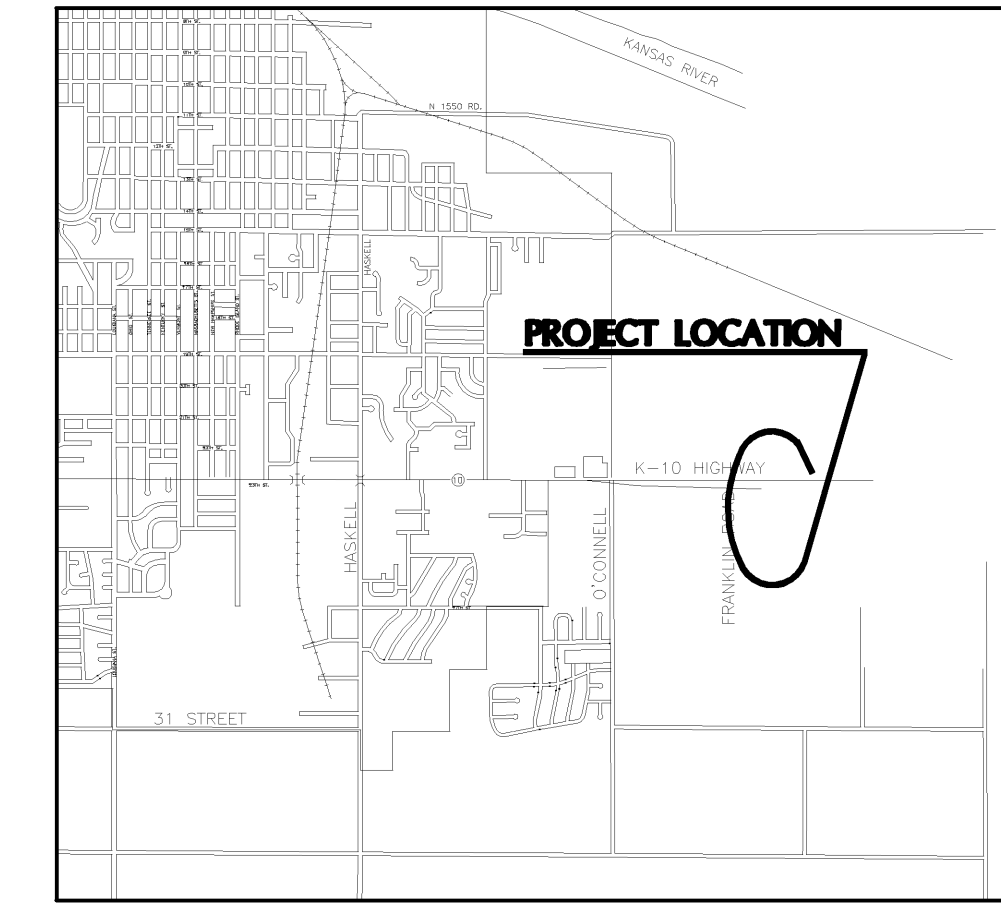


S:\SOS\PROJ\2005\648\dwg\Planning\dev plans\05648-pdp-cover.dwg, Sheet 1, 8/3/2005 11:06:51 AM, geoffreys, Kio file.pc3

ARTHUR QUEEN (UNPLATTED)

