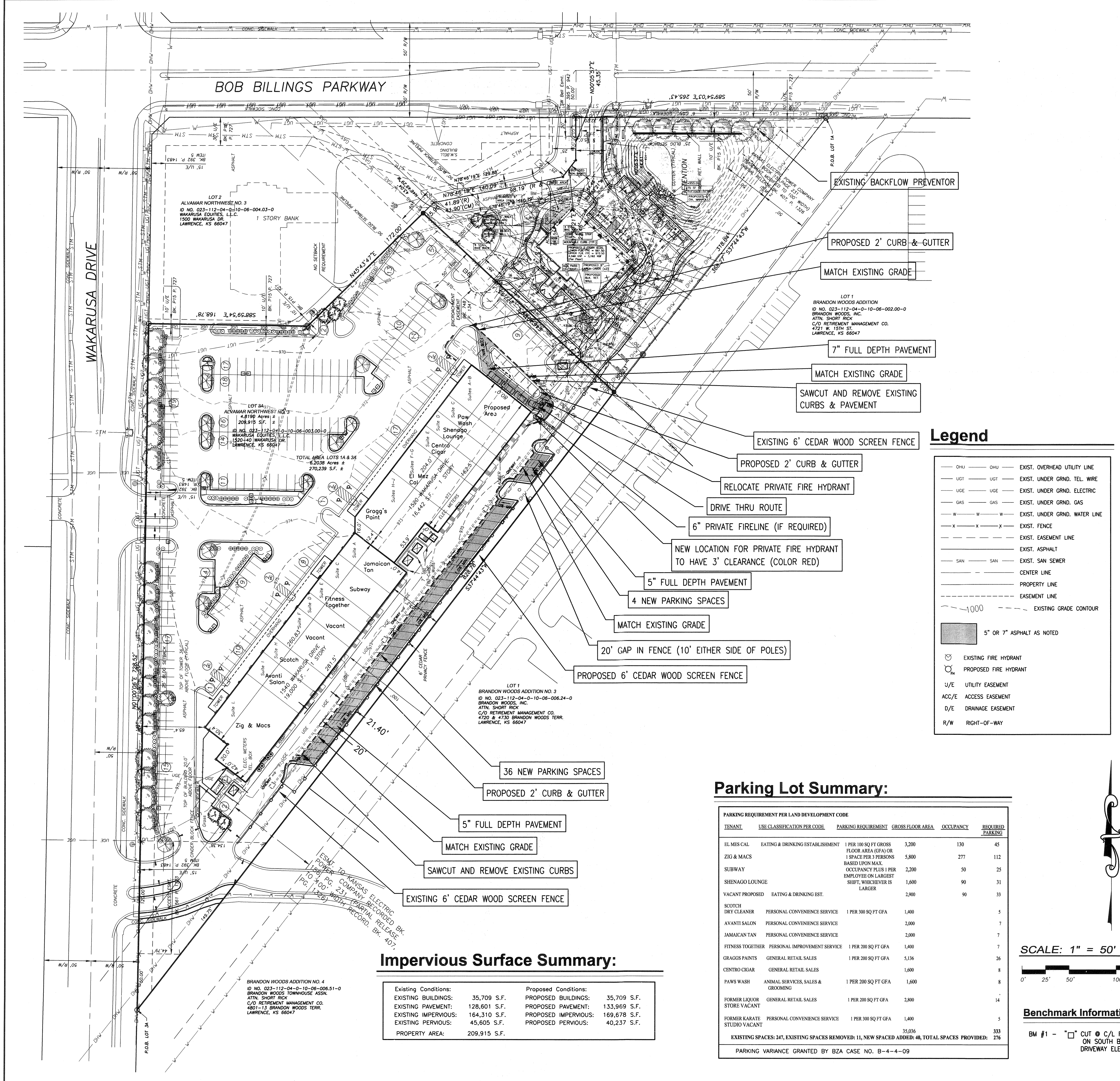




Legal Description:

LOT 3A ALVAMAR NORTHWEST NO. 3, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

