



Updated:

10/25/17 @ 3:45pm

Added Misc 1 - Upcoming Planning Commission Calendar Events

10/17/17 @ 4:00pm

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
OCTOBER 23 & 25, 2017 6:30PM - 10:30PM**

GENERAL BUSINESS:

PLANNING COMMISSION ACTION SUMMARY

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of September 27, 2017.

COMMITTEE REPORTS

Receive reports from any committees that met over the past month.

COMMUNICATIONS

- a) Receive written communications from the public.
- b) Receive written communications from staff, Planning Commissioners, or other commissioners.
Staff Memo regarding Landmark Nomination for Santa Fe Depot.
- c) Receive written action of any waiver requests/determinations made by the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION
REGULAR AGENDA (OCTOBER 25, 2017) MEETING

ITEM NO. 1 FINAL DEVELOPMENT PLAN FOR 6WAK ADDITION; 545 WAKARUSA (SLD)

FDP-17-00445: Consider a Final Development Plan for 6Wak Addition Phase II, Old Chicago, located at 545 Wakarusa Dr. Submitted by SMH Consultants, for 6Wak Land Investments LLC c/o First Management Inc, property owner of record.

ITEM NO. 2 VARIANCE; 1703 & 1711 W 6TH ST (SLD)

MS-17-00554: Consider a variance from the right-of-way width for a Minor Subdivision (lot combination) for Casey's Subdivision, located at 1703 & 1711 W 6th St. Submitted by Casey's Retail Company on behalf of Harold Shephard and Marla J. Webster, property owners of record.

****DEFERRED****

~~ITEM NO. 3 REZONING FROM UR TO RMO; 5275 W 6TH ST (KEW)~~

~~**Z-17-00471:** Consider a request to rezone approximately 2.5 acres from UR (Urban Reserve) District to RMO (Multi-Dwelling Residential-Office) District, located at 5275 W 6th St. Submitted by Allen Belot Architect on behalf of Beckmeisters LLC, property owner of record.~~

****DEFERRED****

~~**ITEM NO. 4A — COMPREHENSIVE PLAN AMENDMENT TO H2020 (JSC)**~~

~~**CPA-17-00264:** Consider a Comprehensive Plan Amendment to Horizon 2020, Chapters 6 and 14, Revised Southern Development Plan, related to the KTen Crossing development, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC.~~

****DEFERRED****

~~**ITEM NO. 4B — ANNEX 95.442 ACRES, SE CORNER US HWY 59 & N 1250 RD (SLD)**~~

~~**A-17-00265:** Consider a request to annex approximately 95.442 acres located at the SE corner of US Hwy 59 & N 1250 Rd (3500 Iowa St). Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.~~

****DEFERRED****

~~**ITEM NO. 4C — REZONING FROM RS10 & A TO CR-PD; 3500 S IOWA ST (SLD)**~~

~~**Z-17-00260:** Consider a request to rezone approximately 91.602 acres from RS10 (Single-Dwelling Residential) District and County A (Agricultural) District to CR-PD (Regional Commercial with Planned Development Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.~~

****DEFERRED****

~~**ITEM NO. 4D — REZONING FROM A TO CR-PD-FP; 3500 S IOWA ST (SLD)**~~

~~**Z-17-00261:** Consider a request to rezone approximately 23.02 acres from County A (Agricultural) District to CR-PD-FP (Regional Commercial with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.~~

****DEFERRED****

~~**ITEM NO. 4E — REZONING FROM RS10 TO OS-PD-FP; 3500 S IOWA ST (SLD)**~~

~~**Z-17-00262:** Consider a request to rezone approximately 8.499 acres from RS10 (Single-Dwelling Residential) District to OS-PD-FP (Open Space with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.~~

****DEFERRED****

~~**ITEM NO. 4F — REZONING FROM A & VC TO OS-PD-FP; 3500 S IOWA ST (SLD)**~~

~~**Z-17-00263:** Consider a request to rezone approximately 52.294 acres from County A (Agricultural) District and VC (Valley Channel) District to OS-PD-FP (Open Space with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.~~

****DEFERRED****

~~**ITEM NO. 4G — PRELIMINARY DEVELOPMENT PLAN FOR KTen CROSSING; 3500 S IOWA ST (SLD)**~~

PDP-17-00266: Consider a Preliminary Development Plan for KTen Crossing, a regional commercial center development located at 3500 S Iowa St. The 130 acre development will include 72 acres of regional commercial center and 58 acres of open space. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 UPCOMING CALENDAR EVENTS

A possible quorum of the Planning Commission may attend the following events:

Planning Commission Social at the Vice-Chair's residence on Friday, November 3, 2017.

Annual Planning Commission Orientation on Friday, November 17, 2017.

ADJOURN

CALENDAR

September 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

PCCM Meeting:

(Generally 2nd Wednesday of each month, 7:30am-9:00am)

2017
LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
MID-MONTH & REGULAR MEETING DATES

Mid-Month Meetings, Wednesdays 7:30 – 9:00 AM	Mid-Month Topics		Planning Commission Meetings 6:30 PM, Monday and Wednesday	
Jan 11	CANCELLED		Jan 23	Jan 25
Feb 8	Douglas County Natural Areas Assessment – Kelly Kindscher		--	Feb 22
Mar 8	East Lawrence Rezoning	Dg Co Food System Assessment & Plan	Mar 13	Mar 15
Apr 12	Development Review Process – Planning 101		Apr 24	Apr 26
May 10	CANCELLED		May 22	May 24
Jun 14	APA Conference recap		Jun 26	Jun 28
Jul 12	Michael Davidson – Explore Lawrence Hotel Market & Short Term Rentals		Jul 24	Jul 26
Aug 9	Transportation 2040 Update		Aug 21	Aug 23
Sep 13	Draft Comprehensive Plan		Sep 25	Sep 27
Oct 11	CANCELLED		Oct 23	Oct 25
Nov 17 *Friday	PC Orientation – all day		Nov 13	Nov 15
Dec 6			Dec 18	Dec 20
	Suggested topics for future meetings: <i>How City/County Depts interact on planning issues</i> <i>Stormwater Stds Update – Stream Setbacks</i> <i>Overview of different Advisory Groups – potential overlap on planning issues</i> <i>Joint meeting with other Cities’ Planning Commissions</i> <i>Joint meeting with other Cities and Townships – UGA potential revisions</i> <i>New County Zoning Codes</i> <i>Tour City/County Facilities</i> <i>Water Resources</i>		<i>Communication Towers – Stealth Design, # of co-locations, notice area</i> <i>WiFi Connectivity & Infrastructure Planning</i> <i>Oread Overlay Districts & Design Guidelines</i> <i>Comprehensive Plan – Goals & Policies</i> <i>Affordable Housing</i> <i>Retail Market Impacts</i> <i>Case Studies</i>	
Meeting Locations	The Planning Commission meetings are held in the City Commission meeting room on the 1 st floor of City Hall, 6 th & Massachusetts Streets, unless otherwise noticed.			
Planning & Development Services Lawrence-Douglas County Planning Division 785-832-3150 www.lawrenceks.org/pds				

Revised 10/3/17

2017 PLANNING COMMISSION ATTENDANCE											
	Jan 25 2017	Feb 22 2017	Mar 15 2017	April 24 2017	April 26 2017	May 24 2017	June 28 2017	July 26, 2017	Aug 23 2017	Sept 27 2017	Oct 25 2017
Britton	Yes	Yes	Yes	Yes	Yes	Yes					
Butler	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	No	
Carpenter	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Culver	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Kelly	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	
Paden								No	Yes	Yes	
Sands	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	
Sinclair							No	Yes	Yes	Yes	
Struckhoff	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
von Achen	Yes	Yes	Yes	Yes	Yes	Yes					
Weaver		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	
Willey	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
2017 MID-MONTH ATTENDANCE											
	Jan 11 2017	Feb 8 2017	Mar 8 2017	April 12 2017	May 10 2017	June 14 2017	July 12 2017	Aug 9 2017	Sept 13 2017	Oct 11 2017	Nov 17 2017
Britton	-	Yes	Yes	No	-						
Butler	-	No	Yes	No	-	No	No	No	No	-	
Carpenter	-	Yes	Yes	Yes	-	Yes	Yes	Yes	Yes	-	
Culver	-	Yes	Yes	Yes	-	Yes	Yes	Yes	Yes	-	
Kelly	-	Yes	Yes	Yes	-	Yes	Yes	Yes	Yes	-	
Paden							No	No	Yes	-	
Sands	-	No	Yes	No	-	Yes	No	No	Yes	-	
Sinclair							Yes	Yes	Yes	-	
Struckhoff	-	Yes	Yes	Yes	-	Yes	No	Yes	Yes	-	
von Achen	-	Yes	Yes	Yes	-						
Weaver	-	Yes	Yes	Yes	-	Yes	Yes	Yes	Yes	-	
Willey	-	Yes	Yes	Yes	-	Yes	No	Yes	Yes	-	



PLANNING COMMISSION MEETING
September 27, 2017
Meeting Action Summary

September 27, 2017 – 6:30 p.m.

Commissioners present: Carpenter, Culver, Kelly, Paden, Sinclair, Struckhoff, Willey

Staff present: McCullough, Stogsdill, Larkin, M. Miller, Pepper, Ewert

GENERAL BUSINESS

PLANNING COMMISSION ACTION SUMMARY MINUTES

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of August 23, 2017.

Motioned by Commissioner Kelly, seconded by Commissioner Culver, to approve the August 23, 2017 Planning Commission action summary minutes.

Unanimously approved 7-0.

COMMITTEE REPORTS

No reports from any committees that met over the past month.

COMMUNICATIONS

Received a letter from Douglas County Public Works regarding Vinland Alley Vacation.

Received a staff memo regarding Landmark Nominations.

Motioned by Commissioner Willey, seconded by Commissioner Kelly, to acknowledge both letters were received by Planning Commission.

Motion carried 7-0.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- No ex parte.
- Abstentions:

Commissioner Willey said she would abstain from items 2A & 2B due to her husband serving on the applicant church board.

PC Minutes 9/27/17

Motioned by Commissioner Willey, seconded by Commissioner Sinclair, to move Item 3 & Misc. Item 1 to beginning of agenda.

Motion carried 7-0.

ITEM NO. 3 FINAL PLAT FOR SOUTHLAND MEADOWS NO. 4; N 1200 & E 2100 RD (MKM)

PF-17-00372: Consider a Final Plat for Southland Meadows No. 4, a one-lot subdivision on approximately 15 acres located in the northeast corner of the intersection of N 1200 and E 2100 Roads. Submitted by Derrick Bradstreet, property owner of record. *Joint Planning Commission meeting with Eudora City Planning Commission.*

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. Derrick Bradstreet was present for questioning.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Commissioner Willey, seconded by Commissioner Carpenter, to approve the Final Plat of Southland Meadows No. 4 and forwarding it to the Board of County Commissioners for acceptance of dedications of right-of-way and easements.

Unanimously approved 7-0.

PC Minutes 9/27/17

**MISC NO. 1 MINOR SUBDIVISION VARIANCE FOR SUNSET HILL ESTATE
SUBDIVISION NO. 2; 2515 W 6TH ST (BJP)**

Consider a variance request for the reduction of right-of-way width for W. 6th Street from 150' to 144' and for Crestline Drive from 60' to 50' for the Minor Subdivision, MS-17-00390, proposed at 2515 W 6th Street, for Sunset Hill Estate Subdivision No. 2. Submitted by Paul Werner Architects, for D & D Properties of Lawrence Inc, property owner of record.

STAFF PRESENTATION

Ms. Becky Pepper presented the item.

APPLICANT PRESENTATION

No applicant present.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Kelly asked if a pedestrian sidewalk would run along Crestline.

Ms. Pepper said yes.

ACTION TAKEN

Motioned by Commissioner Kelly, seconded by Commissioner Paden, to approve the variances requested for Minor Subdivision, MS-17-00390:

- 1) reduce the right-of-way width required in Section 20-810(a)(5) of the Subdivision Regulations for W 6th Street/Hwy 40, a Principal Arterial Street, from 150 ft to allow the right-of-way width south of the centerline to remain as shown on the plat (approximately 64 ft to 66 ft).
- 2) reduce the right-of-way width required in Section 20-810(a)(5) of the Subdivision Regulations for Crestline Drive, a Local Street, from 60 ft to 50 ft to allow the right-of-way west of the centerline to remain as shown on the plat (25 ft) subject to the following conditions:
 - A. The applicant shall provide a revised plat with the following changes:
 - i. Note the variance and the date of Planning Commission approval.
 - ii. Label the right-of-way width as measured from the W 6th Street/Hwy 40 centerline.

Unanimously approved 7-0.

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ITEM NO. 1A TEXT AMENDMENT TO LAND DEVELOPMENT CODE (BJP)

TA-17-00495: Consider a Text Amendment to the City of Lawrence Land Development Code, to permit nonresidential uses and vertical mixed-use structures in the Tertiary Zone of the MU (Mixed Use) District. *Initiated by Planning Commission on 8/23/2017.*

STAFF PRESENTATION

Ms. Becky Pepper presented Item 1A.

APPLICANT PRESENTATION

Ms. Margretta de Vries felt the text amendment would allow more flexibility for property owners.

PUBLIC HEARING

Mr. Ted Boyle, North Lawrence Improvement Association, spoke in favor of the text amendment.

COMMISSION DISCUSSION

Commissioner Culver asked if RS zoning would trigger a tertiary zoning.

Mr. McCullough said yes. He said development would designate the zone for uses they were trying to get to. He said if it was surrounded with Single-Dwelling it would be tertiary. He said the HERE project had Mixed Use zoning and no tertiary because it was all Multi-Dwelling zoning.

Commissioner Kelly asked for an example of tertiary MU zoning in Lawrence.

Mr. McCullough said there were no examples. He said Mixed Use was a new district and that it had been employed mostly in the Oread Neighborhood along 14th Street to help with existing development. He said the HERE development project employed Mixed Use zoning as a new development proposal. He said McClain's at 1420 Crescent had secondary zoning with it. He stated this was the first time they had the opportunity to apply the tertiary zone.

Commissioner Carpenter said tertiary only allowed single-family which is why it had not been seen yet. He inquired about research services.

Mr. McCullough said research services was fully enclosed office use with research components, such as lab space or research and development. He said there was no limitation on size or employees.

Commissioner Willey inquired about the industrial manufacturing and production technological from the use table.

Mr. McCullough said when Mixed Use District was originally built they steered away from some of the industrial uses but as uses were added to the Code, such as makerspace, they were added to the Mixed Use District.

Commissioner Kelly felt it was interesting they were creating a column for tertiary but that there was none of it in use. He did not want to create an entire new column for one property.

Mr. McCullough said the distinctions between primary, secondary, and tertiary are not in the table but in the Mixed Use narrative. He said because there had not been a request or need for tertiary it

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<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

had not been added. The Comprehensive Plan update identified a desire to have more mixing of uses and include commercial uses convenient to the neighborhood and this would lend itself toward those policies. He felt it was addressing a need in existing areas. He stated they had only used it in areas/properties that were Mixed Use that needed a zoning tool to help redevelop or change the use. He said it was built with greenfield in mind but an unintended result was that existing development was finding a use for it.

Commissioner Willey said although this was new it harkened back to how historical neighborhoods worked and occupied in the first place.

Commissioner Kelly wondered if corner stores would be considered tertiary or secondary. He wondered if they were pushing too hard to get Mixed Use into residential neighborhoods.

Mr. McCullough said it would require rezoning to Mixed Use with a Special Use Permit in most cases so the community would have the opportunity to participate.

Commissioner Kelly said the bar may be set so high that this may not exist.

Mr. McCullough said it would be the only tool to get to at a certain outcome in some instances and that it would expand the options that an owner could have at their disposal.

Commissioner Carpenter said someone would have to want to rezone an individual property in a residential neighborhood to Mixed Use. He stated the devil was in the details. He said the Comprehensive Plan was pushing Mixed Use in neighborhoods. He liked the idea but could see the pitfalls.

Commissioner Struckhoff said limited manufacturing production was allowed by right in the Mixed Use zoning district.

Commissioner Culver said that was where the Special Use Permit would come into play for a formal process to look at the rezoning and Special Use Permit for a compatible use with the neighborhood.

Commissioner Kelly said Special Use Permits were challenging for Planning Commission and he did not want to set them up for approving every single use happening in the future.

Commissioner Carpenter inquired about Research Services.

Mr. McCullough said it could be compatible in some situations. He said it could be struck from the text amendment if they wished. He said it made sense in primary and secondary because those were the higher intensity uses. He said the Code was developed in 2006 and there had been hundreds of text amendments since then but that sometimes it takes specific projects to look at uses narrowly and how they relate to each other and compatibility. He said this would give staff the ability and opportunity to analyze those uses.

Commissioner Willey said she was in favor of expanding the Mixed Use in general. She felt they should put it out there and test the waters of what was possible but that they may find they missed the mark. She wanted to adopt it and try it on for size to allow for options. She was in favor of the text amendment.

Commissioner Carpenter asked if the text amendment could be pulled back after the fact.

Mr. McCullough said yes.

Commissioner Kelly said he would support the text amendment but wanted Planning Commission to think about what it would mean beyond 401 Elm Street. He felt the text amendment carried weight in providing guidance to developers and residents on how property could be used.

Commissioner Struckhoff said he met with the applicant before the August meeting and explained to her that the City and Comprehensive Plan were generally favorable to Mixed Use but that the site and project were not what Planning Commission would solely consider. He said the text amendment would be for the entire community not just this specific project. He said he would support the text amendment and felt it provided a good balance of protection and control.

ACTION TAKEN ON ITEM 1A

Motioned by Commissioner Willey, seconded by Commissioner Carpenter, to approve the proposed amendment, TA-17-00495, amending sections of Article 4 and Article 11 of the Lawrence Land Development Code to permit nonresidential uses and vertical mixed-use structures in the Tertiary Zone of the MU (Mixed Use) District and forwarding to the City Commission with a recommendation for approval.

Unanimously approved 7-0.

ITEM NO. 1B REZONING FROM RS5 TO MU; 401 ELM ST (BJP)

Z-17-00322: Consider a request to rezone approximately 2500 sq ft from RS5 (Single-Dwelling Residential) District to MU (Mixed Use) District, located at 401 Elm St. Submitted by Margretta O. Farrar-de Vries, property owner of record. *Deferred by Planning Commission on 8/23/17.*

ITEM NO. 1C SPECIAL USE PERMIT; 401 ELM ST (BJP)

SUP-17-00496: Consider a Special Use Permit for Manufacturing & Production, Limited, and Retail, General and Non-Ground Floor Dwelling uses at 401 Elm Street. Submitted by Margretta O. Farrar-de Vries, property owner of record.

STAFF PRESENTATION

Ms. Becky Pepper presented items 1B and 1C.

APPLICANT PRESENTATION

Ms. Margretta de Vries said she was trying to bring the building into compliance. She said the lack of climate control in the shop would mean hours would have to be limited to early morning or evening during the summer months. She played an audio clip from her brother.

PUBLIC HEARING

Ms. Pricilla Howe spoke in favor of the rezoning and Special Use Permit.

Mr. Ted Boyle, North Lawrence Improvement Association, spoke in favor of the rezoning and Special Use Permit. He said there were a few parking issues when the site was used as a residence. He felt the Special Use Permit should be reviewed every 2-5 years to make sure the neighbors were happy.

COMMISSION DISCUSSION

Commissioner Sinclair asked if the owner could change the use after the rezoning and Special Use Permit were approved.

Ms. Pepper said the Special Use Permit was for manufacturing and production limited and retail general. She said if they wanted another use permitted in tertiary with a Special Use Permit it would be heard by Planning Commission and City Commission.

Mr. McCullough said permitted uses would need at least site plan administrative approval with notice to neighbors.

Commissioner Kelly expressed concern about parking and asked if there was still a trailer on the property and if parking could be used in that space.

Ms. de Vries said the trailer was gone but that she was considering different options for parking.

Mr. McCullough said there were two ways parking could be waived; either with a variance through the Board of Zoning Appeals or waived through the site planning process. He said staff used judgement when waiving parking. He said this was a pretty low intensity use.

Commissioner Carpenter inquired about the hours of operation.

Ms. Pepper said the hours were taken from the Home Occupation Type B use.

Mr. McCullough said the tertiary zone should be compatible with residential uses.

Commissioner Kelly said Franks North Star had loud bands in the evening.

Ms. de Vries said it was zoned commercial.

Commissioner Culver said he would support Mr. Boyle's suggestion of a review period of 2 years.

Commissioner Carpenter agreed with Commissioner Culver.

Commissioner Paden inquired about the review process.

Mr. McCullough said review periods were rarely set on Special Use Permits because it would be hard to review without conditions. He said staff would support looking at the impacts of the use and setting conditions to mitigate issues and monitor the site. He said time limits on any development could impact financing for the applicant. He said if conditions were set and not being met then there was a revocation process to potentially revoke a Special Use Permit.

Commissioner Willey said she was not in favor of a review period because it would be problematic for business owners. She felt that the hours of operation should be known upfront for anyone renting the space.

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Commissioner Paden asked if the hours could be extended.

Mr. McCullough said yes, that was correct.

Commissioner Struckhoff wondered if they should discuss the restriction of power tools after hours.

Ms. de Vries said the City noise ordinance was 7:00am-10:00pm and she felt that was enough. She said she would write the hours into the lease of the tenant.

Mr. McCullough said the City did not rely on the noise ordinance for land use. He said there was a difference between a homeowner who occasionally uses power tools and a business that operates 7 days a week. He said they did not want to put more strain on police resources.

Commissioner Kelly said this was an industrial use and he was fine with 7:00pm.

Commissioner Struckhoff said he was okay with 9:00pm to match truck deliveries.

ACTION TAKEN ON ITEM 1B

Motioned by Commissioner Kelly, seconded by Commissioner Culver, to approve the request to rezone approximately 2500 sq ft from RS5 (Single-Dwelling Residential) District to MU (Mixed Use) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 7-0.

Commissioner Culver said the hours of operation could be changed by the applicant in the future.

Commissioner Carpenter said Planning Commission made a recommendation to City Commission and that they could change the hours. He said he would rather have trucks and operation end at the same time.

Commissioner Struckhoff said he would appreciate the consistency in hours.

ACTION TAKEN ON ITEM 1C

Motioned by Commissioner Kelly, seconded by Commissioner Willey, to approve the Special Use Permit to allow *Manufacturing & Production, Limited*, and *Retail, General* uses, located at 401 Elm Street, and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Provision of a site plan performance agreement.
2. Applicant shall provide a revised plan that includes the following notes and changes:
 - a. Dimension the length and width of the on-street parking spaces.
 - b. Show where the bicycle parking will be located and add the following note, "Bicycle parking that meets the APBP bicycle design recommendations will be provided for at least 2 bicycles with the development of the retail use."
 - c. Add the following notes:
 - i. "Exterior storage of materials, equipment or products is prohibited. Exterior fabrication of products is prohibited."

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- ii. "Truck deliveries or pick-ups of supplies or products, associated with the nonresidential uses are allowed only from 7 a.m. to 9 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods."
- iii. "The hours of operations associated with the *Manufacturing & Production, Limited* use shall be during the hours of 7 a.m. and 9 p.m. Change in hours of operation to the *Manufacturing and Production, Limited* use would be subject to a new public hearing by the Planning Commission with approval by the City Commission"

Unanimously approved 7-0.

DRAFT

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ITEM NO. 2A REZONING FROM RSO TO RMO; 3705 CLINTON PKWY (BJP)

Z-17-00386: Consider a request to rezone approximately 150,000 sq ft from RSO (Single-Dwelling Residential-Office) District to RMO (Multi-Dwelling Residential-Office) District, located at 3705 Clinton Pkwy. Submitted by Allen Belot Architect, for Kansas District of Wesleyan Church Inc, property owner of record.

ITEM NO. 2B SPECIAL USE PERMIT FOR ACTIVE RECREATION; 3705 CLINTON PKWY (BJP)

SUP-17-00383: Consider a Special Use Permit for *Active Recreation* at 3705 Clinton Pkwy. Submitted by Allen Belot Architect, for Kansas District of Wesleyan Church Inc, property owner of record.

STAFF PRESENTATION

Ms. Becky Pepper presented Items 2A-2B together.

APPLICANT PRESENTATION

Mr. Allen Belot, Allen Belot Architect, was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Sinclair asked if there were any comments received from the neighbors to the south.

Ms. Pepper said no.

Commissioner Carpenter asked if a 4' fence would be tall enough to block headlights from shining into house windows.

Mr. Belot said there was quite a bit of landscaping but that a fence was the applicant's solution.

Mr. McCullough said all of the properties to the south had rental licenses and that staff typically do not receive comments from renters.

ACTION TAKEN ON ITEM 2A

Motioned by Commissioner Culver, seconded by Commissioner Carpenter, to approve the request to rezone approximately 150,000 sq ft from RSO (Single-Dwelling Residential - Office) District to RMO (Multi-Dwelling Residential - Office) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Commissioner Kelly said he was in favor of multi-use infill development and that it would provide recreation for the kids living in the area. He said he preferred a fence over shrubs.

Motion carried 6-0-1, with Commissioner Willey abstaining.

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<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

ACTION TAKEN ON ITEM 2B

Motioned by Commissioner Culver, seconded by Commissioner Kelly, to approve a Special Use Permit to allow a building addition for *Active Recreation* at 3705 Clinton Parkway, and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Provision of a site plan performance agreement.
2. Submittal of building elevations for the new structure with the building permit for review for compliance with the Community Design Standards.
3. Submittal of a drainage study and approval by the City Stormwater Engineer.

Motion carried 6-0-1, with Commissioner Willey abstaining.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Mr. McCullough said there would be no Planning Commission Mid-Month meeting on October 11, 2017.

ADJOURN 8:46pm

Planning Commission

Key Links



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



Plans & Documents

- [Horizon 2020](#)
- [Sector/Area Plans](#)
- [Transportation 2040](#)
- [2015 Retail Market Study](#)

Development Regulations

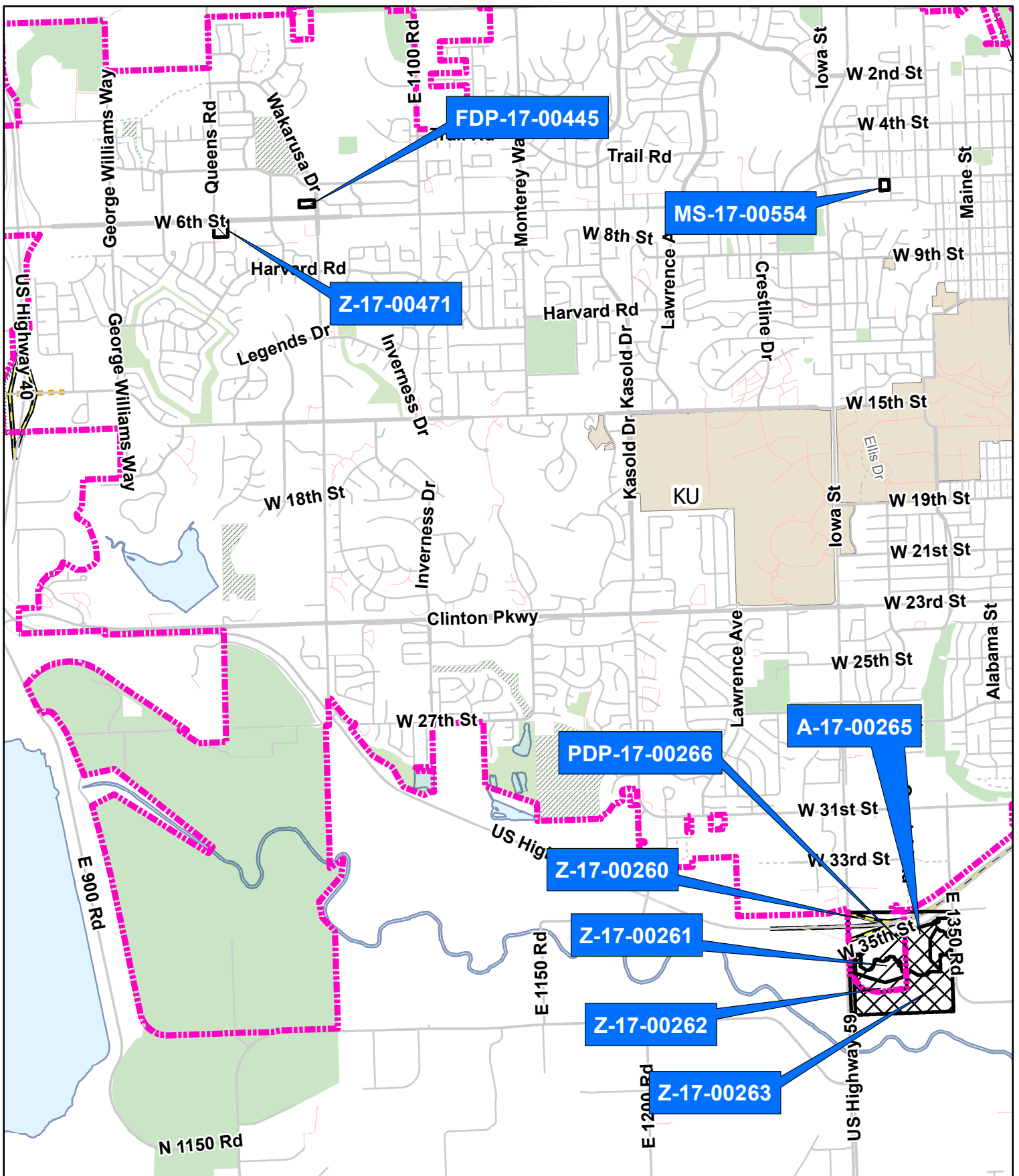
- [Community Design Manual](#)
- [County Zoning Regulations](#)
- [City Land Development Code](#)
- [Subdivision Regulations](#)

Online Mapping

- [City of Lawrence Interactive GIS Map](#)
- [Douglas County Property Viewer](#)
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Lawrence-Douglas County Planning Commission
October 2017 Public & Non-Public Hearing Agenda Items



Memorandum

City of Lawrence

Planning & Development Services

TO: Lawrence Douglas County Planning Commission

FROM: Lynne Braddock Zollner, Historic Resources Administrator

CC: Scott McCullough, Director PDS
Amy Miller, Assistant Director Planning
Sheila Stogsdill, Planning Administrator

DATE: October 17, 2017

RE: Nomination for listing in the Lawrence Register of Historic Places

The Santa Fe Depot located at 413 E 7th Street has been nominated for inclusion in the Lawrence Register of Historic Places.

