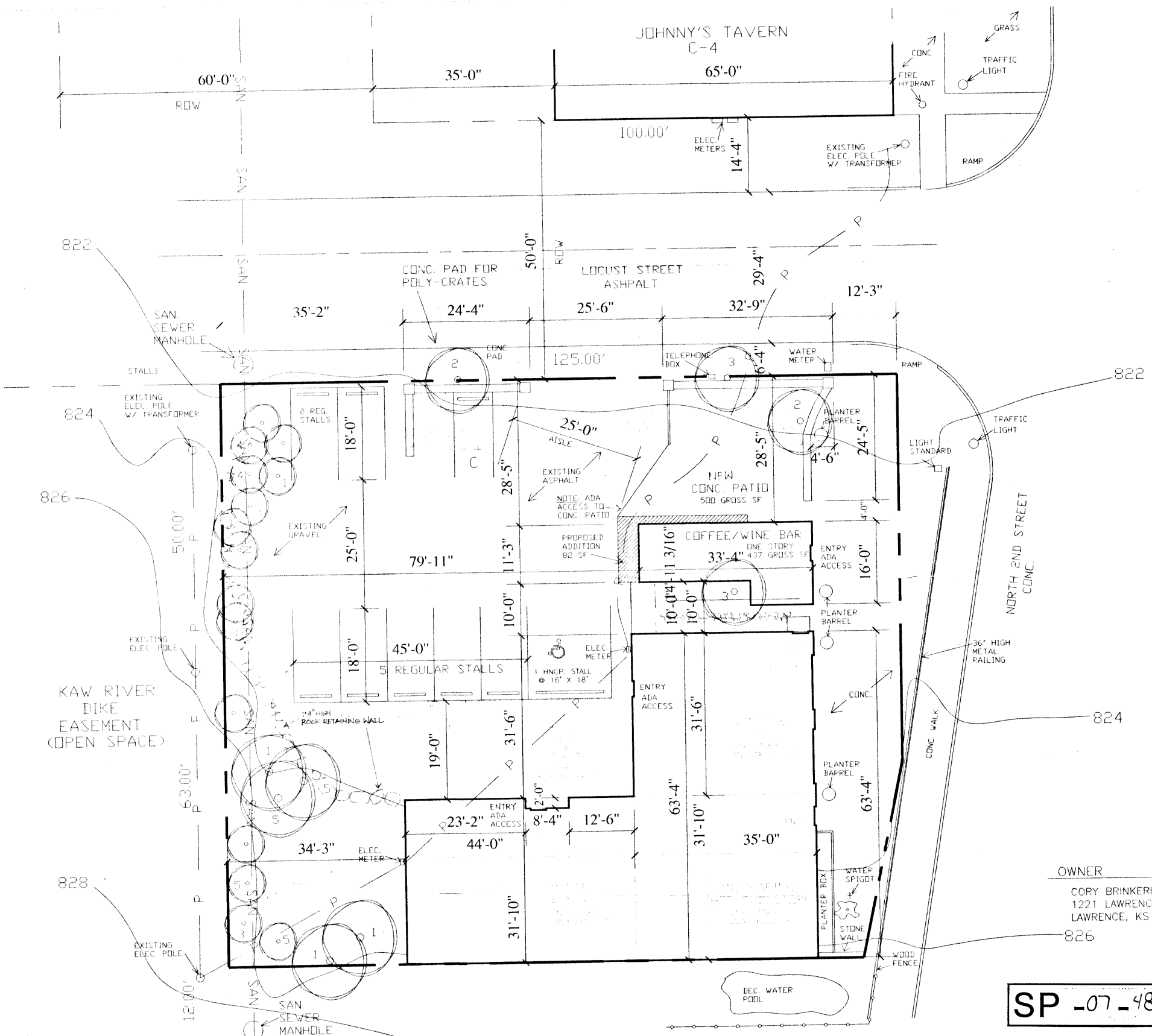

SITE PLAN

SCALE: 1"=10'-0"

5' 10' 20' 30'

LEGEND

	PROPERTY LINE
826	EXISTING TOPOS
826	PROPOSED TOPOS
W	WATER LINE
T	TELEPHONE
GAS	GAS
SAN	SEWER
P	ELECTRIC LINE

NOTES:

1. BOARD OF ZONING APPEALS VARIANCES FOR PARKING LOT SURFACE AND CONCRETE CURB AND GUTTERS ARE VALID UNTIL SUCH TIME THAT LOCUST STREET IS IMPROVED. UPON COMPLETION OF LOCUST STREET IMPROVEMENTS, THE APPLICANT SHALL HAVE A PERIOD OF TWO (2) YEARS TO BRING THE ON-SITE PARKING AREA INTO COMPLIANCE WITH CITY STANDARDS.

2. ALL BOARD OF ZONING APPEALS SHALL EXPIRE AT SUCH TIME THAT THE STRUCTURE IS DEMOLISHED AND THE PROPERTY IS REDEVELOPED.

