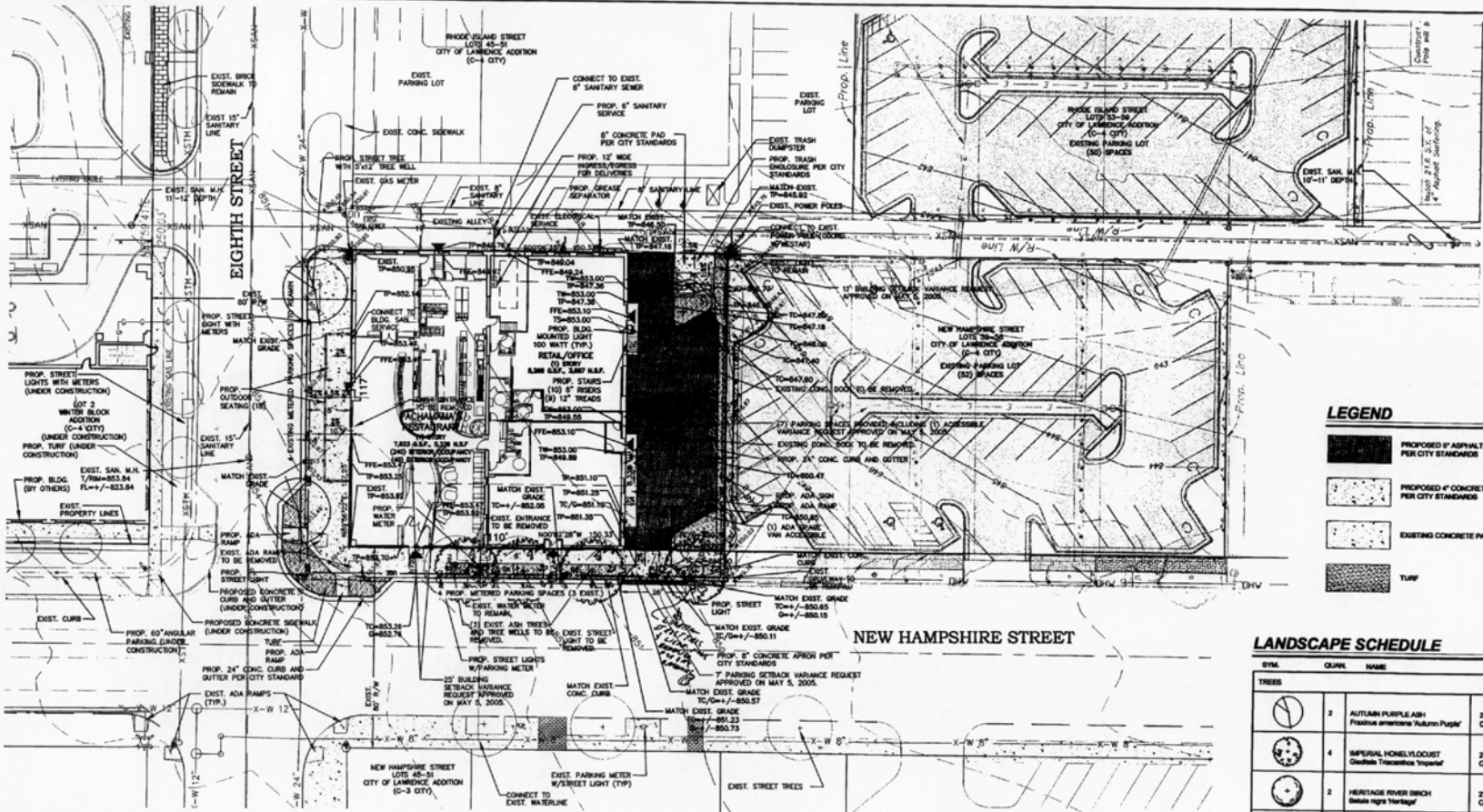




LEGEND

- PROPOSED 4" ASPHALT PAVEMENT PER CITY STANDARDS
- PROPOSED 4" CONCRETE PAVEMENT PER CITY STANDARDS
- EXISTING CONCRETE PAVEMENT
- TURF

LANDSCAPE SCHEDULE

SYM	QUANTITY	NAME	SIZE	COND.
TREES				
	2	AUTUMN PURPLE ASH <i>Fraxinus americana 'Autumn Purple'</i>	2" - 3-1/2" CAL.	BBB
	4	IMPERIAL HONEYLOCUST <i>Gleditsia triacanthos 'Imperial'</i>	2" - 3-1/2" CAL.	BBB
	2	HERITAGE RIVER BIRCH <i>Betula nigra 'Heritage'</i>	2" - 3-1/2" CAL.	BBB
	3	EXISTING ASH TREES TO BE REMOVED		

TURF AREAS TO BE SEEDDED WITH K-31 PER SEEDING OR SOONER PER DIRECTION OF OWNER

REVISED

Approved & Released

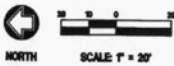
Case No. 17-00-00000

Planner Initials: [Signature]

Approved: [Signature]

Reviewed: [Signature]

