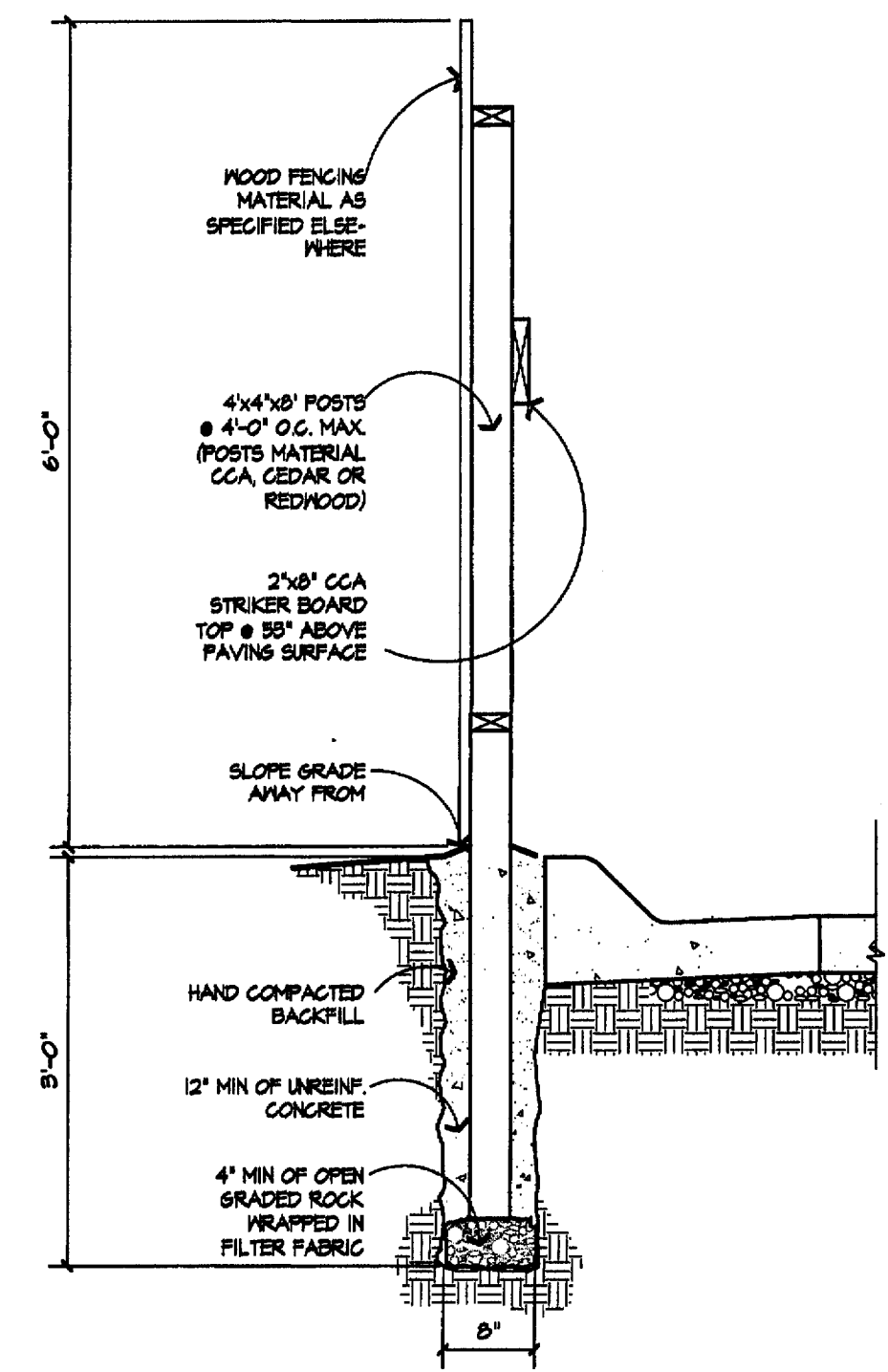
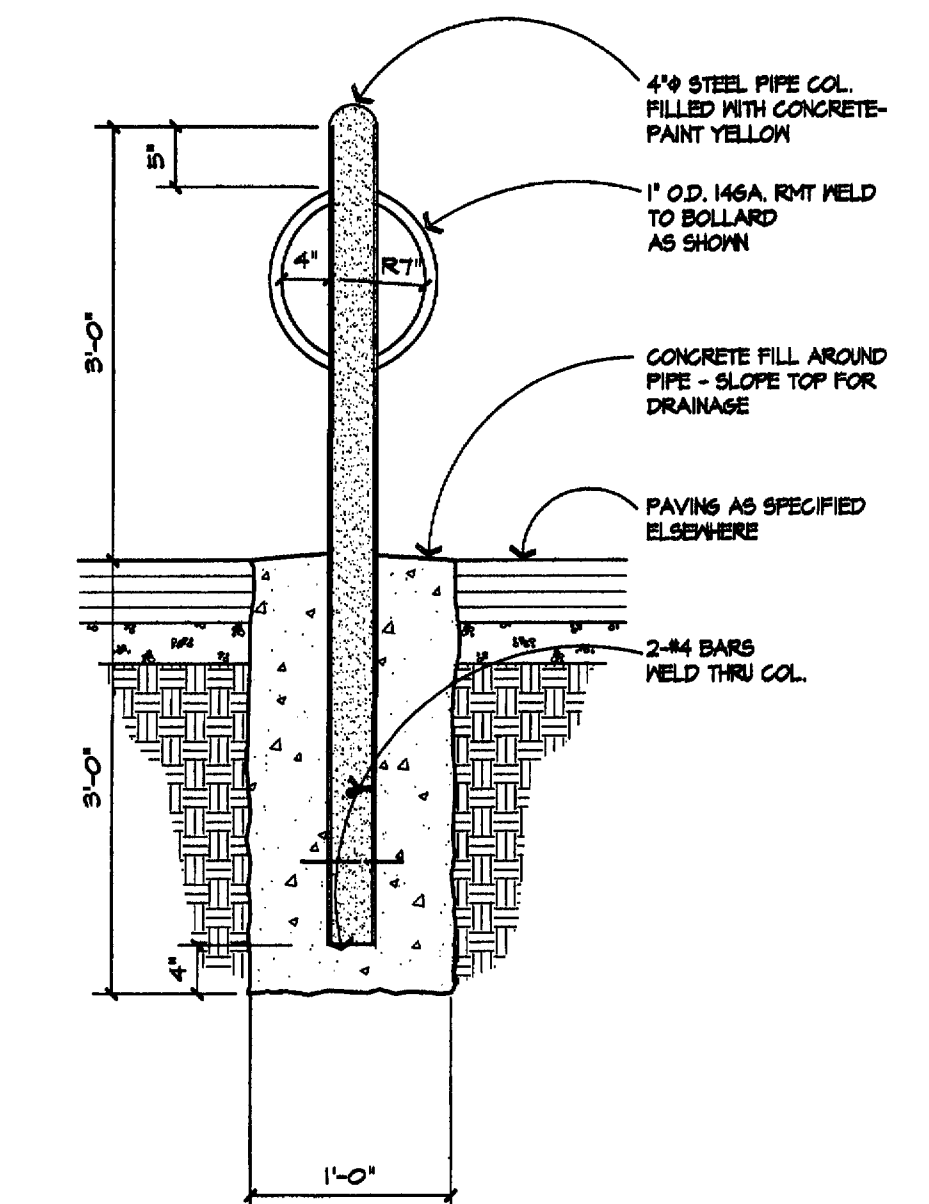


