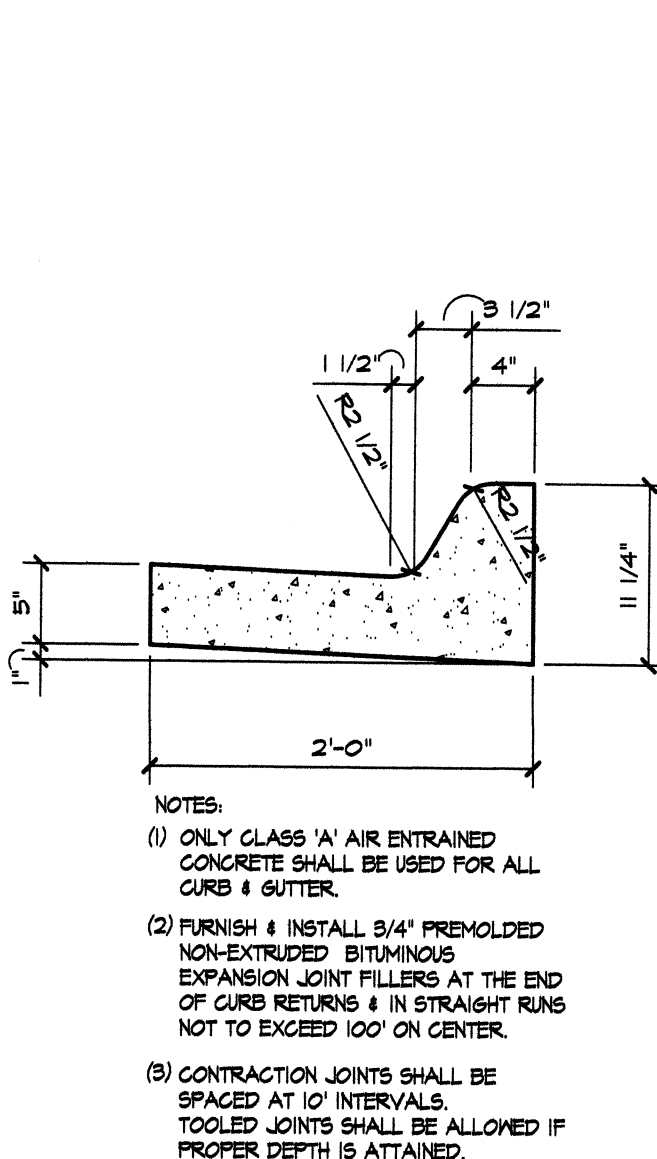
