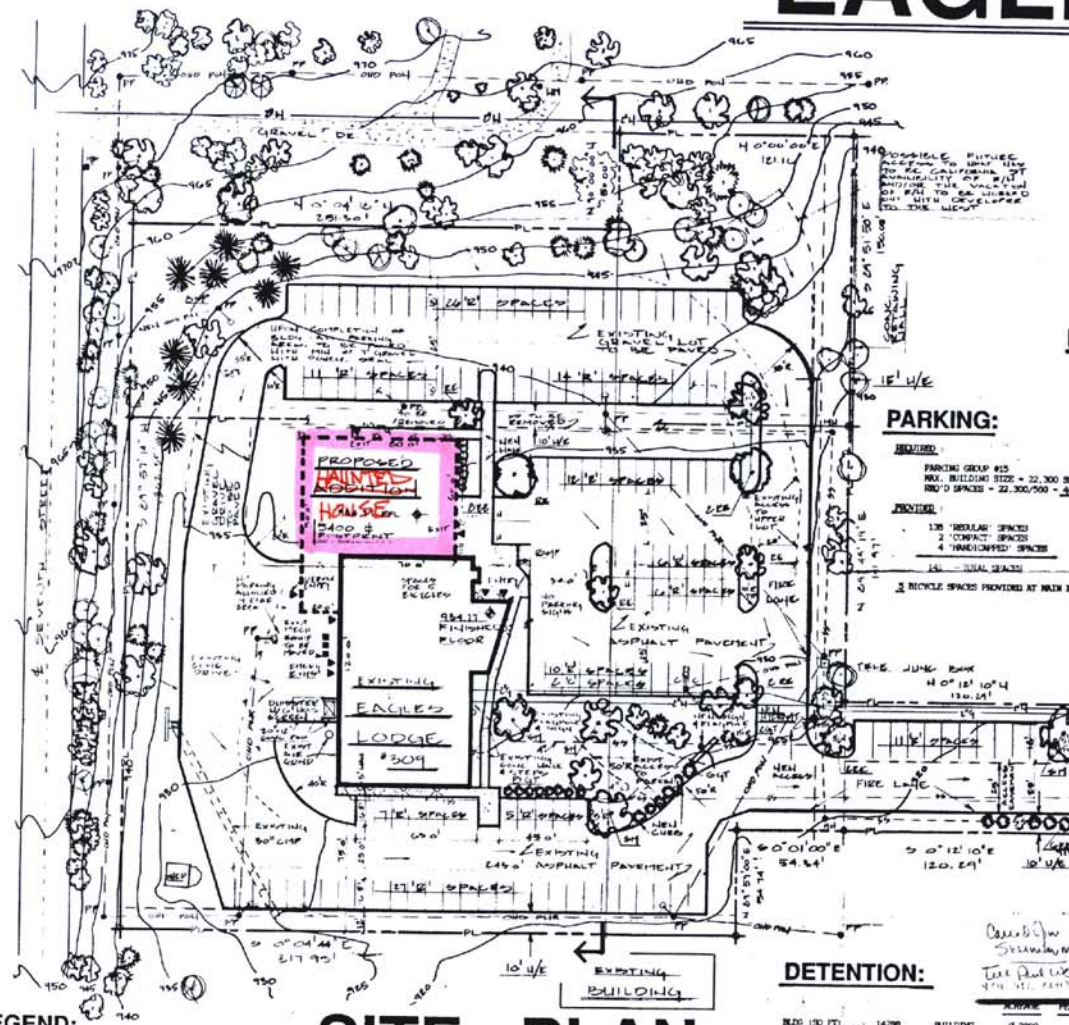
EAGLES LODGE

#309



SITE PLAN

SCALE 1" = 50'

NORTH

E-W SITE SECTION

LANDSCAPING:

SYM	QT	NAME	SIZE	CONDITION
SP	8	SCOTCH PINE	6'-8'	B & B
SM	3	SUGAR MAPLE	2"-2.5"	B & B
RS	6	REDBUD	6'-8'	B & B
CT	16	COLUMNAR JUNIPER	18"-24" HT.	CONT.
FB	6	BURNING BUSH	18"-24" HT.	CONT.
RB	3	RIVER BIRCH	6'-8'	B & B

PARKING:

REQUIRED:

PARKING GROUP #15
MAX. BUILDING SIZE = 22,300 SQ. FT.
REQ'D SPACES = 22,300/500 = 44.6 SPACES

PROVIDED:

135 'REGULAR' SPACES
2 'COMPACT' SPACES
4 'HANDICAPPED' SPACES

141 - TOTAL SPACES

3 BICYCLE SPACES PROVIDED AT MAIN ENTRANCE.

PROJECT SUMMARY:

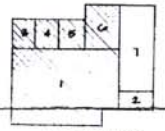
EAGLE SUBDIVISION OF PART OF BLOCK 50 WEST LAWRENCE.
TRACT 1 CONSISTS OF LOTS #1 thru #6. TRACT 2 CONSISTS OF LOT #7.
LOTS #1 & #3-#6 ARE ZONED CN-2. LOTS #2 & #7 ARE ZONED C-5.
PRESENT USE IS EAGLE LODGE #309.

