



**Wakarusa Market Place
Lawrence, Kansas**

Site Plan

LOT 3A ALVAMAR NORTHWEST NO. 3, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

1. PROJECT DEVELOPER: BLOCK AND COMPANY, INC. REALTORS
ATTN: KIM BARTALOS, CLS
700 W. 47TH STREET, SUITE 200
KANSAS CITY, MO 64112
P: 816.412.8466
2. PROJECT ENGINEER: PERIDIAN GROUP, INC.
ATTN: JACOB WEST
265 N. STONE CREEK DRIVE
GARDNER, KANSAS 66030
P: 913.856.7899
F: 913.856.7644
E: JWEST@PERIDIANGROUP.COM
3. TOPOGRAPHICAL INFORMATION OBTAINED FROM THE CITY OF LAWRENCE GIS MAPPING SERVICE.
5. EXISTING ZONING: CN2
6. CURRENT USE: RETAIL COMMERCIAL
7. ALL NEW PARKING LOT ASPHALT WILL MATCH EXISTING 5" PARKING LOT ASPHALT.
8. ALL DRIVE WAY ASPHALT WILL MATCH ALL EXISTING 7" DRIVE WAY ASPHALT.
9. ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
10. INFRASTRUCTURE IMPROVEMENTS (STREETS, STORM SEWER, WATER LINE, SANITARY SEWER, ETC.) TO BE PROVIDED THROUGH PRIVATE FINANCING.
11. CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
12. ALL CURB INLETS AND OTHER DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STORM SEWER STANDARD DETAILS.
13. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
14. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
15. ALL PARKING, PAVEMENT, & CURB/GUTTER TO MEET OR EXCEED CITY OF LAWRENCE DESIGN SPECIFICATIONS.
16. NO CHANGES TO EXISTING LIGHTING SITE.
17. GREASE TRAP TO BE USED WITHIN EXISTING BUILDING.
18. NO MORE THEN 6" FILL TO BE PLACE WITHIN WESTAR EASEMENT TO CONSTRUCT PARKING @ REAR OF EXISTING BUILDING. NO BUILDINGS OR STRUCTURES WILL BE ALLOWED WITHIN THE WESTAR EASEMENT, THE FENCE BEING THE EXCEPTION.
19. PRIOR TO THE INSTALLATION OF SPEAKER BOXES FOR THE DRIVE-THRU THE APPLICANT SHALL FIRST SEEK SITE PLAN APPROVAL.

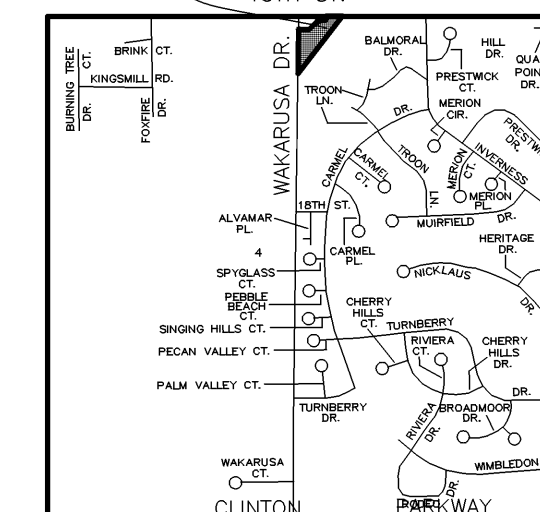
SYMBOL	QTY	NAME	SIZE	COND
	24	RED SUNSET MAPLE - ACER RUBRUM 'RED SUNSET' AUTUMN PUR. ASH - FRAXINUS AMER. 'AUTUMN PUR.' SHUWARD OAK - QUERCUS SHUMARDII LACEBARK ELM - ULMUS PARVIFOLIA GREENSPIRE LINDEN - TILIA CORDATA 'GREENSPIRE' LONDON PLANETREE - PLATINUS OCCIDENTALIS	2-1/2" CAL	B & B
	10	AUSTRIAN PINE - PINUS NIGRA WHITE PINE - PINUS STROBUS NORWAY SPRUCE - PICEA ABIES CANART JUNIPER - JUNIPERUS CANARTII	8"-10" HT.	B & B
	21	CLEVELAND PEAR - PYRUS CALLERYANA 'CLEVELAND'	1-1/2" CAL	B & B
	15	OKLAHOMA REDBUD - CERCIUS CANADENSIS SARGENT CHERRY - PRUNUS SARGENTII WASHINGTON HAWTHORN - CRATEGUS PHAENOPYRUM	1-1/2" CAL	B & B
	101	DWARF BURNING BUSH - EUONYMUS ALATUS	5 GAL	CONT
	85	BROADMOOR JUNIPER - JUNIPERIS CHINESES 'BROADMOOR'	5 GAL	CONT
NOTE: ALL SCREENING AND LANDSCAPING SHALL MEET CITY OF LAWRENCE MINIMUM REQUIREMENTS PER SECTION 20-14A04.B AND 20-1214.				

