LOT 4B, BLOCK 2
(PROPOSED CONDITIONS)

LOT 4C, BLOCK 2
(EXISTING CONDITIONS) LOT 3B, BLOCK 2
(PROPOSED CONDITIONS)

LOT 4A, BLOCK 2
(EXISTING CONDITIONS) LOT 4A, BLOCK 2 (PROPOSED CONDITIONS) OT 3A and 2B, BLOCK 2 (PROPOSED CONDITIONS) OT 3A and 2B, BLOCK 2 (EXISTING CONDITIONS) LOT 4B, BLOCK 2 (EXISTING CONDITIONS) LOT 3B, BLOCK 2 (EXISTING CONDITIONS) LOT BLOCK 2 CONDITIONS) LEGAL LOTS 2B, 3 AND 4, BLOCK 2 IN DESCRIBED AS FOLLOWS: LOT MMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 1 PM; THENCE NORTH 01'55'21" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 75.00 FEET; THENCE UTH 88'12'22" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 75.00 FEET; THENCE NORTH OF BEGINNING, SAID INTO F BEGINNING IS A CORNER OF SAID LOT 3 BLOCK 2 AND THE PROPOSED NORTH RIGHT-OF-WAY OF U.S. 40 HIGHWAY; THENCE NORTHSOLOGY, WEST, 56.63 FEET TO THE EAST LINE OF PROPOSED NORTHSOLOGY, THENCE NORTH SIGNAL DRIVE, 185.00 FEET; THENCE NORTH 01'55'21" WEST, 379.45 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 2; SIGNE LEAVING SAID LINE NORTH 88'12'22" EAST, 272.95 FEET; THENCE NORTH 01'55'21" WEST, 379.45 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 2; SIGNE SAID LINE NORTH B8'12'22" EAST, 272.95 FEET; THENCE NORTH 01'55'21" WEST, 264.89 FEET TO A POINT ON THE UTH RIGHT-OF-WAY OF PROPOSED OVERLAND DRIVE; THENCE NORTH 88'12'21" EAST, 119.04 FEET; THENCE ALONG THE CURVE TO THE SOUTH 44'25'08" EAST, 151.14 FEET; THENCE ALONG FEET AND A CHORD WHICH BEARS SOUTH 68'06'24" EAST, 208.91 FEET; SINCE SOUTH 44'25'08" EAST, 151.14 FEET; THENCE ALONG A CURVE TO THE LEFT 58.54 FEET, SAID CURVE HAS A RADIUS OF 340.00 FEET AND A CHORD WHICH BEARS SOUTH 68'06'24" EAST, 208.91 FEET; SINCE SOUTH 35'42'58" WEST, 79.10 FEET TO THE CORNER COMMON WITH SAID LOT 2 BLOCK 2 AND LOT 1 CANDON THE PROPOSED SOUTH SAID LOT 3 BLOCK 2, 344.49 FEET; THENCE NORTH 88'04'39" EAST, 453.72 FEET TO THE PROPOSED ST RIGHT-OF-WAY LINE OF SAID SOUTHWEST TO THE CORNER COMMON WITH SAID LOT 3 BLOCK 2: THENCE SOUTH 01'47'38" ST RIGHT-OF-WAY LINE OF SAID SOUTHWEST AND 10'55'21" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST ST RIGHT-OF-WAY LINE OF SAID SOUTHWEST SOUTH 01'55'21" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST SAIL SOUTHWEST TO THE PROPOSED ST RIGHT-OF-WAY LINE OF SAID SOUTHWEST SOUTH 01'55'21" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST SAIL TO THE PROPOSED ST SAIL SAIL SA LOT LOT 4A, BLOCK 2 LOT 3B, BLOCK 2 3A and 2B, 4C, 4B, BLOCK 2 DESCRIPTION LOT BLOCK 2 BLOCK 2 99,840 S.F. BUILDING AREA 1,800 S.F. 7,300 S.F. 5,000 S.F. 7,400 S.F. INTERIOR 0 S.F. 0 S.F. 0 S.F. 0 S.F. 0 S.F. IMPERVIOUS SOUTH EL EAST ELEVATION 493 PARKING SPACES × 280 S.F. × .15 = 20,706 S.F. 55 PARKING SPACES  $\times$  280  $\times$  .15 = 2,310 S.F. 42 PARKING SPACES × 280 × .15 = 1,764 S.F. 88 PARKING SPACES x 280 S.F. x .15 = 3,696 S.F. PARKING SPACES  $\times$  280  $\times$  .15 = 798 S.F. GREENSPACE PAVEMENT AREA 0–1008(B) 20% MIN. ( I SPACE REQUIRED – I SPACE PROVIDED – 264,994 S.F. GREENSPACE 13,032 S.F. 27,913 S.F. 39,915 S.F. 24,407 S.F. 0 S.F. 0 S.F. 0 S.F. 0 S.F. 0 S.F. **EVATION** PROPERTY LINE SURFACE REQU IIRED S.F. S.F. S.F. IMPERVIOUS SURFACE OF TOTAL AREA 156,600 S.F. 252,328 S.F. 364,834 S.F. 14,832 S.F. 35,313 S.F. 47,215 S.F. 29,407 S.F. 0 S.F. 0 S.F. 0 S.F. 0 S.F. 0 S.F. SUMMARY SUMMARY INTERIOR - PROPERTY LINE LOT 3A, BLOCK 70 GREENSPACE 32,074 S.F. 2,672 S.F. 4,083 S.F. PROPERTY LINE 1,019 4,126 S.F. 207,176 S.F. PERVIOUS SURFACE 24,917 S.F. 23,719 S.F. 25,265 S.F. 572,010 S.F. 10,321 S.F. 60,230 S.F. 54,672 S.F. 25,153 S.F. 70,934 S.F. S.F. - PROPERTY LINE LOT 3A, BLOCK PROPERTY AREA 25,153 S.F. 60,230 S.F. 70,934 S.F. 54,672 S.F. 572,010 S.F. 572,010 S.F. 60,230 S.F. 54,672 S.F. 25,153 S.F. 70,934 S.F. GENERAL CURRENT USE: AGRICULTURAL
PROPOSED USE: RETAIL COMMERCIAL
THIS DOCUMENT IS FOR PLANNING PUI
WRITTEN DIMENSIONS SHALL PREVAIL C PROPERTY DEVELOPER WILL PROVIDE IN (A) 12 & 13. PRIVATE DRIVES AND PARKING AREAS TO BE PER CITY OF LAWRENCE STANDARDS. ALL STREETS AND PARKING AREAS TO HAVE 24" CURB AND GUTTER. ALL STANDARD PARKING SPACES TO BE MIN. 9' WIDE AND 18' LONG. ALL PERIMETER PARKING SPACES TO BE 9' WIDE AND 16.5' LONG. EXISTING ZONING: PROPOSED ZONING: TRASH DUMPSTERS TO BE LOCATED AT REAR OF BUILDINGS AS SHOWN. SIZE AND TYPE OF TRONT LOAD DUMPSTER TO BE APPROVED BY THE CITY OF LAWRENCE SANITATION DEPARTMENT. A DETAILED PHOTOMETRIC LIGHTING PLAN WILL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN. ALL GROUND MOUNTED TRANSFORMERS AND AC UNITS SHALL BE SCREENED 20—14A04.8 OF THE CODE OF THE CITY OF LAWRENCE. SEE APPROVED DRAINAGE STUDY FOR SURROUNDING TOPOGRAPHY. OPEN SPACE SHALL BE MAINTAINED BY THE PROJECT OWNER. THE 6,147 SQUARE FOOT GARDEN CENTER WILL NOT BE A STRUCTURE, WILL NOT HAVE MECHANICAL HEATING OR AIR CONDITIONING, AND WILL BE ENCIRCLED WITH BLACK IRON FEN ON MASONRY POSTS (OR OTHER MATERIALS IN ACCORDANCE WITH THE DESIGN STANDARDS). THE PROJECT DEVELOPER HEREBY DEDICATES TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA, AND NONENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PUD. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS A TO 28 CFR PART 36. ALL PUBLIC UTILITIES AND DISTRICT FINANCING. BUILDING SQUARE FOOTAGE 99,840 S.F. 21,500 S.F. 6,147 S.F. 127,632 S.F. LOT 4B LOT LOT LOT 3B 3A LOT 3A, 4<sub>A</sub> NOTES: SQUARE RETAIL EXTERIOR GAI CENTER PERMITTED USE PERMITTED USE PERMITTED USE PERMITTED USE 2 IMPROVEMENTS TO BE PROVIDED THOUGH PRIVATE AND BENEFIT USE *FOOTAGE* CAL UNITS SHALL BE SCREENE INFORMATION IN COMPLIANCE BUILDING SCALED DIMENSIONS.