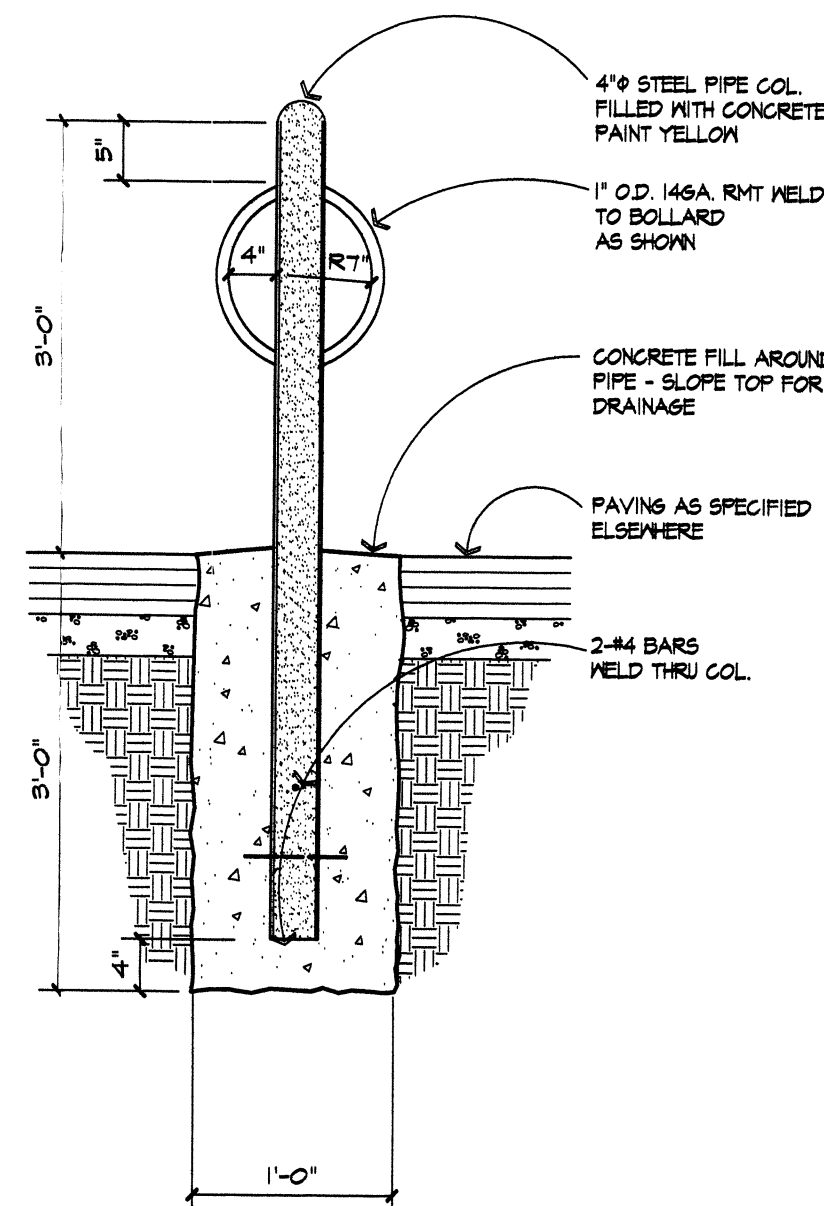
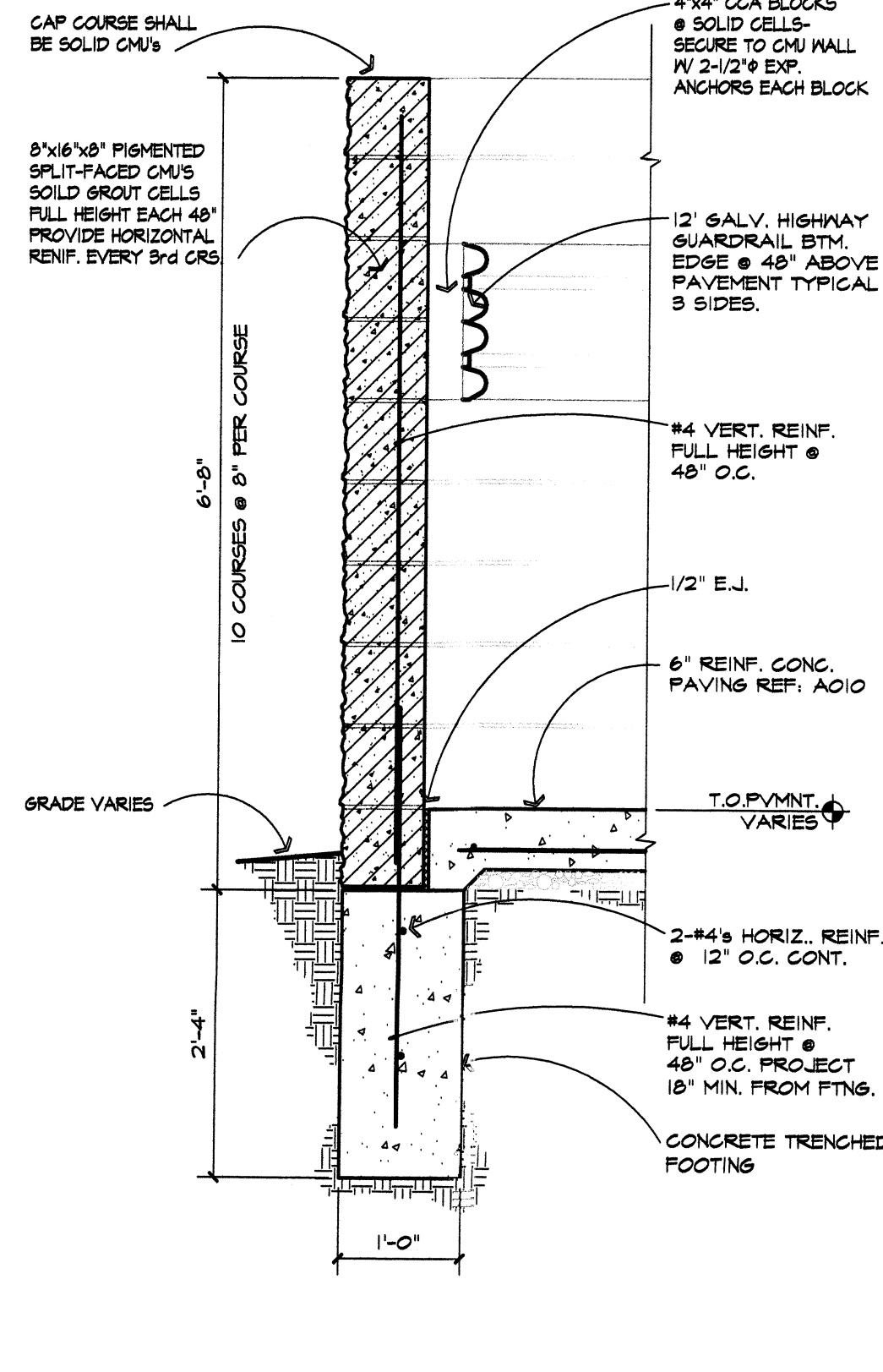