Chapter 22 of the City Code states the Historic Resources Administrator shall notify the Planning Commission of nominations to the Lawrence Register of Historic Places and shall transmit to them copies of the application and report, copies of any associated correspondence, and any other material deemed pertinent by the Administrator. All of this material for the Santa Fe Depot may be found here

<http://www.lawrenceks.org/boards/historic-resources-commission/>

The Planning Commission may comment on the nominations; however, **no action is required by the Planning Commission.**

Action Request. No action is required.

PLANNING COMMISSION REPORT
Regular Agenda -Public Hearing Item

PC Staff Report
10/25/2017

ITEM NO. 1: FINAL DEVELOPMENT PLAN FOR 6WAK ADDITION PHASE II; 545 WAKARUSA DR (SLD)

FDP-17-00445: Consider a Final Development Plan for 6Wak Addition Phase II, Old Chicago, located at 545 Wakarusa Dr. Submitted by SMH Consultants, for 6Wak Land Investments LLC c/o First Management Inc, property owner of record.

STAFF RECOMMENDATION ON FINAL DEVELOPMENT PLAN: Planning Staff recommends approval of the Final Development Plan for 6WAK Addition Phase II, Old Chicago based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Prior to release of the Final Development Plan for issuance of a building permit, the Minor Subdivision, MS-16-00549, revising the legal description of the lot and revising interior easements, shall be recorded with the Douglas County Register of Deeds Office.
2. Provision of a signed Site Plan Performance Agreement prior to the recording of the Final Development Plan with the Register of Deeds Office.

Reason for Request: Construction of Old Chicago, a family style restaurant. Construction includes restaurant building, grading, parking, sidewalk, site utilities, and landscaping. The restaurant will be 5,730 Sf. It will provide 3,327 Sf of customer service space with 1,266 SF patio for outdoor dining. 90 parking stalls will be provided based on the pervious areas plus a peak maximum staff of 44 employees. Majority of the stormwater will sheet flow to the northeast areas of the lot, through a curb cut and into an existing field inlet. Stormwater to the east of the proposed building will flow to a proposed area inlet. The trash enclosure is located on the north end of the proposed building with a 24' wide access drive off the private drive.

Staff comment: The property is zoned PD-[6Wak PCD]. This Planned Development was established prior to 2006. Final Development Plans require Planning Commission approval. This application represents the final building in Phase II of the development. The original plan included four (4) pad sites; three pad sites were located in the southeast corner of the development and one pad site was located in in the southwest corner of the development.

Planning Commission Approval of a Final Development Plan

Plans submitted for final development approval in Planned Developments established prior to 2006 require Planning Commission approval of a Final Development Plan. This application is submitted as a revision to an approved Final Development Plan for a portion of the 6Wak PCD. Final Development Plans must be in substantial conformance with the approved Preliminary or previously approved Final Development Plan. Plans submitted for Final Approval may not:

1. Increase the proposed gross residential density or intensity of use by more than 5% or involve a reduction in the area set aside for common open space, open air recreation area or non-encroachable area nor the substation relocation of such areas;
2. Increase by more than 10% the total floor area proposed of the non-residential or commercial use

3. Increase by more than 5% the total floor area covered by buildings or involve a substantial change in height of buildings.

The review of this project is an assessment of the proposed development compared to the approved Final Development Plan, FDP-8-12-07, for Lot 3, Block 1, 6WAK Addition. Lots located in the southeast corner are referred to as Phase II. The site cannot be developed under the previous Final Development Plan because it would exceed the maximum permitted commercial square feet given the recently amended development for the commercial building to the south.

KEY POINTS

- The subject property is part of the 6Wak Planned Development.
- Phase II included all of Lots 3, 4 and 5 6Wak Addition. Pending recording of Minor Subdivision to consolidate 3 lots into 2 lots per MS-16-00549 – 6WAK Addition Phase II.
- This project is a modification to an approved Final Development Plan (FDP-8-12-07) and was conceptually included in the revision FDP-17-00268 for a commercial building to the south.
- A Minor Subdivision to amend interior lot lines, combining Lots 4 and 5 into a single lot, and amending interior easements, has been approved pending recording with the Register of Deeds [MS-16-00549].
- Total retail area allocated in Phase II is 16,500 SF for all three lots.
- FDP-17-00268 redistributed the commercial area between 2 buildings rather than 3. This plan allocated 10,770 SF to the south building and reserved 5,730 SF for the subject lot.

FACTORS TO CONSIDER

- Compliance with section 20-1013, 1966 Zoning Code for modifications to a Final Development Plan.
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.

ATTACHMENTS

1. Area map
2. Proposed Final Development Plan Drawing
3. Approved Minor Subdivisions
4. Concept plan with access
5. Sheet C4 of original application packet showing the access driveway from W. 6th Street into the commercial development.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- MS-16-00549; to revise interior lot lines and reduce the 3 existing lots to 2 lots; Approved but not recorded with the Register of Deeds Office.
- FDP-8-12-07: Approved Final Development Plan 6Wak. Amended landscape plan approved on November 3, 2009. This plan is replaced by FDP-17-00268 and FDP-17-00445.
 - FDP-17-00268; Approved Final Development Plan for commercial building. Approved on July 26, 2017.
 - 1-17-01275 Building permit for commercial building.
- MS-17-00382; amendment to Walmart lot to accommodate break in access restriction along W. 6th Street. Approved but not recorded with the Register of Deeds Office pending conditions of approval.

Other Action Required

- Provision of a mylar and the appropriate recording fees.

PUBLIC COMMENT

- None has been received.

LEGAL DESCRIPTION

- Existing: Lot 3 per Approved FDP
- Proposed: Lot 1, 6Wak Addition Phase II (MS-16-00549 Minor Subdivision).

GENERAL INFORMATION	
Current Zoning and Land Use:	PCD-[6Wak] (Planned Commercial Development) District; <i>Undeveloped Lots 3, 4 & 5 of 6Wak Addition PCD. Approved plans for development of commercial building on original Lots 4 and 5.</i>
Surrounding Zoning and Land Use:	
To the north: <i>525 Wakarusa Dr.</i>	CC600-PD (Community Commercial with Planned Development Overlay) District; <i>Quality Restaurant, Fast Order Food, and Retail. Spin Pizza.</i>
To the west:	PCD-[6Wak] (Planned Commercial Development); <i>Retail Sales, General. Wal-Mart.</i>
To the south:	PCD-Colonial NE/NW (Planned Commercial Development) District; W 6 th Street/Hwy 40 right-of-way and mixed-use shopping center containing <i>Fast Order Food with Drive-In [McDonalds], Quality Restaurant, Fast Order Food, and Retail.</i> Known as Wakarusa Crossroads.
To the east: <i>east side of Wakarusa Dr.</i>	PCD-[Bauer Farm] (Planned Commercial Development) District; mixed-use shopping center containing <i>Retail Sales, General, and Financial Institution [FDP-5-7-08 and FDP-15-00373]. Bank and CVS Pharmacy</i>

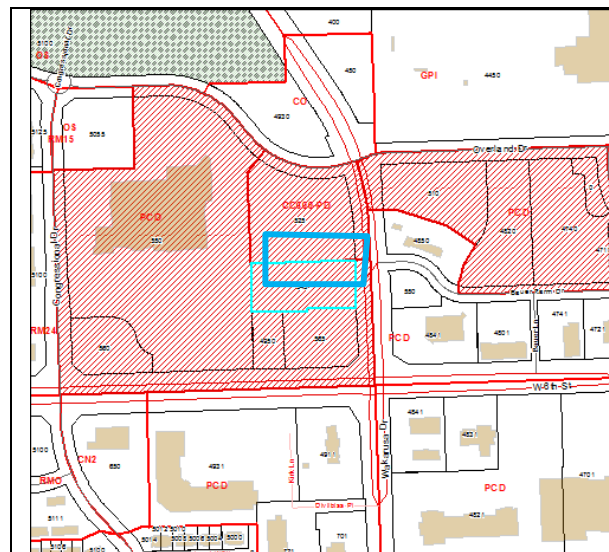


Figure 1: Existing Zoning
Subject property outlined in blue.

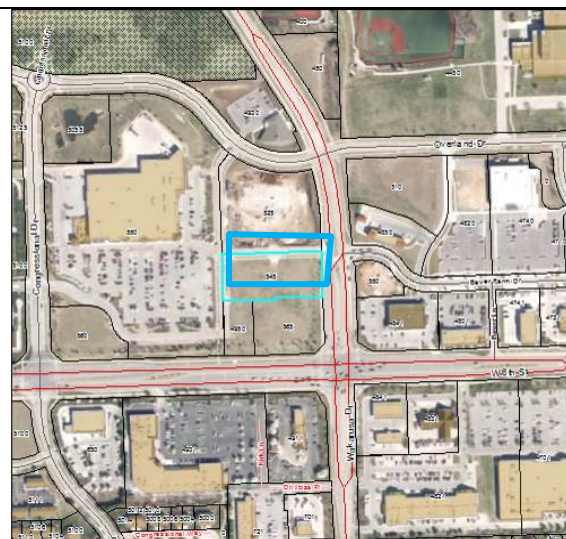


Figure 2: Existing Land Use
Subject property outlined in blue.

Table 1: Site Summary

SITE SUMMARY		
	Approved Plan - FDP-8-12-07	Proposed Plan – FDP-17-00445/ MS-16-00382
Land Use	Undeveloped – unspecified commercial use (restaurant/retail)	<i>Eating and Drinking - Quality Restaurant</i>
Lot Area	70,934 SF	68,308 SF (4% reduction in lot size)
Proposed Building	7,300 SF (10%)	5,730 SF (8%)
Pervious	23,719 SF (33%)	18,563 SF (27%)
Impervious	47,215 SF (67%)	49,745 SF (73%)

The lot size reduction is a function of the recently approved Minor Subdivision that revised the lot lines and included the dedication of additional right-of-way for Wakarusa Drive. This right-of-way dedication reduced the total lot size by 2,626 SF. The dedication was required to meet current subdivision design standards for minimum right-of-way width for a principal arterial street (Wakarusa Drive). The area had previously been reserved by easement for utility and pedestrian sidewalk uses. There were no substantive changes to the lot as a result of the exchange of easement for right-of-way and made the lot conform to the current subdivision design standards.

The building size reduction as a function of the recently approved Final Development Plan (FDP-17-00268) for the in-line retail building located to south of the proposed Old Chicago site. The overall commercial area allocated to Phase II of the 6WAK PCD did not change but was re-assigned between the two buildings with the building on this lot being reduced from 7,300 SF to 5,730 SF.

- Maximum Commercial SF 6Wak PCD: 128,000 SF.
- Approved Commercial SF per Phase II: 16,500 SF (FDP-8-12-07).
- Approved Commercial SF per south building: 10,770 SF (FDP-17-00268).
- Proposed Commercial SF per this application : 5,730 SF (FDP-17-00445).

STAFF ANALYSIS

This application is a modification of an approved Final Development Plan for the 6WAK Planned Commercial Development. A Final Development Plan approved earlier this year combined Lots 4 and 5 into a single lot for building development. It also reassigned the allocated square feet of commercial development for the phase. Throughout the revisions made to Phase II the overall interior access between the lots and access to the north has remained.

This application shows a revision to the Walmart lot that includes a right-in only drive from W. 6th Street. This new driveway cut occurs completely on the Wal-Mart lot. Development of the subject lot does not require the right-in access. This is a development request that has been forwarded to the City as a Minor Subdivision to accommodate a break in access to W. 6th Street (MS-17-00382). The related Minor Subdivision has been approved subject to conditions.

Prior to development of the subject lot or the commercial building to the south, both Minor Subdivisions must be recorded with the Register of Deeds Office. All conditions related to the Minor Subdivision related to the access break on W. 6th Street must be met before the Minor Subdivision can be recorded.

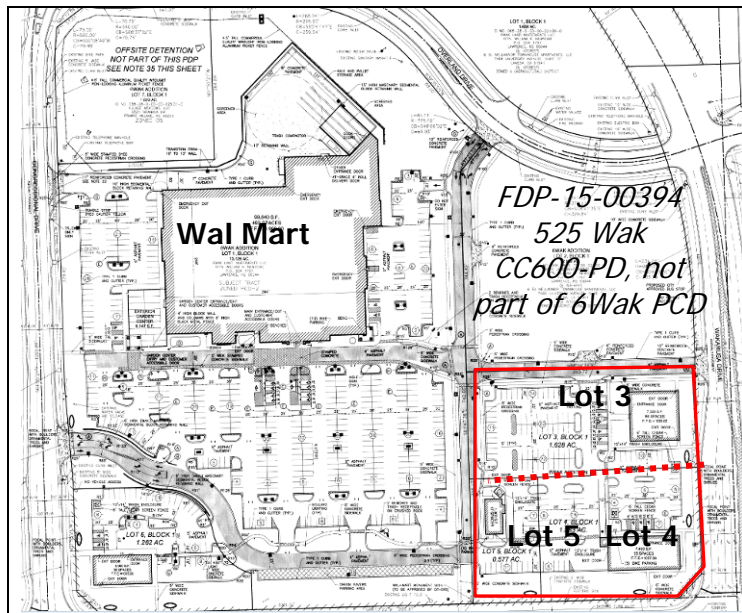


Figure 3: Approved FDP Plan – Southeast portion

**6Wak Addition – Final Plat.
Original Phase II Commercial SF
Allocation.**

7,300 SF (Lot 3)
7,400 SF (Lot 4)
1,800 SF (Lot 5)
16,500 SF (All Lots)

**6Wak Addition Phase II – Minor
Subdivision. Revised Phase II
Commercial Allocation.**

10,770 SF (Lot 2–Original lots 4 & 5)
5,730 SF (Lot 1–Original lot 3)
16,500 SF (All Lots)

**Table 2: Proposed Development Site
Summary**

Old Chicago	Proposed
Lot Area	68,308 SF (1.56)
Building	5,730 SF
Pervious Area	19,464 SF
Impervious Area	48,844 SF

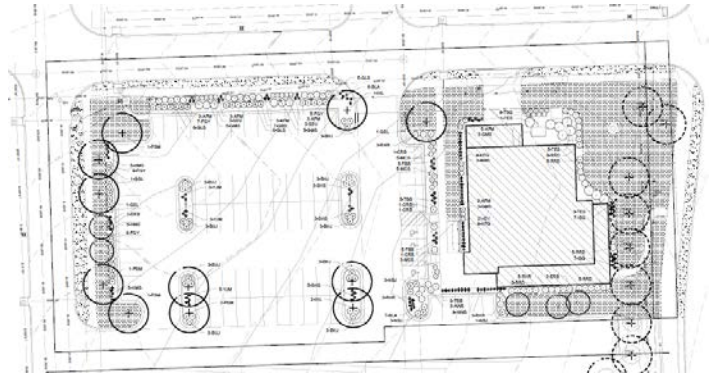


Figure 4: Proposed Old Chicago
(Lot 1; 6Wak Phase II Addition)

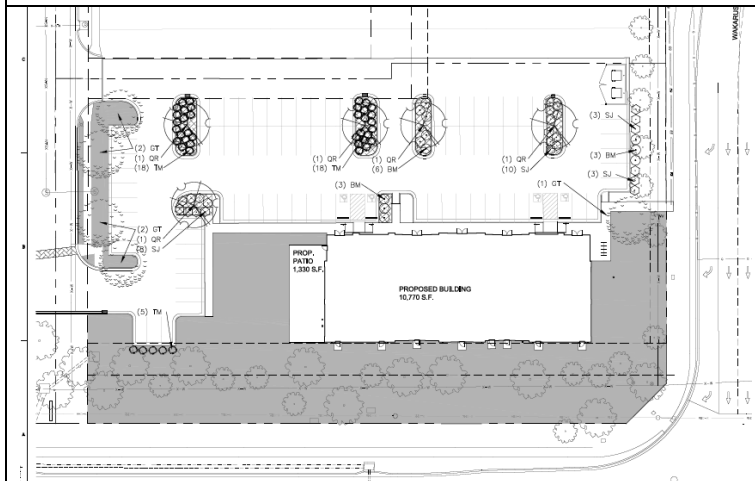


Figure 5: Proposed Final Development Plan
(Lot 2; 6Wak Phase II Addition)

Table 3: Parking Summary

PARKING SUMMARY			
Use	Req. per Sec 20-1212 [1966 Code]	Parking Required	Parking Provided
<i>Commercial/ Retail/ Restaurant</i>	1/200 NSF per non-restaurant uses.	1 per 100 SF of Customer Service Area + 1 per employee at largest shift. <i>Quality Restaurant use.</i>	83 spaces provided
	1/100 NSF for restaurant uses. FDP-8-12-07 <ul style="list-style-type: none"> • 52 required • 86 provided Unspecified use.	Customer service area 3,327 (indoor) 1,266 (patio) 4,593/100 = 46 spaces 32 employees = 32 spaces <hr/> 78 spaces required	

Planned Commercial Developments prior to 2006 required off-street parking at a ratio of 1 space per 200 Net Square Feet for retail commercial uses and one space per 100 NSF for “restaurant uses”. This proposed plans shows the parking summary based on the current code requirements (78 spaces) and show 83 spaces provided. This is reduced from the 2007 approved Final Development Plan that showed 86 parking spaces. Mitigation for excess parking was not required until the adoption of the Land Development Code.

The proposed use is a single tenant building on a single lot. Parking and access are shared throughout the commercial development. The design of the parking lot is consistent with the previously approved parking lot configuration.

The original submittal of this application, as well as the Minor Subdivision approved for the access break on the Walmart property showed a concept plan with the right-in only lane. This access break occurs entirely on the Walmart lot. Off-street parking for the Walmart lot is reduced if/when the access is added to the overall Planned Commercial Development. Currently there is no approved Final Development Plan that amends the Walmart development to allow for the access as shown conceptually with the Minor Subdivision and the application, but one is required prior to constructing the right-in only access.

DENSITY/INTENSITY REVIEW

Per Section 20-701(f) (3), density within a Planned Development is calculated based on the number of bedrooms rather than the number of dwelling units. There are no residential uses associated with this development application.

The proposed change decreases the total square feet of commercial retail as noted in the summary above within this portion of phase II of the 6Wak PCD. The zoning caps the maximum retail area of the development at 128,000 GSF. This final development plan completes the anticipated improvement for the southeast corner of the development. Only one pad site remains undeveloped within the 6Wak PCD. This undeveloped lot is located on the northeast corner of 6th Street and Congressional Drive (Lot 6, Block 1, 6WAK Addition).

LANDSCAPE AND OPEN SPACE REVIEW

Each phase of development must meet the minimum landscape and open space design standards. These standards address common open space, street trees, parking lot landscaping, and parking lot screening.

Common Open Space: The project as proposed exceeds the minimum required open space. Open Space is provided along the street frontage of Wakarusa Drive along along the shared access drives on the north and west side of the property.

- Required Open Space at 20% = 13,661.6 SF.
- Open Space Provided = 19,464 SF.

✚ The proposed development complies with this design standard.

Street Trees: Street Trees are required along Wakarusa Drive (public street). The proposed development plan notes that four street trees are required and four street trees are provided.

✚ The proposed development complies with this design standard.

Interior green space: The current Development Code requires interior green space based on a formula of 40 SF of greenspace per parking space provided. Interior landscape material is also required within the required open space areas. The following table summarizes the required landscape materials for the proposed development.

Table 4: Interior Landscape

Table 1: Interior Landscaping

Required: 83 * 40 SF = 3,320 SF

Proposed: = 5,853 SF

Interior plantings include

1 tree per 10 parking spaces and

3 shrubs per 10 parking spaces

- 9 trees required; 9 proposed

- 25 shrubs required; 133 proposed

A detailed site plan diagram of a building and its surrounding parking lot. The building footprint is shown on the right side, with a hatched area indicating a specific section. The parking lot is located to the left of the building and is divided into several sections by parking spaces and landscaping areas. The plan includes labels for 'EXIT W', 'EXIT S', and 'EXIT E' along the perimeter. The parking lot is divided into sections with various landscaping requirements, including trees and shrubs. The plan also shows the building's orientation and the surrounding area, including a road and a sidewalk.

✚ The proposed development exceeds this design standard.

Perimeter Parking Lot landscaping: Parking lots are required to be screened from adjacent public rights-of-way. This design standard applies to Wakarusa Drive. Parking spaces are located to the west and south of the proposed building. There are no parking spaces proposed along Wakarusa Drive. The site includes two private access drives that function as private streets along the north and west property lines. The parking lot design includes densely landscaped areas along these areas that are consistent with perimeter parking lot landscaping.

✚ The proposed development complies with this design standard.

ACCESS

Direct access to the lot is accommodated only through interior access drives internal to the commercial development. Figure 7 shows a right-in driveway and turn lane that is conceptually approved but requires submission and approval of public improvement plans prior to construction. Both the commercial development previously approved, to the south, and this application for a restaurant use (Old Chicago) can be developed without this access.

The approved Minor Subdivision (MS-17-00382) that includes the access has not been recorded with the Register of Deeds Office as previously noted in this report. A condition of approval related to the MS-17-00382 application is the submission and approval of the Public

Improvement Plan for the access break. The developers have not submitted the required public improvement plans, or met the other outstanding condition regarding the payment to the City for the value of the purchased access right to W. 6th Street; as approved by the City Commission on September 5, 2017.

This application is pending recording of a separate Minor Subdivision (MS-16-00549) application that revised the interior lot lines and easements, including legal descriptions. The Minor Subdivision did not amend access to the lots from the adjacent public streets but did revise the interior access easements. The Minor Subdivision must be recorded with the Douglas County Register of Deeds Office prior to recording the subject Final Development Plan.

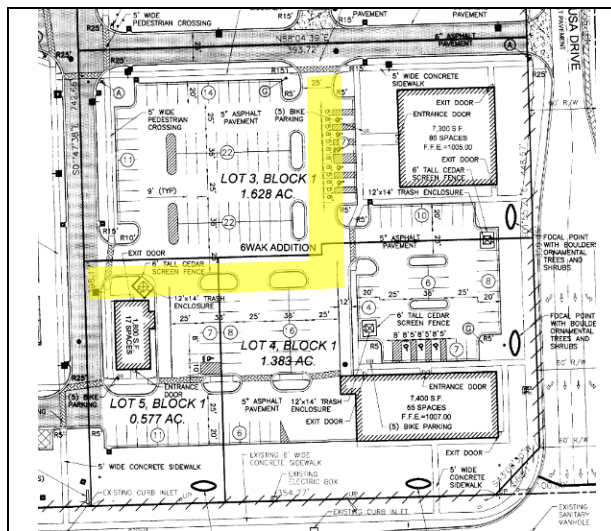


Figure 6: Approved internal circulation



Figure 7: Preserved access circulation

LIGHTING

The applicant has submitted a photometric plan that complies with the maximum lighting levels as it pertains to the property lines and right-of-way. The property is located within a commercial node. Residential uses are not directly impacted by lighting from this development.

Maximum light spillover onto public right-of-way may not exceed 3 foot-candles. The lighting plan shows that lighting does not extend to the public street. The parking lot is located on the west and south sides of the building. The fixture is shown as being compliant with a downward angle and no exposed bulbs. This element will continue to be reviewed with the submission of a building permit. Lighting is subject to compliance with section 20-1103 of the Land Development Code.

COMMERCIAL DESIGN GUIDELINES

This project is subject to compliance with the adopted Commercial Design Guidelines. The original commercial development (Walmart) was approved with several conditions regarding design elements that are applicable to each phase of the PCD development. Design conditions include:

- Native materials shall make up at least 30% of all building exteriors.
- Pad site development shall be to the same architectural standards as the main building (*Walmart*).
- Pad sites shall have foundation plantings and amenities abutting the building.

- The proposed elevations, for Old Chicago, include; four-sided architecture, awnings/pedestrian cover over door openings, glazing and parapets that would screening roof top equipment. A defining characteristic of the main building, Walmart, includes corner elements and a cornice treatment. These design details are shown, in elevation, for the proposed building. The building includes a lifted building element on the corner of the building that faces the interior parking lot (west side of building).

The east elevation extends the outdoor patio space overlooking the green space along Wakarusa Drive. This elevation includes a pedestrian connection to the public sidewalk. This provides a human scale to features along Wakarusa Drive.



