

FAIRLANE TOWNHOMES

Phase 2 Site Plan - Sheet 1 of 3
Fairlane Commercial Development
Northwest 1/4 of Section 19, Township 9 South, Range 23 East
City of Lansing, Leavenworth County, Kansas

LEGAL DESCRIPTION: A tract of land being all of Lot 2B Midtown Court Subdivision, 2nd Plat, and all of Lot 2, Fairlane Commercial Development, and a part of Abandoned Railroad of Santa Fe Subdivisionm all being a part of the Northwest Quarter of Section 19, Township 9 South, Range 23 East of the 6th P.M. in the City of Lansing, Leavenworth County, Kansas.

- NOTES:
- DATE OF SURVEY: FIELD SURVEY WAS PERFORMED APRIL 14, 2024.
 - BASIS OF BEARINGS: NORTH LINE OF MIDTOWN COURT, 2ND PLAT, BEING N 88°45'25" E. (NOT GRID NORTH.)
 - FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP NUMBER 20103C0144G, EFFECTIVE DATE: JULY 16, 2015, PANEL 144 OF 425 IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD INFORMATION IS SUBJECT TO CHANGE.
 - PROJECT BENCHMARK: SQUARE CUT ON NORTHWEST CORNER OF CURB INLET NORTHWEST OF INTERSECTION OF FAIRLANE ST. AND SANTE FE DR.. ELEVATION: 819.39 - NAVD 88 VERTICAL DATUM.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF LANSING
 - PUBLIC WATER SERVICE PROVIDED BY LANDEL WATER.
 - SEDIMENT WILL BE CONTROLLED DURING ALL GRADING AND CONSTRUCTION PHASES OF DEVELOPMENT.
 - ALL EXISTING AND PROPOSED TOWNHOMES ARE 2 STORY UNITS, EXCEPT BUILDING 4.
 - MONUMENT SIGN TO MATCH MONUMENT SIGN LOCATED ON FAIRLANE STREET.

GENERAL SITE DATA:

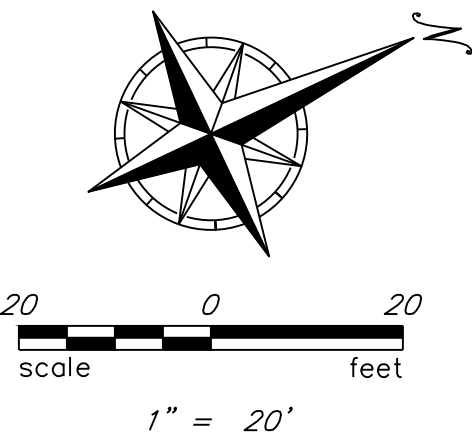
GROSS AREA: 137,072 SQ. FT. - 3.2 ACRES
EXISTING ZONING:
R-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE = 10,000 S.F
MINIMUM LOT WIDTH = 60 FEET
MINIMUM SETBACKS:

FRONT: 25 FEET
SIDE: 10 FEET
REAR: 30 FEET

PARKING DATA
LANSING UNIFIED DEVELOPMENT ORDINANCE RECOMMENDS 2
STALLS PER UNIT.
TOTAL UNITS 21
PARKING W/ 2 ADA 44 SPACES

- LEGEND
- HP - HIGH POINT
 - ME - MATCH EXISTING
 - TP - TOP OF PAVEMENT
 - LP - LOW POINT
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT

OWNER / DEVELOPER
GREENAMYRE RENTALS, INC.
2500 S 2ND STREET
LEAVENWORTH, KS 66048



SITE PLAN

FAIRLANE TOWNHOMES PH 2
LANSING, KANSAS



Alfred Benesch & Company
15700 College Blvd, Suite 202
Lenexa, Kansas 66219
913-888-4647 Job No. - 2020-035 10

