

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 21, COUNTRY CLIB TERRACE, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUBLAS COUNTY, KANBAS, SAID NORTHEAST CORNER BEING ON THE NORTH RIGHT-OF-HAY LINE OF ROCKLEDGE ROAD, THENCE SOUTH SIFES22* NEST ALONG THE NORTH-OF-HAY LINE OF ROCKLEDGE ROAD, THENCE SOUTH SIFES22* NEST ALONG THE NORTH CAPITAL OF ROCKLEDGE ROAD, THENCE NORTH CAPITAL OF SAID LOT 21, THENCE NORTH SOUTH CAPITAL OF SAID LOT 21, THENCE NORTH SOUTH SOUTH CAPITAL OF SAID LOT 21, THENCE NORTH SOUTH SOUTH CAPITAL OF SAID LOT 21, THENCE NORTH SOUTH SOUTH SOUTH CAPITAL OF SAID LOT 21 A DISTANCE OF 25032 FEET TO THE POINT OF BEGINNING, CONTAINING 22,245.4 SQUARE FEET (0.5) ACRE) MORE OR LESS, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL NOTES:

- I.I CURRENT ZONING: RO-IA
- 1.2 CURRENT USE: RESIDENCE

13 PROPOSED USE/PARKING REQUIRED: MIXED USE OFFICE/RESIDENTIAL BASEMENT: (2) I BEDROOM APARTMENTS = 2 X 15 = 3 CARS FIRST FLOOR: 2500 GFF OFFICE 2100 NF 0 1/300 = 1 CARS SECOND FLOOR: 2500 GFF 0 1/300 FF 0 1/300 = 1 CARS

- 0511 ACRES (22,245 SQ. FT. +/-) I.4 LAND AREA:
- 1.5 DENGITY PROPOSED: 2 UNITS + OFFICE
- 1.6 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04 .
- 1.7 ALL ACCESSIBLE SIDEWALK RAMPS BY A.D.A. STANDARDS.
- 1.8 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS NITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 1.9 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 1969, AS AMENDED.
- I.IO TRASH TO BE PICKED UP AT STREET, AS IT IS DONE CURRENTLY.
- I.II NO PROPOSED PARKING LOT LIGHTS AT THIS TIME.
 PARKING LOT LIGHTS MAY BE INSTALLED IN FUTURE PER CITY CODE.
- 1.12 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.

PARKING INFORMATION:

| TYPE: | REGUIRED: | PROVIDED: |
|------------|-----------|------------|
| REGULAR | I4 | 23 |
| ACCESSIBLE | Ï | ī |
| GARAGE | 0 | 0 |
| TOTAL: | 15 | <u>24</u> |
| BICYCLE | 1.05 | 5 (I RACK) |

2.2 TYPICAL DIMENSIONS: R' SPACES - q' X | B' (16.5' + 1.5' OVERHANG AT SIDEMALKS)
SIDEMALKS SHALL BE 4" CONCRETE - 5' OR 6.5' MIDE DEPENDING
UPON THE LOCATION.
H' SPACES - 8' X 20' (5' OR 8' AISLE)

APPROACHES:
DRIVES:
PARKING AREAS:
MIN. 6' ASPHALT ON 4" GRAVEL OR 5' CONCRETE
MIN. 5' ASPHALT ON 4" GRAVEL OR 4' CONCRETE

2.4 24" CURB & GUTTER AT ENTRANCE.

2.3 PAVEMENT:

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 1.059 ACRES (46,IIT SQ. FT. +/-) EXISTING CONDITIONS: LAND AREA BUILDING, ROOF FOOTPRINT: PAYEMENT AREAS: TOTAL IMPERVIOUS: TOTAL PERVIOUS:

LANDSCAPING NOTES:

| DESCRIPTION | | | | | |
|------------------|---|--|---|--|--|
| DESCRIPTION | QTY. | APPROVED TYPES | BOTANICAL NAMES | SIZE | COND. |
| EXISTING TREES | 3 | REFER TO SITE PLAN | | REFER TO SITE | PLAN |
| *NOTE: 12 E | XISTING T | REES QUALIFY AS STREET TREES; | 8 ARE REQUIRED | | |
| SHADE TREES | 6 | SAM TOOTH OAK ROSE HILL ASH NORWAY MAPLE SWEET GUM | GUERCUS ACUTISSIMA FRAXINUS AMERICANA 'ROSE HILL' ACER PLATANOIDES 'EMERALD GUEEN' LIQUIDAMBAR STYRACIFLUA | 2"-2 I/2" CAL | В∉В |
| EVERGREEN TREES | 1 | WHITE PINE BLUE SPRUCE | PINJS STROBUS PICEA PUNGENS | 6'-8' HT. | B 4 B |
| ORNAMENTAL TREES | 5 | CLEVELAND SELECT PEAR KOUSA DOGNOOD CORAL BURST CRABAPPLE EASTERN REDBUD | PYRUS CALLERYANA 'CHANTIELEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS | I I/2"-2" CAL | B≰B |
| DECIDIOUS SHRUBS | 22 | DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC | BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKWITZIA AMABALIS SYRINGA MEYERI "PALIBIN' | l∂"-24" HT. | CONT |
| EVERGREEN SHRUBS | 24 | 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 |
| | *NOTE: 12 E. SHADE TREES EVERGREEN TREES ORNAMENTAL TREES DECIDIOUS SHRUBS | *NOTE: 12 EXISTING T SHADE TREES 6 EVERGREEN TREES 1 ORNAMENTAL TREES 5 DECIDIOUS SHRUBS 22 | *NOTE: 12 EXISTING TREES QUALIFY AS STREET TREES, SHADE TREES 6 SAN TOOTH OAK ROSE HILL ASH NORWAY MAPLE SWEET GUM EVERGREEN TREES 1 HHITE PINE BLUE SPRUCE CRNAMENTAL TREES 5 CLEVELAND SELECT PEAR KOUSA DOGNOOD CORAL BIRST CRABAPPLE EASTERN REDDIA DECIDIOUS SHRUBS 22 DHARF JAPANESE BARBERRY LEATHER FAF VIBLIKHIM BERJIT BUSH DHARF KOREAN LILAC EVERGREEN SHRUBS 24 CARMEL CREEPTER BAR HARBOR JAINFER CREEPTER BAR HARBOR JAINFER CREEPTER | *NOTE: 12 EXISTING TREES GUALIFY AS STREET TREES; & ARE REQUIRED SHADE TREES 6 SAN TOOTH OAK ROSE HILL ASH FRANINS AMERICANA ROSE HILL' NORMAY MAPLE SHEET GUM EVERGREEN TRIES 1 WHITE PINE BULE SPRUCE CRIAMENTAL TREES 5 CLEVELAND SELECT PEAR KOBSA DOSWOOD CORAL BURST CRABAPPLE ESTERN REDBUD DECIDIOUS SHRUBS 22 DWARF JAPANESE BARBERRY LEATHERLEAF VIBLISHM BUANF KOREAN LLAC EVERGREEN SHRUBS 24 CARMEL CREETER EVERGREEN SHRUBS 25 CARMEL CREETER CARMEL CREETER CARMINE AMERICA SHRUBNING BULE SPRUCE EVERGREEN SHRUBS 26 CARMEL CREETER CARMINE CORGUNATE INMITER CREETER CARMINE AMERICA SHRUBNING BULE STITUTE SHRUBNING BULE STRUBS STRUBS CARMINE CORGUNATE SHRUBNING BURST CORGUNATE SHRUBNING SHRU | "NOTE: 12 EXISTING TREES QUALIFY AS STREET TREES; & ARE REQUIRED SHADE TREES 6 SAN TOOTH OAK ROSE HILL ASH NORWAY MARE SHEET SIM SHEET SIM EVERGREEN TREES 1 HITE PINE BLIE SPRUCE PINES STROBUS 6'-6' HT. PINES TROBUS ORNAMENTAL TREES 5 CLEVELAND SELECT FEAR ROSA DOGNOOD CORAL BRIST CRABAPPLE CORNAMENTAL TREES 5 CLEVELAND SELECT FEAR ROSA DOGNOOD CORAL BRIST CRABAPPLE CORNES CORNAMENTAL CORNAMENTAL TREES 5 CLEVELAND SELECT FEAR ROSA DOGNOOD CORAL BRIST CRABAPPLE CORNES CANDENS CORNUS KOUSA MALIS CORALBERST CORNIS KOUSA MALIS CORALBERST VIBRIM RINTIDOPHYLLIM VIBRIMM RINTIDOPHYLLIM VIBRIMA RINTIDOPHYLLIM VIBRIM RINTIDOPHYLLIM VIBRIMA RINTI |

- 3.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 3.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE
- 3.3 REQUIRED INTERIOR LANDSCAPING AREA = 24(280)(10) = 612 SQ. FT. PROPOSED INTERIOR LANDSCAPING AREA = 900 SQ. FT.

ARCHITECTS Q

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BUILDING

OFFICEROCKLEDGE JGE OFFICE 501 ROCKLEDGE LAWRENCE, KANSAS

ROCKLED

PROJECT # 25125

JANUARY 25, 2005

RELEASE: DATE:

S-1 PRELIMINARY DOCUMENTS