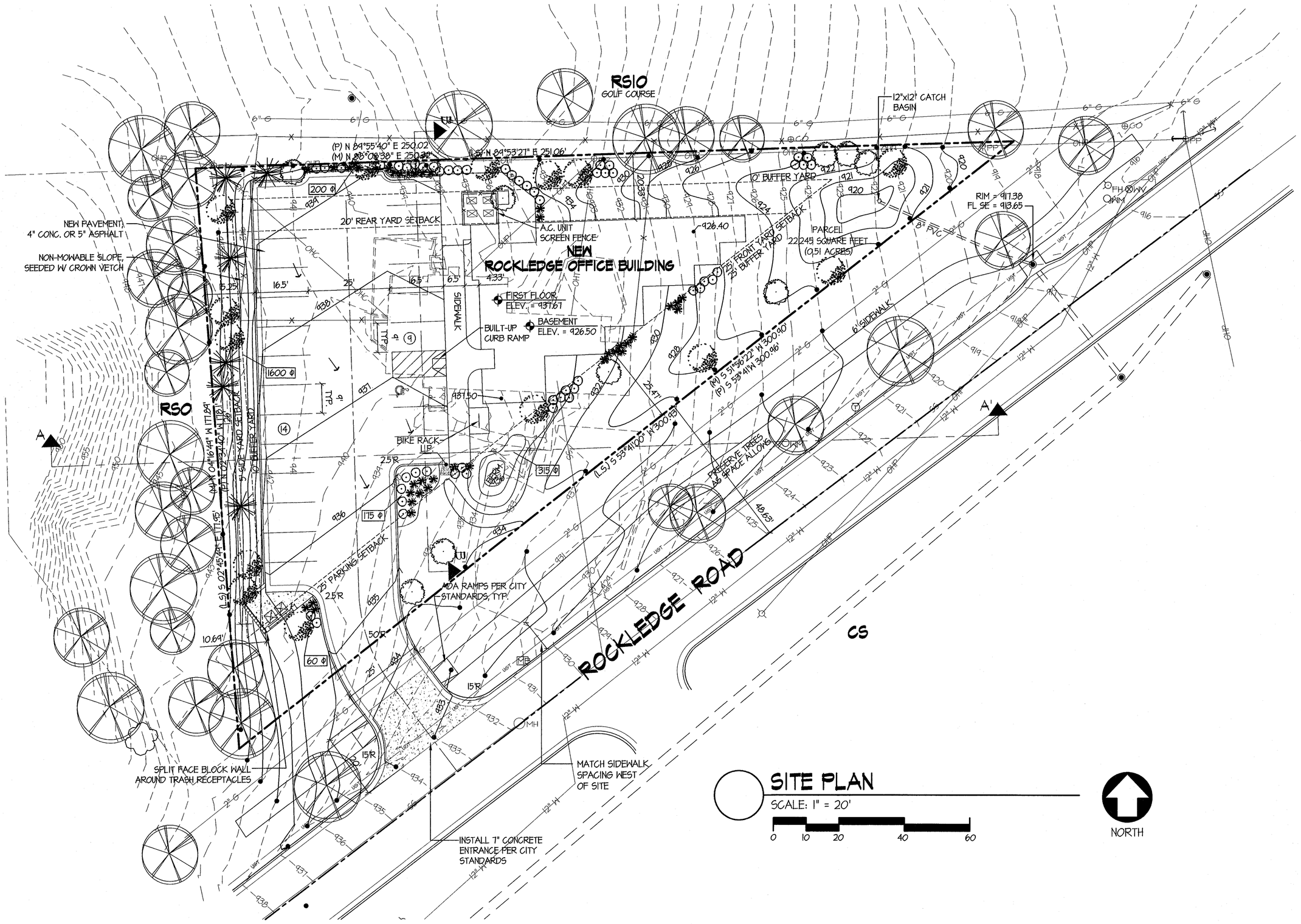
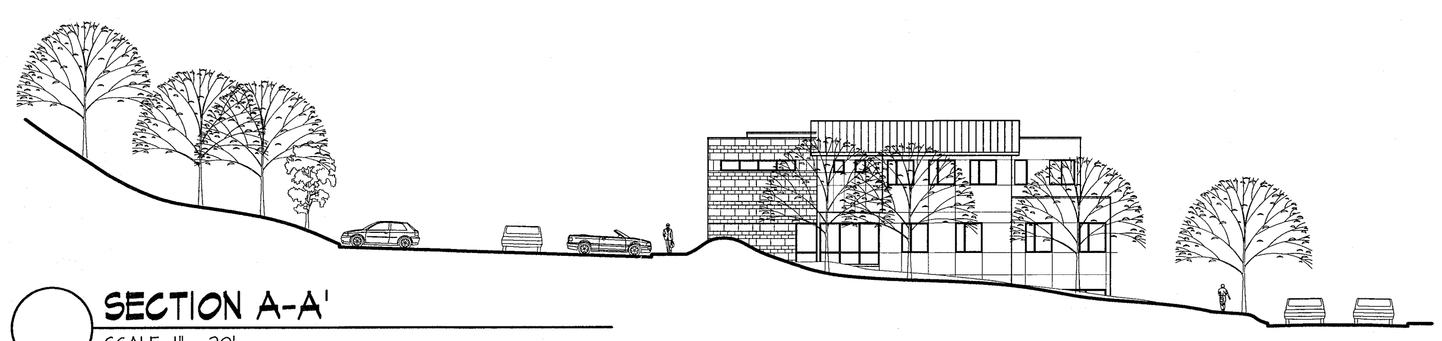


