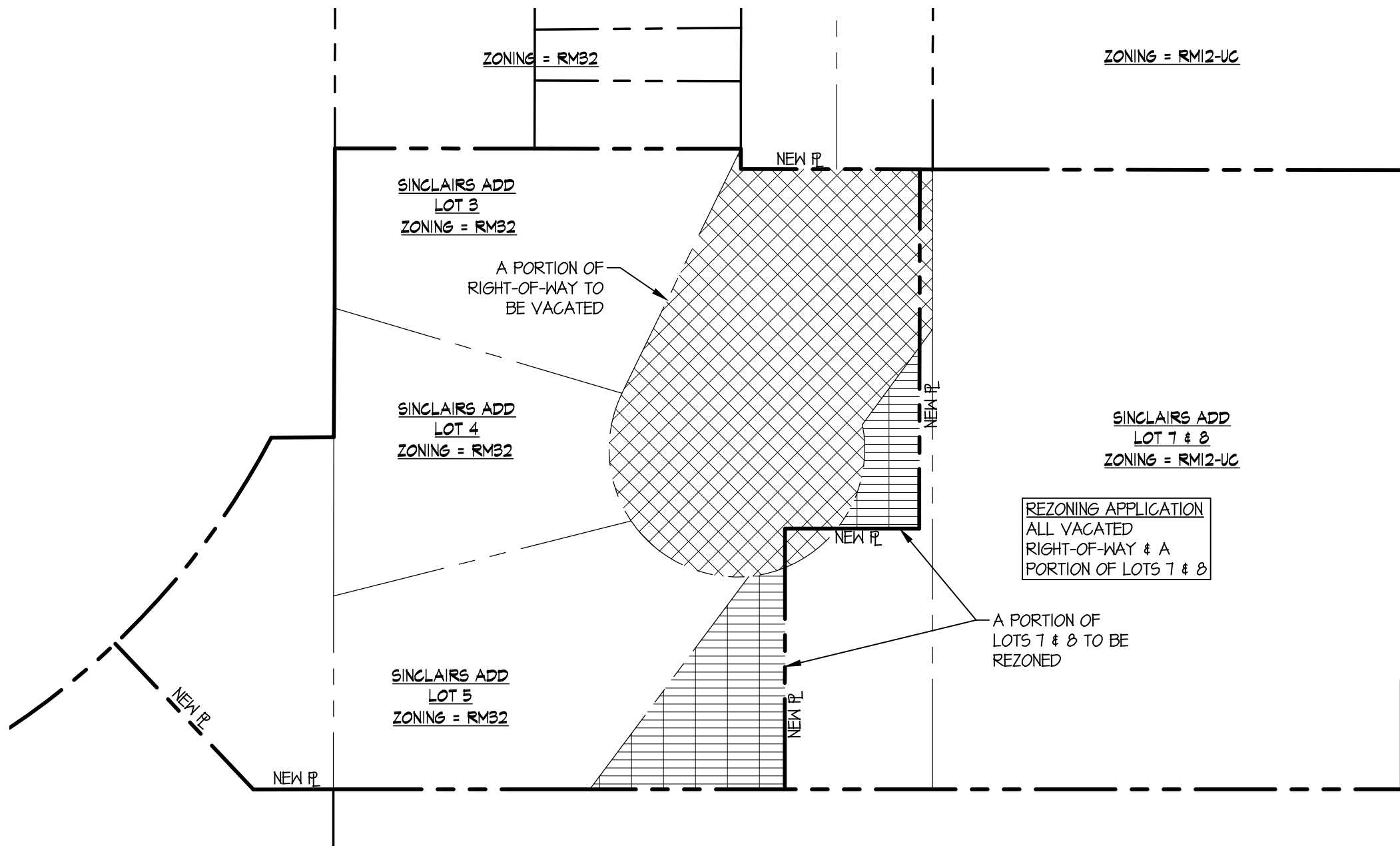


J:\Projects\214-000\214-T20\CAD & CAD PDF\3546\CAD\PRELIMINARY SITE\214-T20 SP-1 - Site Plan.dwg (SP-1) IIII Plotted on: Jan 22, 2018 - 2:31pm



2 REZONING MAP
SCALE: 1" = 40'

LEGAL DESCRIPTION:

LOT A -

LOT B -

PROJECT SUMMARY:

LOT A		LOT B	
1.1	CURRENT ZONING: RM12-UC	1.1	CURRENT ZONING: RM32
1.2	PREVIOUS USE: MULTI-FAMILY RESIDENTIAL	1.2	PREVIOUS USE: MULTI-FAMILY RESIDENTIAL
1.3	PROPOSED USE: MULTI-FAMILY RESIDENTIAL	1.3	PROPOSED USE: MULTI-FAMILY RESIDENTIAL
1.4	LAND AREA: 32,683 S.F. (0.750 AC.)	1.4	LAND AREA: 37,645 S.F. (0.865 AC.)
1.5	DENSITY ZONED: 12 UNITS PER ACRE; 9 UNITS ALLOWED	1.5	DENSITY ZONED: 32 UNITS PER ACRE; 27 UNITS ALLOWED
1.5	DEVELOPED DENSITY: TOTAL - 9 UNITS (26 BEDS) EXISTING (2) 3 BEDROOM UNITS (1) 2 BEDROOM UNITS	1.5	DEVELOPED DENSITY: TOTAL - 27 UNITS (33 BEDS) EXISTING (6) 1 BEDROOM UNITS PROPOSED MAXIMUM - 21 UNITS MAXIMUM - 21 BEDROOMS

GENERAL NOTES:

- ALL LIGHTS WILL BE LESS THAN 150 MATT
- PLAN FOR CITY APPROVAL ONLY CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 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.
- 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 1968, AS AMENDED.
- PROPERTY BOUNDARY AND SANITARY SEWER SURVEYED BY BG CONSULTING IN JANUARY 2018
- TRASH FOR LOT B WILL USE DUMPSTER AT LOT A.
- A CITY TEMPORARY USE OF RIGHT-OF-WAY PER IS REQUIRED PRIOR TO ANY CONSTRUCTION IN THE RIGHT-OF-WAY.

