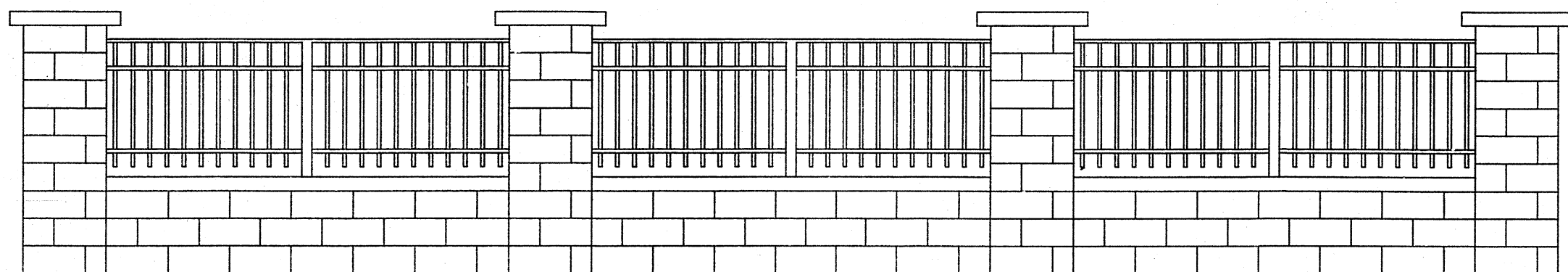


## SITE PLAN

### SITE NOTES

- 1 - 6' HIGH STONE/WROUGHT IRON FENCE
- 2 - 6' HIGH WOOD FENCE
- 3 - 12" DRAIN CULVERT

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY	MATURE HT.
CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'		2 1/2" CALIPER	4	30'
SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		3 GALLON	13	6'



## STONE/WROUGHT IRON FENCE DETAIL

### OWNER

ALBERT L. AND ASHLEY L. JOST  
12306 S. ALDEN  
OLATHE, KS 66062  
913.481.1971

### ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)  
BG CONSULTANTS, INC.  
1405 WAKARUSA DRIVE  
LAWRENCE, KS 66049  
785.749.4474

### LEGAL DESCRIPTION

LOT 1, MAPLE STREET NORTH SUBDIVISION, A REPLAT OF LOTS 43, 44, 45 AND THE WEST HALF OF LOT 46 IN SIMPSON'S CENTRAL SUBDIVISION IN NORTH LAWRENCE, DOUGLAS COUNTY, KANSAS.

### FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT WITHIN ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0037C, EFFECTIVE DATE NOVEMBER 7, 2001.

### GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM THE CITY OF LAWRENCE AERIAL PHOTOGRAPHY.
2. THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
3. CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO THE WEIGHT OF REFUSE COLLECTION VEHICLES.
4. THE OWNERS PLAN TO COLLECT TRASH IN A ROLL-OFF CART WHICH WILL BE PICKED UP ON TRASH PICKUP DAYS. NO OUTSIDE DUMPSTER IS NEEDED.
5. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
6. THE ZONING OF THE PROPERTY IS IG.
7. THE PARKING AREAS WILL BE SURFACED WITH 4" THICK CONCRETE SURFACING. THE DRIVEWAY APRON WILL BE BUILT TO CITY STANDARDS WITH 6" REINFORCED CONCRETE.
8. A WAIVER FOR A STORMWATER STUDY HAS BEEN REQUESTED.
9. A VARIANCE [B-02-02-09] FROM SECTION 20-913(i) OF THE DEVELOPMENT CODE (REQUIRING THE PERIMETER OF THE PARKING LOT TO BE CURBED AND GUTTERED) AND FROM SECTION 20-908(c) (TO PERMIT A 10 FT PARKING LOT SETBACK FROM THE STREET RIGHT-OF-WAY RATHER THAN THE 15 FT PARKING LOT SETBACK REQUIRED BY CODE) WAS APPROVED BY THE BOARD OF ZONING APPEALS ON MARCH 5, 2009.
10. THE USE OF THE PROPERTY IS FOR STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES WHICH IS CLASSIFIED AS "CONSTRUCTION SALES AND SERVICES."