23RD STREET / K-10 HIGHWAY

LOCATION MAP



LOCATION MAP
NE 1/4, SEC. 9-T13S-R20E



LEGAL DESCRIPTION

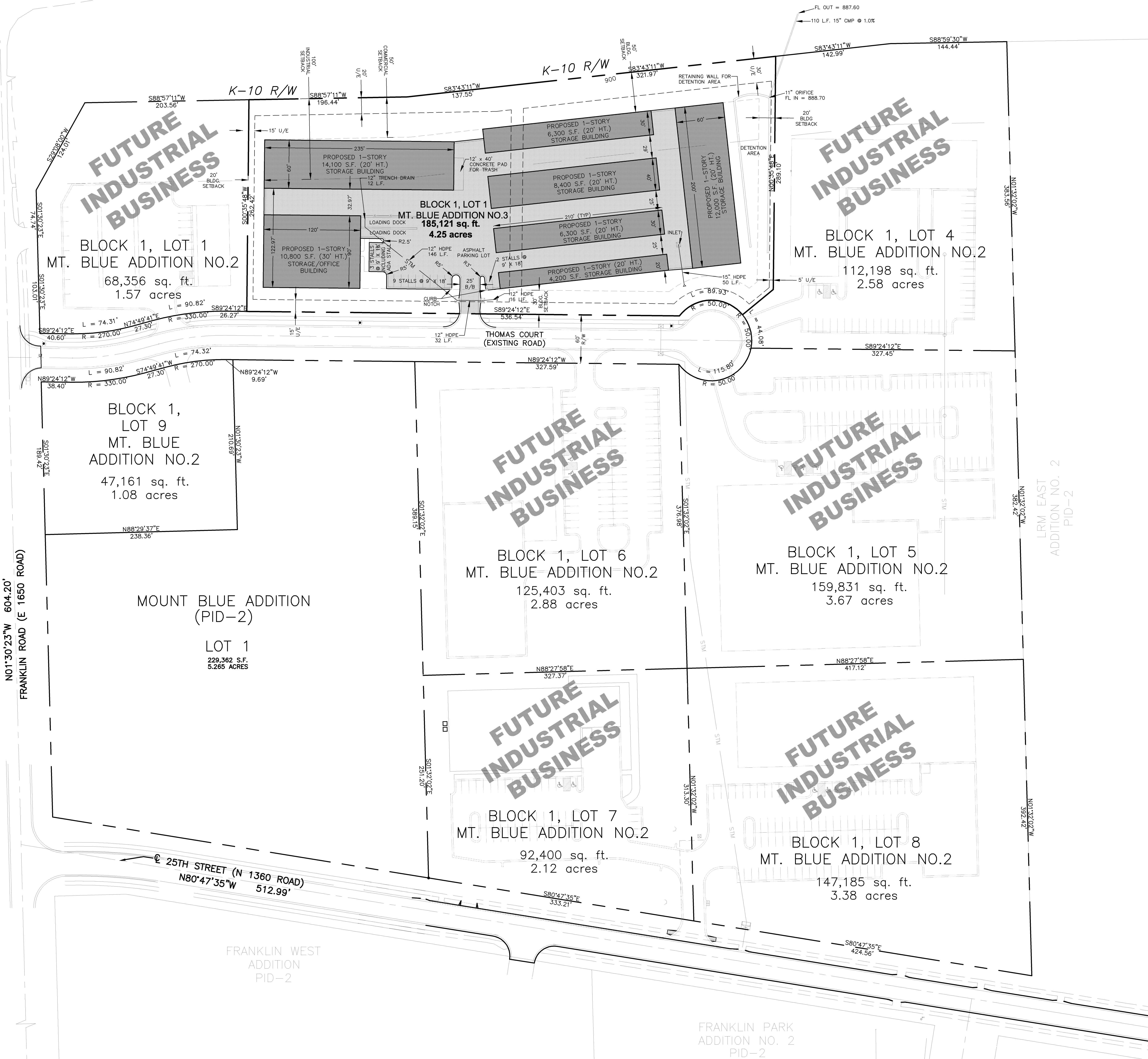
LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, AND LOT 9 BLOCK 1, MOUNT BLUE ADDITION NO. 2, IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.
THIS PROJECT IS BETTER KNOWN AS LOT 1, BLOCK 1, MOUNT BLUE ADDITION NO. 3, A REPLAT OF LOTS 2 AND 3, MOUNT BLUE ADDITION NO. 2.

REVISED PRELIMINARY DEVELOPMENT PLAN, MT. BLUE ADDITION NO. 3
LAYOUT PLAN
LAWRENCE, KANSAS

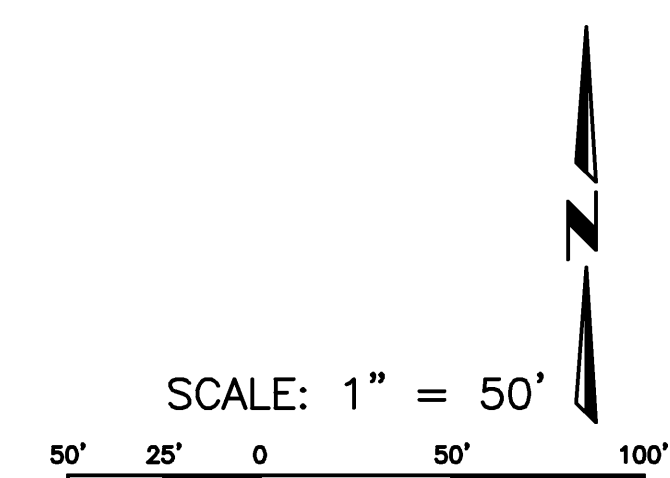
REVISIONS
1-12-05 Building Update
1-28-05 Planning/Staff Comments

DATE 7/06/05
PROJECT NO. 2005.648
DESIGNED BY: CLM
DRAWN BY: JDR
CHECKED BY: CLM

SHEET NO. 1
1 OF 4 SHEETS



THIS DOCUMENT IS FOR
PLANNING PURPOSES ONLY—NOT
FOR CONSTRUCTION



REVISED PRELIMINARY DEVELOPMENT PLAN, MT BLUE ADDITION NO. 3 (CITY# PDP-07-06-05)

S:\5555PROJ\2005-648\dwg\Planning\dev plans\055648-pdp-jlc.dwg, Sheet 2, 8/7/2005 11:08:10 AM, gaffney, klp, ljc

