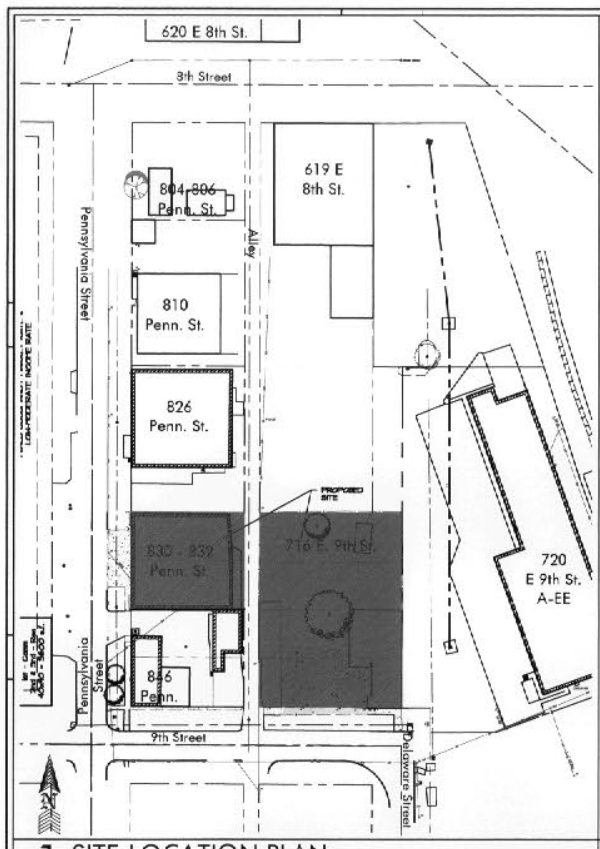
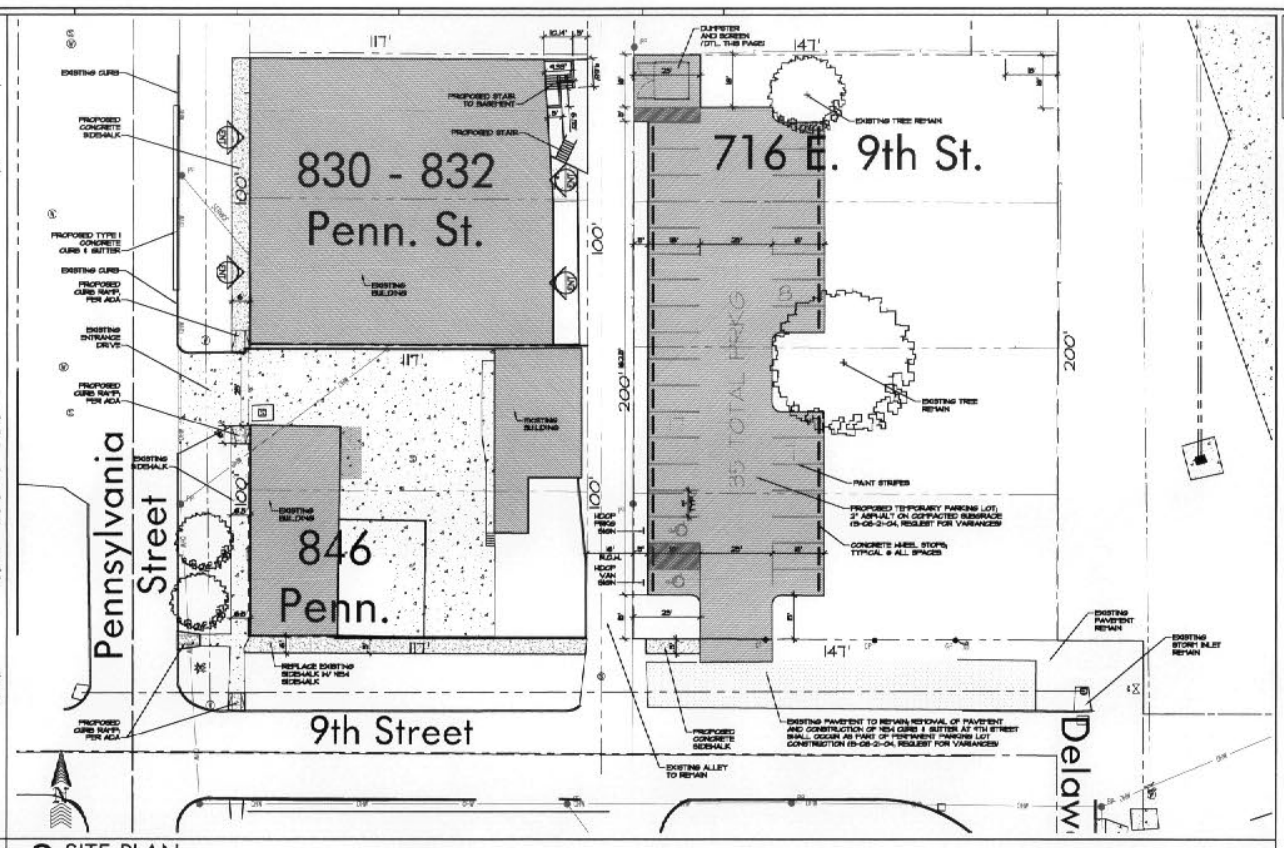


