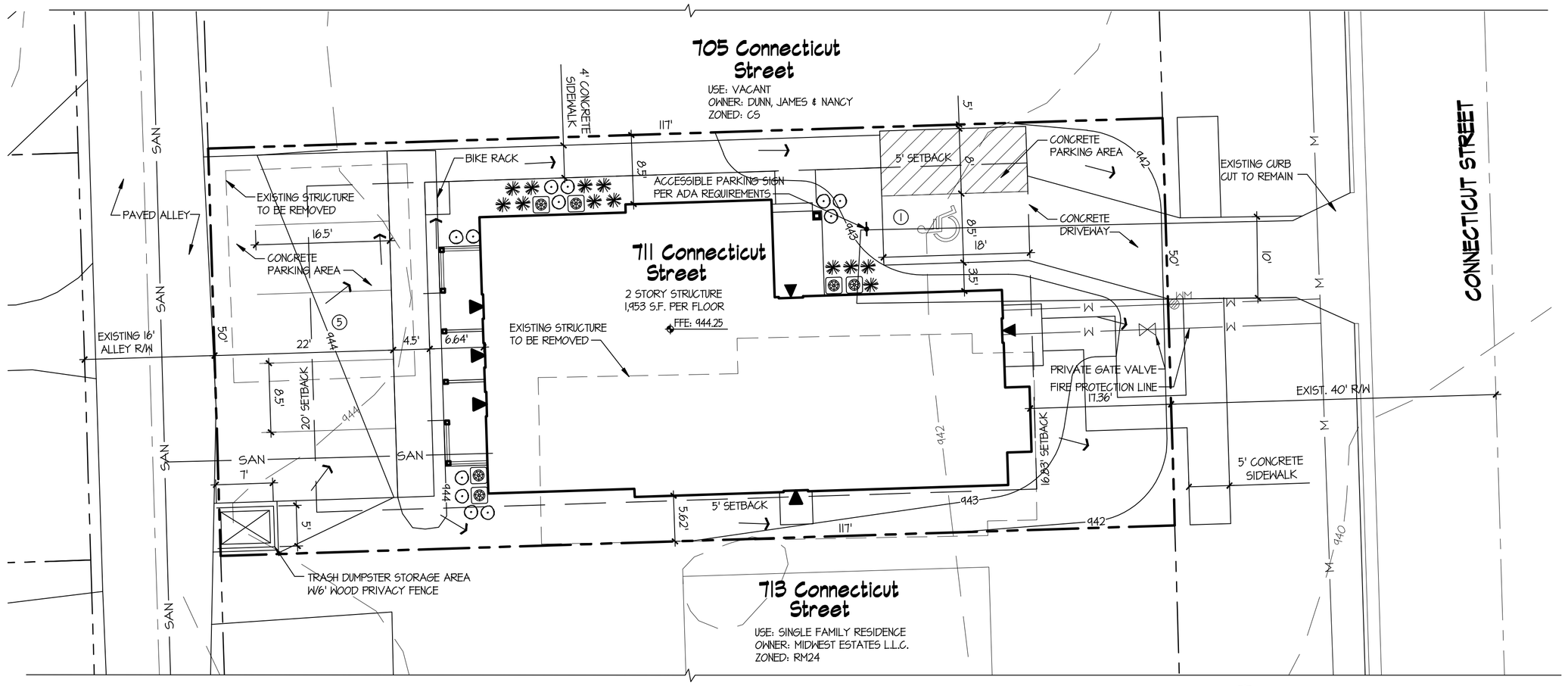


SITE PLAN

NORTH

SCALE: 1" = 10'-0"

0 5 10 20 30

SURROUNDING PROPERTY

NO SCALE

NORTH

LEGAL DESCRIPTION:

CONNECTICUT STREET LOT 25, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING .134 ACRES, MORE OR LESS.