Figure 8: Primary Building Facade Features (Walmart)

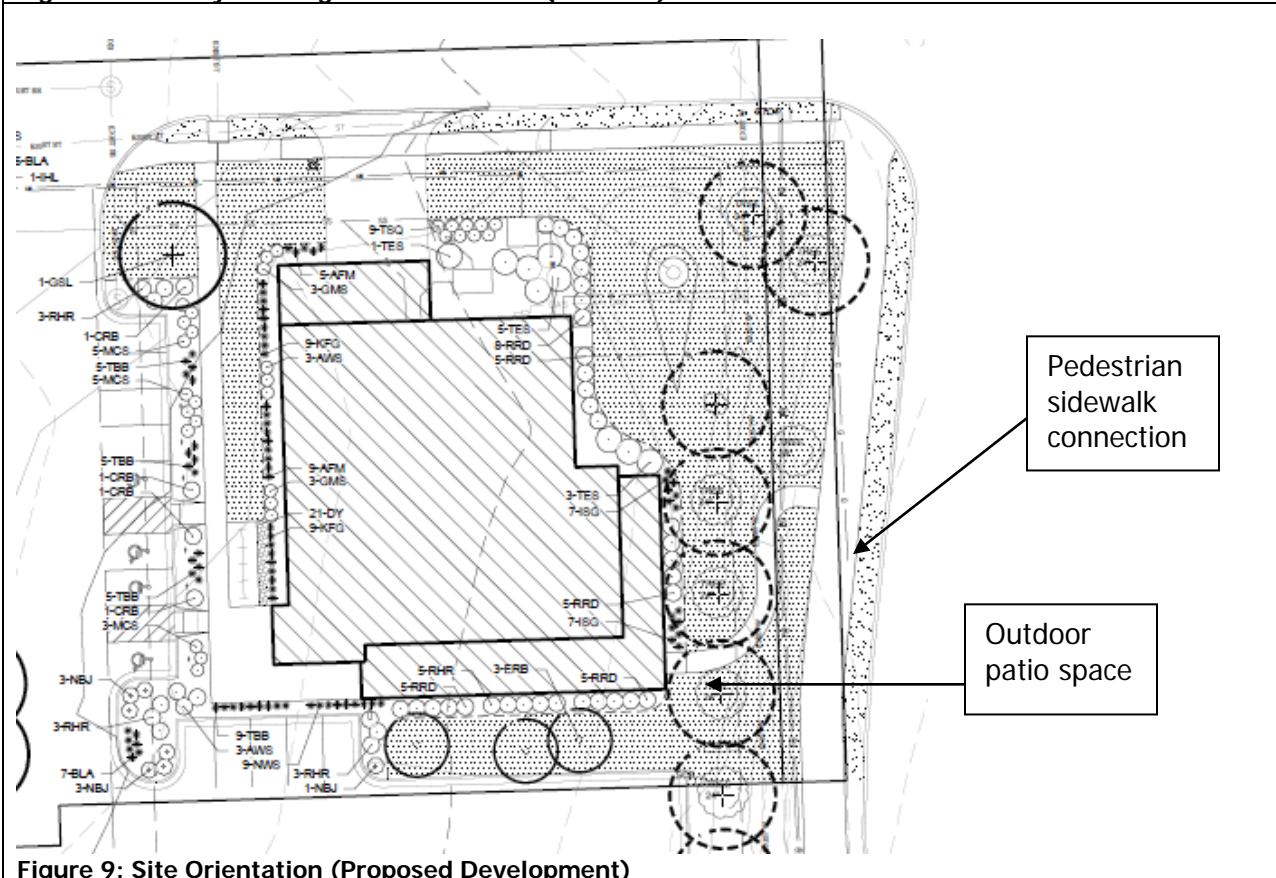


Figure 9: Site Orientation (Proposed Development)

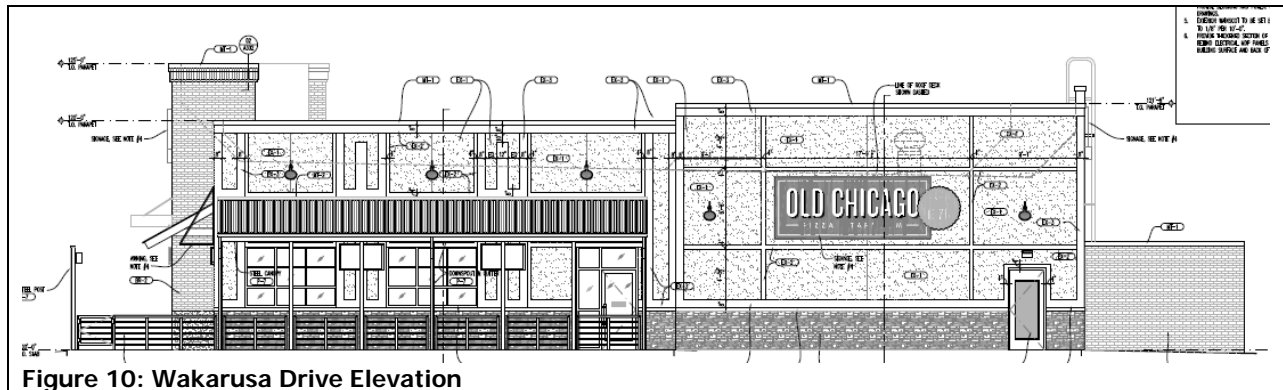


Figure 10: Wakarusa Drive Elevation

Conclusion

This Final Development Plan complies with Section 20-1304 of the Land Development Code and with the Commercial Design Guidelines as conditioned. The Final Development Plan varies from the previously approved Final Development Plan as noted in the above discussion but overall is consistent with the intent of the overall development plan for the 6Wak PCD.

1. The plan does not increase the intensity of the development.
2. The proposed Final Development Plan combined with the approved commercial building to the south has no impact on the total floor area within the phase and is intended to maintain the approved 16,500 Sf previously approved.
3. Open space is slightly reduced in response to changes in the overall lot size required by the replatting of the property. No changes to the overall building height are proposed with this Final Development Plan.

FINAL DEVELOPMENT PLAN FOR OLD CHICAGO AT 6WAK LAWRENCE, KANSAS OCTOBER, 2017

INDEX TO SHEETS

C1	TITLE SHEET
C2	SITE PLAN
C3	GRADING PLAN
L1	LANDSCAPE PLAN
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A151	DUMPSTER ENCLOSURE PLAN & DETAILS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
ES201	PHOTOMETRIC PLAN
ES202	PHOTOMETRIC PLAN

LINETYPE LEGEND

UE	ELECTRIC (UNDERGROUND)
TV	CABLE TV (UNDERGROUND)
T	TELEPHONE (UNDERGROUND)
FO	FIBER OPTIC (UNDERGROUND)
EXIST SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
EXIST W	EXISTING WATER MAIN
W	PROPOSED WATER SERVICE
EXIST ST	EXISTING STORM SEWER
SM	PROPOSED STORM SEWER
GAS	GAS LINE (UNDERGROUND)
---	PROPERTY LINE
---	EASEMENT
1264	1' CONTOUR INTERVAL (EXISTING GROUND)
1264	5' CONTOUR INTERVAL (EXISTING GROUND)
1264	1' CONTOUR INTERVAL (PROPOSED GROUND)
1264	5' CONTOUR INTERVAL (PROPOSED GROUND)
	PROPOSED 5" ASPHALT PAVEMENT
	PROPOSED 7" REINFORCED CONCRETE PAVEMENT
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED BUILDING
	CITY STANDARD REVERSE CURB & GUTTER

PROJECT LOCATION



SYMBOL LEGEND

	BENCHMARK
	EXISTING LIGHT POLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	FIBER OPTIC SIGN
	POWER POLE
	BUILDING/STRUCTURE ENTRANCE
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING TREE
	EXISTING BUSH
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

SITE LOCATION MAP SCALE 1" = 500'

LICENSED PROFESSIONAL ENGINEER

JENNIFER HANCOCK, PE
SMH CONSULTANTS
2017 VANESTA PLACE, SUITE 110
MANHATTAN, KS 66503
(785) 776-0541

APPLICANT/OWNER INFORMATION

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FIRST MANAGEMENT INC.
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LAWRENCE, KS 66044
(785) 776-3663

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GMCN ARCHITECTS
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GARDEN CITY, KS 67846
(620) 276-3244

PROJECT LANDSCAPE DESINGER

KURTH LANDCASTER, P.L.A
SMH CONSULTANTS, P.A.
236 SAN JOSE STREET, SUITE 127
DODGE CITY, KS 67801
(620) 255-1952

APPROVED:

ERIC STRUCKOFF - CHAIR
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION

SCOTT MCCULLOUGH - SECRETARY
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION

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www.smhconsultants.com
Civil Engineering • Land Surveying
Landscape Architecture

OLD CHICAGO AT 6WAK

FINAL DEVELOPMENT PLAN

LAWRENCE, KANSAS

NOT FOR CONSTRUCTION

REVISION DESCRIPTION
(DESCRIPTION)

REVISION DATE
00/00/00

TITLE SHEET

PROJECT #: 1702MN4005
CHECKED BY: JEH
DRAWN BY: GRC

DATE:
10/04/2017

SHEET #

C1

TOTAL SHEETS
10



CALL BEFORE YOU
DIG - DRILL - BLAST
800-344-7233
(DIG-SAFE)
(316) 687-3753
(FAX)

KANSAS ONE CALL SYSTEM, INC.

The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SMH CONSULTANTS NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SMH CONSULTANTS INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON THE SITE.

SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

LEGAL DESCRIPTION

LOT 1, IN 6WAK ADDITION PHASE II, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

GENERAL NOTES:

- EXISTING ZONING: PCD - 2.
- PROPOSED ZONING: PCD - 2
- CURRENT USE: VACANT
- PROPOSED USE: COMMERCIAL RESTAURANT - QUALITY
- RESTRICTED USES SHALL INCLUDE THOSE SET OUT IN ORDINANCE NO. 8142
- TOPOGRAPHIC INFORMATION OBTAINED FROM SMH CONSULTANTS, APRIL 2017.
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY, NOT FOR CONSTRUCTION USE.
- PROPOSED PRIVATE DRIVES AND PARKING AREAS TO MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- THIS SITE HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36. ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER CITY CODE SECTION 20-912(G).
- SITE LIGHTING SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 20-1103. 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.
- 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 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.
- OUTDOOR DINING AREAS WILL BE MANAGED TO PREVENT STORMWATER POLLUTION PER CITY CODE 9-902. 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.
- PROPOSED MONUMENT BUSINESS SIGN TO CONFORM TO CITY CODE 5-1800.
- PRIVATELY OWNED OFF-SITE DETENTION IS PROVIDED ON LOT 7 OF 6WAK ADDITION.
- ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH CITY OF LAWRENCE AND THE OWNER.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED ON THESE PLANS SHALL MEET OR EXCEED STANDARD SPECIFICATIONS OF THE CITY OF LAWRENCE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF THE PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE, IN WHICH THIS PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY AND/OR PERFORM ALL CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES PRIOR TO THE ANNOUNCED BUILDING POSSESSION DATE AND THE FINAL CONNECTIONS OF UTILITY SERVICES. ALL FEES SHALL BE PAID BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS OF AND/OR RELOCATIONS, INCLUDING BUT NOT LIMITED TO, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., AS REQUIRED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS.
- ALL LANE STRIPING, STOP BARS AND ARROWS INSTALLED AT ENTRANCE DRIVES SHALL BE THERMOPLASTIC.
- ALL PAVEMENT SHALL HAVE 4" AB-3 OF ROCK BASE AND 6" OF COMPACTED SUBGRADE.
- ALL PUBLIC INFRASTRUCTURE AND SITE IMPROVEMENTS WILL BE DONE BY OPENING DAY OF THE USE ON THAT LOT INCLUDING BUT NOT LIMITED TO SANITARY SEWER, WATER LINE, AND STORM SEWER CONNECTIONS.
- OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- PER CITY CODE SECTION 9-903(B), A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PROVIDED FOR THIS PROJECT. THIS PROJECT WILL NOT BE RELEASED FOR BUILDING PERMITS UNTIL AN APPROVED SWPPP HAS BEEN OBTAINED. CONSTRUCTION ACTIVITY, INCLUDING SOIL DISTURBANCE OR REMOVAL OF VEGETATION SHALL NOT COMMENCE UNTIL AN APPROVED SWPPP HAS BEEN OBTAINED.
- ADA BUILDING ENTRANCES WILL BE CONSTRUCTED TO ZERO STEP ENTRY.
- NATIVE MATERIAL SHALL MAKE UP AT LEAST 30% OF ALL BUILDING EXTERIORS.
- FINAL DESIGN OF THE PAD SITE BUILDING SHALL BE TO THE SAME ARCHITECTURAL STANDARDS AS THE MAIN BUILDING.
- ANY FOOD ESTABLISHMENTS OR FOOD PREP WILL COMPLY WITH CURRENT CITY CODES AT TIME OF SUBMITTAL FOR BUILDING PERMIT.
- ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO GENERAL PUBLIC WILL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- OVERHEAD LINES ARE NOT PERMITTED ON THE PROPERTY.
- STRUCTURES, FENCES, AND CUT/FILL OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENT WITH THE EXCEPTION OF THE CONSTRUCTION OF IMPROVEMENT AS SHOWN ON THIS PLAN AND FOR REPAIR AND MAINTENANCE IN THE DRAINAGE EASEMENT.
- OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- PERIPHERAL SETBACK OF 30' HAS BEEN REDUCED TO 26.76' ALONG WAKARUSA DRIVE. CITY OF LAWRENCE WILL NOT LOCATE WATER, STORM AND SANITARY SEWER IN THE FIELD. EVERYTHING SHOWN IS FROM THEIR GIS MAP. FOR MORE INFORMATION CONTACT:

CITY OF LAWRENCE UTILITY DEPARTMENT
TREVOR MADORIN, PROJECT INSPECTOR
1400 EAST 8TH STREET
785-423-3389
TMADORIN@LAWRENCEKS.ORG

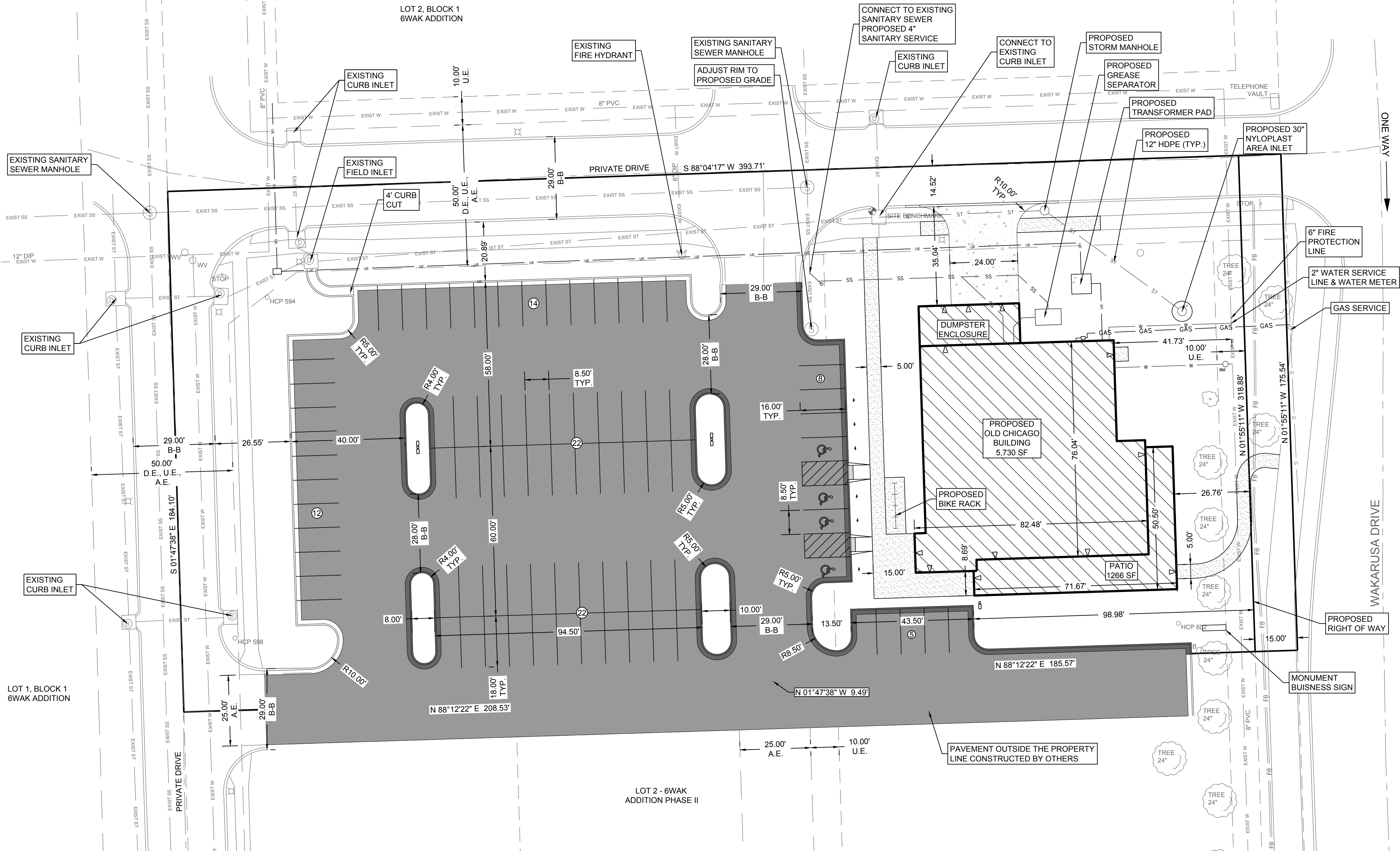
PROPERTY SURFACE SUMMARY (SQUARE FEET)			
	EXISTING CONDITIONS	ORIGINAL PROPOSED CONDITIONS	PROPOSED CONDITIONS
BUILDING AREA	0	7,300	5,730
PAVEMENT AREA	11,594	39,915	43,114
IMPERVIOUS SURFACE	11,594	47,215	48,844
PERVIOUS SURFACE	56,714	23,719	19,464
PROPOERTY AREA	68,308	70,934	68,308

PARKING REQUIREMENTS:

1 PER 100 SF OF CUSTOMER SERVICE AREA PLUS
1 PER EMPLOYEE BASED ON LARGEST SHIFT

CUSTOMER SERVICE AREA:
3327 (BUILDING) + 1266 (PATIO) = 4593 SF
LARGEST SHIFT: 32 EMPLOYEES

PARKING REQUIREMENTS			
	VEHICLE	BICYCLE	ACCESSIBLE
REQUIRED	78	8	4
PROVIDED	83	9	4



APPROVED:

ERIC STRUCKOFF - CHAIR
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION

SCOTT MCCULLOUGH - SECRETARY
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION

SMH
CONSULTANTS

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P (785)776-0541 • F (785)776-9760

236 San Jose Street, Suite 127
Dodge City, KS 67801
P (620)255-1902 • F (620)371-6579
www.smhconsultants.com

Civil Engineering • Land Surveying
Landscape Architecture

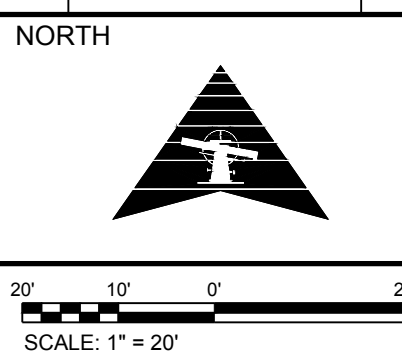
OLD CHICAGO AT 6WAK

FINAL DEVELOPMENT PLAN

545 WAKARUSA DRIVE, LAWRENCE, KANSAS 666049

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION



PROJECT #: 1702MN4005

CHECKED BY: JEH

DRAWN BY: BCG

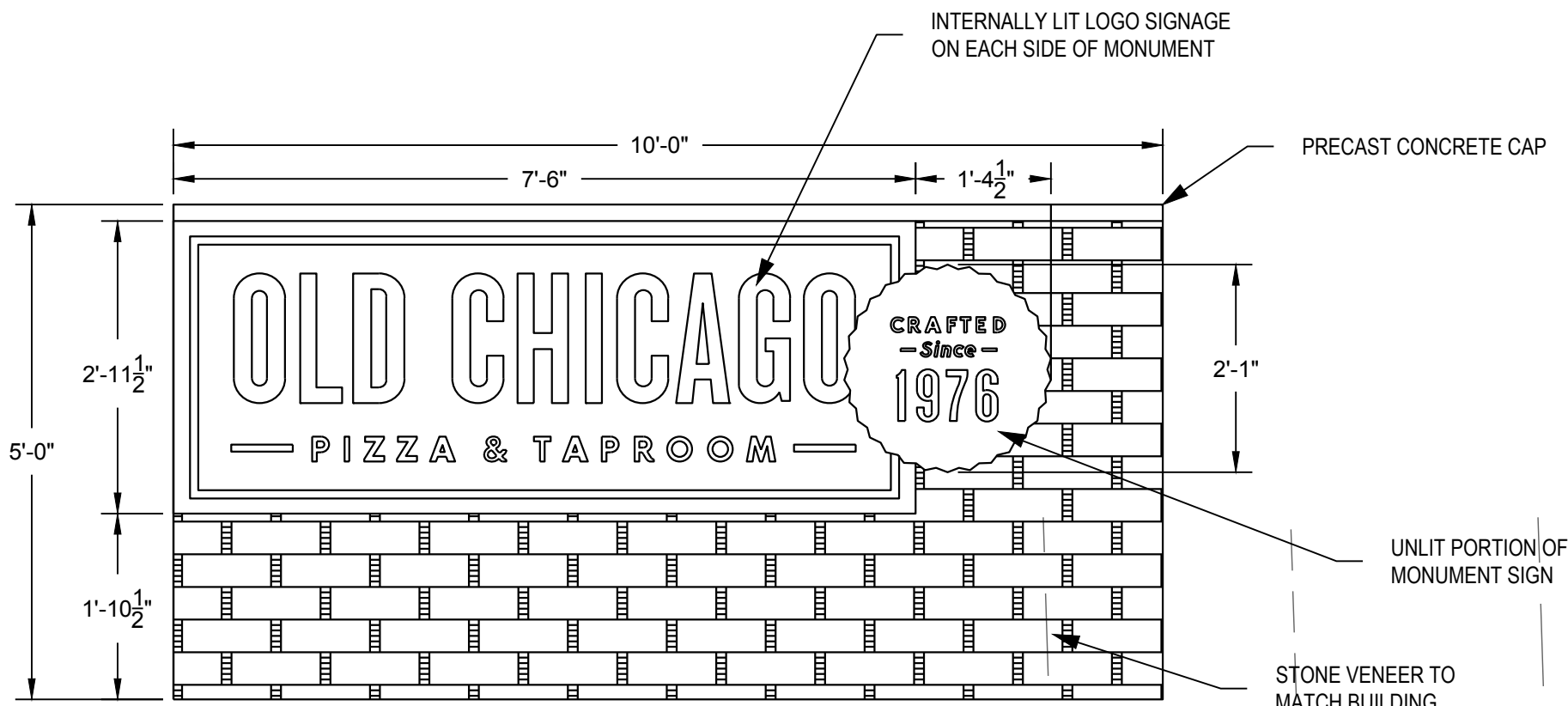
DATE: 10/04/2017

SHEET #

C2

TOTAL SHEETS

10



MONUMENT SIGN DETAIL

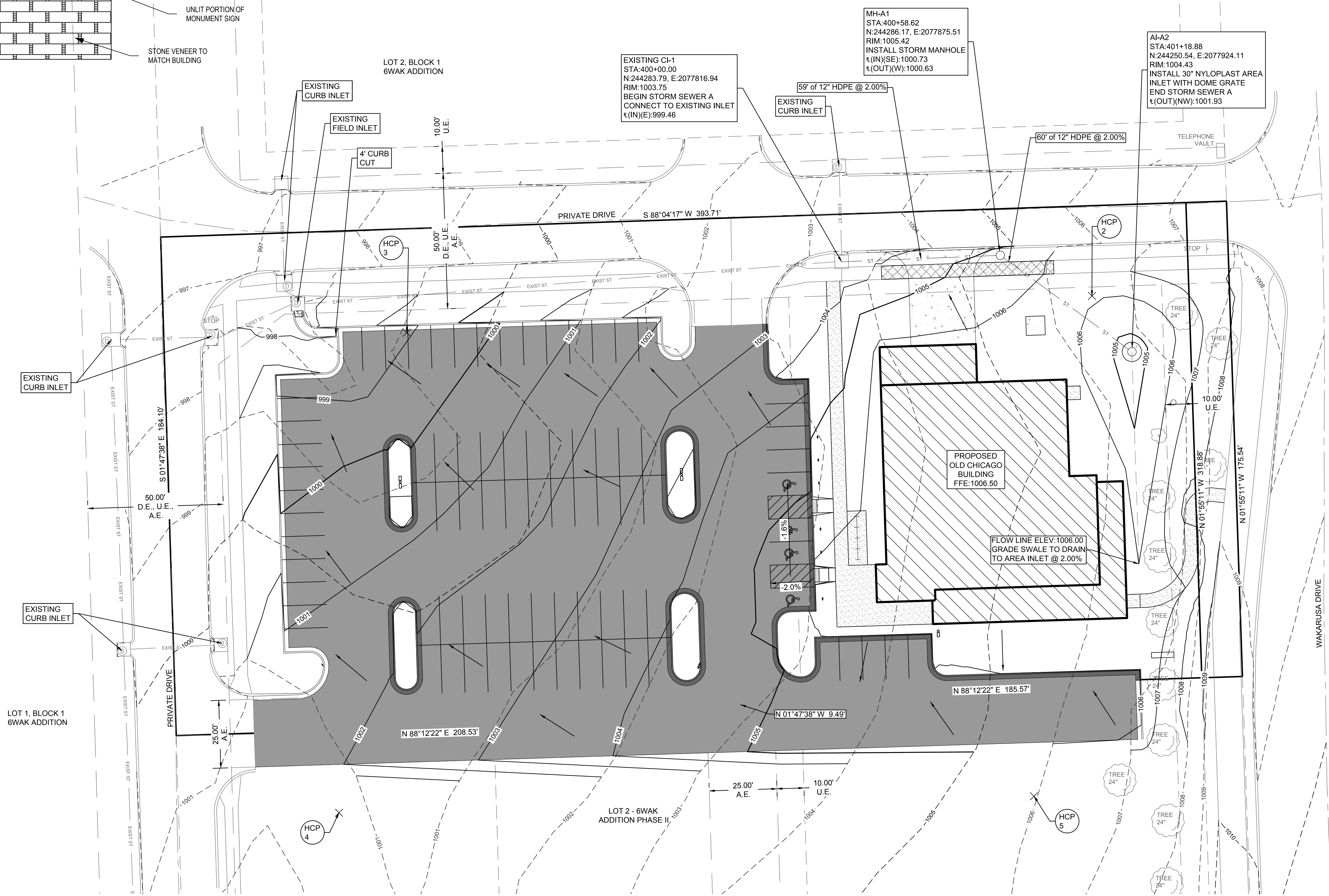
HORIZONTAL CONTROL POINTS

HCP 2
N:244271.198
E:2077909.364
ELEV:1006.74

HCP 4
N:244080.424
E:2077631.389
ELEV:1001.33

HCP 3
N:244257.620
E:2077656.433
ELEV:999.29

HCP 5
N:244086.513
E:2077887.944
ELEV:1005.95



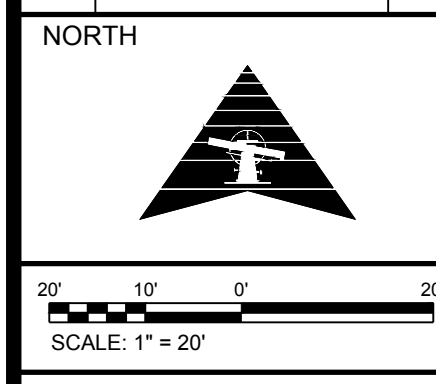
OLD CHICAGO AT 6WAK

FINAL DEVELOPMENT PLAN

LAWRENCE, KANSAS

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
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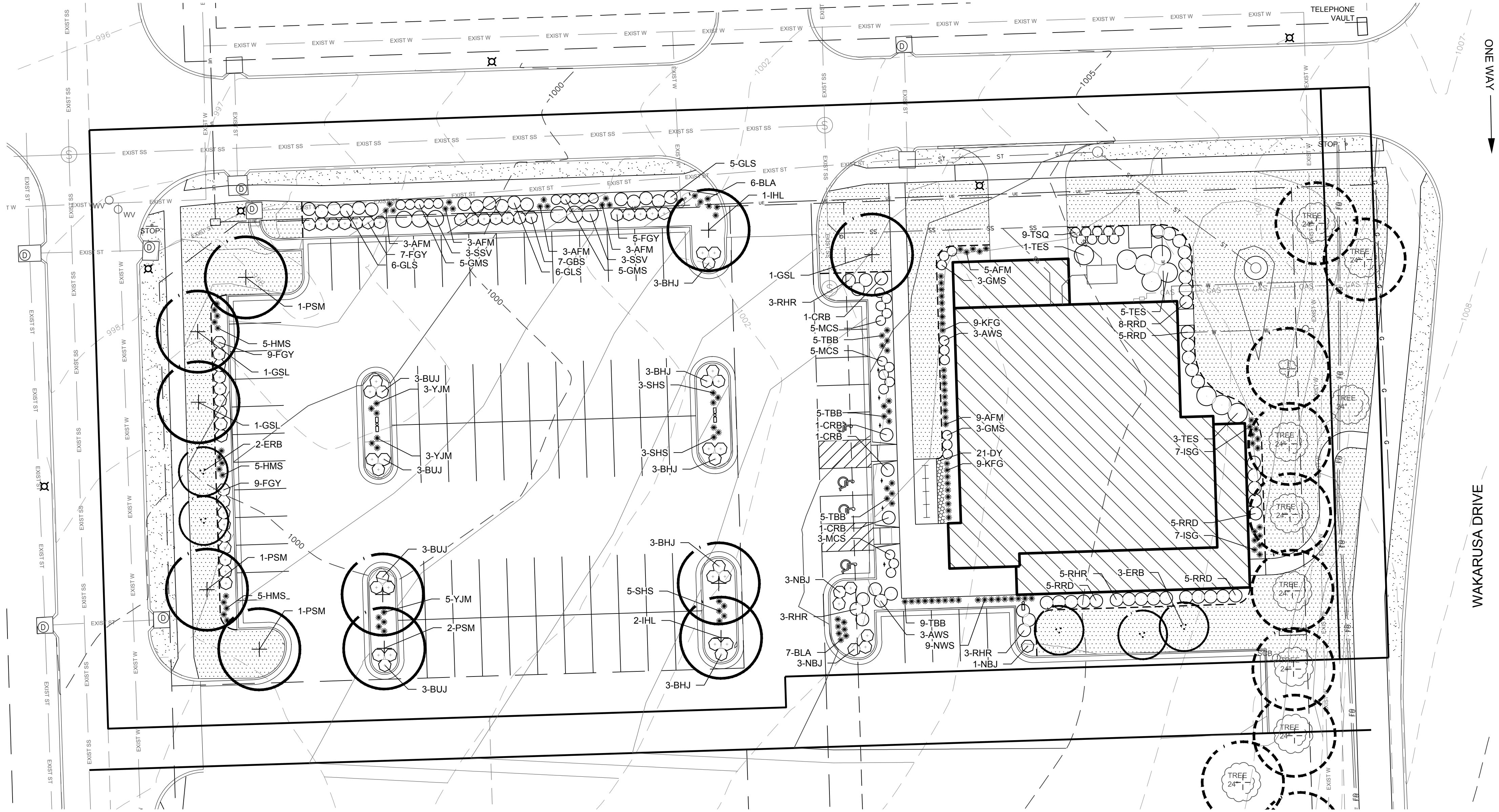


