

## LEGAL DESCRIPTION:

TENNESSEE STREET LOT 142, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING .132 ACRES, MORE OR LESS.

## PROJECT SUMMARY:

- 1.1 CURRENT ZONING: RMB2
- 1.2 PREVIOUS USE: 4 BEDROOM NON-CONFORMING CONGREGATE RESIDENCE; UP TO 5 OCCUPANTS
- 1.3 PROPOSED USE: 5 BEDROOM CONGREGATE RESIDENCE; MAX. 5 OCCUPANTS
- 1.4 LAND AREA: 0.132 ACRES (5,743 SQ. FT. +/-)
- 1.5 DENSITY ZONED: RMB2 - 32 UNITS PER ACRE

## GENERAL NOTES:

- 2.1 THERE IS NO PRACTICAL WAY TO FURNISH AN ACCESSIBLE ROUTE TO THE RESIDENCE SO NONE IS PROVIDED, PER SECTION 100.205 OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 2.2 TYPICAL RESIDENTIAL LIGHTING TO BE PROVIDED PER CITY CODE. NO ADDITIONAL EXTERIOR LIGHTING TO BE PROVIDED.
- 2.3 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2.4 INFORMATION TAKEN FROM AVAILABLE DOCUMENTS AND ALLPOINTS SURVEY PERFORMED 3/2009.
- 2.5 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.
- 2.6 TRASH TO BE DEPOSITED IN SHARED DUMPSTER RELOCATED AS SHOWN ON PLAN.
- 2.7 5 LAWFUL OCCUPANTS ARE ALLOWED IN THE UNIT.
- 2.8 BUILDING IS EQUIPPED WITH A FIRE ALARM AND SPRINKLER SYSTEM.

## PARKING INFORMATION:

3.1	PARKING REQUIRED: 15 PER 2 LAWFUL OCCUPANTS, PER SECTION 20-402.		
3.2	TYPE:	REQUIRED:	PROVIDED:
	REGULAR	4	5
	ACCESSIBLE	0	0
	TOTAL:	4	5
	BICYCLE	1	1 RACK(5 SPACES)

## FAIR HOUSING ACT:

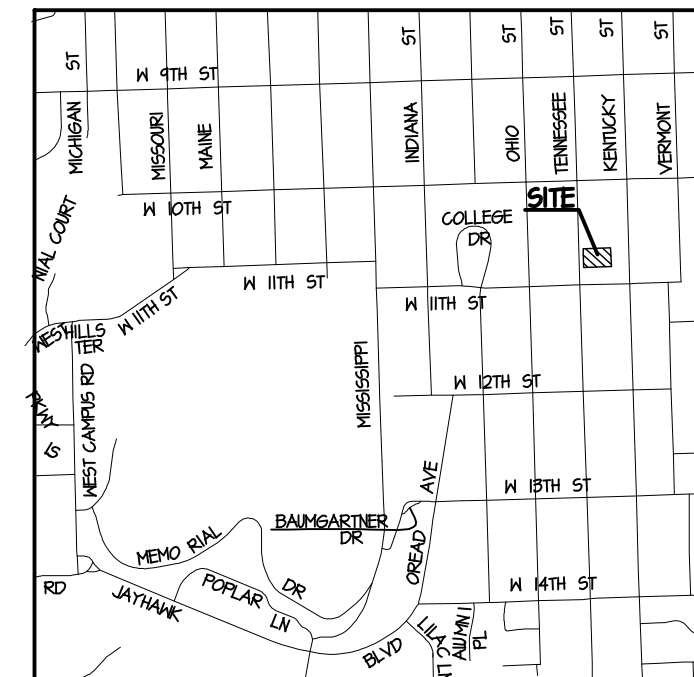
THERE IS NO PRACTICAL WAY TO FURNISH AN ACCESSIBLE ROUTE TO THE RESIDENCE WHICH  
RENDERS ACCESSIBLE PARKING UNWARRANTED PER FAIR HOUSING ACT SECTION 100.205.

## LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	1	REFER TO SITE PLAN		REFER TO SITE PLAN	
	DECIDUOUS SHRUBS	2	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKATZIA AMABILIS SYRINGA MEYERI 'PALIBIN'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	2	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISAEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24"-36" HT.	CONT
4.1	EXISTING TREES SHALL BE REPLACED IF DAMAGED DURING CONSTRUCTION WITH APPROVED STREET TREES.					
4.2	ALL DISTURBED TURF AREAS TO BE SEEDED WITH K-31 PESCUE					

## LOCATION MAP:

NOT TO SCALE



## IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 0.132 ACRES (5,743 SQ. FT. +/-)

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
LAND AREA: 5,743 SQ. FT. 0.132 AC	LAND AREA: 5,743 SQ. FT. 0.132 AC
BUILDING FOOTPRINT: 843 SQ. FT. 0.014 AC	BUILDING FOOTPRINT: 843 SQ. FT. 0.014 AC
PAVEMENT AREAS: 453 SQ. FT. 0.008 AC	PAVEMENT AREAS: 1,615 SQ. FT. 0.036 AC
TOTAL IMPERVIOUS: 1,296 SQ. FT. 0.023 AC	TOTAL IMPERVIOUS: 2,518 SQ. FT. 0.046 AC
TOTAL PERVIOUS: 4,447 SQ. FT. 0.081 AC	TOTAL PERVIOUS: 3,225 SQ. FT. 0.058 AC

## HRC APPROVED: DR-\_-\_-\_-\_-

5.1 ADMINISTRATIVE REVIEW -

## EXISTING CONDITIONS

- 6.1 LOT SIZE ORIGINALLY PLATTED AT 5,850 SF.
- 6.2 FRONT YARD SETBACK - NO ADDITIONS ARE PROPOSED; EXISTING CONDITIONS TO REMAIN.