PARKING INFORMATION:

LOT A

4.1	PARKING REQUIRED: 1 PER BEDROOM (26 BEDROOMS) + 1 PER 10 UNITS = 27 SPACES		
4.2	TYPE: REGULAR	REQUIRED: 26	PROVIDED: 27
	ACCESSIBLE	1	1
	TOTAL:	27	28
	BICYCLE 1 PER 4 BEDROOMS	7	8 SPACES

- 4.3 THE CONCRETE PARKING AREA WILL BE IN COMPLIANCE WITH SURFACING STANDARDS IN 20-413(e).

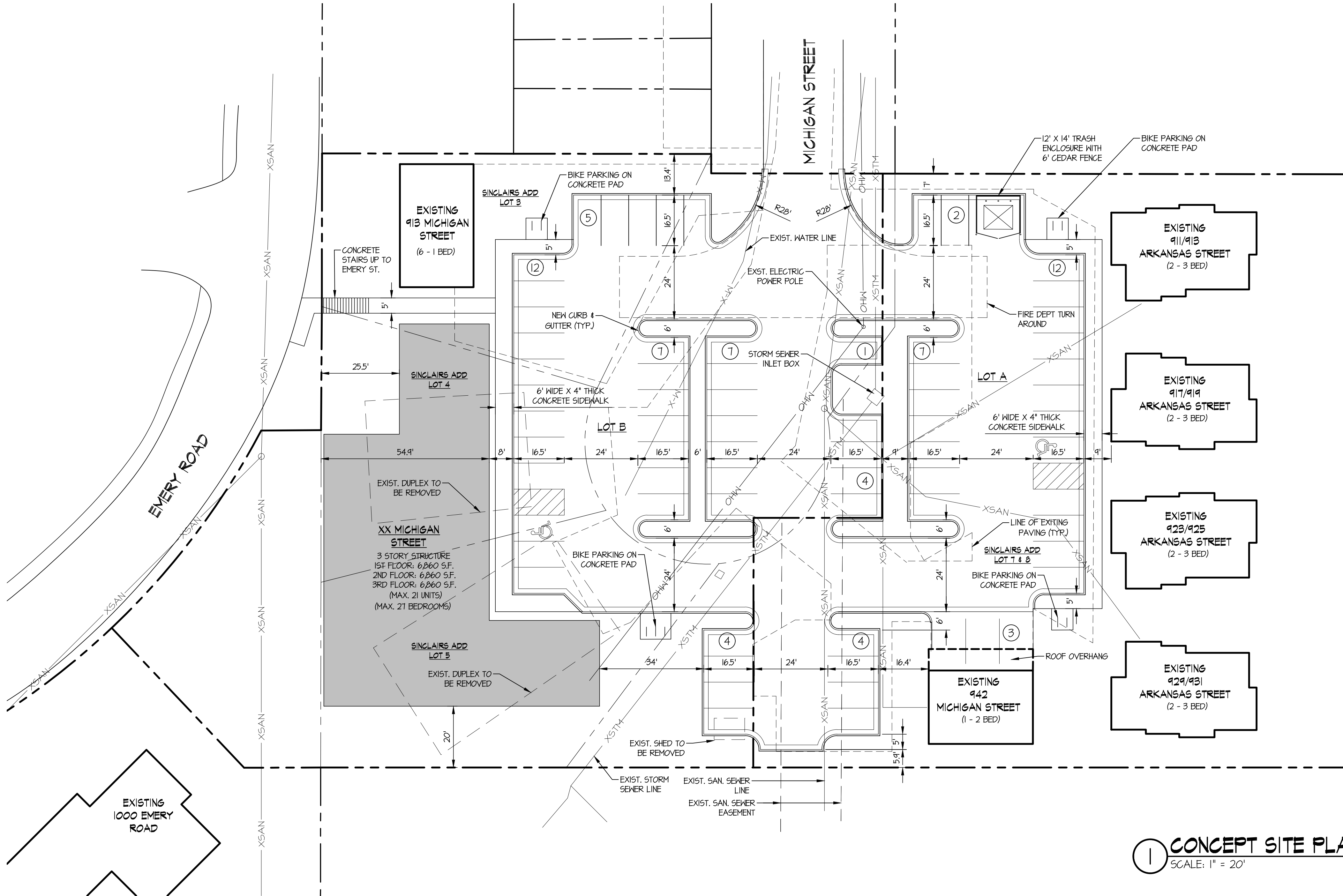
LOT B

4.1	PARKING REQUIRED: 1 PER BEDROOM (33 BEDROOMS) + 1 PER 10 UNITS = 36 SPACES		
4.2	TYPE: REGULAR	REQUIRED: 35	PROVIDED: 34
	ACCESSIBLE	1	1
	TOTAL:	36	40
	BICYCLE 1 PER 4 BEDROOMS	9	10 SPACES

- 4.3 THE CONCRETE PARKING AREA WILL BE IN COMPLIANCE WITH SURFACING STANDARDS IN 20-413(e).

RELEASES

1.0 CONCEPT SITE PLAN



PLANNING DOCUMENT
NOT FOR CONSTRUCTION

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935 MICHIGAN

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LAWRENCE, KANSAS

PROJECT # 214-T20
JANUARY 2017

RELEASE: 1.0 DATE: 01.22.18

SP-1