23RD STREET / K-10 HIGHWAY

GENERAL NOTES

1. PROPERTY OWNER OF RECORD: ED SIMS PROFESSIONAL MOVING AND STORAGE 850 E. 13TH ST. LAWRENCE, KANSAS
2. LANDPLANNER/ENGINEER: LANDPLAN ENGINEERING, PA 1310 WAKARUSA DRIVE LAWRENCE, KANSAS 66049
3. EXISTING ZONING: PID-2
4. CURRENT USE: AGRICULTURE PROPOSED USE: INDUSTRIAL PARK
5. WRITTEN DIMENSIONS SHALL PREvail OVER SCALED
6. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORMED BY SURVEY PERFORMED BY LANDPLAN ENGINEERING, 1999
7. PUBLIC STREETS, PRIVATE DRIVES, AND PARKING AREAS TO BE CONSTRUCTED PER CITY OF LAWRENCE STANDARDS (ARTICLE 7, PUBLIC IMPROVEMENTS). ALL STREETS AND PARKING AREAS TO HAVE 24" CURB AND GUTTER. ALL STANDARD PARKING SPACES TO BE MIN 9' WIDE AND 18' LONG.
8. ALL ACCESSIBLE PARKING SHALL MEET CITY OF LAWRENCE ADA STANDARDS. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
10. THIS DEVELOPMENT PLAN HAS BEEN DESIGNED TO COMPLY WITH ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
11. ALL RIGHT-OF-WAY AREAS DISTURBED DURING CONSTRUCTION AND ALL OPEN SPACE SHALL BE SEEDED OR SOODED PER DIRECTION OF OWNER.
12. OWNERS/DEVELOPERS SHALL PROVIDE FOR AND ESTABLISH AN AGENCY FOR THE MAINTENANCE OF COMMON OPEN SPACE IF APPLICABLE.
13. OWNERS/DEVELOPERS SHALL COORDINATE WITH THE MUNICIPAL UTILITIES OFFICE FOR EXTENSION OF WATER AND FOR PROVISION OF ANY ADDITIONAL UTILITY EASEMENT REQUIRED. RIGHTS-OF-WAY, LOTS AND EASEMENTS TO BE DEDICATED VIA FINAL PLAN.
14. THE OWNERS/DEVELOPERS HEREBY DEDICATE TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA AND NON-ENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVAL OF LESSEES AND OWNERS OF THE PLANNED UNIT DEVELOPMENT.
15. LANDSCAPING AS SHOWN SHALL BE PROVIDED PER SEC 20-1404A. SPECIES AND QUANTITY OF SHRUBS TO BE SHOWN AT TIME OF FINAL DEVELOPMENT PLAN(S).
16. THIS DEVELOPMENT PLAN PROVIDES A CONTROLLED DEVELOPMENT OF A DEFINED DENSITY LOCATED WITHIN THE CITY LIMITS.
17. BUILDING HEIGHT SHALL CONFORM TO SECTION 20-100B.5(G).
18. THE PLANNING DIRECTOR MAY ADMINISTRATIVELY APPROVE REVISIONS TO THE PRELIMINARY DEVELOPMENT PLAN PRIOR TO SUBMITTAL OF THE FINAL DEVELOPMENT PLAN(S) WITHIN THE LIMITS SET OUT BELOW, SO LONG AS THE REVISED PLAN IS OTHERWISE DEEMED IN COMPLIANCE WITH SECTION 20-101.3(B).
1. THE AREA(S) SET ASIDE FOR OPEN SPACE MAY BE RELOCATED WITHIN OTHER PHASE 1 OR PHASE 2.
2. THE TOTAL FLOOR AREA FOR ANY INDIVIDUAL BUILDING OR BUILDINGS MAY BE ADJUSTED, AND THE TOTAL FLOOR AREA PER PHASE MAY CHANGE SO LONG AS THE COMBINED TOTAL BUILDING SQUARE FOOTAGE OF THE ENTIRE DEVELOPMENT, AS APPROVED BY THE CITY COMMISSION, IS NOT INCREASED BY MORE THAN 10 PERCENT.

PERMITTED USES

PROPOSED USES SHALL CONFORM TO THE PROVISIONS STATED IN SECTION 24-1004(C)(2). "PLANNED INDUSTRIAL DISTRICTS"

