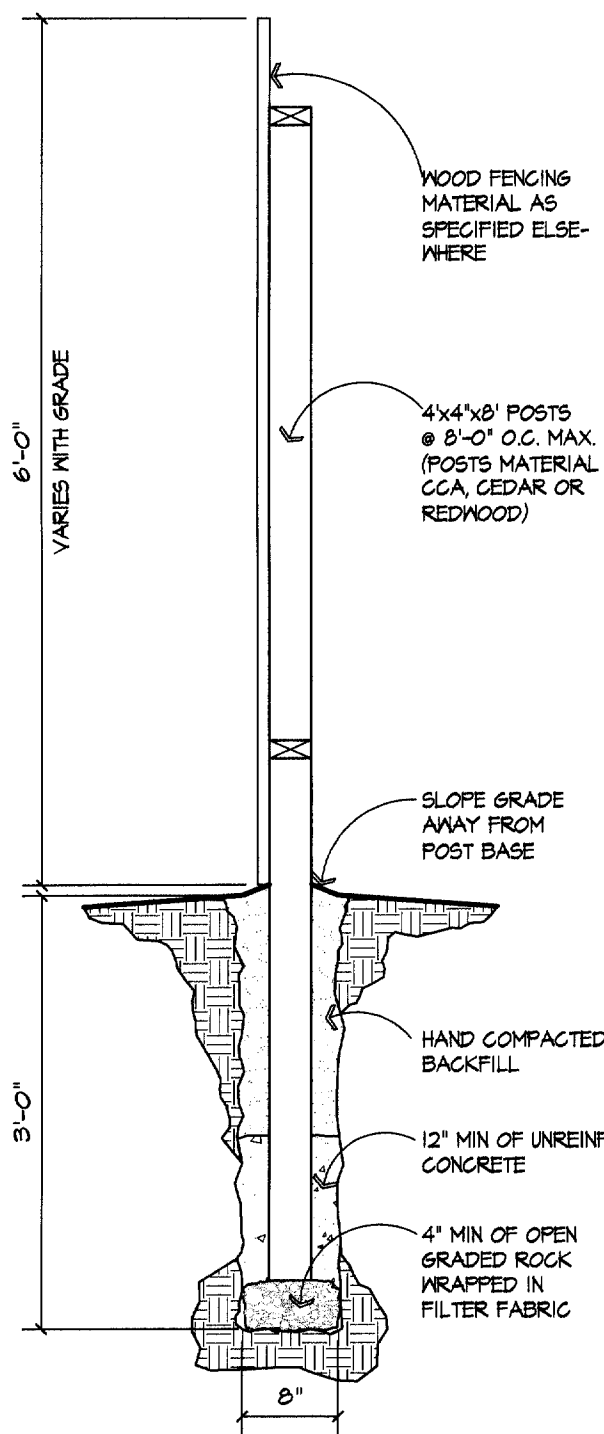


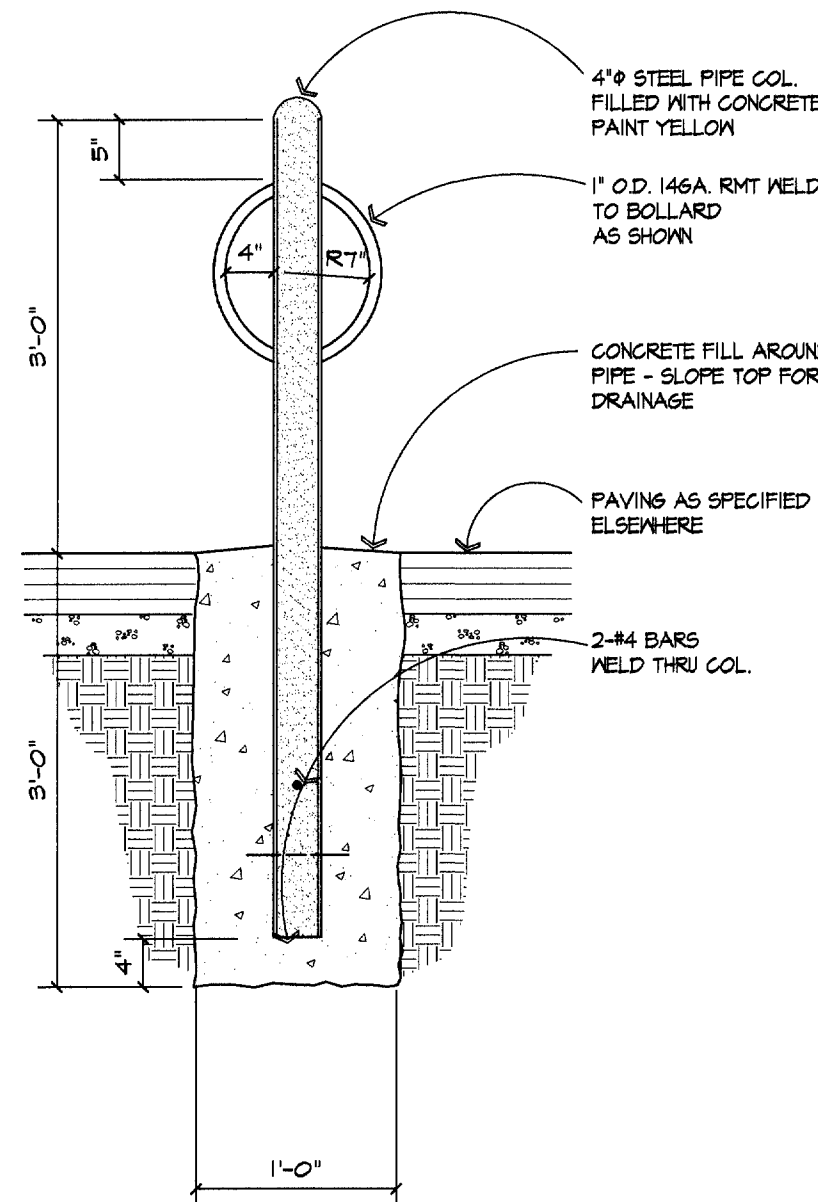
C4 TYPICAL SCREEN FENCE

A010 3/4" = 1'-0"