Professional Engineer

#	Date	Comment	By
1	06/29/09	Westar Comments	AC

Location Map:

SITE LOCATION



SECTION 8-T13S-R20E

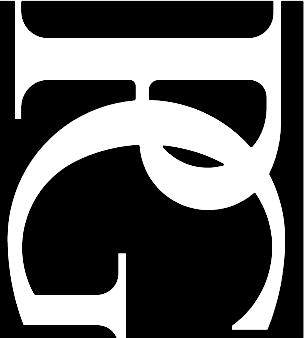
SCALE: 1"= 2.000

0' 25' 50' 100' 150' 200'

BM #1 - "□" CUT @ C/L FACE OF CATCH BASIN
ON SOUTH BACK OF CURB OF BANK
DRIVEWAY ELEVATION = 959.28

PARKING REQUIREMENT PER LAND DEVELOPMENT CODE					
TENANT	USE CLASSIFICATION PER CODE	PARKING REQUIREMENT	GROSS FLOOR AREA	OCCUPANCY	REQUIRED PARKING
EL MES CAL ZIG & MACS	EATING & DRINKING ESTABLISHMENT	1 PER 100 SQ FT GROSS FLOOR AREA (GFA) OR 1 SPACE PER 3 PERSONS BASED UPON MAX.	3,200	130	45
SUBWAY		OCCUPANCY PLUS 1 PER EMPLOYEE ON LARGEST SHIFT, WHICHEVER IS LARGER	2,200	90	25
SHENAGO LOUNGE			1,600	90	31
VACANT PROPOSED	EATING & DRINKING EST.		2,900	90	33
SCOTCH DRY CLEANER	PERSONAL CONVENIENCE SERVICE	1 PER 300 SQ FT GFA	1,400		5
AVANTI SALON	PERSONAL CONVENIENCE SERVICE		2,000		7
JAMAICAN TAN	PERSONAL CONVENIENCE SERVICE		2,000		7
FITNESS TOGETHER	PERSONAL IMPROVEMENT SERVICE	1 PER 200 SQ FT GFA	1,400		7
GRAGES PAINTS	GENERAL RETAIL SALES	1 PER 300 SQ FT GFA	5,136		26
CENTRO CIGAR	GENERAL RETAIL SALES		1,600		8
PAWS WASH	ANIMAL SERVICES, SALES & GROOMING	1 PER 300 SQ FT GFA	1,600		8
FORMER LIQUOR STORE VACANT	GENERAL RETAIL SALES	1 PER 200 SQ FT GFA	2,800		14
FORMER KARATE STUDIO VACANT	PERSONAL CONVENIENCE SERVICE	1 PER 300 SQ FT GFA	1,400		5
			35,036		233
EXISTING SPACES: 247, EXISTING SPACES REMOVED: 11, NEW SPACED ADDED: 40, TOTAL SPACES PROVIDED:					276
PARKING VARIANCE GRANTED BY BZA CASE NO. B-4-4-09					

Existing Conditions:	Proposed Conditions:
EXISTING BUILDINGS: 35,709 S.F.	PROPOSED BUILDINGS: 35,709 S.F.
EXISTING PAVEMENT: 128,601 S.F.	PROPOSED PAVEMENT: 133,969 S.F.
EXISTING IMPERVIOUS: 164,310 S.F.	PROPOSED IMPERVIOUS: 169,678 S.F.
EXISTING PERVIOUS: 45,605 S.F.	PROPOSED PERVIOUS: 40,237 S.F.
PROPERTY AREA: 209,915 S.F.	