Original Conditions Of Approval For P.I.D. Zoning

1. USES WILL BE RESTRICTED AS PART OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, BASED ON THE VISUAL AND ENVIRONMENTAL IMPACT ON THE K-10 CORRIDOR AND ADJOINING PROPERTIES.
2. MINIMUM 20% OPEN SPACE (EXCLUSIVE OF PARKING AREAS)
3. BUILDING SETBACK STANDARDS:
 - a. COMMERCIAL DEVELOPMENT, 50 FEET FROM K-10
 - b. INDUSTRIAL DEVELOPMENT, 100 FEET FROM K-10
4. RIGHT-OF-WAY: LOADING DOCKS, MECHANICAL EQUIPMENT, SOLAR PANELS, WASTE STORAGE, AND PRODUCT STORAGE AREAS SHALL NOT BE LOCATED ON THE SIDE OF THE BUILDING FACING K-10, AND IF LOCATED ON A SIDE OF BUILDING FACING K-10, WILL BE ENTIRELY SCREENED FROM VIEW WITH WALLS THAT ARE CONSISTENT WITH THE ARCHITECTURE OR EVERGREEN VEGETATION.
5. REVERSE FRONTAGE ROADS ARE RECOMMENDED (WHICH LOCATES THE FRONTAGE ROAD TO THE REAR OF PROPERTIES)...SPECIFICS SHALL BE ADDRESSED AT THE DEVELOPMENT PLAN STAGE.
6. BLANK WALLS (WITHOUT DOORS, WINDOWS) SHALL NOT FACE K-10; OR SEE #4.
7. PAINTED ADVERTISING ON STRUCTURES IS NOT PERMITTED.
8. SIGNS ON BUILDINGS IS LIMITED TO COMPANY NAME OR LOGO AND ADDRESS.
9. MASONRY (BRICK, STONE, STUCCO) IS REQUIRED FOR DETAILING; IN STRUCTURES LOCATED WITHIN VIEW OF K-10 R.O.W.
10. FREE STANDING POLE MOUNTED SIGNS ARE NOT PERMITTED ON PROPERTIES ADJACENT K-10.
11. NO SIGNS ON TOP OF BUILDINGS.
12. MAXIMUM OF ONE SIGN FACING K-10.
13. TREES WITH 12" CALIPER AND ABOVE SHALL BE REPLACED. REPLACEMENT REQUIRED 1 TREE FOR EVERY 12" OR LARGER REMOVED.
14. PLANTING: (CURRENT LANDSCAPE ORDINANCE SUPERCEDES THIS CONDITION)
 - a. SHADE TREES, 2-1/2"-3" CALIPER.
 - b. ORNAMENTAL TREES, 1-3/4"-2" CALIPER.
 - c. EVERGREEN TREES, MINIMUM 8' HEIGHT.
15. LIGHTING SHALL BE NON GLARE, CUT OFF FIXTURES WITH METAL HALIDE BULBS OR OTHER ENERGY EFFICIENT LIGHTS. STANDARDS AND FIXTURES IN PARKING LOTS SHALL BE A MAXIMUM OF 20 FT. IN HEIGHT, 0.8 FOOT CANDLES. LIGHT SOURCES SHOULD NOT BE VISIBLE FROM K-10. (CURRENT LIGHTING ORDINANCE SUPERCEDES THIS CONDITION)
16. PARKING: INTERIOR LANDSCAPE ISLANDS SHALL EQUAL A MINIMUM OF 0.8% OF THE TOTAL PARKING AREA. ISLANDS WILL BE LANDSCAPED WITH SHADE TREES, ORNAMENTAL TREES AND SHRUBS AT APPROPRIATE LOCATIONS (ENTRIES AND PARKING LOT ISLANDS). (CURRENT LANDSCAPE ORDINANCE SUPERCEDES THIS CONDITION)
17. PARKING LOT ISLANDS SHALL BE A MINIMUM OF 10 FT. WOTH.
18. BUFFER VIEWS OF PARKING ENTIRELY FROM K-10 AND ADJACENT UNRELATED USES, 42" MINIMUM HEIGHT BERMING AND VEGETATION.

IN ADDITION, THE FOLLOWING USES HAVE BEEN PROHIBITED:

USE GROUP 13 - BEER SALES FOR CONSUMPTION ON THE PREMISES; EATING ESTABLISHMENT, ENCLOSED, WITH DANCING OR ENTERTAINMENT; EATING ESTABLISHMENT, ~~ENCLOSING ONLY ONE SIDE TO SERVICE ON-LINE~~ ~~SEATING-RESTAURANT, FOOD CONVENIENCE STORE INCLUDING GASOLINE SALES~~ OR HOTEL. (January 26, 2000 allow a food convenience store with gasoline sales on site.)

PROHIBITED STORAGE MATERIALS AND USES

The following are prohibited storage materials and uses. These items shall be included as part of any lease agreement to rent storage units.

- (1) Auctions, except those required by State Law to dispose of lien held property;
- (2) Commercial, wholesale or retail sales; or, miscellaneous or garage sales;
- (3) The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
- (4) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
- (5) The establishment of a transfer and storage business; and
- (6) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- (h) Off-Street Parking.

