

ZONING: EXISTING RM-12, PROPOSED RM-O
LEGAL DESCRIPTION: Lots 118 and 120, Rhode Island Street
PROJECT DESCRIPTION: Historic preservation and new construction for a mixed-use property containing two residential rental units and an commercial office unit.
PROPERTY OWNER: Current - City of Lawrence
 Pending - 1106 Rhode Island, LLC, 920 Massachusetts, Suite 2, Lawrence, KS 66044
ARCHITECT: Herly Associates, Inc.
 920 Massachusetts St. Suite 2
 Lawrence, KS 66044-2868

PROPERTY SURFACE SUMMARY

EXISTING SUMMARY	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS = 2,407 S.F.	TOTAL BUILDINGS = 3,308 S.F.
TOTAL PAVEMENT = 443 S.F.	TOTAL PAVEMENT = 4,851 S.F.
TOTAL IMPERVIOUS = 3,050 S.F.	TOTAL IMPERVIOUS = 8,159 S.F.
TOTAL PERVIOUS = 8,650 S.F.	TOTAL PERVIOUS = 3,541 S.F.
TOTAL PROPERTY AREA = 11,700 S.F.	TOTAL PROPERTY AREA = 11,700 S.F.

PROPOSED USES
 Barn and Truck Shed - Administrative and Professional Office (Architects)
 Historic Dwelling - Detached Dwelling (3 Bedroom Rental)
 Proposed Dwelling - Detached Dwelling/Garage (1 Bedroom Rental)

PARKING
 Per the requirements in Article 9 of the Development Code:
 Administrative and Professional office = 1 space per 300 SF
 Detached Dwelling = 2 per dwelling unit
 Office = 2,010 S.F. 2,010/300 = 7 spaces req.
 Dwellings: = 2 proposed 2x2 = 4 spaces req.
 Total Required = 11 spaces
 Standard Stall = 8 spaces
 ADA Van Accessible = 1 space
 Garage = 2 spaces
 Total Provided = 11 spaces

Bike Parking - 1 req. per 10 Office spaces = 1 space
 Bike Parking Provided = 2 spaces

REFUSE DISPOSAL
 (3) 95 gallon poly trash carts will be located in a screened enclosure adjacent to the alley.

BENCHMARK:
 Site grading is based on and tied to NGS benchmark T 368:
 A stainless steel rod in hand hole located 190.9' north of the centerline of East 13th Street and 23.6' east of the centerline of Oregon Street. Elevation is 827.39' (NAVD 88).
 Local Benchmark: center of intersection 11th and Rhode Island 851.53'

Zoning Variances Approved: (pending)
 Front Setback - reduction from 25 feet to 5 feet
 Rear Setback - reduction from 20 feet to zero feet
 South Side Setback - reduction from 5 feet to 3 feet
 North Side Building Setback - reduction from 10 feet to zero feet
 North Side Parking Setback - reduction from 25 feet to 5 feet

Design Review Approved:
 DR-14-00291 - The HRC approved the project on 8/21/2014.

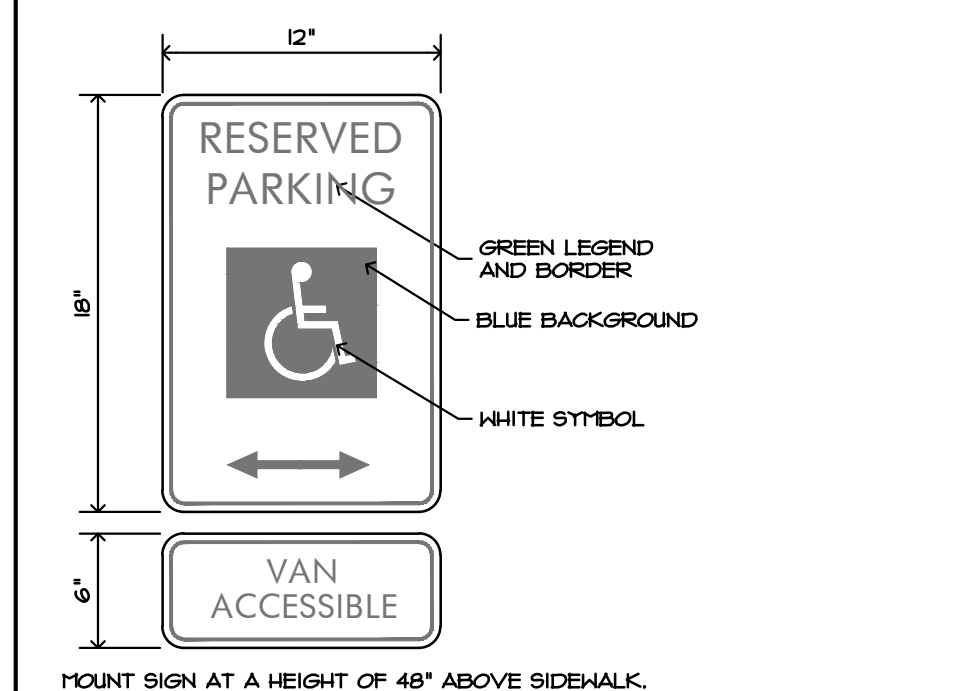
Special Use Permit Approved: (pending)