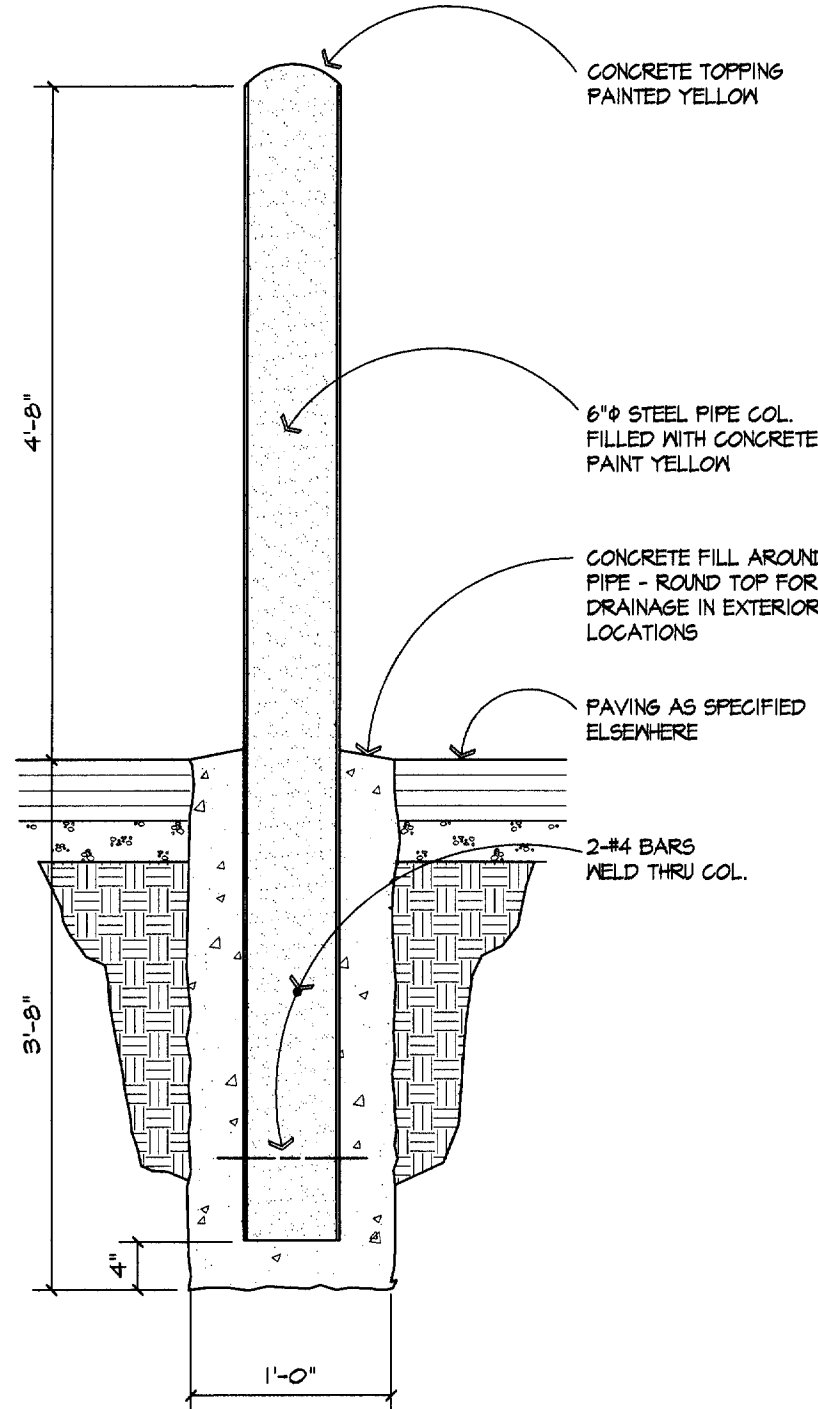
C3 TYPICAL BIKE RACK

A010 3/4" = 1'-0"



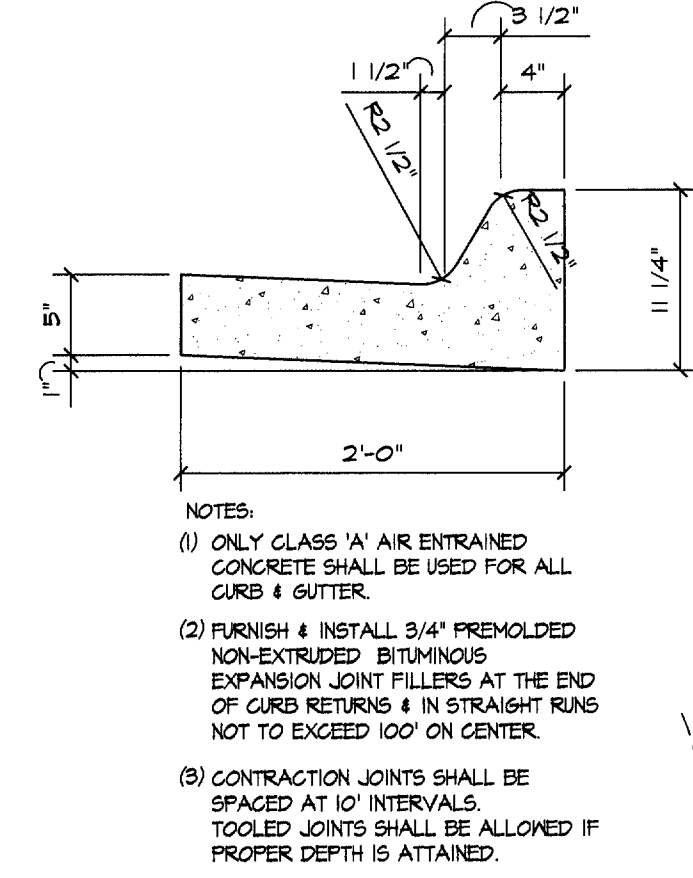
C2 TYPICAL BOLLARD DETAIL

A010 3/4" = 1'-0"



