

	LIGHT DUTY	HEAVY DUTY
SURFACE COURSE (A)	2"	2"
BINDER COURSE (A)	2"	2"
BASE COURSE (B)	6"	10"

COMPACTED SUBGRADE PER GEOTECHNICAL SPECIFICATIONS (MINIMUM CBR = 3)

2E CONCRETE PAVEMENT

NTS

3E CONCRETE SIDEWALK

NOT TO SCALE

4E 6" MOUNTABLE CURB

NOT TO SCALE

PAVEMENT HATCH LEGEND	
[Hatch Pattern]	HEAVY-DUTY ASPHALT PAVEMENT
[Hatch Pattern]	CONCRETE PAVEMENT
[Hatch Pattern]	HEAVY DUTY CONCRETE SIDEWALK
[Hatch Pattern]	GRASS PAVERS
[Hatch Pattern]	GRASS SEEDD AREA

SITE DATA
DILLONS #98
1740 MASSACHUSETTS ST
LAWRENCE, KS 66044

ZONING: "CS" COMMERCIAL STRIP
PROPOSED USE: FOOD AND BEVERAGE SALES

INTERNAL LANDSCAPING REQUIRED = 5,160 SF (40 SF PER STALL)

INTERIOR LANDSCAPING PROVIDED = 2,241 SF (17 SF PER STALL)

PERIMETER LANDSCAPING PROVIDED = 15,784 SF (INCL. 8,368 IN ROW)

TOTAL LANDSCAPING PROVIDED = 18,025 SF

PROPOSED DILLONS TOTAL FLOOR AREA = 44,770 SF

PARKING REQUIRED = 1 STALL/300 SF

TOTAL PARKING PROVIDED = 150 STALLS

GENERAL SITE NOTES:

- BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
 - OBTAIN ALL BUILDING AND CONSTRUCTION PERMITS AS REQUIRED BY PERTINENT REGULATORY AND GOVERNMENTAL AGENCIES.
 - CONTACT THE CITY OF LAWRENCE CONSTRUCTION INSPECTION OFFICE.
 - CONTACT UNDERGROUND UTILITIES LOCATING SERVICE.
 - NOTIFY UTILITY COMPANIES MAINTAINING UTILITY LINES OR EASEMENTS WITHIN THE LIMITS OF CONSTRUCTION, OR IN PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.
 - BECOME KNOWLEDGEABLE OF EXISTING UTILITIES AND PROTECT SAME WHERE NECESSARY. THIS SHALL INCLUDE UTILITIES SHOWN AND NOT SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
- THE CONTRACTOR SHALL AT ALL TIMES EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT DAMAGE TO THE PROPERTY, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, AND PUBLIC OR PRIVATE DRAINAGE SYSTEMS. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEED, FERTILIZED, & MULCHED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER CITY OF LAWRENCE AND STATE REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE CITY OF LAWRENCE TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
- SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL KANSAS ONE CALL AT 1-800-344-7233 FOR THE LOCATION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR AT NO TIME SHALL ENCRoACH UPON OR CAUSE DISRUPTION TO TRAFFIC FLOW ON ADJACENT PUBLIC RIGHTS-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ERECT THE PROPER TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND SHALL PROTECT THE PUBLIC FROM HAZARD OR INJURY BY ERECTING BARRICADES WHERE APPROPRIATE, I.E., AROUND EXCAVATIONS OR OPERATING EQUIPMENT. THE CONTRACTOR SHALL NOT ENTER NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL SITE RELATED CONCRETE UNLESS SPECIFIED OTHERWISE SHALL BE 4,000 PSI.
- EXISTING UTILITIES REQUIRING RELOCATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WORKING UTILITY SERVICES TO ADJACENT BUILDINGS DURING DEMOLITION AND CONSTRUCTION. COORDINATE PLANNED SERVICE OUTAGES OR EMERGENCIES WITH THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
- NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED AND SEED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH SOLID SOD OR AN EROSION CONTROL MAT WITH SEEDING.
- FIELD STAKING IS TO BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REQUIREMENTS INCLUDING THE LOCAL NOISE ORDINANCE.
- ANY FENCING, SIDEWALK, CURB AND GUTTER, CURB CUT ETC., DAMAGED BY CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITY LINES ENTERING THE BUILDING SHALL BE SEALED TO PREVENT MIGRATION OF SURFACE AND SUBSURFACE WATER AND SUBSEQUENT WETTING OF THE SUBGRADE SOILS. THE UTILITY LINES SHALL BE SEALED FROM THE BUILDING FOUNDATION TO A MINIMUM OF 3 FEET OUTSIDE THE BUILDING FOUNDATION. THE SEAL MAY CONSIST OF CLAYEY SOILS WITH A MINIMUM PLASTICITY INDEX OF 25 OR WITH LEAN CONCRETE.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXIST NATURAL GAS, WATER, AND SEWER LINES WHERE CROSSING PROPOSED UTILITIES' CONSTRUCTION. CONTRACTOR SHALL PROVIDE ELEVATIONS OF EXIST UTILITIES TO THE ENGINEER TO VERIFY ADEQUATE CLEARANCE.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS AND PERFORM ALL WORK NOT COVERED BY UTILITY COMPANIES. VERIFY INSTALLATION PROCEDURE WITH UTILITY COMPANY.
- CONTRACTOR SHALL REMOVE & REPAIR PAVEMENT AS REQUIRED FOR UTILITY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: SITE LIGHTING CONDUITS, WATER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, ETC. CONTRACTOR HAS OPTION TO BORE CONDUITS.

REVISIONS:

PROJECT #: 21047-11

DATE: APRIL 2011

DRAWN BY: JML

DESIGNER: JML

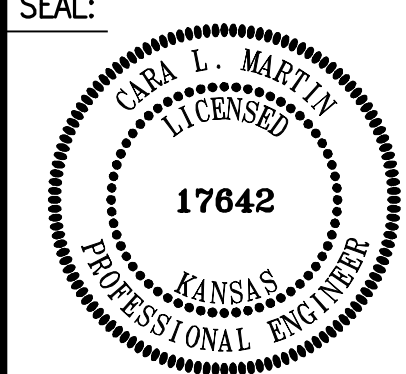
CHECKED BY: CLM

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6775 Lenoir Center Court, Suite 300
Memphis, TN 38115
901.726.0810

Dillon's
2700 E. 4TH
HUTCHINSON, KS 67501

DILLONS STORE #98
ON-SITE RELOCATION
1740 MASSACHUSETTS STREET
LAWRENCE, KS 66044

Kroger
THE KROGER CO.
GENERAL OFFICE
1014 VINE STREET
CINCINNATI, OHIO 45202



SHEET NUMBER:

C1.1

DESCRIPTION:
SITE PLAN