General Notes:

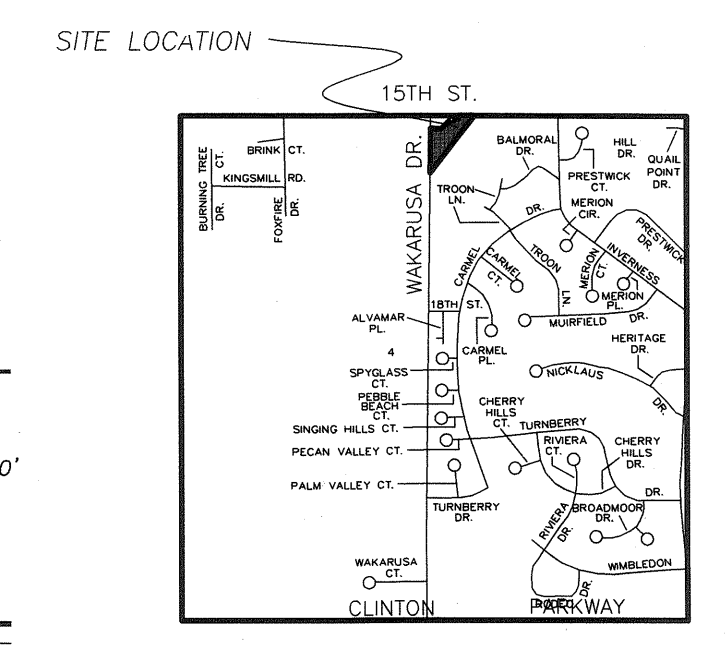
- PROJECT DEVELOPER: BLOCK AND COMPANY, INC. REALTORS
ATTN: KIM BARTALOS, CLS
700 W. 47TH STREET, SUITE 200
KANSAS CITY, MO 64112
P: 816.412.8466
- PROJECT ENGINEER: PERIDIAN GROUP, INC.
ATTN: JACOB WEST
265 N. STONE CREEK DRIVE
GARDNER, KANSAS 66030
P: 913.856.7899
F: 913.856.7644
E: JWEST@PERIDIANGROUP.COM
- TOPOGRAPHICAL INFORMATION OBTAINED FROM THE CITY OF LAWRENCE GIS MAPPING SERVICE.
- EXISTING ZONING: CN2
- CURRENT USE: RETAIL COMMERCIAL
- ALL NEW PARKING LOT ASPHALT WILL MATCH EXISTING 5" PARKING LOT ASPHALT.
- ALL DRIVE WAY ASPHALT WILL MATCH ALL EXISTING 7" DRIVE WAY ASPHALT.
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
- INFRASTRUCTURE IMPROVEMENTS (STREETS, STORM SEWER, WATER LINE, SANITARY SEWER, ETC.) TO BE PROVIDED THROUGH PRIVATE FINANCING.
- CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- 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 (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
- ALL PARKING, PAVEMENT, & CURB/GUTTER TO MEET OR EXCEED CITY OF LAWRENCE DESIGN SPECIFICATIONS.
- NO CHANGES TO EXISTING LIGHTING SITE.
- GREASE TRAP TO BE USED WITHIN EXISTING BUILDING.
- NO MORE THEN 6" FILL TO BE PLACE WITHIN WESTAR EASEMENT TO CONSTRUCT PARKING @ REAR OF EXISTING BUILDING. NO BUILDINGS OR STRUCTURES WILL BE ALLOWED WITHIN THE WESTAR EASEMENT, THE FENCE BEING THE EXCEPTION.
- PRIOR TO THE INSTALLATION OF SPEAKER BOXES FOR THE DRIVE-THRU THE APPLICANT SHALL FIRST SEEK SITE PLAN APPROVAL.

