

**545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049**

**OFFICE: 785.832.0804
FAX: 785.832.0890**

OWNER:
D&D RENTALS
2515 WEST 6TH
LAWRENCE KS. 66044
785-843-0925

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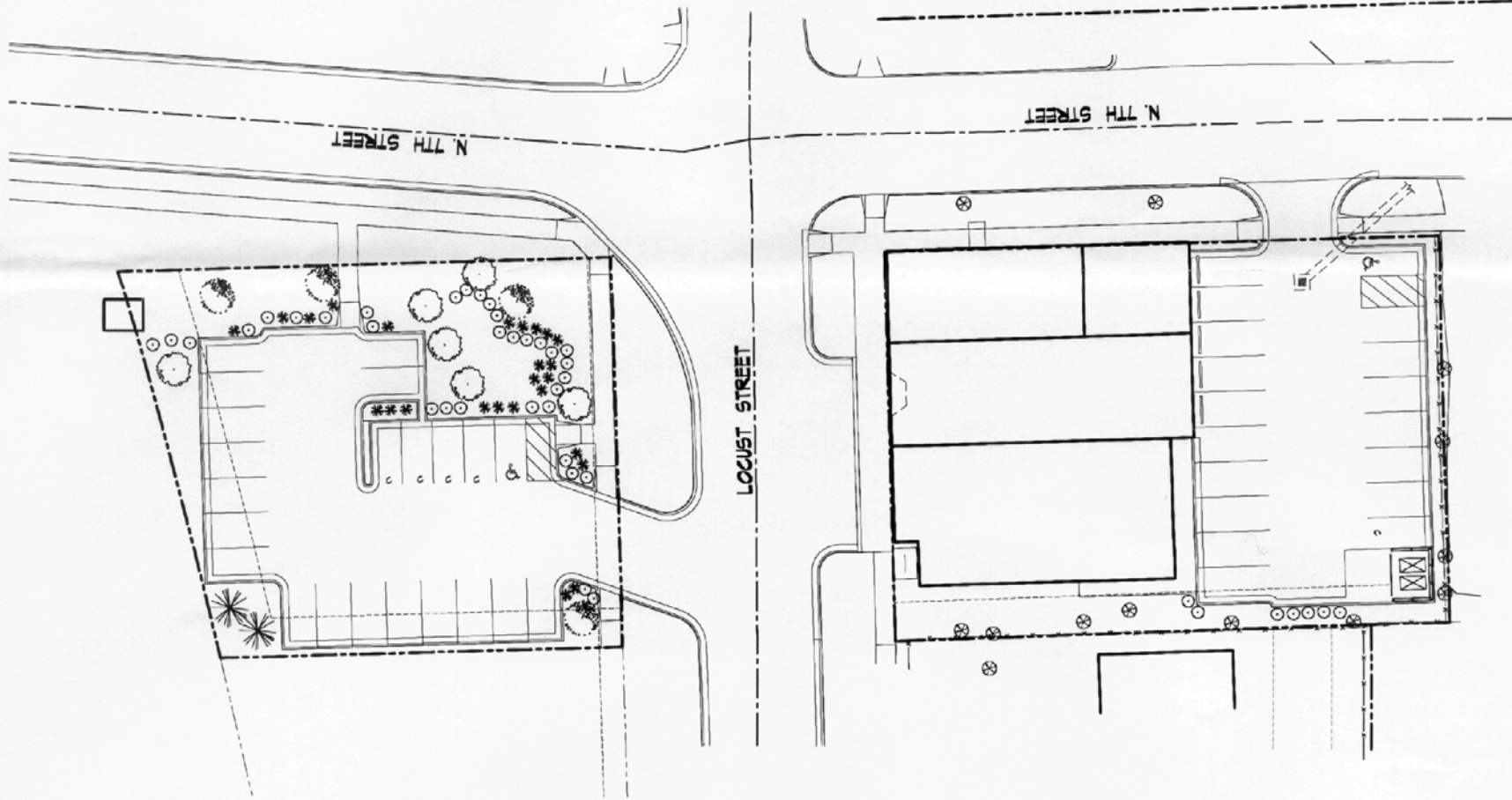
BUILDING REMODEL
642-646 LOCUST
LAWRENCE, KANSAS