PROJECT
FAIRLANE TOWNHOMES

DATE
July 2, 2025

JOB NO.
1325-500010.00

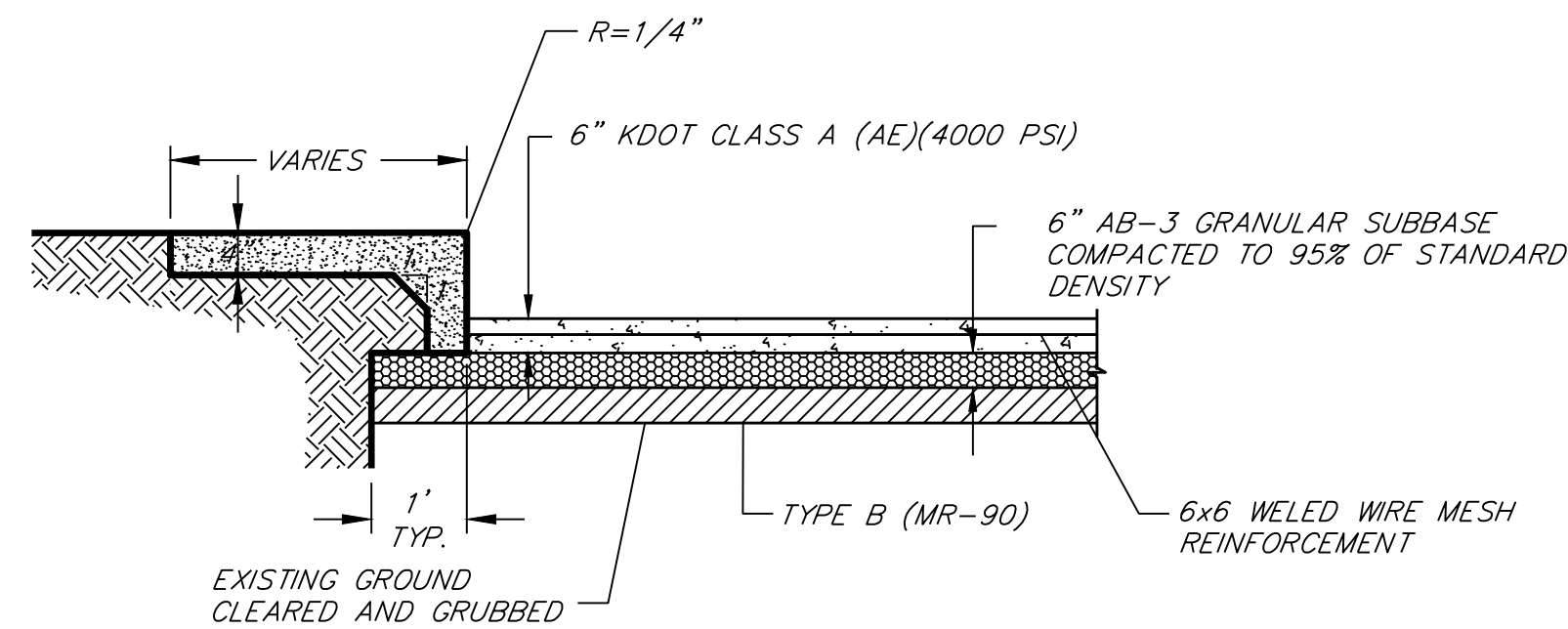
SHEET NO.

