

IMPERVIOUS SURFACE SUMMARY:

LOT 1: 5.265 ACRES (224,125 SQ. FT. +/-)				LOT 9: 1.082 ACRES (47,160 SQ. FT. +/-)				PROPOSED CONDITIONS:			
EXISTING CONDITIONS:				EXISTING CONDITIONS:				EXISTING CONDITIONS:			
	SQ. FT.	AC			SQ. FT.	AC			SQ. FT.	AC	
LAND AREA	224,125.0	5.265		LAND AREA	47,160.0	1.082		LAND AREA	47,160.0	1.082	
BUILDING FOOTPRINT:	44,172.0	1.01		BUILDING FOOTPRINT:	409.0	0.009		BUILDING FOOTPRINT:	12,375.0	0.284	
PAVEMENT AREAS:	121,240.0	2.84		PAVEMENT AREAS:	2,898.0	0.067		PAVEMENT AREAS:	12,251.0	0.280	
TOTAL IMPERVIOUS:	175,412.0	3.95		TOTAL IMPERVIOUS:	3,307.0	0.076		TOTAL IMPERVIOUS:	24,426.0	0.512	
TOTAL PERVIOUS:	57,063.0	1.31		TOTAL PERVIOUS:	43,852.0	1.006		TOTAL PERVIOUS:	22,234.0	0.511	

