

Description:

LOT 2, PROPOSED ALDI SUBDIVISION, LAWRENCE, DOUGLAS COUNTY, KANSAS

Owner:

PEOPLES BANK
LAWRENCE, KANSAS

Preparer:

DAVID HANBY, P.E.
BG CONSULTANTS, INC.
1405 WILKINSON DRIVE
LAWRENCE, KANSAS 66048
PHONE: (785)749-4474

Zoning:

C-5

Usage and Parking Requirements:

BANK
FLOOR AREA - 3,500 SQ. FT.
18 REQUIRED (1 PER 200 S.F.)
20 PROVIDED (2 - HANDICAP)

General Notes:

1. THE TOPOGRAPHY SHOWN HEREON WAS GENERATED BY ACTUAL FIELD SURVEY.
2. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
3. ALL HANDICAP RAMP ARE CONSTRUCTED IN COMPLIANCE WITH CITY OF LAWRENCE STANDARDS.
4. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE DRIVE DUE TO THE WEIGHT OF THE REFUSE TRUCKS.
5. ALL PARKING AREAS WILL HAVE 24" CURB AND GUTTER MEETING CITY STANDARDS.
6. A STORMWATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT.
7. A PHOTOMETRIC PLAN WILL BE SUBMITTED FOR APPROVAL PRIOR TO THE INSTALLATION OF SITE LIGHTING.
8. THE PARKING AREA WILL BE CONSTRUCTED OF MATERIALS THAT MEET CITY STANDARDS.
9. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
10. THE TRASH ENCLOSURE WILL BE CONSTRUCTED OF 6" CEDAR FENCE ON A STEEL FRAMEWORK THAT MEETS CITY STANDARDS.
11. A "RECIPROCAL AGREEMENT FOR ACCESS EASEMENTS" IS RECORDED IN BOOK 900, PAGES 958-960. THIS APPLIES TO LOTS 1 AND 2 OF ALDI SUBDIVISION AND THE ADJACENT PROPERTY OWNED BY THE HELPING HAND OF GOODWILL INDUSTRIES.

Floodplain Data:

THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA. (RE: PANEL NUMBER 76, EFFECTIVE DATE: NOVEMBER 7, 2001.)

Adjacent Zoning:

C-5 (North, South)
C-4 (West)
PCD-2 (East)

Site Characteristics Table:

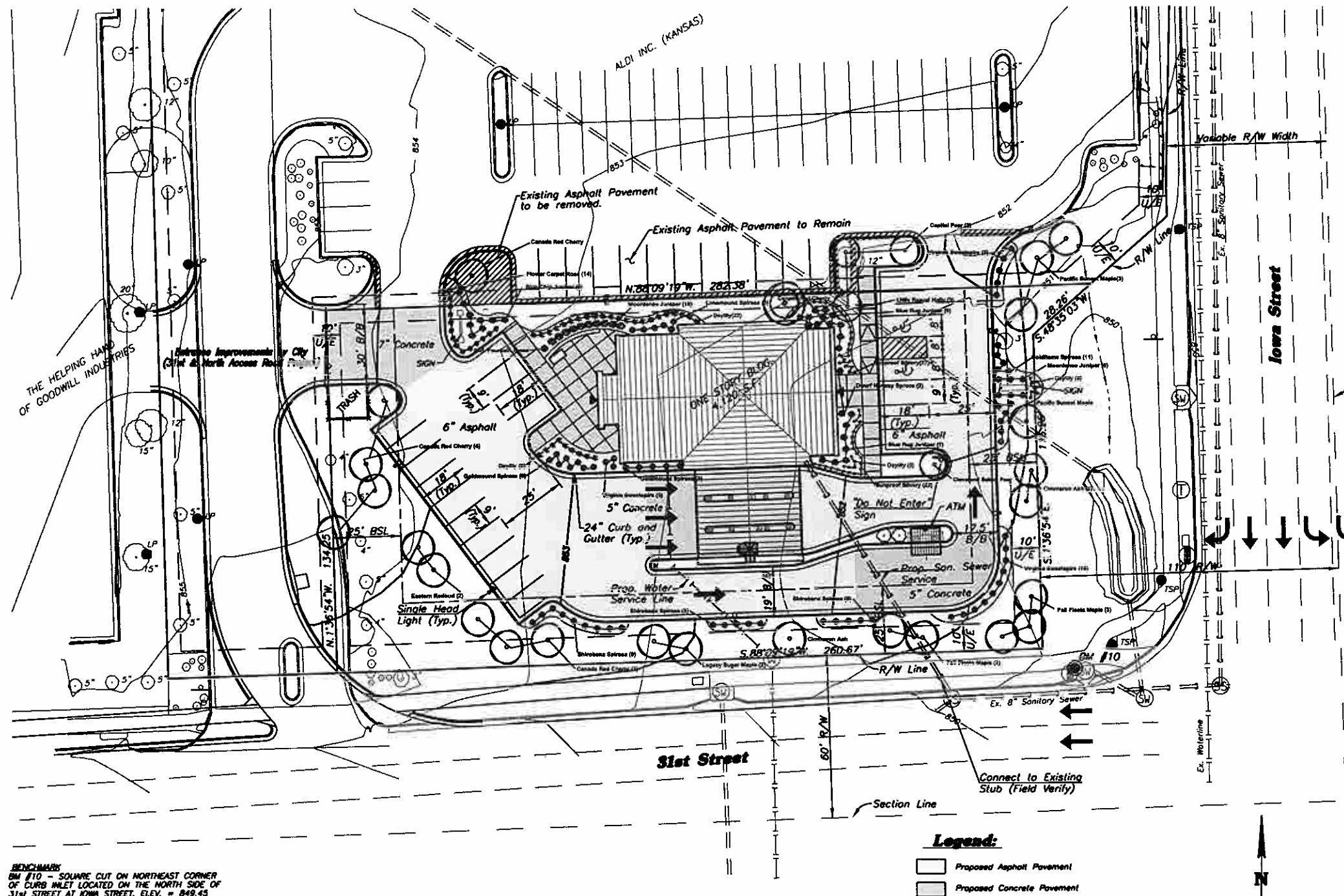
EXISTING BUILDINGS	0 S.F.	PROPOSED BUILDINGS	4,120 S.F.
EXISTING PAVEMENT	0 S.F.	PROPOSED PAVEMENT	18,531 S.F.
EXISTING IMPERVIOUS	0 S.F.	PROPOSED IMPERVIOUS	22,851 S.F.
EXISTING PERVIOUS	35,196 S.F.	PROPOSED PERVIOUS	12,545 S.F.
PROPERTY AREA	35,196 S.F.		