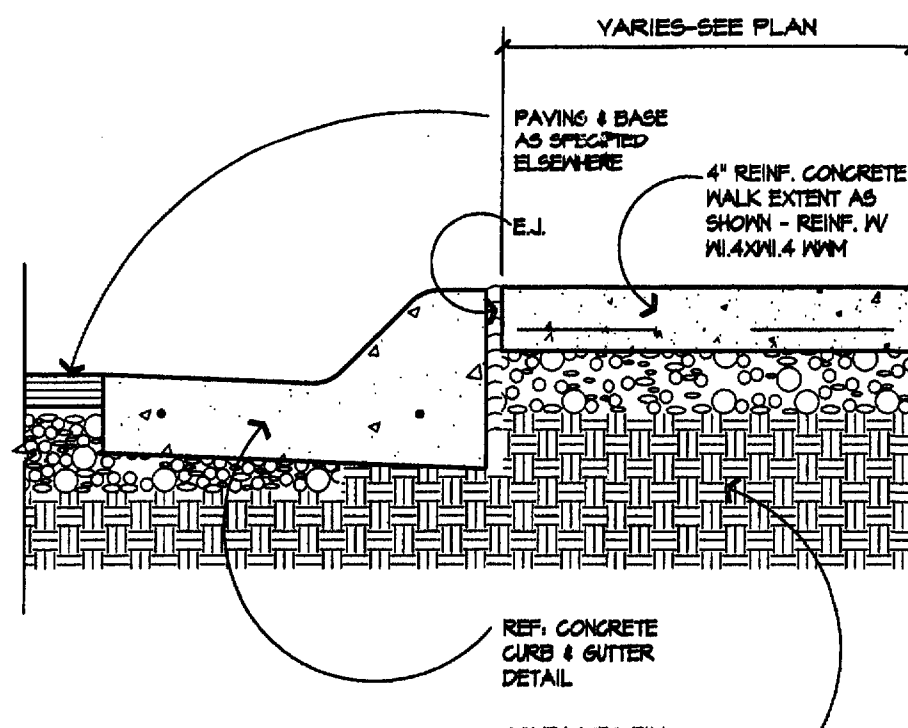
**D5 LIGHT POLE BASE DETAIL**  
3/4" = 1'-0"



