

DEVELOPMENT SUMMARY

IMPERVIOUS SURFACE SUMMARY			
Existing Summary	AREA (SQ. FT.)	Summary After Project Completion	AREA (SQ. FT.)
Existing Building	14,780	Proposed Buildings	11,390
Existing Pavement	47,452	Proposed Pavement	33,687
Existing Impervious	62,232	Proposed Impervious	45,077
Existing Pervious	2,470	Proposed Pervious	19,625
Property Area	64,702		64,702
BUILDING COVERAGE 22.8% IMPERVIOUS LOT COVERAGE 96.2%		BUILDING COVERAGE 17.6% IMPERVIOUS LOT COVERAGE 69.7%	

PARKING SUMMARY		
PARKING REQUIREMENT	# OF UNITS	PARKING REQUIRED
BAR OR LOUNGE 1 PER 3 PERSONS MAXIMUM OCC. PLUS 1 PER EMPLOYEE	162 OCC. 5 EMPLOYEES	59 SPACES
MANUFACTURING AND PRODUCTION, LIMITED 1 PER 1000 SF PLUS 1 PER VEHICLE USED	5,000 S.F. 3 VEHICLES	8 SPACES
PERMANENT FOOD TRUCK	1 VEHICLE	1 SPACE
PARKING PROVIDED		
TOTAL PARKING SPACES	67	
STANDARD SPACES	64	
ADA HANDICAP SPACES	3 (1 VAN)	
FOOD TRUCK 18'x30'	1	

LANDSCAPING SCHEDULE			
SYMBOL	QUANT.	NAME	SIZE & COND
	0	EX. CONIFEROUS/DECIDUOUS TREES	—
	9	STREET TREES - 1 PER 40' OF FRONTAGE LARGE CANOPY - LACEBARK ELM. SHUMARD OAK, SUMMERSHADE NORWAY MAPLE, GREENSPIRE LINDEN, OR APPROVED EQUAL (2 SPECIES MIN.) MEDIUM CANOPY - SHANTUNG MAPLE, GOLDENRAINTREE, CHICKAPIN OAK OR APPROVED EQUAL	2.5" CAL - B&B
	1	PERIMETER LANDSCAPING REQUIREMENT 1 TREE PER 25' OF PARKING LOT PLUS CONTIN. ROW OF EVERGREEN SHRUBS * DENOTES COUNTED AS STREET TREES	2.5" CAL - B&B
	2+1*	LACEBARK ELM., SHUMARD OAK OR SUMMERSHADE NORWAY MAPLE, + BOSNIAN PINE OR WHITE SPRUCE	2.5" CAL - B&B 5 GAL - CONT.
	1+1	DWARF BURNING BUSH, MAGIC CARPET SPIREA OR APPROVED EQUAL	2 GAL.
	12	INTERIOR LANDSCAPING REQUIREMENT PARKING LOTS - 40 S.F. PER STALL, 1 SHADE TREE & 3 SHRUBS PER 10 STALLS (67 STALLS - 2680 S.F./7 TREES/21 SHRUBS) AREAS PROVIDED AT END ISLANDS, CENTER ISLANDS; PLANTERS AND BETWEEN FENCE AND PARKING EXCEED 3,450 S.F. LACEBARK ELM., SHUMARD OAK, SUMMERSHADE NORWAY MAPLE, GREENSPIRE LINDEN + BOSNIAN PINE, LIMBER PINE, WHITE SPRUCE OR APPROVED EQUAL	2.5" CAL - B&B
	5+2	DWARF BURNING BUSH, MAGIC CARPET SPIREA, KNOCK-OUT ROSES, BLUE HOLLY OR APPROVED EQUAL	2 GAL.
	21	LANDSCAPE AREAS + LOW MAINTENANCE GRASSES - BLUESTEM, PAMPAS GRASS, MAIDEN GRASS, INDIAN GRASS, WITH A MATURE SPREAD OF LESS THAN 3' OR APPROVED EQUAL. MULCH, RIVER GRAVEL OR OTHER GROUND TREATMENT	1 GAL.
	16	ALL UNPAVED AREAS SHALL BE PLANTED WITH TURF GRASSES	

