

GENERAL NOTES

- Existing Zoning: CN2 (Neighborhood Commercial Center District) Proposed Zoning: CN2 & CN1
- Current Use: Vacant Lot Proposed Use: Retail / Office – Professional
- Topographic information taken from field survey prepared by Bartlett & West, Inc. (March 2008).
- Building Information:  
Proposed Two Story Building (4,560 gsf (3,192 nsf) – per floor)
- Proposed Parking Information:

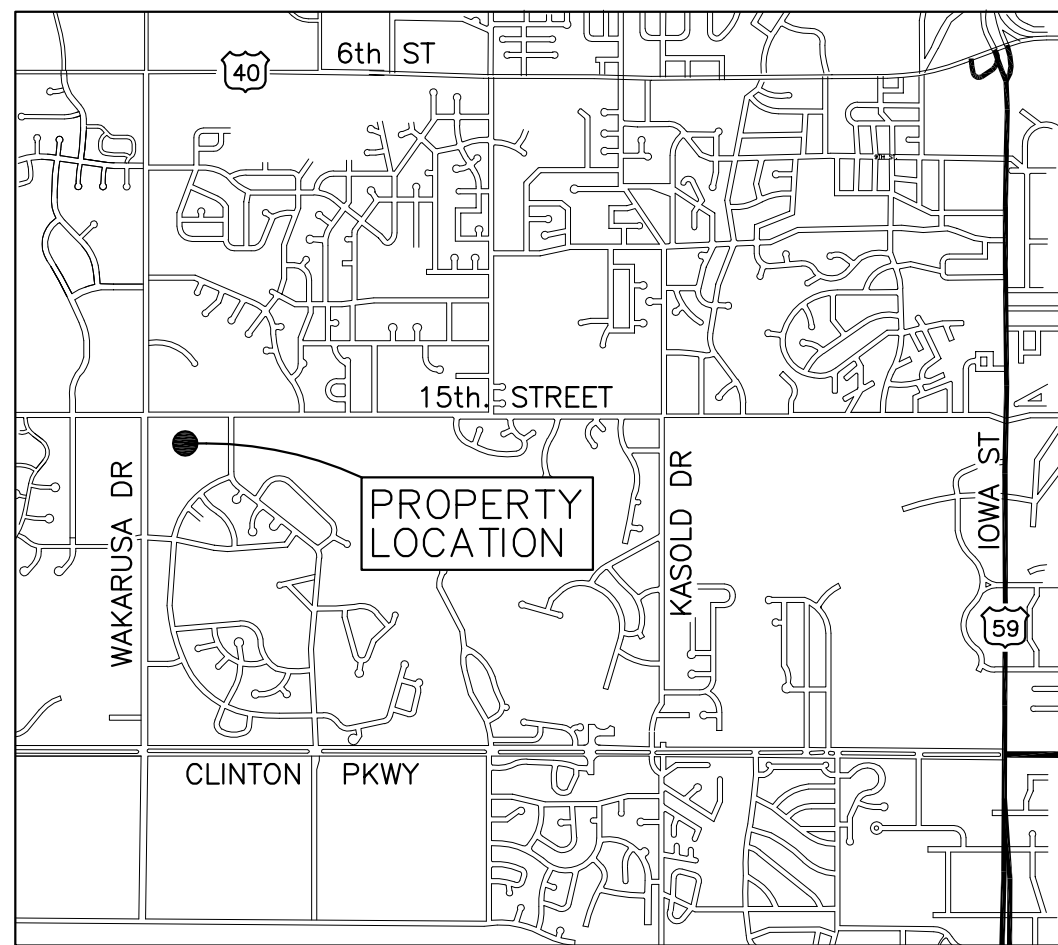
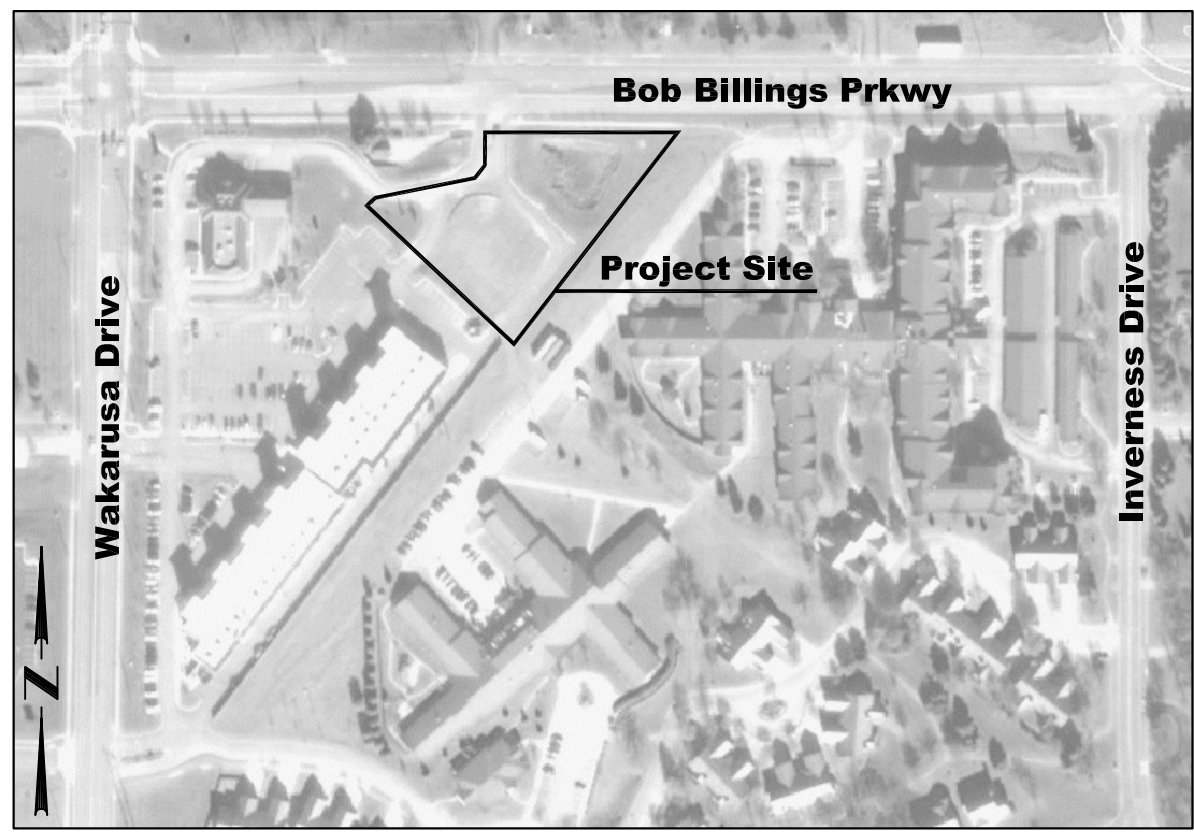
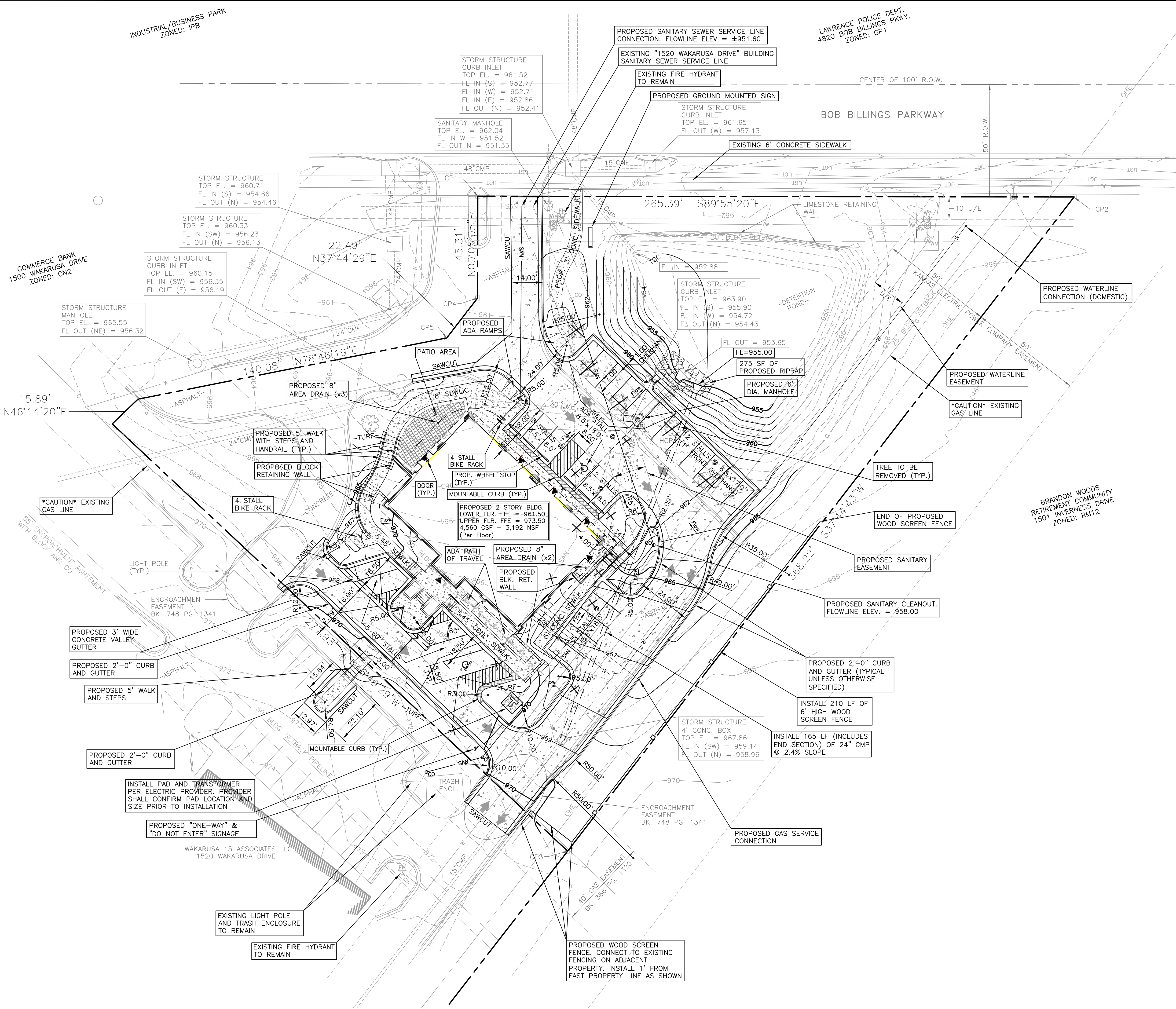
Retail – (4,560 G.S.F.)  
1 Space for each 200 sq. ft.  
Total Stalls Required: 23