### PARKING DATA

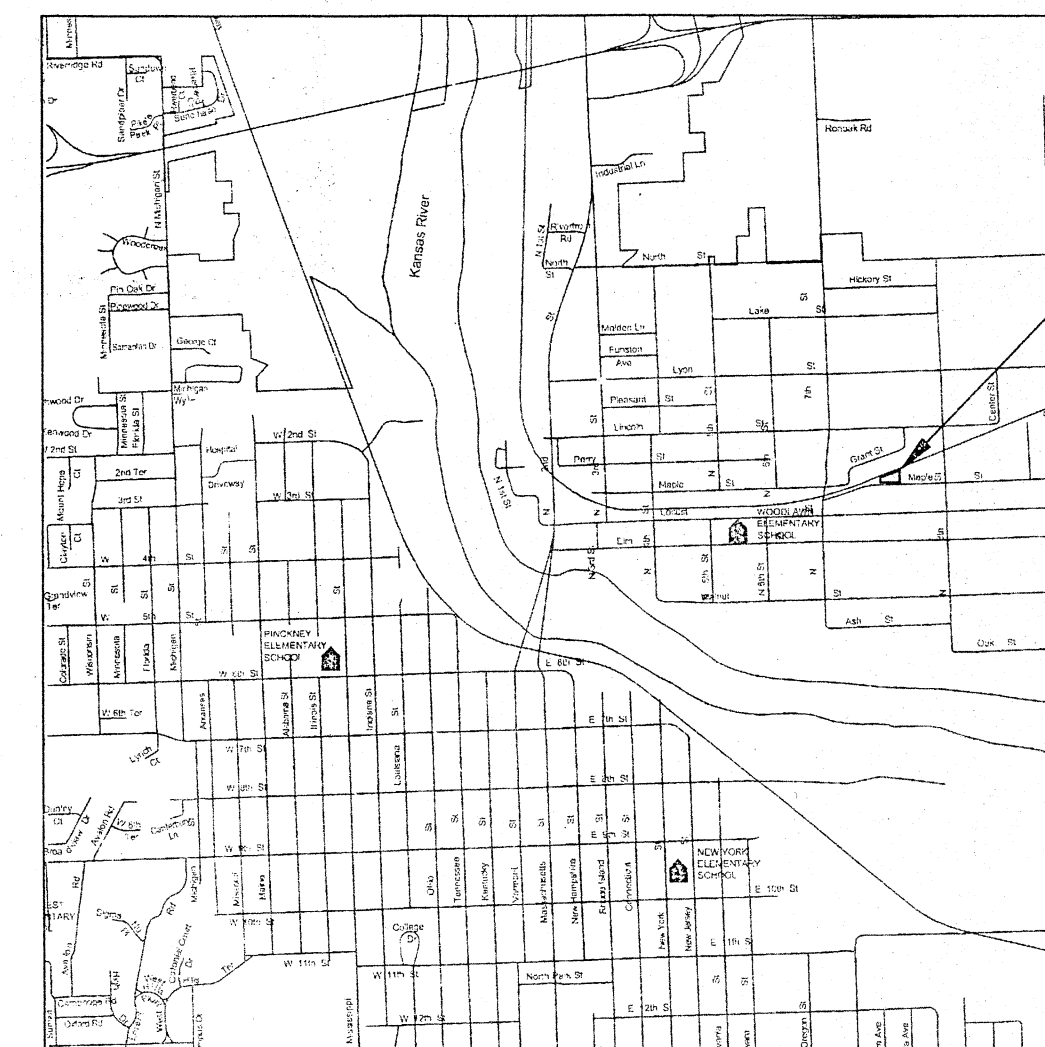
- 7 REQUIRED STALLS (CONSTRUCTION SALES & SERVICE - 1 PER 500 S.F. OF BUILDING AREA +1 PER ACRE OF OUTDOOR STORAGE)
- 8 PROVIDED STALLS (3,300 S.F. OF BUILDING AREA, NO OUTDOOR STORAGE)

### SITE CHARACTERISTICS TABLE:

EXISTING BUILDINGS	0 S.F.	PROPOSED BUILDINGS	3,300 S.F.
EXISTING PAVEMENT	0 S.F.	PROPOSED PAVEMENT	5,207 S.F.
EXISTING IMPERVIOUS	0 S.F.	PROPOSED IMPERVIOUS	8,507 S.F.
EXISTING PERVIOUS	15,965 S.F.	PROPOSED PERVIOUS	7,458 S.F.
PROPERTY AREA	15,965 S.F.		

### LEGEND

	BUSH WITH OVERALL DIAMETER		GAS LINE, METER AND VALVE
	CONIFEROUS TREE WITH TRUNK CIRCUMFERENCE		UNDERGROUND TELEPHONE LINE WITH PEDESTAL
	LIGHT POLE		STORM SEWER PIPE WITH INLET AND SIZE
	BENCH MARK		SANITARY SEWER PIPE WITH MANHOLE AND CLEANOUT
	SIGN		FENCE
	SET 1/2" X 24" IRON BAR WITH PLASTIC CAP (BG CONSULTANTS R.L.S. 758)		OVERHEAD ELECTRIC LINE WITH POWER POLE
	MONUMENT FOUND		UNDERGROUND ELECTRIC LINE
	WATERLINE, FIRE HYDRANT AND WATER VALVE		POST
	SANITARY SEWER FORCE MAIN		DRAINAGE ARROW
			LIGHT POLE



### PROJECT LOCATION

RECEIVED  
APR 11 2011  
City Planning Office  
Lawrence, Kansas

### LOCATION MAP

**JOST CONSTRUCTION**  
749 MAPLE, LAWRENCE, KS 66044

SITE PLAN

**BG**  
CONSULTANTS  
architects engineers planners surveyors

Project No. 08-217L  
Date: Aug. 25, 2008  
Revised: Mar. 2, 2009

SHEET NO.

1