

## Boundary Description:

LOT 1, WILLIAMS SUBDIVISION, LOTS 1 AND 2, JONES SUBDIVISION AND AN UNPLATTED PORTION OF 23RD STREET (K-10 HIGHWAY) RIGHT OF WAY ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ON JDS KANSAS ADDITION BEARINGS, SOUTH 89°22'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 546.18 FEET; THENCE SOUTH 00°02'02" WEST, 71.16 FEET TO THE NORTHEAST CORNER OF LOT 1, WILLIAMS SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'02" WEST, COINCIDENT WITH THE EAST LINE OF LOT 1, WILLIAMS SUBDIVISION, 339.44 FEET TO THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF HODSON SUBDIVISION ON THE NORTH LINE OF LOT 1, HODSON SUBDIVISION; THENCE COINCIDENT WITH THE BOUNDARY OF LOT 1, HODSON SUBDIVISION, ALONG THE FOLLOWING COURSES: SOUTH 89°22'19" WEST, COINCIDENT WITH THE SOUTH LINE OF WILLIAMS SUBDIVISION, 224.81 TO THE EAST LINE OF LOT 2, JONES SUBDIVISION; THENCE SOUTH 00°01'20" EAST, 110.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°17'44" WEST, 120.01 FEET TO THE EAST LINE OF LOT 1, EASTGATE SUBDIVISION; THENCE DEPARTING THE BOUNDARY OF SAID LOT 1 AND CONTINUE ALONG A LINE COINCIDENT WITH THE BOUNDARY OF JONES SUBDIVISION ALONG THE FOLLOWING COURSES: NORTH 00°05'04" WEST, 82.01 FEET TO THE NORTHEAST CORNER OF LOT 1, EASTGATE SUBDIVISION; THENCE NORTH 89°51'16" WEST, 19.96 FEET TO THE SOUTHEAST CORNER OF LOT 2, R.C. ADDITION NO. 1; THENCE NORTH 00°00'44" EAST, 344.37 FEET TO THE NORTHWEST CORNER OF LOT 2, JONES SUBDIVISION; THENCE DEPARTING THE BOUNDARY OF JONES SUBDIVISION AND CONTINUING NORTH 00°00'44" EAST, COINCIDENT WITH THE EAST LINE OF LOT 2, R.C. ADDITION, 19.13 FEET TO A POINT 75.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°22'19" EAST, ALONG A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 139.84 FEET TO A POINT ON THE WEST LINE OF WILLIAMS SUBDIVISION; THENCE NORTH 00°01'20" WEST, 4.15 FEET TO THE NORTHWEST CORNER OF WILLIAMS SUBDIVISION; THENCE NORTH 89°39'21" EAST, COINCIDENT WITH THE NORTH LINE OF WILLIAMS SUBDIVISION, 132.15 FEET; THENCE NORTH 89°09'34" E, 92.99 FEET TO THE POINT OF BEGINNING, CONTAINING 137,082 SQUARE FEET OR 3.147 ACRES, MORE OR LESS.