PROJECT SUMMARY:

1.1 CURRENT ZONING: RM24

1.2 CURRENT USE: 2 - SINGLE FAMILY STRUCTURES

1.3 PROPOSED USE: 6 UNIT, HOUSEHOLD LIVING, MULTI-DWELLING STRUCTURE

1.4 LAND AREA: 0.134 ACRES (5,850 SQ. FT. +/-)

1.5 DENSITY ZONED: RM24 - 24 UNITS PER ACRE - VARIANCE/WAIVER FOR NUMBER OF UNITS REQUESTED

GENERAL NOTES:

2.1 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.

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

2.3 TYPICAL RESIDENTIAL LIGHTING TO BE PROVIDED PER CITY CODE. NO ADDITIONAL EXTERIOR LIGHTING TO BE PROVIDED.

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

2.5 INFORMATION TAKEN FROM AVAILABLE DOCUMENTS AND TOPOGRAPHIC SURVEY.

2.6 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.

2.7 TRASH TO BE DEPOSITED AT LOCATION SHOWN ON PLAN.

2.8 ALTERNATE COMPLIANCE FOR BUFFERYARD REQUESTED; BUFFERYARD SHOULD BE ADDRESSED WITH DEVELOPMENT "105 CONNECTICUT.

2.9 STRUCTURE TO BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM PER CITY OF LAWRENCE REQUIREMENTS. BACKFLOW PREVENTION TO BE LOCATED IN THE STRUCTURE AS IT IS LOCATED LESS THAN 50 FEET FROM THE WATER MAIN. CONNECTION TO WATERLINE PER CITY OF LAWRENCE REQUIREMENTS.

2.10 EXISTING SANITARY SEWER CONECTION TO BE LOCATED AND USED.

2.11 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.

2.12 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b).

PARKING INFORMATION:

3.1 PARKING REQUIRED: 1 SPACE PER UNIT + 1 SPACE PER 10 UNITS, PER SECTION 20-902.

TYPE:	REQUIRED:	PROVIDED:
REGULAR	5	5
ACCESSIBLE	1	1
TOTAL:	6	6
BICYCLE	1	1 RACK(5 SPACES)

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

BENCHMARK:

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

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 0.134 ACRES (5,850 SQ. FT. +/-)

EXISTING CONDITIONS:

	SQ. FT.	AC
LAND AREA	5,850	0.134
BUILDING FOOTPRINT:	1,964	0.045
PAVEMENT AREAS:	100	0.002
TOTAL IMPERVIOUS:	2,064	0.047
TOTAL PERVIOUS:	3,786	0.087

PROPOSED CONDITIONS:

	SQ. FT.	AC
LAND AREA	5,850	0.134
BUILDING FOOTPRINT:	1,930	0.044
PAVEMENT AREAS:	2,062	0.047
TOTAL IMPERVIOUS:	3,992	0.091
TOTAL PERVIOUS:	1,858	0.043

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
⊙	DECIDUOUS SHRUBS	12	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKWITZIA AMABALIS SYRINGA MEYERI 'PALIBIN'	18"-24" HT.	CONT
✱	EVERGREEN SHRUBS	12	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISEUS 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 FESCUE

HRC: DR---

5.1 ADMINISTRATIVE REVIEW - --2011.

EXISTING CONDITIONS

6.1 LOT SIZE ORIGINALLY PLATTED AT 5,850 S.F.

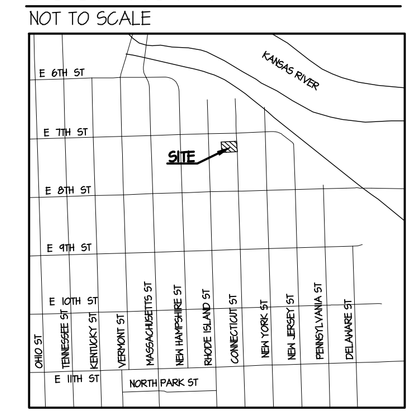
6.2 FRONT YARD SETBACK AVERAGE - 16.83'.

