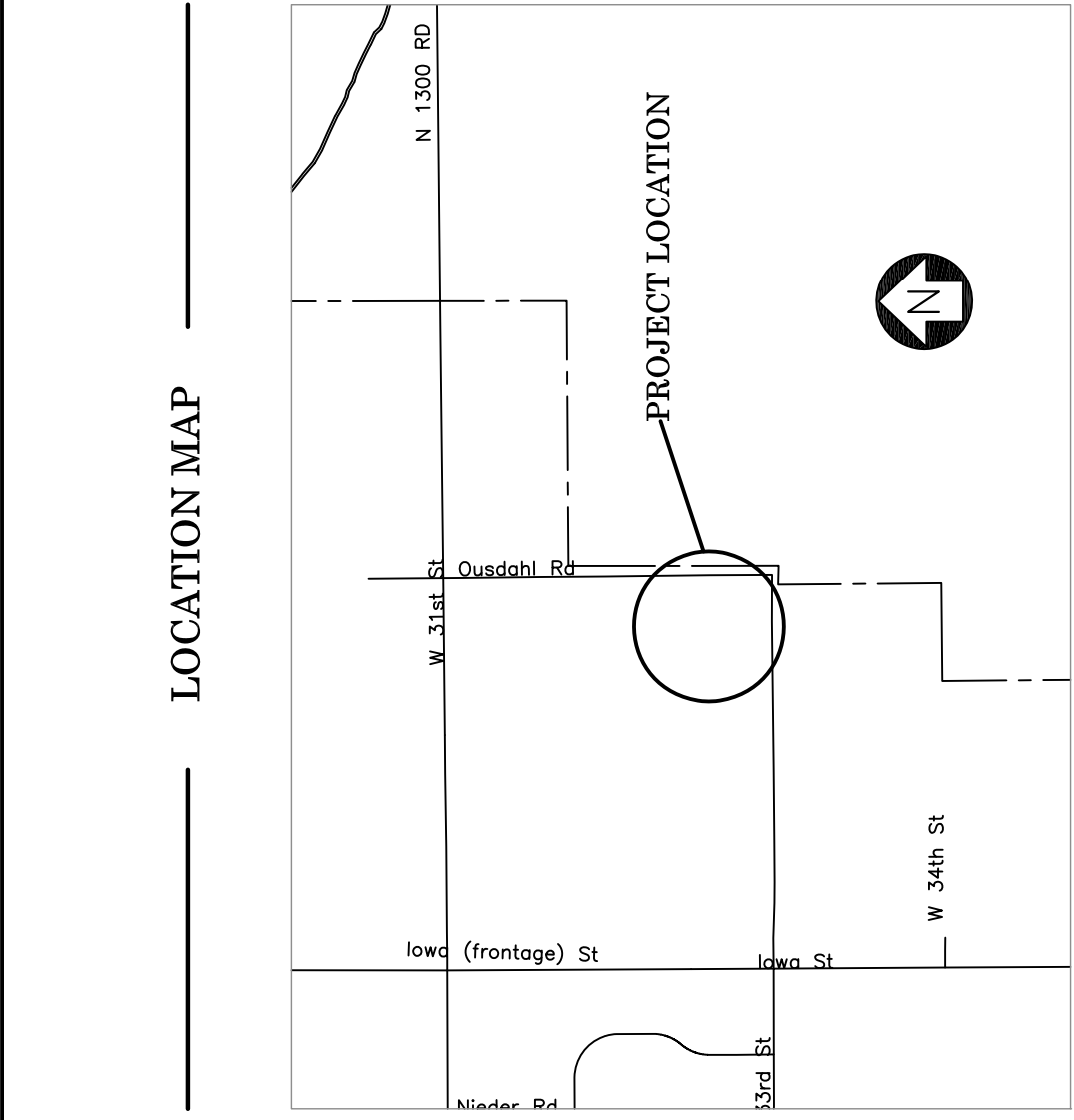




DEVELOPMENT SUMMARY LOT 1B

IMPERVIOUS SURFACE SUMMARY - LOT 1B			
LOT 1A	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
Existing Building	0	Proposed Buildings	37,550
Existing Pavement	2,490	Proposed Pavement	59,960
Existing Impervious	2,490	Proposed Impervious	97,510
Existing Pervious	132,502	Proposed Pervious	37,482
Property Area	134,992	Property Area	134,992