642-646 LOCUST
LAWRENCE, KANSAS

PROJECT # 22705
APRIL 30, 2004

RELEASE:	DATE:
1.0	7/15/04
2.0	11/16/04

S-1
PLANNING DOCUMENTS

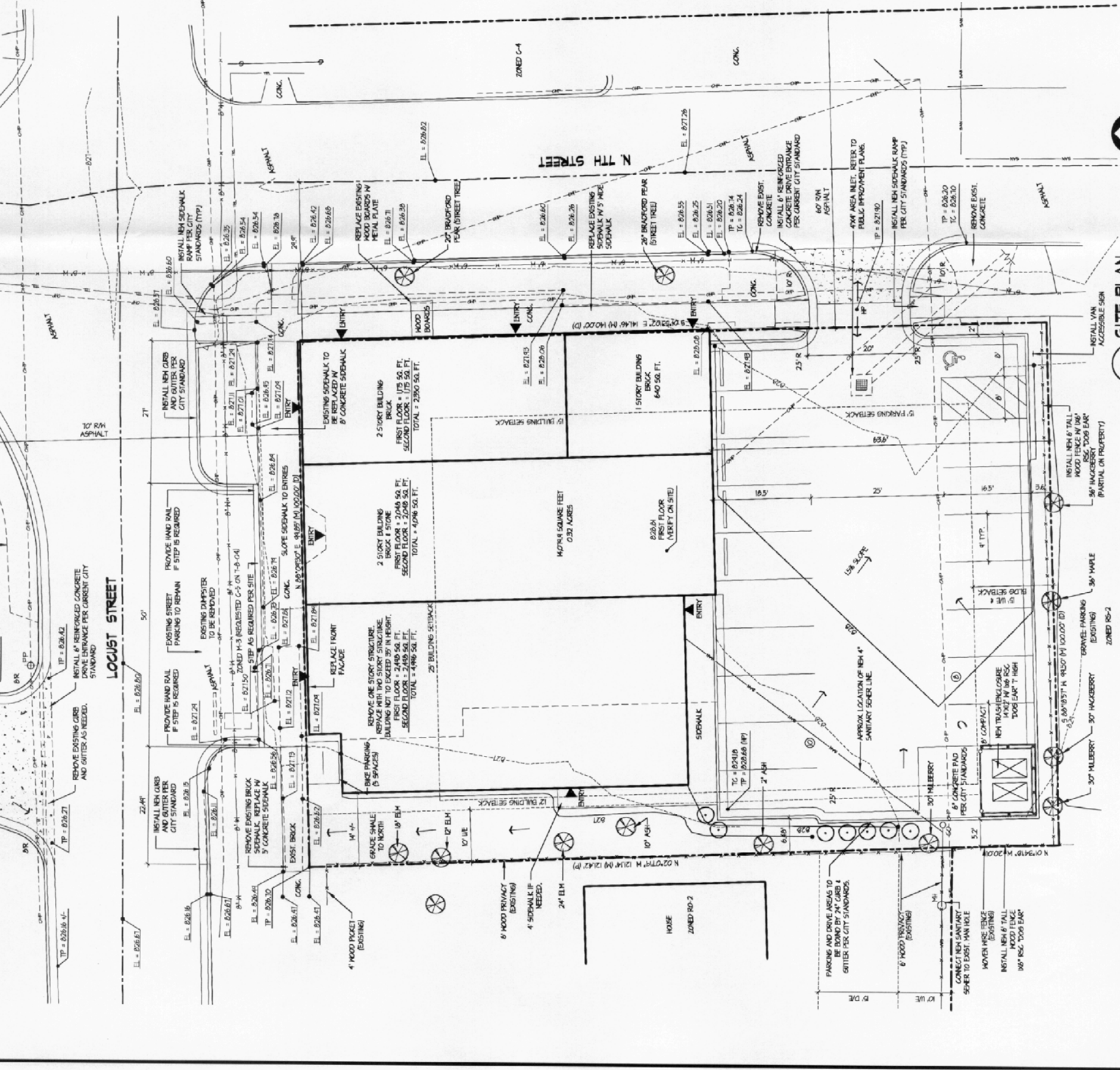


SITE PLAN
SCALE: 1" = 20'-0"



LOCATION MAP:





- GENERAL NOTES:**
- LOCATION: CITY OF LAWRENCE, DOBBS COUNTY, 642-646 LOCUST STREET
 - LEGAL DESCRIPTION: NORTH LAWRENCE BEGIN AT INTERSECTION OF THE WEST LINE OF SEVENTH ST. WITH THE SOUTH LINE OF LOCUST ST. IN BLOCK 6 THEN WEST ALONG THE SOUTH LINE OF LOCUST ST. 100 FT. THEN SOUTH 40 FT. TO THE POINT OF BEGINNING. PLATTED LOCUST STREET PROJECT LOT 1, BLOCK 1
 - CURRENT ZONING: C-3
 - LAND AREA: 3.1 ACRES (147,914 SQ. FT. +/-)
 - PARKING SURFACES: PER CITY STANDARDS (5' FULL DEPTH ASPHALTIC CONCRETE)
 - PARKING REQUIRED: MIXED USE AS ALLOWED IN C-3 ZONING. REQUIRED PARKING NOT TO EXCEED 60 SPACES.
 - PARKING PROVIDED: 18 SPACES PROVIDED (8 ACCESSIBLE SPACES AND 10 COMPACT) - 22 ADDITIONAL SPACES ACROSS LOCUST ST. THE ADDITIONAL PARKING TO THE NORTH (BLOCK 2) STREET PROJECT LOT 1, BLOCK 2 SHALL NOT BE REQUIRED UNTIL THE PARKING REQUIREMENT FOR THIS DEVELOPMENT EXCEEDS 60 SPACES.
 - TYPICAL DIMENSIONS: 8' SPACES - 8' X 16.5' (1.5' OVERHANG) 6' SPACES - 6' X 16.5'
 - CITY OF LAWRENCE NOT TO BE HELD RESPONSIBLE FOR DAMAGE BY TRASH TRUCKS.
 - ACCESSIBLE RAMP BY ADA STANDARDS.
 - BUILDING SIZES: EXIST. BUILDING FOOTPRINT - 3,541 SQ. FT. PROPOSED BUILDING FOOTPRINT - 6,361 SQ. FT. EXIST. BUILDING 50'11" - 8,820 SQ. FT. PROPOSED BUILDING 50'11" - 12,662 SQ. FT.
 - PROPOSED USE: MIXED USE AS ALLOWED IN C-3 ZONING. SHALL NOT REQUIRE MORE THAN 60 PARKING SPACES.
 - 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 28 CFR PART 26.
 - PARKING LOT LIGHTING NOT PROPOSED AT THIS TIME.
 - PARKING LOT LIGHTING MAY BE INSTALLED IN FUTURE PER CITY CODE.
 - PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS TO BE FORWARDED AT THE REQUEST OF THE OWNER.
 - ANY RELOCATION OF EXISTING PHONE SERVICE SHALL BE OWNER'S RESPONSIBILITY.
 - 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, RETROREFLECTIVITY, AND POSITION.

LANDSCAPING NOTES:

SYMS	DESCRIPTION	QTY	APPROVED TYPES	BOTANICAL NAMES	SIZE	COMMENTS
⊗	EXISTING TREES	4	REFER TO SITE PLAN			REFER TO SITE PLAN
⊙	DECIDUOUS SHRUBS	7		DRUMMOE JAPANESE BARBERRY LEAVES-LIKE VIBURNUM BEAUTY BUSH CHERRY BLOSSOM CHERRY BLOSSOM CHERRY BLOSSOM	8'-24" HT.	CONT

21. THERE MUST BE A MIN. OF 2" SPECIES USED IN EACH CATEGORY.

22. ALL TREE AREAS TO BE SEEDING WITH K-31 FESCUE.

23. REQUIRED INTERIOR LANDSCAPING AREA = 10,000(SQ.) = 756 SQ. FT. PROPOSED INTERIOR LANDSCAPING AREA = 0 SQ. FT. REFER TO BVA VARIANCE #1

PROPOSED CONDITIONS:

TOTAL BUILDINGS	5,541 SQ. FT.	TOTAL BUILDINGS	6,361 SQ. FT.
TOTAL PAVEMENT	0 SQ. FT.	TOTAL PAVEMENT	5,360 SQ. FT.
TOTAL IMPERVIOUS	5,541 SQ. FT.	TOTAL IMPERVIOUS	11,033 SQ. FT.
TOTAL PERVIOUS	6,452 SQ. FT.	TOTAL PERVIOUS	2,328 SQ. FT.
PROPERTY AREA	14,794 SQ. FT.	PROPERTY AREA	14,794 SQ. FT.

