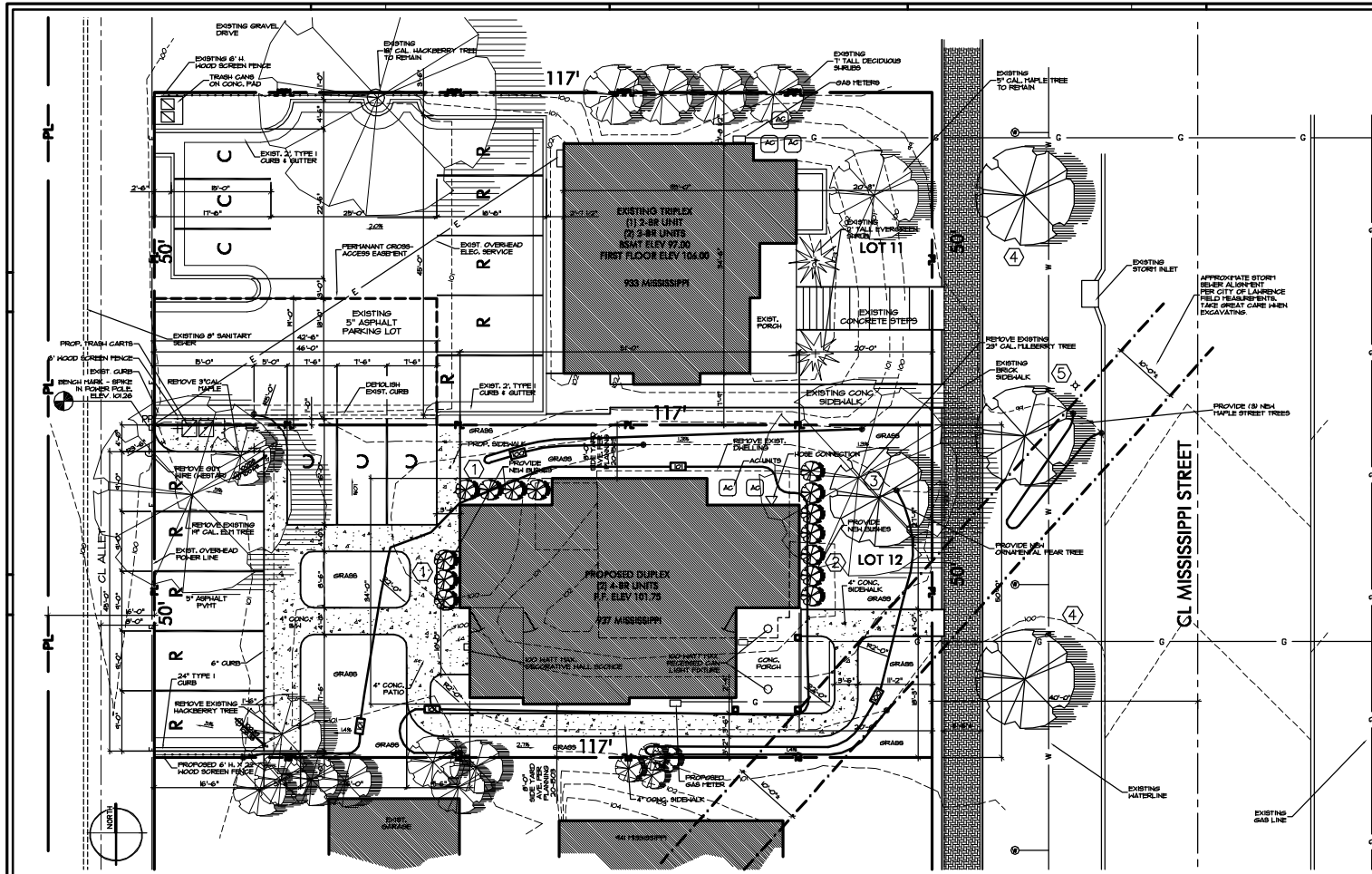
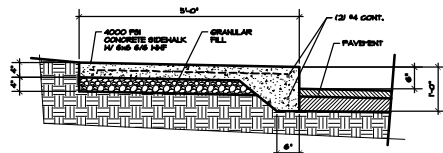




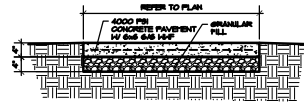
1 SITE PLAN

1/8" = 1'-0"



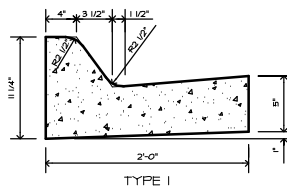
2 SIDEWALK SECTION @ PARKING

3/4" = 1'-0"



3 SIDEWALK SECTION

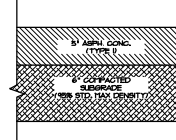
3/4" = 1'-0"



NOTES:
1. 3/4" premixed lightweight aggregate joint filler (NON-EXTRUDING) Cut to dimension of curb and gutter shall be used in a spacing not to exceed 500 feet and at the end of curb returns.
2. Connection joints to be spaced at 10 foot intervals. Trench joints will be allowed if proper depth is achieved.
3. Concrete to be Class A, Air entrained.

