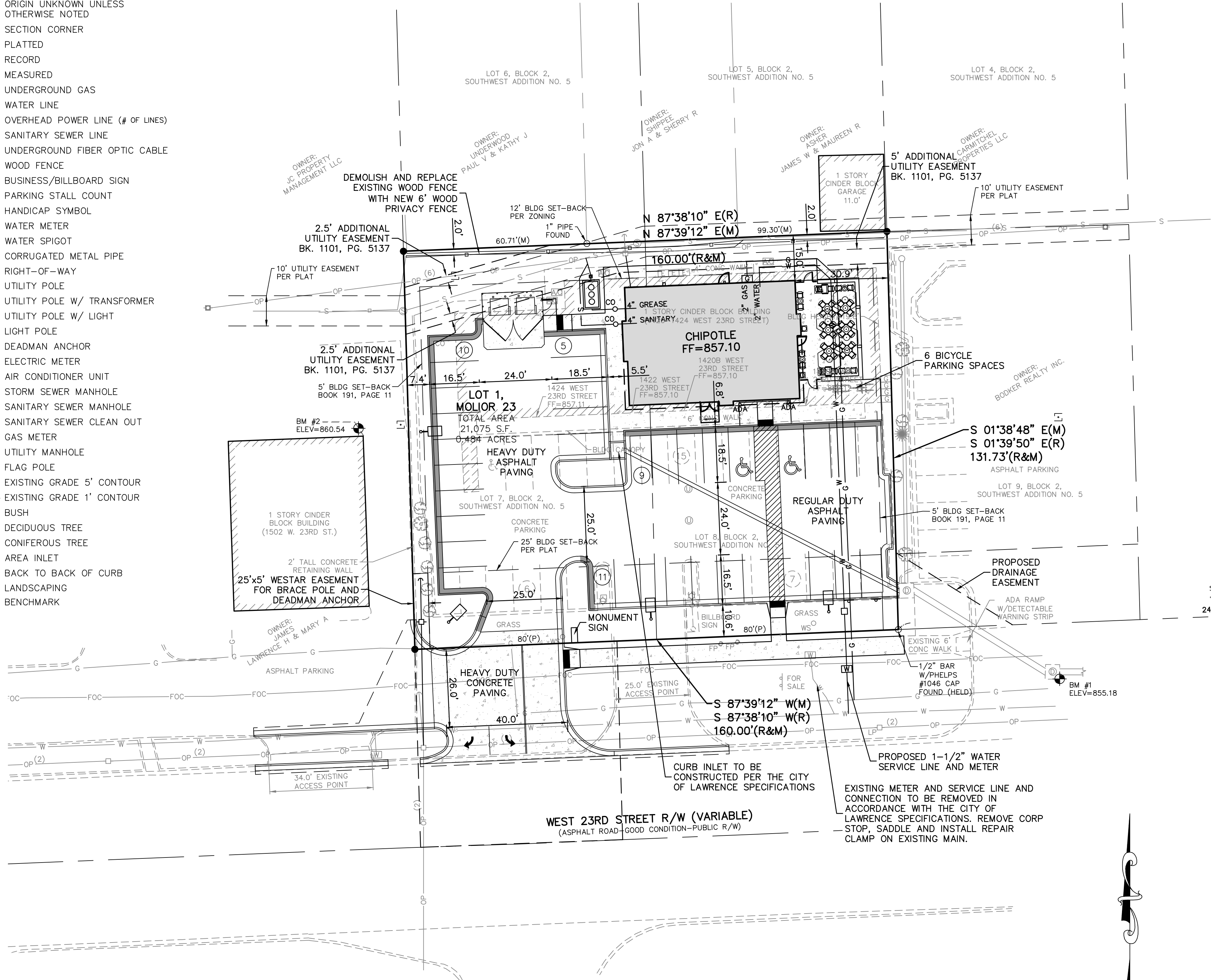


CHIPOTLE
FINAL SITE PLAN
LOTS 7 & 8, BLOCK 2, SOUTHWEST ADDITION
TO BE PLATTED AS LOT 1, MOLIOR 23
LAWRENCE, KS 66049

LEGEND:

- 1/2"x24" REBAR
- W/CLS 20 CAP SET
- MONUMENT FOUND
- ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- SECTION CORNER
- PLATTED
- RECORD
- MEASURED
- UNDERGROUND GAS
- WATER LINE
- OVERHEAD POWER LINE (# OF LINES)
- SANITARY SEWER LINE
- UNDERGROUND FIBER OPTIC CABLE
- WOOD FENCE
- BUSINESS/BILLBOARD SIGN
- PARKING STALL COUNT
- HANDICAP SYMBOL
- WATER METER
- WATER SPIGOT
- CORRUGATED METAL PIPE
- RIGHT-OF-WAY
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- LIGHT POLE
- DEADMAN ANCHOR
- ELECTRIC METER
- AIR CONDITIONER UNIT
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- GAS METER
- UTILITY MANHOLE
- FLAG POLE
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- AREA INLET
- BACK TO BACK OF CURB
- LANDSCAPING
- BENCHMARK

