



Legal Description

Lot 1 & Lot 2, of the Final Plat of the Morgan Addition a subdivision of the City of Lawrence,
Douglas County, KS S1/2, Sec 28-112S-R19E, Containing approximately 2.30 acres.

Land Development Code Standards

Use Table/Permitted in PCD

APPROVED PCD-2 Non-Residential Uses for 'O'				
Existing Use(s)	Proposed Use(s)	Use Category	A=Accessory P=Permitted S=Special	Use Specific Standards
SF Residence/ Contractors Office	SF Residence/ Contractors Office	Construction Service	P	None
APPROVED PCD-2 Residential District for 'A-2'				
Existing Use(s)	Proposed Use(s)	Use Category	A=Accessory P=Permitted S=Special	Use Specific Standards
Undeveloped	Apartment	Attached Dwellings	P	20-503

Density & Dimensional Standards

Standard	Required	Lot 1	Lot 2
Existing Zoning	PCD 2	PCD 2	PCD 2
Min Lot Width	40'	140'	400.44'
Minimum Setbacks			
Front	15'	82'	88'
Side Detached Structures	20'	22 7/12-4'	containing
Side Attached Structures	0'	n/a	7.5/15'
Side Interior	10'	n/a	35'
Rear Residential Structures	25'	75'	n/a
Rear Commercial Structures	35'	21'	n/a
Periphery Boundary	30'	30'	30'
Common Open Space Required	20%	5,180 sf	14,816 sf
Common Open Space Provided	5,896 sf		15,030 sf

Parking, Loading & Access

Use	Basis	Min Required	Provided
Proposed:			
SF Dwelling	2 per dwelling	2	2
Contractor Shop	1 per 500sf of bldg	3	3
Outdoor Storage	1 per acre	0	0
Bicycle			
Contractor Shop	1 per 10 auto spaces	1	1
Multi-Dwelling	1 per bedroom + 1 per 10 units		
1 Bedrooms	18 units x 1 space	18	18
2 Bedrooms	12 units x 2 spaces	24	24
Guest	1 space / 10 units	45	45
Bicycle			
Multi-Dwelling	1 per 4 auto spaces	12	12

Landscaping & Screening

Symbol	Name	Size	Quantity	Package
GFS	Goldtime Spiraea	3 gal.	As Shown	container
MBB	Mentor Barberry	3 gal.	As Shown	container
KJ	Keteleeri Juniper	6 ft.	As Shown	b&b

Street Trees (STT)

Monterey Way: 185.0' = 5 Required

The following is a list of approved shade trees (STT) for installation that comply with the Master Street Tree Plan that will be filed with the Final Plat of the Summer Tree West

Symbol	Common Name	Genus-Species
STT	Red Maple	Acer rubrum 'Autumn Blaze' or 'Columnar'
STT	Honeylocust	Gleditsia triacanthos 'Spiralis'
STT	Norway Maple	Acer platanoides 'Emerald Queen'
STT	Bladdernut	Platanus x acerifolia 'Bloodgood'
STT	Northern Red Oak	Quercus borealis

Substitution of appropriate similar species shall be approved by the Lawrence-Douglas County Metropolitan Planning Office in advance of planting.

Interior Parking Lot Landscaping

Parking lots shall contain at least 60 square feet of Landscaping area per Parking Space.

Required: 45 spaces x 60sf/space = 2,700 sf Provided: 2,882sf

Note: Provide 1 Tree & 3 shrubs/10 spaces Provided 16 Trees & 24 shrubs

Additional Screening Requirements

Dumpster & Trash Receptacles shall be screened from view of adjacent properties & street right-of-way on at least three sides with a 6 foot high solid fence of cedar, redwood, masonry or other comparable building material.

Mechanical Equipment

Exterior ground-mounted or building-mounted equipment, including but not limited to mechanical equipment, utility boxes & meters, shall be fully screened from view of adjacent properties and from r.o.w.'s (measured 6' above ground level). Screening shall be in the form of landscape or architectural treatment compatible with the Principal Building.

