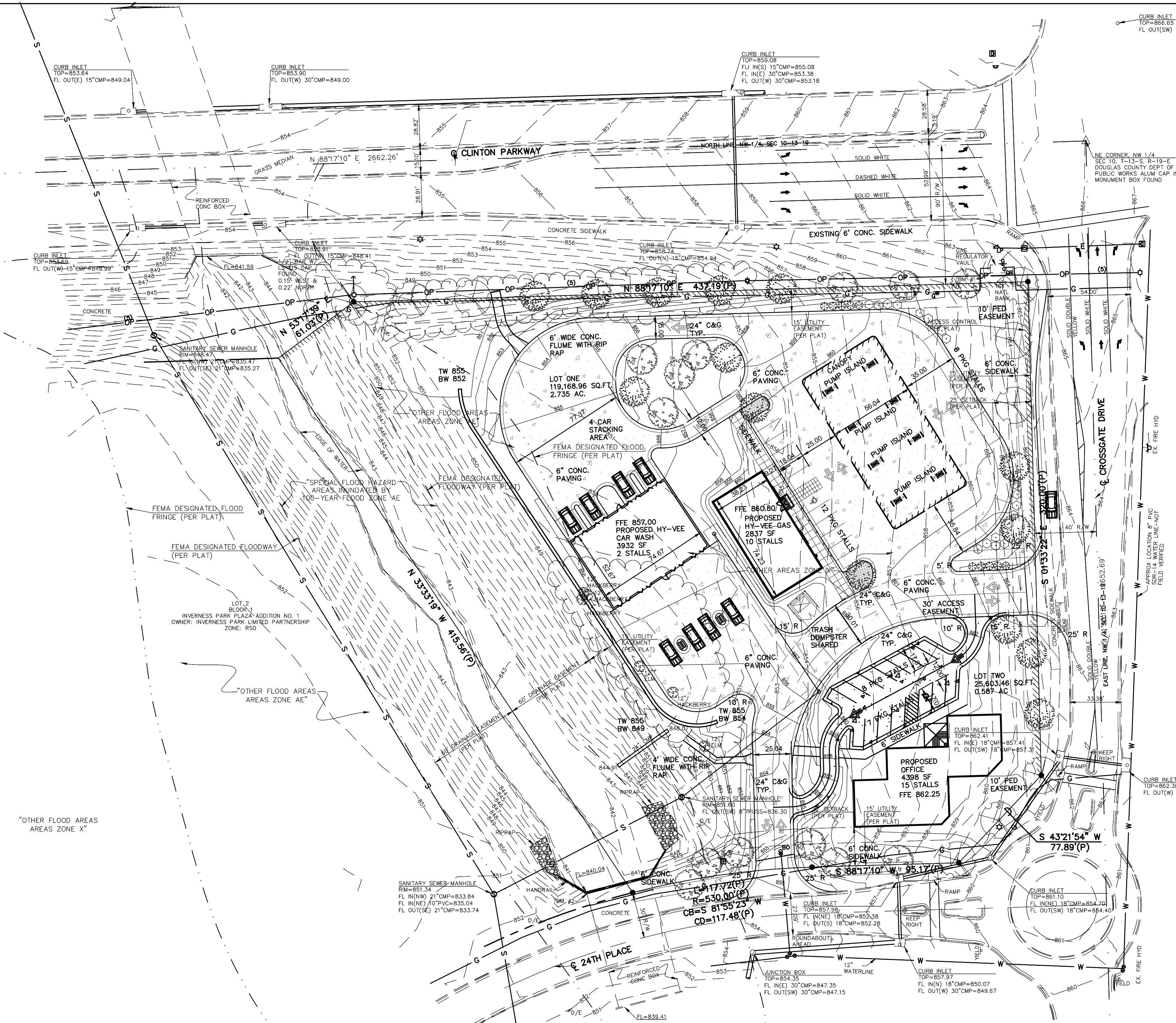




Landscape Schedule

PROP.	KEY	PROP.	EXIST.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
				GROUND COVER		6,487 S.F.	N/A
	RO	7	0	NORTHERN RED OAK	QUERCUS RUBRA L.	VARIABLES	VARIABLES
	GL	14	0	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5 CAL.	B&B
	SM	13	0	BALDCYPRESS	TAXODIUM DISTICHUM	2.5 CAL.	B&B
	CH	0	0	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2.5 CAL.	B&B
	GF	0	0	GOLDFLAME SPIREA	SPIREA X BUMALDA VAR. 'GOLDFLAME'	36"	CONT.
	DY	10	0	DENSIFORMIS YEW	TAXUS X MEDIA 'DENSIFORMIS'	24"	CONT.
	DB	20	0	DWARF BURNING BUSH	EUONYMUS ALATA	24"	CONT.
		420 S.F.	0	LIRIOPE	LIRIOPE	18" O.C.	CONT.