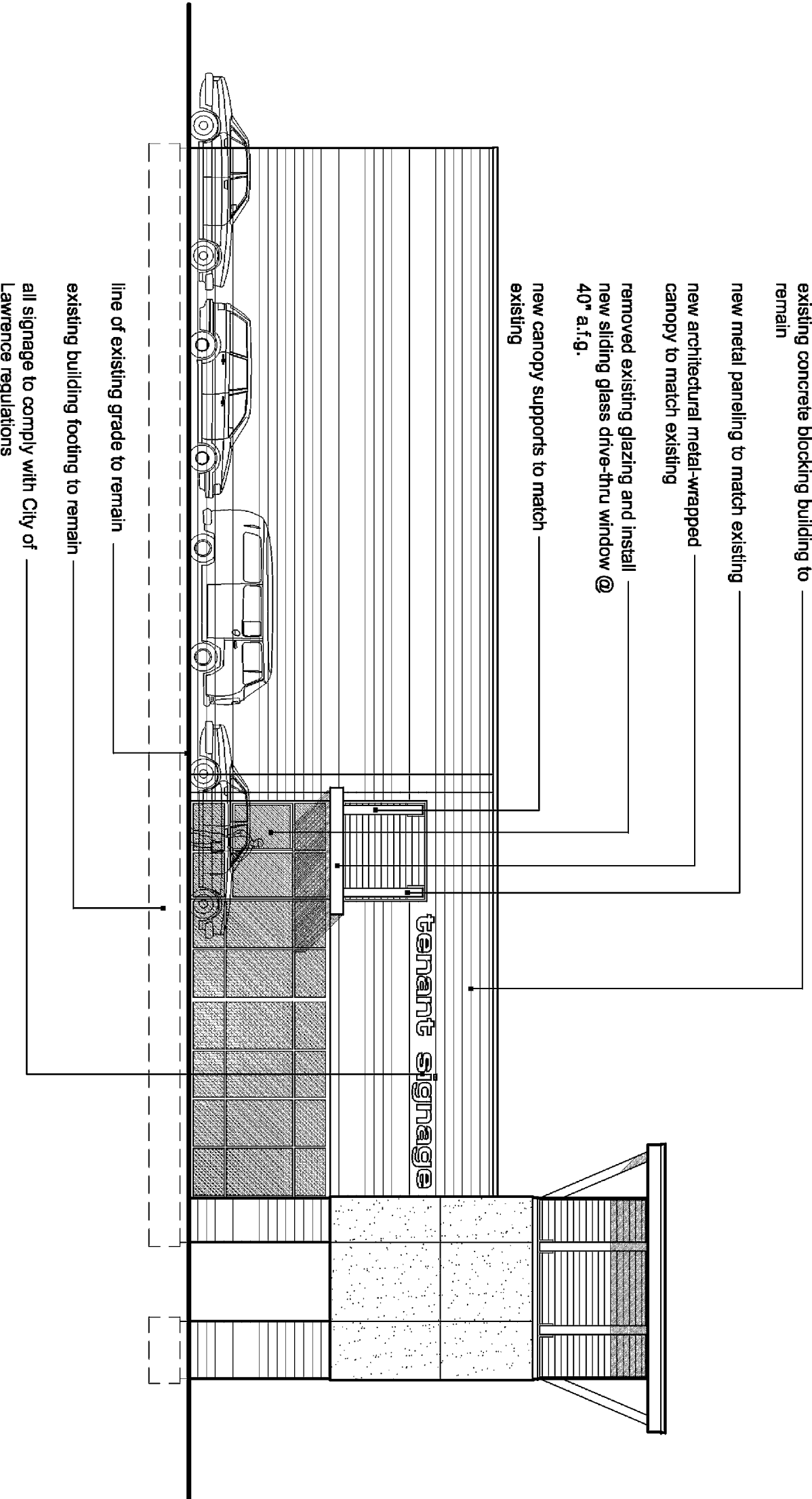
265 N. Stone Creek Drive
Gardner, Kansas 66030
T 913.856.7899 | F 913.856.7644

843 New Hampshire
Lawrence, Kansas 66044
T 785.838.3338 | F 785.838.3399
www.peridiangroup.com

Engineering ■ Real Estate ■ Construction

Site Plan

Wakarusa Market Place
Lawrence, Kansas



North Elevation



East Elevation



South Elevation



West Elevation



Elevations

PGI Project #: 09063
File Name: 09063-SP2.dwg
Date: June 17, 2009