

PROJECT SURFACE SUMMARY:			
EXISTING CONDITIONS:			
BUILDING AREA	0 SF / 0 AC	0%	
PAVEMENT AREA	19,520 SF / 0.448 AC	2.6%	
IMPERVIOUS AREA	19,520 SF / 0.448 AC	2.6%	
PERVIOUS AREA	743,255 SF / 16.879 AC	97.4%	
TOTAL AREA	754,775 SF / 17.327 AC	100.0%	

SITE PARKING SUMMARY:			
REQUIRED:		PROVIDED:	
VEHICLE PARKING:	1 STALL / DWELLING UNIT 200 DWELLING UNITS = 200 PARKING SPACES		394 PARKING SPACES
ACCESSIBLE PARKING:	6 AUTO / 2 VAN (8 REQUIRED FOR 301 - 400 PARKING SPACES)		7 AUTO / 2 VAN
ELECTRIC VEHICLE CHARGING:	1 / 25 PARKING SPACES 394 PARKING SPACES / 25 = 16 ELECTRIC VEHICLE CHARGING		16 ELECTRIC CHARGING SPACES
BICYCLE PARKING (SHORT-TERM):	2 + 0.05 / BEDROOM (10% CARGO) 2 + 0.05 (428 BEDROOMS) = 2 + 21 = 23 SHORT-TERM BIKE (2 CARGO)		36 SHORT-TERM BICYCLE SPACES
BICYCLE PARKING (LONG-TERM):	2 + 0.05 / BEDROOM (10% CARGO) 2 + 0.05 (428 BEDROOMS) = 2 + 21 = 23 LONG-TERM BIKE (2 CARGO)		132 LONG-TERM BICYCLE SPACES
	BICYCLE PARKING 2'6" x 6'0"		
	CARGO BICYCLE PARKING 30" x 100"		

BUILDING SUMMARY:			
BUILDING TYPE #1: (H*, K, L, M - 1+3)		FITNESS CENTER	
FOOT PRINT AREA	4,711 SF	FOOT PRINT AREA	7,500 SF
OVERALL SQ FOOTAGE	12,773 SF	OVERALL SQ FOOTAGE	7,500 SF
BUILDING HEIGHT	34/24"	BUILDING HEIGHT	27'
BUILDING LENGTH	73'-8"	BUILDING LENGTH	100'
CONSTRUCTION TYPE - WOOD (VB)		CONSTRUCTION TYPE - PEMB (VB)	
FULLY SPRINKLER W/13R		FULLY SPRINKLER W/13R	
BUILDING TYPE #2: (A, B, C, D, F, G, I - 7)		MAINTENANCE BUILDING	
FOOT PRINT AREA	6,000 SF	FOOT PRINT AREA	7,500 SF
OVERALL SQ FOOTAGE	16,626 SF	OVERALL SQ FOOTAGE	15,000 SF
BUILDING HEIGHT	34'	BUILDING HEIGHT	27'
BUILDING LENGTH	93'-8"	BUILDING LENGTH	100'
CONSTRUCTION TYPE - WOOD (VB)		CONSTRUCTION TYPE - PEMB (VB)	
FULLY SPRINKLER W/13R		FULLY SPRINKLER W/13R	
BUILDING TYPE #3: (E, J, N, O, P, Q - 6)		SNACK SHACK	
FOOT PRINT AREA	7,056 SF	FOOT PRINT AREA	690 SF
OVERALL SQ FOOTAGE	19,736 SF	OVERALL SQ FOOTAGE	690 SF
BUILDING HEIGHT	34'	BUILDING HEIGHT	10'
BUILDING LENGTH	102'-2"	BUILDING LENGTH	30'
CONSTRUCTION TYPE - WOOD (VB)		CONSTRUCTION TYPE - PEMB (VB)	
FULLY SPRINKLER W/13R		NOT SPRINKLERED	

\* NOTE: BUILDING H WILL BE ONLY TWO STORIES WITH 8 UNITS.

	# OF STORIES	# OF BUILDINGS	# OF UNITS	# OF BEDROOMS
BUILDING TYPE #1A	3	3	36	36
BUILDING TYPE #1B	2	1	8	8
BUILDING TYPE #2:	3	7	84	168
BUILDING TYPE #3:	3	6	72	216
		17	200	428