Plant Schedule:

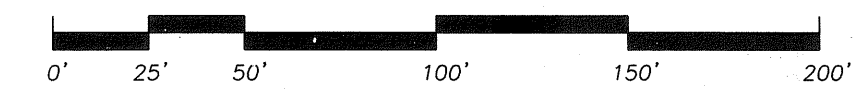
SYMBOL	QTY	NAME	SIZE	COND
	24	RED SUNSET MAPLE - ACER RUBRUM 'RED SUNSET' AUTUMN PUR. ASH - FRAXINUS AMER. 'AUTUMN PUR. SHUMARD OAK - QUERCUS SHUMARDII LACEBARK ELM - ULMUS PARVIFOLIA GREENSPIRE LINDEN - TILIA CORDATA 'GREENSPIRE' LONDON PLANETREE - PLATANUS OCCIDENTALIS	2-1/2" CAL	B & B
	10	AUSTRIAN PINE - PINUS NIGRA WHITE PINE - PINUS STROBUS NORWAY SPRUCE - PICEA ABIES CANADIAN JUNIPER - JUNIPERUS CANADENSIS	8"-10" HT.	B & B
	21	CLEVELAND PEAR - PYRUS CALLERYANA 'CLEVELAND'	1-1/2" CAL	B & B
	15	OKLAHOMA REDBUD - CERCIS CANADENSIS SARGENT CHERRY - PRUNUS SARGENTII WASHINGTON HAWTHORN - CRATEGUS PHAENOPYRUM	1-1/2" CAL	B & B
	101	DWARF BURNING BUSH - EUONYMUS ALATUS	5 GAL	CONT
	85	BROADMOOR JUNIPER - JUNIPERUS CHINENSIS 'BROADMOOR'	5 GAL	CONT

NOTE:
ALL SCREENING AND LANDSCAPING SHALL MEET CITY OF LAWRENCE MINIMUM REQUIREMENTS PER SECTION 20-14A04.B AND 20-1214.

Location Map:



SCALE: 1" = 50' - 0"



Benchmark Information:

BM #1 - "C" CUT @ C/L FACE OF CATCH BASIN
ON SOUTH BACK OF CURB OF BANK
DRIVEWAY ELEVATION = 959.28

Parking Lot Summary:

TENANT	USE CLASSIFICATION PER CODE	PARKING REQUIREMENT	GROSS FLOOR AREA	OCCUPANCY	REQUIRED PARKING
EL MES CAL	EATING & DRINKING ESTABLISHMENT	1 PER 100 SQ FT GROSS FLOOR AREA (GFA) OR 1 SPACE PER 3 PERSONS BASED UPON MAX. OCCUPANCY PLUS 1 PER EMPLOYEE ON LARGEST SHIFT, WHICHEVER IS LARGER	3,200	130	45
ZIG & MACS	EATING & DRINKING EST.	1 PER 300 SQ FT GFA	5,800	277	112
SUBWAY	PERSONAL CONVENIENCE SERVICE	1 PER 200 SQ FT GFA	2,300	50	25
SHENAGO LOUNGE	PERSONAL CONVENIENCE SERVICE	1 PER 200 SQ FT GFA	1,600	90	31
VACANT PROPOSED	EATING & DRINKING EST.	1 PER 300 SQ FT GFA	2,900	90	33
SCOTCH DRY CLEANER	PERSONAL CONVENIENCE SERVICE	1 PER 300 SQ FT GFA	1,400		5
AVANTI SALON	PERSONAL CONVENIENCE SERVICE	1 PER 300 SQ FT GFA	2,000		7
JAMAICAN TAN	PERSONAL CONVENIENCE SERVICE	1 PER 300 SQ FT GFA	2,000		7
FITNESS TOGETHER	PERSONAL IMPROVEMENT SERVICE	1 PER 200 SQ FT GFA	1,400		7
GRAGOS PAINTS	GENERAL RETAIL SALES	1 PER 200 SQ FT GFA	5,136		26
CENTRO CIGAR	GENERAL RETAIL SALES	1 PER 200 SQ FT GFA	1,600		8
PAWS WASH	ANIMAL SERVICES, SALIS & GROOMING	1 PER 200 SQ FT GFA	1,600		8
FORMER LIQUOR STORE VACANT	GENERAL RETAIL SALES	1 PER 200 SQ FT GFA	2,800		14
FORMER KARATE STUDIO VACANT	PERSONAL CONVENIENCE SERVICE	1 PER 300 SQ FT GFA	1,400		5
			35,036		333
					276

