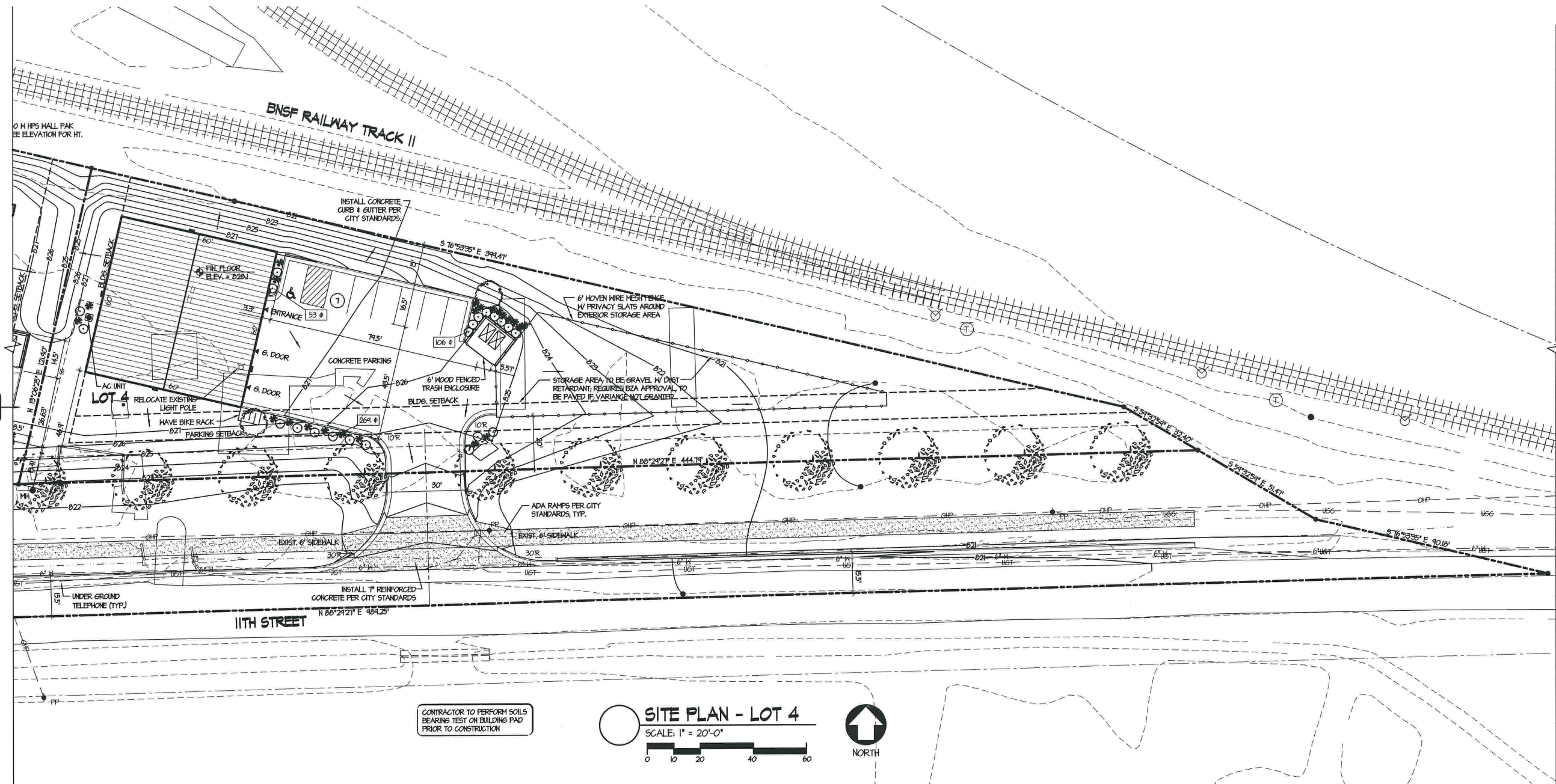


LOT 3 INFORMATION
PROVIDED IN SEPARATE
SITE PLAN.



GENERAL NOTES:

- LOCATION: CITY OF LAWRENCE, 1200 EAST 11TH STREET
- LEGAL DESCRIPTION: POLK SUBDIVISION, LOT 4
- CURRENT ZONING: M-2
- LAND AREA: 65 AC. (28,161 SQ. FT. +/-)
- PARKING SURFACE: 6" REINFORCED CONCRETE
- PARKING REQUIRED: OFFICE: 730 GSF * 10% = 512 NSF @ 1/500 = 1.0 SPACES
SHOP: 410 GSF * 10% = 614 NSF @ 1/500 = 1.4 SPACES
VEHICLE STORAGE: 1,900 GSF * 50% = 950 NSF @ 1/500 = 1.9 SPACES
4 SPACES REQUIRED
- PARKING PROVIDED: 1 SPACES PROVIDED (1 ACCESSIBLE SPACES)
(5 BICYCLE SPACES)
- TYPICAL DIMENSIONS: 1" SPACES - 9' X 16.5'
1" SPACES - 8' X 18'
- CITY OF LAWRENCE NOT TO BE HELD RESPONSIBLE FOR DAMAGE BY TRASH TRUCKS.
- PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS FURNISHED AT THE REQUEST OF THE OWNER.
- ACCESSIBLE RAMPS BY A.D.A. STANDARDS.
- BUILDING SIZE: BUILDING FOOTPRINT - 3,600 SQ. FT.
- PROPOSED USE: CONTRACTOR OFFICE / SHOP / VEHICLE STORAGE
- SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 22 C.F.R. PART 28.
- REFER TO A FLOOD PLAIN MANAGEMENT STUDY PREPARED BY EBH & ASSOCIATES FOR ADDITIONAL INFORMATION.
- TRASH WILL BE PLACED BY THE CURB BY BUILDING OCCUPANTS.
- THE ENTIRE LOT IS LOCATED IN THE 100-YEAR FLOOD PLAIN

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
●	SHADE TREES	11	SAN TOOTH OAK AMERICAN SHEETGUM NORWAY MAPLE	QUERCUS ACUTISSIMA LIQUIDAMBAR STYRACIFLUA ACER PLATANOIDES	2"-2 1/2" GAL	B & B
●	ORNAMENTAL TREES	2	CLEVELAND SELECT PEAR KOUSA DOSHOD CORAL BURST GRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTELEER' CORNUS KOEIA MALUS 'CORALBURST' CERCIS CANADENSIS	1 1/2"-2" GAL	B & B
○	DECIDUOUS SHRUBS	5	RED BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC		18"-24" HT.	CONT.
★	EVERGREEN SHRUBS	14	CARMEL CREEPER DWARF FRITZGER JUNIPER ENGLISH YEW ENGLISH-JAPANESE YEW		18"-24" HT.	CONT.

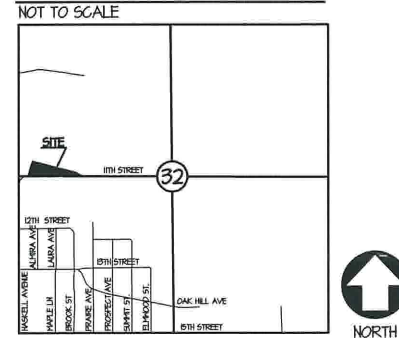
- THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE
- REQUIRED INTERIOR LANDSCAPING AREA = 7(280)(15) = 294 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 428 SQ. FT.

PROJECT SITE: 28,161 SQ. FT. = 65 AC.	
EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TOTAL BUILDINGS 0 SQ. FT.	TOTAL BUILDINGS 3,600 SQ. FT.
TOTAL PAVEMENT 0 SQ. FT.	TOTAL PAVEMENT 5,401 SQ. FT.
TOTAL IMPERVIOUS 0 SQ. FT.	TOTAL IMPERVIOUS 9,001 SQ. FT.
TOTAL PERVIOUS 28,161 SQ. FT.	TOTAL PERVIOUS 19,154 SQ. FT.
PROPERTY AREA 28,161 SQ. FT.	PROPERTY AREA 28,161 SQ. FT.

BENCHMARKS:

- BM #1: CHISELED "T" FRONT CENTER STORM INLET NORTH SIDE 11TH STREET AND ON WEST SIDE OF AT 4 SF RAILROAD TRACKS. ELEV.=821.64
- BM #2: CHISELED "T" TOP OF CURB AT END OF CURB EAST OF HASKELL AVENUE AND ON NORTH SIDE OF 11TH STREET. ELEV.=821.96
- AS INDICATED BY FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY AND INCORPORATED AREAS, MAP NUMBER 2004SC00891 G, EFFECTIVE DATE, NOVEMBER 1, 2001, THE ENTIRE POLK SUBDIVISION IS WITHIN A 100 YEAR FLOODPLAIN HAZARD AREA. THE 100-YEAR BASE FLOOD WATER-SURFACE ELEVATION FOR THIS ENTIRE AREA IS 827.0.
- THE MINIMUM FINISH FLOOR ELEVATION FOR ANY BUILDING WITHIN THIS SUBDIVISION SHALL BE 828.0.

LOCATION MAP:



REDUCED PRINT
NOT TO SCALE

paulwerner
ARCHITECTS

545 COLUMBIA DRIVE
SUITE 1002
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OFFICE: 785.832.0804
FAX: 785.832.0890

DEVELOPER:
M9 HOLDINGS
1250 E. 11TH
LAWRENCE, KANSAS
66044
OFFICE: 785.848.1101

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POLK SPEC BUILDING
POLK SUBDIVISION LOT 4
1200 E. 11TH STREET
LAWRENCE, KANSAS

PROJECT # 26105
JANUARY 21, 2006

RELEASE: DATE:

SP-1