BUFFERYARD LANDSCAPING REQ.	
CS TO IC ZONING - TYPE 1 - 10' TO >25'	
ALTERNATE COMPLIANCE - THE PROPERTY WAS REZONED FOR THIS REDEVELOPMENT FROM IC TO CS TO ALLOW FOR SPECIFIC USES. THIS PROPERTY HAS SIMILAR CHARACTERISTICS TO THE ADJACENT IC ZONED PROPERTIES. THE WEST PROPERTY LINE HAS BEEN LANDSCAPED WITH 4 TREES, 14 SHRUBS, AND 120 L.F. OF 6 FOOT WOODEN PRIVACY FENCE IN ADDITION TO THE EXISTING CHAINLINK FENCE TO ACT AS A BUFFERYARD. AS THE INTENT OF A BUFFERYARD HAS BEEN ESTABLISHED, NO ADDITIONAL BUFFERING IS PROPOSED.	

PAVING SCHEDULE	
SYMBOL (SHADED FOR CLARITY)	NAME
	4" CONCRETE PAVING FOR SIDEWALKS
	5.5" ASPHALT PAVING
	7" ASPHALT PAVING
	6" CONCRETE PAVING
	8" CONCRETE PAVING CITY SPEC. FOR APPROACHES

LEGAL DESCRIPTION

LOT 1, JOHNSTON ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

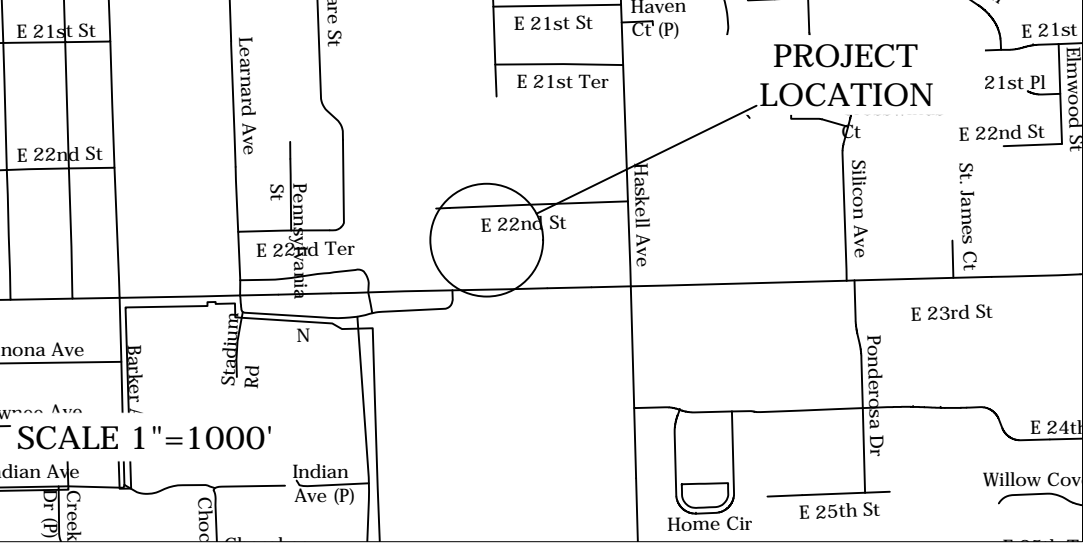
GENERAL NOTES

- Owner: Lawrence Brothers, LLC  
879 N 200 Road  
Baldwin City, Kansas 66606
- Contract Purchaser: Johnston Investments Company, LLC  
10745 S. Oakcrest Lane  
Olathe, Kansas 66061
- Land Planner/Engineer: Grob Engineering Services, LLC  
3210 Mesa Way, Suite A  
Lawrence, Kansas 66049
- Surveyor: All Points Surveying, LP  
P.O. Box 4444  
Lawrence, Kansas 66045
- Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 1995, 2006 and 2013. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying LP, June, 2016.
  - Typical Soil Type: Pe - Pawnee Clay Loam
  - Existing Land Use: Vacant Lumber Yard
  - Proposed Land Use: Manufacturing and Production, Limited; Bar or Lounge; and Fast Order Food (Microbrewery/Tap Room; Food Truck)
  - Current Zoning: CS - Commercial Strip
  - No part of the property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD per FEMA Flood Insurance Rate Map (FIRM) Panel 178 of 460, Map # 20045C0178E, Map Revised September 2, 2015.
  - Proposed utility locations, elevations, and sizes are preliminary and will be finalized during final design of improvements.
  - New telephone, cable television and electrical lines (except high voltage lines) must be located underground. The developer is responsible for the cost of relocation of existing utilities, if necessary to serve the subdivision.
  - Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
  - No new public right-of-way or streets will be created as part of this subdivision. No improvements are proposed for 22nd or 23rd Streets. Sidewalks exists along 23rd Street. Sidewalks will be constructed along 22nd Street in accordance with Public Improvement Standards Section 20-811(c). This subdivision will connect to the City of Lawrence public water source. This subdivision will connect to City of Lawrence public sanitary sewer system. The above mentioned public improvements will be financed and completed by the Subdivision Developer.