SITE PLAN

SCALE: 1" = 20'

0 10 20 40 60

NORTH



SECTION A-A'

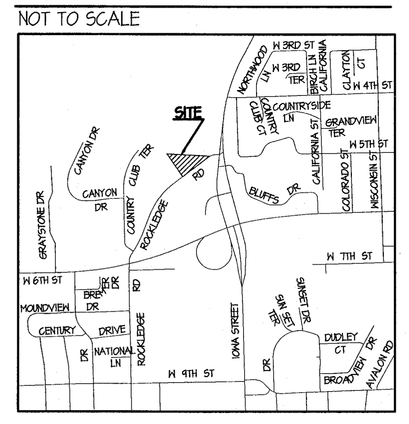
SCALE: 1" = 20'

SECTION B-B'

SCALE: 1" = 20'

LOCATION MAP:

NOT TO SCALE



LEGAL DESCRIPTION:

LOT 21A, A PORTION OF LOT 21, COUNTRY CLUB TERRACE, A SUBDIVISION OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

GENERAL NOTES:

1.1 CURRENT ZONING: RMO

1.2 CURRENT USE: VACANT

1.3 PROPOSED USE/PARKING REQUIRED: OFFICES

BASEMENT:	PERIODONTIST - 2300 GSF @ 1/300 = 7.7 CARS	
FIRST FLOOR:	PROFESSIONAL OFFICE - 1700 GSF @ 1/300 = 5.7 CARS	
SECOND FLOOR:	PROFESSIONAL OFFICE - 1700 GSF @ 1/300 = 5.7 CARS	
TOTAL - 19 CARS		

1.4 LAND AREA: 0.512 ACRES (22,302 SQ. FT. +/-)

1.5 DENSITY PROPOSED: N/A

1.6 ALL GROUND MOUNTED AND BUILDING MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b) .

1.7 ALL ACCESSIBLE SIDEWALK RAMPS BY A.D.A. STANDARDS.

1.8 SITE 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 28CFR PART 36.

1.9 TRASH TO BE PICKED UP AT STREET, AS IT IS DONE CURRENTLY.

1.10 NO PROPOSED PARKING LOT LIGHTS AT THIS TIME.
PARKING LOT LIGHTS MAY BE INSTALLED IN FUTURE PER CITY CODE, AND WILL REQUIRE APPROVED PHOTOMETRIC PLAN.

1.11 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.

1.12 AN INCREASE IN THE INTENSITY OF THE USE OF THIS SITE WILL REQUIRE AN EVALUATION OF A SHARED ACCESS POINT WITH THE ADJACENT PROPERTY.

1.13 ANY RELOCATION OF AT&T UTILITIES TO BE AT DEVELOPER'S EXPENSE.

1.14 BUILDING HEIGHT NOT TO EXCEED 30'.

1.15 TREES PLANTED ALONG WEST PROPERTY LINE WILL BE SPECIES OF VARYING HEIGHTS SA AS TO FORM A MULTI-LEVEL BUFFER.

1.16 PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO SANITARY SEWER SERVICE TO PUBLIC MAIN INCLUDING ANY ASSOCIATED REPAIRS TO ROCKLEDGE ROAD.

PARKING INFORMATION:

2.1

TYPE:	REQUIRED:	PROVIDED:
REGULAR	18	22
ACCESSIBLE	1	1
GARAGE	0	0
TOTAL:	19	23
BICYCLE	1.05	5 (1 RACK)

2.2 TYPICAL DIMENSIONS: 'R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS)
SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
'H' SPACES - 8' X 20' (5' OR 8' AISLE)

2.3 PAVEMENT:

APPROACHES:	7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVES:	MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS:	MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE
SIDEWALKS:	4" MEDIUM BRUSHED CONCRETE ON PREPARED SOIL

2.4 24" CURB & GUTTER AT ENTRANCE.