VARIANCES APPROVED: PLANNING COMMISSION, AUGUST 26, 2004
BEA, OCTOBER 1, 2004

PLANNING COMMISSION APPROVALS:

- VARIANCE TO MINIMUM LOT DEPTH FROM REQUIRED 50' DEPTH IN C-3 DISTRICT TO A PROPOSED 44' DEPTH
- VARIANCE TO MINIMUM LOT WIDTH FROM REQUIRED 100' WIDTH IN C-3 DISTRICT TO A PROPOSED 94'5" LOT WIDTH
- VARIANCE TO MINIMUM LOT AREA FROM 5,000 SQUARE FEET IN A C-3 DISTRICT TO A PROPOSED LOT AREA OF 14,794 SQUARE FEET
- VARIANCE TO MINIMUM 60' BUREAU OF HIGHWAY ENGINEERING (BHE) FROM THE CENTERLINE OF LOCUST TO THE NORTHERN PROPERTY LINE OF LOT 1, BLOCK 2.

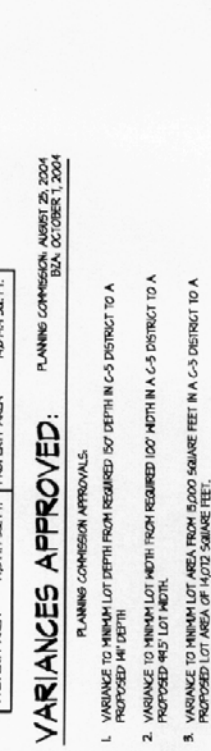
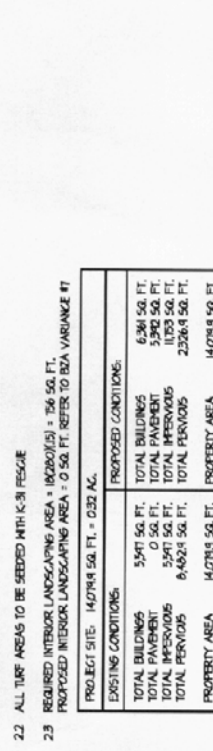
BEA APPROVALS:

- FROM SECTION 20-107(B) WHICH REQUIRES A MINIMUM FRONT YARD SETBACK OF 25' IN THE C-3 LIMITED COMMERCIAL ZONING DISTRICT, VARIANCE APPROVED TO 0'.
- FROM SECTION 20-107(B) WHICH REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 0' WHEN ADJACENT A REAR YARD, VARIANCE APPROVED TO 0'.
- FROM SECTIONS 20-109 AND 20-110 WHICH REQUIRES A MINIMUM NUMBER OF PARKING SPACES TO BE PROVIDED FOR ALLOTMENT OF 60 REQUIRED SPACES TO A REDUCTION TO THE PROPOSED 40 PARKING SPACES.
- FROM SECTION 20-105 WHICH REQUIRES CONCRETE CURBS AROUND THE PERIMETER OF THE PARKING LOT, VARIANCE APPROVED FOR NO CURBS ADJACENT TO THE BUILDINGS.
- FROM SECTION 20-106(A) WHICH REQUIRES A MINIMUM DISTANCE OF 8' FROM THE STREET RIGHT-OF-WAY LINE TO OFF-STREET PARKING FACILITIES, VARIANCE APPROVED TO 2'.
- FROM SECTION 20-106(B) WHICH REQUIRES A MINIMUM OF A 10' GREEN SPACE BUFFER ALONG THE PROPERTY LINE WHICH ADJACENT A RESIDENTIALLY ZONED DISTRICT, A WALL OR FENCE WOULD ALLOW THE GREEN SPACE BUFFER TO BE REDUCED TO 5'. VARIANCE APPROVED FOR 3' OF GREEN SPACE SETBACK.
- FROM SECTION 20-106(A) WHICH REQUIRES NOT LESS THAN 50% OF THE INTERIOR OF THE PARKING LOT TO BE LANDSCAPED VARIANCE APPROVED FOR NO PARKING LOT LANDSCAPING.