PROJECT CONSISTS OF PROPOSED ADDITION, WITH SITE IMPROVEMENTS AS SHOWN, AND CONTINUED USE BY EAGLE LODGE #309.

EXISTING EAGLE LODGE:		PROPOSED ADDITION:	
MAIN LEVEL	9900 SQ. FT.	MAIN LEVEL	5400 SQ. FT.
LOWER LEVEL	5600 SQ. FT.	UPPER LEVEL	2400 SQ. FT.
TOTAL	14500 SQ. FT.	TOTAL	7800 SQ. FT.

MAXIMUM SIZE OF COMPLETED BUILDING 22,300 SQ. FT.

EAGLE SUBDIVISION

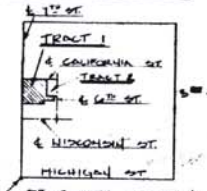


FINAL PLAN APPROVAL
SUBDIVISION 4-3-90
Approved by City Commission on 6-12-1990
Director of Planning
Release to Building Inspector on 7/23, 1990

NOTES:

1. TOPOGRAPHIC AND SITE PLAN DATA FURNISHED BY BHA & ASSOCIATES.
2. UNDERGROUND UTILITY LINES, SIZES AND LOCATIONS, WERE FURNISHED BY THE RESPECTIVE UTILITY COMPANIES. SPECIFIC DETAILS ARE NOT GUARANTEED.
3. ALL PARKING AREAS & ACCESS WAYS TO BE PAVED WITH A MINIMUM OF 7" GRANULAR BASE WITH A DOUBLE ASPHALTIC PRIME AND SEAL.
4. NEW 6" CONCRETE CURBS CONSTRUCTED AROUND PERIMETER OF ALL PAVING.
5. ALL NEW WALKS TO BE 4" CONCRETE.
6. TRASH DUMPSTER LOCATED ON CONCRETE PAD, SCREENED BY 6' WOOD FENCE.
7. SITE LIGHTING WILL CONSIST OF EXISTING LIGHTS AND NEW 150W INCANDESCENT LIGHTS MOUNTED ON ADDITION.
8. HANDICAPPED PARKING SPACES TO BE STENCILED AS SUCH AND BE 12'x18'.
9. LANDSCAPING SCHEDULE LISTS NEW LANDSCAPING TO THE SITE. ALL UNLABELED TREES & SHRUBS ARE EXISTING.
10. ALL DISTURBED AREAS TO BE SEEDED WITH K-31 FESCUE.
11. THE CITY OF LAWRENCE SHALL NOT BE HELD FINANCIALLY RESPONSIBLE FOR DAMAGED PAVEMENT CAUSED BY TRASH REMOVAL VEHICLES.
12. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
13. THIS PLAN FOR SITE PLAN APPROVAL ONLY, NOT FOR CONSTRUCTION.

LOCATION MAP



UPR-4-3-90A

DETENTION:

BLDG (SQ FT)	14298
PAVEMENT (SQ FT)	68300
TURF (SQ. FT.)	63162

BLDG (C)	0.9
PAVEMENT (C)	0.85
TURF (C)	0.2
INTENSITY (I)	6.08

	ACRES	PERCENTAGE	COEFFICIENT	C -
BUILDING	0.3280	9.60%	0.9	0.0862
PAVEMENT	1.5700	46.69%	0.85	0.3966
TURF	1.4500	43.31%	0.2	0.0866
	3.3480	100.00%		0.5794

DETENTION REQ'D:

Q= C (A = (C-.3) ((A)= 5.565 cfs *(60)*(15)
= 2008.200 cf REQ'D

MAXIMUM RELEASE RATE:

= (A) * (I) * (.3) = 6.107 cfs

THE RUNOFF FROM THIS SITE WILL BE DIRECTED TO A STORM SEWER LOCATED AT THE ENTRANCE ON SIXTH STREET. DETAILS TO BE PROVIDED TO PUBLIC WORKS BEFORE CONSTRUCTION BEGINS.