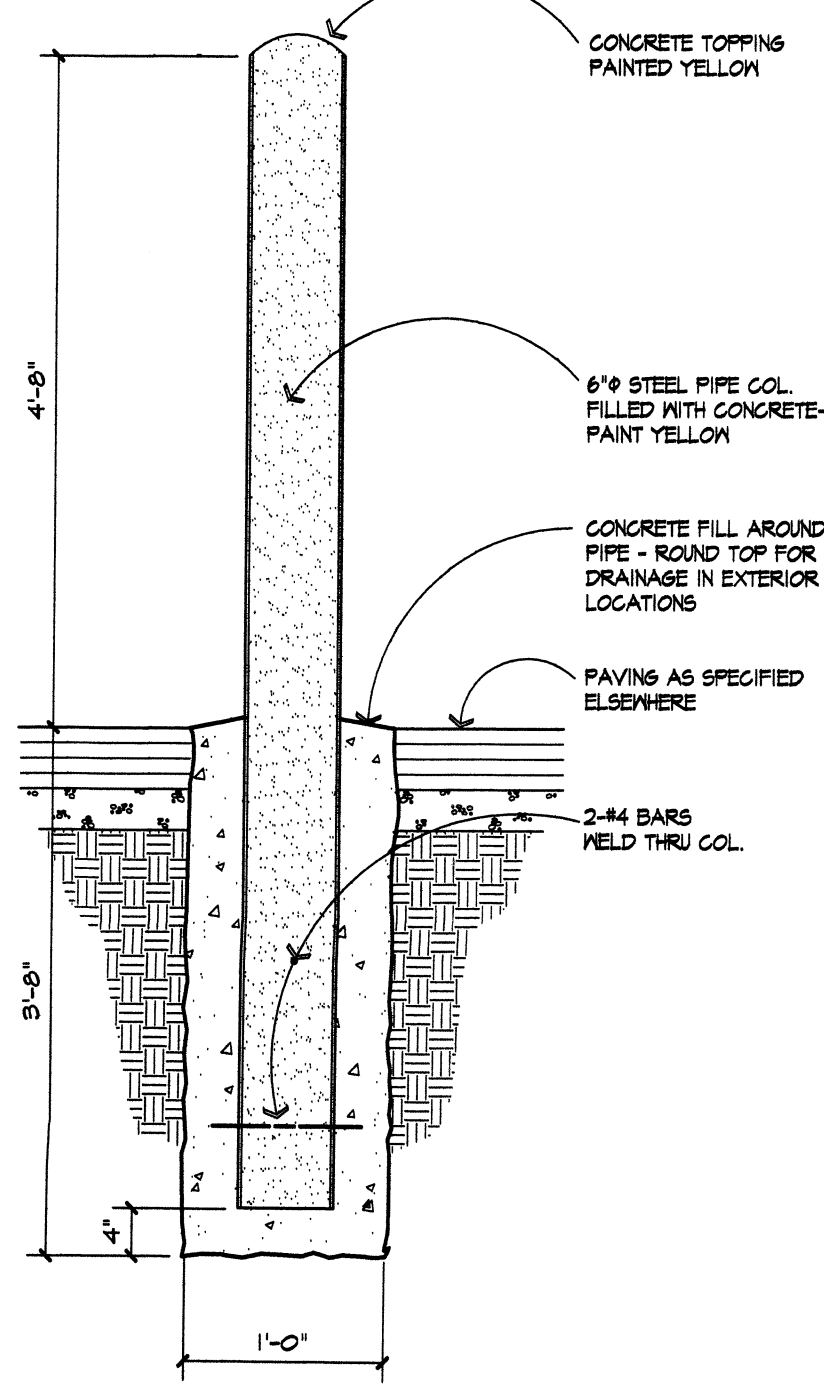