1 SITE LOCATION PLAN
1" = 60'-0"



2 SITE PLAN
1" = 20'-0"

Harris CONSTRUCTION
3200 Haskell Avenue
Suite 140
Lawrence, Kansas 66046

830-832 Pennsylvania Street and 716 E 9th Street

SITE PLAN FOR PROPOSED TENANT FINISH @ 830-832 PENNSYLVANIA ST.
LAWRENCE, KANSAS

LEGAL DESCRIPTIONS:

LOTS 30 AND 32 PENNSYLVANIA STREET, ORIGINAL TOWNSITE, LAWRENCE, DOUGLAS COUNTY, KANSAS.

LOTS 17, 19, 21, AND 23 DELAWARE STREET, ORIGINAL TOWNSITE, LAWRENCE, DOUGLAS COUNTY, KANSAS.

OWNERSHIP:

830-832 PENNSYLVANIA
PENNSYLVANIA STREET
INVESTORS
C/O ROGER N. HARRIS
3200 HASKELL AVENUE
LAWRENCE, KANSAS 66046

716 E. 9TH
ROGER N. HARRIS
3200 HASKELL AVENUE
LAWRENCE, KANSAS 66046

ZONING:
CURRENT ZONING: M-3
PROPOSED ZONING: M-3

ADJACENT USES:
NORTH - M-3 (INDUSTRIAL)
EAST - M-3 (INDUSTRIAL)
SOUTH - M-2 (COMMERCIAL)
WEST - M-2 (INDUSTRIAL)

EXISTING AND PROPOSED DEVELOPMENT:
830-832 PENNSYLVANIA STREET
12,000 S.F. BUILDING
10,214 S.F. GROUND LEVEL
1,786 S.F. LOWER LEVEL

716 E. 9TH STREET
4,501 S.F. BUILDING
2,594 S.F. BUILDING
441 S.F. BUILDING

FUTURE DEVELOPMENT

THE INTENT OF THE DEVELOPER OF THIS PROPERTY, MR. BO HARRIS, IS THAT HE WILL REDEVELOP THESE PROPERTIES AND ADJACENT PROPERTIES AS AN "URBAN CONSERVATION DISTRICT" OVERLAY INCLUDING 804-806 PENN. ST., 810 PENN. ST., 826 PENN. ST., 830-832 PENN. ST., 846 PENN. ST., 720 E. 9th ST., 619 E 8th ST., 621 E 8th ST., 620 E 8th ST., AND THE WEST SIDE OF PENN. ST. BETWEEN 8th ST. & 9th ST. A PRELIMINARY MASTER PLAN HAS BEEN PREPARED FOR THIS AREA (SEE SHEET C1.2). MR. HARRIS HAS SECURED OWNERSHIP OF 804-806 PENN. ST., 810 PENN. ST., 826 PENN. ST., 830-832 PENN. ST., 846 PENN. ST., AND 720 E. 9th ST., HE IS CURRENTLY WORKING TOWARD OWNERSHIP OF 619 E 8th ST., 620 E 8th ST., AND PROPERTIES ON THE WEST SIDE OF PENN. ST.

THE PARKING LOT SHOWN IS PROPOSED AS TEMPORARY CONSTRUCTION FOR TENANT FINISH OF THE 830-832 PROPERTY PRIOR TO COMPLETION OF THE UCD IMPROVEMENTS. ZONING VARIANCES HAVE BEEN APPROVED FOR NON-STANDARD CONSTRUCTION (BZA REVIEW CASE NUMBER 15-08-2-04).

AREA CALCULATIONS EXISTING
SITE AREA TOTAL: 35,250 S.F. (.80 Ac.)