Site Impervious Summary

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES PER LOT/PHASE IN THE DEVELOPMENT.

Lot I	Area (Sq. Ft.)	Area (Sq. Ft.)	%
Existing Buildings	0	6764.68	12%
Existing Pavement	0	49939.62	88%
Existing Impervious	Subtotal: 118,895.88	Subtotal: 56,704.30	39%
Existing Pervious	0	62,191.58	52%
Property Area	118,895.88	118,895.88	100%
Lot II	Area (Sq. Ft.)	Area (Sq. Ft.)	%
Existing Buildings	0	4398	43%
Existing Pavement	0	5846	57%
Existing Impervious	Subtotal: 0	Subtotal: 10,244	40%
Existing Pervious	0	15,632.40	60%
Property Area	25,876.40	25,876.40	100%

Parking Summary LOT ONE

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE REQUIRED PARKING, PER USE IN THE DEVELOPMENT. GAS AND FUELING SALES, CLEANING (CAR WASH)

USE: COMMERCIAL (CN-2)	1 STALL PER 300 S.F. OF RETAIL SALE AREA + 2 STALL PER PUMP ISLAND
REQUIRED PARKING (FUELING STATION)	2837/300=10 STALLS + 16 = 26 SPACES
PROPOSED PROVIDED PARKING	26 PROPOSED STALLS
REQUIRED PARKING (CAR WASH)	2 + STACKING SPACES PER SECTION 20-911
PROPOSED PROVIDED PARKING	2 PROPOSED STALLS
ACCESSIBLE STALLS REQUIRED	1 CAR/1 VAN<50 PROVIDED STALLS
ACCESSIBLE STALLS PROVIDED	1/1 (VAN/AUTO)
BIKE PARKING REQUIRED	1 PER 10 PROVIDED STALLS
BIKE PARKING PROVIDED	5 BIKE PARKING

Perimeter Parking Lot Landscaping

THE DATA PROVIDED IN THE FOLLOWING TABLE REPRESENTS THE PERIMETER PARKING LOT LANDSCAPE PROVIDED PER PARKING LOT/PHASE.

Perimeter Parking Lot Landscape Requirement	490
1 Shade Tree or Ornamental tree (required Street Trees may be counted toward satisfying this requirements), per 25 linear foot of parking frontage adjacent to public Right-of-Way and one of the the following:	
1. A solid masonry wall	
2. A berm	
3. A waiver from the Planning Director	
all subject to the provisions listed in section 20-1004(c)(1,2 and 3)	
Lot/Phase 1	
Linear foot of parking frontage	490
Perimeter Parking Lot Landscape Required	490 l.f. / 25 =19.6 (20)
Perimeter Parking Lot Landscape Provided	20 (per provided street trees)

Parking Summary LOT TWO

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE REQUIRED PARKING, PER USE IN THE DEVELOPMENT. OFFICE USE

USE: COMMERCIAL (CN-2)	1 STALL PER 300 S.F. OF FLOOR AREA
REQUIRED PARKING (OFFICE USE)	4398/300=15 STALLS
PROPOSED PROVIDED PARKING	15 PROPOSED STALLS
ACCESSIBLE STALLS REQUIRED	1 CAR/1 VAN<50 PROVIDED STALLS
ACCESSIBLE STALLS PROVIDED	1/1 (VAN/AUTO)
BIKE PARKING REQUIRED	1 PER 10 PROVIDED STALLS
BIKE PARKING PROVIDED	5 BIKE PARKING

Legal Description

LOT 1, BLOCK 1, INVERNESS PARK PLAZA ADDITION NO. 1, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS, KANSAS.