B4 TYPE I CURB & GUTTER

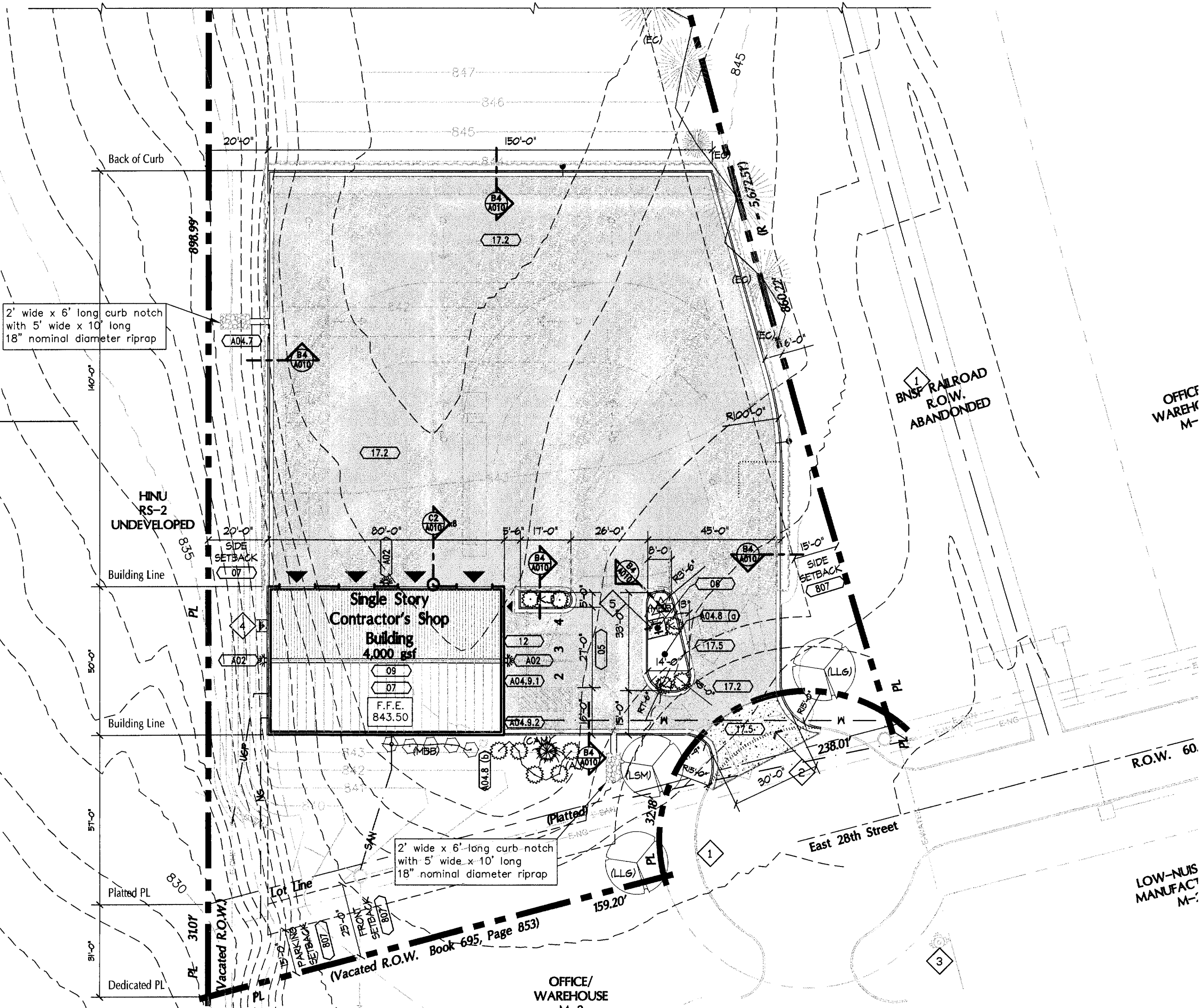
A010 1" = 1'-0"



- NOTES:
- ONLY CLASS 'A' AIR ENTRAINMENT CONCRETE SHALL BE USED FOR ALL CURB & GUTTER.
 - FURNISH & INSTALL 3/4" PREMOULDED NON-EXTRUDED BITUMINOUS EXPANSION JOINT FILLERS AT THE END OF CURB RETURNS & IN STRAIGHT RINGS NOT TO EXCEED 100' ON CENTER.
 - CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. TOOLED JOINTS SHALL BE ALLOWED IF PROPER DEPTH IS ATTAINED.