LIGHTING
 100 WATT DECORATIVE WALL LIGHT

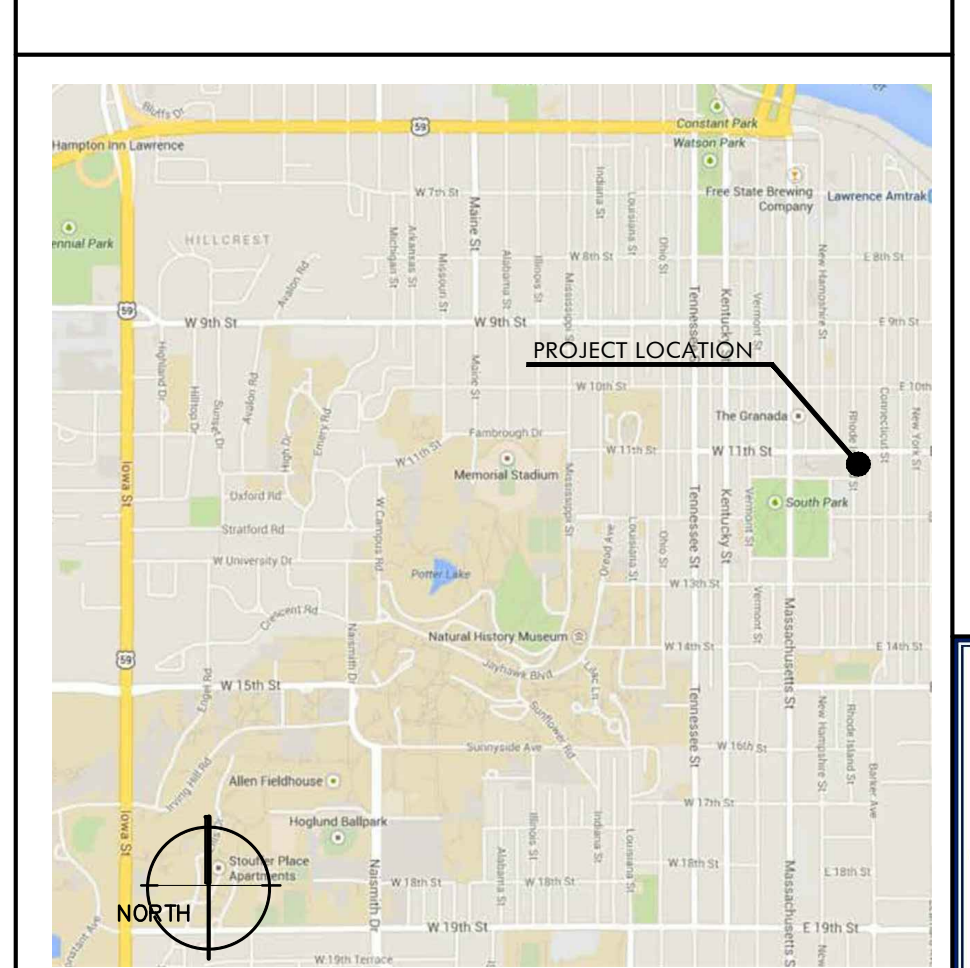
KEY

NOTES

ADA NOTE
 This site plan has been designed within reasonable professional efforts 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. No warranty is given that this site complies with all interpretations of said provisions.