4 CURB DETAIL

N.T.S.



5 PVMT SEC

N.T.S.

LEGAL DESCRIPTION
CHRISTIAN'S SUBDIVISION OF BLOCK 10,
LANE'S SECOND ADDITION, BLOCK 10, LOTS 11
& 12

OWNERSHIP
WILLIAM AND BRENDA SCHULTEIS
ZONING
RF-1-3

EXISTING DEVELOPMENT
933 MISSISSIPPI - 8 BEDROOM TRIPLEX (NO WORK)
937 MISSISSIPPI RESIDENTIAL DWELLING TO BE
REMOVED

PROPOSED DEVELOPMENT
1440 S.F. FOOTPRINT, 2-STORY, 8-BEDROOM DUPLEX

REDUCTION OF FRONT YARD SETBACK
THIS PROJECT UTILIZES SECTION 20-1503 FOR
REDUCTION OF FRONT YARD SETBACK FROM 25 FEET
TO 20 FEET BASED ON THE CURRENT AVERAGE
SETBACK OF 16'

PARKING CALCULATIONS

1 SPACE REQ. PER BEDROOM = (16) SPACES REQUIRED

TOTAL EXISTING = (5) REGULAR SPACES "R"
& (3) COMPACT SPACES "C"

TOTAL PROPOSED = (5) REGULAR SPACES "R"
& (3) COMPACT SPACES "C"

TOTAL FOR COMPLEX = (16) SPACES

NOTE: COMPACT SPACES TO BE STENCILED WITH
YELLOW MARKING PAINT "C" IN 18" TALL TYPE

AREA CALCULATIONS

LOT 11 EXISTING AREAS:

TOTAL BUILDINGS: 1,070 S.F.
TOTAL PVMT: 3,091 S.F.
TOTAL IMPERVIOUS: 4,161 S.F.
TOTAL PERVIOUS: 1,689 S.F. 24%
PROPERTY AREA: 5,850 S.F.

LOT 12 AREAS AFTER PROJECT COMPLETION:

TOTAL BUILDINGS: 1,070 S.F.
TOTAL PVMT: 3,091 S.F.
TOTAL IMPERVIOUS: 4,161 S.F.
TOTAL PERVIOUS: 1,689 S.F. 24%
PROPERTY AREA: 5,850 S.F.

LOT 12 EXISTING AREAS:

TOTAL BUILDINGS: 88 S.F.
TOTAL PVMT: 132 S.F.
TOTAL IMPERVIOUS: 1,549 S.F.
TOTAL PERVIOUS: 4,305 S.F. 74%
PROPERTY AREA: 5,850 S.F.

LOT 12 AREAS AFTER PROJECT COMPLETION:

TOTAL BUILDINGS: 1,440 S.F.
TOTAL PVMT: 2,334 S.F.
TOTAL IMPERVIOUS: 3,774 S.F.
TOTAL PERVIOUS: 2,076 S.F. 35%
PROPERTY AREA: 5,850 S.F.

STORMWATER NOTE

STRUCTURAL DAMAGE TO THE EXISTING STORM SEWER
RESULTING FROM SITE CONSTRUCTION WILL BE
REPAIRED BY THE CITY AT THE OWNER'S EXPENSE. IF
THE EXISTING STORM SEWER IS NOT IN THE LOCATION
SHOWN ON THIS PLAN, THE CONTRACTOR SHALL
CONTACT THE DEPARTMENT OF PUBLIC WORKS,
852-3123 FOR APPROVAL TO PROCEED WITH THE
CONSTRUCTION ACTIVITY.

LANDSCAPE SCHEDULE

KEY	QTY	NAME	SIZE	SPACING
1	1	EUONYMUS, UPRIGHT RADICANS	5 gal.	3'-4'
2	1	EVONYMUS fortunei radicans HV	5 gal.	3'-4'
3	1	SPIREA, BRIDAL WREATH	5 gal.	3'-4'
4	1	SPIROEA bumalda HV	5 gal.	3'-4'
5	1	ARISTOCRAT PEAR TREE	1 1/2" cal.	
6	1	Pyrus calleryana 'Aristocrat'	1 1/2" cal.	
7	1	BOYHALL MAPLE	1 1/2" cal.	
8	1	Acer rubrum 'Boothall'	1 1/2" cal.	
9	1	PACIFIC SUNSET MAPLE	1 1/2" cal.	
10	1	Acer truncatum 'Pacific Sunset'	1 1/2" cal.	

All trees, shrubs, groundcovers and lawn grasses shall be
installed per the American Nurserymen Construction
Standards.

933-937 MISSISSIPPI STREET
DUPLEX PROJECT
LAWRENCE, KANSAS

Hernly
ARCHITECTS

930 Massachusetts
Lawrence, Kansas
66044
785-749-1586
FAX: 785-749-1515

SITE PLAN

Date: 08/10/04
Drawn by: JUTTERS
Checked by:
Revisions: 08/10/04
08/10/04

C1.0