PROJECT #:	1702MN4005
CHECKED BY:	JEH
DRAWN BY:	BCG
DATE:	10/04/2017
SHEET #	C3
TOTAL SHEETS	10

APPROVED:

ERIC STRUCKOFF - CHAIR
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION

SCOTT MCCULLOUGH - SECRETARY
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- STEEL EDGER
- TURF GRASS SOD
- EXISTING TURF GRASS
- PERENNIALS
- EXISTING TREES

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IF A CONFLICT EXISTS BETWEEN THESE NOTES, DETAILS & SPECIFICATIONS THESE NOTES SHALL OVERRIDE THE DETAILS & THE DETAILS SHALL OVERRIDE THE SPECIFICATIONS.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUBMITTALS, CUT SHEETS OF MATERIALS & SOIL TEST RESULTS DIRECTLY TO THE OWNERS REPRESENTATIVE FOR APPROVAL. SEE SPECIFICATIONS FOR DETAILED SUBMITTAL INFORMATION.
- REMOVE EXCESS SUB GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
- ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED IN TO ALL PLANTING PITS AS IN THE DETAILS.
- ALL PLANT MATERIALS SHALL BE AS SPECIFIED AND MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS. ALL SHADE TREES MUST NOT HAVE LIMBS THAT ARE LESS THAN 6" FROM THE ROOT CROWN. AFTER TWO YEARS OF GROWTH SHADE TREES SHALL HAVE THE LOWER LIMBS REMOVED SO THAT THERE WILL BE 8' OF CLEARANCE ABOVE ANY PAVED SURFACE. EACH TREE THAT IS LIMBED UP MUST HAVE LIMBS REMOVED ALL THE WAY AROUND THE TREE SO THAT IT IS EVENLY BALANCED.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL CONVENTIONAL PLANTING BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER AS SHOWN ON THE PLANS AND DEFINED IN THE DETAILS AND SPECIFICATIONS. EDGER IS NOT REQUIRED ADJACENT TO CURBS, WALKS OR BUILDINGS.
- 1 1/2" ROUNDED ROCK MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR ALL LANDSCAPE AREAS UNLESS NOTED OTHERWISE ON THE PLAN. ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED. PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH A BURIED DRIP SYSTEM. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DEFINED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

1 LANDSCAPE PLAN
L1.0 SCALE: 1"=20'-0"

STREET TREE LANDSCAPE SUMMARY

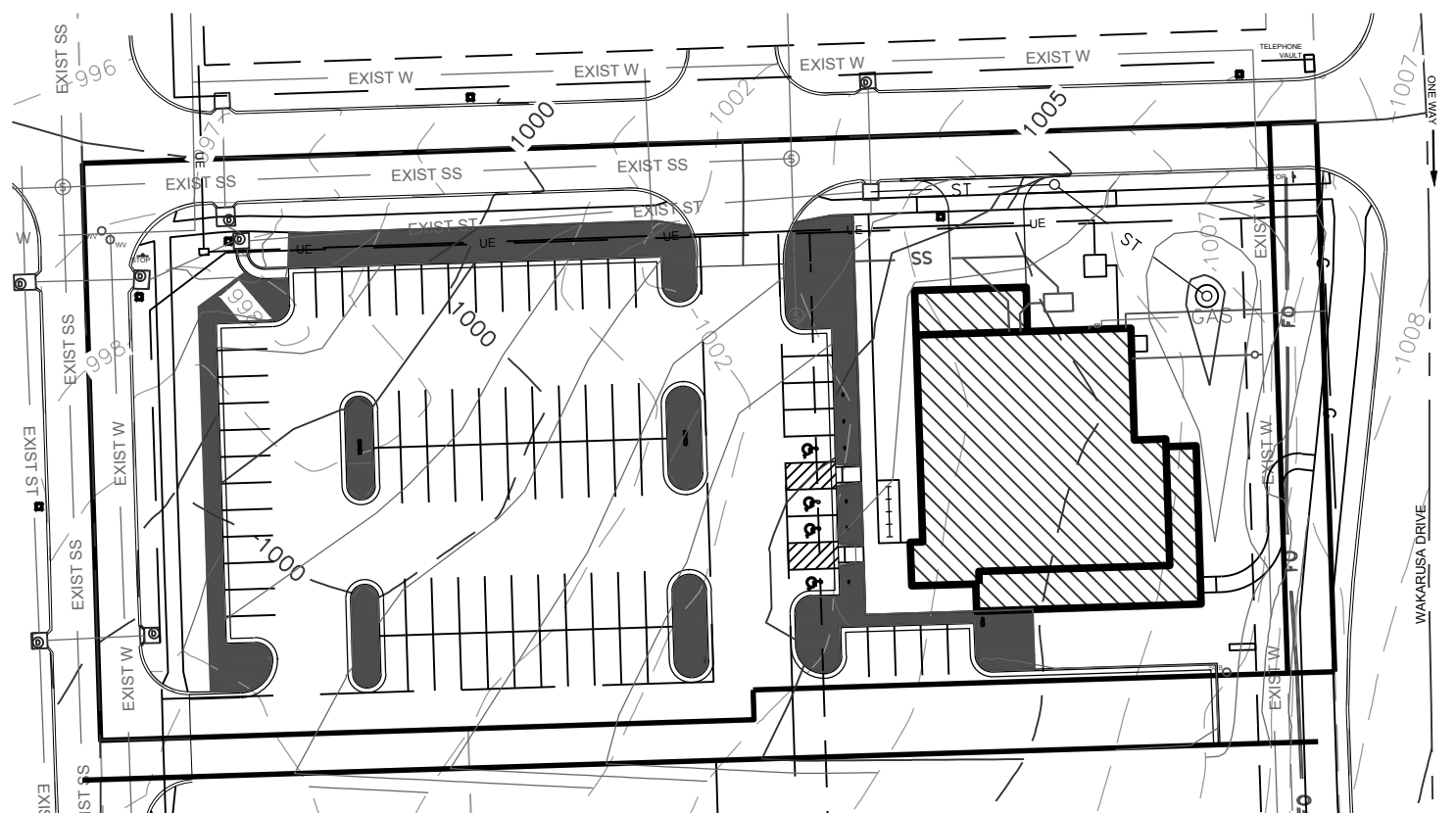
STREET TREES REQUIRED: 1 TREE PER 40 L.F.
WAKARUSA DRIVE REQUIRED: 160 LF FRONTAGE/40 = 4 TREES
EXISTING: 6 TREES

INTERIOR PARKING LANDSCAPE SUMMARY

TREES REQUIRED: 1 TREE PER 10 PARKING SPACES
MINIMUM TREES REQUIRED: 83 PARKING SPACES/10 = 9 TREES
PROVIDED: 9 TREES
25 SHRUBS
133 SHRUBS

LANDSCAPE AREA REQUIRED: STALL # x 40 SF
REQUIRED: 83 STALLS x 40 SF = 3,320 SF
PROPOSED: 5,853 SF

INTERIOR LANDSCAPE EXHIBIT



PLANT LIST

DECIDUOUS SHADE TREES				ORNAMENTAL GRASSES			
3	GSL	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	2 1/2" CAL. SINGLE TRUNK	26	AFM	AUTUMN FLAME MAIDEN GRASS Miscanthus 'Purpureascens'	1 GAL. ESTABLISHED
3	IHL	IMPERIAL HONEYLOCUST Gleditsia tricanthos 'Impcoke'	2 1/2" CAL. SINGLE TRUNK	13	BLA	BLONDE AMBITION BLUE GRAMA GRASS Bouteloua gracilis 'Blonde Ambition'	1 GAL. ESTABLISHED
5	PSM	PACIFIC SUNSET MAPLE Acer truncatum x platanoides 'Warrenred'	2 1/2" CAL. SINGLE TRUNK	15	HMS	HEAVY METAL SWITCHGRASS Panicum virgatum 'Heavy Metal'	1 GAL. ESTABLISHED
ORNAMENTAL TREES				14	ISG	INDIAN STEEL GRASS Sorghastrum nutans 'Indian Steel'	1 GAL. ESTABLISHED
5	ERB	EASTERN REDBUD Cercis canadensis	1 3/4" CAL. / 6' HT. MULTI-STEM	18	KFG	KARL FOERSTER FEATHER REED GRASS Calamagrostis x acutiflora 'Karl Foerster'	1 GAL. ESTABLISHED
EVERGREEN SHRUBS				9	NWS	NORTHWIND SWITCHGRASS Panicum virgatum 'Northwind'	1 GAL. ESTABLISHED
12	BUJ	BUFFALO JUNIPER Juniperus sabina 'Buffalo'	5 GAL. 18"-24" SPREAD	11	SHS	SHENANDOAH SWITCHGRASS Panicum virgatum 'Shenandoah'	1 GAL. ESTABLISHED
15	BHJ	BAR HARBOR JUNIPER Juniperus horizontalis 'Bar Harbor'	5 GAL. 18"-24" SPREAD	24	TBB	THE BLUES LITTLE BLUESTEM Schizachyrium scoparium 'The Blues'	1 GAL. ESTABLISHED
30	FGY	FAIRVIEW GLOBE YEW Taxus media 'Fairview'	5 GAL. 18"-24" SPREAD	11	YJM	YAKU JIMA DWARF MAIDEN GRASS Miscanthus sinensis 'Yaku Jima'	1 GAL. ESTABLISHED
7	GBS	GLOBE BLUE SPRUCE Picea pungens 'Glaucu Globosa'	5 GAL. 18"-24" SPREAD	PERENNIALS			
7	NBJ	NEW BLUE TAM JUNIPER Juniperus sabina 'Tam New Blue'	5 GAL. 18"-24" SPREAD	21	DY	HAPPY RETURNS DAYLILY Hemerocallis 'Happy Returns'	1 GAL. SPACING 12" O.C.
DECIDUOUS SHRUBS				6	AWS	ANTHONY WATERER SPIREA Spiraea bumalda 'Anthony Waterer'	5 GAL. 18"-24" HT.
4	CRB	CORALBERRY Symphoricarpos x chenaultii 'Hancock'	5 GAL. 18"-24" HT.	17	GLS	GRO-LOW SUMAC Rhus aromatica 'Gro-Low'	5 GAL. 18"-24" SPREAD
16	GMS	GOLDMOUND SPIREA Spiraea japonica 'Goldmound'	5 GAL. 18"-24" HT.	13	MCS	MAGIC CARPET SPIREA Spiraea japonica 'Magic Carpet'	5 GAL. 18"-24" SPREAD
14	RHR	RED HOME RUN ROSE Rosa 'WEKoisbako'	5 GAL. 18"-24" HT.	28	RRD	RED ROVER SILKY DOGWOOD Cornus obliqua 'Powell Gardens'	5 GAL. 18"-24" HT.
6	SSV	Summer Snowflake Viburnum Viburnum plicatum 'Summer Snowflake'	5 GAL. 18"-24" HT.	9	TES	TIGER EYES SUMAC Rhus typhina 'Bailltiger'	5 GAL. 18"-24" HT.
9	TQS	TEXAS SCARLET QUINCE Chaenomeles speciosa 'Texas Scarlet'	5 GAL. 18"-24" HT.				

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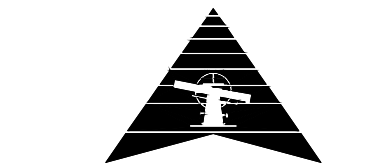
REVISION DESCRIPTION

(DESCRIPTION)

REVISION DATE

000000

NORTH



20' 10' 0' 20'
SCALE: 1" = 20'

PROJECT #: 1702MN4005
CHECKED BY: KML
DRAWN BY: KML

DATE: 08/24/2017

SHEET #

L1.0

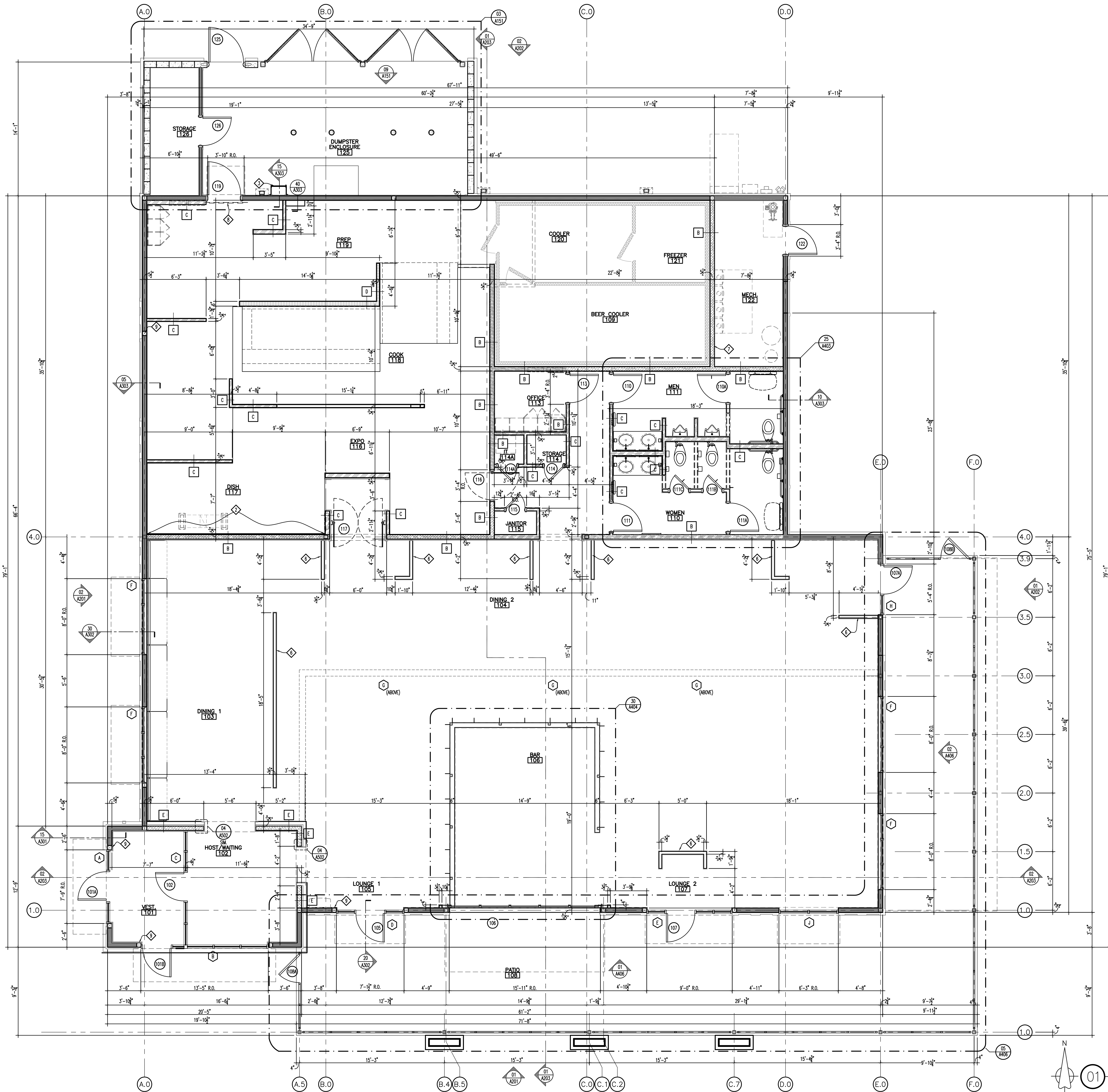
TOTAL SHEETS
10

SHEET NAME

APPROVED:

ERIC STRUCKOFF - CHAIR
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION

SCOTT MCCULLOUGH - SECRETARY
LAWRENCE - DOUGLAS COUNTY PLANING COMMISSION



GENERAL NOTES

- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE. REFER TO SHEET A601 FOR DOOR, WINDOW, & HARDWARE SCHEDULE.
- INSTALL BLOCCING AS REQUIRED FOR EACH FIRE EXTINGUISHER PRIOR TO CLOSING UP WALLS. USE RECESSED BLACK CABINETS IN PUBLIC AREAS AND SURFACE MOUNTS IN KITCHEN AREAS. COORDINATE FINAL LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHAL.
- PROVIDE WALL BACKING FOR ALL TOILET ACCESSORIES/PARTITIONS TYPICAL. REFER A603 FOR ADDITIONAL INFORMATION.
- PROVIDE FIREBLOCKING IN CONCEALED WALL SPACES AT HORIZONTAL INTERVALS OF 10'-0" O.C. MAXIMUM.
- ALL WOOD BLOCCING TO BE FIRE RETARDANT TREATED.
- ALL FRAMING 16" O.C. UNLESS NOTED OTHERWISE.

WALL LEGEND

NOTE: REFERENCE SHEET A601 FOR INTERIOR WALL TYPE DETAILS AND WALL FINISHES.

- EXTERIOR WALL (REFER TO WALL SECTIONS)
- FULL HEIGHT WOOD FRAMED WALL TO DECK, FULLY INSULATED
- FULL HEIGHT WOOD FRAMED WALL TO DECK
- FULL HEIGHT WOOD FRAMED WALL TO 6" ABOVE CEILING, FULLY INSULATED
- FULL HEIGHT WOOD FRAMED WALL TO 6" ABOVE CEILING
- FULL HEIGHT METAL FRAMED WALL TO 6" ABOVE CEILING
- LOW WALL

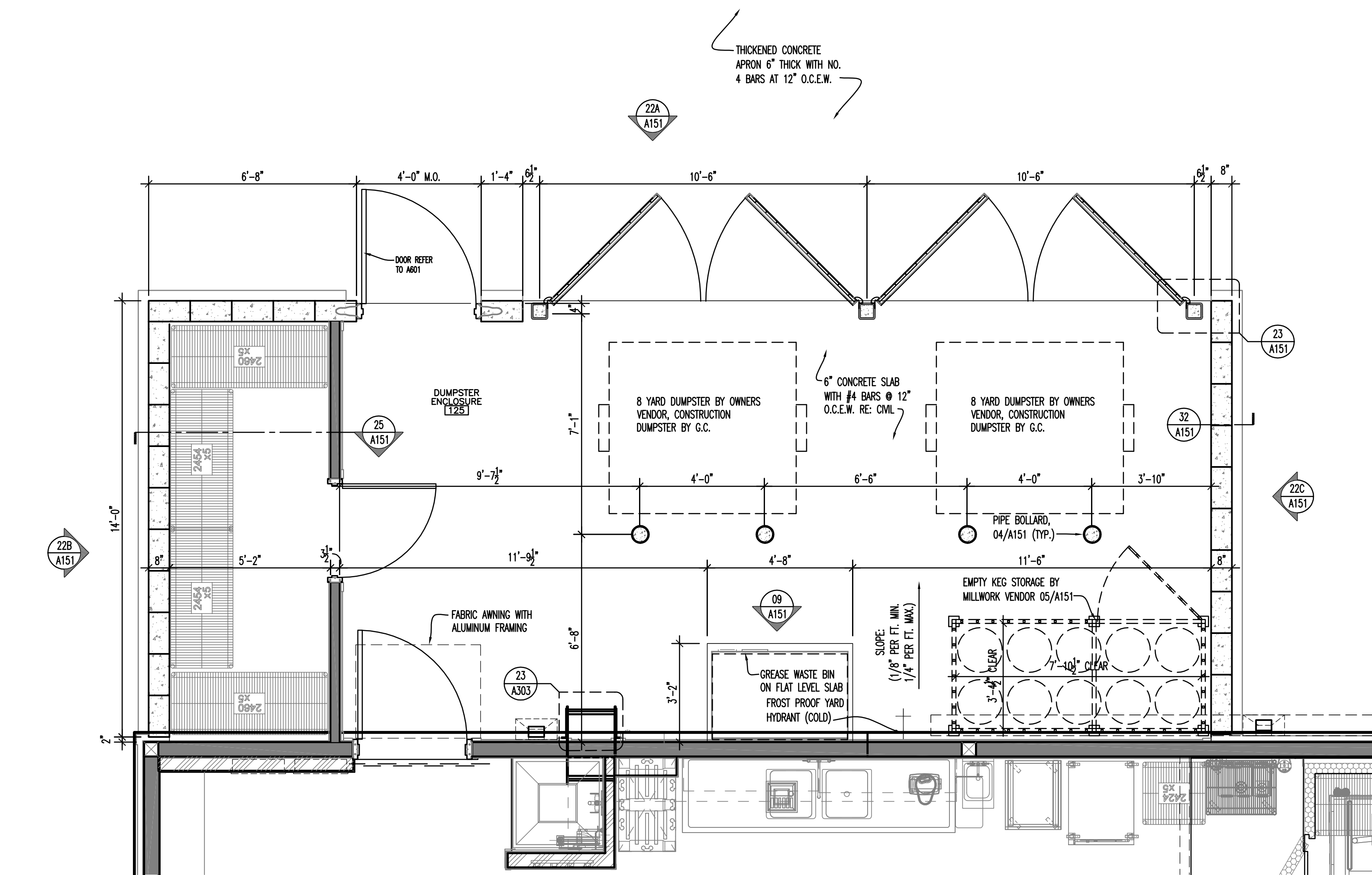
ACCESSIBILITY NOTES

ALL DOORS INCLUDING ENTRY AND PATIO DOORS TO BE FULLY ACCESSIBLE. CLEAR AREA REQUIRED AT DOOR TO BE LEVEL OR 2% SLOPE MAXIMUM. DOOR LEVERS AND PULL DEVICES TO BE MOUNTED BETWEEN 30" AND 44" A.F.F. (34" A.F.F. PREFERRED).

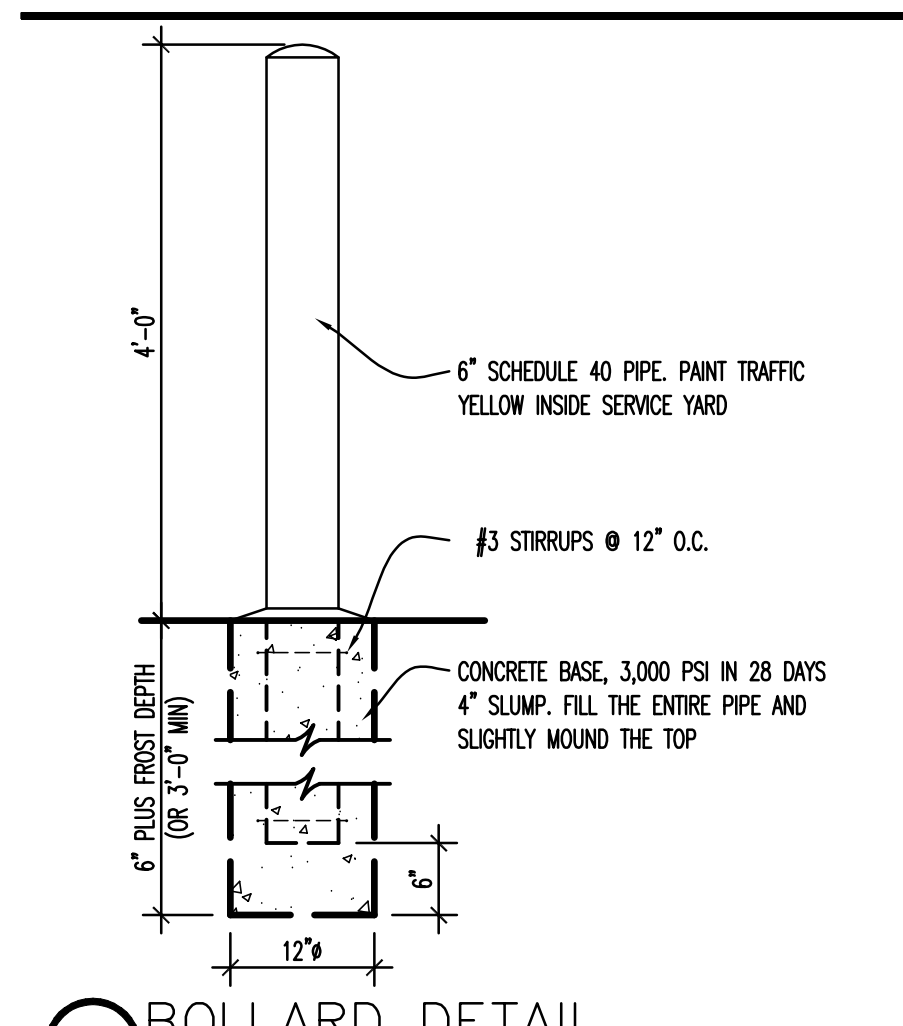
FLOOR PLAN KEY NOTES

- PROVIDE A MINIMUM OF (2) FIRE EXTINGUISHERS IN THE DINING AREAS PER THE REQUIREMENTS OF NFPA 10. MINIMUM SIZE OF THE FIRE EXTINGUISHER SHALL BE 2A10BC. IN THE KITCHEN PROVIDE A K-CLASS FIRE EXTINGUISHER WITHIN 30'-0" OF ALL COOKING SURFACES. PER THE REQUIREMENTS OF NFPA 10, UNITS WILL BE INSTALLED AT A MINIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE AND NO LOWER THAN 15" ABOVE THE FINISHED FLOOR TO THE BOTTOM OF THE UNIT. UNITS WILL BE LOCATED IN CONSPICUOUS LOCATIONS ALONG AN EGRESS PATH. INSTALLATION OF THE FIRE EXTINGUISHERS WILL BE COORDINATED & VERIFIED BETWEEN THE GENERAL CONTRACTOR AND THE FIRE MARSHAL'S OFFICE.
- INSTALL HORIZONTALLY MOUNTED 1/2" RESILIENT CHANNELS ATTACHED TO STUDS @ 24" O.C. ATTACH KITCHEN SIDE SHEATHING TO RESILIENT CHANNELS @ SPACES BETWEEN STUDS WITH 1" LONG SCREWS. DO NOT USE SCREWS THAT ARE TOO LONG OR ATTACH SHEATHING THROUGH RESILIENT CHANNELS INTO STUDS. PROVIDE 1/4" BEAD OF ACOUSTICAL SEALANT AT ENTIRE PERIMETER OF WALL. PROVIDE 24" STRIP OF SOUND ATTENUATION BATS ABOVE LAY-IN CEILING (KITCHEN SIDE) DIRECTLY ADJACENT TO SOUND PROOF WALL. ELECTRICAL OUTLETS ALONG THIS WALL SHALL HAVE "SEALTIGHT" OUTLET PADS OR EQUAL.
- ROOF ACCESS LADDER, REFER TO DETAIL 15/A303.
- NOT USED
- KITCHEN EQUIPMENT VENDOR TO PROVIDE GALVALUME CLOSURE STRIPS AT ALL EXPOSED INTERSECTIONS OF WALK-IN BOXES AND BUILDING WALLS (TYP).
- LOW WALL REFER TO 09/A502 FOR TYPICAL CONSTRUCTION. FRONT OF HOUSE LOW WALLS CONSTRUCTED BY MILLWORK AND INSTALLED BY G.C.
- G.C. TO PROVIDE ACCESS TO THE CONCEALED SPACE ABOVE THE WALK-IN COOLER BOXES.
- 8" WIDE STRIP CURTAIN AND ECONOTRACK MOUNTING TO STEEL FACEPLATE ABOVE DOOR
- HOLD DOWNS. REFER STRUCTURAL.