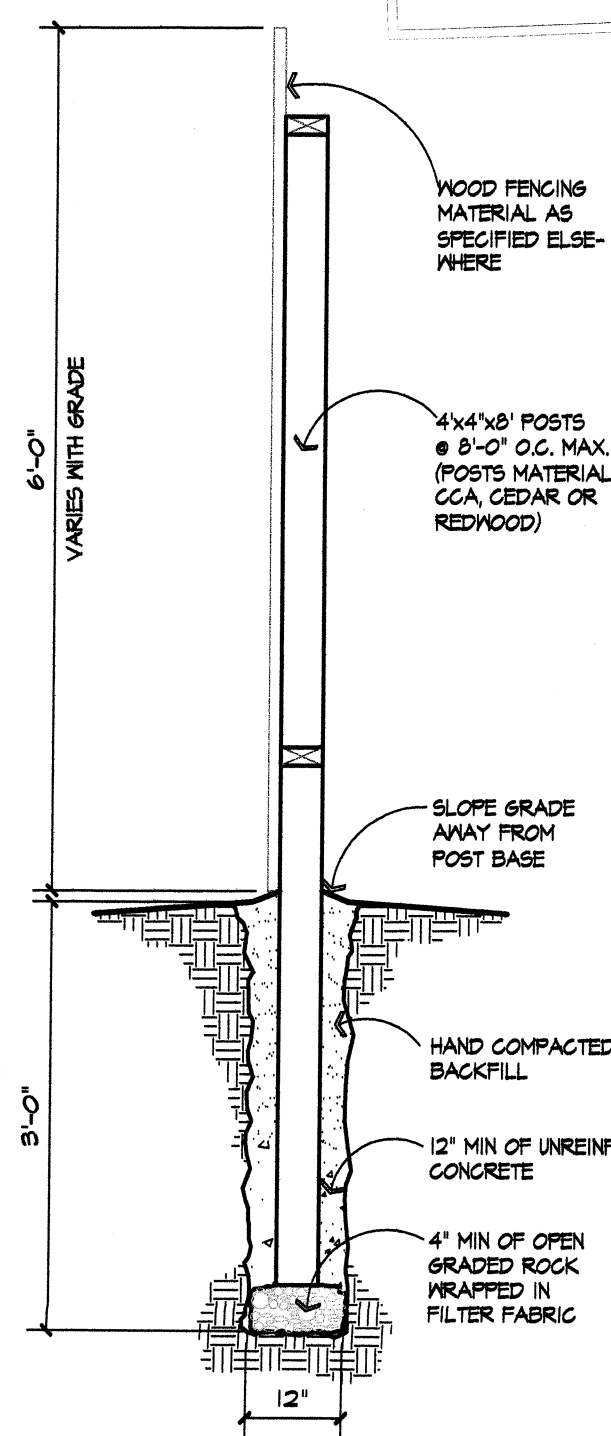