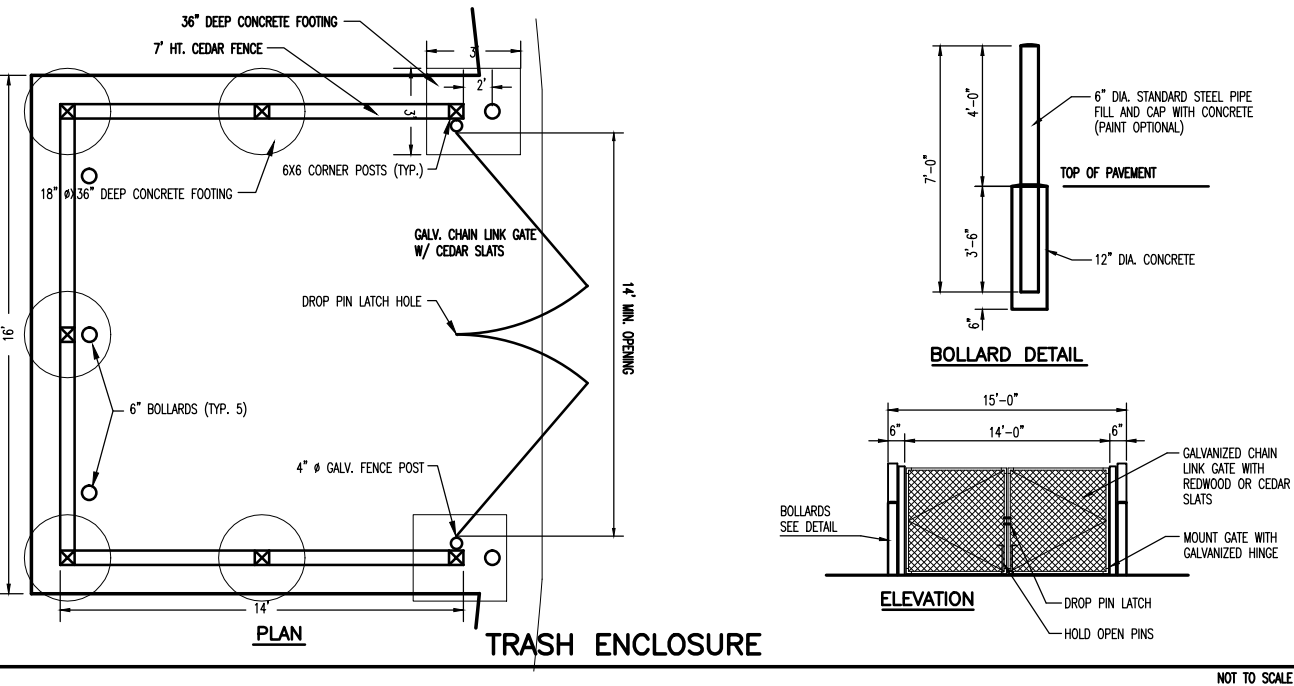
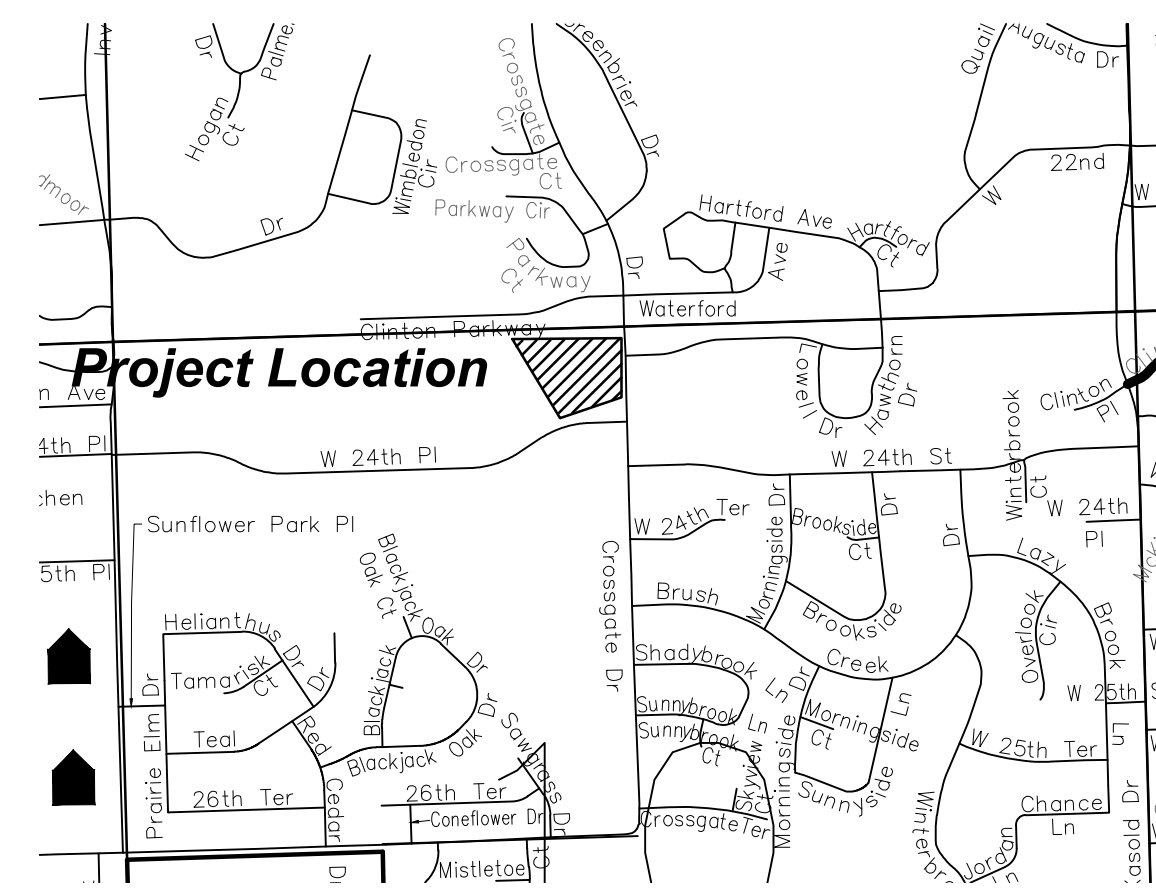
Interior Parking Lot Landscaping