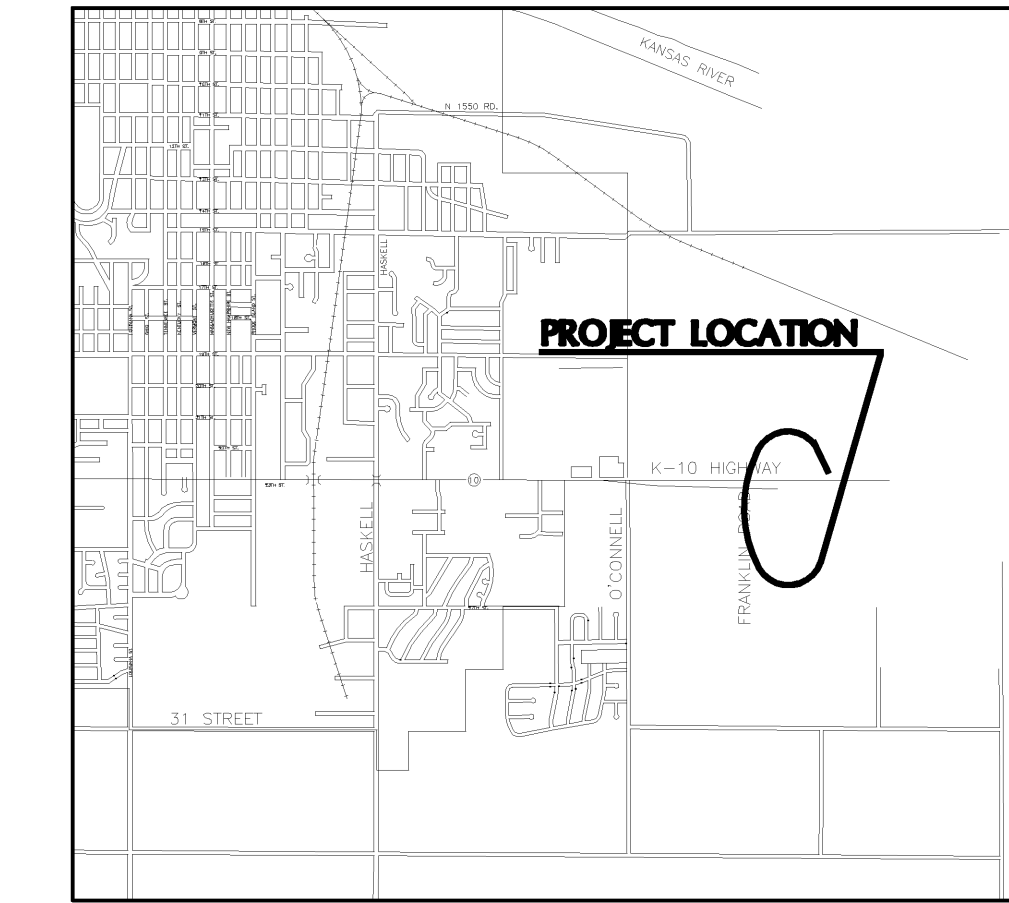
- (1) Off-street parking shall be provided for industrial buildings in accordance with the requirements set forth in Use Group 7 - Community Facilities-Public Utilities; Use Group 8 - Temporary Uses; Use Group 9 - Professional Offices; Use Group 10 - Off Street Parking; Use Group 13 - Automotive Services and Retail Sales; Use Group 14 - Retail-Wholesale Sales and Services; Use Group 17 - Manufacturing-Low Nuisance; Use Group 18 - Research and Testing; Use Group 19 - Industrial-Medium Nuisance; Use Group 20 - Industrial-High Nuisance.

- (2) Parking shall not be allowed within any area of the periphery setbacks or the front yard setbacks.

No lot shall have direct access to K-10 highway or Franklin Road

Lots 5, 6, 7 and 8 shall provide a 20' fire access drive around proposed buildings at the time of Final Development Plan submittal.

LOCATION MAP



LOCATION MAP
NE 1/4, SEC. 9-T13S-R20E



LEGAL DESCRIPTION

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, AND LOT 9 BLOCK 1, MOUNT BLUE ADDITION NO. 2, IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

THIS PROJECT IS BETTER KNOWN AS LOT 1, BLOCK 1, MOUNT BLUE ADDITION NO. 3, A REPLAT OF LOTS 2 AND 3, MOUNT BLUE ADDITION NO. 2.

REVISED PRELIMINARY DEVELOPMENT PLAN, MT. BLUE ADDITION NO. 3
OVERALL LAYOUT PLAN
LAWRENCE, KANSAS

REVISIONS
7-14-05 Building Update
7-28-05 Planning/Staff Comments

DATE: 7/06/05
PROJECT NO.: 2005648
DESIGNED BY: CLM
DRAWN BY: JDR
CHECKED BY: CLM

SHEET NO. 2
2 OF 4 SHEETS

SITE SUMMARY

GROSS AREA: 22.791 ACRES		TOTAL RIGHTS-OF-WAY: 1.265 ACRES			NET AREA: 21.526 ACRES						
ESTIMATED DEV SCHEDULE		LOT COVERAGE		PARKING DATA							
LOT AREA		BUILDING		PAVEMENT		OPEN SPACE		REQUIRED (7/2000 SF)	PROVIDED	ADA REQUIRED	ADA PROVIDED
LOT 1, ADD 2	68,356 SF	4,000 SF	24,922 SF	39,434 SF				14 STALLS	17 STALLS	1 STALLS	1 STALLS
LOT 1, ADD 3	FALL 2005	185,121 SF	62,100 SF	48,210 SF	74,811 SF			3 STALLS (Double 30'-x-40' (Lawrence Code))	12 STALLS	1 STALLS	1 STALLS
LOT 4	FALL 2006	112,198 SF	10,400 SF	41,777 SF	60,021 SF			56 STALLS	43 STALLS	2 STALLS	2 STALLS
LOT 5	FALL 2006	159,831 SF	46,551 SF	44,368 SF	68,914 SF			79 STALLS	92 STALLS	4 STALLS	4 STALLS
LOT 6	FALL 2007	125,403 SF	21,600 SF	48,433 SF	57,370 SF			62 STALLS	68 STALLS	3 STALLS	3 STALLS
LOT 7	SUMMER 2006	92,400 SF	18,807 SF	31,750 SF	41,843 SF			46 STALLS	46 STALLS	2 STALLS	2 STALLS
LOT 8	FALL 2006	147,185 SF	30,985 SF	41,219 SF	74,981 SF			74 STALLS	68 STALLS	0 STALLS	0 STALLS
LOT 9	FALL 2008	47,161 SF	0 SF	0 SF	47,161 SF			0 STALLS	0 STALLS	0 STALLS	0 STALLS
TOTALS:		937,655 SF	194,443 SF	276,677 SF	464,535 SF			334 STALLS	346 STALLS	17 STALLS	17 STALLS