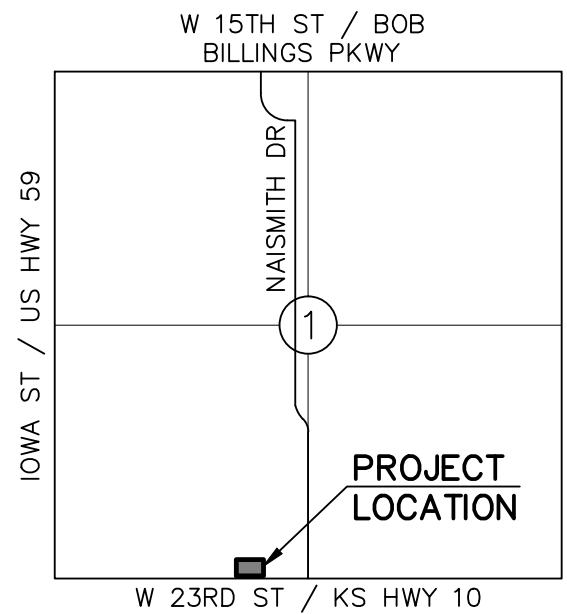


DEVELOPER:
MOLIOR, INC.
5150 E. YALE CIRCLE, SUITE 400
DENVER, COLORADO 80222
CONTACT: RICK WILL
PHONE: 720-529-2993
EMAIL: rick@legendetailgroup.com

ENGINEER/SURVEYOR:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERRACE
LENEXA, KANSAS 66215
CONTACT: DAVID WOOD
PHONE: 913-894-5150
EMAIL: wood@kveng.com

OWNER:
LAWRENCE JAYBIRD, LTD.,
A TEXAS LIMITED PARTNERSHIP
CONTACT: CHRIS ELLIS

ARCHITECT:
DUNGAN DESIGN GROUP, LLC
8826 SANTA FE DRIVE, SUITE 304
OVERLAND PARK, KANSAS 66212
CONTACT: DANIELLE REW
PHONE: 913-341-2466
EMAIL: drew@ddg.com



VICINITY MAP
SECTION 1-13-19
NOT TO SCALE

PROJECT/SITE INFORMATION:

EXISTING LAND USE: COMMERCIAL STRIP CENTER
PROPOSED LAND USE: RESTURANT
CURRENT ZONING: CS - COMMERCIAL STRIP
PROPOSED BUILDING HEIGHT: 17'-0" (20'-0" TO SCREEN EQUIPMENT)

DESCRIPTION:

LOTS 7 AND 8, IN BLOCK 2, IN SOUTHWEST ADDITION NO. 5, AN ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS.

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY KAW VALLEY ENGINEERING, INC.
- SOILS INVESTIGATION AND REPORT WILL BE PERFORMED BY A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS PRIOR TO ERECTION OF STRUCTURE AND SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION AT TIME OF BUILDING PERMIT APPLICATION.
- PROPOSED UTILITY SERVICE LINES ARE PRELIMINARY AND WILL BE FINALIZED AT TIME OF DETAILED SITE ENGINEERING.
- CURB INLETS WILL BE CONSTRUCTED TO CITY OF LAWRENCE STANDARDS.
- NEW DRIVE APRONS INTO THE LOT WILL BE CONSTRUCTED AS SHOWN.
- ON-SITE CURB AND GUTTER AROUND PARKING AND DRIVES WILL BE TYPE 1 (24") CURB.
- PRIVATE DRIVE AND PARKING AREA PAVEMENT WILL BE CONSTRUCTED TO CITY OF LAWRENCE STANDARDS (5" MIN DEPTH ASPHALT).
- PARKING SPACES WILL BE 9'x18' OR 9'x16' WHEN OVERHANG IS PROVIDED.
- THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- ADA ACCESSIBLE PARKING SPACES AND AISLES WILL BE SIGNED AND PAINTED IN ACCORDANCE WITH ADAAG.
- ADA RAMPS WILL BE INSTALLED IN ACCORDANCE WITH ADAAG AND CITY OF LAWRENCE STANDARDS.
- TRASH REMOVAL WILL BE BY THE CITY OF LAWRENCE SANITATION DEPARTMENT.
- TRASH ENCLOSURE WILL BE CONSTRUCTED PER CITY OF LAWRENCE SOLID WASTE DIVISION STANDARDS.
- EROSION CONTROL PLANS WILL BE DEVELOPED AND SUBMITTED FOR APPROVAL TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION AT TIME OF BUILDING PERMIT APPLICATION.
- NO STORMWATER MITIGATION PROPOSED WITH THIS PROJECT DUE TO REDUCTION IN IMPERVIOUS COVERAGE.
- BUILDING SETBACKS COMPLY WITH CS ZONING.
- UNLESS OTHERWISE NOTED ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED, SODDED OR LANDSCAPED WITH PERVIOUS AND OR PLANT MATERIALS AND WILL BE IRRIGATED.
- EXISTING TURF AND LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION WILL BE GRADED, SEEDED, SODDED AND OR OTHERWISE RESTORED TO THE PRE DISTURBED CONDITION ACCEPTABLE TO THE CITY OF LAWRENCE OR LAND OWNER.
- SITE LIGHTING WILL BE SHIELDED TO PREVENT OFF SITE GLARE AND WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF LAWRENCE STANDARDS, SECTION 20-1103.
- GROUND-MOUNTED OR BUILDING-MOUNTED (INCLUDING ROOFTOP-MOUNTED) EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE CITY OF LAWRENCE STANDARDS, SECTION 20-14A04.8(b).
- PER CITY SECTION 9-902 THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT STORMWATER POLLUTION. FOOD WASTE, TRASH, CIGARETTES, AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY. FLUID WASTES INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.
- IF THE CITY SHOULD HAVE THE NEED FOR USE OF THE UTILITY EASEMENT UPON WHICH A PORTION OF THE TRASH ENCLOSURE IS LOCATED, THE CITY MAY REQUIRE THE TRASH ENCLOSURE TO BE REMOVED OR THE CITY MAY REMOVE IT, AND THE CITY IS NOT REQUIRED TO COMPENSATE THE OWNER FOR ANY DAMAGES, LOSS, ETC.
- THE EXISTING BILLBOARD SIGN WILL BE REMOVED.