SITE NOTES



LOCATION MAP

Approved and Released

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

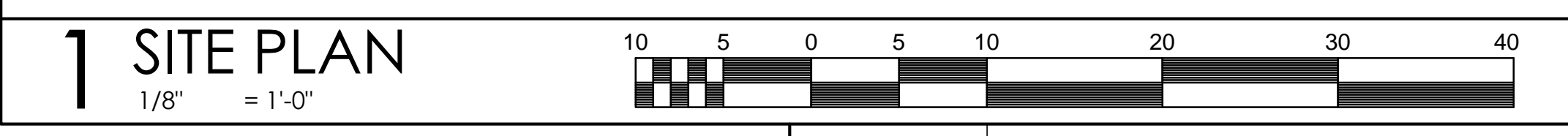
HISTORIC RHODY DELAHUNTY COMPLEX
 1100 - 1106 RHODE ISLAND
 LAWRENCE, KANSAS

Herly ASSOCIATES
 920 Massachusetts
 Lawrence, Kansas 66044
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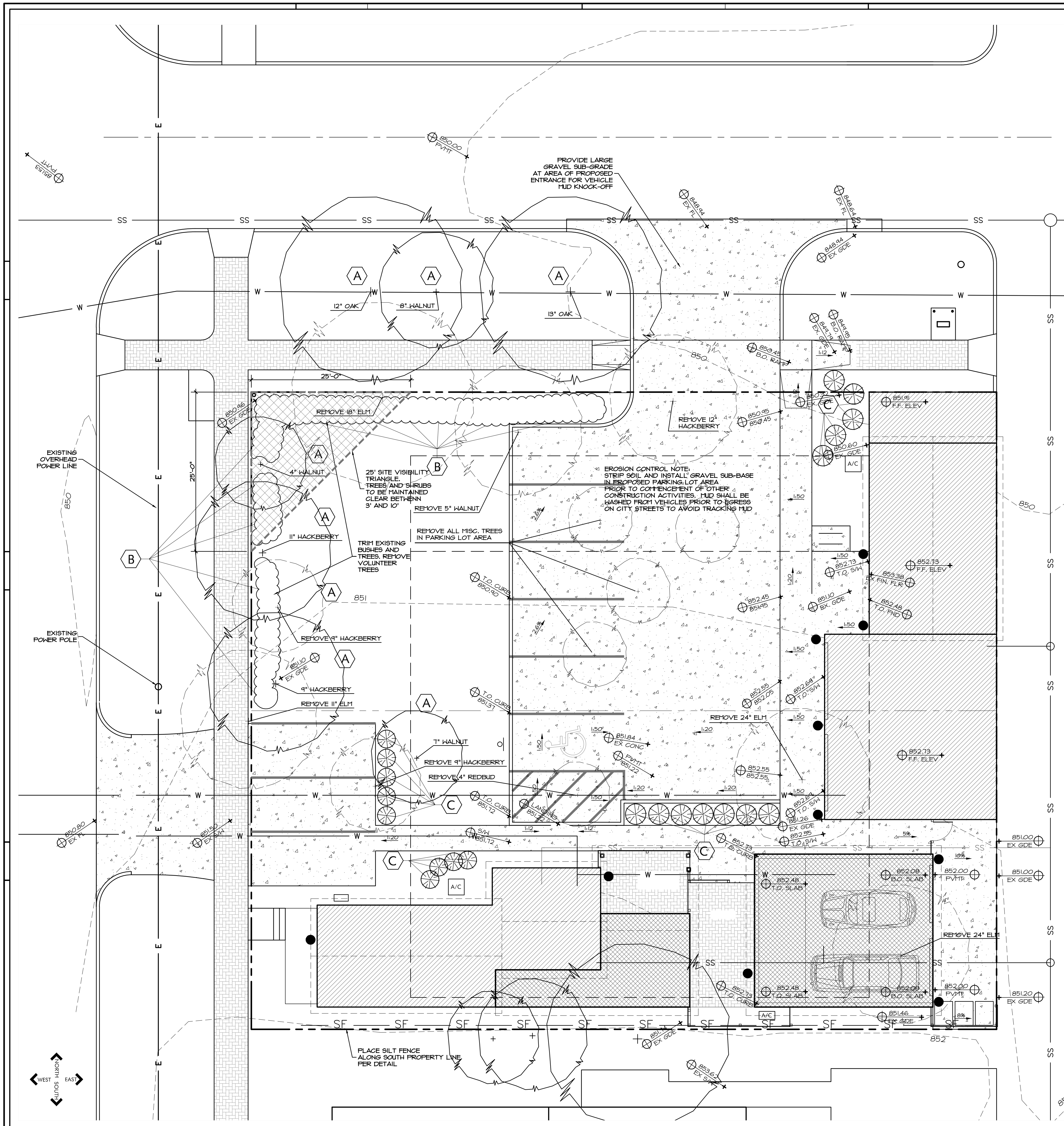
SITE PLAN