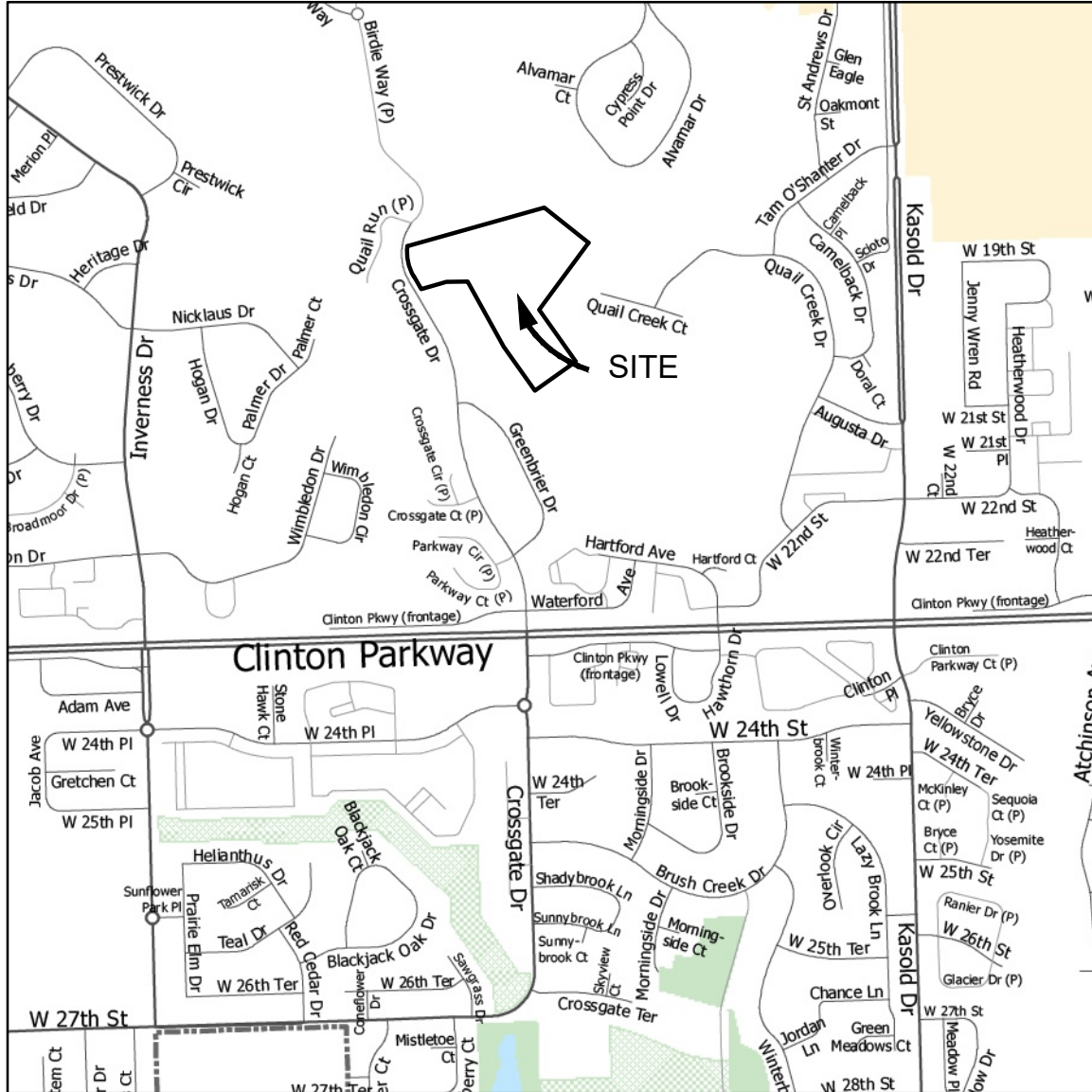
SECTION 20-905(d)(1)(D) - Where multiple multiunit building models are required, they shall be easily distinguished through a minimum of two of the following:  
(i) a variation in length of 30 percent or more  
(ii) a variation in footprint of 30 percent or more  
(iii) a distinct variation in color and use of materials  
(iv) a variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass, i.e., multiunit dwellings vs. attached or two-unit dwellings; or  
(v) a distinct variation in building height and roof form.

PROPOSED BUILDINGS ARE MEETING (i) AND (ii)  
A variation of length from 102'-2" to 73'-8" = 29%  
A variation of footprint from 7056 to 4711 = 33%

SECTION 20-905 (d)(2)(A) - Building massing and form  
A Multiunit Dwellings  
(i) Blocky, uniform facades are prohibited; the publicly visible facades of all multiunit dwellings shall be articulated through the incorporation of three or more of the following:  
(a) Balconies  
(b) Insets or other relief in the wall plane  
(c) Porches  
(d) Dormers  
(e) Variation in materials  
(f) Variation in roof form  
(g) An alternate design element as approved by the Director.  
(ii) Horizontal Variation in Materials along the facade of a multiunit dwelling should occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.

PROPOSED BUILDINGS MEET (a), (b), (c), (e)

LOCATION MAP:  
SCALE 1 : 2,000



LEGAL DESCRIPTION:  
LOT 5, ALVAMAR INC ONE ADDITION, RECORDED IN BOOK P-18, PAGE 974 IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, KANSAS.