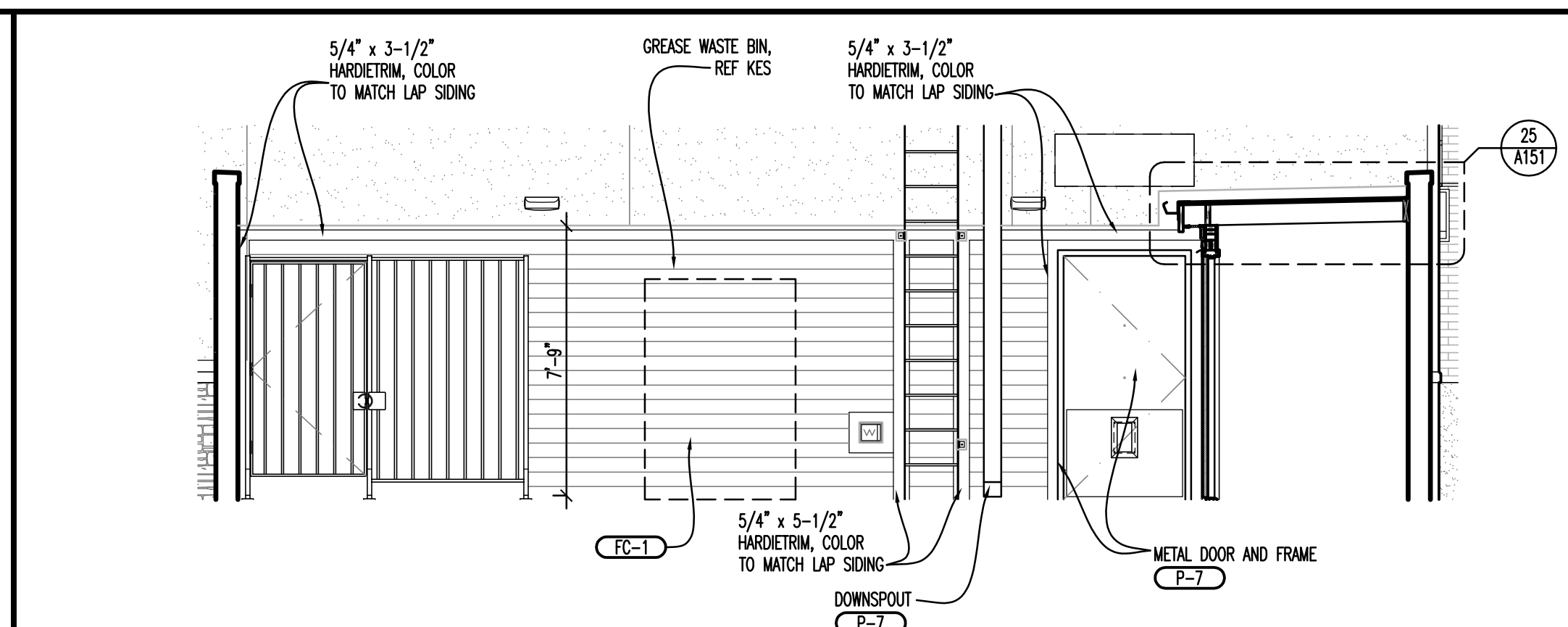
01 FLOOR PLAN
SCALE: 1/4"=1'-0"



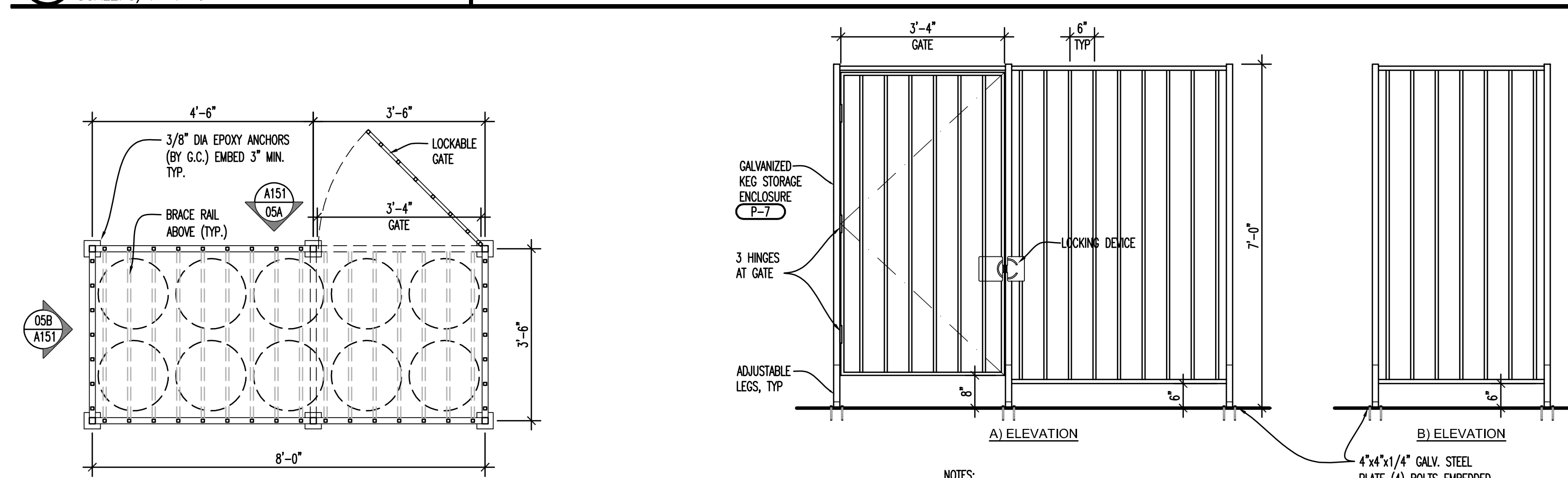
03 ENLARGED DUMPSTER ENCLOSURE PLAN
SCALE: 3/8"=1'-0"



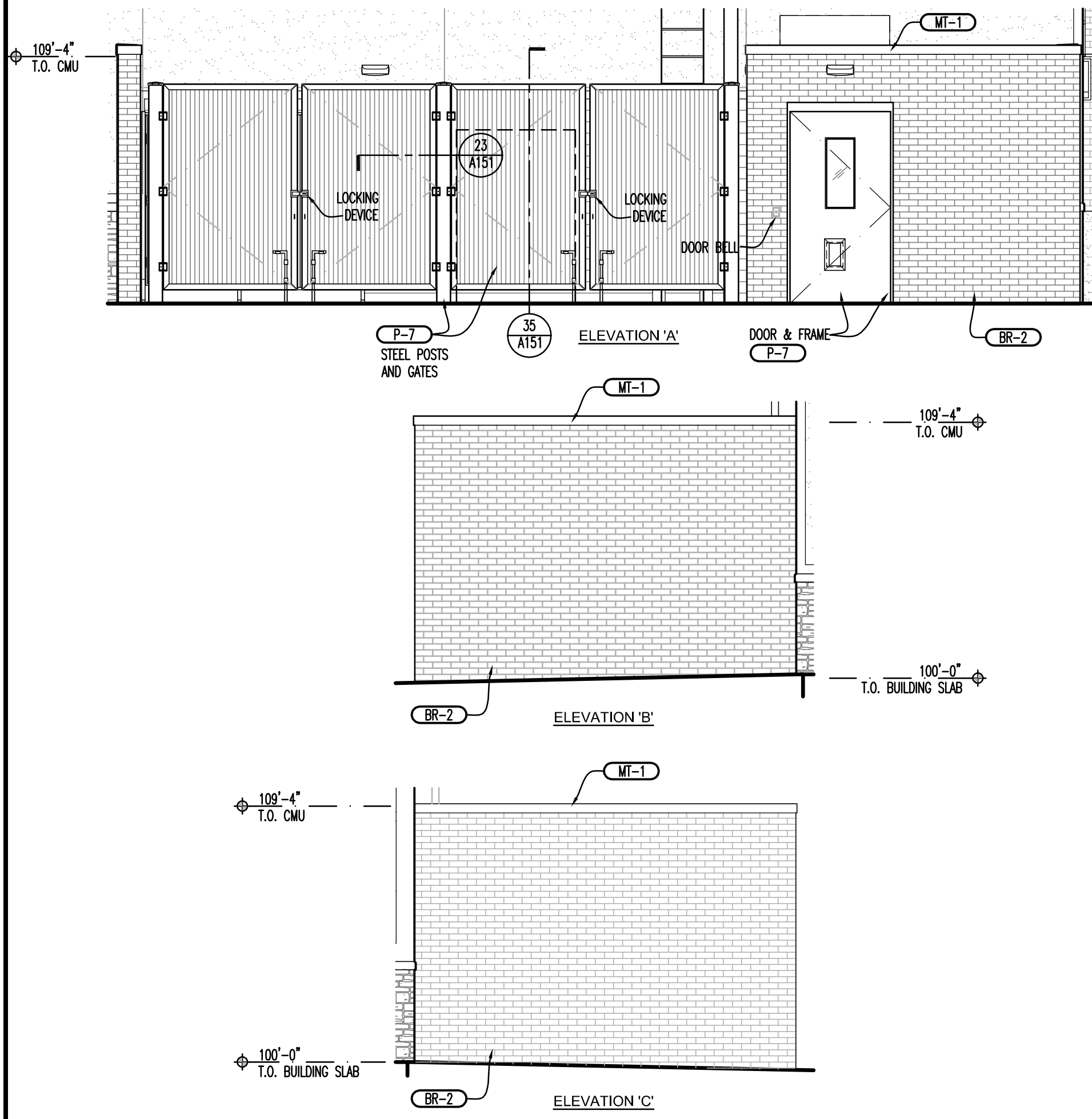
04 BOLLARD DETAIL
SCALE: 3/4"=1'-0"



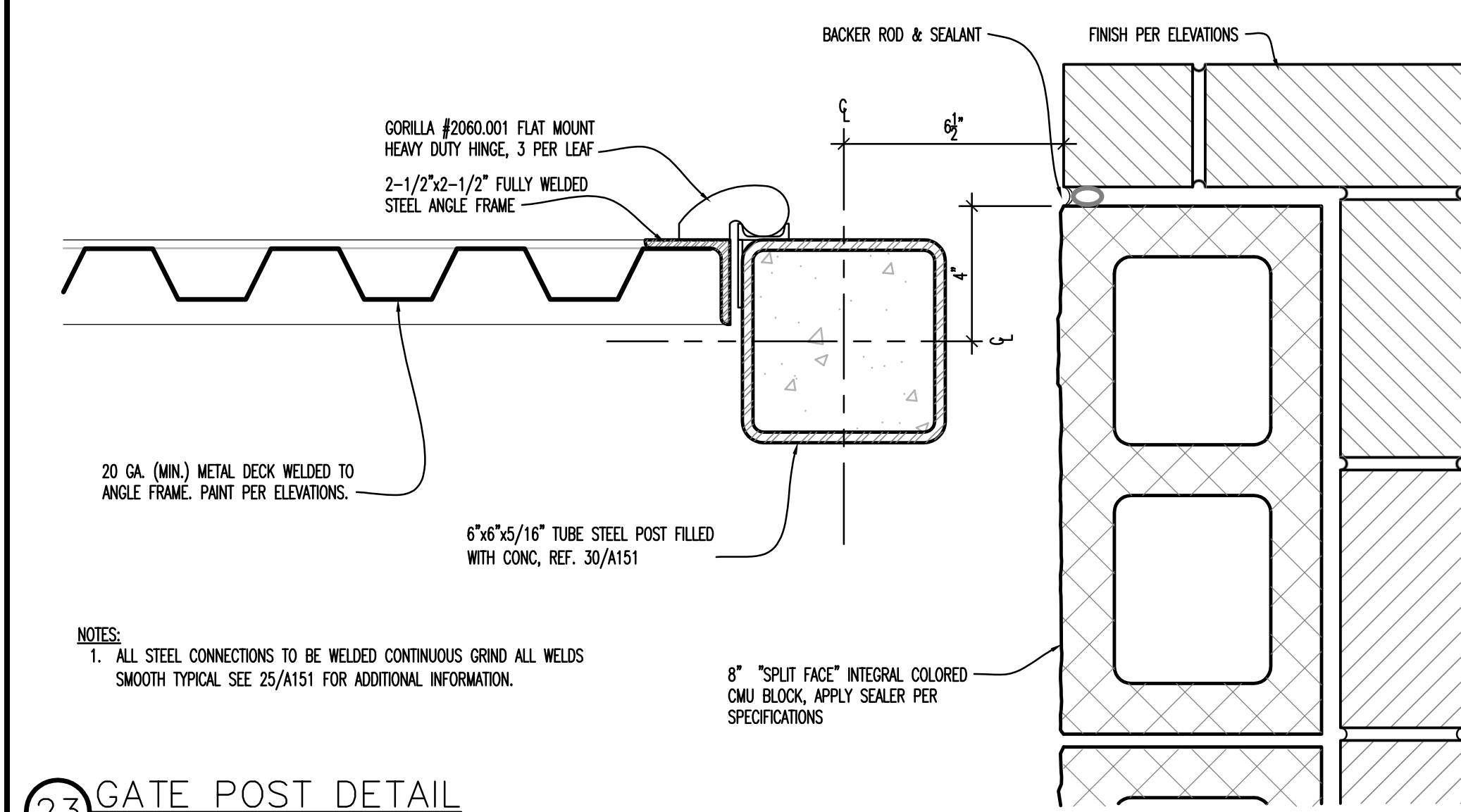
09 BUILDING ELEVATION INSIDE DUMPSTER ENCLOSURE
SCALE: 1/4"=1'-0"



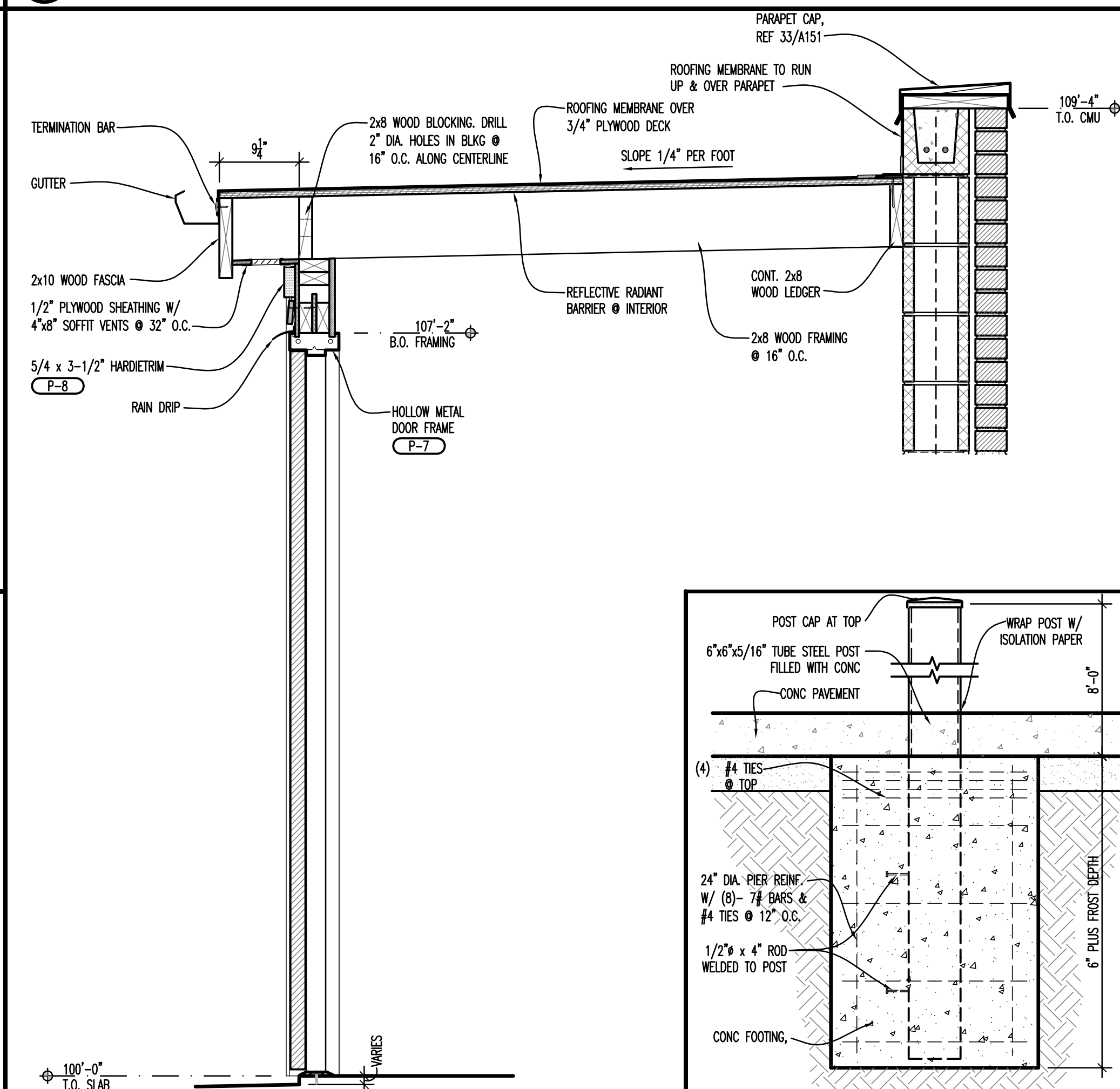
05 ENLARGED KEG STORAGE PLAN
SCALE: 1/2"=1'-0"



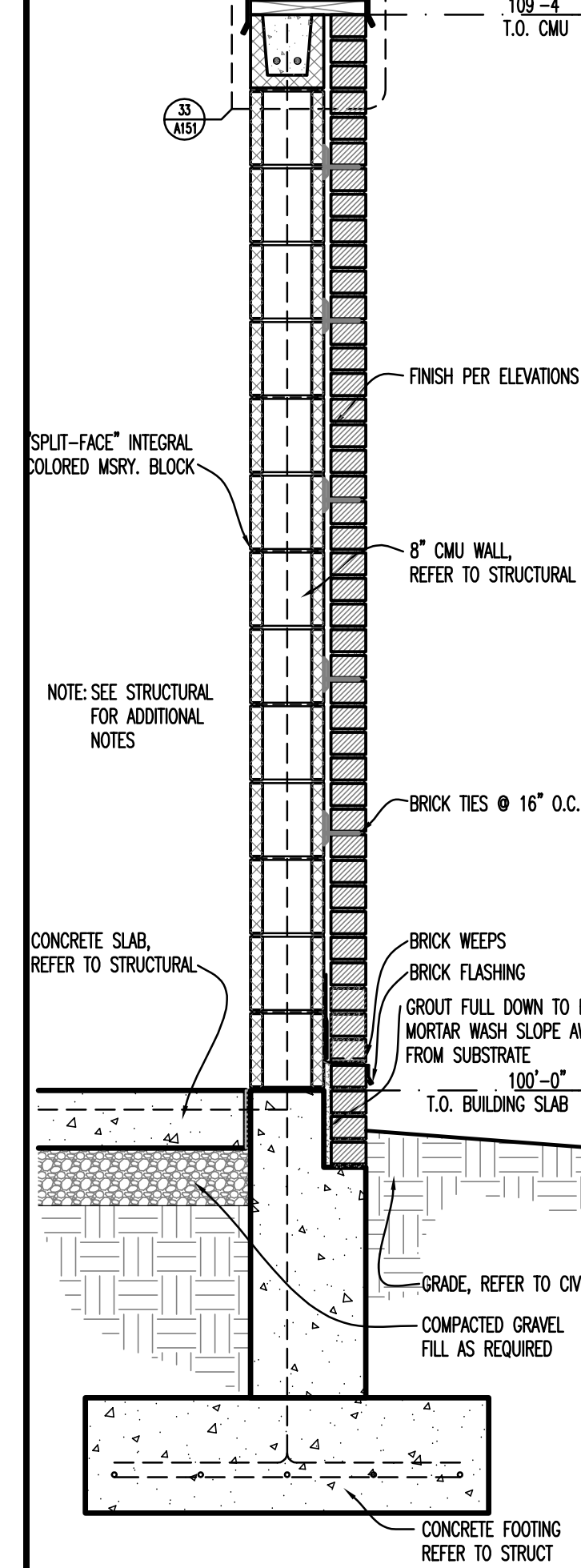
22 DUMPSTER ENCLOSURE EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"



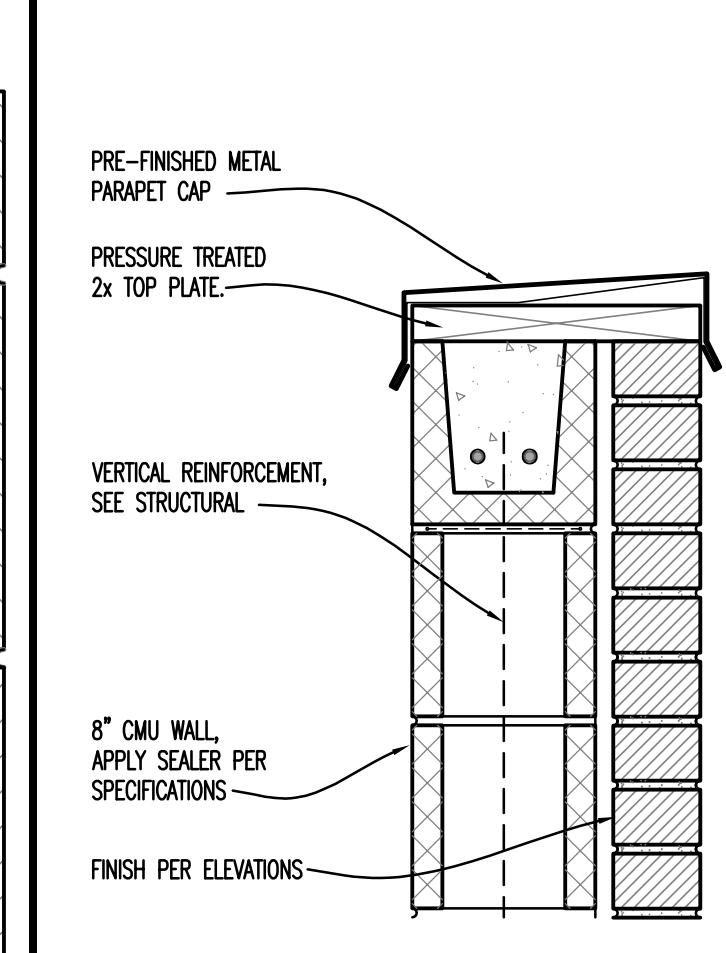
23 GATE POST DETAIL
SCALE: 3/4"=1'-0"



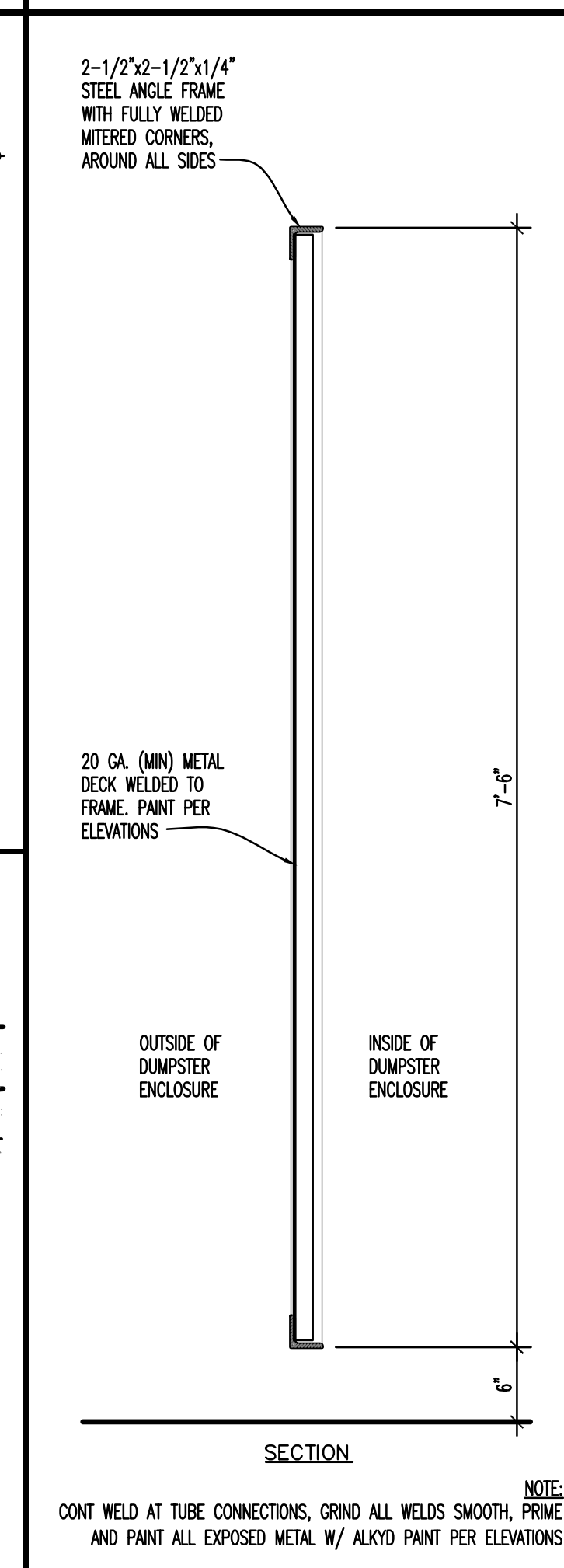
25 STORAGE SHED SECTION
SCALE: 1/2"=1'-0"