1 of 3

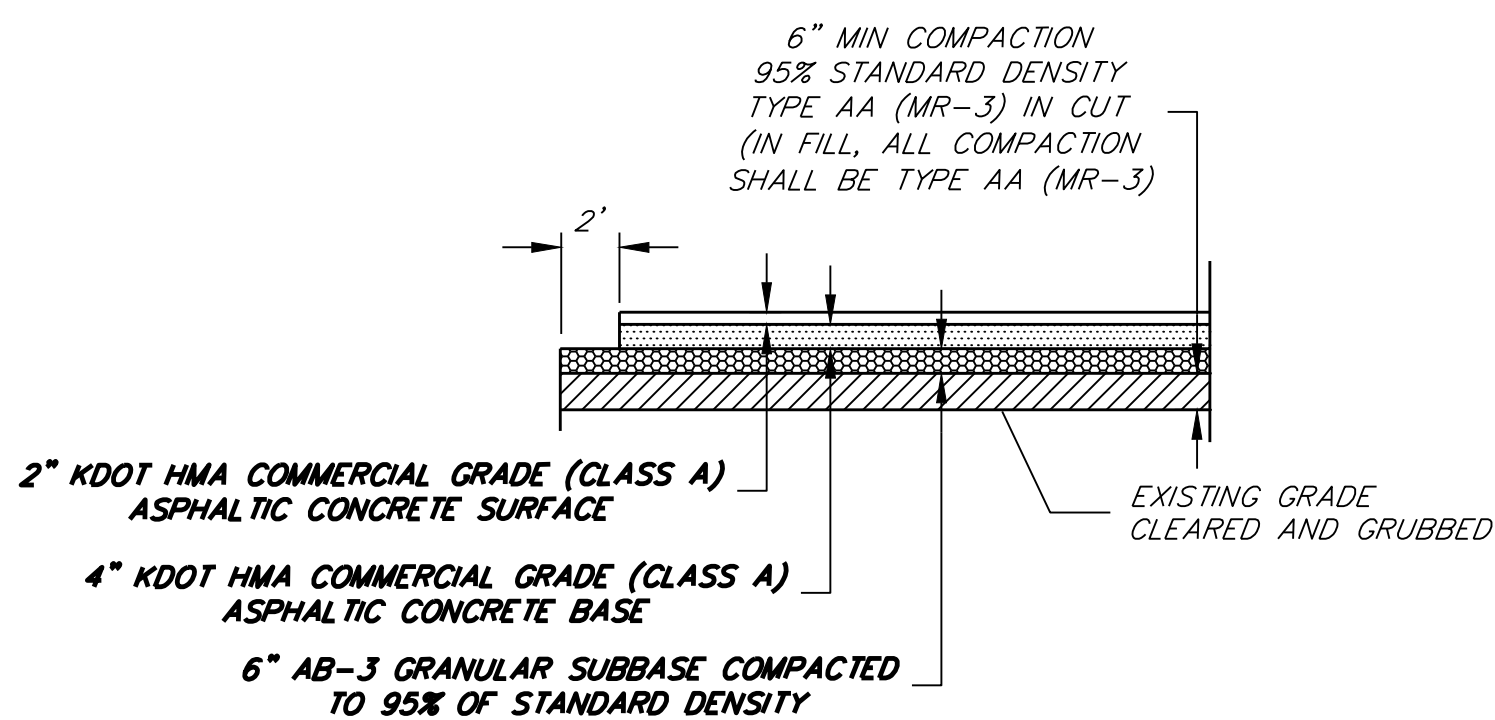
DATE

REVISIONS

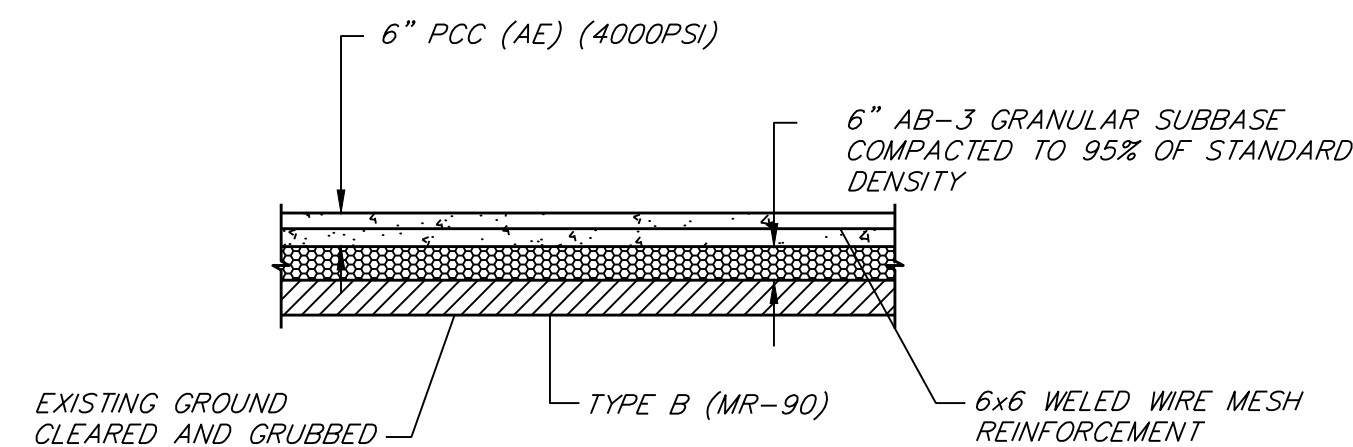
NO.



TURN DOWN SIDEWALK
NOT TO SCALE



TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE



TYPICAL CONCRETE PAVEMENT & TRASH ENCLOSURE SECTION

NOT TO SCALE

SITE PAVEMENTS

NOTE: PAVEMENTS SHALL CONSIST OF 6-INCHES OF ASPHALT OR CONCRETE AS SHOWN IN THE SITE PLAN WITH A 6-INCH AGGREGATE BASE. PARKING, LOADING, AND WALKWAYS SHALL BE CONCRETE PAVEMENT.



