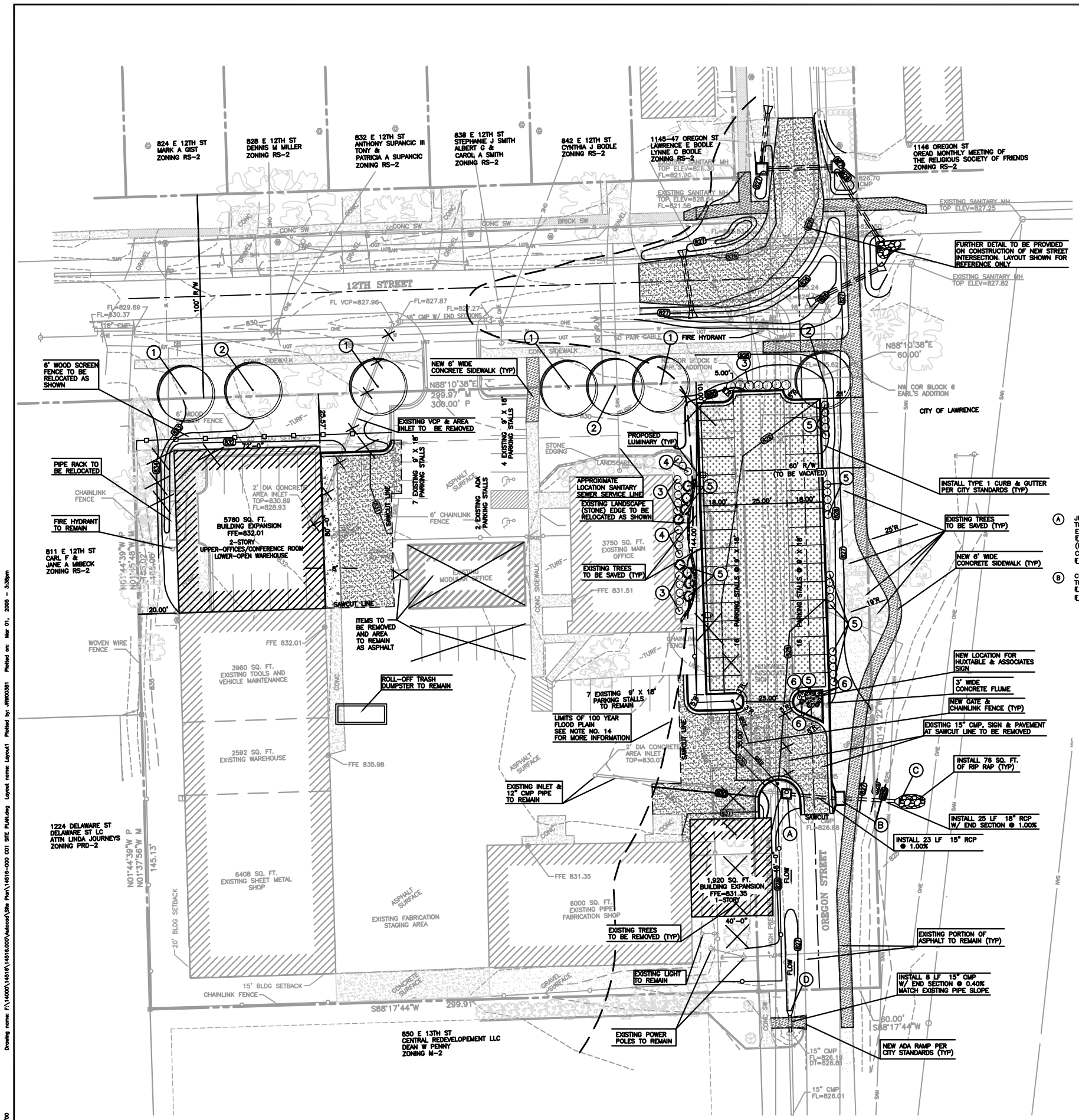

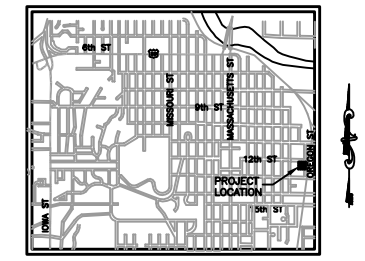

LOCATION MAP

NOT TO SCALE

PLANT SCHEDULE

No.	Name	Qty.	Size	Cond.
Trees				
1	Red Sunset Maple Acer rubrum 'Red Sunset'	4	2" Cal. Min.	B&B
2	Rosehill Ash Fraxinus pennsylvanica 'Rosehill'	3	2" Cal. Min.	B&B
Shrubs				
3	Japanese Pygmy Barberry—Berberis thunbergii 'Kobold'	17	2 Gal.	Cont.
4	Andorra Juniper Juniperus horizontalis 'Plumosa'	7	2 Gal.	Cont.
5	Burning Bush—Euonymus alata	36	5 Gal.	Cont.
6	Broadmoor Juniper Juniperus sabina 'broadmoor'	4	5 Gal.	Cont.