Date: 2014/07/21
 Drawn by: SCH/PT
 Checked by: _____
 Revisions: 2014/08/26

C1.0



1 SITE PLAN
 1/8" = 1'-0"



SHRUB PLANTING AT BUILDING

NOT TO SCALE

BLDG. WALL
EQUAL
EQUAL
2" MIN. THICK LAYER OF MEDIUM HARDWOOD BARK MULCH
BACKFILL WITH TOPSOIL MIXTURE AND FERT., DO NOT ALLOW FOR AIR POCKETS TO FORM WHEN BACKFILLING. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

NOTE: IF SOIL TYPE DOES NOT ALLOW FOR PROPER DRAINAGE AN ADDITIONAL 6" DEEP CRUSHED ROCK SHOULD BE ADDED TO DEPTH OF PROPOSED PLANTING BED.

REFER TO PLAN FOR LAYOUT AND SPECIES. CENTER ALL SHRUBS WITHIN THE WIDTH OF THE PLANTING BED.

BEFORE INSTALLING MULCH ESTABLISH AND MAINTAIN 2% (MIN.) SLOPE AWAY FROM BUILDING.

2" MIN. THICK LAYER OF MEDIUM HARDWOOD BARK MULCH

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NOTE: IF SOIL TYPE DOES NOT ALLOW FOR PROPER DRAINAGE AN ADDITIONAL 6" DEEP CRUSHED ROCK SHOULD BE ADDED TO DEPTH OF PROPOSED PLANTING BED.

CONSTRUCTION SPECIFICATIONS

1. Use synthetic filter fabric or a previous sheet of polypropylene, nylon, polyester, or polyethylene yard, which is certified by the manufacturer or supplier as conforming to the requirements shown.

SEDIMENT FENCE FABRIC SPECIFICATIONS

SEDIMENT FENCE FABRIC MINIMUM REQUIREMENTS

Filtering Efficiency: 85%

Tensile Strength @ 20% Standard Strength = 30 lb./in. in. Extra Strength = 50 lb./in. in.

(max) elongation

Slurry Flow Rate: 0.3 gal./sq. ft./min

Synthetic filter fabric should contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 8 months of expected usable construction time at a temperature range of 0 to 120° F.

B. CONSTRUCTION

1. Construct the sediment barrier of standard strength or extra strength synthetic filter fabric.

2. Ensure that the height of the sediment fence does not exceed 18 inches above the ground surface. (Rebar fences may impound volume of water sufficient to cause failure to the structure.)

3. Construct the filter fabric from a continuous roll cut to the length of the barrier to avoid joints. When joints are necessary, securely fasten the filter cloth only at a support post with overlap to the next post.

4. Support standard strength filter fabric by wire mesh fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long, or tie wires. Enter the wire mesh support to the bottom of the trench.

5. When a wire mesh support fence is used, space posts a maximum of 8 ft. apart. Support posts should be driven securely into the ground to a minimum of 18 inches.

6. Extra strength filter fabric with 6-ft post spacing does not require wire mesh support fence. Staple or wire the filter fabric directly to the posts.

7. Excavate a trench approximately 4 inches wide and 8 inches deep along the proposed line of posts and upslope from the barrier.

8. Backfill the trench with compacted soil or gravel placed over the filter fabric.

9. Do not attach filter fabric to existing trees.

MAX. DRAINAGE AREA: 1/4 ACRE / 100 FT. FENCE.

PROPERTY OWNER: Current - City of Lawrence, David Corliss, City Manager
Pending - 1106 Rhode Island, LLC, 920 Massachusetts, Suite 2, Lawrence, KS 66044
Phone - 785-749-5806
Email - mike@hernly.com

EROSION CONTROL NOTES:

1. All perimeter sediment and erosion control facilities are to be constructed prior to grading and they shall be in operational condition before grading construction begins. All sediment control measures are to be adjusted to meet field conditions at the time of construction.

2. Periodic inspection and maintenance of all sediment control structures must be provided to insure intended purpose is accomplished. The contractor shall insure that adjacent land area shall be protected from erosion and sediment. Sediment control measures shall be in working condition at the end of each day.

