

SITE PLAN

LEGEND

— E — E — E — E —	EXISTING ELECTRIC LINE	⊕	EXISTING TELEPHONE MANHOLE
— G — G — G — G —	EXISTING GAS LINE	⌚	EXISTING POWER POLE
— W — W — W — W —	EXISTING WATER LINE	—	EXISTING GUY ANCHOR
— ST — ST — ST — ST —	EXISTING STORM SEWER PIPE	⊞	EXISTING CABLE TELEVISION PEDESTAL
— SS — SS — SS — SS —	EXISTING SANITARY SEWER PIPE	⊞	EXISTING WATER METER
— TS — TS — TS — TS —	EXISTING TRAFFIC SIGNAL LINE	⊞	EXISTING TELEPHONE PEDESTAL
— T — T — T — T —	EXISTING TELEPHONE LINE	● LP	EXISTING LIGHT POLE
— W — W — W — W —	EXISTING CABLE LINE	⊞	EXISTING SANITARY SEWER MANHOLE
○	EXISTING TREE	⊞	EXISTING SANITARY SEWER CLEANOUT
~~~~~	EXISTING EDGE OF TIMBER	⚡	EXISTING FIRE HYDRANT
— x — x — x — x —	EXISTING STREAM OR DRAINAGE CHANNEL	⊞	EXISTING WATER VALVE
	EXISTING FENCE	⊞	SURVEY BENCH MARK
		⊞	EXISTING WATER METER

OWNER/APPLICANT

AXIOM EQUITIES LLC  
7357 HOLIDAY DRIVE  
KANSAS CITY, KS 66106

ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)  
BG CONSULTANTS, INC.  
1405 WAKARUSA DRIVE  
LAWRENCE, KS 66049  
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LEGAL DESCRIPTION

LOTS 11, 12 AND THE WEST 70 FEET OF LOT 13, UNIVERSITY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBERS 20045C0159D, EFFECTIVE DATE AUGUST 5, 2010.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM FIELD TOPOGRAPHY AND CITY OF LAWRENCE AERIAL PHOTOGRAPHY.
- THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
- CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO THE WEIGHT OF REFUSE COLLECTION VEHICLES.
- NO NEW EXTERIOR LIGHTING IS PROPOSED WITH THIS PLAN. CHANGES TO EXISTING LIGHTING SHALL REQUIRE THE SUBMISSION AND APPROVAL OF A PHOTOMETRIC PLAN SUBJECT TO SECTION 20-1103 OF THE LAND DEVELOPMENT CODE.
- PER CITY CODE 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. COLLECTION MUST BE FREQUENT ENOUGH TO PREVENT WASTES CARRIED OFF BY WIND OR STORMWATER RUNOFF. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO PREVENT CONTAMINATION OF STORMWATER RUNOFF. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.
- THE BOARD OF ZONING APPEALS GRANTED A VARIANCE TO REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FROM 56 TO 30 ON JULY 6, 2017.
