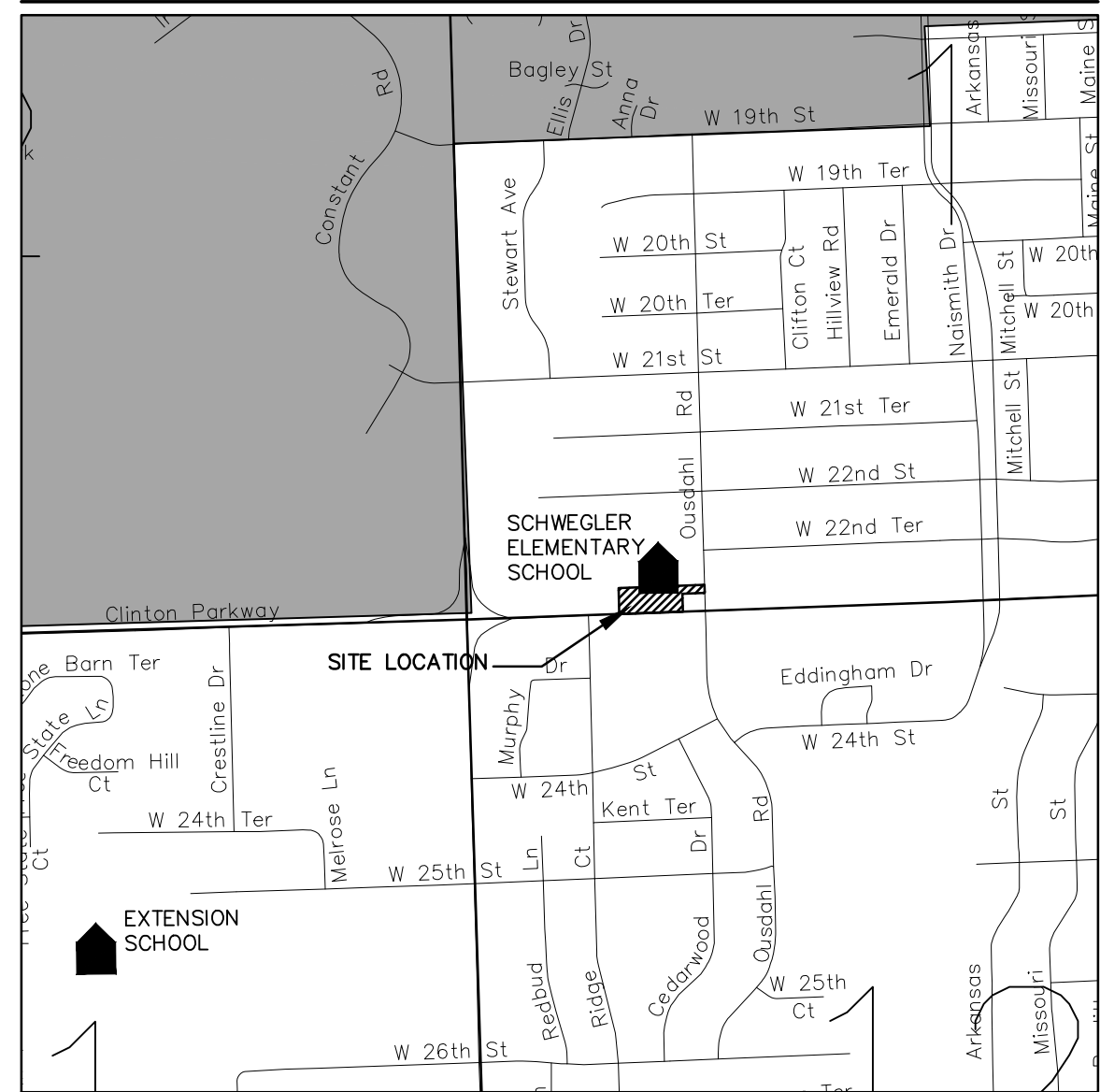


Location Map



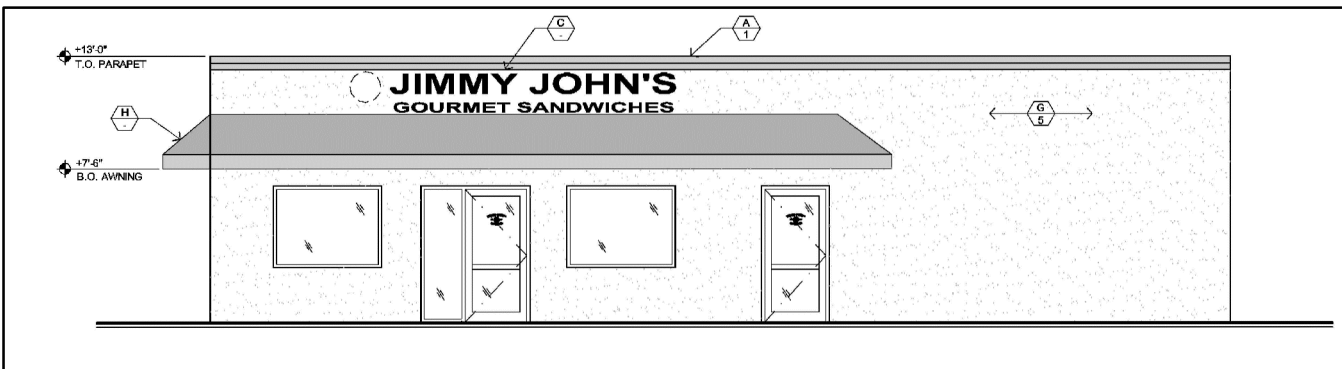
Site Impervious Summary

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES PER LOT/PHASE IN THE DEVELOPMENT.					
Parcel I		Area (Sq. Ft.)	Area (Sq. Ft.)		%
Existing Buildings	1,519		Proposed Buildings	1,519	13%
Existing Pavement	9,657		Proposed Pavement	8,597	74%
Existing Impervious			Proposed Impervious		87%
Existing Pervious			Proposed Pervious		13%
Property Area	11,629		Property Area	11,629	100%
Parcel II		Area (Sq. Ft.)	Area (Sq. Ft.)		%
Existing Buildings	1,355		Proposed Buildings	1,355	8%
Existing Pavement	16,361		Proposed Pavement	15,182	83%
Existing Impervious			Proposed Impervious		91%
Existing Pervious			Proposed Pervious		9%
Property Area	18,187		Property Area	18,187	100%
Parcel III		Area (Sq. Ft.)	Area (Sq. Ft.)		%
Existing Buildings	2,827		Proposed Buildings	2,827	10%