Office / Professional – (4,560 G.S.F.)  
1 Space for each 300 sq. ft.  
Total Stalls Required: 16

Total Stalls Required for Entire Building: 39  
Total Stalls Provided: 28 (Includes 2 ADA)  
Accessible Stalls Required: 2  
Accessible Stalls Provided: 2  
Bicycle Spaces Required: 8  
Bicycle Spaces Provided: 8

- Proposed Drive and Parking Areas to have concrete curb to meets City of Lawrence standards, except where noted.
- Proposed Concrete Pavement to be 6" Portland Cement Concrete on compacted subgrade unless otherwise shown.
- Wall Mounted Lighting shall be located at building entrances. All lighting shall be shielded to prevent glare off-site.
- 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 Americans with Disabilities Act Accessibility Guidelines (ADAAG) for building and facilities. Appendix A to 28 CFR Part 36.
- Accessible spaces are to be signed and stenciled per Sec. 20–912.
- All mechanical equipment shall be screened per Section 20–1006 (b).
- The existing trash enclosure shown will be shared between the proposed building and the existing retail center.
- 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.
- Various utilities will be rerouted and coordinated with the appropriate utility provider throughout the site.
- Prior to tree placement, utility locates must be ordered and marked on ground.
- All holes for trees must be hand dug.
- The following documents have been recorded at the Douglas County Courthouse in reference to the property deed, parking agreement, encroachment agreement, etc..  
Book 1034, Page 2496 – Deed  
Book 1034, Page 2498 – Mortgage  
Book 1034, page 2508 – Parking access easement agreement  
Book 1034, Page 2518 – Consent to encroach agreement  
Book 1036, Page 1919 – Sewer easement  
Book 1036, Page 1923 – Waterline easement

