

EAST ELEVATION
SCALE 1" = 20'

LEGEND

X-OV	EXST. OVERHEAD WIRE	X-SAN	EXST. SAN. SEWER	B/B	BACK OF CURB
X-UGT	EXST. UNDERGROUND TEL.	X-SAN	EXST. STORM MANHOLE	R/W	RIGHT OF WAY
X-UGP	EXST. UNDERGROUND PIPE	X-SAN	EXST. STORM DRAIN	C/L	CENTERLINE
X-GAS	EXST. GAS	X-SAN	EXST. GUY ANCHOR	STBK	BUILDING SETBACK LINE
X-W	EXST. WATERLINE	X-SAN	EXST. UTILITY POLE	D/E	DRAINAGE EASEMENT
X-SAN	EXST. SANITARY SEWER LINE	X-SAN	EXST. WATER METER	U/E	UTILITY EASEMENT
X-STW	EXST. STORMWATER LINE	X-SAN	EXST. FIRE HYDRANT	A/E	ACCESS EASEMENT
	PROPERTY LINE	X-SAN	EXST. SPRINKLER VALVE	●	PROPERTY PIN
	LOT LINE	X-SAN	EXST. GAS VALVE		
	EASEMENT LINE	X-SAN	EXST. GAS METER		
	EXST. PAVEMENT	X-SAN	EXST. LIGHT POLE		
	CENTERLINE	X-SAN	EXST. SIGN		
	BUILDING SETBACK LINE	X-SAN	ELECTRIC BOX		
	PER PCD-2 ZONING	X-SAN	CABLE TV BOX		
		X-SAN	EXST. YARD LIGHT		

GENERAL NOTES

- Owner: Chavez II Development, L.L.C.
Daniel Chavez
2102 W. 28th Terrace
Lawrence, Kansas 66047
- Civil Engineer: Grob Engineering services, L.L.C.
3210 Mesa Way, Suite A
Lawrence, Kansas 66049
- Topographic information obtained from Aerial Survey performed by Sanborn Mapping for the City Lawrence and Douglas County. Legal boundary survey for Lot 1A, and Lot 2 information obtained from a survey preformed by Peridian Group, Inc.
- Existing Zoning: PCD-2 W/Restrictions
- Existing Land Use: Vacant
- Proposed Land Use: PCD-2 - Commercial Office/Warehouse
- Written Dimensions shall prevail over scaled dimensions.
- Private Drives and Parking Areas To Be Per City of Lawrence Standards. All Streets And Parking Areas To Have 24" Curb And Gutter. All Standard Parking Spaces To Be Min. 9' Wide and 18' Long.
- All Parking, Pavement, & Curb/Gutter To Meet Or Exceed City of Lawrence Design Standards
- Size & Type of Trash Receptal to Approved by City of Lawrence. City of Lawrence Will Not Be Responsible For Pavement Damage Due To Refuse Collection.
- All Public Utilities And Improvements To Be Provided Through Private Financing And To Be Guaranteed Or Installed By Owners / Developers.
- Sanitary Sewer Connection to Existing Sanitary Mains Shall Be Approved by Utilities Department.
- This Plan Has Been Designed To Comply With The Provisions Of The Americans With Disabilities Act Accessibility Guidelines (ADAAG) For Buildings And Facilities, Appendix A To 28 CFR Part 36.
- Project Vertical Benchmark: South Toe of North Traffic Island Intersection of 33rd Street & Iowa Street.
- All Screening and Landscaping Shall Meet City of Lawrence Minimum Requirements per Section 20-14-14A04.8 and 20-1214. Landscaping As Shown Is Minimum To Be Provided.
- Preliminary and Final Development Plan shall conform to all applicable City of Lawrence Fire Codes.

REQUESTED REDUCTIONS - LOT 1A

PARKING REDUCTION:

A reduction for required parking is requested to allow 1 space per 500 s.f. of building in lieu of 200 s.f.. This reduction is based on base district parking requirement.

SETBACK REDUCTION:

Setback reduction for periphery boundary is requested. This request is for the side yard setback adjacent to commercial zoning to be reduced from 20 feet to 10 feet. This request is for a rear yard setback from interior lot of the PCD to be reduced from 35 feet to 12 feet. The rear of lot is adjacent to unbuildable portion of Lot 2. This request is for a front yard setback to be reduced from 30 feet to 15 feet. These proposed setbacks are in conformance with base district requirements.