RELEASES

1.0 SITE PLAN SUBMITTAL

LOCATION MAP:

NOT TO SCALE



NORTH

EAST ELEVATION

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

NORTH ELEVATION

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

paulwerner ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890

OWNER:

JAMES DUNN
315 E 7TH ST
LAWRENCE, KANSAS 66044

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711 CONNECTICUT STREET

LAWRENCE, KANSAS

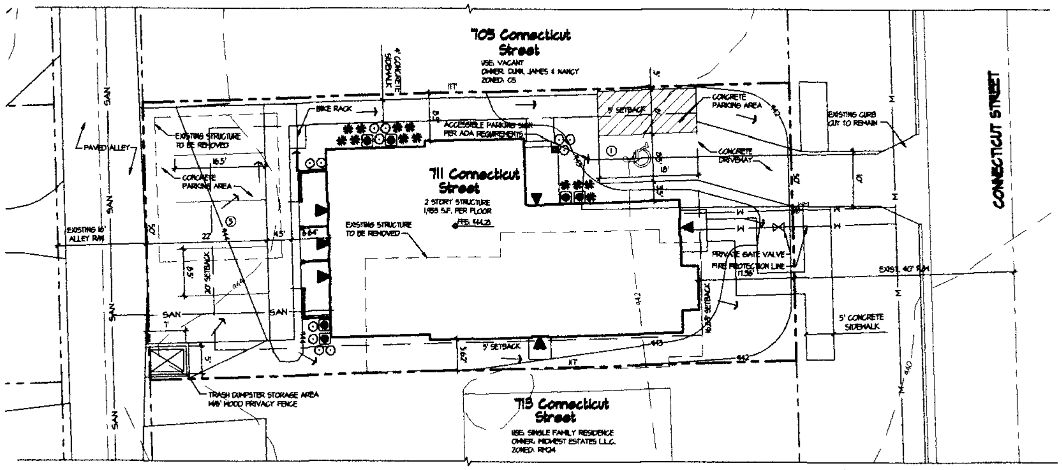
PROJECT #210-870

DECEMBER 29, 2010

RELEASE:	DATE:
1.0	01.07.11

SP-1

J:\Project\210-000\210-870\Site\Planning\Site Plan\210-870 site plan.dwg, 1/7/2011 11:35:47 AM, DWG To PDF.pc3

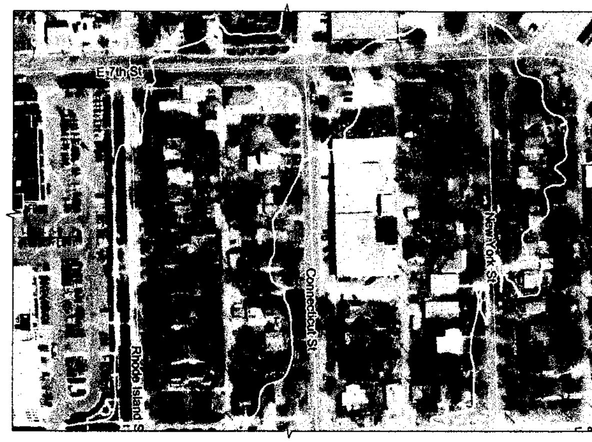


SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0 5 10 20 30



SURROUNDING PROPERTY

NO SCALE

NORTH

LEGAL DESCRIPTION:

CONNECTICUT STREET LOT 23, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING .134 ACRES, MORE OR LESS.

PROJECT SUMMARY:

1.1 CURRENT ZONING: RM24

1.2 CURRENT USE: 2 - SINGLE FAMILY STRUCTURES

1.3 PROPOSED USE: 6 UNIT, HOUSEHOLD LIVING, MULTI-DWELLING STRUCTURE

1.4 LAND AREA: 0.134 ACRES (5,850 SQ. FT. +/-)

1.5 DENSITY ZONED: RM24 - 24 UNITS PER ACRE - VARIANCE/WAIVER FOR NUMBER OF UNITS REQUESTED

GENERAL NOTES:

2.1 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1988, AS AMENDED.