## RELEASES

1.0 SITE PLAN SUBMITTAL

## SITE PLAN

SCALE: 1" = 10'-0"



## SURROUNDING PROPERTY

NO SCALE



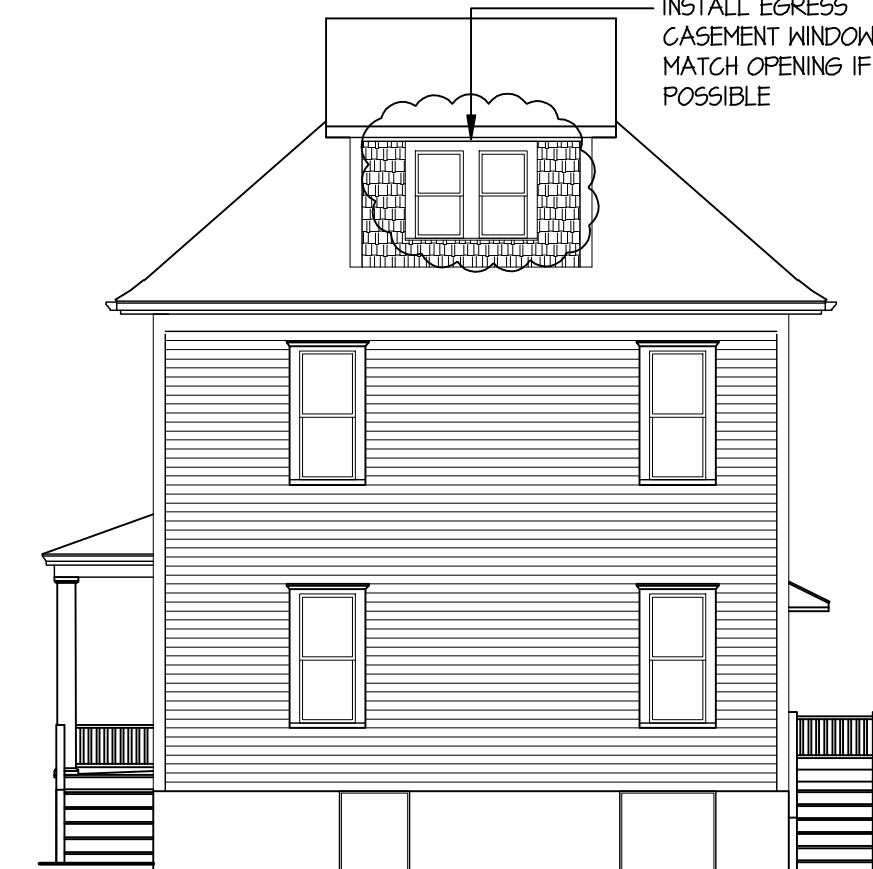
## SOUTH ELEVATION

SCALE: 1/8"=1'-0"



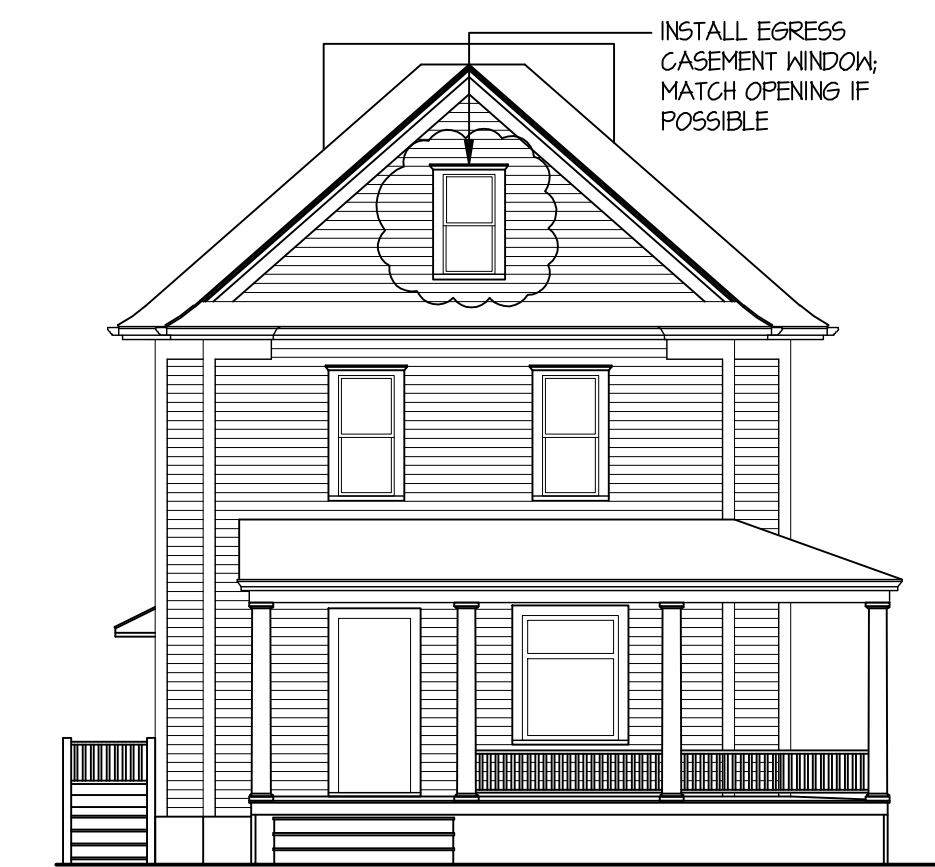
## NORTH ELEVATION

SCALE: 1/8"=1'-0"



## EAST ELEVATION

SCALE: 1/8"=1'-0"



## WEST ELEVATION

SCALE: 1/8"=1'-0"