

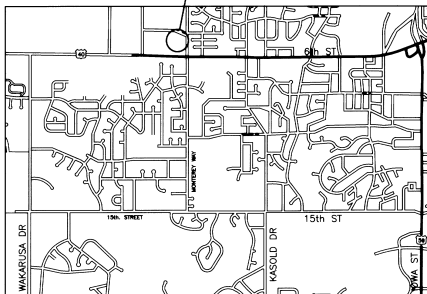
1. Existing zoning: PCD-1
2. Current use: Undeveloped Lot
3. Proposed Use: Strip Mall Retail Center
4. Written dimensions shall prevail over scaled dimensions.
5. Topographic information for the proposed retail center was prepared by Bartlett and West Engineers, A/E/C 2002
6. Private drives and parking areas to be per City of Lawrence standards. All streets and parking areas to have 24" curb and gutter. All standard parking spaces to be min. 9' wide and 18' long. All perimeter parking spaces to be 9' wide and 18' long.
7. City of Lawrence will not be responsible for pavement damage due to refuse collection
8. All handicapped site features shall be constructed to meet all state, local, and ADA Specifications as currently in effect.
9. This document is for planning purposes only, not for construction.
10. Mechanical equipment and all roof top units shall be screened per Section 20-14A04
11. All utility information shown herein is based on the information available to the Engineer at the time of design. The contractor shall verify all utility depths and locations prior to construction. The Contractor shall be responsible for contacting all utility companies to locate fields and/or adjust their utility as required. All utility locations shown on the plans are approximate and the Engineer assumes no liability.
12. Relocation and/or damage to utilities shall be the responsibility of the developer.
13. A Vacation Easement was submitted to the City of Lawrence on 5/17/2002 for portions of the existing 30 1/2 a.c. Refer to Book _____, Page _____ for filed document.

PROPERTY OWNER: (OFFICE)
HEARTLAND PANTRY, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IA 50266


SUBDIVISION DEVELOPER:
SWAN MANAGEMENT COMPANY, L.C.
2300 WAKARUSA DRIVE
LAWRENCE, KS 66047


RETAIL CENTER DEVELOPER:
R.H. JOHNSON COMPANY
801 W 47th ST, SUITE 219
KANSAS CITY, MO 64112

- 1) Contractor responsible for locating and protecting all underground utilities prior to digging.
- 2) Contractor responsible for protecting existing trees to be saved, from damage during construction.
- 3) The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
- 4) Any plant that is determined dead, in an unhealthy or unsightly condition, lost or damaged due to dead or damaged plants, or any other non-vigorous growth shall be replaced by the Landscape Contractor with the cost of replacement included in the bid or proposal price.
- 5) Prior to installation, the Landscape Contractor shall inspect the subgrade, general site conditions, elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and if acceptable, shall not proceed with the work until all items are corrected and acceptable to the Landscape Contractor.
- 6) All planting areas with color beds and groundcover: to be mulched with clean shredded hardwood mulch at a 3" minimum depth. River rock to be used in planting beds and around the plan. All remaining areas to be clean shredded hardwood mulch. Rock type to be tan to yellow-brown washed river rock, 1" - 3" in size.
- 7) All annual and perennial beds to be tilled to a minimum depth of 15 inches and amended with 4 inches of organic material. Mulch color beds with 3" depth of clean shredded hardwood mulch.
- 8) Planting holes to be dug a minimum of twice the width of the root ball of both shrub and tree and to be amended with prepared backfill soil mixture (See Appendix B). Stake all evergreen and deciduous trees.
- 9) Prepared backfill soil mixtures shall be mixed on site in one part topsoil, one part organic material (i.e. Nature's Helper or Pro Mix) and one part soil excavated hole. Water thoroughly twice in first 24 hours and apply mulch immediately.
- 10) Existing grass to be removed, if present, and topsoil to be spread smooth and hand raked to remove all rocks and debris larger than 1 inch in diameter prior to laying sod.
- 11) Sod to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
- 12) Sod to be delivered fresh (not less than 24 hours prior to arriving on site), laid immediately, rolled and watered thoroughly within one hour of installation.
- 13) All changes to design or plant substitutions are to be authorized by the owner.
- 14) All landscape and sod areas to be 100% covered with automatic irrigation system.
- 15) Topsoil used for berming and backfilling of planting areas to be screened, clean topsoil.