- GENERAL NOTES:
- PROPERTY OWNER: EAGLE 1968 LC  
209 FALL CREEK RD  
LAWRENCE, KANSAS 66049
  - ARCHITECT: ADAMS ARCHITECTS  
700 MASSACHUSETTS ST, SUITE 307  
LAWRENCE, KANSAS 66044
  - CIVIL ENGINEER: STORM ENGINEERING GROUP, P.A.  
5719 WESTFIELD DRIVE  
LAWRENCE, KANSAS 66049
  - EXISTING ZONING: RM24-PD
  - PROPOSED ZONING: RM24-PD
  - EXISTING LAND USE: VACANT
  - PROPOSED LAND USE: DWELLING, MULTIUNIT
  - SOIL TYPE: SOGN-VINLAND COMPLEX, 3 to 25% S-OPES (4752)  
OSKA SILTY CLAY LOAM, 3 TO 6% SLOPES (7460)  
VINLAND COMPLEX, 3 TO 7% SLOPES (7651)  
VINLAND-ROCK OUTCROP, 15 TO 45% SLOPES (7658)
  - SITE DOES NOT INCLUDE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR PER FEMA MAP NUMBER 20045C0188D, LAST REVISED AUGUST 5, 2010.
  - ALL REQUIRED ACCESSIBLE SIDEWALK RAMP SHALL BE INSTALLED PER ADA STANDARDS.
  - THE SITE IMPROVEMENTS HAVE 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.
  - NO NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES (EXCEPT HIGH VOLTAGE LINES) MUST BE LOCATED UNDERGROUND.
  - NO TREES SHALL BE PLACED WITHIN UTILITY EASEMENTS OR WITHIN 8 FEET OF ANY WATER MAIN OR SANITARY SEWER MAIN.
  - SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH DEVELOPMENT SERVICES.
  - NO FENCING SHALL BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY OR ACCESS EASEMENT. ANY STRUCTURE OR FENCE CONSTRUCTED IN A UTILITY EASEMENT SHALL REQUIRE NOTIFICATION AND APPROVAL FROM THE UTILITY COMPANIES WITHIN EASEMENT. THE OWNER SHALL REMOVE AND REPLACE STRUCTURE OR FENCE AT THEIR OWN EXPENSE, PER CITY CODE 5-2102.
  - ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1412(b).
  - SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1 SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
  - THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
  - PLAN FOR CITY APPROVAL ONLY, CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
  - INFORMATION TAKEN FROM AERIAL PHOTOS, TOPOGRAPHIC SURVEY, AVAILABLE DOCUMENTS, AND ON SITE INVESTIGATION.
  - ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH RESPECT TO SIZE SHAPE COLOR REFLECTIVITY, AND POSITION.
  - THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
  - MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 45 FEET PER CITY CODE 20-306.
  - NO BUILDING STRUCTURE SHALL BE PLACED WITHIN UTILITY EASEMENTS OR WITHIN 15 FEET OF THE PUBLIC SANITARY SEWER OF PUBLIC WATERLINE. NO OTHER STRUCTURES OR LANDSCAPING SHALL BE PLACED WITHIN UTILITY EASEMENT OR WITHIN 8 FEET OF PUBLIC SANITARY SEWER OR PUBLIC WATERLINE.
  - THE SWIMMING POOL CONSTRUCTION SHALL COMPLY WITH CITY CODE CHAPTER 19, ARTICLE 10.
  - SLOPE OF EXTERIOR WALKS A MINIMUM OF 1/4" PER FOOT (BUT LESS THAN 1:20) TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE EXTERIOR OF THE BUILDINGS.
  - EXISTING MATURE TREES SHALL BE PRESERVED AS MUCH AS POSSIBLE DURING CONSTRUCTION OF PRIVATE IMPROVEMENTS. EXISTING TREES THAT ARE DEAD, DAMAGED, SEVERELY STRESSED, OR OTHERWISE UNSIGHTLY SHALL BE REMOVED.
  - SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED IN THE STATE OF KANSAS, SHALL PERFORM INVESTIGATIONS AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE.
  - ALL DISTURBED AREAS NOT SHOWN FOR TREES AND LANDSCAPING SHALL BE RESEEDDED WITH TURF TYPE GRASSES AND OTHERWISE RESTORED TO THEIR ORIGINAL CONDITION.
  - PER SECTION 1028.5 OF 2018 IBC - ACCESS TO A PUBLIC WAY - THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY. DEFINITION OF PUBLIC WAY PER CHAPTER 2 OF 2018 IBC - A STREET, ALLEY OR OTHER PARCEL OF LAND OPEN TO THE OUTSIDE AIR LEADING TO A STREET, THAT HAS BEEN DEEDED, DEDICATED OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE, AND WITH A CLEAR WIDTH AND HEIGHT OF NOT LESS THAN 10 FEET. PARKING LOTS ARE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR USE. ALL REQUIRED EXITS HAVE SIDEWALKS THAT LEAD TO THE PARKING LOT.

M25.156.01

PLANNING  
SUBMITTAL

JAYHAWK CLUB LOT 5  
LOT 5, LAWRENCE, KS



APPROVED BY:

Name: ...	Date: ...
Name: ...	Date: ...
Name: ...	Date: ...

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

REVISIONS

No.	Description	Date

Rel. Date: 8/29/2025

LAYOUT PLAN  
AND NOTES

G010

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