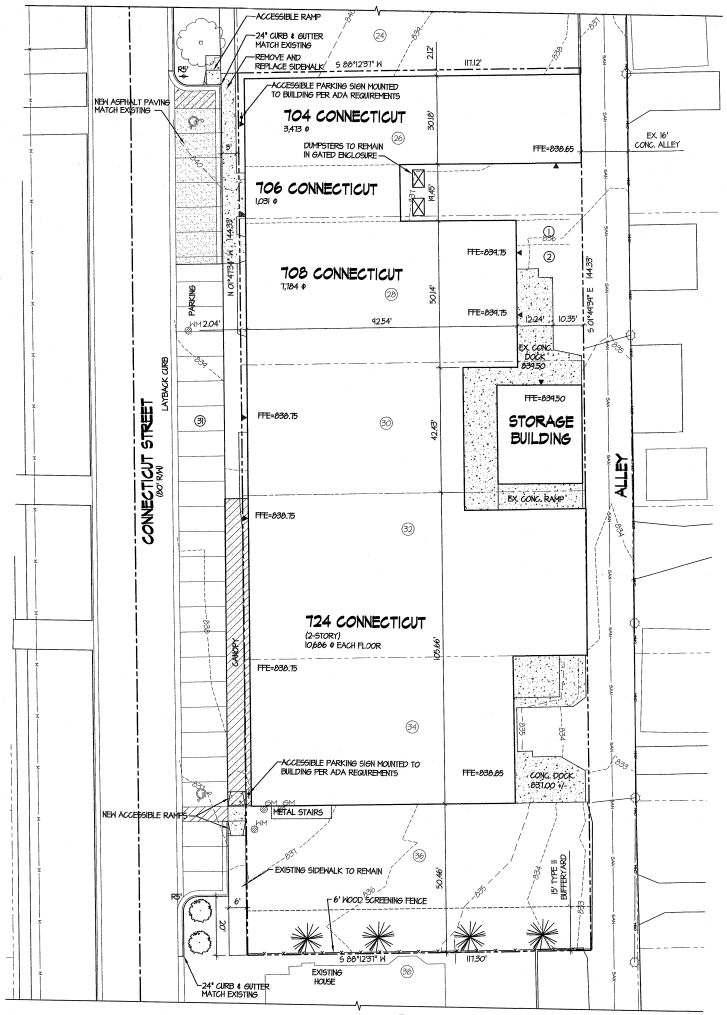
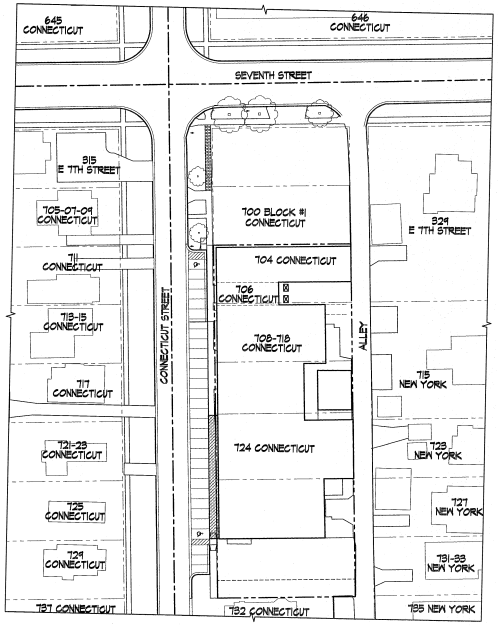


SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40 60

NORTH



SURROUNDING PROPERTY

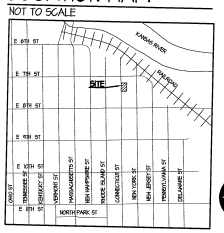
SCALE: 1" = 50'-0"

0 25 50 100 150

NORTH

LOCATION MAP:

NOT TO SCALE



NORTH

EXISTING BUILDING CONFIGURATION

ADDRESS	TOTAL AREA	RETAIL AREA	NON-RETAIL SPACE
704 CONNECTICUT	3,412 ±	2,000 ±	1,412 ±
706 CONNECTICUT	1,031 ±	800 ±	231 ±
708 CONNECTICUT	7,184 ±	4,000 ±	3,384 ±
724 CONNECTICUT	21,372 ±	8,000 ±	13,372 ±
STORAGE BUILDING	910 ±	0 ±	910 ±
TOTAL = 34,629 ±			

LEGAL DESCRIPTION:

CONNECTICUT STREET LTS 26, 28, 30, 32, 34, & 36, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PROJECT SUMMARY:

1.1 CURRENT ZONING: CS

1.2 EXISTING USE: VACANT RETAIL & EXISTING RETAIL SPACE

1.3 PROPOSED USE: 704 & 706 CONN. PROPOSED RETAIL SPACE (4,503 ±)
706 CONN. EXISTING FURNITURE STORE TO REMAIN (7,184 ±)
724 CONN. EXISTING ELECTRICAL SUPPLY STORE (10,686 ± EACH FLOOR)

1.4 LAND AREA: 0.808 ACRES (35,217 SQ. FT. +/-)

1.5 DENSITY PROPOSED: N/A

GENERAL NOTES:

2.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006.

2.2 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED TO PAVEMENT BY TRASH TRUCKS.

2.3 NO ADDITIONAL EXTERIOR LIGHTING TO BE INSTALLED.

2.4 PLAN FOR CITY APPROVAL ONLY; CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.

2.5 INFORMATION TAKEN FROM AERIAL PHOTOS AND A SURVEY DONE BY ALL-POINTS SURVEYING, LLP DATED 12-18-07.

2.6 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 28CFR PART 36.

2.7 PARKING SPACES TO BE RE-STRIPED PER 20-1138(J).

PARKING INFORMATION:

3.1 PARKING REQUIRED: 1.0 SPACE PER 200 GSF; 34,629 GSF / 200 = 173 SPACES PER SECTION 20-1203(B)

TYPE:	REQUIRED:	PROVIDED:
REGULAR:	166	31
ACCESSIBLE	7	2
TOTAL:	173	33 (SEE NOTE 3.5)
BICYCLE	45 (1 PER 4 STALLS)	0 (1 RACK)

3.2 TYPICAL DIMENSIONS: 'R' SPACES - 9' X 18' (16' + 2' OVERHANG)
SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
'H' SPACES - 8' X 20' (5' OR 8' AISLE)

3.3 PAVEMENT: APPROACHES: 7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE

3.4 24" CURB & GUTTER PER CITY STANDARDS; N/A

3.5 IF THE CITY REMOVES PARKING IN RIGHT OF WAY, SITE PLAN IS STILL VALID.

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 0.808 ACRES (35,217 SQ. FT. +/-)

EXISTING CONDITIONS:

	SQ. FT.	AC
LAND AREA	35,217	0.808
BUILDING FOOTPRINT:	23,943	0.521
PAVEMENT AREAS:	4,977	0.114
TOTAL IMPERVIOUS:	28,920	0.664
TOTAL PERVIOUS:	6,297	0.144

PROPOSED CONDITIONS:

	SQ. FT.	AC
LAND AREA	35,217	0.808
BUILDING FOOTPRINT:	23,943	0.521
PAVEMENT AREAS:	4,977	0.114
TOTAL IMPERVIOUS:	28,920	0.664
TOTAL PERVIOUS:	6,297	0.144

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	0	REFER TO SITE PLAN		REFER TO SITE PLAN	
	ORNAMENTAL TREES	2	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTICLEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 1/2"-2" CAL	B & B
	EVERGREEN TREES	4	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA PUNGENS	6'-8' HT.	B & B

4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.

4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE

BENCHMARK:

S.M. HEADBOLT ON FIRE HYDRANT AT S.W. CORNER 7TH & CONNECTICUT.
ELEVATION = 844.98

HRC SUBMITTAL DR-12-157-07

5.1 APPROVED 12/07.

BZA SUBMITTAL B-12-17-07

6.1 REDUCTION OF REQUIRED PARKING FROM 173 TO 2.

6.2 REMOVE REQUIREMENT FOR INTERIOR LANDSCAPING.

6.3 EXISTING LOT SIZES AND SETBACKS TO REMAIN AS THEY EXIST.

6.4 ALLOW THE USE AND MAINTENANCE OF EXISTING PARKING ON CONNECTICUT STREET.

Approved & Released
Case No. SP-12-157 Date: 5/1/08
Planner Initials: PCP # of Sheets 1
Director: Scott McCullough

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FAX: 785.832.0890

OFFICE:
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704-728 CONNECTICUT

LAWRENCE, KANSAS 66044

PROJECT #21340

DECEMBER 21, 2007

RELEASE:	DATE:
1.0	12.21.07
2.0	1.23.08
3.0	2.11.08
4.0	5.5.08
4.1	5.15.08

SP-1