Total number of storage units for Block 1, Lot 1, Mt. Blue Add. No. 3 = 286

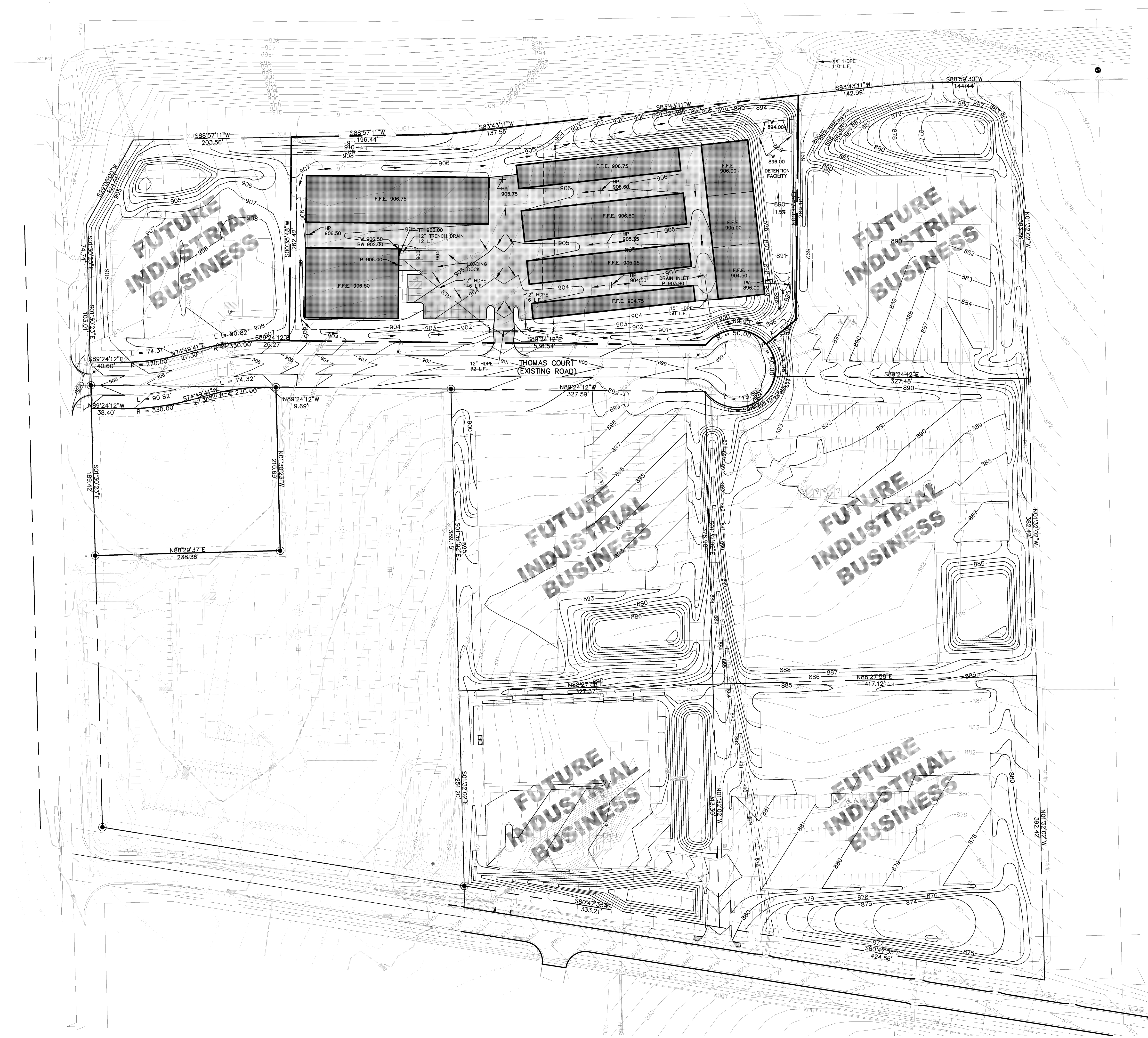
Lot 1, Mt. Blue Addition No. 3 Summary

LOT 1, MT. BLUE ADDITION NO. 3		AREA (SQ. FT.)	
EXISTING BUILDINGS	0	PROPOSED BUILDINGS	62,100
EXISTING PAVEMENT	0	PROPOSED PAVEMENT	48,210
EXISTING IMPERVIOUS	0	PROPOSED IMPERVIOUS	110,310
EXISTING PERVIOUS	185,121	PROPOSED PERVIOUS	74,811
PROPERTY AREA	185,121 S.F. / 4.25 ACRES	PROPERTY AREA	185,121 S.F. / 4.25 ACRES