A3 SITE DEVELOPMENT LAYOUT- ENLARGED

A010 1" = 30.0"



Legal Description

Lot 10 Lawrence Industrial Park an addition to the City of Lawrence, Douglas County, Kansas PLUS: a portion of the North half of the vacated 28th Street Right-of-way described in Book 685, Page 853. Containing 4/- 116,000 GSF square or 2.56 acres.

Zoning Requirements & Compliance

20-807 DISTRICT STANDARDS/TABLE V

	Required	Proposed
Zoning	M-2 General Industrial	M-2 General Industrial
Lot Area	5,000sf	116,000sf
Lot Width	50'	230.35'
Lot Depth	100'	930.00'
Minimum Yards		
Front/Access From Non-RS	25'	25'
Rear/Abutting Non-RS	20'	79.2'
Interior/Abutting RS	20'	20'
Interior/Abutting Non-RS	15'	107'
Parking	15'	15'
Stories	3	1
Height	35'	16'

20-709 ALLOWED USE/TABLE IV

20-809 M-2 GENERAL INDUSTRIAL DISTRICT
20-809.8 Use Group 1A, RETAIL-WHOLESALE SALES AND SERVICE
1. Contractor or construction offices and shops

20-9A FLOODPLAIN & STORMWATER MANAGEMENT

Impervious Surfaces	Existing	Proposed
Buildings	0 GSF	4,000 GSF
Pavement	0 GSF	51,970 GSF
Sub-total:	0 GSF	51,970 GSF
Turf	116,000 GSF	84,430 GSF
	116,000 GSF	116,000 GSF

☞ = direction of storm water run-off

20-1205 OFF-STREET LOADING & PARKING REQUIREMENTS

- SIZE
- Standard Car & Truck Requirements

Angle	Stall Depth	Alais
90	18'	25'
 - Compact Car & Truck Requirements

Angle	Stall Depth	Alais
90	16.5'	25'
 - Standard car minimum width: 9.0'
 - Compact car minimum width: 7.5'
 - Minimum width one-way aisle: 12.0'
 - Minimum width two-way aisle: 25.0'
 - Minimum accessible parking spaces

Total	Required
1-25	1
- (a) 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.
(3) Driveway curb cuts along major arterial streets shall not be allowed closer than 30 feet between throats of the drives.

20-1206 BICYCLE PARKING AREA

Each bicycle parking space shall provide for a secure method of locking a bicycle...
A minimum of 5 bicycle parking spaces shall be provided. (Ref: Detail C5/A010 this sheet)

20-1207 FLOOR AREA DEFINED

Building Public Accessible	0 sq ft
Building Non-Public Accessible	4,000 sq ft
Area Applied to Required Parking	0 sq ft

20-1212 OFF-STREET PARKING SPACES REQUIRED

Parking Group 15: 1 space for each 500 sq ft of floor area = (1) accessible required	
Provided:	
Full Size	3
Compact	0
Universal Accessible	1
Total Provided:	4

20-1215 MARKINGS & BARRIERS

The perimeter of the parking lot shall be curbed as per Detail B4/A010

20-1217 SURFACING

- All off-street parking areas shall be surfaced in accordance with City Standards as follows:
 - Four (4) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
 - Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
 - Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
 - Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
 - Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
- Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
- Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
- Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.
- Five (5) inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF.

20-14A02 PHOTOMETRIC PLAN

Outdoor lighting fixtures shown shall be 175W H.I.D. Wall Poles. The above type fixtures are exempt from photometric plan requirements. Outdoor/security lighting shall be restricted to wall mount units as shown. Pole mounted lighting shall be prohibited prior to submission & approval of a revised site plan including photometrics for revised lighting.