32 DUMPSTER ENCLOSURE SECTION
SCALE: 3/4"=1'-0"

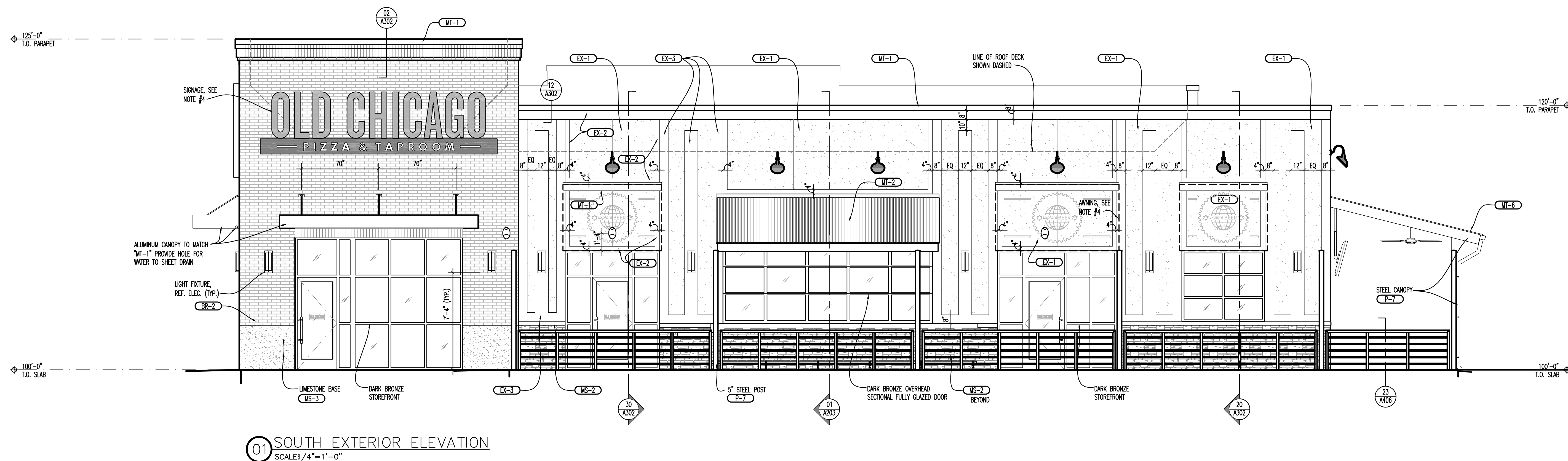


33 SECTION @ WALL CAP
SCALE: 1 1/2"=1'-0"

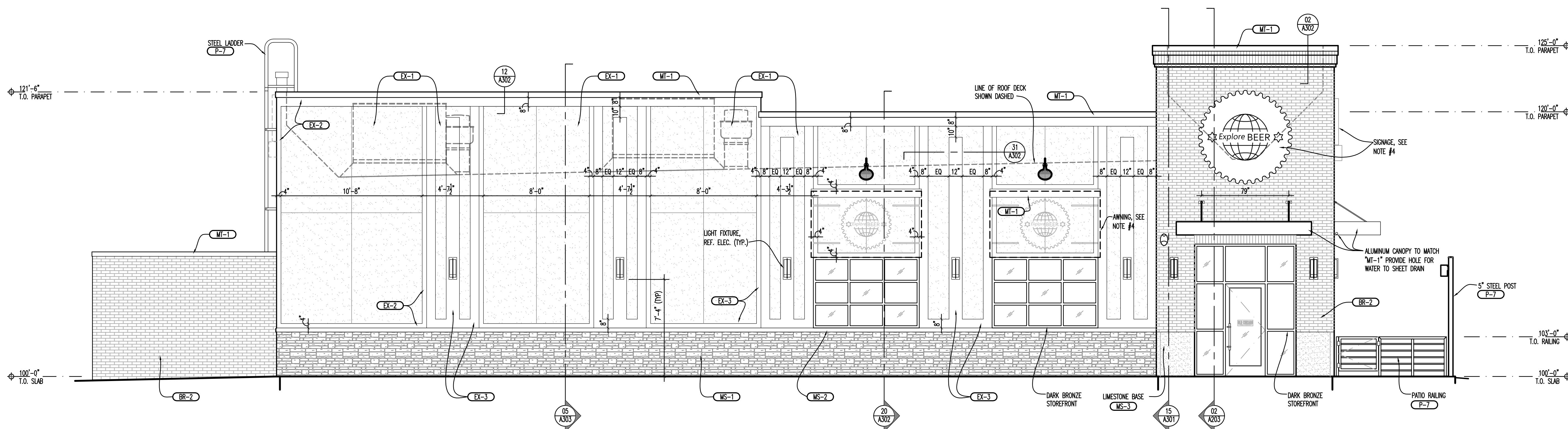


35 GATE DETAIL
SCALE: 1"=1'-0"

FINISH SCHEDULE		
FINISH	MANUFACTURER	DESCRIPTION
CEILINGS		
CE-1	KNUF	DUCT LINER, PAINTED T-4"
CE-2	ARMSTRONG	VINYL CLAD, 24"x48" GYPSUM BOARD CEILING TILES. COLOR = STANDARD WHITE. 15/16" ALUMINUM GRID WHITE. TO MATCH TILES
CE-3	ARMSTRONG	24"x24" CORRUG REVELED TEGULAR WITH SILICOETTE XL 9/16" BOLT SLOT - 1/4" REVEAL SUSPENSION SYSTEM. COLOR = HAZE
CE-4	-	PAINTED GYPSUM BOARD. SMOOTH FINISH. COLOR PER PLANS
CE-5	ARMSTRONG	8" x 12" FAUX BEAM WOODGRAINED SERIES. STAIN TO MATCH "WS-2". (1) HERMOD81008P16 & (4) HERMOD81008P17.
CE-6	ARMSTRONG	8" x 12" FAUX BEAM WOODGRAINED SERIES. STAIN TO MATCH "WS-2". HERMOD81008P16.
PAINT / STAIN		
P-1	BENJAMIN MOORE	BM 961 SEAPEARL: SATIN FINISH
P-2	BENJAMIN MOORE	BM 46-103 CROWNELL: GRAY SATIN FINISH
P-3	BENJAMIN MOORE	BM 46-103 CROWNELL: SATIN FINISH
P-4	BENJAMIN MOORE	BM 2129-30 BLUE NOTE: WHITE FINISH
P-5	BENJAMIN MOORE	BM 2134-30 IRON MOUNTAIN: SATIN FINISH
P-6	BENJAMIN MOORE	BM PM-9 BLACK: WHITE FINISH
P-7	BENJAMIN MOORE	BM 2130-10 BLACK BEAN SOUP: EXTERIOR SEMI-GLOSS FINISH
P-8	BENJAMIN MOORE	BM 46-103 CROWNELL: EXTERIOR WHITE FINISH
P-9	BENJAMIN MOORE	BM 46-103 CROWNELL: EXTERIOR WHITE FINISH
P-10	MILLWORK VENDOR	"DARK WALNUT" CUSTOM STAIN
P-11	MILLWORK VENDOR	"LIGHT OAK" CUSTOM STAIN
NATIONAL ACCOUNTS CONTACT = BENJAMIN MOORE: PAUL BALLAS. PHONE: (201) 949-6934. E-MAIL: PAUL.BALLAS@BENJAMINMOORE.COM		
WALL BASE		
WB-1	ARMSTRONG	4 1/2" x 8" RUBBER COE BASE: R4160, COLOR = JET BLACK
WB-2	-	1x5 WOOD BASE PAINTED "P-6"
WB-3	-	1x10 WOOD BASE PAINTED "P-6"
TILE		
TL-1	EMSER TILE	PORCELAIN TILE: WOODWORK SERIES: 6"x24" MEDFORD. F79000MEDF0024. GROUT = LATICRETE 1500 EPOXY GROUT #27 HEMP. 1/8" GROUT JOINT.
TL-2	EMSER TILE	PORCELAIN TILE: COSMOPOLITAN SERIES: 12"x24" TIMBER. F70200TIM1224. GROUT = LATICRETE 1500 EPOXY GROUT #27 HEMP. 1/8" GROUT JOINT.
TL-3	EMSER TILE	PORCELAIN TILE COVE BASE: COSMOPOLITAN SERIES: 6"x12" TIMBER. F80200TIM612. GROUT = LATICRETE 1500 EPOXY GROUT #27 HEMP. 1/8" GROUT JOINT.
TL-4	EMSER TILE	QUARRY TILE: E-QUARRY SERIES: 6"x6" GRAY, SMOOTH. GATEQUARR0606. GROUT = LATICRETE SPECTRALOCK 2000 #27 HEMP. 1/8" GROUT JOINT.
TL-5	EMSER TILE	QUARRY TILE COVE BASE: E-QUARRY SERIES: 6"x6" GRAY, SMOOTH. GATEQUARR0606. GROUT = LATICRETE SPECTRALOCK 2000 #27 HEMP. 1/8" GROUT JOINT.
TL-6	ARMSTRONG	VINYL COMPOSITION TILE: COLOR = BLACK. 12"x12"
TL-7	OSODA PLASTICS, INC.	PROTECT-ALL COMMERCIAL FLOORING, WHITE FINISH WITH INTEGRAL COVE BASE. COLOR = LIGHT GRAY
TL-8	ARMSTRONG	NATURAL CREATIONS MYSTX COLLECTION: LVT COLOR = M2714 PLATINUM 18"x36"
VENDOR = EMER TILE NATIONAL ACCOUNTS E-MAIL = OLDCHICAGOEMER.COM (NO SUBSTITUTIONS)		
PLASTIC LAMINATE / FIBERGLASS REINFORCED PLASTIC PANELS		
PL-1	MARLITE	FIBER REINFORCED PLASTIC PANELS. F100 WHITE, PEBBLED SURFACE. SEAM JOINT INSTALLATION. MARLITE SILENCE SEALANT MS-251 WHITE
PL-2	MARLITE	FIBER REINFORCED PLASTIC PANELS. F100 BLACK, PEBBLED SURFACE. SEAM JOINT INSTALLATION. MARLITE SILENCE SEALANT MS-251 CLEAR
PL-3	NOT USED	
PL-4	FORMICA	PLASTIC LAMINATE. 837-58 GRAPHITE
PL-5	MILLWORK VENDOR	MELANIE. BLACK
PL-6	FORMICA	PLANKED URBAN OAK. WHITE FINISH 9312-58
PL-7	MOC	PLANKED URBAN OAK. WHITE FINISH 9312-58
MARLITE CONTACT: TIM PINNOW (330) 343-6621 FORMICA: (800) 367-6422		
WOOD		
WO-1	MILLWORK VENDOR	WHITE OAK, RFT OUT. STAIN "WS-1". SATIN FINISH. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO APPLICATION
WO-2	MILLWORK VENDOR	WHITE OAK, RFT OUT. STAIN "WS-2". SATIN FINISH. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO APPLICATION
SOLID SURFACE		
SS-1	CORIAN	SOLID SURFACE. COLOR = DEEP MINK. 1/2" THICKNESS
SS-2	CORIAN	SOLID SURFACE. COLOR = RAIN CLOUD. 1/2" THICKNESS U.N.D. PROVIDE 3/4" THICKNESS AT 90 DEGS.
MASONRY		
MR-1	GLEN GERY (OR APPROVED EQ.)	1/2" THIN BRICK VENEER. MEDALA SERIES. COLOR = ABERDEEN. TEXTURE = PAPER CUT. STANDARD GRAY MORTAR.
MR-2	GLEN GERY (OR APPROVED EQ.)	COLOR = ABERDEEN. TEXTURE = PAPER CUT. STANDARD GRAY MORTAR.
MR-3	VENERESTONE	STACK LIMESTONE. SMOOTH FINISH. COLOR = T.B.D.
MR-4	ARCHITECTURAL CAST STONE	PRECAST STONE WATERABLE/SLL. COLOR = T.B.D.
MR-5	T.B.D.	LIMESTONE TILE BASE. SMOOTH FINISH. COLOR = T.B.D.
EXTERIOR INSULATION FINISHING SYSTEM		
EIF-1	STO	2" THICK DRAINABLE EPS. 310 STO FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-6". 0000113446 CRAFTWORKS.
EIF-2	STO	2.5" THICK DRAINABLE EPS. 310 STO FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-6". 0000113446 CRAFTWORKS.
EIF-3	STO	3" THICK DRAINABLE EPS. 310 STO FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-6". 0000113446 CRAFTWORKS.
METAL		
MT-1	BERTRIDGE (OR EQ.)	PRE-FINISHED METAL FASCIA/COPING. COLOR = DARK BRONZE
MT-2	WESTERN STATES DECKING (OR EQ.)	7/8" CORRUGATED GALVANIZED METAL ROOFING PANEL. COLOR = GALVALUME
CONCRETE		
CC-1	RETRO PLATE	GROUND FACED COLORED CONCRETE
CC-2	-	STANDARD GRAY CONCRETE "LEVEL 2" FINISH WITH SHERWIN WILLIAMS SHER-HARD CLEAR SEALER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
CARPET		
CR-1	J&J FLOORING	WALK-OFF MAT, ALTER EGO 1070 / 1845 CRYSTIC
FIBER CEMENT SIDING		
FC-1	JAMES HARDIE	HARDEPLANK 6" LAP SIDING. SMOOTH. FACTORY PRIME. PAINT "P-6"
NOTES		
1. FINAL EXTERIOR COLORS/MATERIALS TO BE APPROVED BY OWNER.		
2. REFERENCE SPECIFICATIONS FOR ADDITIONAL TILE SETTING METHODS.		
3. USE OPAQUE PAINTABLE SEALANT BETWEEN ALL DISJUNCT MATERIALS WHERE ONE OR BOTH OF THE MATERIALS ARE PAINTABLE. PAINT SEALANT TO MATCH PAINTED SURFACE. ALL SEALANTS IN KITCHEN AREAS ARE TO BE NSF APPROVED. AVOID THE USE OF CLEAR SEALANTS EXCEPT AT THE FOLLOWING GENERAL LOCATIONS:		
A. STAINLESS STEEL TO ANY OTHER SURFACE THAN PAINTED DRYWALL		
B. MILLWORK TO MILLWORK		
C. STOREFRONT TO ANY OTHER SURFACE THAN PAINTED DRYWALL		
D. WHERE SPECIFICALLY NOTED ON THE PLANS		
4. SCAULIER SYSTEMS (800) 472-4888 BRUSHED STAINLESS STEEL TRANSITION STRIPS TO BE USED AT THE FOLLOWING:		
A. FLOORING:		
B. WALLS:		
5. ALTERNATE MASONRY PRODUCTS FROM A LOCAL SOURCE ARE ACCEPTABLE. PROVIDE OWNER WITH A SAMPLE FOR APPROVAL.		
6. PROVIDE UNFINISHED FAUX WOOD BEAMS AND STAIN AS INDICATED. ORDER 8x12 BEAMS (1) 16' LENGTH AND (4) 17' LENGTHS AND LOCATE SEAMS AS INDICATED ON RCP. ORDER 8x10 BEAMS IN 16' LENGTHS SO THERE ARE NO SEAMS.		



01 SOUTH EXTERIOR ELEVATION
SCALE 1/4"=1'-0"



02 WEST EXTERIOR ELEVATION
SCALE 1/4"=1'-0"

- NOTES:
1. EPS CONTROL JOINTS TO BE EQUALLY SPACED AS SHOWN.
 2. REFER TO A151 FOR FRONT ELEVATION OF DUMPSTER ENCLOSURE.
 3. REFER TO A105 FOR ELEVATIONS BEYOND PATIO RAILING.
 4. ALL SIGNAGE AND AWNINGS WILL BE PERMITTED SEPARATELY, C.C. TO PROVIDE BLOCKING AND POWER. COORDINATE WITH SIGNAGE SHOP DRAWINGS.
 5. EXTERIOR WANSKOT TO BE SET BY DATUM POINT AND TO BE LEVEL TO 1/8" PER 10'-0".
 6. PROVIDE THICKENED SECTION OF EPS, FLUSH WITH WATERABLE BEHIND ELECTRICAL WIP PANELS TO CLOSE GFT GAP BETWEEN BUILDING SURFACE AND BACK OF PANEL.

FINISH SCHEDULE

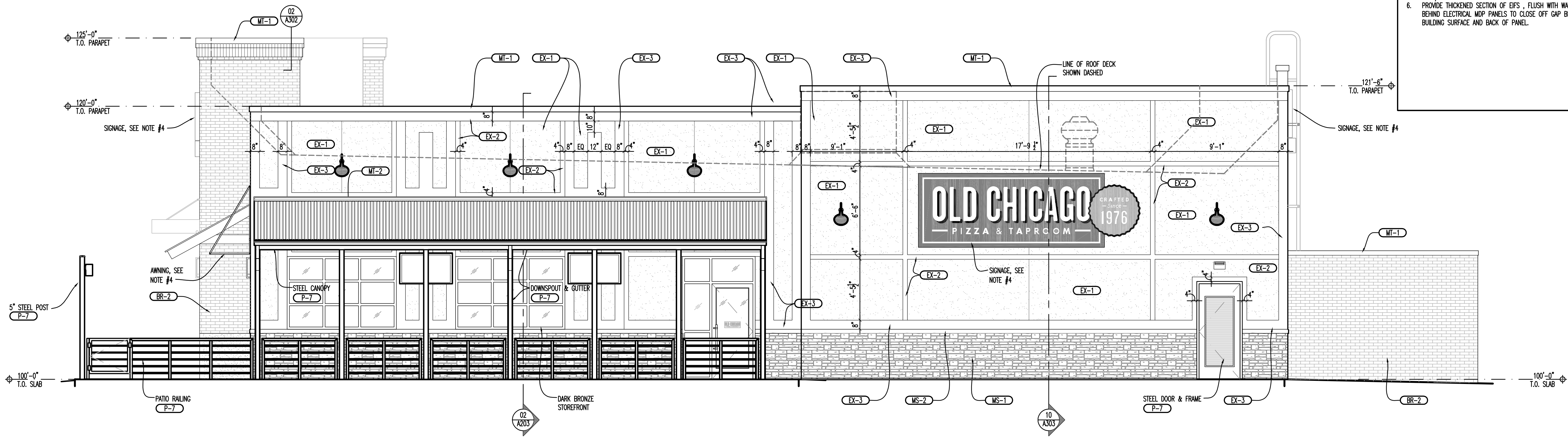
FINISH	MANUFACTURER	DESCRIPTION
CEILINGS		
CE-1	KNUF	DUCT LINER, PAINTED "P-4"
CE-2	ARMSTRONG	VINYL CLAD, 24"x48" GYPSUM BOARD CEILING TILES. COLOR = STANDARD WHITE. 15/16" ALUMINUM GRID WHITE, TO MATCH TILES
CE-3	ARMSTRONG	24"x24" CORRUG BEVELED TEGULAR WITH SILHOUETTE XL 9/16" BOLT SLOT - 1/4" REVEAL SUSPENSION SYSTEM. COLOR = HAZE
CE-4	-	PAINTED EPS/DM BOARD, SMOOTH FINISH. COLOR PER PLANS
CE-5	ARMSTRONG	8'W x 12'H FAUX BEAM WOODGRAINED SERIES. STAIN TO MATCH "WS-2". (1) H08MD081209P16 & (4) H08MD081209P17.
CE-6	ARMSTRONG	8'W x 10'H FAUX BEAM WOODGRAINED SERIES. STAIN TO MATCH "WS-2". H08MD081009P16.
PAINT / STAIN		
PA-1	BENJAMIN MOORE	BM 961 SEAPEARL SATIN FINISH
PA-2	BENJAMIN MOORE	BM HC-103 CROWNELL GRAY SATIN FINISH
PA-3	BENJAMIN MOORE	BM AF-585 THUNDER SATIN FINISH
PA-4	BENJAMIN MOORE	BM 2129-30 BLUE NOTE MATTE FINISH
PA-5	BENJAMIN MOORE	BM 2134-30 IRON MOUNTAIN SATIN FINISH
PA-6	BENJAMIN MOORE	BM PA-3 BLACK MATTE FINISH
PA-7	BENJAMIN MOORE	BM 2130-10 BLACK BEAM STAIN EXTERIOR SEMI-GLOSS FINISH
PA-8	BENJAMIN MOORE	BM AF-585 THUNDER EXTERIOR MATTE FINISH
PA-9	BENJAMIN MOORE	BM HC-85 FAIRVIEW TAPE EXTERIOR MATTE FINISH
WS-1	MILLWORK VENDOR	"DARK WALNUT" CUSTOM STAIN
WS-2	MILLWORK VENDOR	"LIGHT OAK" CUSTOM STAIN
NATIONAL ACCOUNTS CONTACT = BENJAMIN MOORE. PAUL DALLAS. PHONE: (201) 949-8834. E-MAIL: PAUL.DALLAS@BENJAMINMOORE.COM		
WALL BASE		
WB-1	ARMSTRONG	4"x1/8" RUBBER COVE BASE. R4160, COLOR = JET BLACK
WB-2	-	1x5 WOOD BASE PAINTED "P-6"
WB-3	-	1x10 WOOD BASE PAINTED "P-6"
TILE		
TL-1	EMSER TILE	PORCELAIN TILE: WOODWORK SERIES. 6"x24" MEDFORD. F70W000M02024. GROUT = LATICRETE 1500 EPOXY GROUT #27 HEMP, 1/8" GROUT JOINT.
TL-2	EMSER TILE	PORCELAIN TILE: COSMOPOLITAN SERIES. 12"x24" TIMBER. F02COSM01224. GROUT = LATICRETE 1500 EPOXY GROUT #27 HEMP, 1/8" GROUT JOINT.
TL-3	EMSER TILE	PORCELAIN TILE COVE BASE: COSMOPOLITAN SERIES. 6"x13" TIMBER. F02COSM01030. GROUT = LATICRETE 1500 EPOXY GROUT #27 HEMP, 1/8" GROUT JOINT.
TL-4	EMSER TILE	GLASS TILE: LUXENTRE SERIES. 3"x6" RUBY. W00LUX000306. GROUT = LATICRETE 1500 EPOXY GROUT #23 ANTIQUE WHITE, 1/8" GROUT JOINT.
TL-5	EMSER TILE	QUARRY TILE: E-QUARRY SERIES. 6"x6" GRAY. SMOOTH. Q4TEQU060606. GROUT = LATICRETE SPECTRALOCK 2000 #27 HEMP, 1/8" GROUT JOINT.
TL-6	EMSER TILE	QUARRY TILE COVE BASE: E-QUARRY SERIES. 6"x6" GRAY. SMOOTH. Q4TEQU060606. GROUT = LATICRETE SPECTRALOCK 2000 #27 HEMP, 1/8" GROUT JOINT.
TL-7	ARMSTRONG	VINYL COMPOSITION TILE. COLOR = BLACK. 12"x12"
TL-8	OSCOBA PLASTICS, INC.	PROTECT-ALL COMMERCIAL FLOORING, WHITE FINISH WITH INTEGRAL COVE BASE. COLOR = LIGHT GRAY
TL-9	ARMSTRONG	NATURAL CREATIONS MISTY COLLECTION; LVT. COLOR = NC714 PLATINUM 18"x36"
VENDOR = EMER TILE. NATIONAL ACCOUNTS E-MAIL = OLDCHICAGO@EMER.COM (NO SUBSTITUTIONS)		
PLASTIC LAMINATE / FIBERGLASS REINFORCED PLASTIC PANELS		
PLP-1	MARLITE	FIBER REINFORCED PLASTIC PANELS. P100 WHITE. PEBBLED SURFACE. SEAM JOINT INSTALLATION. MARLITE SILICONE SEALANT MS-250 CLEAR
PLP-2	MARLITE	FIBER REINFORCED PLASTIC PANELS. P100 BLACK. PEBBLED SURFACE. SEAM JOINT INSTALLATION. MARLITE SILICONE SEALANT MS-250 CLEAR
PLP-3	FORMICA	PLASTIC LAMINATE. 87-58 GRAPHITE
PLP-4	MILLWORK VENDOR	MELAMINE. BLACK
PLP-5	MILLWORK VENDOR	HIGH IMPACT THERMOPLASTIC PANELS. PRESIDE SERIES. COLOR = METALLIC RED DMP9403
MARLITE CONTACT: TIM PINNOW (330) 343-6621. FORMICA: (800) 367-6422		
WOOD		
WS-1	MILLWORK VENDOR	WHITE OAK, RFT CUT. STAIN "WS-1". SATIN FINISH. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO APPLICATION
WS-2	MILLWORK VENDOR	WHITE OAK, RFT CUT. STAIN "WS-2". SATIN FINISH. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO APPLICATION
SOLID SURFACE		
SS-1	CORIAN	SOLID SURFACE. COLOR = DEEP MINK. 1/2" THICKNESS
SS-2	CORIAN	SOLID SURFACE. COLOR = RAIN CLOUD. 1/2" THICKNESS UNO. PROVIDE 3/4" THICKNESS AT RR LWS.
MASONRY		
BR-1	GLEN GERY (OR APPROVED EQ.)	1/2" THIN BRICK VENEER. METALMA SERIES. COLOR = ABERDEEN. TEXTURE = PAPER CUT. STANDARD GRAY MORTAR.
BR-2	GLEN GERY (OR APPROVED EQ.)	CLEN GERY. COLOR = ABERDEEN. TEXTURE = PAPER CUT. STANDARD GRAY MORTAR.
MS-1	VENEERSTONE	STACK Limestone, SMOOTH FINISH. COLOR = T.B.D.
MS-2	ARCHITECTURAL CAST STONE	PRECAST STONE WATERTABLE/SILL. COLOR = T.B.D.
MS-3	T.B.D.	Limestone tile base, SMOOTH FINISH. COLOR = T.B.D.
EXTERIOR INSULATION FINISHING SYSTEM		
EX-1	STO	2" THICK DRAMMABLE EPS. 310 STO FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-8". 0000113446 CRAFTWORKS.
EX-2	STO	2.5" THICK DRAMMABLE EPS. 310 STO FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-8". 0000113446 CRAFTWORKS.
EX-3	STO	3" THICK DRAMMABLE EPS. 310 STO FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-8". 0000113446 CRAFTWORKS.
METAL		
MF-1	BERPRIDGE (OR EQ.)	PRE-FINISHED METAL FASCIA/COPING. COLOR = DARK BRONZE
MF-2	WESTERN STATES DECKING (OR EQ.)	7/8" CORRUGATED GALVANIZED METAL ROOFING PANEL. COLOR = GALVALUME
CONCRETE		
CC-1	RETRO PLATE	GROUND FACED COLORED CONCRETE
CC-2	-	STANDARD GRAY CONCRETE "LEVEL 2 FINISH" WITH SHERWIN WILLIAMS SHER-HARD CLEAR SEALER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
CARPET		
CM-1	J&J FLOORING	WALK-OFF MAT, ALTO EGO 7070 / 1845 CRYPTIC
FIBER CEMENT SIDING		
FC-1	JAMES HARDIE	HARDOPLANK 6" LAP SIDING. SMOOTH. FACTORY PRIMED. PAINT "P-8"
NOTES:		
1. FINAL EXTERIOR COLORS/MATERIALS TO BE APPROVED BY OWNER.		
2. REFERENCE SPECIFICATIONS FOR ADDITIONAL TILE SETTING METHODS		
3. USE GRAPE PANTHOLE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE ONE OR BOTH OF THE MATERIALS ARE PAINTABLE. PAINT SEALANT TO MATCH PAINTED SURFACE. ALL SEALANTS IN KITCHEN AREAS ARE TO BE NSF APPROVED. AVOID THE USE OF CLEAR SEALANTS EXCEPT AT THE FOLLOWING GENERAL LOCATIONS:		
A. STAINLESS STEEL TO ANY OTHER SURFACE THAN PAINTED DRYWALL		
B. MILLWORK TO MILLWORK		
C. STOREFRONT TO ANY OTHER SURFACE THAN PAINTED DRYWALL		
D. WHERE SPECIFICALLY NOTED ON THE PLANS		
4. SOLUTER SYSTEMS (800) 472-4588 BRUSHED STAINLESS STEEL TRANSITION STRIPS TO BE USED AT THE FOLLOWING:		
A. FLOORING:		
1. CONCRETE TO TILE: RENO-RAMP		
B. WALLS:		
1. OUTSIDE CORNERS AT TILE: ROKES, PROVIDE DIO CAPS AT TOP OF TILE WANSKOT		
5. ALTERNATE MASONRY PRODUCTS FROM A LOCAL SOURCE ARE ACCEPTABLE. PROVIDE OWNER WITH A SAMPLE FOR APPROVAL.		
6. PROVIDE UNFINISHED FAUX WOOD BEAMS AND STAIN AS INDICATED. ORDER 6x12 BEAMS (1) 15' LENGTH AND (4) 17' LENGTHS AND LOCATE SEAMS AS INDICATED ON RCP. ORDER 6x10 BEAMS IN 18' LENGTHS SO THERE ARE NO SEAMS.		

201705

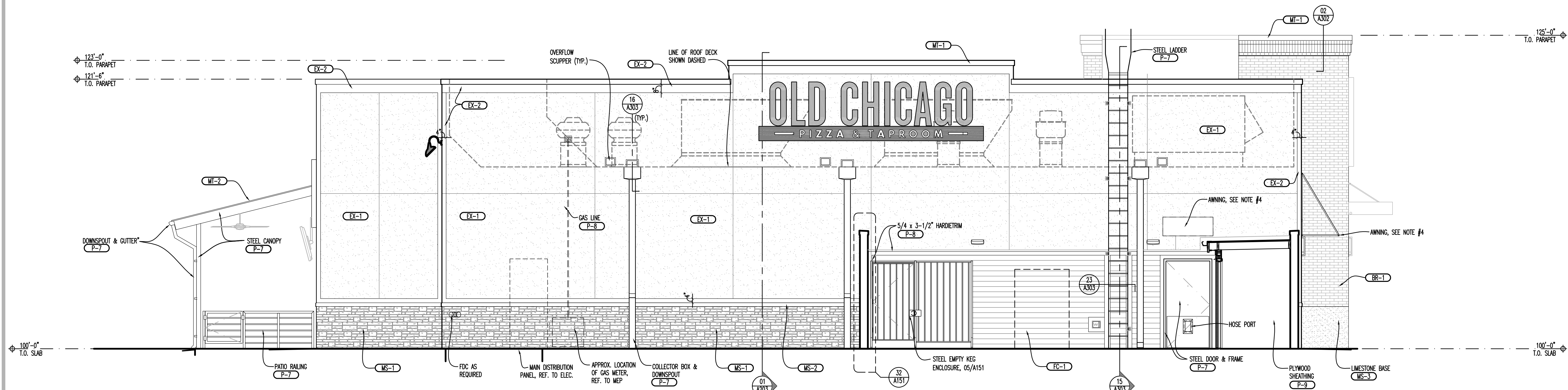
GMCN
ARCHITECTS + PLANNERS
GIBSON, MANCINI, CARMICHAEL & NELSON
CANNON DESIGN GROUP
115 E LAUREL
CANNON DESIGN GROUP
115 E LAUREL
CANNON DESIGN GROUP
115 E LAUREL

OLD CHICAGO
PIZZA & TAAPROOM
EST. 1976

LOT 3 -6WAK ADDITION PHASE II - FINAL DEVELOPMENT PLAN
OLD CHICAGO RESTAURANT
LAWRENCE, KANSAS



01 EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



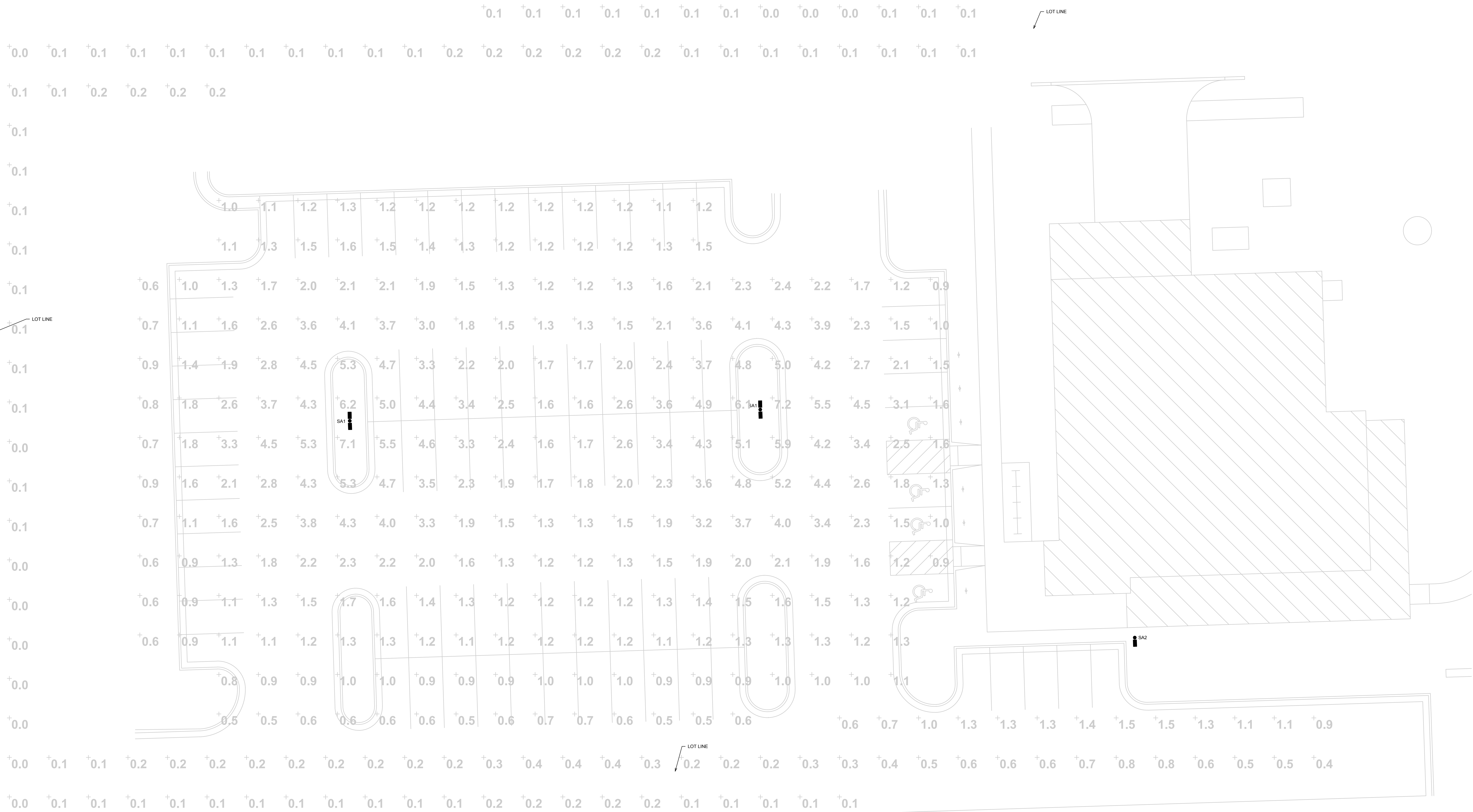
02 NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

- NOTES:
1. EFS CONTROL JOINTS TO BE EQUALLY SPACED AS SHOWN.
 2. REFER TO A151 FOR FRONT ELEVATION OF DUMPSTER ENCLOSURE.
 3. REFER TO A406 FOR ELEVATIONS BEYOND PATIO RAILING.
 4. ALL SIGNAGE AND AWINGS WILL BE PERMITTED SEPARATELY, C.C. TO PROVIDE BLOCKING AND POWER. COORDINATE WITH SIGNAGE SHOP DRAWINGS.
 5. EXTERIOR WANSICOT TO BE SET BY DATUM POINT AND TO BE LEVEL TO 1/8" PER 10'-0".
 6. PROVIDE THICKENED SECTION OF EFS, FLUSH WITH WATERABLE BEHIND ELECTRICAL MDP PANELS TO CLOSE GFT GAP BETWEEN BUILDING SURFACE AND BACK OF PANEL.