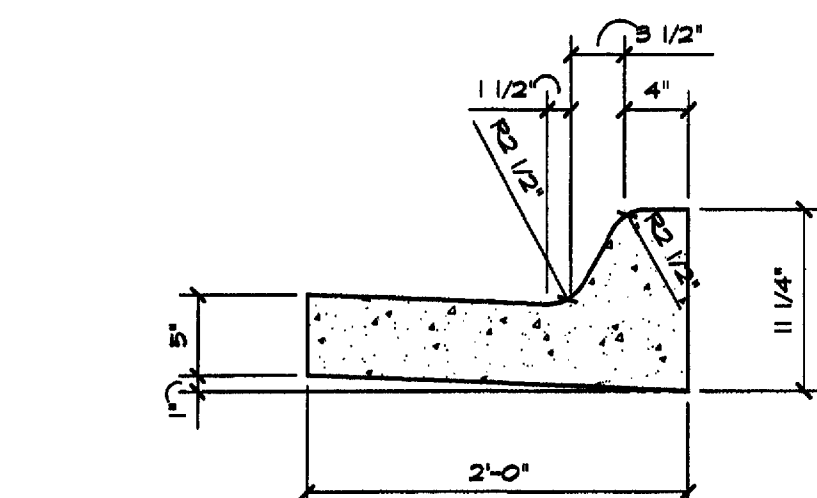
**C5 TYPICAL TRASH SCREEN FENCE DETAIL**  
3/4" = 1'-0"