20-14A04.2 LANDSCAPING REQUIRED

Symbol	Name	Size	Quantity	Package
LSM	Legacy Sugar Maple	2" caliper	1	b&b
LLG	Lilac/Red Linden 'Greenspire'	2" caliper	2	b&b
CM	Clump Amur Maple	4"-7" multi-stem	1	b&b
EC	Exsting Coniferous	4" - 12" s	20+	n/a
AJ	Arctostaphylos	3 gal.	5	container
KJ	Keteleeria	4-5 ft.	5	b&b
MB	Mentor Barberry	3 gal.	8	container

20-14A04.3 MINIMUM TREE REQUIREMENTS

- Street Frontage: 87'-40" = 2.18 (3) trees provided
(a) 79,674 sq ft + 4,000 sq ft = 19,92 (20) trees required
Open Space Factor = 20 trees provided (all existing; see A4/A010 this sheet)

20-14A04.4 PROTECTION OF PRESERVED TREES

Existing tree shall be protected & preserved during construction including roots & existing grade within the drip-line.
If tree is damaged or destroyed during construction then replacement shall be required.

20-14A04.6 PLANTING REQUIREMENTS WITHIN PARKING AREAS

Not applicable to parking lots having less than 6 parking stalls... (271 sq ft provided)

20-14A04.7 SCREENING OF OUTDOOR STORAGE & LOADING AREAS

All outdoor storage & loading areas shall be screened from all public streets and adjacent residential properties. Screening materials shall consist of evergreen trees...fences.

20-14A04.8 SCREENING REQUIREMENTS

- Trash enclosures shall be screened with a segmented engineered block wall to 6'-0" above pavement & in accordance with Sanitation Dept. Standards for enclosures.
*Trash generated by this use shall be minimal. All trash shall be stored inside the building & set out at curb on regularly scheduled pick-up days.
- Ground mounted mechanical & utility equipment shall be screened from view as shown.
- All rooftop mounted equipment shall be screened from public view or any street right-of-way.

20-14A04.9 MARKINGS & BARRIERS

- Provide 6" wide (min.) yellow or white stripes on pavement defining each parking stall as shown.
- Accessible spaces shall be designated reserved by stencil on paving surface and by a sign mounted 60"-72" above paving surface. Stencil & sign shall both incorporate the symbol of accessibility as defined in 4.36.7 of the ADA Accessibility Guidelines for Buildings & Facilities.

Disclaimers & Keynotes

Americans with Disabilities Act Compliance
This project has been designed to comply with the ADA Act Accessibility Guidelines for Buildings & Facilities (ADAAG). The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with these interpretations.

Utilities
The utility locations/trees/types shown on this document are for general reference only. The Owner or Owner's agent shall be responsible for obtaining the utility location service(s) for exact locations/sizes/types.

- Existing improvements to remain as shown.
- Existing curb & gutter to be removed.
- Existing Fire Hydrant to remain.
- Furnish & install 4" x 4" x 4" min. concrete stoop, reinforced with W1.4xW1.4, 6x6 WWF.
- Furnish & install 4" x 6" x 6" min. concrete bicycle parking pad, reinforced with W1.4xW1.4, 6x6 WWF.

Conditions of Approval

- This site shall be required to undergo an on-site review by the Historic Resources Commission prior to release of building permits. Historic Resources Commission review held on April 21, 2005.
- Any changes made to this site after this approval shall be required to be reviewed and approved by the Historic Resources Commission prior to implementation.
- The Owner shall be required to maintain the visual screen of existing vegetation & trees between this site and the Historic cemetery North & West of this site.

Allen Belot Architect
Architects & Planners
Suite 205
708 West Ninth
Lawrence, KS 66044
Tel 785.843.4670 / Fax 843.4842

BOHMANN EXCAVATING
808 East 28th Street
Mar Lan Consturction
Suite 200
1008 New Hampshire
Lawrence, KS

PROJECT # 0417
DATE: 03.15.05
DRAWN BY:
CHECKED BY:
REVISIONS: 03.10.05
03.24.05

COPYRIGHT 2005
All drawn and written information duplicated disclosed or otherwise appearing herein shall not be used without written consent of Allen Belot Architect

PROPOSED SITE DEVELOPMENT PLAN

Sheet
A010
of Sheets