

SANTA FE TOWNHOMES

Fairlane Commercial Development
Northwest 1/4 of Section 19, Township 9 South, Range 23 East
City of Lansing, Leavenworth County, Kansas

LEGAL DESCRIPTION: LOT 2, FAIRLAINE COMMERCIAL DEVELOPMENT

NOTES:

- DATE OF SURVEY: FIELD SURVEY WAS PERFORMED MAY 5, 2020.
- BASIS OF BEARINGS: NORTH LINE OF MIDTOWN COURT, 2ND PLAT, BEING N 88°45'25" E. NAD83 KANSAS STATE PLANE COORDINATE SYSTEM - NORTH ZONE - GRID NORTH.
- ALL VALUES ARE AS DEEDED & MEASURED UNLESS OTHERWISE NOTED.
- 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: CHISELED SQUARE ON TOP OF CONCRETE CURB AT SOUTHWEST CORNER OF PARKING LOT OF 504 N MAIN ST. ELEVATION: 833.78 - 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 TOWNHOMES ARE 2 STORY UNITS.
- PARKING, LOADING, AND WALKWAYS SHALL BE CONCRETE PAVEMENT.

REFERENCES:

- PLAT OF MIDTOWN COURT SUBDIVISION, 2ND PLAT, DOC. NO. 2020P00013
- PLAT OF MIDTOWN COURT SUBDIVISION, BOOK 11, PAGE 36.
- PLAT OF FAIRLAINE COMMERCIAL DEVELOPMENT, DOC. NO. 2009P00010, BOOK 2B, PAGE 79
- PLAT OF SANTA FE SUBDIVISION
- TITLE COMMITMENT PROVIDED BY:

FILE NUMBERS: TX0014487
EFFECTIVE THROUGH: FEBRUARY 5, 2020 @ 8:00 A.M
KANSAS SECURED TITLE, INC. - LEAVENWORTH
360 SANTA FE STREET
LEAVENWORTH, KANSAS 66048

GENERAL SITE DATA:

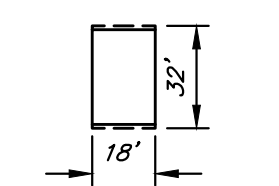
GROSS AREA: 56,099 SQ. FT. - 1.3 ACRES
EXISTING ZONING:
R-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE = 10,000 S.F.
MINIMUM LOT WIDTH = 60 FEET
MINIMUM SETBACKS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 30 FEET

PARKING DATA:

REQUIRED PARKING RATIO: 2 Per Unit
DETERMINED BY THE CITY OF
LANSING, UNIFIED DEVELOPMENT
ORDINANCE VERSION 1.0

PARKING STALLS 28

Building Footprint



No. Units

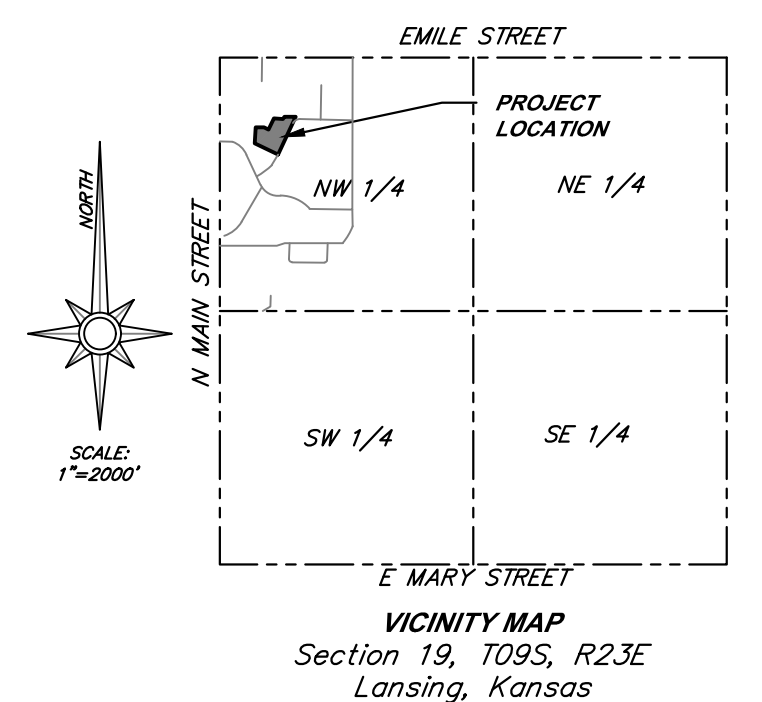
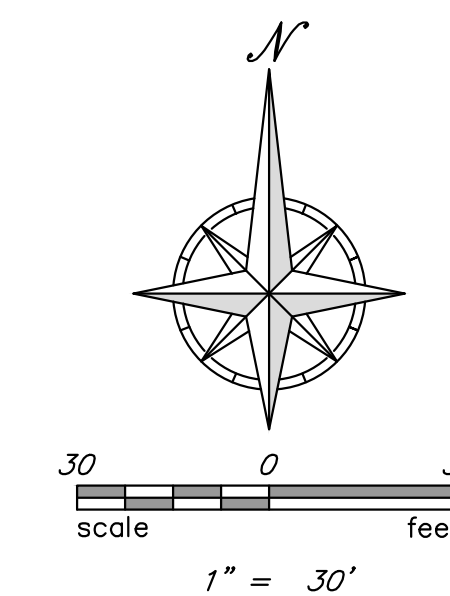
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| PLANTING SCHEDULE | | | | |
|-------------------|-------|---------------------------|----------------------|-------------|
| Symbol | Total | Common Name | Botanical Name | Size |
| | 4 | Commemoration Sugar Maple | Acer saccharum | 3" Cal Min. |
| | 9 | Magic Carpet Spirea | Spiraea japonica | 2 gal Min. |
| | 9 | Lodense Privet | Ligustrum vulgare | 2 gal Min. |
| | 1 | Goldfinger Potentilla | Potentilla fruticosa | 2 gal Min. |

Reviewed By WW Dept
No Comments
05/05/2022 7:08:16 AM
By T Zell

Reviewed By PW
05/05/2022 9:00:00 AM
By mspickelmier

Reviewed By CED
No Comments
05/16/2022 9:33:04 AM
By mschmitz



We typically would prefer to not have a curb cut for a trash enclosure. However, This configuration would likely be needed due to the limited space of the parking lot and potential conflict with residents.

It appears that all of the surface water runoff is exiting the site at this location. Provide a curb inlet and/or other devise to capture and tie into existing storm water system.