SITE LOCATION MAP
Scale: NTS


CHAIRMAN
Lawrence - Douglas County Planning Commission


SECRETARY
Lawrence - Douglas County Planning Commission

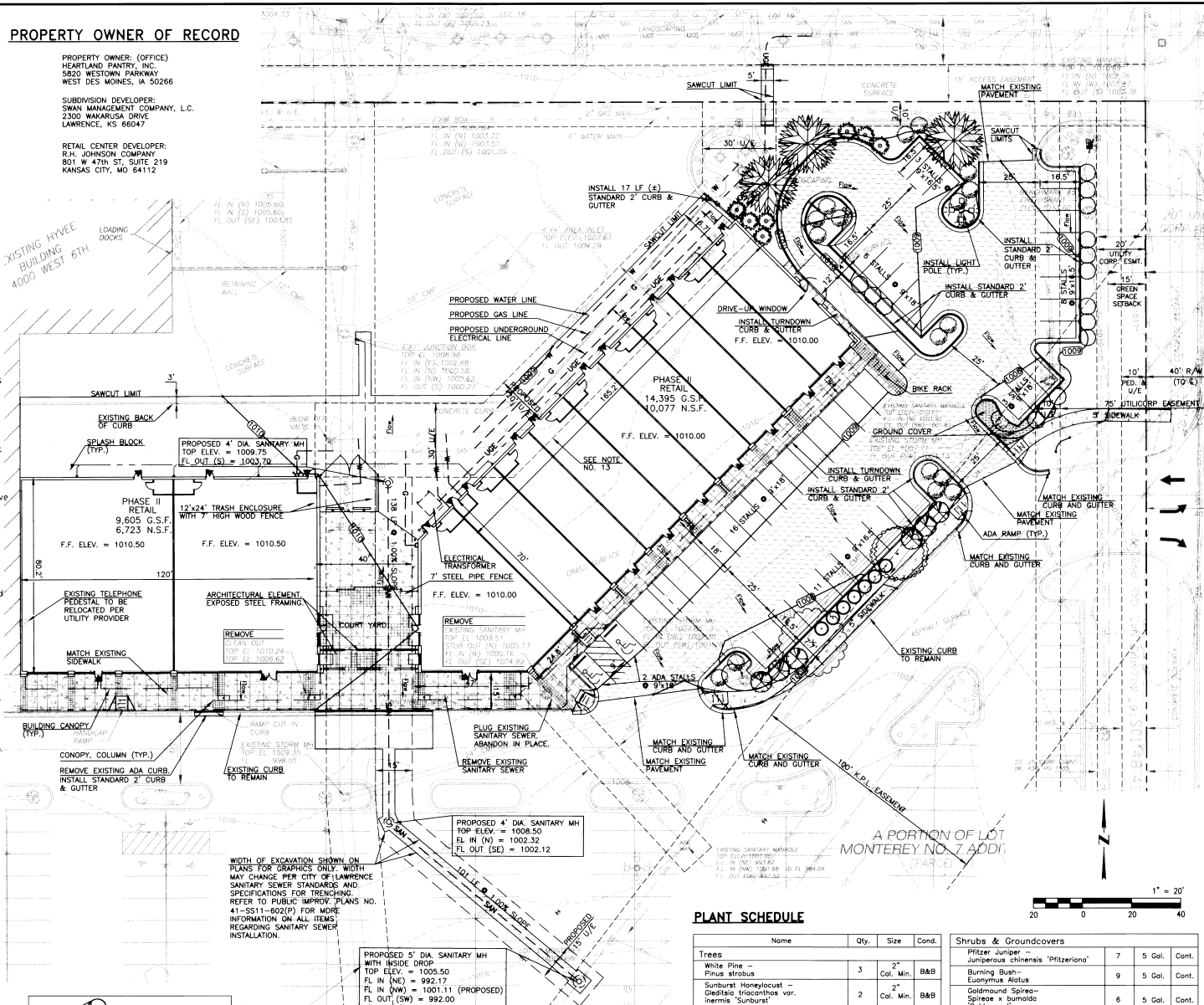
LOT 1, MONTEREY NO. 7 ADDITION,
AN ADDITION IN THE CITY OF
LAWRENCE, DOUGLAS COUNTY,
KANSAS

☐ 5" ASPHALT PAVEMENT

☐ 7" ASPHALT PAVEMENT

☐ 8" REINFORCED CONCRETE PAVEMENT

☐ 4" CONCRETE SIDEWALK



Name	Qty.	Size	Cont.	Shrubs & Groundcovers			
Trees							
White Pine – <i>Pinus strobus</i>	3	2" Col. Min.	B&B	Flitzer Juniper – <i>Juniperus chinensis</i> 'Flitzeriana'	7	5 Gal.	Cont.
Sourburt Honeylocust – <i>Ostrya fraxinifolia</i> var. <i>serotina</i> 'Sourburt'	2	2" Col. Min.	B&B	Burning Bush <i>Euonymus alatus</i>	9	5 Gal.	Cont.
Redleafed Tricootra var. <i>serotina</i> 'Sourburt'	2	2" Col. Min.	B&B	Goldmound Spirea <i>Spiraea x bumalda</i> Goldmound	6	5 Gal.	Cont.
Littletree Linden – <i>Tilia cordata</i>	1	2" Col. Min.	B&B	Redbird Japanese Barberry Barberry 'Thunbergii'	7	2 Gal.	Cont.
Ground Cover							
Common Periwinkle – <i>Vinc. Olex.</i>	175 sf	4" min. Olex.	Cont.	Broommop Juniper – <i>Juniperus sabin</i> 'Broommop'	6	5 Gal.	Cont.
				Andorra Juniper – <i>Juniperus horizontalis</i> 'Plumosa'	16	5 Gal.	Cont.

**PHASE II, LOT 1 - MONTEREY PCD
STRIP MALL RETAIL CENTER - FINAL DEVELOPMENT PLAN**

MONTEREY PCD/HY-VEE CENTER

**FINAL DEVELOPMENT PLAN
SIXTH STREET & MONTEREY WAY
LAWRENCE, KANSAS**

BW Bartlett & West Engineers, Inc.

800 VERMONT STREET
LAWRENCE, KANSAS 66044-0092
PHONE (785) 746-0801
FAX (785) 746-0801

Jalisco City, CA
San Jose, CA
San Francisco, CA
Menlo Park, CA
Mountain View, CA
Livermore, CA
Union City, CA

DESIGNED BY:	DRA
DRAWN BY:	RLW
APPROVED BY:	SFM
W.O.	13441.000
DATE	5-17-02

6