SP -07-48-03

SITE SUMMARY

NUMBER OF LOTS:	5 (LOTS 41,43,45,47,49) COMBINED
GROSS AREA	0.333 ACRES = 14,538 SF
BUILDINGS	
MANDRAKE ARMORY	1400 SF TOTAL GROSS
LANDSCAPE/HOT TUB	1114 SF TOTAL GROSS
VINTGE JUNK	1114 SF TOTAL GROSS
	770 SF COVERED PORCH
COFFEE/WINE BAR	437 SF GROSS EXISTING
	82 SF GROSS PROPOSED ADDITION
	519 SF GROSS TOTAL BLDG.
	500 SF CONC. PATIO
PAVEMENT	2572 SF (GROSS)
OPEN SPACE	6135 SF (GROSS)
PROPOSED PARKING	9 STALLS
REQUIRED PARKING	20 STALLS

EXISTING BUILDINGS	4065 SF
EXISTING PAVEMENT	2572 SF
EXISTING IMPERVIOUS	1766 SF
EXISTING PERVIOUS	6135 SF
PROPERTY AREA	14,538 SF

NOTE: IMPERVIOUS AND PERVIOUS CALCULATIONS WILL NOT CHANGE AFTER COMPLETION OF PROJECT.

LEGAL DESCRIPTION

311-317 NORTH 2ND ST.
LOT 41, LESS TWELVE FEET OFF THE SOUTH SIDE THEREOF, AND LOT 43, LESS TRACT DESCRIBED IN BOOK 308, PAGE 1675; ALSO LOTS 45,47,AND 49; ALL ON BRIDGE STREET IN BLOCK NUMBER 2, TOGETHER WITH THAT PORTION OF VACATED MASS. ST. ADJACENT TO SAID LOTS BY ORDINANCE NO. 3147, RECORDED IN BOOK 215, PAGE 332, IN THAT PART OF THE CITY OF LAWRENCE KNOWN AS NORTH LAWRENCE, DOUGLAS, KS.

ZONING: (C-4)

"LIMITED COMMERCIAL"

LOT AREA:

14,859 SQ. FT.
= 0.341 ACRES

PARKING DATA:

PARKING GROUP	
MANDRAKE ARMORY	12
LANDSCAPE/HOT TUB	12
VINTAGE JUNK	12
COFFEE/WINE BAR	11
STALLS PROVIDED	
HANDICAP (16'x18')	1
REGULAR (9'x18')	7
COMPACT (7.5'x16.5')	1
TOTAL STALLS	9
STALLS REQUIRED	
MANDRAKE ARMORY ((1400SF-225)x 70% = 822SF)	5
LANDSCAPE/HOT TUB ((1114SF-392) x 70% = 505.4SF)	3
VINTAGE JUNK ((1114SF-126) x 70% = 691.6SF)	4
COFFEE/WINE BAR (APPROX 300SF PUBLIC)	3
500 SF CONC. PATIO	5
TOTAL STALLS	20

OWNER

CORY BRINKERHOFF
1221 LAWRENCE AVE.
LAWRENCE, KS 66049

BUILDING USE:

	GROUP #
MIXED MANUFACTURING AND COMMERCIAL	
MANDRAKE ARMORY	12
LANDSCAPING/HOT TUB	12
VINTAGE JUNK	12
COFFEE/WINE BAR	12

BLDG. SQ. FOOTAGES:

COMMERCIAL/MAUFACT.
3628 SF TOTAL GROSS

STORAGE BLDG.
437 SF TOTAL GROSS

BUILDING MATERIALS:

COMMERCIAL/ MANUFACTURING BLDG.
CONC. FOUNDATION AND FLOORS
LIMESTONE AND WOOD WALLS
METAL AND WD. FRAME WDWS.
FLAT WD. ROOF ON WOOD JOISTS

BLDG. TYPE: V-N
NON RATED

NOTES:

1. INTERIOR DIMENSIONS WERE MEASURED. OVERAL DIMENSIONS OF SITE ARE FROM EXISTING PLAT RECORDS. SOME DIMENSIONS ARE SCALED FROM AIREAL PHOTOS.

2. EXISTING TOPOGRAPHIC LINES ARE FROM AIREAL PHOTOS.

3. TENANTS TO USE POLY-CART BINS FOR TRASH. LOCATE BINS ON CONC. PAD AT NORTH END OF SITE ON TRASH DAY FOR PICK-UP.

4. 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, RETROREFLECTIVITY AND MOUNTING POSITION.

LANDSCAPE SCHEDULE

NAME	SYMBOL	SIZE	QUANITY	CONDITION
EXISTING TREES				
RED ELM	(+1)	3" DIA. MIN.	4	EXISTING
AMERICAN ELM	(+2)	4" DIA. MIN.	3	EXISTING
SIBERIAN ELM	(+3)	3" DIA. MIN.	4	EXISTING
REDBUD	(+4)	1.5" DIA.	2	EXISTING
HACKBERRY	(+5)	3" DIA. MIN.	4	EXISTING
VARIOUS	(+6)	<3" DIA.	6+	EXISTING
BUSH		N/A	X	EXISTING

311-317 N. SECOND STREET
LAWRENCE, KS

Approved & Released
Case No. SP-07-48-03 Date: 2/11/03
Planner Initials RBR # of Sheets 1
Asst. Director: [signature]
CC Approval 2/18/03 B-07-17-03

FILE COPY

SCHNEIDER & ASSOC.
2859 Fourwheel Dr.
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Lawrence, Kansas 66047
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RECEIV
SEP 05
City County Plan
Lawrence

Frederick A. Schneider
Architect

SHEET: 1 OF: 1

DATE: 9/3/03

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