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: .512 ACRES (22,302 SQ. FT. +/-)

EXISTING CONDITIONS:

	SQ. FT.	AC.
LAND AREA	22,302	0.512
BUILDING FOOTPRINT:	0	0
PAVEMENT AREAS:	0	0
TOTAL IMPERVIOUS:	0	0
TOTAL PERVIOUS:	22,302	0.512

PROPOSED CONDITIONS:

	SQ. FT.	AC.
LAND AREA	22,302	0.512
BUILDING FOOTPRINT:	2,352	0.054
PAVEMENT AREAS:	8,457	0.194
TOTAL IMPERVIOUS:	10,809	0.248
TOTAL PERVIOUS:	11,493	0.264

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	3 1 2 2	GREEN ASH AMERICAN ELM LONDON PLANE TREE COMMON HACKBERRY	FRAXINUS AMERICANA ULMUS AMERICANA PLATANUS OCCIDENTALIS CELTIS OCCIDENTALIS	16"-20" CAL 20" CAL 20"-24" CAL 12" CAL	
	SHADE TREES	14	SAW TOOTH OAK ROSE HILL ASH NORWAY MAPLE SWEET GUM	QUERCUS ACUTISSIMA FRAXINUS AMERICANA 'ROSE HILL' ACER PLATANOIDES 'EMERALD QUEEN' LIQUIDAMBAR STYRACIFLUA	2"-2 1/2" CAL	B & B
	EVERGREEN TREES	6	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA PUNGENS	6'-8' HT.	B & B
	ORNAMENTAL TREES	9	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTIELEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 1/2"-2" CAL	B & B
	DECIDUOUS SHRUBS	51	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKWITZIA AMABALIS SYRINGA MEYERI 'PALIBIN'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	38	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24"- 36" HT.	CONT

3.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.

3.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE

3.3 REQUIRED INTERIOR LANDSCAPING AREA = 23(60) = 1,380 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 2,350 SQ. FT.

3.4 AFTER PRELIMINARY LAYOUT OF SITE, ALL TREES THAT ARE ABLE TO BE SAVED WILL BE PROTECTED WITH TEMPORARY FENCING PLACED ALONG THE CRITICAL ROOT ZONE. WHERE THE PROPERTY OWNER DEMONSTRATES THIS TO BE IMPRACTICAL, THE DIRECTOR OF PUBLIC WORKS HAS THE AUTHORITY AND DISCRETION TO MODIFY THESE REQUIREMENTS. CONSTRUCTION MATERIALS SHALL NOT BE STORED WITHIN THE FENCED AREA.

3.5 IRRIGATION SYSTEM WILL BE PROVIDED

PREVIOUSLY APPROVED SITE PLAN: SP-01-07-05

2.0	4.25.05	REVISION BASED ON APPROVAL COMMENTS
3.0	12.01.05	REVISION BASED ON APPROVAL CONDITIONS
4.0	8.03.06	REVISED BASED ON REVISED BUILDING PLANS

NEW SUBMITTAL: SP-12-93-06

5.0	12.12.06	NEW SUBMITTAL (OLD SITE PLAN EXPIRED)
5.1	02.13.07	EDITED PER COMMENTS
5.2	05.23.07	EDITED PER COMMENTS

Approved & Released
Case No: SP-12-93-06 Date: 5-31-07
Planner Initials: MKM # of Sheets: 1
Director:

paulwerner ARCHITECTS

545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049

OFFICE: 785.832.0804
FAX: 785.832.0890

DEVELOPER:
PAUL WERNER ARCHITECTS
545 COLUMBIA DRIVE
LAWRENCE, KS 66049
OFFICE: 785.832.0804
FAX: 785.832.0890

BUILDER:
FIRST MANAGEMENT
601 N. IOWA
LAWRENCE, KS 66044
OFFICE: 785.841.1388
FAX: 785.841.8442

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ROCKLEDGE OFFICE BUILDING

501 ROCKLEDGE
LAWRENCE, KANSAS

PROJECT # 25125

MAY 23, 2007

RELEASE:	DATE:
2.0	4.25.05
3.0	12.01.05
4.0	8.3.06
5.0	12.12.06
5.1	2.14.07
5.2	3.27.07
5.3	5.23.07

S-1

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