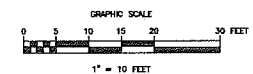


Consultant

Notes

1. ALL SIDEWALK STAIRS TO HAVE PAINTED RAILINGS EACH SIDE.
2. THE APPLICANT SHALL REPLACE ALL SIDEWALK CURB AND GUTTER THAT ADJACENT TO THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO CONSTRUCTION.
3. ALL TRASH TO BE COLLECTED IN PRIVATE HOUSEHOLD RECEPTACLES TO BE BROUGHT TO CURB.
4. ALL PARKING STALLS SHALL BE STRIPED WITH WHITE OR YELLOW STRIPES A MINIMUM OF 3" WIDE. ACCESSIBLE STALLS SHALL BE MARKED BY AN APPROVED SIGN. ACCESSIBLE STALLS SHALL BE PAINTED WITH CROSS-HATCHING.
5. 1:40 MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALL AND ACCESSIBLE 1:20 MAXIMUM SLOPE IN ANY DIRECTION AT TYPICAL PARKING STALLS.
6. SEE GRADING, UTILITY, EROSION CONTROL, AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
7. THE APPLICANT SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
8. A CITY LICENSED CONTRACTOR SHALL PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY.

Revisions
PUD Submittal - December 17, 2007
Initial UDC Submittal - January 2, 2008
Final UDC Submittal - February 6, 2008
Parking Lot/Site Submittal - March 25, 2008