EXISTING SPACES: 347, EXISTING SPACES REMOVED: 11, NEW SPACES ADDED: 48, TOTAL SPACES PROVIDED: 276

PARKING VARIANCE GRANTED BY BZA CASE NO. B-4-4-09

Impervious Surface Summary:

Existing Conditions:	35,709 S.F.	Proposed Conditions:	35,709 S.F.
EXISTING BUILDINGS:	128,601 S.F.	PROPOSED BUILDINGS:	133,969 S.F.
EXISTING PAVEMENT:	164,310 S.F.	PROPOSED IMPERVIOUS:	169,678 S.F.
EXISTING IMPERVIOUS:	45,605 S.F.	PROPOSED PERVIOUS:	40,237 S.F.
PROPERTY AREA:	209,915 S.F.		

Peridian Group

265 N. Stone Creek Drive
Gardner, Kansas 66030
T 913.856.7899 | F 913.856.7644

843 New Hampshire
Lawrence, Kansas 66044
T 785.838.3338 | F 785.838.3339
www.peridiangroup.com

Engineering ■ Real Estate ■ Construction

Wakarusa Market Place
Lawrence, Kansas

Site Plan

Professional Engineer

#	Date	Comment	By
1	06/29/09	Wester Comments	AG

Approved & Released

Case No. SP-5-7-09 Date: 11/19/09

Planner Initials: SD # of Sheets 2

Director: Scott M. Walley

PGI Project #: 09063

File Name: 09063-SP.dwg

Date: June 17, 2009

Layout

FILE COPY

Sheet #: 1 of 2

NOV 06 2009

City County Planning Office
Lawrence, Kansas



Peridian Group

265 N. Stone Creek Drive
Gardner, Kansas 66030
T 913.856.7899 | F 913.856.7644

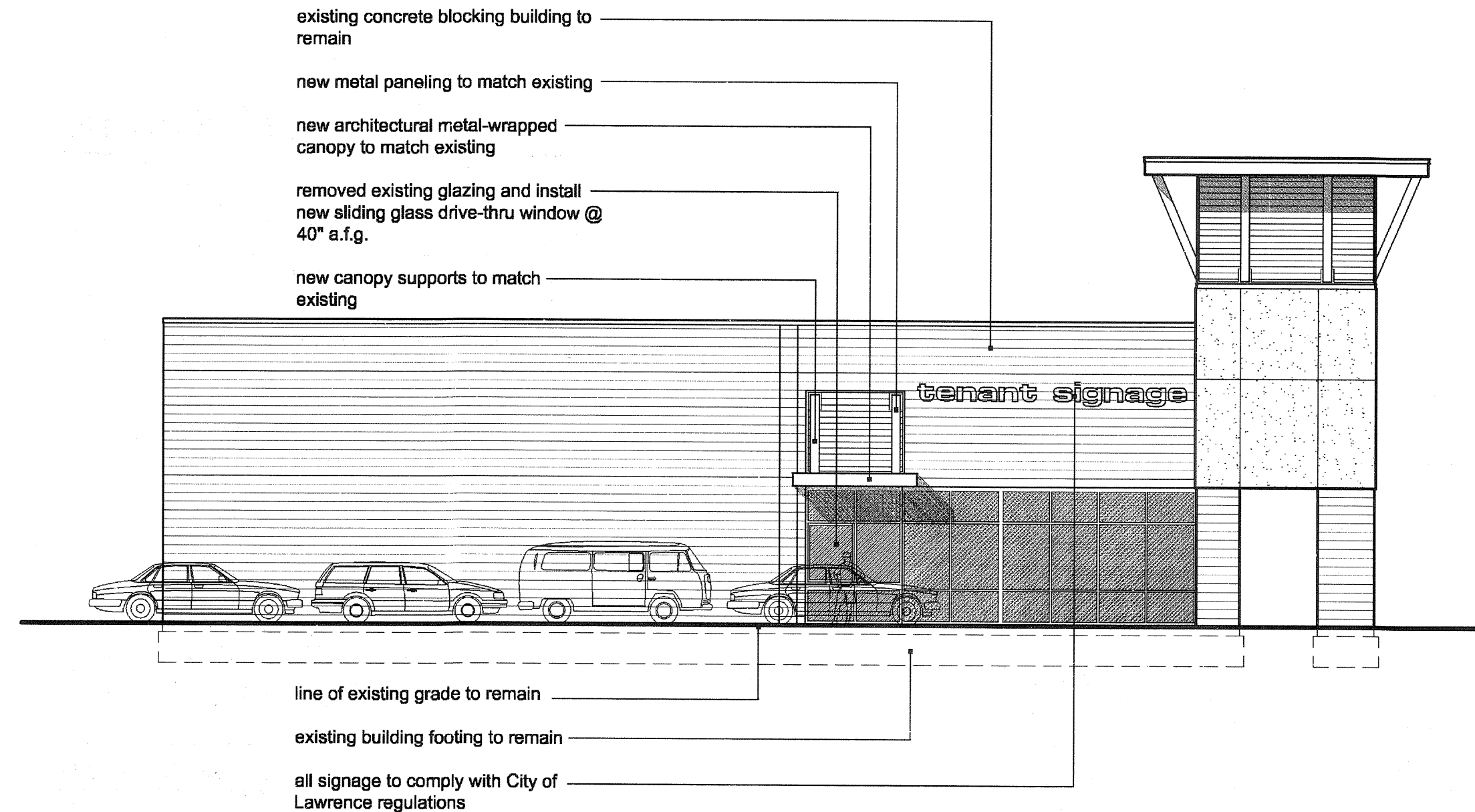
843 New Hampshire
Lawrence, Kansas 66044
T 785.838.3338 | F 785.838.3339