PARKING SUMMARY - LOT 1B

PARKING REQUIREMENT	GROSS BUILDING SF	NET BUILDING SF	PARKING REQUIRED
1 SPACE FOR EVERY 300 NET SF	39,438 @70%	27,600	99 Spaces
PARKING PROVIDED			
TOTAL PARKING SPACES	92		
STANDARD SPACES	88		
GARAGE SPACES	0		
ADA HANDICAP SPACES	4		
BICYCLE PARKING	8		

INTERIOR GREENSPACE REQUIRED - LOT 1B

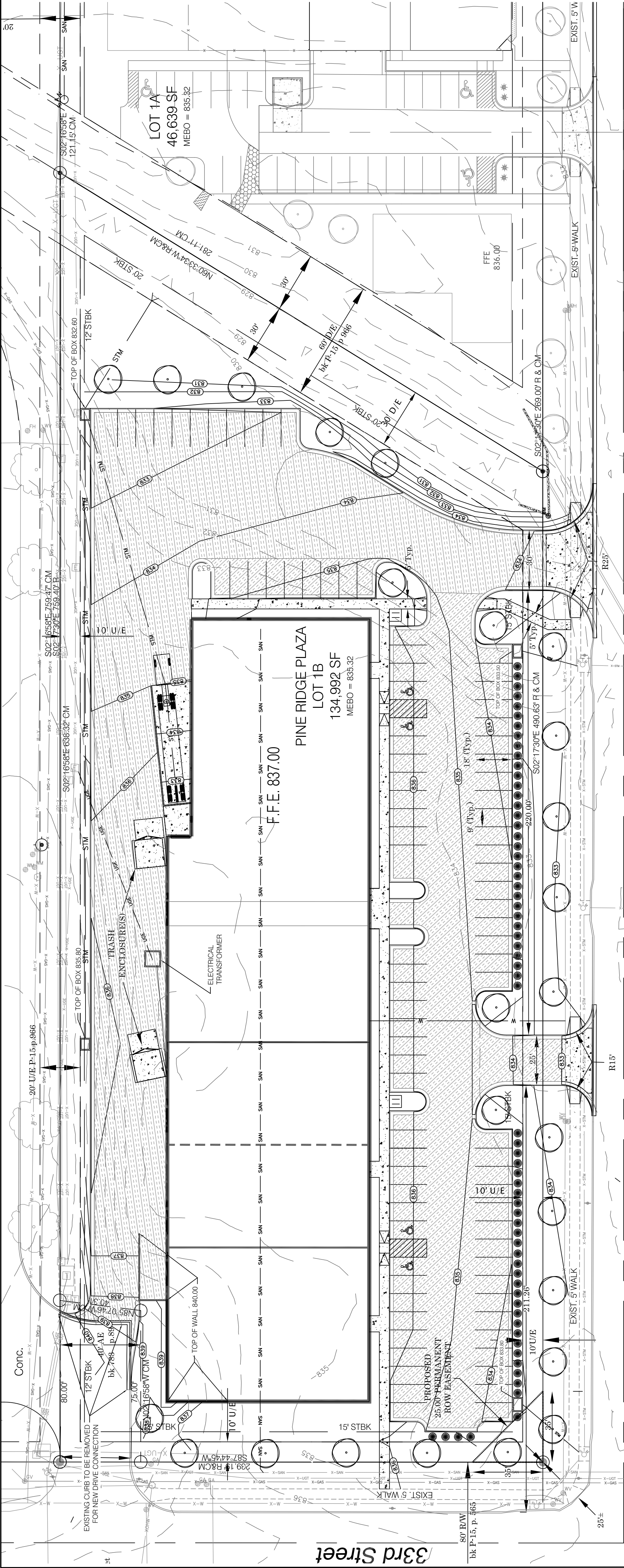
REQUIRED - PARKING SPACES X 280 S.F. x 0.15	PROVIDED
3864 s.f.	4470 s.f.