SITE DEVELOPMENT PLAN
INFORMATION FOR LOT 1

	EXISTING	AFTER PROJECT COMPLETION
TOTAL BUILDING	5,903 SF	2,233 SF
TOTAL PAVEMENT	11,147 SF	13,522 SF
TOTAL IMPERVIOUS	17,050 SF	15,755 SF
TOTAL PERVIOUS	4,025 SF	5,320 SF
TOTAL PROPERTY	21,075 SF	21,075 SF

PARKING SUMMARY

PROPOSED
PARKING AREA 11,200 SF
PARKING RATIO
1 SPACE PER 100 SF OF CUSTOMER SERVICE PLUS 1 PER EMPLOYEE
PARKING REQUIRED: 19
PARKING PROVIDED: 35
ADA PARKING
ADA REQUIRED: 2
ADA PROVIDED: 2
BICYCLE PARKING
5 OR 1 PER 10 AUTO SPACES
BICYCLE PARKING REQUIRED: 5
BICYCLE PARKING PROVIDED: 6

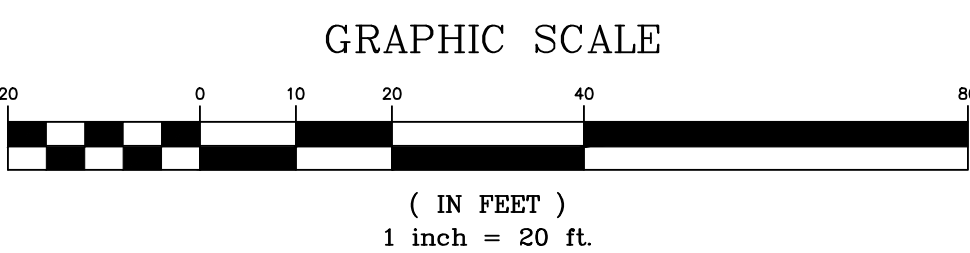


Know what's below.
Call before you dig.

Approved and Released

Case No. _____
Approval Date: _____
Release Date: _____
Planner: _____
_____ of _____ Sheets
Asst./Director: _____

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



PROJECT NO: C1307074
PROJECT MANAGER: DAVID D. WOOD
DSN: DDW
CFN: 7074FDP

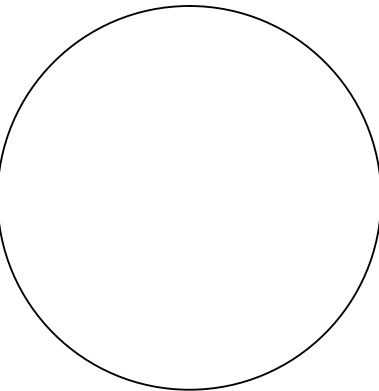
DAVID D. WOOD
ENGINEER
KS # 19434

Kaw Valley Engineering, Inc.
14700 West 114th Terrace
Lenexa, Kansas 66215
(913) 894-5150 FAX (913) 894-5977
www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORITY # E-113.
EXPIRES 12/31/12

DUNGAN
DESIGN
GROUP

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Overland Park, KS 66212
913-341-2466



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Lawrence - 23rd Street

Store No. 2154

1420 W. 23rd Street
Lawrence, KS 66046

Issue Record:
04/12/13 PLANNING SUBMITTAL

Revisions:
05/09/13 PLANNING REVISIONS
05/29/13 PLANNING REVISIONS

DDG Project No. 01292

FINAL SITE PLAN

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