USE RESTRICTIONS

LOT 1A:

Within Use Group 7 (Community Facilities and Utilities):

- Child Care Center
- Church or other place of worship
- Private recreation facility

Within Use Group 9 (Professional Offices)

- All uses listed in Group 9

Within Use Group 12 (Retail Stores - Personal Services)

- Bank, savings & loan and trust company
- Barber or beauty shop
- Bowling alley
- Dry cleaning
- Food convenience store, including gasoline sales and single-bay auto wash
- Laundry pick-up station
- Laundry, self-service only
- Post Office
- Quick copy or duplicating center

Within Use Group 13 (Automotive Services: Retail Sales: Other)

- Automotive repair and services, including vehicular quick lube services
- Blueprinting and similar reproduction processes
- Car or truck wash
- Free standing automated banking or dispensing facility
- Business machine rental, repair, sales
- Caterer
- Exterminator, pest
- Photo-stating
- Quick copy or duplicating center
- Recording studio
- Secretarial services
- Telephone answering service

Within Use Group 14 (Retail - Wholesale and Services)

- All uses included in this Use Group are permitted

Within Use Group 15 (Amusement, Recreational, and Cultural Facilities)

- All uses included in this Use Group are permitted EXCEPT the following uses are prohibited:
 - Auditorium/Field house
 - Baseball park
 - Golf driving range or putting green, commercial
 - Marina
 - Race Track
 - Stadium or amphitheatre