Approved & Released



Legal Description

Lot 1 Joyce Addition, tract of land located in the NW 1/4 of Section 24, Township 12, South Range 13 East, of the 6th Principal Meridian, in the City of Lawrence, Douglas County, Kansas containing +/- 0.933 acres.

Zoning Requirements & Compliance

007

20-807 DISTRICT STANDARDS/TABLE V

Zoning	M-2 General Industrial	M-2 General Industrial	As Shown
Lot Area	10,000'	40,000'	
Lot Width	100'	115.00'	
Lot Depth	100'	362.50'	
Minimum Yards	Front/Access From Non-PS & Fronting on Major Arterial	50'	
rear/Access RS	50'	50'	
interior/abutting RS	20'	20'	
parking	15'	15'	
Street	15'	15'	
Height	35'	16'	

NOTE: M-2 will change to I-1 in the new Land Development Code to be adopted on July 1, 2008

09

20-709 ALLOWED USE/TABLE IV

Zoning	M-2 General Industrial	M-2 General Industrial	As Shown
Use Group	14. RETAIL-WHOLESALE SALES AND SERVICE		
	20-808-HOUSES OR CONDOMINIUMS OFFICES AND SHOPS		

9A

20-9A FLOODPLAIN & STORM- WATER MANAGEMENT

Impervious Surfaces	Existing	After Project Completion
Total Buildings	1,526 GSF	9,240 GSF
Total Pavement	1,526 GSF	18,083 GSF
Total Impervious	1,526 GSF	18,083 GSF
Total Pervious	39,074 GSF	15,297 GSF
Property Area	40,600 GSF	40,600 GSF

05

20-1205 OFF- STREET LOADING & PARKING REQUIREMENTS

= direction of flow of traffic turn-off

SIZE

(a)

Standard Car & Truck Requirements

Angle	Standard	90°	15°	25°
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(b)

Compact Car & Truck Requirements

Angle	Standard	90°	15°	25°
-------	----------	-----	-----	-----

(c)

Standard car minimum width: 9'0"

Compact car minimum width: 7'5"

(d)

Minimum width one-way drive: 25'0"

(e)

Minimum width two-way drive: 25'0"

(f)

Minimum accessible parking spaces

Total	Minimum
Required	1:25

(g)

Minimum standards for driveway entrances to parking areas

(1)

They free maximum driveway width

(2)

The curb radius return shall not extend beyond the property

(3)

Driveway curb cuts along major arterial streets shall not be allowed closer than 30 feet between throats of the drives.

06

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 A2/A010 this sheet)

07

20-1207 FLOOR AREA DEFINED

Building	Public Accessible	
Building Non-Public Accessible	6,445 gsf	
Area Applied to Required Parking	2,775 gsf	

12

20-1212 OFF-STREET PARKING SPACES REQUIRED

Parking Group 15: 1 space for each 500 of floor area or 6 required (1 must be accessible)

Full Space	16
Compact	0
Universal Accessible	2
Total Provided:	18

15

20-1215 MARKINGS & BARRIERS

The perimeter of the parking lot shall be curbed as per Detail A1/A010

17

20-1217 SURFACING

All off-street parking areas shall be surfaced in accordance with City Standards as follows:

(17.1)

(1) Four (4) inches of 4000 psi concrete reinforced with 6x6, #11 x 16" W.F.

(17.2)

(1) Existing 4" reinforced concrete to remain to extent shown

(2) Five (5) inches of granular material per City Standards.

(3) Five (5) inches of full depth asphaltic concrete over existing prepared grade per City Standards.