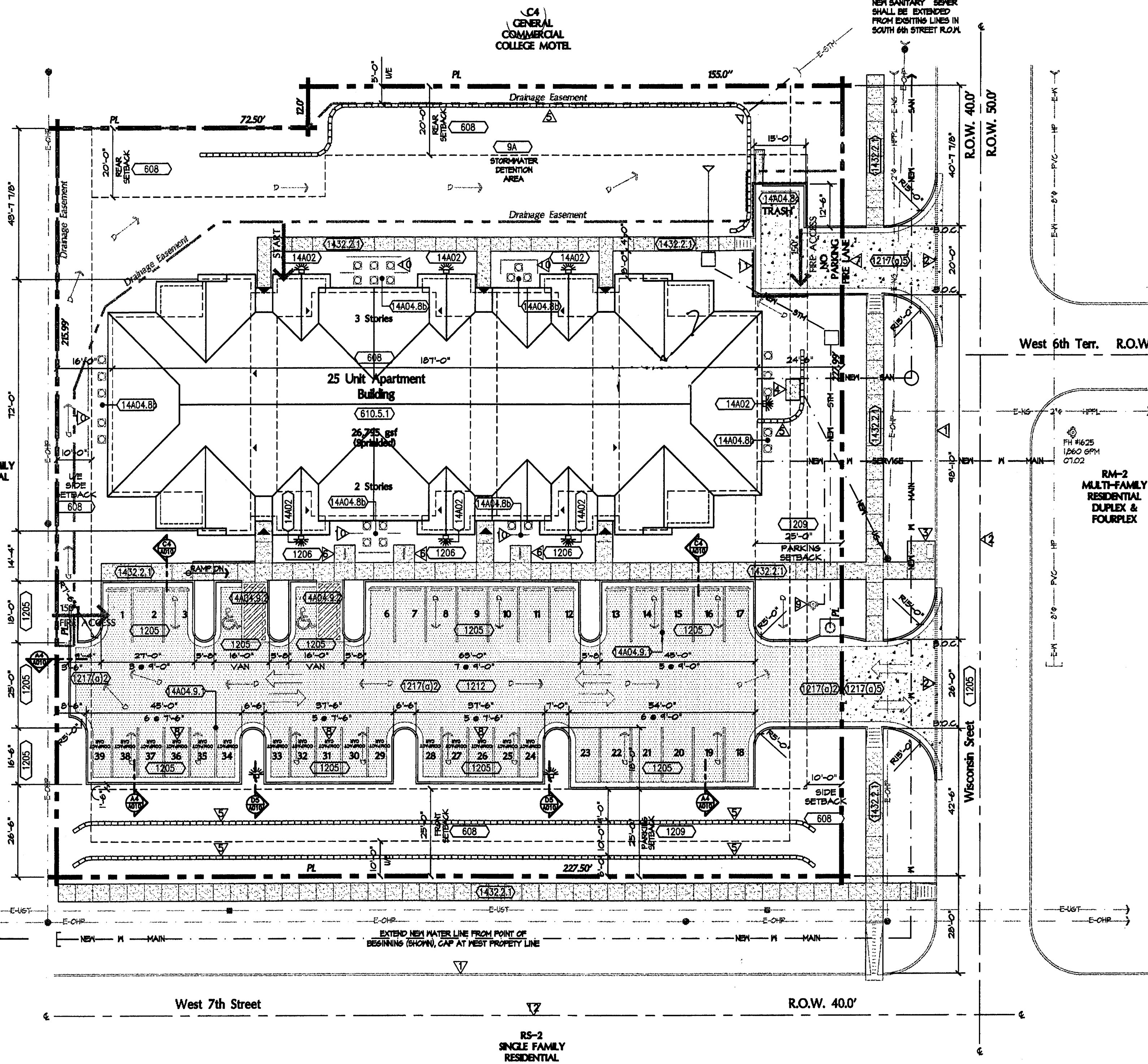
**A5 TYPICAL BIKE RACK**  
3/4" = 1'-0"



**C4 TYPICAL CURB / SIDEWALK DETAIL**  
1" = 1'-0"



**A4 TYPE I CURB & GUTTER**  
1" = 1'-0"



**B3 PROPOSED SITE DEVELOPMENT PLAN**  
1" = 20.0'

Legal Description

Lot 3 College Hotel Subdivision, an addition to the City of Lawrence, Douglas County, Kansas. Containing +/- 50,897 gross square feet or 1.17 acres. SW 1/4, SECTION 25-T12S-R18E

Zoning Requirements & Compliance

20-608 DISTRICT STANDARDS/TABLE II

	Required	Proposed
Zoning	RM-2 Multi-Family	RM-2 Multi-Family
Lot Area	6,000sf	50,897sf
Lot Area/Dwelling Unit	2,000sf	2,036sf
Lot Width	60'	227.50'
Lot Depth	100'	227.99'
Minimum Yards		
Front	25'	25'
Side	10'	10'
Back	10'	10'
Minimum	25'	25'
Maximum	45'	45'
Height	45'	45'

20-810 ALLOWED USE/TABLE I

20-810.5 USE GROUP 4, RESIDENTIAL MULTI-FAMILY	
20-810.5.1 Multi-Family dwelling (25 Unit Apartment Building)	

20-9A FLOODPLAIN & STORMWATER MANAGEMENT

SEE SHEET 1012/23 GRASSHOPPER PLAN for stormwater management & detention. See Let 3 College Hotel Addition Drainage Study dated April 2004 prepared by Landpoint Engineering, PA for mapping documentation.

(-) = direction of storm water run-off

Impervious Surfaces	Existing	Proposed
Building Roof	0 GSF	13,016 GSF
Pavement	0 GSF	14,177 GSF
Total Impervious Surfaces	0 GSF	27,193 GSF
Turf	50,897 GSF	50,897 GSF

20-1205 OFF-STREET LOADING & PARKING REQUIREMENTS

SIZE

(a) Standard Car & Truck Requirements

Angle 30° Stall Depth 25'

(b) Compact Car & Truck Requirements

Angle 30° Stall Depth 25'

(c) Standard car minimum width: 9.0'

Compact car minimum width: 1.5'

(d) Minimum width one-way aisle: 12.0'

(e) Minimum width two-way aisle: 25.0'

(f) Minimum accessible parking spaces

Total Spaces 2

(g) Minimum standards for driveway entrances to parking areas

(1) Thirty foot maximum driveway width

(2) The curb radius return shall not extend beyond the property line

20-1206 BICYCLE PARKING AREA

Each bicycle parking space shall provide for a secure method of locking a bicycle.