SPECIAL USE PERMIT INFORMATION:  
2,080 sq. ft. of Second Story, proposed  
Oral Surgen Office  
Proposed Zoning CN1



LOCATION MAP  
NOT TO SCALE

SITE SUMMARY

EXISTING:	
EXISTING BUILDING:	0 SF (0.00 AC.)
EXISTING PAVEMENT:	13,477 SF (0.31 AC.)
EXISTING IMPERVIOUS:	13,477 SF (0.31 AC.)
EXISTING PERVIOUS:	46,798 SF (1.07 AC.)
TOTAL PROPERTY AREA:	60,275 SF (1.38 AC.)
PROPOSED:	
PROPOSED BUILDING:	4,560 SF (0.10 AC.)
PROPOSED PAVEMENT:	28,673 SF (0.66 AC.)
PROPOSED IMPERVIOUS:	33,233 SF (0.76 AC.)
PROPOSED PERVIOUS:	27,042 SF (0.62 AC.)
TOTAL PROPERTY AREA:	60,275 SF (1.38 AC.)

PAVEMENT SCHEDULE

	4" CONCRETE SIDEWALK
	7" NON-REINFORCED CONCRETE

LIGHTING

- EXISTING PARKING LOT POLE
- PROPOSED STREET/PARKING LOT LIGHT
- BUILDING HAS SOFFIT LIGHTING

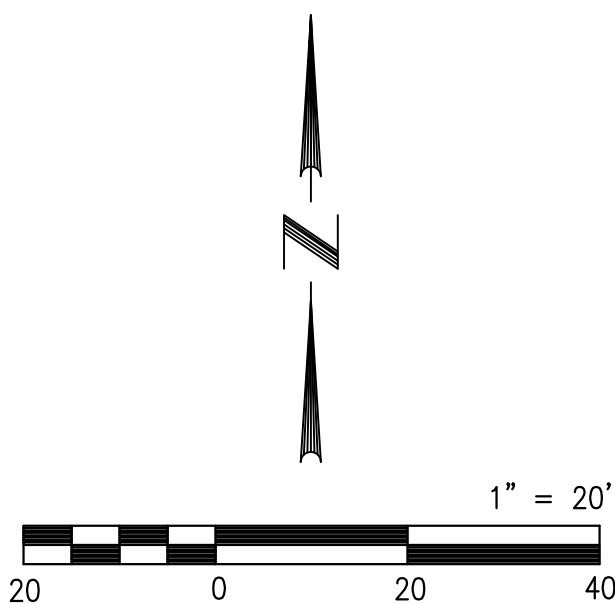
LEGAL DESCRIPTION

LOT 1A OF ALVAMAR NORTHWEST NO. 3,  
AN ADDITION TO THE CITY OF LAWRENCE,  
DOUGLAS COUNTY, KANSAS. (1.38 ACRES)

(N.E. 1/4 OF SECTION 4-T13S-R19E)

BENCHMARKS

BM1  
"□" CUT SW CORNER TRAFFIC SIGNAL  
BASE NE QUAD 23RD & WAKARUSA  
ELEV. = 961.48



NOT FOR CONSTRUCTION  
PLANNING LAYOUT ONLY

SITE PLAN  
FOR  
WESTSIDE PLAZA  
4811 BOB BILLINGS PARKWAY  
LAWRENCE, KANSAS

**BARTLETT & WEST**  
658 VERMONT STREET - LAWRENCE KS 66044-3252  
PHONE 781-885-7551  
WWW.BARTLETTWEST.COM

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ.:	15752.001
CONST PROJ.:	
SCALE:	AS NOTED
DATE:	APRIL 1, 2008
SHEET NUMBER	SP-1
OF 5	

REV	DATE	DESCRIPTION
1	4/29/08	PER CITY COMMENTS
2	6/05/08	REVISIONS PER OWNER
3	10/22/08	REVISIONS PER OWNER
4	11/17/08	NOTES PER OWNER FOR SUBMITTAL