LANDSCAPING SCHEDULE - LOT 1B		
SYMBOL	QUANT.	NAME
	16	LEGACY SUGAR MAPLE, SUMMERSHADE NORWAY MAPLE, BLOODGOOD LONDON PLANE TREE, SHUMARD OAK, AUTUMN PURPLE ASH, OR APPROVED EQUAL
	60-65	SPIREA FLORBEL, GOLD-TIP JUNIPER, OR APPROVED EQUAL
	1000 S.F.	WOOD MULCH BED, DECORATIVE GRAVEL, OR APPROVED EQUAL
		ALL UNPAVED LAND AREAS SHALL BE PLANTED WITH TURF OR NATIVE GRASSES

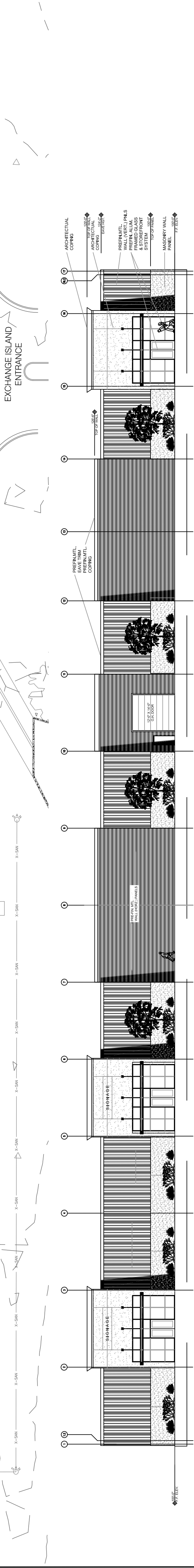
PAVING SCHEDULE - PHASE 1

SYMBOL	NAME
	6" CONCRETE PAVING AT DUMESTER AND DRIVES 4" CONCRETE PAVING AT SIDEWALKS
	5" FULL DEPTH ASPHALT
	7" FULL DEPTH ASPHALT

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION



Ousdahl Road



SOUTH & EAST ELEVATION
SCALE 1" = 30 feet

LEGEND

EXIST. OVERHEAD WIRE	EXIST. SAN. SEWER	BB	BACK OF CURB
EXIST. UNDERGROUND TEL.	EXIST. STORM DRAIN	BW	BB
EXIST. UNDERGROUND PTE	EXIST. STORM DRAIN	CL	CENTRELINE
EXIST. GAS	EXIST. CITY ANCHOR	STBK	BUILDING SETBACK LINE
EXIST. WATERLINE	EXIST. UTILITY POLE	DE	DRAINAGE EASEMENT
EXIST. SANITARY SEWER LINE	EXIST. BOLLARD	UE	UTILITY EASEMENT
EXIST. STORMWATER LINE	EXIST. WATER METER	AE	ACCESS EASEMENT
PROPERTY LINE	EXIST. WATER VALVE	●	PROPERTY PIN
LOT LINE	EXIST. SPRINKLER VALVE	●	BUILDING GREENS/GRASS
EASEMENT LINE	EXIST. GAS VALVE	▶	
EXIST. PAVEMENT	EXIST. GAS METER		
CENTRELINE	EXIST. LIGHT POLE		
BUILDING SETBACK LINE	ELECTRIC BOX		
TEL. POLE BANNING	CABLE TV BOX		
	EXIST. YARD LIGHT		

GENERAL NOTES

- Owner: Mike Higgins
Paternal Investors LLC
1811 W. 31st Street
Lawrence, Kansas 66044
- Civil Engineer: Grob Engineering Services, LLC.
3210 Mesa Way, Suite A
Lawrence, Kansas 66049
 - Topographic information obtained from Aerial Survey performed by Subcon Mapping for the City Lawrence and Douglas County, Kansas. All information obtained from a survey performed by Subcon Mapping is for informational purposes only. The City of Lawrence and Douglas County are not responsible for the accuracy of the information.
 - Existing Zoning: PCD-2 With Restrictions
 - Proposed 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 trees to be planted to be approved by City of Lawrence. City of Lawrence will not be responsible for pavement and utility repairs and improvements to be provided through private financing and to be guaranteed or installed by owners / developers.
 - 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 20-14-14A.4.8 and 20-1214. Landscaping as shown is minimum to be provided.
 - Per City of Lawrence Ordinance 14-14A.4.8 and 20-1214, the City of Lawrence requires that the City of Lawrence provide for this project. This project will not be released for building permits until an approved SWP2 has been obtained. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWP3 has been obtained.
 - The drainage easement will be privately-owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance.
 - No construction or maintenance of natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fence and walls) will be allowed within the drainage easements.