A minimum of 8 bicycle spaces shall be provided. (158 x 38 spaces)

20-1209 LOCATION OF PARKING AREA

(a) No part of a parking area, other than the access way, shall be located within 25 feet of a street right of way in the RM-2 district.

20-1212 OFF-STREET PARKING SPACES REQUIRED

Parking Group 2A: 1.5 spaces for each 1 Bedroom Apartment (15) = (23)

Parking Group 2B: 1.5 spaces for each 2 Bedroom Apartment (10) = (15)

Total Required = (38)

Provided:

Full Size 21

Compact 18

Universal Accessible 2

Total Provided = (38)

20-1215 MARKINGS & BARRIERS

The perimeter of the parking lot shall be curbed as per Details A4 & C4/A010

20-1217 SURFACING

(a) All off-street parking areas shall be surfaced in accordance with City Standards as follows:

(1) Four (4) inches of 4000 psi concrete reinforced with 4" x 4" W1.4 WF.

(2) Five (5) inches of 4000 psi concrete reinforced with 4" x 4" W1.4 WF.

(3) Existing 4" reinforced concrete to remain to extent shown

(4) Five (5) inches of full depth asphaltic concrete over existing prepared grade per City Standards.

(5) Existing asphalt parking to remain to extent shown

(6) Five (5) inches of 4000 psi concrete reinforced with 4" x 4" W1.4 WF per City Standard.

(7) Existing 5" reinforced concrete to remain to extent shown

(8) Six (6) inches of 4000 psi concrete reinforced with 4" x 4" W1.4 WF per City Standard

20-1432.2 SIDEWALKS

1. Furnish & install five (5) foot wide x 4" thick concrete sidewalk reinforced with 4" x 4" W1.4 WF.

2. Furnish & install five (5) foot wide x 4" thick concrete sidewalk reinforced with 4" x 4" W1.4 WF. Provide ramps at all points that terminate at driveway or street intersections in accordance with 4.8 of the Americans With Disabilities Guidelines & City Standard Detail.

20-14A02 PHOTOMETRIC PLAN

SEE SHEET 1010 FOR PHOTOMETRIC ANALYSIS

20-14A04.2 LANDSCAPE REQUIRED

SEE 85/A011 FOR LANDSCAPE PLAN

20-14A04.3 MINIMUM TREE REQUIREMENTS

SEE 85/A011 FOR LANDSCAPE PLAN

20-14A04.4 PROTECTION OF PRESERVED TREES

SEE 85/A011 FOR LANDSCAPE PLAN

20-14A04.6 PLANTING REQUIREMENTS WITHIN PARKING AREAS

SEE 85/A011 FOR LANDSCAPE PLAN

20-14A04.8 SCREENING REQUIREMENTS

(a) Trash enclosure shall be screened AS PER DETAIL C5/A010 & in accordance with Sanitation Dept. Standards

(b) Screened mechanical & utility equipment shall be screened from view as shown.

(c) All rooftop mounted equipment shall be screened from public view or any street right-of-way.

(d) All off-street parking areas containing 5 or more vehicles shall be effectively screened on each side that adjoins or is across the street from any residential district or institutional zone.

20-14A04.9 MARKINGS & BARRIERS

1. Furnish 6" wide (min.) yellow or white stripes on pavement defining each parking stall as shown.

2. Furnish 6" wide (min.) yellow or white stripes on pavement defining each parking stall as shown. Mount 60"-72" above parking surface. Sign and sign shall incorporate the symbol of accessibility as defined in 4.30.7 of the ADA Accessibility Guidelines for Buildings & Facilities.

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**WISCONSIN APARTMENTS**  
1710 West 7th Street  
Lawrence, Kansas

**PROJECT # 0320**  
**DATE 04.30.03**  
**DRAWN BY: LE**  
**CHECKED BY: AB**  
**REVISIONS: 11.24.03**  
**04.28.04**  
**06.10.04**

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**REVISED SITE DEVELOPMENT PLAN**

Sheet  
**A010**  
1 of 3 Sheets