Project Title
Conklin House Relocation

101 - 109 N. Franklin St.
Drawing Title
Site Plan

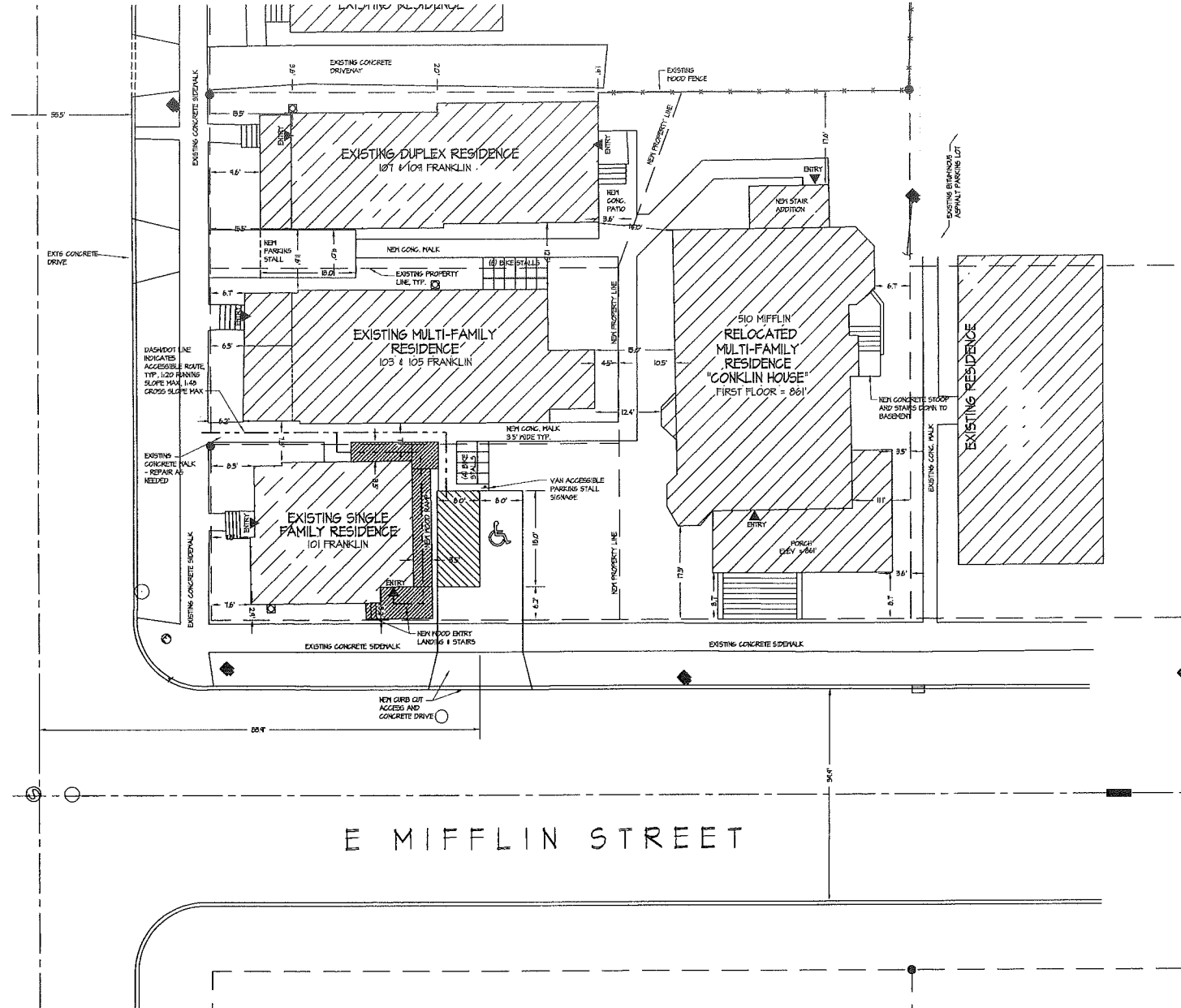
Project No. Drawing No.
0622-H C-1.1

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Site Development Data			
Item	Existing	Required per R.O.	Proposed
Lot area	13,171 SF or .302 acres	same	same
Lot area / D.U.	2105 SF/unit	1317 SF/unit	1317 SF/unit
Density (unit/acre)	.050	4.880 SF	.0302
Usable open space	0 SF	34% of site	2212 SF
			17% of site
Parking Ratio			
Item	Existing	Required per R.O.	Proposed
Automobile parking	17 stalls or 2.83 stalls/unit	16 stalls or 1.6 stalls/unit	2 stalls or 0.2 stalls/unit
Bicycle parking	5 stalls	10 stalls	10 stalls
Dwelling Unit Mix (Total Site)			
Item	Existing	Proposed	
One Bedroom	1	1	
Two Bedroom	1	4	
Three Bedroom	4	2	
Three Bedroom + Den	1	1	
Four Bedroom	1	1	
Five Bedroom	1	1	
Total Dwelling Units	10 (19 Bedrooms)	10 (24 Bedrooms)	
Dwelling Unit Mix - Existing (By Building)			
Item	Existing	Proposed	Conklin House
One Bedroom	1	1	
Two Bedroom	1	1	
Three Bedroom	1	2	
Three Bedroom + Den	1	1	
Four Bedroom	1	1	
Five Bedroom	1	1	
Total Dwelling Units	1	2	
Total Bedrooms	3	5	
Dwelling Unit Mix - Proposed (By Building)			
Item	Existing	Proposed	Conklin House
One Bedroom	1	1	
Two Bedroom	2	1	
Three Bedroom	1	1	
Three Bedroom + Den	1	1	
Four Bedroom	1	1	
Five Bedroom	1	1	
Total Dwelling Units	1	2	
Total Bedrooms	3	5	
Conklin House Gross Area (sq. ft.)			
Basement	1971 SF		
First Floor	2000 SF		
Second Floor	2000 SF		
Third Floor	1150 SF		
Total Area	7121 SF		

SHEET INDEX

- C-1.1 SITE PLAN
- C-2.1 GRADING & EROSION CONTROL PLAN
- C-3.1 UTILITY PLAN
- L-1.1 SITE PLANTING PLAN
- L-1.2 PLANT SCHEDULE/DETAILS
- A-1.1 FLOOR PLANS - 510 E. MIFFLIN
- A-1.2 FLOOR PLANS - 101-109 N. FRANKLIN
- A-2.1 ELEVATIONS - 510 E. MIFFLIN



SITE PLAN
1" = 10'-0"

PLAN/PARKING FACILITY APPROVAL	
ADDRESS <u>101 - 109 N. Franklin St.</u>	
ID# <u>1037</u>	DATE SUBMITTED <u>4/25/08</u>
ORIGINAL ☒	REVISION#
FINAL SIGN OFF DATE <u>4/3/08</u>	
SIGNED <u>[Signature]</u>	