FINISH SCHEDULE

FINISH	MANUFACTURER	DESCRIPTION
CEILINGS		
CE-1	KNUF	DUCT LINER, PAINTED "P-4"
CE-2	ARMSTRONG	VINYL CLAD, 24"x48" GYPSUM BOARD CEILING TILES. COLOR = STANDARD "WHITE". 15/16" ALUMINUM GRID "WHITE", TO MATCH TILES
CE-3	ARMSTRONG	24"x24" CORRUG BEVELED TEGULAR WITH SILHOUETTE AL 9/16" BOLT SLOT - 1/4" RECAL SUSPENSION SYSTEM. COLOR = HAZE
CE-4	-	PAINTED GYPSUM BOARD, SMOOTH FINISH. COLOR PER PLANS
CE-5	ARIZONA FAUX BEAMS	8" x 12" FAUX BEAM, WOODGRAINED SERIES. STAIN TO MATCH "WS-2". (1) HEMLOCK1209P16 & (4) HEMLOCK1209P17.
CE-6	ARIZONA FAUX BEAMS	8" x 10" FAUX BEAM, WOODGRAINED SERIES. STAIN TO MATCH "WS-2". HEMLOCK109P16.
PAINT / STAIN		
P-1	BENJAMIN MOORE	BM 961 SEAPEARL: SATIN FINISH
P-2	BENJAMIN MOORE	BM HC-103 CROWNELL GRAY: SATIN FINISH
P-3	BENJAMIN MOORE	BM AF-685 THUNDER: SATIN FINISH
P-4	BENJAMIN MOORE	BM 2129-30 BLUE NOTE: MATTE FINISH
P-5	BENJAMIN MOORE	BM 2134-30 IRON MOUNTAIN: SATIN FINISH
P-6	BENJAMIN MOORE	BM 2134-30 IRON MOUNTAIN: SATIN FINISH
P-7	BENJAMIN MOORE	BM 2130-10 BLACK BEAN SOUP: EXTERIOR SEMI-GLOSS FINISH
P-8	BENJAMIN MOORE	BM AF-685 THUNDER: EXTERIOR MATTE FINISH
P-9	BENJAMIN MOORE	BM HC-85 FARVIEW TAUPPE: EXTERIOR MATTE FINISH
P-10	MILLWORK VENDOR	"DARK WALNUT" CUSTOM STAIN
P-11	MILLWORK VENDOR	"LIGHT OAK" CUSTOM STAIN
NATURAL ACCOUNTS CONTACT = BENJAMIN MOORE: PAUL BALLAS. PHONE: (201) 949-6834. E-MAIL: PAUL.BALLAS@BENJAMINMOORE.COM		
WALL BASE		
WB-1	ARMSTRONG	4"x1/8" RUBBER COVE BASE: R4160, COLOR = JET BLACK
WB-2	-	1x5 WOOD BASE PAINTED "P-6"
WB-3	-	1x10 WOOD BASE PAINTED "P-6"
TILE		
TL-1	EMSER TILE	PORCELAIN TILE: WOODWORK SERIES: 6"x24" MEDFORD, F78W000D0624. GROUT = LATITRETE 1500 EPOXY GROUT #27 HEMP, 1/8" GROUT JOINT.
TL-2	EMSER TILE	PORCELAIN TILE: COSMOPOLITAN SERIES: 12"x24" TIMBER, F02COSM11224. GROUT = LATITRETE 1500 EPOXY GROUT #27 HEMP, 1/8" GROUT JOINT.
TL-3	EMSER TILE	PORCELAIN TILE: COSMOPOLITAN SERIES: 6"x13" TIMBER, F80COSM01138. GROUT = LATITRETE 1500 EPOXY GROUT #27 HEMP, 1/8" GROUT JOINT.
TL-4	EMSER TILE	GLASS TILE: LUCENTE SERIES: 3"x6" RUBY, W00LUCR00306. GROUT = LATITRETE 1500 EPOXY GROUT #23 ANTIQUE WHITE, 1/8" GROUT JOINT.
TL-5	EMSER TILE	QUARRY TILE: E-QUARRY SERIES: 6"x6" GRAY, SMOOTH, QATEQUAR0606. GROUT = LATITRETE SPECTRALOCK 200Q #27 HEMP, 1/8" GROUT JOINT.
TL-6	EMSER TILE	QUARRY TILE COVE BASE: E-QUARRY SERIES: 6"x6" GRAY, SMOOTH, QATEQUAR0606. GROUT = LATITRETE SPECTRALOCK 200Q #27 HEMP, 1/8" GROUT JOINT.
TL-7	ARMSTRONG	VINYL COMPOSITION TILE: COLOR = BLACK, 12"x12"
TL-8	OSCOODA PLASTICS, INC.	PROTECT-ALL COMMERCIAL FLOORINGS, MATTE FINISH WITH INTEGRAL COVE BASE. COLOR = LIGHT GRAY
TL-9	ARMSTRONG	NATURAL CREATIONS MYSTIC COLLECTION: LVT COLOR = NC714 PLATINUM 18"x36"
VENDOR = EMSEER TILE: NATIONAL ACCOUNTS E-MAIL = OLDCHICAGO@EMSEER.COM (NO SUBSTITUTIONS)		
PLASTIC LAMINATE / FIBERGLASS REINFORCED PLASTIC PANELS		
PLP-1	MARLITE	FIBER REINFORCED PLASTIC PANELS: P100 WHITE, PEBBLED SURFACE. SEAM JOINT INSTALLATION, MARLITE SILICONE SEALANT MS-251 WHITE
PLP-2	MARLITE	FIBER REINFORCED PLASTIC PANELS: P807 BLACK, PEBBLED SURFACE. SEAM JOINT INSTALLATION, MARLITE SILICONE SEALANT MS-250 CLEAR
PLP-3	NOT USED	
PLP-4	FORMICA	PLASTIC LAMINATE: 837-58 GRAPHITE
PLP-5	MILLWORK VENDOR	MEUAMINE, BLACK
PLP-6	WILSONART	PLASTIC LAMINATE: ANTIQUE LIMED PINE Y046BK-28
PLP-7	MDC	HIGH IMPACT THERMOPLASTIC PANELS: FIRESEAL SERIES. COLOR = METALLIC RED DMP9403
MARLITE CONTACT: TIM PINNOW (330) 343-6621 FORMICA: (800) 367-6422		
WOOD		
WO-1	MILLWORK VENDOR	WHITE OAK, RFT CUT, STAIN "WS-1", SATIN FINISH. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO APPLICATION
WO-2	MILLWORK VENDOR	WHITE OAK, RFT CUT, STAIN "WS-2", SATIN FINISH. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO APPLICATION
SOLID SURFACE		
SS-1	CORIAN	SOLID SURFACE: COLOR = DEEP MINK, 1/2" THICKNESS
SS-2	CORIAN	SOLID SURFACE: COLOR = RAIN CLOUD, 1/2" THICKNESS UNLO. PROVIDE 3/4" THICKNESS AT RR LAWS.
MASONRY		
BR-1	GLEN GERY (OR APPROVED EQ.)	1/2" THIN BRICK VENEER: MEDIAU SERIES, COLOR = ABERDEEN. TEXTURE = PAPER CUT, STANDARD GRAY MORTAR.
BR-2	GLEN GERY (OR APPROVED EQ.)	COLOR = ABERDEEN. TEXTURE = PAPER CUT, STANDARD GRAY MORTAR.
MS-1	VEENERSTONE	STACK Limestone, SMOOTH FINISH. COLOR = T.B.D.
MS-2	ARCHITECTURAL CAST STONE	PRECAST STONE WATERABLE/SILL. COLOR = T.B.D.
MS-3	L.S.O.	Limestone Tile Base, SMOOTH FINISH. COLOR = T.B.D.
EXTERIOR INSULATION FINISHING SYSTEM		
EX-1	STO	2" THICK DRAINABLE EPS, 310 STD FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-8". 000013446 CRAFTWORKS.
EX-2	STO	2.5" THICK DRAINABLE EPS, 310 STD FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-8". 000013446 CRAFTWORKS.
EX-3	STO	3" THICK DRAINABLE EPS, 310 STD FINE SAND FINISH. INTEGRAL COLOR TO MATCH "P-8". 000013446 CRAFTWORKS.
METAL		
ME-1	BERRODGE (OR EQ.)	PRE-FINISHED METAL FASCIA/CORP. COLOR = DARK BRONZE
ME-2	WESTERN STATES DECKING (OR EQ.)	7/8" CORRUGATED GALVANIZED METAL ROOFING PANEL. COLOR = GALVALUME
CONCRETE		
CC-1	RETRO PLATE	GROUND FACED COLORED CONCRETE
CC-2	-	STANDARD GRAY CONCRETE, LEVEL 2 FINISH WITH SHERWIN WILLIAMS SHER-HARD CLEAR SEALER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
CARPET		
CM-1	J+J FLOORING	WALK-OFF MAT, ALTER EGO 7070 / 1845 CRYSTIC
FIBER CEMENT SIDING		
FC-1	JAMES HARDIE	HARDOPLANK 6" LAP SIDING, SMOOTH, FACTORY PRIMED, PAINT "P-8"
NOTES		
1. FINAL EXTERIOR COLORS/MATERIALS TO BE APPROVED BY OWNER.		
2. REFERENCE SPECIFICATIONS FOR ADDITIONAL TILE SETTING METHODS		
3. USE OPAQUE PAINTABLE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE ONE OR BOTH OF THE MATERIALS ARE PAINTABLE. PAINT SEALANT TO MATCH PAINTED SURFACE. ALL SEALANTS IN KITCHEN AREAS ARE TO BE NSF APPROVED. AVOID THE USE OF CLEAR SEALANTS EXCEPT AT THE FOLLOWING GENERAL LOCATIONS:		
A. STAINLESS STEEL TO ANY OTHER SURFACE THAN PAINTED DRYWALL		
B. MILLWORK TO MILLWORK		
C. STONEFRONT TO ANY OTHER SURFACE THAN PAINTED DRYWALL		
D. WHERE SPECIFICALLY NOTED ON THE PLANS		
4. SOLUTER SYSTEMS (800) 472-4588 BRUSHED STAINLESS STEEL TRANSITION STRIPS TO BE USED AT THE FOLLOWING:		
A. FLOORING:		
1. CONCRETE TO TILE: RENO-RAMP		
B. WALLS:		
1. OUTSIDE CORNERS AT TILE: RONDIC; PROVIDE END CAPS AT TOP OF TILE WANSICOT		
5. ALTERNATE MASONRY PRODUCTS FROM A LOCAL SOURCE ARE ACCEPTABLE. PROVIDE OWNER WITH A SAMPLE FOR APPROVAL.		
6. PROVIDE UNFINISHED FAUX WOOD BEAMS AND STAIN AS INDICATED. ORDER 6x12 BEAMS (1) 16' LENGTH AND (4) 17' LENGTHS AND LOCATE SEAMS AS INDICATED ON RCP. ORDER 8x10 BEAMS IN 16' LENGTHS SO THERE ARE NO SEAMS.		

10/20/2017 3:40:52 PM
M:\2017\17160-00 - Old Chicago - Lawrence\Electrical Files\17160-00 - ES201.dwg



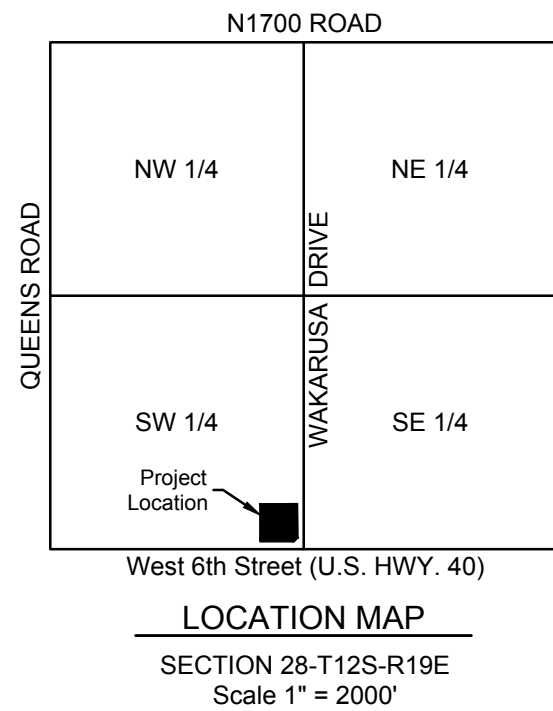
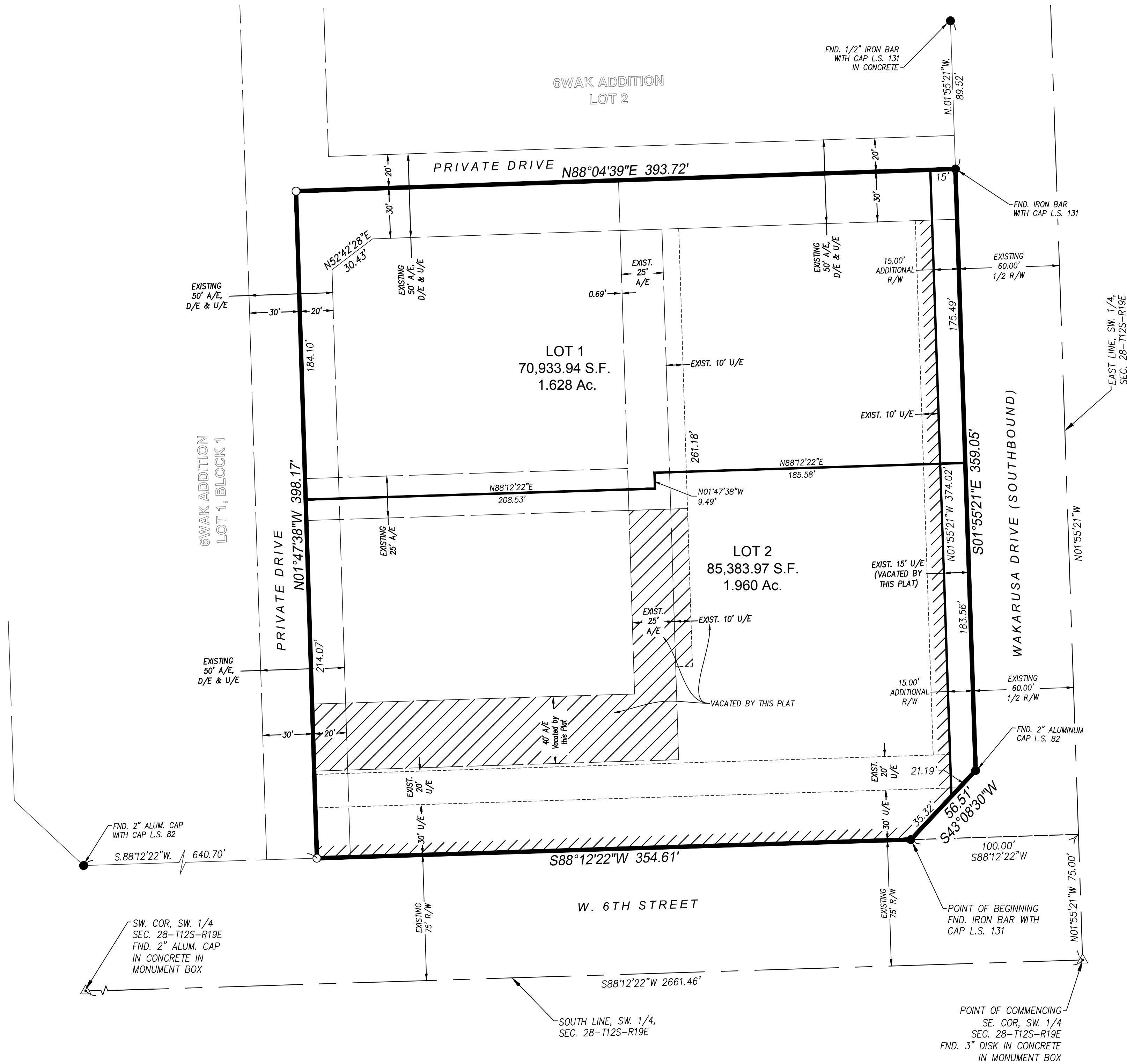
LIGHTING STATISTICS					
DESCRIPTION	SYMBOL	AVERAGE	MAX	MIN	AVGMIN
PARKING	+	2.1 fc	7.2 fc	5 fc	14.4:1
LOT LINE	+	0.2 fc	1.5 fc	0.0fc	-

A SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"



6WAK ADDITION PHASE II

A MINOR SUBDIVISION / REPLAT OF LOTS 3, 4 AND 5, 6WAK ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

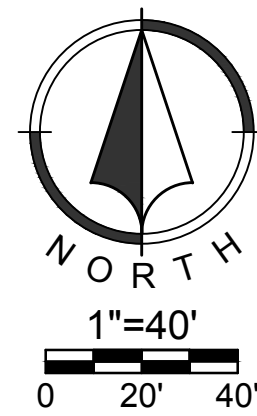


NOTES:

- Basis of Bearings: Kansas North Zone, U.S. State Plane, NAD 83, S 88°12'22\"W, along the South line of the Southwest 1/4 of Section 28-T12S-R19E.
- CLOSURE CALCULATIONS:
Precision, 1 part in: 17,419,997.067
Error distance: 0.0001X'
Error direction: N 51°20'55\"E
Perimeter: 1562.055'
- All bearings and distances shown on this plat are measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20045C0156E, revised September 2, 2015, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Lots shall be pinned in accordance with Section 21-302.2 of the codes of the City of Lawrence.
- Community features within a mile of this property: Lawrence Nature Park, Indoor Aquatic Center, Quail Run Park, Viola and Conrad McGrew Nature Preserve, and DeVictor Park.
- Further division or consolidation of any lots in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
- Typical soil types: Martin-Sogn-Vinland Association.
- This Minor Subdivision / Replat modifies the existing right-of-way for Wakarusa Drive. Public improvements are proposed for a right-in turn lane off West 6th Street with this Minor Subdivision / Replat.
- The property within this Minor Subdivision is zoned PCD. All new construction shall conform to the setback regulations of the PCD zoned district as recorded on the Final Development Plan for 6WAK Addition in Book P-18, Pages: 195-199, at the Register of Deeds in Douglas County, Kansas.

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2\"X 24\" REBAR WITH RIC KSCLS 234 CAP
- A/E ACCESS EASEMENT
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- ▨ RESTRICTED ACCESS



DESCRIPTION

A replat of Lots 3, 4 and 5, Block 1, 6WAK Addition, a subdivision in the Southwest Quarter of Section 28, Township 12 South, Range 19 East, in the City of Lawrence, Douglas County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 28; thence North 01°55'21\"West, along the East line of said Southwest Quarter, a distance of 75.00 feet; thence departing said East line, South 88°12'22\"West, a distance of 100.00 to a point on the North right-of-way line of West 6th Street (U.S. Highway 40), as now established and to the Point of Beginning; thence continuing South 88°12'22\"West, along said North right-of-way line, a distance of 354.61 feet; thence departing said North right-of-way line, North 01°47'38\"West, a distance of 398.17 feet; thence North 88°04'39\"East, a distance of 393.72 feet to the West right-of-way line of Wakarusa Drive, as now established; thence South 01°55'21\"East, along said West right-of-way line, a distance of 359.05 feet; thence South 43°08'30\"West, continuing along said West right-of-way line, a distance of 56.51 feet to the Point of Beginning. Containing 156,317 square feet or 3.58 acres, more or less.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "6WAK ADDITION PHASE II".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Lawrence, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lawrence, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

Areas designated on the accompanying plat as "Access Easement" are hereby dedicated to the public for the purpose of access (A/E). No fence, wall, planting, structure or other obstruction may be placed or maintained in said A/E without approval of the City of Lawrence, Kansas Planning

ACKNOWLEDGEMENT

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20____.

6WAK Land Investments, L.L.C.

Douglas Compton, Managing Member

STATE OF KANSAS)
) SS
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this ____ day of _____, 2017, before me a Notary Public in and for said County and State, came Douglas Compton, Managing Member of 6WAK Land Investments, L.L.C., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

STATE OF KANSAS)
) SS
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this ____ day of _____, 2017, before me a Notary Public in and for said County and State, came Leslie Soden, Mayor, City of Lawrence, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

FILING RECORD:

State of Kansas
County of Douglas

This is the certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this ____ day of _____, 2017 and is duly recorded at ____;
Plat Book _____; Page _____.

Kay Pesnell, Register of Deeds Date

ENDORSEMENTS:

Approved as a Minor Subdivision
under the Subdivision Regulations of the
City of Lawrence & Unincorporated area of
Douglas County, Kansas

Rights-Of-Way and Easements
Accepted By
City Commission
Lawrence, Kansas

Scott McCullough, Planning Director Date

Leslie Soden, Mayor

Reviewed in accordance with K.S.A. 58-2005

Michael D. Kelly, P.S. #869, County Surveyor

Sherri Riedemann, City Clerk

CERTIFICATION

This is to certify on the ____ day of _____, 2017, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

Roger B. Dill, Kansas PS-1408
rdill@ric-consult.com

6WAK ADDITION PHASE II

Prepared For:
6WAK Land Investments
c/o Douglas Compton

Date of Preparation:
June 12, 2017

By: RCW



207 S. 5th Street
Leavenworth, Kansas 66048

913.317.9500
www.ri-consult.com

A MINOR SUBDIVISION / REPLAT OF LOT 1, BLOCK 1, 6WAK ADDITION,
A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

A MINOR SUBDIVISION / REPLAT OF LOT 1, BLOCK 1, 6WAK ADDITION,
A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



This is to certify on the _____ day of _____, 2017, this field survey was completed on the ground by me or under my direct supervision and that said survey conforms to the "Kansas Minimum Standards" for boundary surveys.

Roger B. Dill, Kansas PS-1408
rdill@ric-consult.com

NOTES:

1. CLOSURE CALCULATIONS: Precision, 1 part in: 940,451.44' Error distance: 0.003' Error direction: N 18°29' 09.35" W Perimeter: 3290.83'
2. Basis of Bearings: WAKARUSA PLACE ADDITION, South Line of SW 1/4 Sec. 28-12-19
3. All bearings and distances shown on this plat are measured unless otherwise noted.
4. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20045C0156E, revised September 2, 2015, this tract graphically lies in the EXCEPTION AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
5. Lots shall be plinned in accordance with Section 20-811(k) of the codes of the City of Lawrence.
6. Community features within a mile of this property: Lawrence Nature Park, Indoor Aquatic Center, Quail Run Park, Viola and Conrad McGrew Nature Preserve, and DeVactor Park.
7. Further division or consolidation of any lots in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
8. Typical soil types: Martin-Sogn-Vinland Association.
9. This Minor Subdivision / Replat does not modify the existing right-of-way for Wakarusa Drive. Public improvements are proposed for a right-in turn lane off West 6th Street with this Minor Subdivision Replat.
10. The property within this Minor Subdivision is zoned PCD. All new construction shall conform to the setback regulations of the PCD zoned district as recorded on the Final Development Plan for 6WAK addition in Book P-18, Pages: 195-199, at the Register of Deeds in Douglas County, Kansas.
11. BENCHMARK: Southeast corner of curb inlet, North side of West 6th Street, approx. 485' west of Wakarusa Drive. Elevation=1006.46'
12. Further division or consolidation of any lots contained in this Minor Subdivision/Replat is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
 ● FOUND MONUMENT AS NOTED
 ○ SET 1/2" X 24" REBAR WITH
 RIC MO CAP
 □ FOUND 1" ALUM. CAP ON MAG. BAR
 □ FOUND REBAR SET IN CONCRETE
 ○ 1/2" X 24" REBAR FOUND W/ KS CLS 131 CAP
 A/E ACCESS EASEMENT
 B/L BUILDING SETBACK LINE
 D/E DRAINAGE EASEMENT
 G/E GAS LINE EASEMENT
 S/E SANITARY SEWER EASEMENT
 W/E SIDEWALK EASEMENT
 U/E UTILITY EASEMENT
 W/E WATERLINE EASEMENT
 R/E RESTRICTED ACCESS

DESCRIPTION

Lot 1, Block 1, 6WAK Addition, a subdivision in the Southwest Quarter of Section 28, Township 12 South, Range 19 East, of the 6th P.M., in the City of Lawrence, Douglas County, Kansas.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "6WAK ADDITION REPLAT LOT 1".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Lawrence, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UIE" is hereby granted to the City of Lawrence, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

Areas designated on the accompanying plat as "Access Easement" are hereby dedicated to the public for the purpose of access (A/E). No fence, wall, planting, structure or other obstruction may be placed or maintained in said A/E without approval of the City of Lawrence, Kansas Planning

ACKNOWLEDGEMENT

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed
this _____ day of _____, 2017.

WAL-MART REAL ESTATE BUSINESS TRUST

Michael Thomas
Director Project Design and Management, Real Estate

[illegible]

BE IT REMEMBERED, that on this ____ day of _____, 2017, before me a Notary Public in and for said County and State, came Michael Thomas, Director Project Design and Management, Real Estate, Wal-Mart Real Estate Business Trust, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above

Notary Public

My Appointment Expires: _____

[illegible]

BE IT REMEMBERED, that on this ____ day of _____, 2017, before me a Notary Public in and for said County and State, came Leslie Soden, Mayor, City of Lawrence, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above

Notary Public

My Appointment Expires: _____

FILING RECORD:

State of Kansas
County of Douglas

This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this _____ day of _____, 2017 and is duly recorded at _____; Plat Book _____; Page _____.