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Engineering ■ Real Estate ■ Construction

Wakarusa Market Place
Lawrence, Kansas

Site Plan



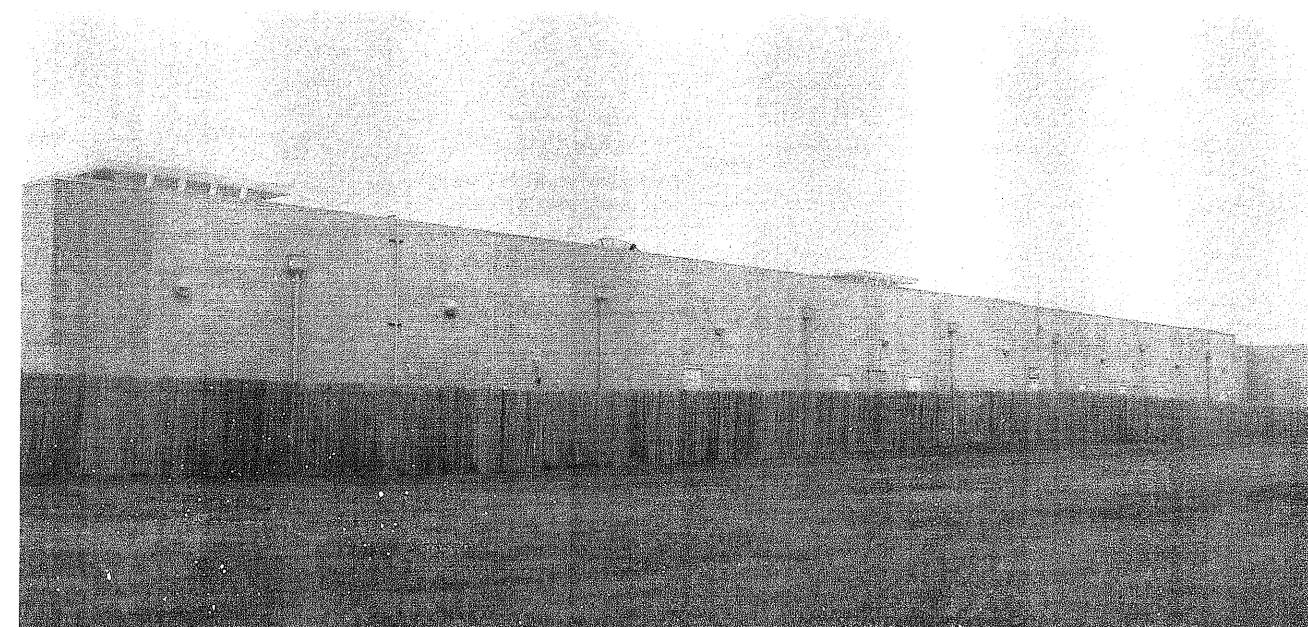
North Elevation



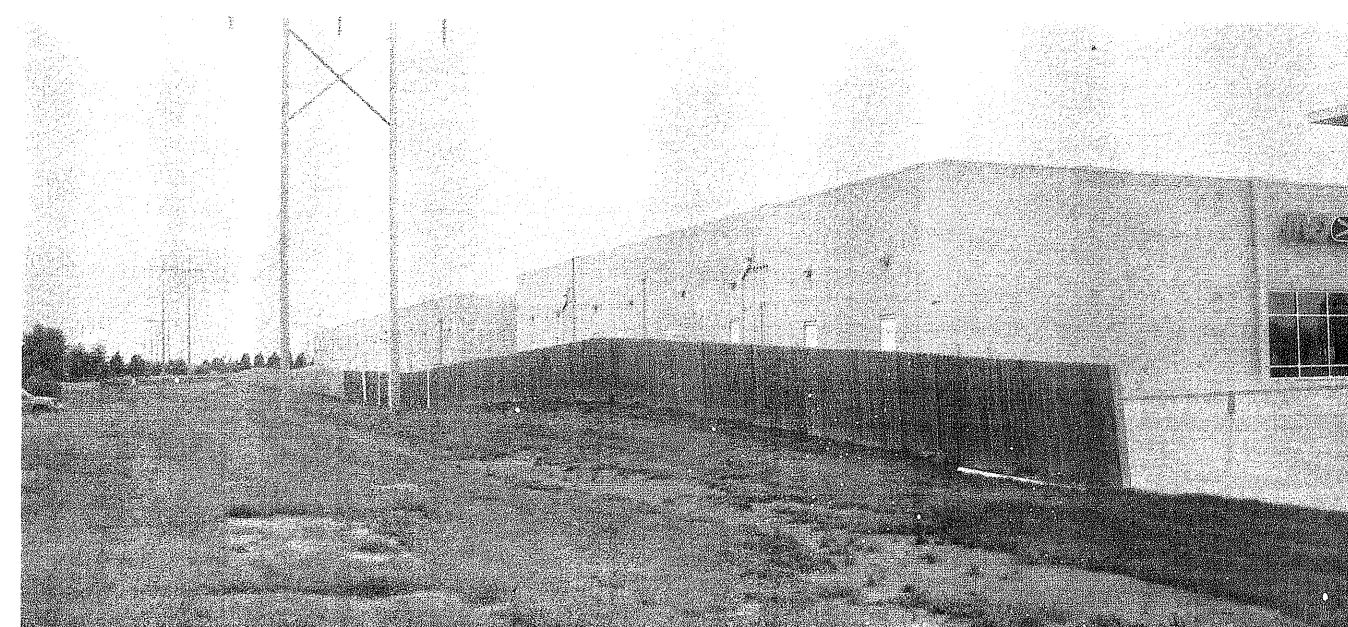
East Elevation



South Elevation



West Elevation



Professional Engineer

#	Date	Comment	By
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Approved & Released

Case No. SP-5-709 Date: 11/19/09

Planner Initials: SLD # of Sheets 2

Director: Scott M. Miller

PGI Project #: 09063

File Name: 09063-SP2.dwg

Date: June 17, 2009

Elevations

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Sheet #: 2 of 2