USE RESTRICTIONS

The following use groups are allowed. Devices that allow up window service is prohibited. Changes in uses and use groups that require higher total parking space requirements shall require a new Preliminary Development Plan.

- LOT 1B:
Within Use Group 7 (Community Facilities and Utilities):
- Child Care Center
 - Day Care Center
 - Private recreation facility
- Within Use Group 9 (Professional Offices)
- All uses listed in Group 9
- Within Use Group 13 (Retail Stores - Personal Services)
- Barber or beauty shop
 - Bank, savings & loan and trust company
 - Dry cleaning
 - Food convenience stores, including gasoline sales and single-buy auto wash
 - Laundry, self-service only
 - Post Office - duplicating center
 - Quick copy or duplicating center
- Within Use Group 13 (Automotive Services: Retail Sales: Other)
- Automotive repair and services, including vehicular quick tube services
 - Car or truck wash
 - Pre standing automated banking or dispensing facility
 - Carer
 - Exterminator, pest
 - Quick copy or duplicating center
 - Recording studios
 - 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:
 - Baseball park
 - Motor vehicle race track
 - Motor driving range or putting green, commercial
 - Race Track
 - Stadium or amphitheatre

LEGAL DESCRIPTION LOT 1B

LOT 1, PINE RIDGE PLAZA ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, EXCEPT THAT PORTION 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 S87°42'29" E 121.15 FEET TO THE WEST LINE OF SAID DRAINAGE EASEMENT; THENCE NORTH 87°42'29" E 238.07 FEET TO THE POINT OF BEGINNING, CONTAINING 134,992 SQUARE FEET OR 3.089 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

REQUESTED REDUCTIONS - LOT 1B

PARKING REDUCTION:
A reduction for required parking is requested to allow 1 space per 300 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 a rear yard setback from interior lot of the PCD to be reduced from 35 feet to 12 feet. The rear of lot adjoins rear of Lot 2. This request is for a front yard and exterior side yard setback to be reduced from 35 feet to 12 feet. The proposed setbacks are in conformance with base district requirements.

Iowa Street

WEST LINE, NW 1/4, SEC. 13, T18S-R10E 2661.63' R

2661.57' CM

— REQUESTED VARIANCES - LOT 1B —

PARKING VARIANCE:

A parking variance is requested to allow 1 space per 300 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 the setbacks for the adjacent C3 zoning district.

USE RESTRICTIONS

The following use groups are allowed. Drive-thru/drive up window service is prohibited. Changes in uses and use groups that require higher total parking space requirements shall require a new Preliminary Development Plan.

LOT 1:

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 tube 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:
 - o Auditorium/field house
 - o Baseball park
 - o Golf driving range or putting green, commercial
 - o Marina
 - o Race Track
 - o 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	Date	Planning Director	Date
Grant Eichhorn		Scott McCallough	

— LEGAL DESCRIPTION LOT 1B —

LOT 1, PINE RIDGE PLAZA ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DODGAS COUNTY, KANSAS, EXCEPT THAT PORTION 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°17'50" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 269.00 FEET TO THE CENTER OF SAID DRAINAGE EASEMENT; THENCE NORTH 69°33'4" WEST, ALONG THE CENTER OF SAID DRAINAGE EASEMENT, 28.111 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 02°16'55" WEST, (NORTH 02°17'46" WEST PLAT), 121.15 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 67°42'29" EAST, 28.67 FEET TO THE POINT OF BEGINNING, CONTAINING 14,492 SQUARE FEET OR 3.269 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

GROB
ENGINEERING
SERVICES, LLC

3210 Mesa Way, Suite A * Lawrence, Kansas 66049
P.O. Box 502 * Lawrence, Kansas 66044
Phone 785 856-1900 * Fax 785 856-1901

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Pine Ridge Plaza - Lot 1B
Preliminary Development Plan
3235 Ousdahl Road - Lawrence, Kansas

ENTIRE PCD-2
LAYOUT PLAN

DESIGNED BY	SMC
CHECKED BY	JDG
ISSUE DATE	January 22, 2008
REVISIONS	February 19, 2008 March 12, 2008

SHEET

2

2

SCALE: 1 inch = 80 feet