STORM STRUCTURE DESCRIPTION

ALL CURB INLETS TO BE PER CITY OF LAWRENCE STANDARD DETAILS. (6'x4')

(A) JUNCTION BOX (4' X 4')
TOP EL. = 828.70±
EXISTING 12" CMP TO REMAIN
℄ IN (S)= 826.88
(END OF PIPE TO BE CUT/ADJUSTED AS NECESSARY)
℄ OUT (E)= 825.43

(B) CURB INLET
TOP EL. = 828.00
℄ IN (SW)= 825.20
℄ OUT (E)= 825.00

(C) 18" RCP END SECTION
℄ OUT (E)= 824.75

(D) 15" CMP END SECTION
℄ IN (S)= 826.22±
(GRADE DITCH TO DRAIN)

BENCHMARKS

BM-A
CHISELED "X" CUT NORTH EDGE OF SIDEWALK OVER CMP ELEV=827.57

BM-T368
ELEV=827.39

PAVEMENT SCHEDULE

- 5" APSHALT PAVING
- 7" ASPHALT PAVING
- 6" UN-REINFORCED CONCRETE
- 4" CONCRETE SIDEWALK

LEGAL DESCRIPTION

ALL OF THE NORTHEAST QUARTER OF BLOCK 5 IN EARL'S ADDITION ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

1. Existing Zoning: M-2
   Proposed Zoning: M-2
2. Current Use: Industrial Office & Metal Shop
   Proposed Use: Industrial Office & Metal Shop
3. Topographic information taken from field survey prepared by Bartlett & West Engineers (January 2005).
4. Existing Building Information:
   Refer to callouts on plan
5. Existing Parking Information:
   Industrial Office & Metal Shop
   Use Group 19 Parking Group 22
   1.5 spaces for each 1.5 Employees
   Total Stalls Required: 50
   Total Stalls Provided: 50
   Accessible Stalls Required: 2
   Accessible Stalls Provided: 2
6. Proposed Drive and Parking Areas to have Concrete Curb to meet City of Lawrence Standards. Asphalt Pavement shall meet or exceed City of Lawrence minimum standards. (Min. 5" thickness)
7. Proposed Concrete Pavement to be 6" Portland Cement Concrete on compacted subgrade unless otherwise shown.
8. Wall Mounted Lighting is located at building entrances. All lighting is shielded to prevent glare off-site.
9. The City of Lawrence shall not be responsible for damage to pavement due to the weight of refuse vehicles.
10. This site plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for building and facilities. Appendix A to 28 CFR Part 36.
11. Accessible spaces are to be signed and stenciled per Sec. 20-1205-F.
12. All items to be screened per Sec. 20-14A04.8.
13. 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.
14. Flood plain limits as shown on FEMA Map number 20045c0038 c. Flood plain elevation for this property is 830.00.

SITE SUMMARY

EXISTING SITE SUMMARY

EXISTING BUILDINGS:	24,504 SF (0.56 AC.)
EXISTING PAVEMENT:	40,145 SF (0.92 AC.)
TOTAL IMPERVIOUS:	64,649 SF (1.48 AC.)
EXISTING PERVIOUS:	25,472 SF (0.59 AC.)
TOTAL PROPERTY AREA:	90,121 SF (2.07 AC.)

NEW SITE SUMMARY

BUILDINGS:	30,390 SF (0.70 AC.)
PAVEMENT:	48,848 SF (1.12 AC.)
TOTAL IMPERVIOUS:	79,238 SF (1.82 AC.)
TOTAL PERVIOUS:	28,929 SF (0.66 AC.)
TOTAL PROPERTY AREA:	108,167 SF (2.48 AC.)

INTERIOR LANDSCAPING REQUIRED: 2,184 SF*
INTERIOR LANDSCAPING PROVIDED: 1,142 SF**

* 52 X 280 X 0.15%

** *ALTERNATE COMPLIANCE REQUESTED:*
DUE TO THE EXISTING SITE CONDITIONS AND SMALL AREA FOR PROPOSED SITE IMPROVEMENTS, ALTERNATE COMPLIANCE IS BEING REQUESTED FOR THE REMAINING AMOUNT OF INTERIOR LANDSCAPING. STREET TREES AND ADDITIONAL LANDSCAPING WILL BE PROVIDED IN ALL OTHER AREAS AS ILLUSTRATED

TREES PER 4000 SF OPEN SPACE REQUIRED = 7
TREES PER 4000 SF OPEN SPACE PROVIDED = 18
STREET TREES REQUIRED = 9
STREET TREES PROVIDED = 9 (7 NEW + 2 EXISTING)

N

1" = 20'

20 0 20 40

SITE PLAN

REV	DATE	DESCRIPTION	BY
1	3-1-05	REVISIONS PER CITY PLAN REVIEW COMMENTS	DRA

BARTLETT & WEST
ENGINEERS
6306 MARMATON AVENUE • P.O. BOX 2968
PHONE 913-829-0000 FAX 913-829-0001
WWW.BARTLETTWEST.COM

SITE PLAN
FOR
HUXTABLE AND ASSOCIATES
LAWRENCE, KANSAS

DESIGNED BY:	DRA
DRAWN BY:	JRW
APPROVED BY:	SFM
DESIGN PROJ:	14516.000
CONST PROJ:	----
SCALE:	AS NOTED
DATE:	2-8-2005
SHEET NUMBER	1 OF 1

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Drawing name: F:\14000\14516\14516.000\Huxtable\Site Plan\14516-000 G01 SITE PLAN.dwg Layout name: Layout1 Plotted by: JRW03381 Plotted on: Mar 01, 2005 - 3:05pm

Last edit on: 00/00/00