830-832 PENN. BLDG: 10,214 S.F.
830-832 PENN. PVMT: 982 S.F.
716 E 9TH BLDG: 4,501 S.F.
716 E 9TH BLDG: 2,594 S.F.
716 E 9TH BLDG: 441 S.F.
716 E 9TH PVMT: 9,061 S.F.
25,710 S.F. (.590 Ac.)

TOTAL IMPERVIOUS: 25,710 S.F. (.590 Ac.)
TOTAL PERVIOUS: 9,540 S.F. (.219 Ac.)

AREA CALCULATIONS PROPOSED
SITE AREA TOTAL: 35,250 S.F. (.80 Ac.)

830-832 PENN BLDG: 10,214 S.F.
830-832 PENN PVMT: 1,009 S.F.
716 E 9TH PVMT: 10,954 S.F.
22,177 S.F. (.509 Ac.)

TOTAL IMPERVIOUS: 22,177 S.F. (.509 Ac.)
TOTAL PERVIOUS: 13,073 S.F. (.30 Ac.)

STORM WATER NOTE:

THIS SITE IS NOT IN THE 100 YEAR FLOOD PLAIN.

PARKING LOT IMPROVEMENTS PROPOSED ARE TEMPORARY TO ALLOW FOR TENANT FINISH CONSTRUCTION AT 830-832 PENN. ST. AND ARE A REDUCTION IN IMPERVIOUS SURFACE FROM PRIOR DEVELOPMENT ON THE SITE. FUTURE DEVELOPMENT PROPOSED ON THIS AND ADJACENT PROPERTIES WILL INCLUDE A COMPLETE STORMWATER DRAINAGE STUDY WHICH WILL ALSO ADDRESS ISSUES OF STORMWATER DRAINAGE AT THE 9TH STREET AND DELAWARE STREET INTERSECTION. IF FUTURE DEVELOPMENT DOES NOT OCCUR, A STORMWATER DRAINAGE STUDY WILL BE PROVIDED AS PART OF THE CONVERSION OF THE TEMPORARY PARKING LOT TO PERMANENT CONSTRUCTION, AS REQUIRED BY THE APPROVED ZONING VARIANCES.

TRAFFIC IMPACT STUDY NOTE:

THE PROPOSED DEVELOPMENT INCLUDES TEMPORARY PARKING IMPROVEMENTS FOR TENANT FINISH CONSTRUCTION AT 830-832 PENNSYLVANIA STREET. THE 7 STEPS OF SECTION 11, ORDINANCE NO. 7850, HAS BEEN PROVIDED FOR THESE TEMPORARY IMPROVEMENTS.

PARKING CALCULATIONS

830-832 PENNSYLVANIA STREET
14,500 N.S.F. OFFICE
PARKING GROUP B
1 SPACE PER 300 S.F.
32 SPACES

32 TOTAL PARKING SPACES REQUIRED
32 TOTAL PARKING SPACES PROVIDED

EROSION CONTROL

EROSION CONTROL SHALL BE PRACTICED DURING CONSTRUCTION. (SEE C1.1 SHEET)

PROPOSED LIGHTING

NO SITE LIGHTING IS PROPOSED

UTILITIES

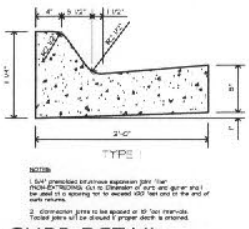
WATER & SEWER: City of Lawrence

ELECTRIC: Kansas Power and Light

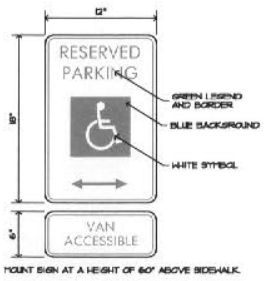
GAS: Aquila

TELEPHONE: Southwestern Bell

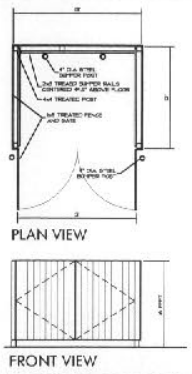
PAVEMENT DETAIL



CURB DETAIL



H.C. PARKING SIGN



DUMPSTER SCREEN

SITE NOTES & DETAILS

Hernly ASSOCIATES
901 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 3866
FAX 785 - 749 - 1202

DRAWINGS

Date: 03/05/04
Drawn by: SCH
Checked by: SCH
Revisions: 03/15/05
04/21/05
05/05/05

C1.0