

## LEGAL DESCRIPTION:

SOUTHWEST ADDITION NUMBER FOUR, BLOCK D, EAST 50' OF LOT 25 AND ALL LOT 26, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 0.35 ACRES, MORE OR LESS.

## PROJECT SUMMARY:

- 1.1 CURRENT ZONING: C5
- 1.2 CURRENT USE: FOOD AND BEVERAGE SALES
- 1.3 PROPOSED USE: FOOD AND BEVERAGE SALES / TENANT
- 1.4 LAND AREA: 0.35 ACRES (15,453 SQ. FT.)
- 1.5 DENSITY PROPOSED: N/A

## GENERAL NOTES:

- 2.1 ALL GROUND AND ROOF MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006.
- 2.2 ALL ACCESSIBLE SIDEWALK RAMP BY A.D.A. STANDARDS.
- 2.3 SITE 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 28CFR PART 36.
- 2.4 TRASH TO BE PICKED UP AT DUMPSTER AS SHOWN. CITY SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT FROM SANITATION TRUCKS.
- 2.5 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2.6 INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS. ALL UTILITIES TO BE VERIFIED PRIOR TO EXCAVATION.
- 2.7 PER SECTIONS 5-1041.5(A), 20-1305 (b), AND SECTION 20-1091(b), ANY ALTERATION TO THE EXISTING POLE SIGN, OTHER THAN MAINTENANCE, INCLUDING ALTERATION OF THE EXISTING LETTERING TO REFLECT THE ADDITION OF A NEW USE/TENANT OR CHANGE OF NAME TO THE EXISTING BUSINESS SHALL RESULT IN THE PROPERTY OWNER REPLACING THE SIGN WITH A CODE COMPLIANT SIGN.
- 2.8 MECHANICAL EQUIPMENT SHALL BE SCREENED PER SECTION 20-1003 OF THE DEVELOPMENT CODE.
- 2.9 THE OFF-STREET PARKING LOT SETBACK ALONG N. 23RD STREET HAS BEEN REDUCED FROM 15' TO 5' IN ACCORDANCE WITH SECTION 20-1305(b)(3)(v).
- 2.10 THE 6' CEDAR FENCE ON NORTH PROPERTY LINE TO BE MAINTAINED BY THE PROPERTY OWNER OF 902 W. 23 STREET.

## PARKING INFORMATION:

- 3.1 PARKING REQUIREMENTS:  
TYPE: FOOD AND BEVERAGE (1 / 300 S.F.) 2,000 S.F.  
FUTURE TENANT (1 / 200 OR ABOVE S.F.) 1,000 S.F.  
TOTAL: 3,000 S.F.  
BICYCLE (1 PER 10 AUTO SPACES) 2
- 3.2 TYPICAL DIMENSIONS:  
"R" SPACES - 8.5' X 18' (16.5' + 1.5' OVERHANG AT PLANTING ISLANDS AND SIDEWALKS)  
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.  
"H" SPACES - 8.5' X 18' (5' AISLE)
- 3.3 PAVEMENT:  
APPROACHES: 1" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.M.  
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE  
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE

## SITE SURFACE SUMMARY:

	PROJECT SITE: 15,453 SQ. FT. (0.35 ACRES)
	EXISTING CONDITIONS: PROPOSED CONDITIONS:
BUILDINGS:	2,000 SQ. FT. 3,805 SQ. FT.
PAVEMENT:	8,240 SQ. FT. 8,211 SQ. FT.
PERVIOUS:	10,840 SQ. FT. (70%) 12,016 SQ. FT. (78%)
PROPERTY AREA:	4,555 SQ. FT. (30%) 3,437 SQ. FT. (22%)
	15,453 SQ. FT. 15,453 SQ. FT.