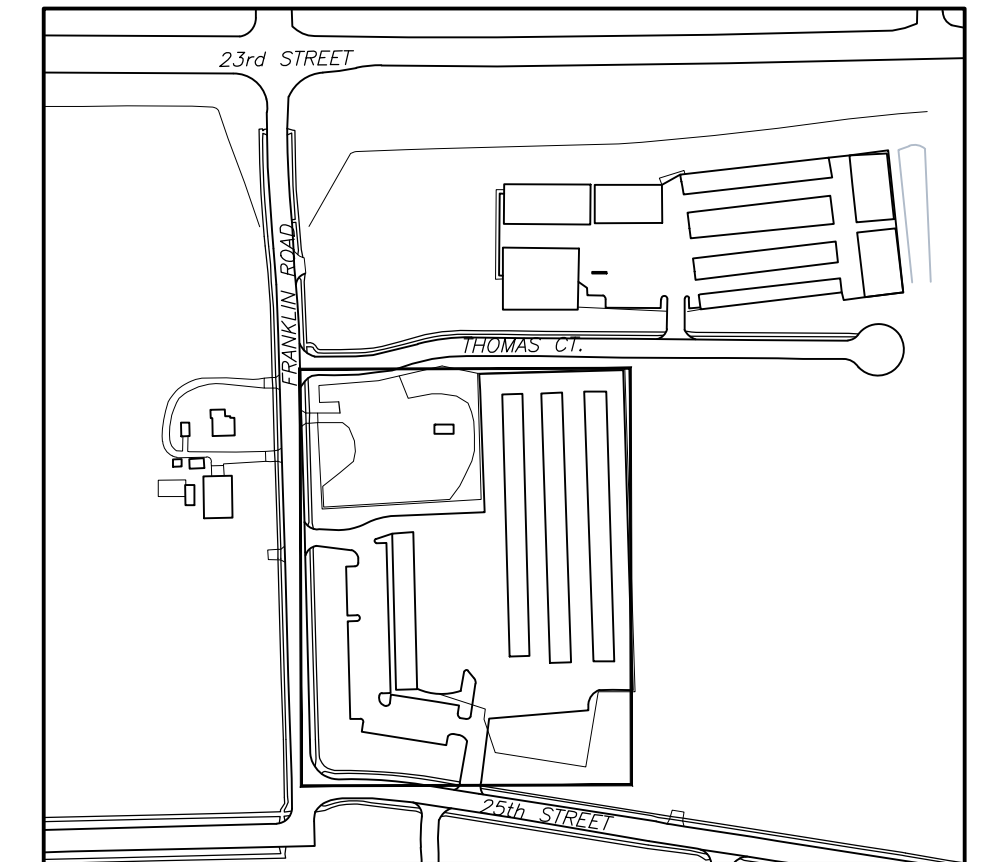
ORIGINAL CONDITIONS OF APPROVAL FOR P.I.D. ZONING

- USES WILL BE RESTRICTED AS PART OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN BASED ON THE VISUAL AND ENVIRONMENTAL IMPACT ON THE K-10 CORRIDOR AND ADJOINING PROPERTIES;
- MINIMUM 20% OPEN SPACE (EXCLUSIVE OF PARKING AREAS)
- BUILDING SETBACK STANDARDS:
 - COMMERCIAL DEVELOPMENT, 50 FEET FROM K-10 RIGHT-OF-WAY
 - INDUSTRIAL DEVELOPMENT, 100 FEET FROM K-10 RIGHT-OF-WAY
- LOADING DOCKS MECHANICAL EQUIPMENT, SOLAR PANELS, WASTE STORAGE, AND PRODUCT STORAGE AREAS SHALL NOT BE LOCATED ON THE SIDE OF THE BUILDING FACING K-10, AND IF LOCATED ON A SIDE OF BUILDING FACING K-10, WILL BE ENTIRELY SCREENED FROM VIEW WITH WALLS THAT ARE CONSISTANT WITH THE ARCHITECTURE OR EVERGREEN VEGETATION.
- REVERSE FRONTAGE ROADS ARE RECOMMENDED (WHICH LOCATES THE FRONTAGE ROAD TO THE REAR OF PROPERTIES); SPECIFICS SHALL BE ADDRESSED AT THE DEVELOPMENT PLAN STAGE.
- BLANK WALLS (WITHOUT DOORS, WINDOWS) SHALL NOT FACE K-10; OR SEE #4.
- PAINTED ADVERTISING ON STRUCTURES IS NOT PERMITTED.
- SIGNS ON BUILDINGS IS LIMITED TO COMPANY NAME OR LOGO AND ADDRESS.
- MASONRY (BRICK, STONE, STUCCO) IS REQUIRED FOR DETAILING; IN STRUCTURES LOCATED WITHIN VIEW OF K-10 R.O.W.
- FREE STANDING POLE MOUNTED SIGNS ARE NOT PERMITTED ON PROPERTIES ADJUTING K-10.
- NO SIGNS ON TOP OF BUILDINGS.
- MAXIMUM OF ONE SIGN FACING K-10.
- TREES WITH 12" CALIPER AND ABOVE SHALL BE REPLACED. REPLACEMENT REQUIRED 1 TREE FOR EVERY 12" OR LARGER REMOVED.
- PLANTINGS: (CURRENT LANDSCAPE ORDINANCE SUPERCEDES THIS CONDITION)
 - SHADE TREES, 2-1/2"-3" CALIPER.
 - ORNAMENTAL TREES, 1-3/4"-2" CALIPER.
 - EVERGREEN TREES, MINIMUM 8' HEIGHT.
- LIGHTING SHALL BE NON GLARE, CUT OFF FIXTURES WITH METAL HALIDE BULBS OR OTHER ENERGY EFFICIENT LIGHTS. STANDARDS AND FIXTURES IN PARKING LOTS SHALL BE A MAXIMUM OF 20 FT. IN HEIGHT, 0.8 FOOT CANDLES. LIGHT SOURCES SHOULD NOT BE VISIBLE FROM K-10. (CURRENT LIGHTING ORDINANCE SUPERCEDES THIS CONDITION)
- PARKING, INTERIOR LANDSCAPE ISLANDS SHALL EQUAL A MINIMUM OF 0.8% OF THE TOTAL PARKING AREA. ISLANDS WILL BE LANDSCAPED WITH SHADE TREES, ORNAMENTAL TREES AND SHRUBS AT APPROPRIATE LOCATIONS (ENTRIES AND PARKING LOT ISLANDS); (CURRENT LANDSCAPE ORDINANCE SUPERCEDES THIS CONDITION)
- PARKING LOT ISLANDS SHALL BE A MINIMUM OF 10 FT. WIDTH.
- BUFFER VIEWS OF PARKING ENTIRELY FROM K-10 AND ADJACENT UNRELATED USES, 42" MINIMUM HEIGHT BERMING AND VEGETATION.

IN ADDITION, THE FOLLOWING USES HAVE BEEN PROHIBITED:
USE GROUP 13. BEER SALES FOR CONSUMPTION ON THE PREMISES; EATING ESTABLISHMENT, ENCLOSED, WITH DANCING OR ENTERTAINMENT; EATING ESTABLISHMENT, PROVIDING ONLY DRIVE-UP SERVICE OR NO SEATING FACILITIES; FOOD CONVENIENCE STORE INCLUDING GASOLINE SALES; OR HOTEL.