THE DATA PROVIDED IN THE FOLLOWING TABLE REPRESENTS THE INTERIOR PARKING LOT LANDSCAPE PROVIDED PER PARKING LOT/PHASE.

Interior Parking Lot Landscape Requirements
Number of Stalls x 60 s.f. = Required Interior Landscaping

Lot 1	
Parking Stalls	12
Interior Parking Lot Landscape Required	720 S.F.
Interior Parking Lot Landscape Provided	5,231 S.F.
Lot 2	
Parking Stalls	15
Interior Parking Lot Landscape Required	900 S.F.
Interior Parking Lot Landscape Provided	1475 S.F.

Location Map



General Notes

- EXISTING ZONING: RSO — SINGLE-DWELLING RESIDENTIAL OFFICE
- PROPOSED ZONING: CN-2
- CURRENT USE: VACANT LOT
- PROPOSED USE: C-STORE/OFFICE
- TOPOGRAPHIC INFORMATION OBTAINED FROM KAW VALLEY ENGINEERING, 2011.
- 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.
- SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X", "OTHER FLOOD AREA ZONE X" AND "FLOODWAY AREAS IN ZONE AE" ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, KANSAS AND INCORPORATED AREAS. MAP NO. 20045C0158D, MAP REVISED AUGUST 5, 2010. BFE = 850.00
- FLOODPLAIN DEVELOPMENT PERMIT(S) WILL BE REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT(S). PER CITY CODE 20-1308(a).
- PER CITY CODE CHARTER IX ARTICLE 9-903(B), A STORMWATER POLLUTION PREVENTION PLAN (SWP3) MUST BE PROVIDED FOR THIS PROJECT.

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
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The Woodlands, TX • Farmington Hills, MI

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HY-VEE C-STORE
CLINTON PARKWAY AND CROSSGATE DRIVE
LAWRENCE, KANSAS

REV	DATE	DESCRIPTION	NOTES	COMMENTS
1	8.30.11			

DATE: 7.14.11

PROJECT NO.: 2011.1110

DESIGNED BY: CLM

DRAWN BY: CLM

CHECKED BY: CLM

DATE: 7.14.11

PROJECT NO.: 2011.1110

DESIGNED BY: CLM

DRAWN BY: CLM

CHECKED BY: CLM