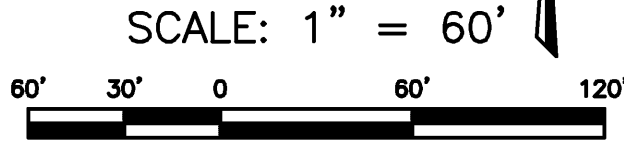
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

SCALE: 1" = 60'
60' 30' 0 60' 120'

REVISED PRELIMINARY DEVELOPMENT PLAN, MT BLUE ADDITION NO. 3 (CITY# PDP-07-06-05)



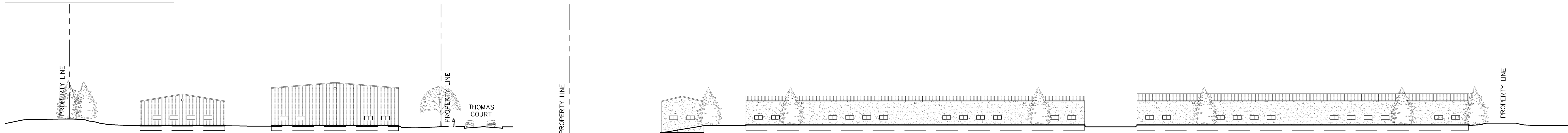
THIS DOCUMENT IS FOR
PLANNING PURPOSES ONLY—NOT
FOR CONSTRUCTION



Note:

- ALL ENTRY DRIVES TO HAVE 8" DEPTH REINFORCED CONCRETE APRONS TO THE BACK OF THE CURB RETURN (PER CITY SPECS.).
- ALL MECHANICAL EQUIPMENT IS TO BE SCREENED FROM VIEW FOR INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
- ALL SIGNS REQUIRE PERMITS AND APPROVAL BY BUILDING INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
- TREES WITH 12" CALIPER AND ABOVE SHALL NOT BE REMOVED EXCEPT TO LOCATE A BUILDING. PRIOR TO CONSTRUCTION, ALL 12" CAL. TREES SHALL BE MARKED AND PROTECTED WITH CONSERVATION FENCING.
- ALL DETENTION BASINS ARE PRIVATE
- ALL EASEMENTS SHOWN ON SHEET 2 OF 4

BUILDING ELEVATIONS



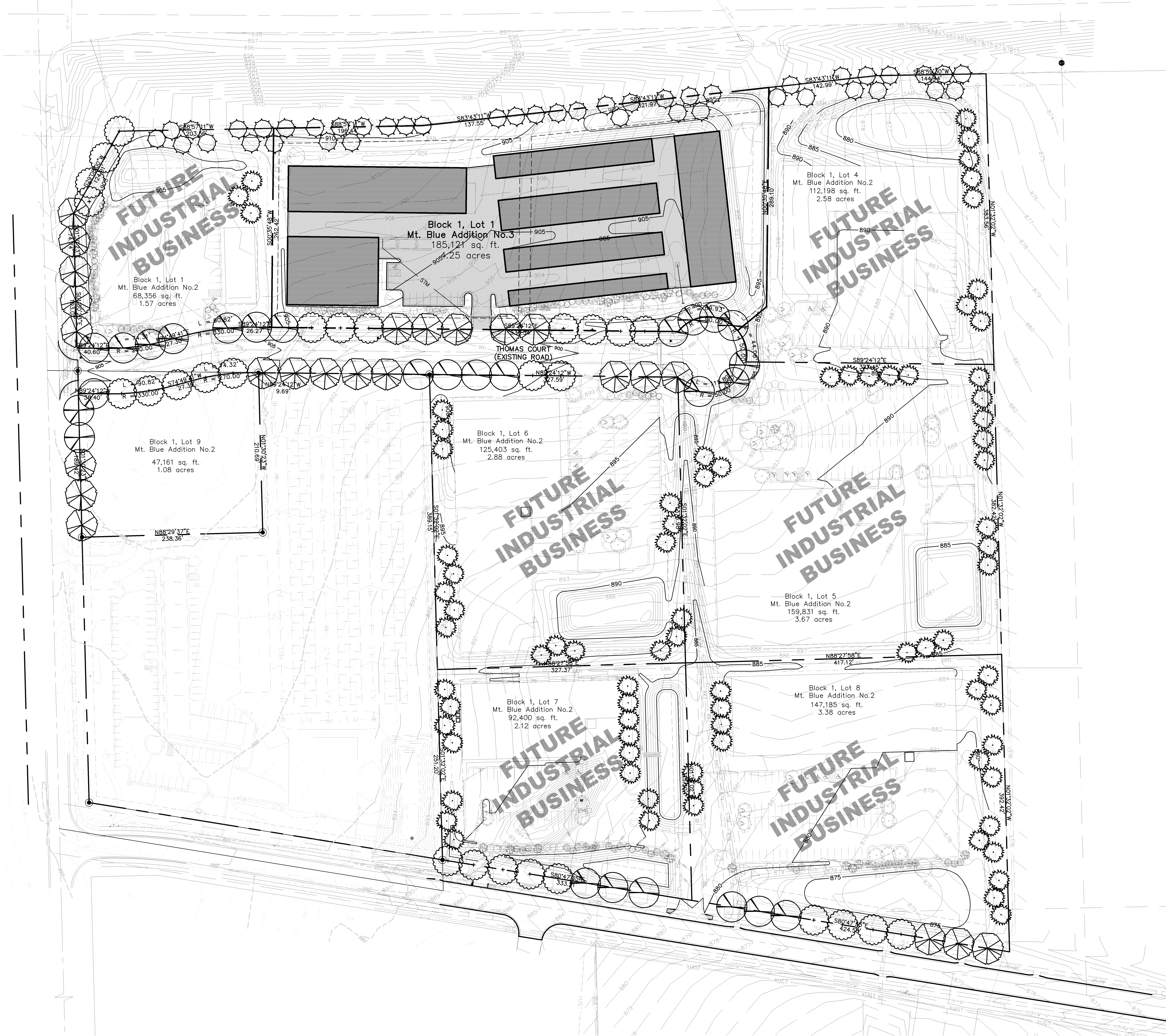
WEST ELEVATION
SCALE: 1"=30'