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

2.3 TYPICAL RESIDENTIAL LIGHTING TO BE PROVIDED PER CITY CODE. NO ADDITIONAL EXTERIOR LIGHTING TO BE PROVIDED.

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

2.5 INFORMATION TAKEN FROM AVAILABLE DOCUMENTS AND TOPOGRAPHIC SURVEY.

2.6 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.

2.7 TRASH TO BE DEPOSITED AT LOCATION SHOWN ON PLAN.

2.8 ALTERNATE COMPLIANCE FOR BUFFERYARD REQUESTED; BUFFERYARD SHOULD BE ADDRESSED WITH DEVELOPMENT 705 CONNECTICUT.

2.9 STRUCTURE TO BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM PER CITY OF LAWRENCE REQUIREMENTS. BACKFLOW PREVENTION TO BE LOCATED IN THE STRUCTURE AS IT IS LOCATED LESS THAN 50 FEET FROM THE WATER MAIN. CONNECTION TO WATERLINE PER CITY OF LAWRENCE REQUIREMENTS.

2.10 EXISTING SANITARY SEWER CONECTION TO BE LOCATED AND USED.

2.11 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.

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PARKING INFORMATION:

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TYPE:	REQUIRED:	PROVIDED:
REGULAR	5	5
ACCESSIBLE	1	1
TOTAL:	6	6
BICYCLE	1	1 RACK(5 SPACES)

3.2 TYPICAL DIMENSIONS: 'R' SPACES - 9' X 18' (16' + 2' OVERHANG)
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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

BENCHMARK:

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

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 0.134 ACRES (5,850 SQ. FT. +/-)

EXISTING CONDITIONS:

	SQ. FT.	AC.
LAND AREA	5,850	0.134
BUILDING FOOTPRINT:	1,964	0.045
PAVEMENT AREAS:	100	0.002
TOTAL IMPERVIOUS:	2,064	0.047
TOTAL PERVIOUS:	3,786	0.087

PROPOSED CONDITIONS:

	SQ. FT.	AC.
LAND AREA	5,850	0.134
BUILDING FOOTPRINT:	1,930	0.044
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LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
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●	EVERGREEN SHRUBS	12	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISEUS 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 FESCUE

HRC: DR----

5.1 ADMINISTRATIVE REVIEW - --2011

EXISTING CONDITIONS

6.1 LOT SIZE ORIGINALLY PLATTED AT 5,850 S.F.

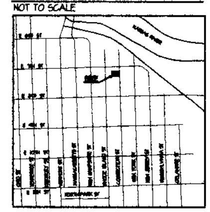
6.2 FRONT YARD SETBACK AVERAGE - 16.85'.

RELEASES

1.0 SITE PLAN SUBMITTAL

LOCATION MAP:

NOT TO SCALE



NORTH

EAST ELEVATION

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

NORTH ELEVATION

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

paulwerner ARCHITECTS

[illegible] W. 8TH STREET
SUITE [illegible]
LAWRENCE, KS 66044

OFFICE: [illegible]
FAX: [illegible]

OWNER:

JAMES DUNN
[illegible] E 7TH ST
LAWRENCE, KANSAS 66044

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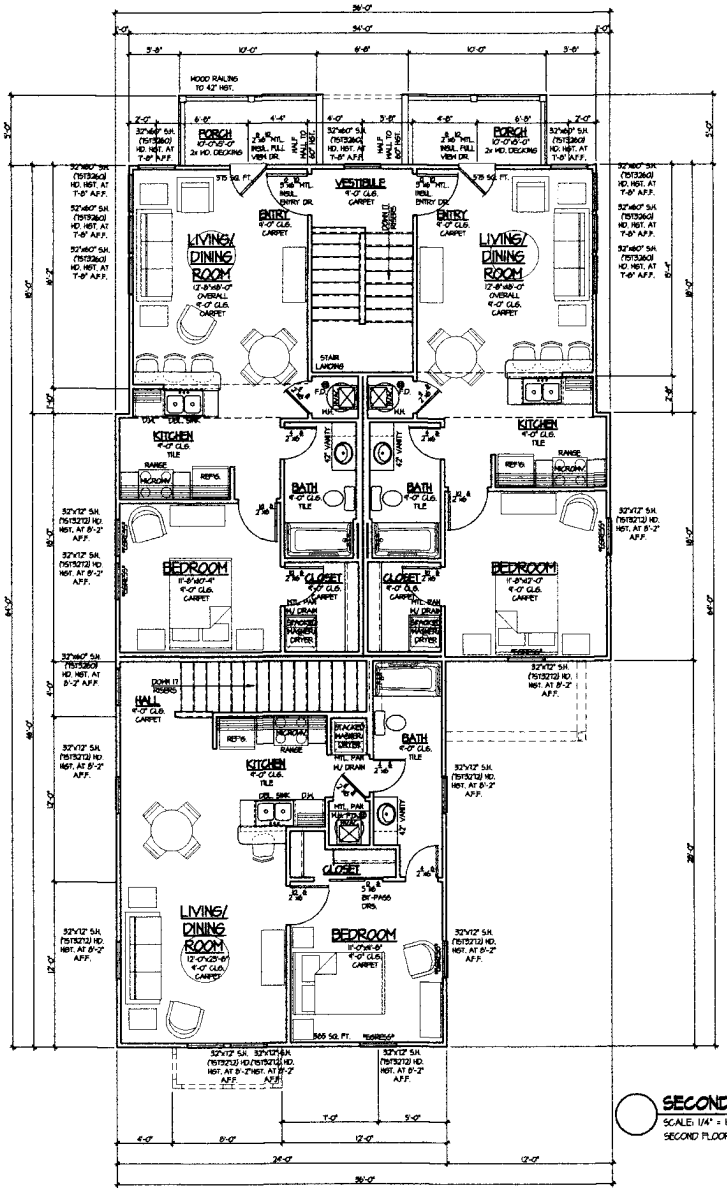
711 CONNECTICUT STREET