## General Notes:

- PROJECT DEVELOPER: ORSCHELN FARM & HOME, LLC  
ATTN: DAVID SCHAUER  
1800 OVERCENTER DRIVE  
MOBERLY, MISSOURI 65270  
P: 660.269.3528 | F: 660.269.3500  
E: dschauer@orscheln.com
- PROJECT ENGINEER & SURVEYOR: 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
- TOPOGRAPHICAL INFORMATION OBTAINED FROM FIELD SURVEY CONDUCTED BY PERIDIAN GROUP, INC. IN MAY OF 2009.
- EXISTING ZONING: CS AND RS10  
PROPOSED ZONING: CS
- CURRENT USE: FARM & HOME RETAIL SALES AND SINGLE-FAMILY RESIDENTIAL  
PROPOSED USE: FARM & HOME RETAIL SALES
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY --- NOT FOR CONSTRUCTION
- APPROVAL OF PRELIMINARY PLAT DOES NOT CERTIFY APPROVAL OF THE PROPOSED LAND USES.
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
- THE DRAINAGE EASEMENT(S) WILL BE PRIVATELY OWNED AND MAINTAINED BY ORSCHELN FARM & HOME, LLC.
- THE DRAINAGE EASEMENT(S) WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS, INCLUDING BUT NOT LIMITED TO: TREES, SHRUBS, BERMS, FENCES, AND WALLS (PER CITY CODE 20-110(F)).
- INFRASTRUCTURE IMPROVEMENTS (STREETS, STORM SEWER, WATER LINE, SANITARY SEWER, ETC.) TO BE PROVIDED THROUGH PRIVATE FINANCING WITH THE EXCEPTION OF THE RIGHT-TURN DECELERATION LANE WHICH WILL BE PARTLY FINANCED THROUGH KDOT FUNDING.
- CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- SOIL INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERRECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A GEOTECHNICAL ENGINEER, LICENSED BY THE STATE OF KANSAS, SHALL PERFORM INVESTIGATIONS AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.
- ALL CURB INLETS AND OTHER DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STORM SEWER STANDARD DETAILS.
- THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- AREA DESIGNATED FOR SEASONAL OUTDOOR SALES SHALL BE PAVED WITH COLORED, STAMPED CONCRETE PER THE LIMITS SHOWN ON THE PLAN. OWNER SHALL PROVIDE A TEMPORARY BARRIER SYSTEM TO SEPARATE CUSTOMERS FROM DRIVE ASLES. AREA FOR SEASONAL OUTDOOR SALES SHALL NOT EXPAND FARTHER THAN THE LIMITS DESIGNATED ON THE PLAN.
- PERMANENT CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR NEW STORE UNTIL ALL PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED.
- NO DISPLAY SHALL BE ALLOWED ON PUBLIC RIGHT-OF-WAY.
- SEE SHEET 2 OF 4 FOR SYMBOL AND LINETYPE LEGEND.

## Location & Zoning Map:



NW 1/4, SECTION 8-13-20  
SCALE: 1" = 1,000'



Scale: 1" = 30' - 0"

## Site Summary:

GROSS AREA: 134,284 S.F. | 3.083 ACRES  
RIGHT-OF-WAY (TO BE DEDICATED): 847 S.F. | 0.019 ACRES  
RIGHT-OF-WAY (TO BE VACATED): 2,798 S.F. | 0.064 ACRES  
NET LOT AREA: 136,235 S.F. | 3.128 ACRES  
TOTAL NUMBER OF LOTS: 1 (ONE)  
MINIMUM LOT SIZE: 136,235 S.F. | 3.128 ACRES

## Parking Summary:

USE CATEGORY: CONSTRUCTION SALES & SERVICE  
VEHICLE PARKING REQUIRED FOR USE: 1 PER 500 FT² OF BUILDING AREA  
BICYCLE PARKING REQUIRED FOR USE: 1 PER 10 AUTO SPACES

BUILDING SUMMARY:  
42,063 GROSS FT² (RETAIL BUILDING & OUTDOOR SALES AREAS)