PROHIBITED STORAGE MATERIALS AND USES
THE FOLLOWING ARE PROHIBITED STORAGE MATERIALS AND USES. THESE ITEMS SHALL BE INCLUDED AS PART OF ANY LEASE AGREEMENT TO RENT STORAGE UNITS.
(1) AUCTIONS, EXCEPT THOSE REQUIRED BY STATE LAW TO DISPOSE OF LIEN HELD PROPERTY;
(2) COMMERCIAL, WHOLESALE OR RETAIL SALES; OR, MISCELLANEOUS OR GARAGE SALES;
(3) THE SERVICING, REPAIR OR FABRICATION OF MOTOR VEHICLES, BOATS, TRAILERS, LAWN MOWERS, APPLIANCES, OR OTHER SIMILAR EQUIPMENT;
(4) THE OPERATION OF POWER TOOLS, SPRAY PAINTING EQUIPMENT, TABLE SAWS, LATHE, COMRESSORS, WELDING EQUIPMENT, KILNS, OR OTHER SIMILAR EQUIPMENT.
(5) THE ESTABLISHMENT OF A TRANSFER AND STORAGE BUSINESS; AND
(6) ANY USE THAT IS NOXIOUS OR OFFENSIVE BECAUSE OF ODORS, DUST, NOISE, FUMES, OR VIBRATIONS.

- OFF-STREET PARKING:
(1) OFF-STREET PARKING SHALL BE PROVIDED FOR INDUSTRIAL BUILDINGS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN USE GROUP 1 - COMMUNITY FACILITIES-PUBLIC UTILITIES; USE GROUP 8 - TEMPORARY USES; USE GROUP 9 - PROFESSIONAL OFFICES; USE GROUP 10 - OFF STREET PARKING; USE GROUP 13 - AUTOMOTIVE SERVICES AND RETAIL SALES; USE GROUP 14 - RETAIL-WHOLESALE SALES AND SERVICES; USE GROUP 17 - MANUFACTURING-LOW NUISANCE; USE GROUP 18 - RESEARCH AND TESTING; USE GROUP 19 - INDUSTRIAL-MEDIUM NUISANCE; USE GROUP 20 - INDUSTRIAL-HIGH NUISANCE.
- (2) PARKING SHALL NOT BE ALLOWED WITHIN ANY AREA OF THE PERIPHERY SETBACKS OR THE FRONT YARD SETBACKS.



LOCATION MAP

SCALE: NTS



LEGAL DESCRIPTION:

MT. BLUE ADDITION, LOT 1 AND MT. BLUE ADDITION NO. 2, LOT 9 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PROJECT SUMMARY:

1.1 CURRENT ZONING:	LOT 1: PID LOT 9: PID
1.2 CURRENT USE:	LOT 1: USE GROUPS 12, 13, 14, 17 (MINI STORAGE, OFFICE, RETAIL) LOT 9: VACANT
1.3 PROPOSED USE:	LOT 1: USE GROUPS 12, 13, 14, 17 (MINI STORAGE, OFFICE, RETAIL) LOT 9: USE GROUP 13 - SIMILAR USE / INDOOR GUN RANGE AND RETAIL SALES (PARTICIPANT SPORTS & RECREATION, INDOOR)
1.4 LAND AREA:	LOT 1: 5.265 ACRES (224,125 SQ. FT. +/-) LOT 9: 1.082 ACRES (47,160 SQ. FT. +/-)
1.5 OWNER:	ACE-SELF STORAGE, LLC

GENERAL NOTES:

- ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04.
- ALL ACCESSIBLE SIDEWALK RAMP BY A.D.A. STANDARDS.
- 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.
- THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRASH TRUCKS.
- NO PROPOSED PARKING LOT LIGHTS AT THIS TIME. PARKING LOT LIGHTS MAY BE INSTALLED IN FUTURE PER CITY CODE.
- PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.
- ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.
- ENTIRE COMPLEX TO BE CONSTRUCTED AT ONE TIME (A SINGLE PHASE). OCCUPANCY PERMITS TO BE ISSUED PER BUILDING WHEN NECESSARY IMPROVEMENTS HAVE BEEN COMPLETED FOR EACH STRUCTURE.
- SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH NEIGHBORHOOD RESOURCES.
- ON MARCH 15, 2017, THE PLANNING COMMISSION APPROVED A WAIVER FROM THE FRONT SETBACK REQUIREMENTS IN SECTION 20-14C05.5(F)(1) OF HTE 1966 ZONING REGULATION TO ALLOW THE PARKING AREA TO BE SETBACK 15 FEET FROM THOMAS COURT RIGHT-OF-WAY.
- THIS PROJECT IS DESIGNED, DEVELOPED AND REVIEWED UNDER THE 1966 ZONING CODE FOR THE CITY OF LAWRENCE.
- THE DETENTION BASIN WILL BE PRIVATELY OWNED. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. THE PROPERTY OWNER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE. FAILURE TO MAINTAIN THE DETENTION BASIN WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. THE DETENTION BASIN WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS).
- LANDSCAPING REQUIREMENTS FOR LOT 9 ARE PER ARTICLE 10 OF THE LAND DEVELOPMENT CODE.

PARKING INFORMATION:

3.1 PARKING REQUIRED:	LOT 1 MINI STORAGE, 1 SPACE FOR EVERY 150 STORAGE UNITS AND A MINIMUM OF 3 ADJACENT TO LEASING OFFICE 271 UNITS / 150 = 2 + 3 = 5 SPACES	LOT 9 PARKING GROUP 15, 1 SPACE FOR EVERY 500 SF OF FLOOR AREA 12,375 SF / 500 = 25 SPACES
OFFICE:	1 PER 300 SF OF FLOOR AREA 5,895 SF / 300 = 20 SPACES	
RETAIL:	1 PER 200 SF OF FLOOR AREA 3,000 SF / 200 = 15 SPACES	
	TYPE: REGULAR ACCESSIBLE TOTAL: 40 BICYCLE 2	PROVIDED: 24 6 82 2
3.2 TYPICAL DIMENSIONS:	R' SPACES - 9' X 18' (OR 16'5" + 15' OVERHANG) SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6'5" WIDE DEPENDING UPON THE LOCATION. 1" SPACES - 8' X 20' (5' OR 8' AISLE)	
3.3 PAVEMENT:	APPROACHES: T' - 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	
3.4 24" CURB & GUTTER AT ENTRANCE.		

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
(+)	LOT 1 TREES	55				
(*)	LOT 1 SHRUBS	104				
LOT 9 LANDSCAPING:						
(+)	SHADE TREES	12	SAW TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST	QUERCUS ACUTISSIMA ACER PLATANOIDES 'NORWEGIAN SUNSET' GLEITSIA TRIACANTHOS VAR. INERMIS	2"-2 1/2" CAL	B & B
(*)	EVERGREEN TREES	3	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA PUNGENS	6'-8' HT.	B & B
(+)	ORNAMENTAL TREES	4	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	14	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTHIDOPHYLLUM KOLKATZIA AMABILIS SYRINGA MEYERI 'PALIBIN'	18"-24" HT.	CONT
(*)	EVERGREEN SHRUBS	42	CARMEL CREEPER CREEPING ROSEMARY BLUE PRITZER JUNIFER BAR HARBOR JUNIFER CREEPER ENGLISH YEW	CAENOTHUS GRISEUS HORIZONTALIS ROSEMARY 'PROSTRATUS' JUNIFERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIFERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24"-36" HT.	CONT

- THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE
- INTERIOR PARKING LANDSCAPING:
405F X 25 SPACES = 10,000 SF
1 SHADE TREE PER 10 SPACES = 3 TREES
3 SHRUBS PER 10 SPACES = 8 SHRUBS
PERIMETER LOT LANDSCAPING:
109.5 LF ON FRANKLIN / 25 = 5 TREES
121.5 LF ON THOMAS CT / 25 = 6 TREES
PERIMETER BERM PROVIDED
STREET TREES:
184.42 LF ON FRANKLIN / 40 = 5 TREES
230.84 LF ON THOMAS CT / 40 = 6 TREES

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**PDP FOR MT. BLUE ADDITION
LOT 1 AND MT BLUE
ADDITION NO.2 LOT 9**
LAWRENCE, KANSAS

PROJECT # 216-140
DECEMBER 2016

RELEASE:	DATE:
1.0	01.04.2017
1.1	03.02.2017
1.2	03.06.2017
1.3	03.22.2017