BENCHMARKS:

BENCHMARK #1: CORNER CONCRETE LOADING DOCK & HILL OIL COMPANY WAREHOUSE BUILDING & N. CORNER 7TH & LOCUST. ELEVATION = 821.94

BENCHMARK #2: A CORNER SQUARE ON THE CENTER OF A CURVEY HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF 8TH ST. AND 1ST ST. ELEVATION = 820.87



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BENCHMARKS:

BENCHMARK #1: CORNER CONCRETE LOADING DOCK & HILL OIL COMPANY WAREHOUSE BUILDING & N. CORNER 7TH & LOCUST. ELEVATION = 821.94

BENCHMARK #2: A CORNER SQUARE ON THE CENTER OF A CURVEY HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF 8TH ST. AND 1ST ST. ELEVATION = 820.87

Paul Werner
ARCHITECTS

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BUILDING REMODEL
642-646 LOCUST
LAWRENCE, KANSAS

PROJECT # 227105
APRIL 30, 2004
RELEASE: DATE: 7/5/04
LO: 20
11/6/04

5-15
PLANNING DOCUMENTS

GENERAL NOTES:

- [illegible]

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TTIES	BOZANIAN NAMES	SIZE	CONC.
	EXISTING TREES	0	REFER TO SITE PLAN			REFER TO SITE PLAN
	SHADE TREES	4	SAN TOOTH OAK ROSE HILL ASH WISNAY MAPLE SWEET GUM	QUERCUS ACUTISSIMA FRAXINUS AMERICANA ROSE HILL ACER PLATANOIDES LIRIODENDRON SITROGAILUA	2'-3 1/2" CAL.	B B B
	EVERGREEN TREES	2	WHITE PINE BLUE SPRUCE	PRINUS STRIBOSUS PICEA MINKENS	6'-8' HT.	B B B
	ORNAMENTAL TREES	6	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BUSH EASTERN REDBUD	PRINUS CALLERYANA VANTILIERER CORNUS KOSUA MALUS 'SOLARIST' CERCIS CANADENSIS	1 1/2"-2" CAL.	B B B
	DECIDUOUS SHRUBS	20	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BEBBERUS THUNBERGII VIBURNUM RITCIDORILLUM KOLCHITZIA AVALABUS STRONGIA NETERII FALBEN	18"-24" HT.	CONT
	EVERGREEN SHRUBS	20	CAMEL GREENER DWARF YEW BLUE PRUITER JAMES BAR HARBOUR JAMES ENGLISH YEW	CAMONITIS GAGELUS HEDERA HELIX JUNIPERO SPANISHA GLAUCA JUNIPERO HORIZONTALIS YANUS BACCATA	24"-36" HT.	CONT

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

- 2.2 ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE
- 2.3 REQUIRED INTERIOR LANDSCAPING AREA = 22(260)(15) = 924 SQ. FT.
 PROPOSED INTERIOR LANDSCAPING AREA = 1274 SQ. FT.

PROJECT SITE: 11,325.6 SQ. FT. ± 0.36 AC.	
EXISTING CONDITIONS	PROPOSED CONDITIONS
TOTAL BUILDINGS	1405 SQ. FT.
TOTAL PAVEMENT	0 SQ. FT.
TOTAL INTERVIEWS	1405 SQ. FT.
TOTAL PERIODS	4,260.6 SQ. FT.
PROPERTY AREA	11,325.6 SQ. FT.

VARIANCES APPROVED:

1. VARIANCE TO MINIMUM LOT DEPTH FROM REQUIRED 50' DEPTH IN C-3 DISTRICT TO A PROPOSED 17' DEPTH.
2. VARIANCE TO MINIMUM LOT WIDTH FROM REQUIRED 100' WIDTH IN A C-3 DISTRICT TO A PROPOSED 44.89' LOT WIDTH.
3. VARIANCE TO MINIMUM LOT AREA FROM 15,000 SQUARE FEET IN A C-3 DISTRICT TO A PROPOSED LOT AREA OF 11,540 SQUARE FEET.
4. VARIANCE TO MINIMUM 80' BUFFER FROM A COLLECTOR STREET TO A PROPOSED 10' BUFFER FROM MINIMUM 80' BUFFER FROM A COLLECTOR STREET TO THE CENTERLINE OF LOT 28, TO THE NORTHERN PROPERTY LINE OF LOT 11 IN BLOCK 2.

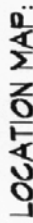
BENCHMARKS:

BENCHMARK #1:
CHISELED SQUARE SE CORNER CONCRETE LOADING DOCK • MIM OIL COMPANY
WAREHOUSE BUILDING • NW CORNER 7TH & LOCUST.
ELEVATION • A2154

BENCHMARK #2:
A CHISELED SQUARE ON THE CENTER OF A CULVERT HEADWALL AT THE NORTHEAST
CORNER OF THE INTERSECTION OF 8TH ST. AND ELM ST.
ELEVATION = 820.60'

SITE PLAN

SCALE: 1" = 10'-0"



paul werner
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S-IN
PLANNING DOCUMENTS