LAWRENCE, KANSAS

PROJECT #210-870

DECEMBER 29, 2010

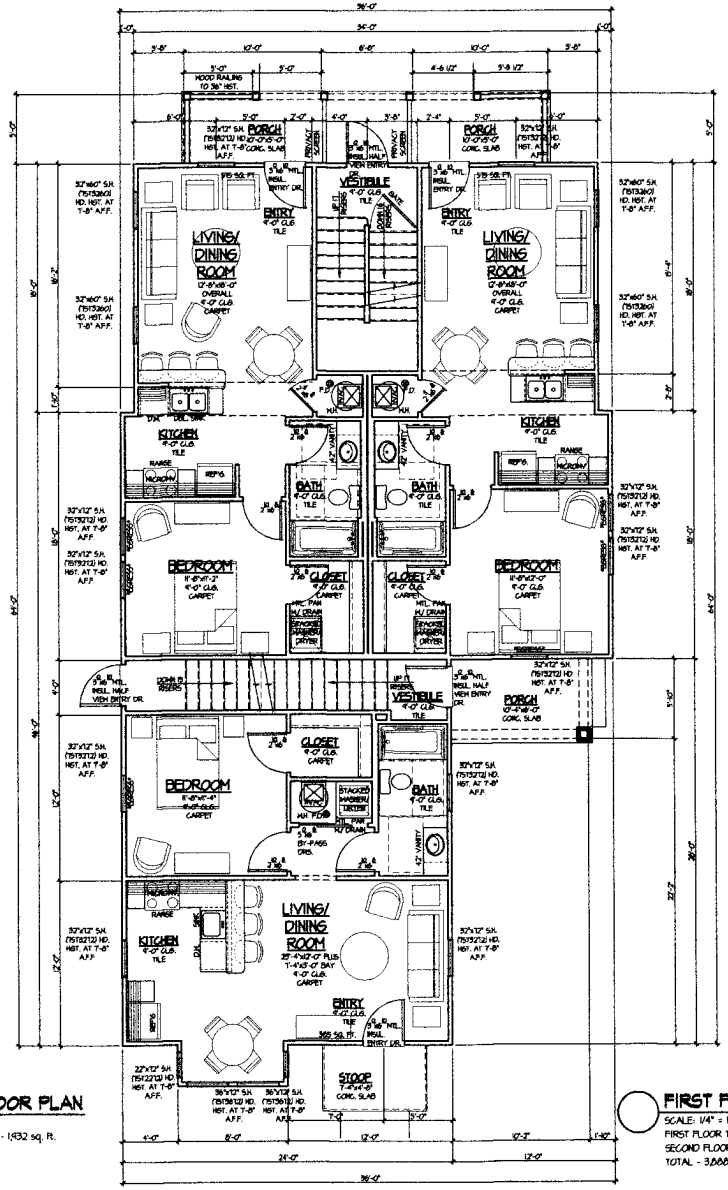
RELEASE:	DATE:
1.0	01.07.11



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR TOTAL - 1,932 sq. ft.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR TOTAL - 1,956 sq. ft.

SECOND FLOOR TOTAL - 1,932 sq. ft.

TOTAL - 3,888 sq. ft.

paulwerner ARCHITECTS

120 W. 9th STREET
SUITE 203
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890

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MULTI-FAMILY BUILDING FOR:

711 CONNECTICUT

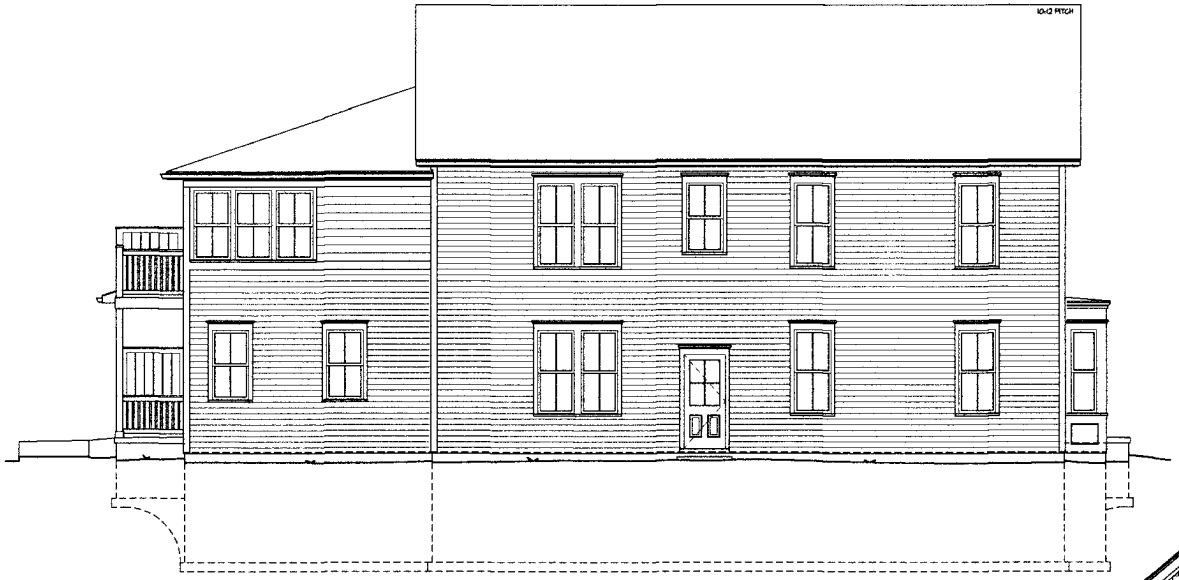
LAWRENCE, KANSAS

PROJECT # 210-810

JANUARY 6, 2011

RELEASE: DATE:

PLAN



LEFT SIDE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FRONT EAST ELEVATION - CONNECTICUT STREET VIEW

SCALE: 1/4" = 1'-0"

paulwerner ARCHITECTS

123 W. 6th STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0904
FAX: 785.832.0990

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MULTI-FAMILY BUILDING FOR:

711 CONNECTICUT

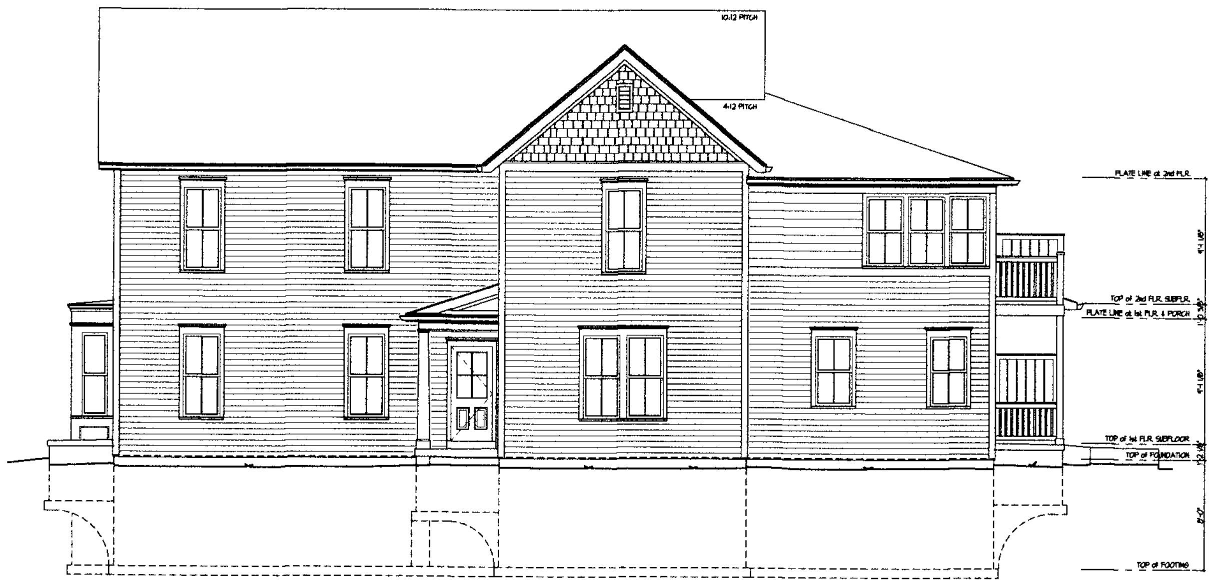
LAWRENCE, KANSAS

PROJECT # 210-870

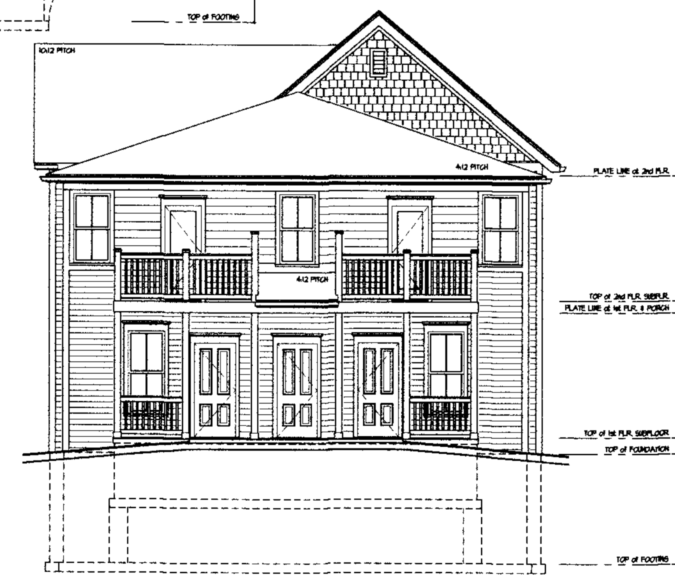
JANUARY 6, 2011

RELEASE: DATE:

ELEVATION 1



RIGHT SIDE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



REAR - WEST ELEVATION
SCALE: 1/4" = 1'-0"

paulwerner ARCHITECTS
123 W. 8th STREET
SUITE B2
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890

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MULTI-FAMILY BUILDING FOR:
711 CONNECTICUT
LAWRENCE, KANSAS

PROJECT # 210-870
JANUARY 6, 2011

RELEASE: DATE:

ELEVATION 2