NORTH ELEVATION
SCALE: 1"=30'

REVISIONS	
7-11-06 Building Update	
7-18-06 City/Staff Comments	

DATE:	7/06/06
PROJECT NO.:	2006040
DESIGNED BY:	CLM
DRAWN BY:	JDR
CHECKED BY:	CLM

S:\SDS\PROJ\2005-648\dwg\Planning\dev plans\05648-pdp-lsc.dwg, Sheet 4, 8/2/2005 11:25:26 AM, geoffreys, kfp file.pc3



PLANT SCHEDULE

SYMBOL	QTY.	SPECIES	SIZE	COND.
DECIDUOUS TREES				
	27	QUERCUS BICOLOR VAR. INERMUS THORNLESS HONEYLOCUST	2 1/2" CAL.	BAB
	24	QUERCUS BOREALIS NORTHERN RED OAK	2 1/2" CAL.	BAB
	27	THUJA OCCIDENTALIS 'GREENSPICE' GREENSPICE LARCH	2 1/2" CAL.	BAB
CONIFEROUS TREES				
	81	ABIES CONCOLOR WHITE FIR	6-8" HT.	BAB
	44	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR JUNIPER	6-8" HT.	BAB
ORNAMENTAL TREES				
	18	CERCIS CANADENSIS REDBUD	2" CAL.	BAB
	20	CRATAEGUS CRUSGALLI VAR. INERMUS THORNLESS COCKSPUR HAWTHORN	2" CAL.	BAB
	20	MALUS Vrb. 'POMMEPIRE' POMMEPIRE CRABAPPLE	2" CAL.	BAB
SUGGESTED SHRUB SPECIES				
	28	BURNING BUSH - EUCHOMIS ALATUS	18-24" HT.	CONT.
	42	FORSYTHIA X INTERMEDIA 'LYNWOOD' - LYWOOD FORSYTHIA	18-24" HT.	CONT.
	28	LONICERA FRAGRANTISSIMA - WINTER HONEYSUCKLE	18-24" HT.	CONT.
	28	SPIRAEA JAPONICA 'GOLDMOUND' - GOLDMOUND SPIREA	18-24" HT.	CONT.
	21	JUNIPERUS CHINENSIS 'PYREZIANA' - PYREZ JUNIPER	18-24" HT.	CONT.

Street Trees Required: 1 Tree per 40 L.F. of Street Frontage
(2,327 L.F. of right-of-way/40 = 59 Street Trees Required)
Street Trees Provided: 60 Street Trees Provided

THIS DOCUMENT IS FOR
PLANNING PURPOSES ONLY—NOT
FOR CONSTRUCTION

SCALE: 1" = 60'
60' 30' 0 60' 120'

REVISED PRELIMINARY DEVELOPMENT PLAN, MT BLUE (CITY# PDP-07-06-05)

REVISED PRELIMINARY DEVELOPMENT PLAN, MT. BLUE
LANDSCAPE PLAN
LAWRENCE, KANSAS

REVISIONS
7-12-05 Building Update
7-12-05 Planning/Staff Comments

DATE: 7/06/05
PROJECT NO.: 2006440
DESIGNED BY: CLM
DRAWN BY: JDR
CHECKED BY: CLM

SHEET NO.
4
4 OF 4 SHEETS

Civil Engineering
Landscape Architecture
Community Planning
Surveying
Landplan Engineering, P.A.

Landplan Engineering, P.A. 2005 This
drawing is copyrighted by Landplan
Engineering, P.A. This drawing may not be
reproduced, stored in a retrieval system,
transmitted, or used in any form without
the written permission of Landplan
Engineering, P.A.

Landplan Engineering Building
1310 West 10th Street
Lawrence, Kansas 66044
Phone: (785) 843-2100
Fax: (785) 843-2101
Email: info@landplaneng.com
Web: www.landplaneng.com