Called Jim Stevenson w/ U.S. Paul Werner re drainage problem SE corner

LEGEND:

- 940 — EXISTING CONTOUR
- 940 — PROPOSED CONTOUR
- DRAINAGE ARROW
- WATER METER PIT
- PP POWER POLE
- PP POWER POLE W/LIGHT
- LIGHT
- BLDG. ENTRANCE/EXITS
- OHE OVERHEAD POWER
- MANHOLE
- MB MAIL BOX

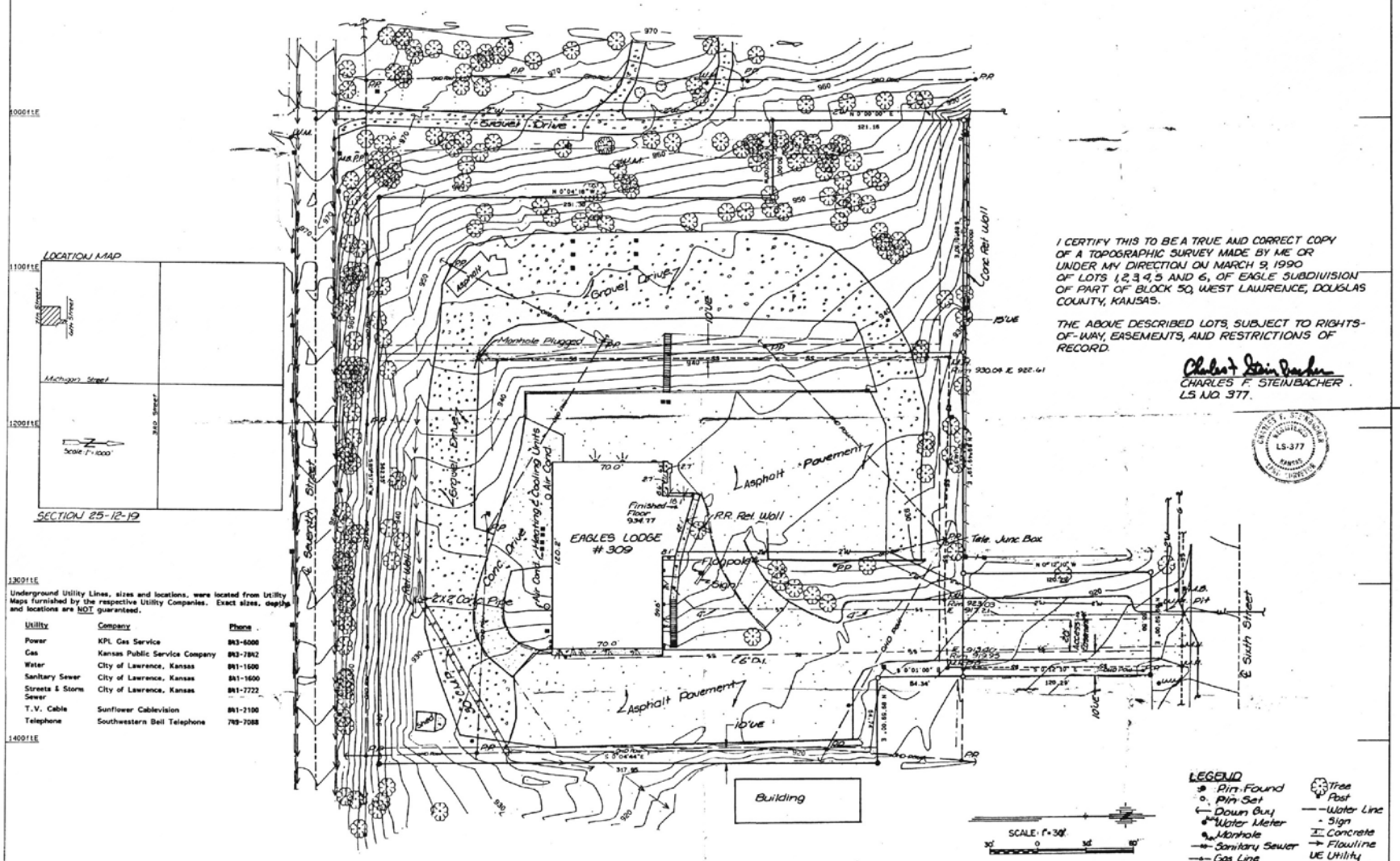
PROJECT COORDINATION BY:

WERNER DESIGN

CONTACT:
MR. PAUL WERNER
2147 QUAIL CREEK
LAWRENCE, KS 66047
(913)-841-9652

EAGLES LODGE UPR

APRIL 1990



I CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION ON MARCH 9, 1990 OF LOTS 1,2,3,4,5 AND 6, OF EAGLE SUBDIVISION OF PART OF BLOCK 50, WEST LAWRENCE, DOUGLAS COUNTY, KANSAS.

THE ABOVE DESCRIBED LOTS, SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

Charles F. Steinbacher

CHARLES F. STEINBACHER
LS NO. 377.

LS-377

TOPOGRAPHIC SURVEY EAGLE SUB.

UPR-4-3-90