Existing Trees & Vegetation

Damaged or Destroyed Trees: Trees identified for preservation, credit or located in easements are destroyed or damaged, they shall be replaced by similar trees at 1:1 basis. Replacement trees shall be minimum 4" caliper for deciduous or 8 feet in height for ornamental & evergreen trees.

General Development Standards

20-1103 Outdoor Lighting

Outdoor lighting fixtures shown thus: = 175W H.I.D. wall Pole

Outdoor/security lighting shall be restricted to wall mount units as shown & shall confine light emitted by each fixture to the site on which they are installed.

Any Pole mounted or higher wattage than specified above lighting shall be prohibited prior to submission & approval of a revised site plan including photometrics for proposed raised lighting. Fixtures shall be screened to prevent off-site glare.

Stormwater Management

Impervious Surfaces	Existing	Proposed Lot 1	Proposed Lot 2	TOTAL
Buildings	4,830 GSF	3,590 GSF	13,090 GSF	16,640 GSF
Pavement	9,330 GSF	7,640 GSF	21,947 GSF	29,187 GSF
Sub-total	9,330 GSF	11,230 GSF	34,597 GSF	47,458 GSF
Permeous	90,000 GSF	14,670 GSF	39,484 GSF	52,528 GSF
	99,980 GSF	25,900 GSF	74,081 GSF	99,981 GSF

Per City Code, a Stormwater Pollution Prevention Plan (SWP3) shall be provided for this project and shall not be released for building permits until an SWP3 has been approved.

General Notes

Americans With Disabilities Act Compliance

This site has been designed to comply with the provisions of the Americans With Disabilities Act (ADAAG) Accessibility Guidelines for Buildings & Facilities, Appendix A to 28 CFR Part 36.

The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with those interpretations.

UTILITIES

The utility locations/sizes/types shown on this document are for general reference only. The Owner or Owner's agent shall be responsible for contacting the utility location service(s) for exact locations/sizes/types.

Key Notes

- Existing concrete paved street access to remain.
- Existing 2,400 sf two story frame structure to be removed from site.
- Existing concrete paving to be removed.
- Existing 6' cedar fence to remain.
- F&I New 6' cedar screen fence.
- F&I 5" concrete approach to City Standard detail & specifications.
- F&I 5"x10"x20" concrete trash truck pad & inside dumpster enclosure similar to City Standard approach detail & specifications.
- F&I 5"x6" x 4" reinforced concrete sidewalk with ADA ramps as shown per City Standard detail & specifications and ADAAG.
- F&I 7"x4" high masonry wall trash enclosure (14"x12" inside dimension min.) per Sanitation Dept. design guidelines as shown.
- Strip universal parking space & provide 'van accessible' sign in accordance with ADAAG Standards.
- Strip parking spaces to dimensions shown.
- Bicycle parking x 4.
- Bicycle parking x 1.
- F&I 2" asphalt paving over 5" granular rock base compacted, unless otherwise noted.
- Existing mature landscaping to remain as shown.
- Ground mounted a/c compressors: See ADDITIONAL SCREENING REQUIREMENTS above.
- Fire Department connection.
- Storm Water Detention Structure: REF: Grading Plan & Storm Water Detention Study Prepared by Landplan Engineering, PA.

Variance

- Variance: encroachment into perimeter boundary, 9'x30', for building only.
- Variance: Existing Residence 20' required to 12'-4" side setback.

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SIXTH & MONTEREY WAY PCD
MORGAN ADDITION
REVISED PCD & PRELIMINARY PLAN
800 Monterey Way
Lawrence, KS

PROJECT # 1511
DATE 20JULY15
DRAWN BY:
CHECKED BY:
REVISIONS: 24AUG15
02SEP15

REVISED
PRELIMINARY
DEVELOPMENT
PLAN

Sheet

A010

of Sheets