ENDORSEMENTS

Approved by City of Lawrence
Planning Commission
Douglas County, Kansas

Approved by City of Lawrence
Planning Office
Douglas County, Kansas

Chairperson
Grant Eichhorn

Date

Planning Director
Scott McCullough

Date

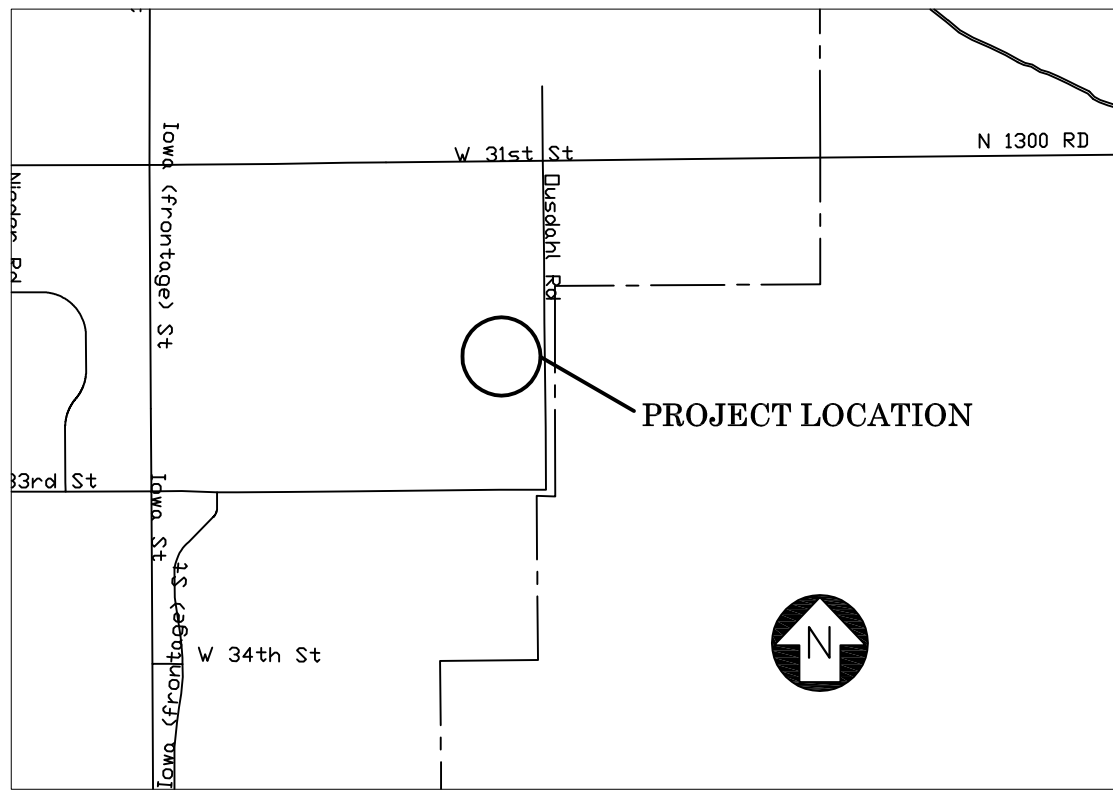
LEGAL DESCRIPTION LOT 1A

THAT PORTION OF LOT 1, PINE RIDGE PLAZA ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, LYING NORTH OF THE CENTER LINE OF THE DRAINAGE EASEMENT AS PLATTED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°17'30" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 289.00 FEET TO THE CENTER OF SAID DRAINAGE EASEMENT; THENCE NORTH 60°33'34" WEST, ALONG THE CENTER OF SAID DRAINAGE EASEMENT, 281.11 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 02°16'58" WEST, (NORTH 02°17'30" WEST, PLAT), 121.15 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 87°42'29" EAST, 239.07 FEET TO THE POINT OF BEGINNING, CONTAINING 46,639 SQUARE FEET OR 1.071 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

LOCATION MAP



DEVELOPMENT SUMMARY LOT 1A

IMPERVIOUS SURFACE SUMMARY - LOT 1A			
LOT 1A	AREA (SQ. FT.)		AREA (SQ. FT.)
Existing Building	0	Proposed Buildings	13,500
Existing Pavement	0	Proposed Pavement	12,743
Existing Impervious	0	Proposed Impervious	26,243
Existing Pervious	46,639	Proposed Pervious	20,396
Property Area	46,639		46,639

PARKING SUMMARY - LOT 1A

PARKING REQUIREMENT	GROSS BUILDING SF	NET BUILDING SF	PARKING REQUIRED
1 SPACE FOR EVERY 200 NET SF	13,500 @50%	6,750	34 Spaces
1 SPACE FOR EVERY 500 NET SF	13,500 @80%	10,800	22 Spaces
PARKING PROVIDED			
TOTAL PARKING SPACES	27		
STANDARD SPACES	22		
GARAGE SPACES	2		
ADA HANDICAP SPACES	3		
BICYCLE PARKING	5		

INTERIOR GREENSPACE REQUIRED - LOT 1A

REQUIRED - PARKING SPACES X 280 S.F. x 0.15	PROVIDED
25 x 280 x .15 = 1,092 S.F.	1,190 S.F.

LANDSCAPING SCHEDULE - LOT 1A

SYMBOL	QUANT.	NAME	SIZE & COND
○	12	LEGACY SUGAR MAPLE, SUMMERSHADE NORWAY MAPLE, BLOODGOOD LONDON PLANE TREE, SHUMARD OAK, AUTUMN PURPLE ASH, OR APPROVED EQUAL	2.5" CAL B&B
✱	6	SPIREA FLORBEL	5 GAL - CONT.
☼	10	GOLD TIP JUNIPER	5 GAL - CONT.

BUILDING PHASING - LOT 1A

PHASE	PROPOSED DEVELOPMENT	SCHEDULE
PHASE 1	5,000	FDP 2007
PHASE 2	5,000	2009
PHASE 3	3,500	2010
TOTALS	13,500	

GES

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TREANOR
ARCHITECTS P.A.

110 McDonald Drive, Suite 192
Lawrence, Kansas 66044-1063
Office: 785.842.4468
Fax: 785.842.7296
www.treanorarch.com

Pine Ridge Plaza - Lot 1A
Preliminary Development Plan
3215 Ousdahl Road - Lawrence, Kansas