PARKING REQUIRED = 42,063 / 500 = 85 | PARKING PROVIDED = 85

ADA PARKING REQUIRED = 4 | PARKING PROVIDED = 4

BICYCLE PARKING REQUIRED = 9 | PARKING PROVIDED = 9

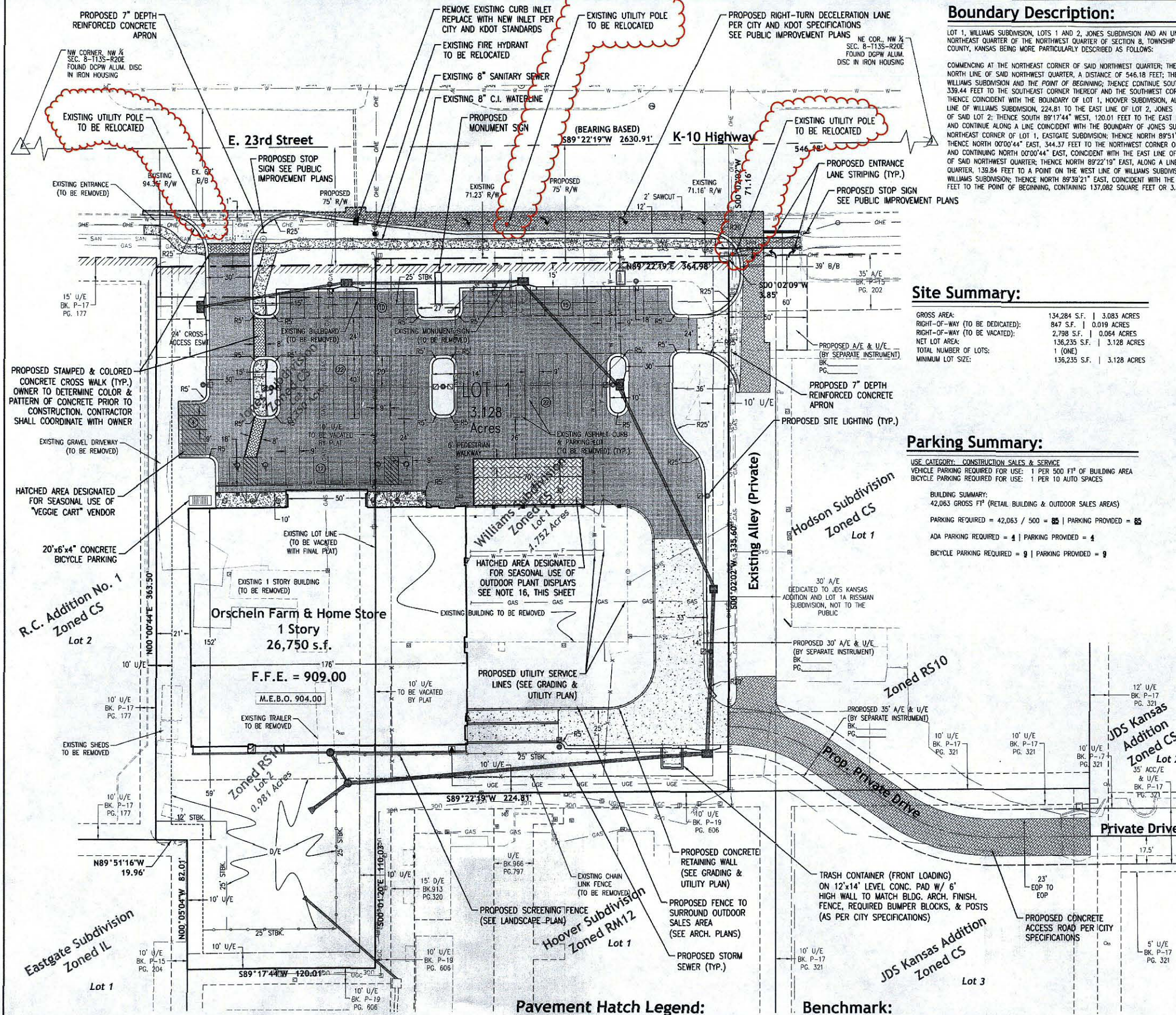
## Benchmark:

STAINLESS STEEL ROD IN NORTHWEST QUADRANT OF K-10 HIGHWAY AND HARPER STREET, 100.70 FEET NORTH OF CENTERLINE HARPER STREET, AND 4.50 FEET NORTH OF A POWER POLE.

NGS U-368, 1986; ELEVATION: 910.30

## Pavement Hatch Legend:

- 7" CONCRETE PAVEMENT
- 6" ASPHALT (PARKING LOT)
- 2" BM-2 SURFACE COURSE
- 4" BM-2B BASE COURSE
- CONCRETE PAVEMENT (OFFSITE CONSTRUCTION)
- 4" DEPTH CONC. SIDEWALK



#	Date	Comment	By
1	09.09.09	City Review	JW

PGL Project #: 09049  
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Date: 07.22.2009

## General Layout

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