Existing Pavement	22,457		Proposed Pavement	21,924	80%
Existing Impervious			Proposed Impervious		90%
Existing Pervious			Proposed Pervious		10%
Property Area	27,427		Property Area	27,427	100%

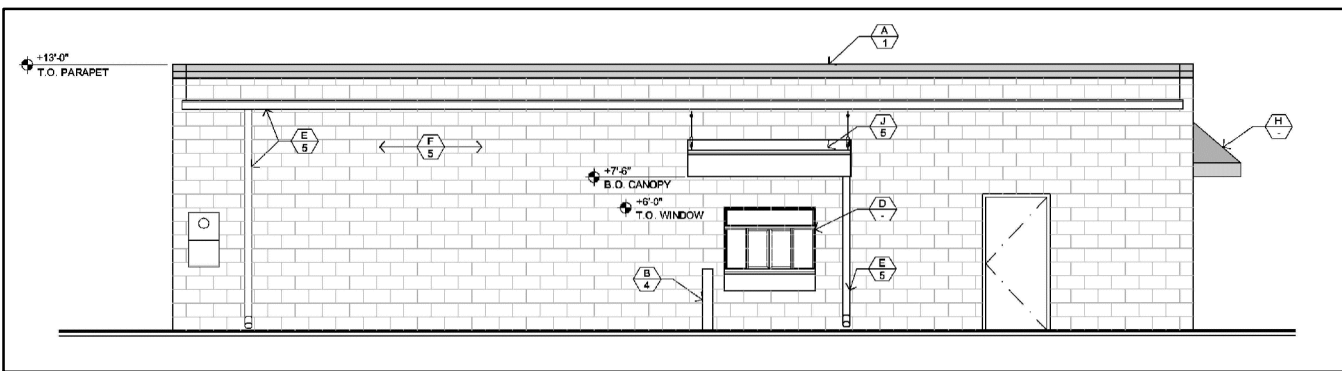
Landscape Schedule

PROP.	KEY	PROP.	EXIST.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
				GROUND COVER		6,487 S.F.	N/A
	RO	5	0	NORTHERN RED OAK	QUERCUS RUBRA L.	VARIES	VARIES
	GL	4	0	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5 CAL.	B&B
	SM	3	0	MARSHALL ASH	FRAXINUS PENNSYLVANICA 'MARSHALL SEEDLESS'	2.5 CAL.	B&B
	CH	3	0	UPRIGHT HORNBEE	CARPINUS BETULUS 'FASTIGIATA'	2.5 CAL.	B&B
	GF	31	0	GOLDFLAME SPIREA	SPIREA X BUMALDA VAR. 'GOLDFLAME'	36"	CONT.
	DY	33	0	DENSIFORMIS YEW	TAXUS X MEDIA 'DENSIFORMIS'	24"	CONT.
	DB	45	0	DWARF BURNING BUSH	EUONYMUS ALATA	24"	CONT.
		2,416 S.F.	0	LIRIOPE	LIRIOPE	18" O.C.	CONT.