  - With the dedication of additional right-of-way for E. 22nd Street, the existing building encroaches into the required setback; however the structure is not considered a nonconforming structure per Section 20-1503(a) of the Development Code.
  - City of Lawrence will not be responsible for pavement damage due to refuse collection.
  - 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 28CFR part 36.
  - Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way (as measured 6 ft above ground level). Screening shall be in the form of landscape planting or an architectural treatment compatible with the architecture of the principal building.
  - All Traffic Control signs placed on private property open to the general public shall comply with the 'Manual on Uniform Traffic Control Devices' and 'Standard Highway Signs' as published by the Federal Highway Administration, with respect to size, shape, color, retro-reflectivity, and position: Per Ordinance No. 7542.
  - Turf areas to be seeded unless noted otherwise.
  - Bufferyard requirements on the north and south property lines were waived based on the separation provided by the intervening right-of-way and the similar land uses. Alternative compliance was approved for the bufferyard along the west side to allow the use of a 6 ft tall privacy fence along the open area to serve as the buffer. Four bufferyard trees will be planted along the bufferyard area.

PROJECT BENCH MARK:

- DOUGLAS COUNTY PUBLIC WORKS CHARN DG41  
NORTHING 233,503.53  
EASTING 2,100,788.90  
ELEVATION = 862.21 FT.
- CHISELED SQUARE IN THE NW CORNER OF CONCRETE STORMWATER INLET IN THE WEST OF ENTRANCE TO PROPERTY ON 23RD STREET.  
ELEVATION = 877.79.

LOCATION MAP



LEGEND					
CHW	CHW	OVERHEAD WIRE		B/B	BACK OF CURB/BACK OF CURB
OHE	OHE	OVERHEAD ELECTRICAL		F.F.E.	FINISH FLOOR ELEVATION
UCT	UCT	UNDERGROUND TELEPHONE		ROW	RIGHT-OF-WAY
GAS	GAS	GAS		C/L	CENTERLINE
W	W	WATERLINE		D/E	DRAINAGE EASEMENT
SAN	SAN	SANITARY SEWER LINE		U/E	UTILITY EASEMENT
SS	SS	SANITARY SEWER SERVICE		(P)	PLATTED
STM	STM	STORMWATER LINE		(M)	MEASURED
SB	SB	BUILDING SETBACK LINE		(C)	CALCULATED
		SECTION LINE			PROPERTY CORNER
		PAVEMENT/SURFACING			BUILDING INGRESS/EGRESS
		PROPERTY LINE			
		EASEMENT			
		RIGHT-OF-WAY ACCESS RESTRICTED			
NOTE: "X" IN UTILITY DENOTES EXISTING FEATURE					

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

Approved and Released

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

GES  
GROB  
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SPECIAL USE PERMIT SITE PLAN FOR  
MICROBREWERY AND TAP ROOM  
706 E. 23RD STREET  
LAWRENCE, KANSAS

DESIGNED BY

JDG

CHECKED BY

JDG

ISSUE DATE

JUNE 20, 2016

REVISIONS

JULY 29, 2016

AUGUST 12, 2016

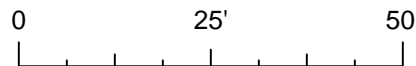
SHEET

1

1



SCALE: 1" = 25'



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MICROBREWERY AND  
TAP ROOM