3. All areas of ingress-egress are to be protected to prevent the tracking of mud onto the public right-of-way.

4. Remove good topsoil from areas to be graded and filled, and preserve it for use in finishing the grading of all critical areas.

5. Clear and grub areas to be filled to remove trees, vegetation, roots or other objectionable material that would affect the planned stability of the fill.

6. Ensure that fill material is free of brush, rubbish, rock, logs, stumps, building debris, and other inappropriate materials for constructing stable fills.

7. Place all fill in layers not to exceed 9 inches in thickness and compact the layers as required to reduce erosions, slippage, settlement, or other related problems.

8. Do not incorporate frozen material or soft, mucky, or highly compressible materials into fill slopes. Do not place fill on frozen foundation, due to possible subsidence during all phases of development.

9. Handle seeps or springs encountered during construction in accordance with approved methods.

10. Scarify areas to be topped to a minimum depth of 2 inches before placing topsoil.

11. The throats of all storm sewer inlets shall be protected and kept free of any deposits of sediment until the uphill areas have been stabilized and the streets have been paved.

12. The out falls of all storm sewers shall be provided with end sections and rip-rap to dissipate flow and control erosion.

LANDSCAPE CALCULATIONS:

STREET TREES REQUIRED = 1 PER 40 FEET OF FRONTAGE 167'40" = 5 TREES
STREET TREES PROVIDED = 3 EXISTING AT NORTH + 3 EXISTING AT WEST = 6 TREES

Note: Existing, mature trees on west side of property are at or inside property line location. An existing overhead power line prevents the public R.O.W. on the west from being an ideal place for new street trees.

PARKING LOT INTERIOR LANDSCAPING REQUIRED = 40 S.F. PER SPACE = 9x40 = 360 S.F.
PARKING LOT INTERIOR LANDSCAPING PROVIDED = APPROX. 2,600 S.F.

Note: The lot contains many existing trees and shrubs that will be selectively thinned and trimmed. The large open space that surrounds the parking areas will contribute to the parking landscaping requirements. The parking lot will be adequately screened and shaded.

PARKING LOT PERIMETER LANDSCAPING REQUIRED:
= 1 SHADE TREE/25 LIN. FT. OF PARKING LOT FRONTAGE = 83'/25 = 4 TREES
+ CONTINUOUS SCREENING

Note: As noted below we have requested alternate compliance for the Bufferyard provisions. We believe that the landscape plan submitted will meet the spirit and intent of the landscaping provisions of the Code and it will respect the historic nature and configuration of the site. Parking will be adequately screened and some views to the historic structures will be opened after careful trimming and thinning of existing vegetation. Additional shrubs have been added where necessary to augment the existing mature vegetation.

BUFFERYARD REQUIRED = A Type 2 Bufferyard is required between RM-O and GPI District to the west and a Type 1 Bufferyard is required between the RM-O and RS district to the north. A letter has been submitted to the planning director requesting alternate compliance to allow the existing dense vegetation along with some new plantings be allowed to suffice for the required Bufferyard. The existing mature vegetation will be selectively pruned and thinned to create an attractive and adequate buffer to the back side of the Law Enforcement Center while allowing desirable views to the historic structures.

LANDSCAPING

KEY	NAME	QUAN	SIZE	NOTES
(A)	Existing Deciduous Tree	8	Varies	The perimeter of the lot on the west and north is densely vegetated with a continuous strip of mature trees and privet hedge. Primary screening of the lot will take the form of careful selection and removal of smaller trees and thinning/pruning the privet hedge to create a uniform and attractive 3' tall screen interspersed with mature trees. It is desirable to open views of the historic structures which are now completely obscured. Additional screening for new parking is as noted.
(B)	Existing Privet Hedge	Cont.	3'	
(C)	Proposed Winged Euonymus	21	24" ht.	

Approved and Released

Case No. _____
Approval Date: _____
Release Date: _____
Planner: _____ of _____ Sheets
City of Lawrence, Douglas County, Asst./Director

Date: 2014/07/21
Drawn by: SCH/PT
Checked by: _____
Revisions: 2014/08/26

LANDSCAPE PLAN

LANDSCAPE NOTES

C1.1

HISTORIC RHODY DELAHUNTY COMPLEX
1100 - 1106 RHODE ISLAND
LAWRENCE, KANSAS

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920 Massachusetts
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785 - 749 - 5806
FAX 785 - 749 - 1515

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