



Legal Description
 Lot 1, Hix Addition a subdivision in the City of Lawrence, Douglas County, Kansas containing 150,211 sq. ft., 3.44 acres.

Land Development Code Standards

Article 4. Use Table/Permitted Uses
 20-453 Nonresidential District Uses

Proposed Use (Use's)	Category	Use	As-Permitted	Specific Standards
Admin & Professional Offices	RMO	Administrative/Professional & F.I.R.E.	P	20-518
Financial, Insurance, Real Estate	RMO	Administrative/Professional & F.I.R.E.	P	20-518
Active Recreation	RMO	Active Recreation	P	20-1306

Article 5. Use Regulations
 20-510 Financial Insurance & Real Estate not to exceed 5,000 sq. ft. No drive-up tellers or night depositories allowed.
 20-518 Admin & Professional Offices No drive-up tellers, night depository or automated teller machines allowed.
 20-1306 SUP: public review, Site Plan, Planning Commission, City Commission

Article 6. Density & Dimensional Standards
 20-501 (a) Residential Districts

Standard	Required	Provided
Min Lot Area	5,000 sq. ft.	150,000 sq. ft.
Min Lot Width	30'	118'
Minimum Setbacks		
Front	25'	200'
Side Interior	20'	77/44'
Rear	20'	26'
Max Building Coverage	50%	12%
Max Impervious Coverage	75%	42%
Max Height	45'	24'

Article 9. Parking, Loading & Access
 20-902 OFF STREET PARKING SCHEDULE 1
 REQUIRED: Vehicle
 Administrative/Professional & F.I.R.E. = 1 space per 300 of office area
 15,315 gsf ÷ 300 = 51 spaces = Per Traffic Study
 Active Recreation = 50 full size vehicle spaces
 9 van accessible = 2 accessible
 Office Provided = 54 spaces
 Active Recreation = 22 Full size vehicle spaces
 9 van accessible = 23 spaces
 TOTAL PROVIDED = 77 spaces

Article 10. Landscaping & Screening
 Landscape Materials EXISTING
 Existing mature Street & Shade Trees to remain as shown
 Existing mature shrubbery to remain as shown (evergreen/deciduous)

Landscape Materials NEW
 Street Trees: Pick assortment from representative list below

Tree	Quantity	Notes
Red Maple	1	As Shown
White Birch	1	As Shown
Bloodgood London Plane Tree	1	As Shown
Imperial Honeylocust	1	As Shown
Hornbeam Maple	1	As Shown
Columnar Norway Maple	1	As Shown

Shade/Evergreen Trees: Pick assortment from representative list below

Tree	Quantity	Notes
Eastern Redbud	1	As Shown
Flame Amber Maple	1	As Shown
Snowflit Cobopsis	1	As Shown
Dogwood	1	As Shown
Profler Pink	1	As Shown
Austrian Pine	1	As Shown
Eastern Red Cedar	1	As Shown
Eastern White Pine	1	As Shown
Redwood Pine	1	As Shown

Shrubbery: Pick assortment from list below

Shrub	Quantity	Notes
Mentor Barberr	1	As Shown
Deer Horn	1	As Shown
Dwarf Mopha	1	As Shown
Spring Forsythia	1	As Shown
Coniflowa Echinococ	1	As Shown
Winter Gem	1	As Shown
Winter Gem	1	As Shown
Melaleuc Juniper	1	As Shown
Glossy Abelia	1	As Shown
Goldflame Spiraea	1	As Shown

Substitute or additional list of appropriate similar plants may be obtained from the City of Lawrence Parks & Rec Forestry Dept. All areas not paved shall be maintained or planted with turf grass

20-1002 Street Trees
 Street Frontage: Clinton Pkwy 311,25' x 40' = 8 Required 8 Provided 8

20-1003 Interior Parking Lot Landscaping
 (c) Landscape Area
 (1) Parking Lots shall contain at least 40 square feet of Landscaping area per Parking Space
 Provided: 77 spaces x 40sf = 3,080sf total
 Area A: 292 sf Area D: 382 sf Area G: 330 sf
 Area B: 292 sf Area E: 130 sf Area H: 324 sf
 Area C: 546 sf Area F: 2,994 sf
 (d) Provide 1 tree & 3 shrubs/10 spaces
 77 spaces ÷ 10 = 8
 Required: 8 shade trees & 24 shrubs
 Provided: 8 shade trees existing & 5 new 24 shrubs existing