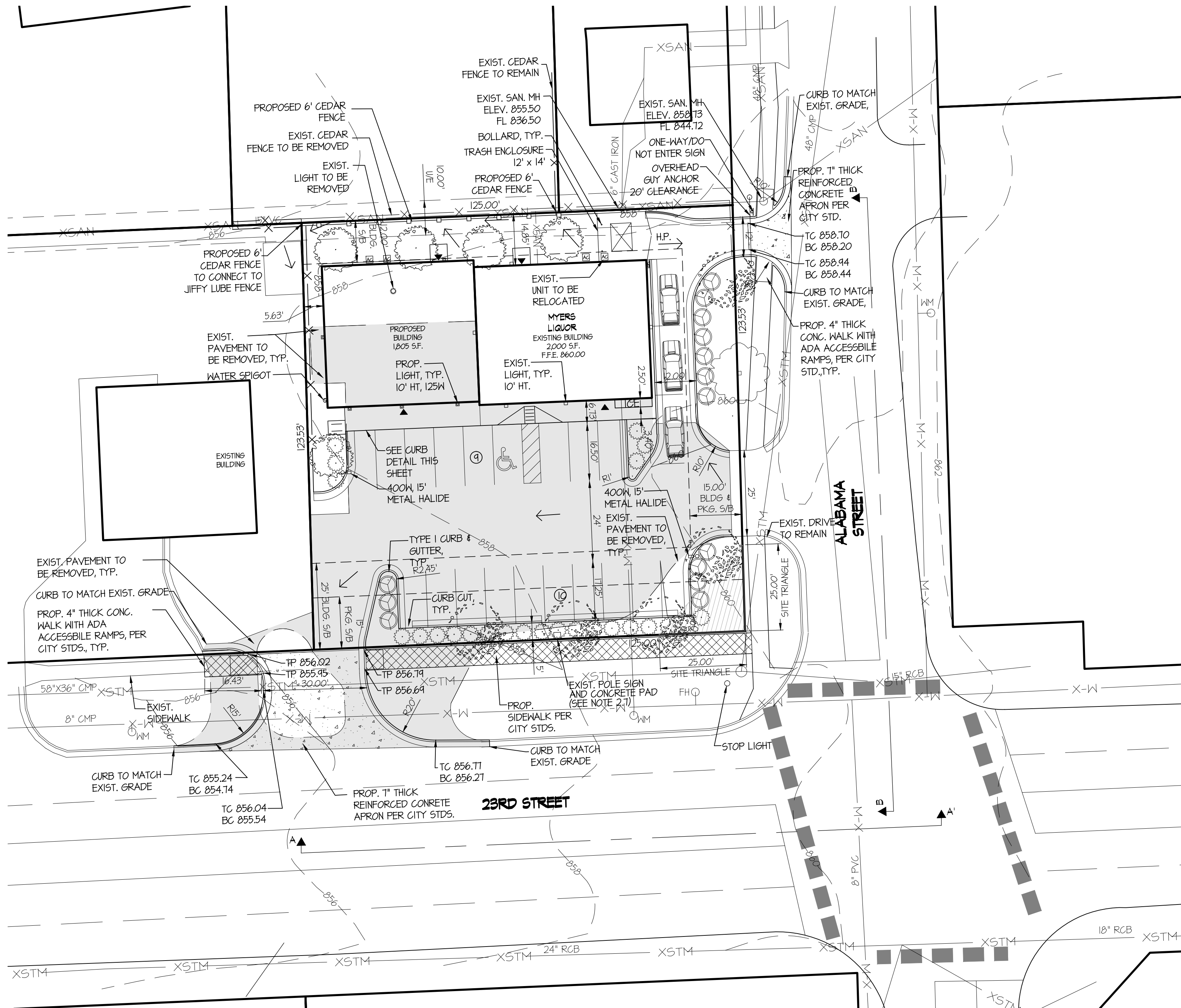
## LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	1	VARIOUS TYPES			
	SHADE TREES	5	RED OAK LACE BARK ELM NORWAY MAPLE	QUERCUS RUBRA ULMUS PARVIFOLIA ACER PLATANOIDES 'EMERALD QUEEN'	2"-2 1/2" CAL.	B & B
	ORNAMENTAL TREES	5	EASTERN REDBUD AMUR MAPLE FLOWERING CRABAPPLE	CERGIS CANADENSIS ACER GINNALA MALUS SPECIES	2"-2 1/2" CAL.	B & B
	EVERGREEN SHRUBS	21	ILEX GLABRA 'CHAMZIN' BOXWOOD, GREEN VELVET	NORDIC INKBERY HOLLY BUXUS MICROPHYLLA 'GREEN VELVET'	5 GAL.	CONT
	DECIDUOUS SHRUBS	14	JAPANESE BARBERRY ANTHONY WATERER SPIREA	BERBERIS THUNDERGII SPIRAEA X BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT

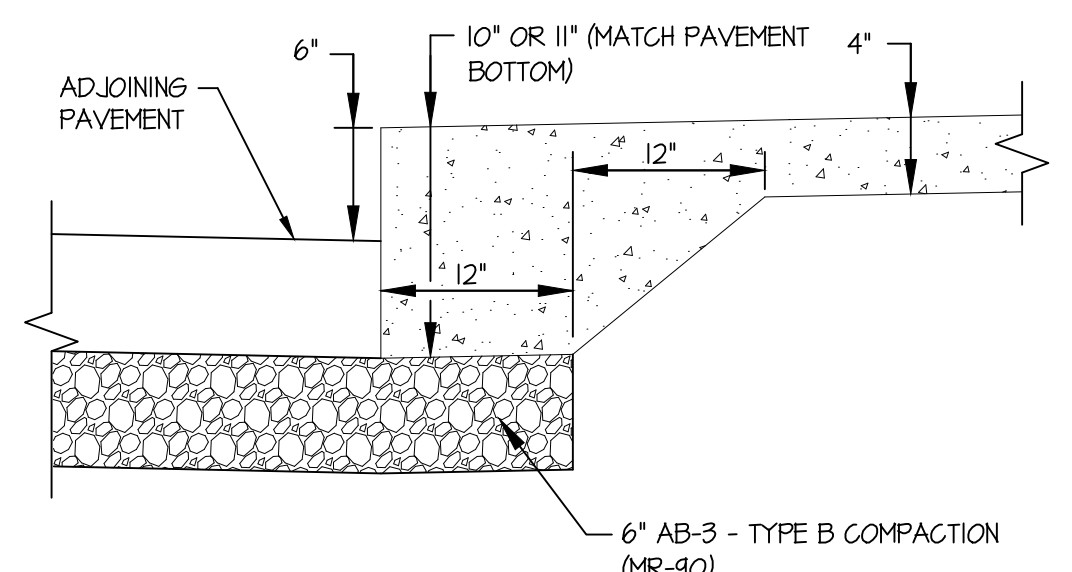
- 4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE
- 4.3 REQUIRED STREET TREES = 1 PER 40 FEET OF STREET FRONTAGE  
23RD STREET 125.00' / 40 = 3.12 = 3 TREES  
ALABAMA STREET 123.53' / 40 = 3.08 = 3 TREES  
PROVIDED STREET TREES = 6 TREES
- 4.4 REQUIRED INTERIOR LANDSCAPING AREA = 40 S.F. PER SPACE, 1 SHADE TREE AND 3 SHRUBS PER 10 SPACES  
40 S.F. X 10 SPACES = 160 S.F. 160 S.F. / 40 = 4 TREES  
PROPOSED INTERIOR LANDSCAPING AREA = 324 SQ. FT. 324 SQ. FT. / 40 = 8.1 TREES  
AND REDUCE INTERIOR LANDSCAPING.
- 4.5 REQUIRED PARKING LOT PERIMETER LANDSCAPING = 1 TREE PER 25' OF PARKING LOT FRONTAGE  
68 L.F. / 25 = 2.72 = 3 TREES  
PROPOSED = 3 TREES  
ALTERNATIVE COMPLIANCE IS REQUESTED FROM PROVIDING A WALL OR BERM DUE TO LIMITED SPACE. ADDITIONAL PLANTS HAVE BEEN SHOWN SOUTH OF THE PARKING LOT FOR SCREENING PURPOSES.
- 4.6 REQUIRED BUFFERYARD - TYPE 2 ON THE NORTH SIDE OF LOT = 5 TREES AND 14 SHRUBS  
PROVIDED BUFFERYARD - 4 TREES - THE CITY LIFT STATION IS ADJACENT TO PART OF THE BUFFERYARD AREA.  
WAIVER IS REQUESTED FROM PROVIDING FULL COMPLIANCE WITH THE REQUIRED BUFFERYARD REQUIREMENT.

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

SITE PLAN	
SCALE: 1" = 20'-0"	
0 10 20 40 60	



## CURB DETAIL: SCALE: 1" = 1'-0"



## BZA APPROVAL:

- 5.1 EXIT ONLY CURB CUT APPROVED AT BZA JANUARY 3, 2013 (B-12-0031)