A SITE PLAN OF PEOPLES BANK IN THE CITY OF LAWRENCE DOUGLAS COUNTY, KANSAS

BG CONSULTANTS, INC.
ENGINEERS-ARCHITECTS-SURVEYORS

Preparation Date: 12/23/03
Revision Date: 2/3/04

03-279L



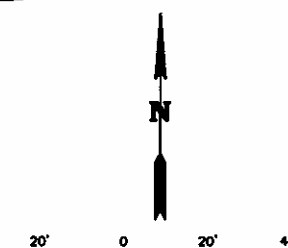
BENCHMARK
BM #10 - SQUARE CUT ON NORTHEAST CORNER
OF CURB INLET LOCATED ON THE NORTH SIDE OF
31st STREET AT IOWA STREET. ELEV. = 849.45

Legend:

- Proposed Asphalt Pavement
- Proposed Concrete Pavement

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY
EASTERN REDBUD	CERCIS CANADENSIS	○	2" CALIPER	2
SHIROBANA SPIRAEA	SPIRAEA JAPONICA 'SHIROBANA'	●	2 GALLON	10
LEGACY SUGAR MAPLE	ACER SACCHARUM 'LEGACY'	○	2" CALIPER	2
CLEVELAND SELECT PEAR	PIRUS CALLERYANA	○	2" CALIPER	1
MOORDENSE JUNIPER	JUNIPERUS SABINA 'MOORDENSE'	★	2 GALLON	16
PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFIC SUNSET'	○	2" CALIPER	4
VIRGINIA SWEETSPICE	ITEA VIRGINICA	●	2 GALLON	18
GOLDMOUND SPIRAEA	SPIRAEA JAPONICA 'GOLDMOUND'	●	2 GALLON	22
DAYLILY	HEMEROCALLIS	★	1 GALLON	44
BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	●	2 GALLON	9
LIME MOUND SPIRAEA	SPIRAEA X BUNALDA 'LIME MOUND'	●	2 GALLON	6

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY
FLOWER CARPET ROSE	ROSACEAE ROSA FLOWER CARPET RED	★	2 GALLON	14
DWARF FOUNTAIN GRASS	PENNISETUM ALPECUROIDES	★	1 GALLON	1
CANADA RED CHERRY	PRUNUS VIRGINIANA 'SHUBERT'	○	2" CALIPER	8
CAPITAL PEAR	PIRUS CALLERYANA 'CAPITAL'	○	2" CALIPER	3
LITTLE RASCAL HOLLY	ILEX X 'MONDO'	★	2 GALLON	3
DWARF NORWAY SPRUCE	PICEA ABIES 'ELEGANS'	★	5 GALLON	2
SUNPROOF SILVER	LIRIOPE MUSCARI 'SILVER SUNPROOF'	★	6" POT	49
CIMMARRON ASH	FRAXINUS PENNSYLVANICA	○	2" CALIPER	3
FALL FIESTA MAPLE	ACER SACCHARUM 'FALL FIESTA'	○	2" CALIPER	5
BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	●	2 GALLON	16
GOLD FLAME SPIRAEA	SPIRAEA JAPONICA 'GOLD FLAME'	●	2 GALLON	11



Scale: 1" = 20'