20-1004 Parking Lot Landscaping
 (c) Landscape Screening Material
 Required: 1 shade tree per 25ft of parking perimeter 311,25ft ÷ 25ft = 13
 Provided: 8 street trees & 5 shade trees

20-1005 Bufferlands
 (c) Table of Required Bufferlands
 RMO:RS Type 1/25' Bufferland requires 2 shade trees & 5 shrubs per 100'
 Provided: South 240° 7 shade trees & 18 shrubs
 West 240° 5 shade trees & 12 shrubs
 East 240° 5 shade trees & 12 shrubs
 Type 1/15' Bufferland requires 3 shade trees & 8 shrubs per 100'
 Provided: West 240° 8 shade trees & 20 shrubs

20-1006 Additional Screening Requirements
 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.
 Note: all existing ground mounted mechanical equipment shown is screened from public r.o.w. by the natural slope of existing topography.

Article 11. General Development Standards
 20-1101 Outdoor Lighting
 Outdoor lighting fixtures shown thus $\text{---} \text{---}$ = 150W Incandescent Wall Pak (or equivalent lumens output from alternate sources) shall be restricted to wall mount units as shown & shall confine light emitted by each fixture to the site on which they are installed.
 Existing Pole Mounted fixtures to remain

Article 12. Stormwater Management

Impervious Surfaces	Existing	Proposed
Buildings	9,898 CSF	16,176 CSF
Pavement	50,608 CSF	50,608 CSF
Perforous	60,504 CSF	66,753 CSF
Sub-total:	121,010 CSF	133,547 CSF
Perforous	150,000 CSF	150,000 CSF

← 33,916sqft hard surface; 16,692sqft semi-hard surface
 ← --- = direction of storm water run-off

Per City Code, a Stormwater Pollution Prevention Plan (SWP3) IS REQUIRED FOR NEW CONSTRUCTION.

General Notes
 Americans With Disabilities Act Compliance
 This site has been designed to comply with the provisions of the Americans With Disabilities Act (ADA) Accessibility Guidelines for Buildings & Facilities, Appendix A to 28 CFR Part 35.
 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.
 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 services for exact location/sizes/types.
 Minimum Separation of Utilities & Trees
 Per City Code 20-811(g) (2), a minimum of eight feet horizontal separation shall be maintained between trees planted & any sewer lines.

Keynotes Notes

- Existing concrete curb & gutter to remain
- Existing asphalt paving to remain
- Existing reinforced concrete sidewalk to remain
- Existing 10'x10' screened trash enclosure on concrete pad to remain
- Existing bicycle parking (6) to remain
- Existing flagpole to remain
- Existing stairs to be removed & replaced with new stairs as shown
- Existing portable classroom building & storage shed to be removed
- Existing concrete paving to remain
- Existing monument sign & landscaped berm to remain
- Existing ground mount to remain
- Remove existing paving as shown & replace with Type-1 concrete curb & gutter per City Standards
- 3" asphaltic prime & seal paving over 5" compacted AB-3 base minimum
- 6" Type 1 concrete curb & gutter typical abutting pavement perimeter installed per City Standard curb & gutter detail typical for all new paving
- F&I 5' wide X 4" thick reinforced concrete sidewalk to extent shown
- F&I bicycle parking for 6 bikes. Concrete pad site & rock type shall be in accordance with the Association of Pedestrian & Bicycle Professionals recommendations
- F&I 4'x4" reinforced concrete pedestrian sidewalk as shown
- Stripes universal parking space & provide 'van accessible' sign in accordance with ADAAG Standards
- Stripes parking spaces & crosswalk shown
- Existing Pole light to remain
- F&I 4' high cedar screen fence, extent shown

B4 PROPOSED SITE PLAN
 A010 1" = 40'



EXISTING CHURCH/PROPOSED OFFICE BUILDING
 N.T.S.

Approved and Released

Case No. _____
 Approval Date: _____
 Release Date: _____
 Planner: _____
 _____ of _____ Sheets
 Asst./Director:

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Change of Use Site Plan
3705 Clinton Parkway
 Lawrence, KS

PROJECT # 1717
 DATE: 19.JULY.17
 DRAWN BY:
 CHECKED BY:
 REVISIONS: 09AUG17
 04SEPT17
 14SEPT17
 15SEPT17

STANDARD SITE PLAN SUP

Sheet
A010
 of Sheets