AERIAL SURVEY PERFORMED \* ALL BUILDINGS WILL GROSS BLDG. SQUARE FEET SUMMARY 99,840\*\* 6,147\*\* 5,000\*\* 1,800\*\* 7,400\*\* 7,300\*\* WITH SECTIONS 20-1013 OF THE AMERICANS WITH AND FACILITIES, APPENDIX PARKING NET BLDG. SQUARE FEET 1,260 70% GROSS S.F. 5,180 70% GROSS S.F. 5,110 70% GROSS S.F. 3,500 70% GROSS S.F. 70% GROSS S.F. 1 SPACE/100 S.F. LL BE STENCILED AND SIGNED WITH FHWA HAVE A MINIMUM OF 5 BICYCLE PARKING SUILDING SQUARE FOOTAGE SUMMARY PER SECTION PROPERTY PROPERTY 79,461 ~ U W 4 7 24' 1 1 1 1 1 L01 L01 L01 L01 OWNERS SUMMARY 3A 3B 4C 4B 4A DEVELOPMENT 13 SPACE/100 S.F. 35 1 SPACE/100 S.F. 52 1 SPACE/100 S.F. 52 1 SPACE/100 S.F. PROPERTY LINE / LOT 3A, BLOCK 2/ LOT 1, BLOCK 2 PARKING REQUIRED OWNERS/CONTRACT 398 31 N N N N N CONSTRUCTION WILL BEGIN AFTER PERMITTING
WITH PHASE 1, AND IT IS ANTICIPATED TO
PROGRESS IN NUMERICAL ORDER. DUE TO
CONDITIONS, HOWEVER, IT IS POSSIBLE THAT
OF THESE PHASES MAY BE STARTED OR CO
EARLIER OR LATER IN THE PROCESS, OR THA
PHASES WILL PROGRESS SIMULTANEOU WAL-MART REAL ESTATE BUSINESS TO SE 10TH STREET BENTONVILLE, ARKANSAS 72716 PERMITTED PROPERTY LINE 6WAK SWAK LAND INVESTMENTS, L.L.C 601 N. IOWA STREET P.O. BOX 1797 LAWRENCE, KANSAS 66044 regulator station
io or television transmitter or tower
age disposal plant, private
phone exchange, but not including gar filtration plant, pumping station, e
nilar Uses
her uses which (1) are similar to the control of the control PARKING PROVIDED nmunity facilities tive reuse of properties listed as a landr ers of Historic Places or included in the 493 19 55 88 42 ses which (1) are similar to the listed d effects on other land uses and (2) Uses
Ord. 6382; Ord. 6489) SCHEDULE parochial, or private, non-profit ine and below including kindergarden and above fessional work or for teaching of drama, etc.
l, accessory in indoors) USES: HANDICAP REQUIRED **PURCH**. G 4 N 1 16  $\boldsymbol{\varsigma}$ N RS unsumer and transient therefore, not distribute ints apparel JESCHER FRANKENBERG
ASSOCIATES, INC. NOTES AND SECTIONS -MART SUPERCENTER #5219—00 VRENCE, DOUGLAS COUNTY, KS TO BE USED FOR CONSTRUCTION LIMINARY ESALE SALES AND SERVICES. stores and service establishments he entire city and surrounding trace OR REVIEW PURPOSES ONLY ELOPMENT PLANS AL AND CULTURAL FACILITIES. Uses similar in peal to large groups of people of that provide s whose primary intent is one of amusement ont. e listed uses in fun 2) are not included N A  $\bigcap_{\square}$  $\Omega$