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION



A Site Plan for PACHAMAMA'S

GENERAL NOTES

- OWNER/DEVELOPER: KENNETH C. BAKER II 518 EAST 1800 ROAD SUCCOR, KS 66088
- LAND PLANNING ENGINEER: LANDPLAN ENGINEERING, P.A. 1319 WANDERLUS DRIVE LAWRENCE, KS 66049
- EXISTING ZONING: C-4
- CURRENT USE: RESTAURANT/RETAIL OFFICE
- PROPOSED USE: VACANT
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY A.J. HARGEN, 2006, AND SPOT ELEVATIONS PERFORMED BY LANDPLAN ENGINEERING, 2006.
- BUILDING INFORMATION: EXISTING: 12,861 S.F. RESTAURANT 1,823 G.S.F./5,236 N.E.S.F. RETAIL OFFICE 5,236 G.S.F./2,087 N.E.S.F. PROPOSED: 10,000 OCCUPANCY, 280 TOTAL OCCUPANCY (230 + 280 = 510) 82 STALLS REQUIRED (2,000 N.E.S.F. / 25 STALLS REQUIRED) 110 TOTAL STALLS REQUIRED PROVIDED: 7 SPACES ON-SITE (INCLUDING 1 ADA ACCESSIBLE SPACE) VARIANCE REQUEST APPROVED ON MAY 5, 2006 FOR REDUCTION.
- NEW DRIVE AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT PAVEMENT ON COMPACTED SUBGRADE TO MEET CITY OF LAWRENCE STANDARDS UNLESS NOTED OTHERWISE.
- NEW CURB AND GUTTER SHALL BE TYPE I CURB AND GUTTER (DW) TO MEET CITY OF LAWRENCE STANDARDS UNLESS NOTED OTHERWISE.
- TRAFFIC ENCLOSURE AND DRIVEWAY APPROX TO BE CONSTRUCTED OF 8" REINFORCED CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE NOTED.
- THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES. APPENDIX A TO BE PREPARED BY ACCESSIBLE SPACES ARE TO BE SIGNED AND STAMPED PER ORDINANCE 20-1006.F.
- 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, RETRO-REFLECTIVITY AND POSITION.
- PER CITY CODE SECTION 9-402, THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT ESTIMATED POLLUTION, FOOD WASTE, TRASH, CIGARETTES AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.
- HISTORIC RESOURCES COMMISSION (DR-65-17-06) APPROVED ON APRIL 21, 2006 SUBJECT TO CONDITIONS.
- APPLICANT SHALL OBTAIN A SIDEWALK DRIVING LICENSE FROM THE CITY PRIOR TO OCCUPANCY OF THE PUBLIC RIGHT-OF-WAY PER CHAPTER 6-102 AND: A) EXECUTION OF AN AGREEMENT WITH THE CITY OF LAWRENCE FOR USE OF THE RIGHT-OF-WAY PER CHAPTER 6-12; B) THE FOLLOWING VARIANCES WERE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 5, 2006: 1) VARIANCE I - SECTION 20-707 (b) - REDUCTION OF FRONT YARD SETBACK (25' EXTERIOR SETBACK (25') AND REAR YARD (15') TO 20'). 2) VARIANCE II - SECTION 20-112 - REDUCTION OF THE NUMBER OF REQUIRED PARKING SPACES FROM 110 TO 7 PARKING SPACES. 3) VARIANCE III - SECTION 20-126 (a) - REDUCTION OF PARKING LOT SETBACK ALONG NEW HAMPSHIRE STREET RIGHT-OF-WAY FROM 15' TO 7'. THE CITY COMMISSION RESERVES THE AUTHORITY TO REVOKE THE RIGHT TO USE THE RIGHT-OF-WAY IF THE CITY COMMISSION DETERMINES THE NOISE, TRAFFIC OR OTHER PUBLIC CONCERNS ASSOCIATED WITH THE OUTDOOR DINING AREA WARRANT REMOVAL OF THE OUTDOOR DINING AREA.

LOCATION MAP



LEGAL DESCRIPTION

LOTS 46, 48 & 50 OF THE CITY OF LAWRENCE ADDITION, LAWRENCE, DOUGLASS COUNTY, KANSAS.

BENCHMARK

CHISELED "T" CENTERLINE OF FIRE HYDRANT IN NW CORNER INTERSECTION OF 8TH AND NEW HAMPSHIRE

ELEV. 858.28

SITE SUMMARY

Lot 1	Area (Sq. Ft.)	Proposed Building	Area (Sq. Ft.)
Existing Building	12,861	Proposed Building	12,861
Existing Pavement	4,741	Proposed Pavement	5,726
Existing Improvements	17,832	Proposed Improvements	18,818
Existing Perimeter	6	Proposed Perimeter	1,813
Property Area	17,832	Property Area	17,832

INTERIOR GREENSPACE REQUIRED = NUMBER OF STALLS x 250 + 150 (OR 15) 7 x 250 + 15 = 1845 SF. INTERIOR GREENSPACE PROVIDED = 1,013 S.F. INTERIOR GREENSPACE

Landplan Engineering, P.A.
1319 WANDERLUS DRIVE
LAWRENCE, KS 66049
781-842-1111
www.landplaneng.com

REVISIONS:
6/20/06 PER COMMENTS
7/25/06 PER COMMENTS
10/14/06 SECTION OF
STREET LIGHTS

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 6/20/06