- A USE OF RIGHT-OF-WAY LICENSE WAS EXECUTED BY THE OWNER AND APPROVED BY THE CITY ON 2017.
- THE STREET TREE REQUIREMENT WAS ADMINISTRATIVELY WAIVED TO ALLOW 4 STREET TREES ALONG NAISMITH DRIVE INSTEAD OF THE 5 REQUIRED TREES TO PROVIDE ADEQUATE SPACE FOR A NEW SIDEWALK ALONG NAISMITH DRIVE.

BUILDING INFORMATION

COMMERCIAL/MIXED USE  
EXISTING BUILDING, 3-STORY, 7,952 G.S.F.

SITE CHARACTERISTICS TABLE:

EXISTING BUILDINGS	4,038	S.F.	PROPOSED BUILDINGS	4,038	S.F.
EXISTING PAVEMENT	15,451	S.F.	PROPOSED PAVEMENT	15,505	S.F.
EXISTING IMPERVIOUS	19,489	S.F.	PROPOSED IMPERVIOUS	19,543	S.F.
EXISTING PERVIOUS	1,692	S.F.	PROPOSED PERVIOUS	1,638	S.F.
PROPERTY AREA	21,181	S.F.			

PARKING DATA

56 REQUIRED STALLS *VARIANCE APPROVED TO REDUCE REQUIRED TO 30 STALLS  
McCLAIN'S MARKET & DELI  
FAST ORDER FOOD (1 PER 100 SF CSA + 1 PER EMPLOYEE)  
(3,400 SF CSA, 12 EMP.) = 46

RETAIL (1 PER 300 SF)  
(1,200 SF) = 4

NON-GROUND FLOOR DWELLING (1 PER BEDROOM)  
2 APARTMENTS (6 BEDROOMS) = 6

30 PROVIDED STALLS (INC. 2 HC STALLS)

6 REQUIRED BICYCLE PARKING SPACES  
56 STALLS - 1 PER 10 AUTO SPACES OR 5 = 6 REQUIRED  
6 PROVIDED (INVERTED "U" STYLE)

INTERIOR PARKING LOT LANDSCAPING

30 STALLS * 40 S.F./STALL = 1,200 S.F. REQUIRED  
1,149 S.F. PROVIDED *WAIVER REQUESTED DUE TO EXISTING CONDITIONS

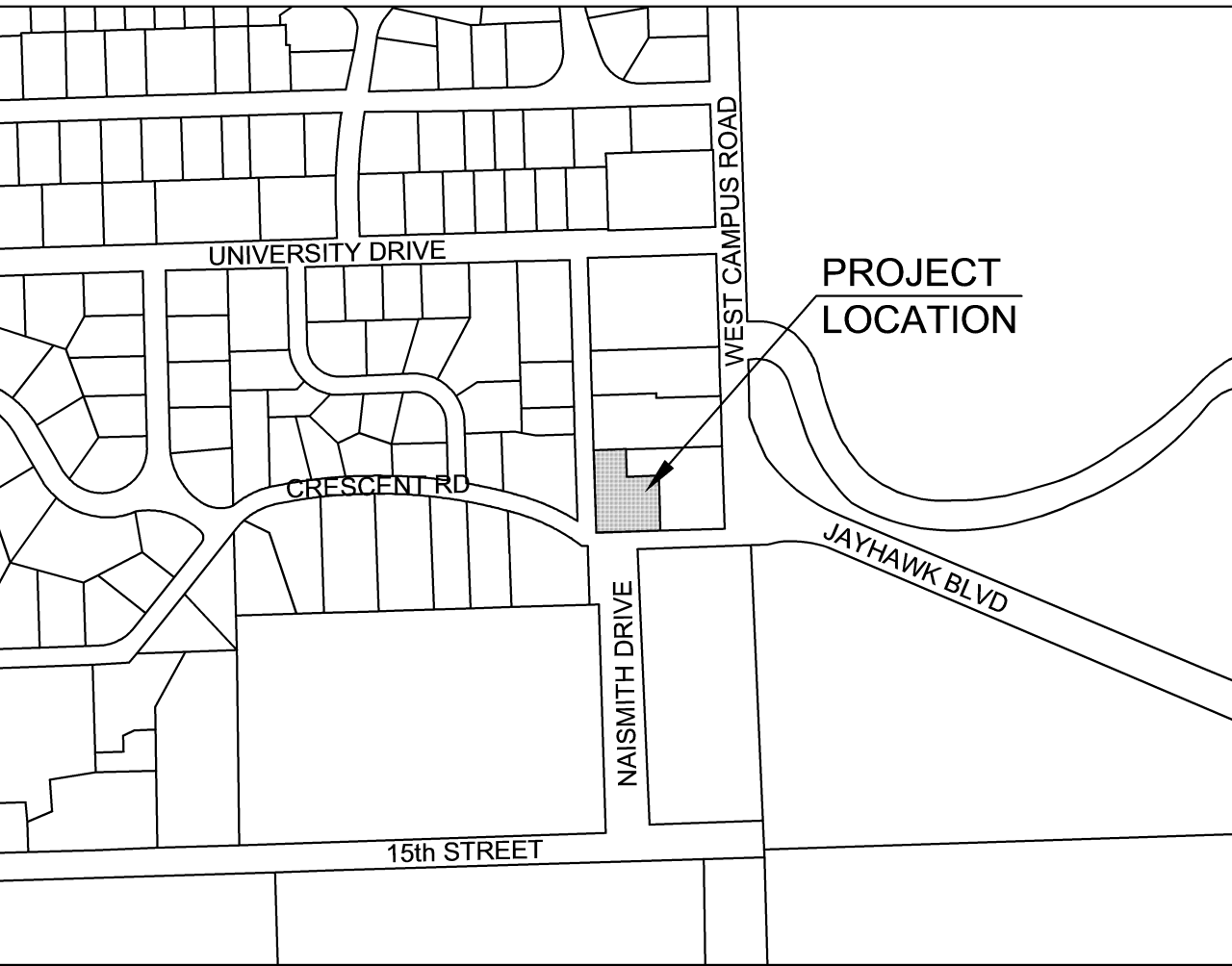
1 SHADE TREE AND 3 SHRUBS REQUIRED PER 10 PARKING SPACES  
3 TREES AND 9 SHRUBS REQUIRED

3 SHADE TREES AND 9 SHRUBS PROVIDED FOR INTERIOR PARKING LOT LANDSCAPING

ZONING AND DENSITY

THE CURRENT ZONING FOR THE PROPERTY IS MU.

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY	MATURE HT.
HOLBERT JUNIPER	JUNIPERUS CHINENSIS 'HOLBERT'	✳	2 GALLON 6" HIGH(min.)	7	2'
KALM HYPERICUM	HYPERICUM KALMANUM	⊗	2 GALLON	3	2'
STATE STREET MAPLE	ACER MIYABEI 'MORTON'	⊙	2.5" CALIPER	2	35'
WIRELESS ZELKOVA	ZELKOVA SERRATA 'SCHMIDTLOW'	⊕	2.5" CALIPER	3	25'



LOCATION MAP

McCLAIN'S MARKET AND DELI  
1420 CRESCENT ROAD, LAWRENCE, KS 66044

SITE PLAN

BG  
CONSULTANTS  
architects  
engineers  
planners  
surveyors

Project No. 17-1206L  
Date: Apr. 26, 2017  
Revised: July 12, 2017  
SHEET NO.

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