPROVED BY: DRA
DESIGN PROJ:
CONST PROJ: 14518.011
SCALE: AS NOTED
DATE: JULY 29, 2013
DRAWING NO:
SHEET NO: 2 of 4

GENERAL NOTES & EXISTING CONDITIONS



SOUTH SIDE BUFFERYARD DETAIL
REQUIRED: TYPE 3 FOR 259.42 LF

NOTE: THIS BUFFERYARD WILL BE INSTALLED BY THE PROPERTY OWNER IN THE EVENT THAT THE TREES ON THE ADJACENT SITE TO THE SOUTH ARE REMOVED OR DAMAGED TO THE DEGREE THAT THE CITY HORTICULTURE MANAGER DETERMINES ADDITIONAL BUFFERING IS NECESSARY. AT LEAST 50% OF ALL TREES AND SHRUBS SHALL BE EVERGREENS.

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
EUO RUD	14	Rudy Haag Burning Bush / Euyonymus alatus 'Rudy Haag'	5 gal
FOR COU	25	Gold Tide Forsythia / Forsythia x 'Courtasol' TM	5 gal
HYP FRO	8	Sunburst Hypericum / Hypericum frondosum 'Sunburst'	3 gal
JUN KE2	40	Keteleeri Chinese Juniper / Juniperus chinensis 'Keteleeri'	6' Ht.
PAN SHA	20	Burgundy Switch Grass / Panicum virgatum 'Shenendoah'	3 gal



3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



1 West Elevation
1/8" = 1'-0"

PRINTS ISSUED

REVISIONS:



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Kansas City, MO ▲ St. Louis, MO

Certificate of Authority - Architecture / Engineering
Number: 000828 / PE-2008020992

9 Del Lofts
Lawrence, Kansas

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-200

DRAWN BY: Author CHECKED BY: Checker