Parcel II Building Elevation - South Elevation



Parcel II Building Elevation - North Elevation



Parking Summary

PARCEL I:
USE: RESTAURANT
PARKING REQUIRED - 1 PER 100 CUSTOMER SERVICE AREA / 1 SP PER EMPLOYEE - 1000 S.F. - 10 STALLS / 4 EMPLOYEE
PARKING PROVIDED - 14 STALLS

PARCEL II:
USE: RESTAURANT
PARKING REQUIRED - 1 PER 100 CUSTOMER SERVICE AREA / 1 SP PER EMPLOYEE - 1000 S.F. - 10 STALLS / 5 EMPLOYEE
PARKING PROVIDED - 19 STALLS

PARCEL III:
USE: VACANT BLUIDING
PARKING PROVIDED - 29 STALLS

General Notes

- EXISTING ZONING: CS
- PROPOSED ZONING: CS
- CURRENT USE: COMMERCIAL/RETAIL
- PROPOSED USE: COMMERCIAL/RETAIL
- TOPOGRAPHIC INFORMATION OBTAINED FROM LANDPLAN ENGINEERING, P.A., 2010.
- PROPOSED DRIVE AND PARKING AREAS TO HAVE CURB AND GUTTER TO MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE NOTED.
- 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 ORDINANCE 20-912(g).
- PARKING LOT ISLANDS WILL BE PLANTED WITH SHRUBS OR GROUNDCOVER WHERE NO TREES ARE PLANTED.
- PER SECTION 20-1006(b): EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES BOXES AND METERS, SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND FROM STREET RIGHTS-OF-WAY (AS MEASURED 6 FEET ABOVE GROUND LEVEL). SCREENING SHALL BE IN THE FORM OF LANDSCAPE PLANTINGS OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE ARCHITECTURE OF THE PRINCIPAL BUILDING.
- FUTURE MAJOR RENOVATIONS TO BUILDINGS ARE SUBJECT TO THE COMMERCIAL DESIGN STANDARDS.

Legal Description

PARCEL I:
LOT 4, SOUTHWEST ADDITION NO. 9, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PARCEL II:
LOT 5 AND THE WEST 45 FEET OF LOT 6, SOUTHWEST ADDITION NO. 9, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PARCEL III:
THE EAST 35 FEET OF LOT 6, ALL OF LOT 7, THE WEST 35 FEET OF LOT 8, THE NORTH 45 FEET OF THE EAST 45 FEET OF LOT 8 AND THE NORTH 45 FEET OF LOT 9, ALL IN SOUTHWEST ADDITION NO. 9, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

Landscape Requirements

PARCEL I:
INTERIOR PARKING LOT LANDSCAPING:
REQUIRED - 60 S.F. LANDSCAPING PER PARKING SPACE (60 X 15 = 900)
1 SHADE TREE & 3 SHRUBS PER 10 SPACES (2 TREES AND 6 SHURBS) OR ONE SHADE OR ORNAMENTAL TREE MAYBE SUBSTITUED FOR 3 SHRUBS
TOTAL REQUIRED : 2 TREES & 6 SHURBS

PARCEL II:
INTERIOR PARKING LOT LANDSCAPING:
REQUIRED - 60 S.F. LANDSCAPING PER PARKING SPACE (60 X 19 = 1,140)
1 SHADE TREE & 3 SHRUBS PER 10 SPACES (2 TREES AND 6 SHURBS) OR ONE SHADE OR ORNAMENTAL TREE MAYBE SUBSTITUED FOR 3 SHRUBS
TOTAL REQUIRED : 2 TREES & 6 SHURBS

PARCEL III:
INTERIOR PARKING LOT LANDSCAPING:
REQUIRED - 60 S.F. LANDSCAPING PER PARKING SPACE (60 X 29 = 1,740)
1 SHADE TREE & 3 SHRUBS PER 10 SPACES (3 TREES AND 9 SHURBS) OR ONE SHADE OR ORNAMENTAL TREE MAYBE SUBSTITUED FOR 3 SHRUBS
TOTAL REQUIRED : 3 TREES & 9 SHRUBS

REV	DATE	DESCRIPTION	PER CITY COMMENTS
1	5/05/10	PER CITY COMMENTS	
2	6/10/10	PER CITY COMMENTS	
3	7/8/10	PER CITY COMMENTS	
4	7/9/10	CITY EMAIL NOTES	

THIS DOCUMENT
IS FOR PLANNING
PURPOSES ONLY
-NOT FOR-
-CONSTRUCTION-

DATE: 04.21.2010
PROJECT NO.: 2010.1046
DESIGNED BY: CLM
DRAWN BY: LPE
CHECKED BY: CLM

ISSUE	SHEET NO.
A	1
OF 1 SHEETS	