(17.5)

(1) Existing asphalt parking to remain to extent shown

(4) Five (5) inches of 4000 psi concrete reinforced with 6x6, #2 x 22 1/2" W.F. per City Standard

(1) Existing 5" reinforced concrete to remain to extent shown

(5) Six (6) inches of 4000 psi concrete reinforced with 6x6, #2 x 22 1/2" W.F. per City Standard

A02

20-1A02 PHOTOMETRIC PLAN

Outdoor lighting fixtures shown thus: Φ 12W 100 W. Wall Pole Wt. The above type fixtures are exempt from electric plan requirements.

Outdoor/security lighting shall be restricted to wall mount poles as shown & shall be shielded in prevent off-site glare. Pole mounted lighting shall be prohibited prior to submission & approval of a revised site plan including photometrics for revised lighting.

A04.2

20-1A04.2 LANDSCAPING REQUIRED

Symbol	Name	Size	Quantity	Package
NSM	Norwegian Spruce Nupla	2" caliper	2	b/bb
LLG	Lilifield Linden 'Greenspire'	2" caliper	2	b/bb
CAM	Clump Armer Nupla	6"-7" multi-stem	1	b/bb
ED	Existing Coniferous To Remain	18" - 20" s	3	n/a
RD	Existing Deciduous To Remain	20" - 24" s	3	n/a
ED	Existing Deciduous To Be Removed			
AR	Arctic Juniper	3 gal.	10	container
KJ	Kellogg Juniper	4 - 5 ft.	1	b/bb
MBB	Manitowish Barkary	3 gal.	24	container
GSF	Goldstone Spruce	3 gal.	14	container
LDP	Low Dense Privet	3 gal.	13	container

A04.3

20-1A04.3 MINIMUM TREE REQUIREMENTS

Street Trees

Street Frontage: 112'-40" s 2.82 (3) trees provided (1 existing & 2 new)

(1) 15,297 GSF = 4,000 s 2.82 (4) trees required

Open Space Factor (4) trees provided (2 existing & 2 new)

A04.4

20-1A04.4 PROTECTION OF PRESERVED TREES

Existing tree shall be preserved during construction including roots & existing grade within the drip line.

If a tree cannot or destroyed during construction then replacement shall be required.

A04.6

20-1A04.6 PLANTING REQUIREMENTS WITHIN PARKING AREAS

REQUIRED: 18 spaces = 280sf per space = 15% = 758 s

PROVIDED: (Area 61/934sf) x (Area 62/288sf) x (Area 53/540sf) = 921 sf

A04.7

20-1A04.7 SCREENING OF OUTDOOR STORAGE & LOADING AREAS

Existing tree shall be preserved during construction

A04.8

20-1A04.8 SCREENING REQUIREMENTS

(04.8.0) (c) Trash enclosures shall be screened with a CMU wall per detail A3/A010 & in accordance with Sanitation Dept. Standards for enclosures.

(04.8.0) (d) All ground-mounted mechanical & utility equipment shall be screened from view with three foot high cedar.

(04.8.0) (e) All off-street parking areas containing 5 or more vehicles shall be effectively screened on each side by trees or shrubs from the street from any residential district. See Detail A3/A010

A04.9.1

20-1A04.9 MARKINGS & BARRIERS

(1) Provide 8' wide (min) yellow or white stripes on pavement defining each parking stall as shown.

(2) Accessible spaces shall be designated reserved by stencil on parking surface and by a sign mounted 80"-72" above parking surface. Stencil & sign shall both incorporate the symbol of a person in a wheelchair.

A04.9.2

20-1A04.9 MARKINGS & BARRIERS

(1) Provide 8' wide (min) yellow or white stripes on pavement defining each parking stall as shown.

(2) Accessible spaces shall be designated reserved by stencil on parking surface and by a sign mounted 80"-72" above parking surface. Stencil & sign shall both incorporate the symbol of a person in a wheelchair.

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Allen Belot Architect

JOYCE CONSTRUCTION CORP
724 Proposed Site Development Plan
908 North Iowa Street
Lawrence, Kansas

PROJECT # 0415
DATE: 06.13.06
DRAWN BY:
CHECKED BY:
REVISIONS: 12.07.06
06.13.07

SITE DEVELOPMENT PLAN

A010