TRASH ENCLOSURE
NOT TO SCALE

TRASH STORAGE SCREENING DETAIL

NOTE: PROPOSED TRASH ENCLOSURE SIZE, MATERIALS, AND COLOR SCHEME TO MATCH OR BE VERY SIMILAR TO THE FAIRLANE TOWNHOMES PHASE 1 DEVELOPMENT.



TYPICAL BUILDING FINISHES 20-FT STRUCTURE HEIGHT
NOT TO SCALE

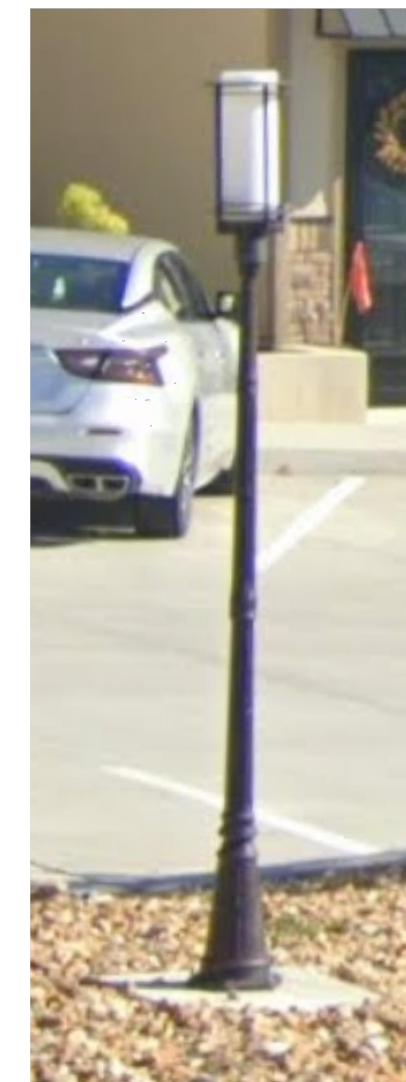
STRUCTURE BUILDING MATERIALS

NOTE: BUILDING SIZING, COLOR SCHEME, AND MATERIALS WILL BE THE SAME OR VERY SIMILAR TO THE FAIRLANE TOWNHOMES PHASE 1 DEVELOPMENT AND WILL CONSIST OF THE FOLLOWING:

1. 6" THICK CONCRETE SLAB ON GRADE PER CODE.
2. STRUCTURAL LUMBER FOR FRAMING, 3" ROOF DECKING AND 2" T&G PLYWOOD FOR FLOORING ON 2ND FLOOR.
3. DOUBLE PANE HIGH EFFICIENCY WINDOWS.
4. SMART SIDING AND SMART LAP SIDING.
5. BLOWN IN INSULATION (BIB) TYPE INSULATION IN ALL WALLS AND CEILING AND OVERHANGS.
6. WIRING PER CODE.
7. HVAC BY BESELS PER CODE. ALL EQUIPMENT TO BE HIGH EFFICIENCY. ELECTRIC FURNACE AND AC EQUIPMENT.
8. ROOFING TO BE 80 MIL SINGLE PLY ROOFING INSTALLED OVER 1" RIGID INSULATION WITH R-VALUE OF 7. THIS INSULATION BOARD ADDED TO THE 12" BATT INSULATION IN CEILING WILL BRING THE TOTAL INSULATION VALUE OF THE CEILING TO 4.0. WALLS WILL BE R-22 BIB INSULATION.
9. FLOORING ON MAIN FLOOR TO BE LUXURY VINYL WITH STAIRS AND UPSTAIRS ROOM TO BE CARPET.
10. FIRE WALLS SEPARATING UNITS WILL BE 2" SHAFTEL UNITS TO MEET CODES.
11. TWO COATS OF EXTERIOR PAINT ON ALL EXTERIOR SIDING.
12. SHEETROCK ON INTERIOR WALLS TO BE TAPED, MUDD, PRIMED AND PAINTED.



MONUMENT SIGN
NOT TO SCALE



6' PEDESTAL LIGHT
NOT TO SCALE

LIGHTING DETAIL

NOTE: SITE LIGHTING WILL FOLLOW LANSING UNIFIED DEVELOPMENT ORDINANCE SECTION 6.05. SITE LIGHTING PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. SITE LIGHTING WILL PRIMARILY COME FROM BUILDING LIGHTS WITH SHIELDING FOR DARK SKY LIGHTING AND MAY UTILIZE 6-FT PEDESTAL LIGHTING AS SHOWN IN DETAIL.