LAYOUT, GRADING,
AND LANDSCAPE PLAN

DESIGNED BY

SMC

CHECKED BY

JDG

ISSUE DATE

September 04, 2007

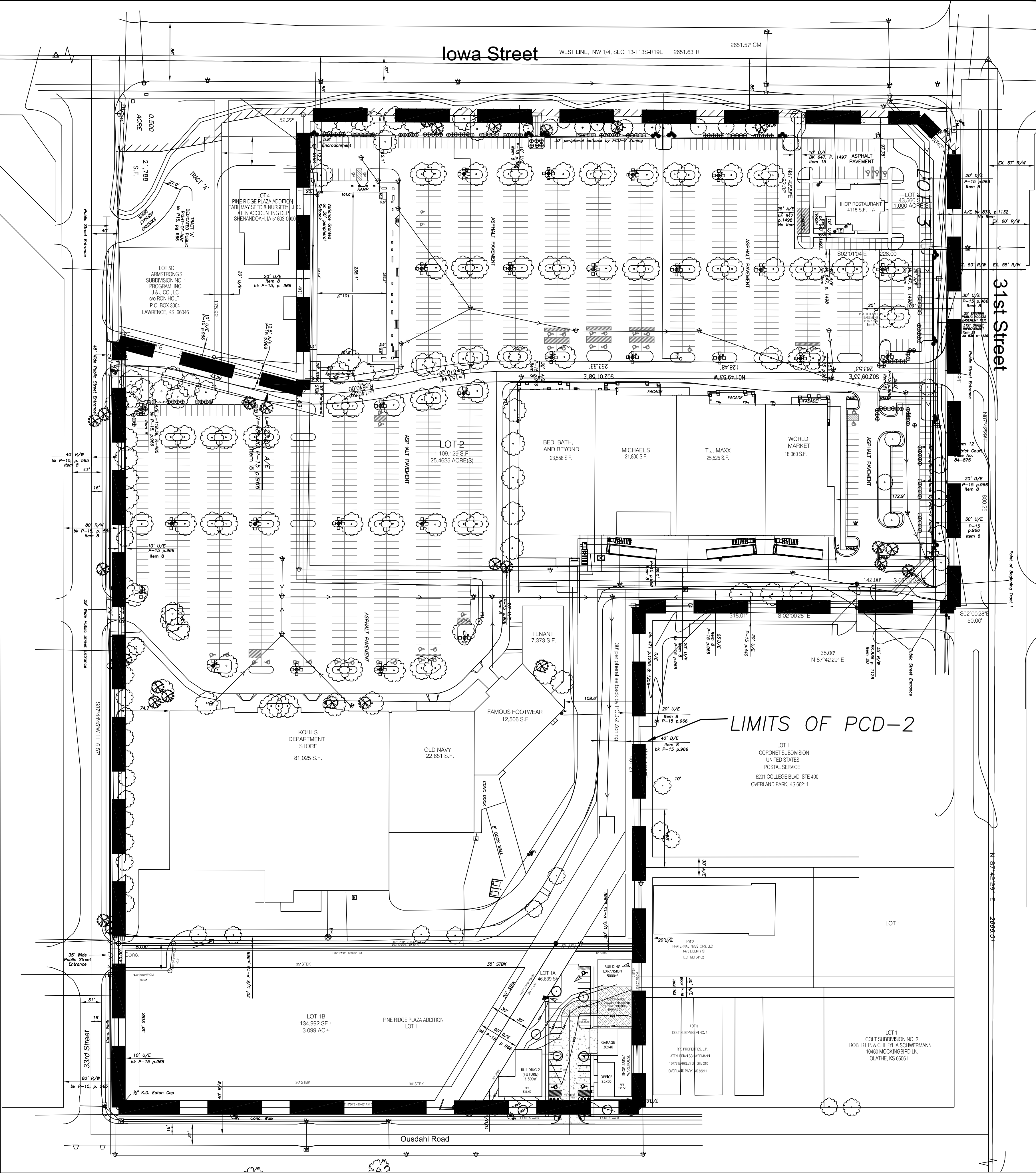
REVISIONS

Per City Comments
10/4/07

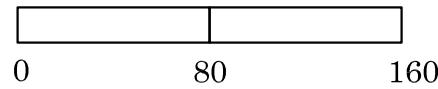
SHEET

1

2



SCALE: 1 inch = 80 feet



— REQUESTED VARIANCES - LOT 1A —

PARKING VARIANCE:

A parking variance is requested to allow 1 space per 500 s.f. of building in lieu of 200 s.f.. This variance is based on base district parking requirement.

SETBACK VARIANCES:

Setback variance for periphery boundary is requested. This request is for the side yard setback adjacent to commercial zoning to be reduced from 20 feet to 10 feet. This request is for a rear yard setback from interior lot of the PCD to be reduced from 35 feet to 12 feet. The rear of lot is adjacent to unbuildable portion of Lot 2. This request is for a front yard setback to be reduced from 30 feet to 15 feet. These proposed setbacks are in conformance with base district requirements.

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ENTIRE PCD-2
LAYOUT PLAN

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SHEET

2

2