Kay Pesnell, Register of Deeds	Date
--------------------------------	------

ENDORSEMENTS:

Approved as a Minor Subdivision
under the Subdivision Regulations of the
City of Lawrence & Unincorporated area of
Douglas County, Kansas

Rights-Of-Way and Easements
Accepted By
City Commission
Lawrence, Kansas

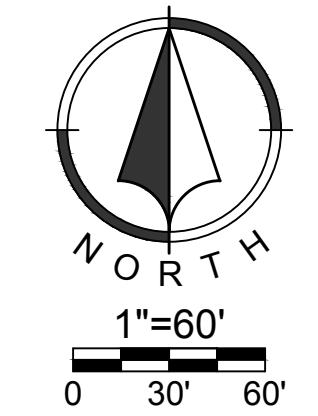
Scott McCullough, Planning Director	Date	Leslie Soden, Mayor
-------------------------------------	------	---------------------

Reviewed in accordance with K.S.A. 58-2005

Sherri Riedemann, City Clerk

6WAK ADDITION REPLAT LOT 1

MINOR SUBDIVISION / REPLAT LOT 1, 6WAK ADDITION,
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

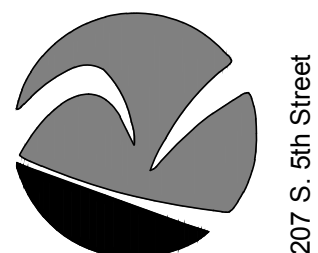


Prepared For:
SWAK Land Investments
c/o Douglas Compton

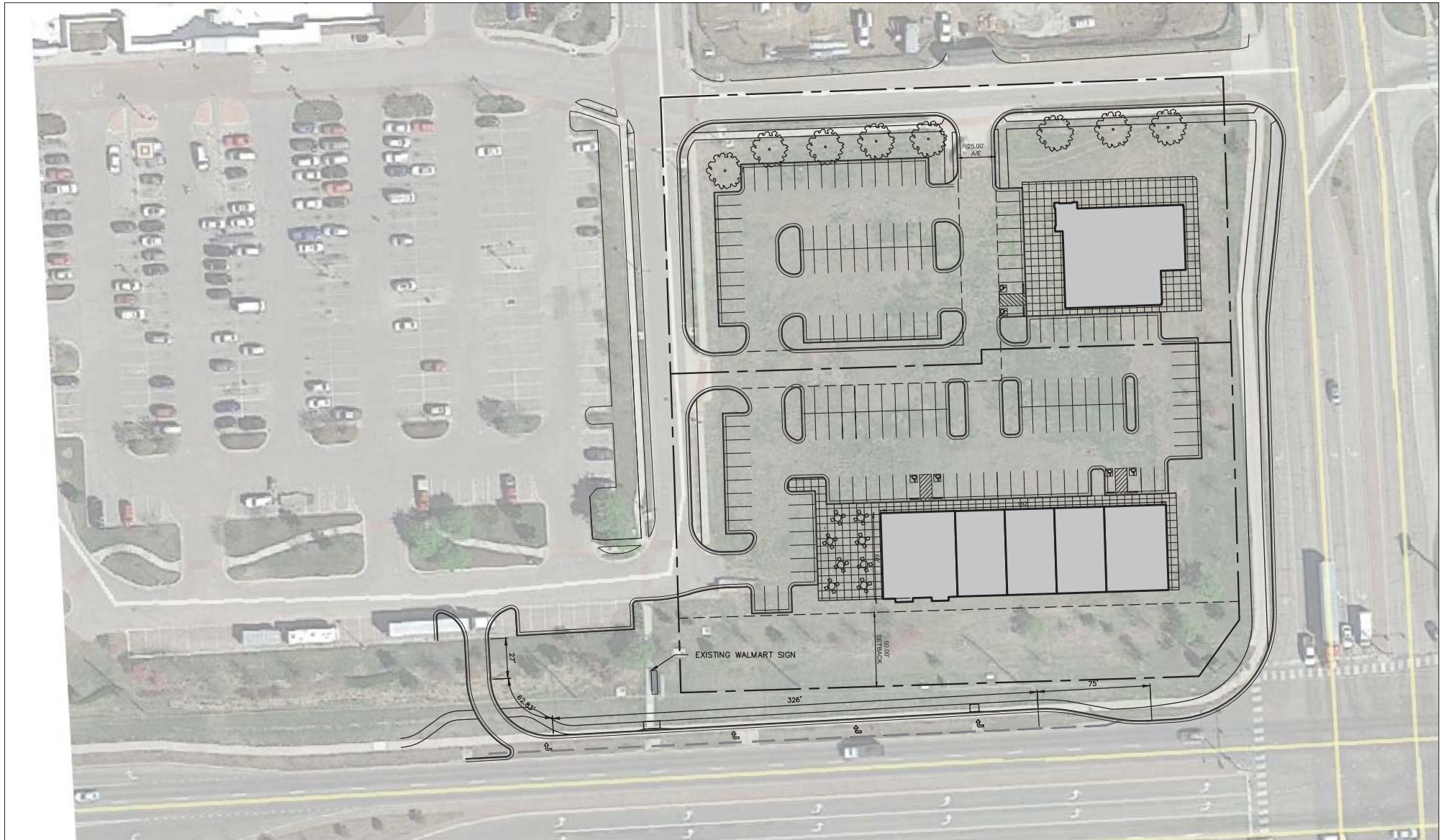
Date of Preparation
July 10, 2017

[illegible]

**Renaissance
Infrastructure
Consulting**



207 S. 5th Street
913.317.9500

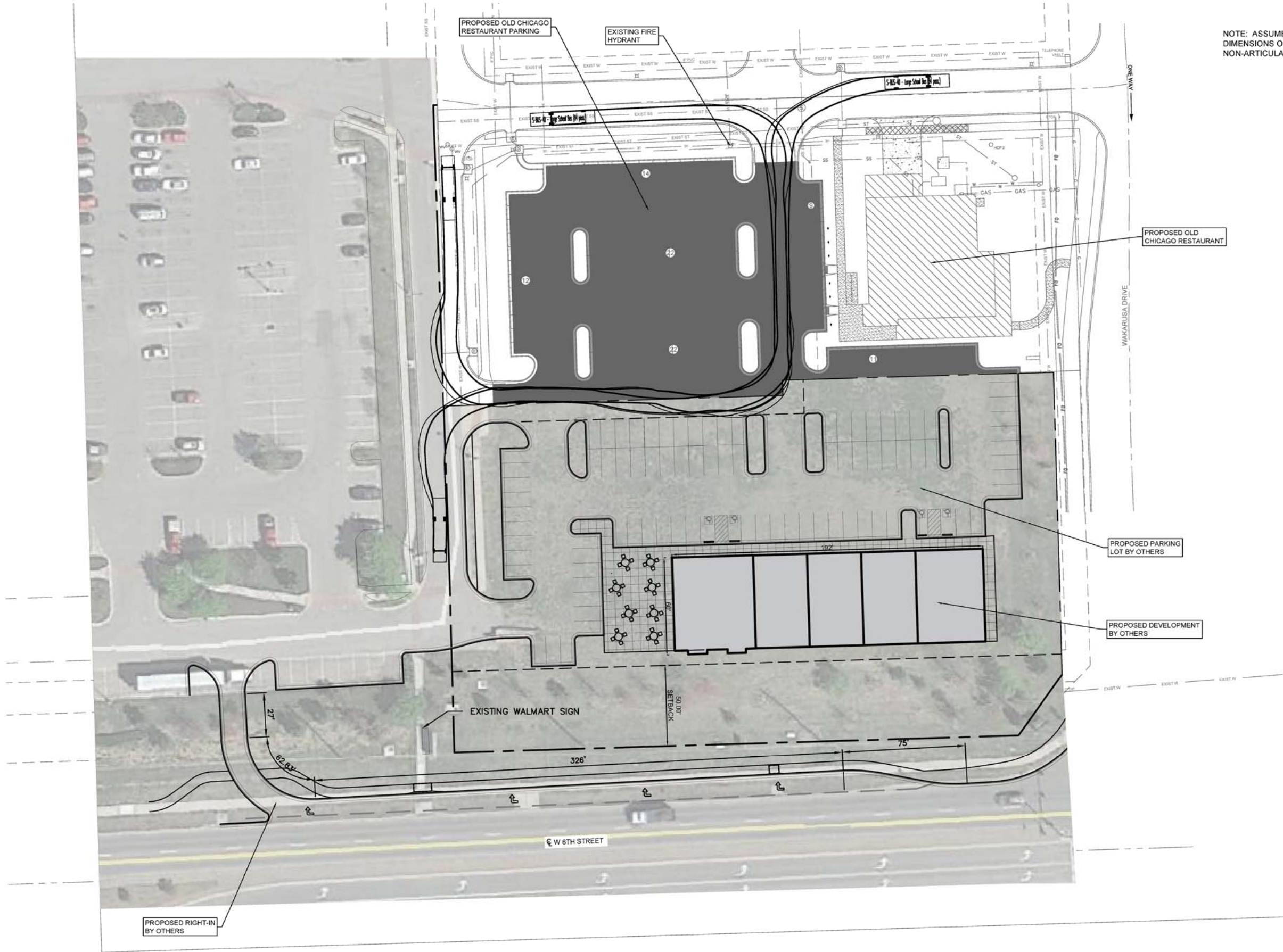


**6WAK ADDITION PHASE I: Concept Plan-
Southeast Parcel Development - 162 Parking Stalls**



1" = 60'-0"

04/28/2017



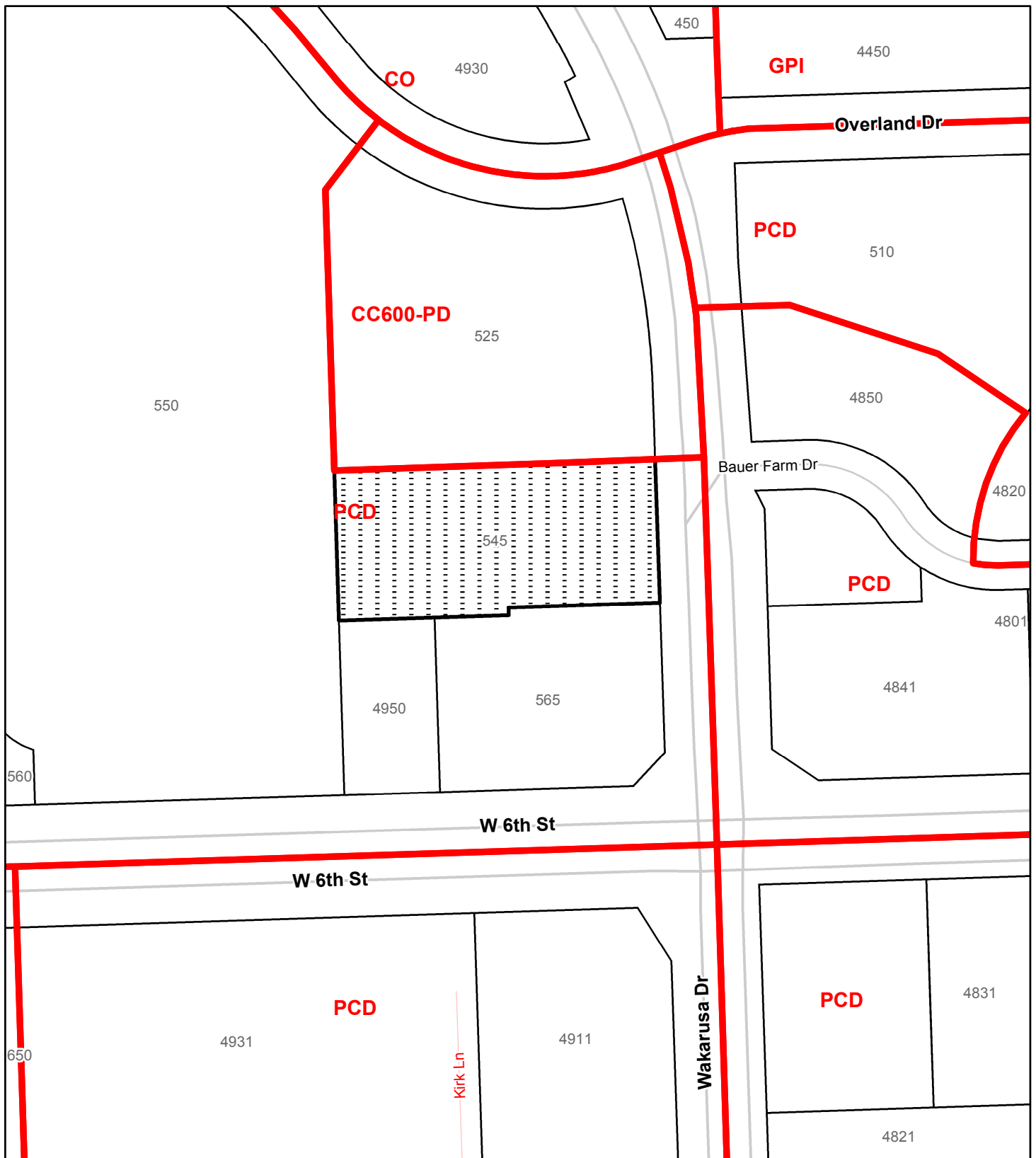
NOTE: ASSUMED TRUCK
DIMENSIONS OF 40'L x 8'W,
NON-ARTICULATING

LOT 3 - 6WAK ADDITION PHASE II
FINAL DEVELOPMENT PLAN
545 WAKARUSA DRIVE, LAWRENCE, KANSAS 66049

(STAMP)

REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
000000	





FDP-17-00445: Consider a Final Development Plan for 6Wak Addition Phase II, Old Chicago, located at 545 Wakarusa Dr.



Memorandum

City of Lawrence

Planning and Development Services

TO: Planning Commission

FROM: Planning Staff

CC: Scott McCullough, Planning and Development Services Director

Date: October 13, 2017

RE: **Item No. 2:** MS-17-00554: Consider a variance from the right-of-way width for a Minor Subdivision (lot combination) for Casey's Subdivision, located at 1703 & 1711 W 6th St. Submitted by Casey's Retail Company on behalf of Harold Shephard and Marla J. Webster, property owners of record.

Variance requested: Reduction of Right-Of-Way for a Principle Arterial Street from 150' to 100'.

Attachment A: Minor Subdivision MS-17-554
Attachment B: Proposed Site Plan for Casey'

Minor Subdivisions are processed administratively; however, Planning Commission approval is required for variances from the Subdivision Design Standards. The Minor Subdivision (MS-17-00554) is under review but is included with this memo for context with the variance request. No other Planning Commission action related to the proposed Minor Subdivision is required.

The Subdivision Regulations state that an applicant may request a variance from the Design Standards in the Regulations in accordance with the variance procedures outlined in Section 20-813(g). This memo provides background information on the variance request and evaluates the request for compliance with the approval criteria.

VARIANCE: Reduction in the width of right-of-way from 150' to 100' as required for a principal arterial street (W. 6th Street) per Section 20-810 (e) (5) of the Subdivision Regulations to allow the consolidation of existing platted lots into a single platted lot located along the W. 6th Street corridor.

BACKGROUND:

The standard for the required right-of-way width changed in 2006 from 100' to 150' with the adoption of the Land Development Code. This property is located on the south side of W. 6th Street and on the west side of Wisconsin Street. This segment of W. 6th Street is a developed commercial corridor.

This segment of W. 6th Street is uniform in width. The applicant proposes no additional dedication of right-of-way, keeping the ROW width at 100'. As noted in previous reports, the 150' of required right-of-way is more applicable to new greenfield development rather than existing corridors unless a specific need is identified.

Figure 1: The two platted lots are located along the south side of W. 6th Street a developed commercial corridor. Subject property is outlined in blue.

Criteria 1: Strict application of these regulations will create an unnecessary hardship upon the subdivider.

Strict application of the regulations would limit the developer's ability to redevelop the property consistent with the existing development pattern in the immediate area. The proposed redevelopment of the site provides a parking lot setback that exceeds the minimum requirement for the district for parking lot setbacks along W. 6th Street.

STAFF FINDING: Strict application of the regulations would require the property owner to adjust the existing lot line to the south by 25' and dedicate additional right of way. This would have the impact of reducing the rear buffer yard area that transitions to the residential portion of the neighborhood. The strict application of the regulations will require the developer to alter their plans for redevelopment of the site. This same requirement has not been required for other similar redevelopment applications along developed arterial streets. Granting this

requested variance from the required right-of-way dedication is not opposed to the purpose and intent of the regulations.

Criteria 2: The proposed variance is in harmony with the intended purpose of these regulations.

This design standard was adopted in 2006 with the Land Development Code. The wider right-of-width accommodates street design with boulevards, multiple lanes, and amenities that may or may not exist along developed street segments within the community. A similar variance has been granted for other projects located along developed urban corridors that are designated arterial streets. Examples include:

1. PP-15-00067 Dream Haven regarding Peterson Road (4/20/15).
2. PP-14-00303 Schwegler Addition regarding Ousdahl Road, a collector street (9/22/15).
3. PP-13-00338 Menards Addition regarding 31st Street (11/8/13 and 10/21/13).
4. PP-13-00352 Burrough's Creek Addition regarding Haskell Avenue (10/21/13).
5. MS-15-00096 Bella Sera at the Preserve (5/18/15).
6. PP-16-00304 Rockledge Addition No. 2 (9/26/16).
7. MS-17-00217 Lawrence Industrial Park No. 2 regarding Haskell Ave (6/28/2017).
8. MS-17-00390 Sunset Hills Estates regarding W. 6th Street (9/27/17).

The intent of this minor subdivision is to consolidate lots for redevelopment purposes. The change in design requirements in 2006 requires the applicant to seek a variance from this standard as part of the subdivision process – Minor Subdivision Approval.

Section 20-810(e)(1) provides general design criteria for streets. Subsection iii states, "*Arterial and collector streets shall be laid-out, arranged, and designed in accordance with any adopted Major Thoroughfares Map or corridor plan.*" W. 6th Street is "Principal Arterial Street" and is an existing street/developed commercial corridor.

Per Section 20-801(a) of the Subdivision Regulations, the purpose of the regulations is to ensure that the division of land will serve the public interest and general welfare. The regulations are intended to: *..Provide for the harmonious and orderly development of land within the City by making provisions for adequate open space, continuity of the transportation network, recreation areas, drainage, utilities and related easements, light and air, and other public needs.*"

The property included in the Minor Subdivision application is not being divided; it is being consolidated, to create a single larger parcel for redevelopment purposes. The land combination will not alter the established street network in this area. The preliminary review of the application shows that the proposed building and parking areas are setback consistent with the base zoning requirements. There are no planned widening projects for this segment of W. 6th Street.

STAFF FINDING: Granting this requested variance from the required right-of-way is not opposed to the purpose and intent of the regulations.

Criteria 3: The public health, safety, and welfare will be protected.

W. 6th Street is a designated "Principal Arterial Street". Its current width includes 100' of public right-of-way along this property. The current subdivision regulations require "Principal Arterial Streets" to include 150' of right-of-way. The current right-of-way for W. 6th Street is an existing condition of the corridor.

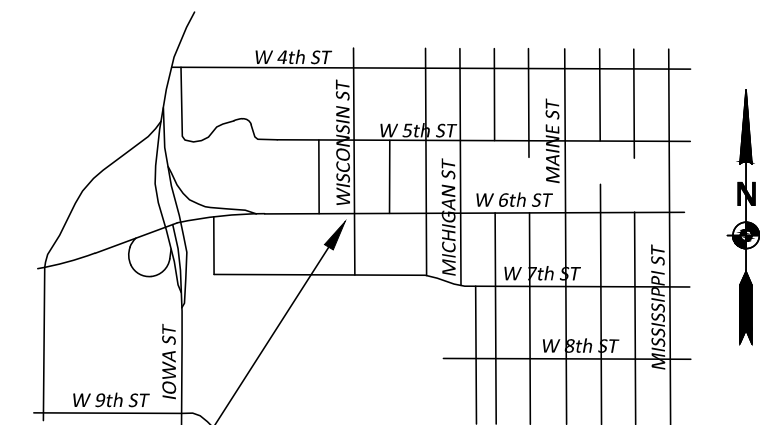
The Minor Subdivision and related site plan are in process. Part of the review includes the evaluation of a Traffic Impact Study. City staff has requested additional information related to the Traffic Study as it relates to turn lanes, geometric improvements at the intersection of Wisconsin Street and W. 6th Street as well as other specific minimum details for such a study. At this time, there is no indication that any additional right-of-way is required. Staff anticipates that any necessary improvements can be contained/constructed within the existing right-of-way.

STAFF FINDING: Granting this requested variance from the required right-of-way will not harm the public health, safety, or welfare. These public aspirations will continue to be protected though the site development process.

STAFF RECOMMENDATION

Approval of the variance requested for a Minor Subdivision, MS-17-00554, to reduce the right-of-way, required per Section 20-810(a)(5) for a principal arterial street, from 150' to 100' in accordance with the provisions per section 20-813(g) of the Land Development Code for property located at 1703 and 1711 W. 6th Street.

A MINOR SUBDIVISION/REPLAT OF SAID LOT 1 COLLEGE MOTEL ADDITION AND LOT 2A, AS SHOWN ON THE LOT SPLIT FOR LOTS 2 AND 3, COLLEGE MOTEL ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.



Community features within a mile: Hillcrest Elementary, Water Tower Park, West Middle School, Sunset Hill Elementary, Ludlum Park, Centennial Park, Lawrence Country Club, Kansas National Guard Armory, Lawrence Public Schools Admin., Peterson Park, Lawrence Memorial Hospital, Woody Park, Community Health Building, Kaw Water Treatment Plant, Sandra J. Shaw Community Health Park, Ventas Christian School, Burcham Park, Kansas River, Constant Park, Robinson Park, City Hall, US Post Office, Buford M. Watson Jr. Park, Pinkney Elementary, Clinton Park, Lawrence Public Library, Outdoor Aquatic Center, Fire Station #1, The University of Kansas,

A re-plot of Lot 1 College Motel Addition and Lot 2A, as shown on the Lot Split for Lots 2 and 3, College Motel Addition in the City of Lawrence, Douglas County, Kansas being more particularly described as follows: Beginning at the Northeast corner of said Lot 1, College Motel Addition, and running North 88°59'58"E along the East line of said Lot 1 to the Southeast corner of said Lot 1; thence N89°59'58"W along the South line of said Lot 1, 155.00 feet to a point on the East line of said Lot 2A, 72.50°00'30"W, 12.00 feet to the Southeast corner of said Lot 2A; thence N89°59'58"W, 72.50 feet to the Southwest corner of said Lot 2A; thence N00°09'30"E, 277.00 feet to the Northwest corner of said Lot 2A; thence S89°59'58"E, 227.50 feet to the Point of Beginning. Containing 1.40 acres more or less.

I hereby certify that the details of this plat to be correct to the best of my knowledge and belief, that the survey was completed by me or under my direct supervision and that the monuments shown herein actually exist and their positions are correctly shown. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for boundary surveys.

Date of survey completed in field _____

Be it known to all men that I (we), the undersigned owner(s) of the above described tract of land, have had cause for the same to be surveyed and platted as a Minor Subdivision under the name of "Casey's Subdivision" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat. Streets as shown and fully defined on this plat and not heretofore dedicated to public use are hereby so dedicated. An Easement is hereby granted to the City of Lawrence and public utility companies to enter upon, over and under those areas outlined on this plat as "Utility Easement" or "U.E."

STATE OF _____
COUNTY OF _____, SS:

Be it remembered that on this _____ day of _____, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid came _____, _____ of Casey's Retail Company, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notorial seal the day and year last written above.

Notary Public

My Commission Expires:

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE
CITY OF LAWRENCE & THE UNINCORPORATED AREA OF DOUGLAS COUNTY, THIS _____
DAY OF _____, 2017.

Scott McCullough, Director of Planning and Development Services

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

Kevin R. Sontag, P.S. #1640
Douglas County Surveyor

FILED FOR RECORD
State of Kansas
County of Douglas

This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this _____ day of _____, 2017, and is duly recorded at _____ AM/PM, in plat Book _____ Page _____.

Register of Deeds
Kay Pesnell

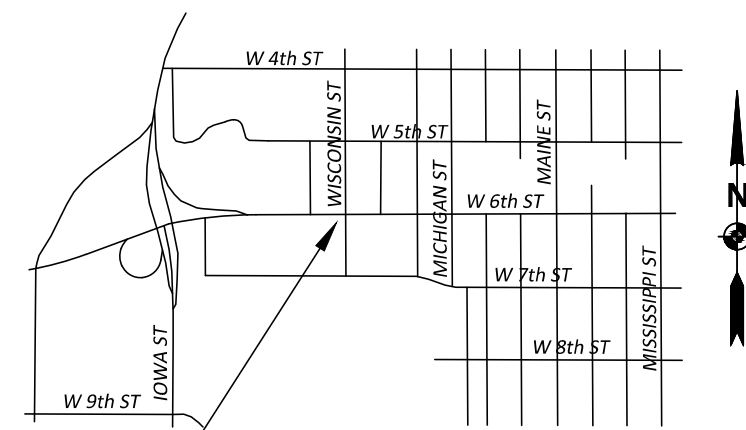


1415 SW Topeka Blvd.
Topeka, KS 66612
Ph: (785) 215-8630

SBB Proj. No.:	17-119
Drawn by:	JEM
Checked by:	RS
Date:	10/12/2017
Scale:	1" = 20'
Drawing No.:	

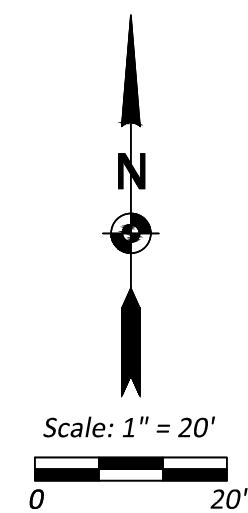
Sh. 1 of 1

A MINOR SUBDIVISION/REPLAT OF LOT 1 COLLEGE MOTEL ADDITION AND LOT 2A, AS SHOWN ON THE LOT SPLIT FOR LOTS 2 AND 3, COLLEGE MOTEL ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.



Community features within a mile: Hillcrest Elementary, Water Tower Park, West Middle School, Sunset Hill Elementary, Ludlum Park, Centennial Park, Lawrence Country Club, Kansas National Guard Armory, Lawrence Public Schools Admin., Peterson Park, Lawrence Memorial Hospital, Woody Park, Community Health Building, Kaw Water Treatment Plant, Sandra J. Shaw Community Health Park, Ventas Christian School, Burcham Park, Kansas River, Constant Park, Robinson Park, City Hall, US Post Office, Buford M. Watson Jr. Park, Pinckney Elementary, Clinton Park, Lawrence Public Library, Outdoor Aquatic Center, Fire Station #1, The University of Kansas,

☐ FOUND CORNER AS NOTED
 (REMONUMENTED IN CONCRETE)
 (M) MEASURED
 (P) PLAT
 (D) DEED
 R/W RIGHT-OF-WAY



*Chiseled Square on top of curb on the East side of Wisconsin Street, located 74.5' North Northeast from the Southeast corner of subject tract.
Elevation = 912.57 (NAVD 88 Datum)*

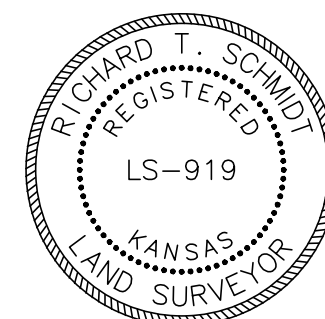
Chiseled Square on top of curb on the West side of the drive entrance to 1803 W 6th Street, located 135.4' North Northwest from the Southwest corner of subject tract.
Elevation = 925.79 (NAVD 88 Datum)

1. The bearings are based on the Subdivision Plat of College Motel Addition as recorded in Book 17, Page 549.
2. This Minor Subdivision is a replat of Lot 1 College Motel Addition and Lot 2A, as shown on the Lot Split for Lots 2 and 3, College Motel Addition in the City of Lawrence, Douglas County, Kansas. Further division or consolidation of any lots contained in the Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(f).
3. Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds Book 922, Page 1144. If street trees die, the property owner is responsible for replanting trees within one year. No trees on the right-of-way can be removed without the permission of the City of Lawrence Parks Department. Trees within the right-of-way require tree root protection within 10' radius of the tree trunk.
4. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulations.
5. The property within this Minor Subdivision/Replat is zoned CN2. All new construction shall conform to the setback regulations of the CN2 zoned district as defined by the City of Lawrence Development Code.
6. The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
7. No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map.
8. This Minor Subdivision/Replat does not modify the existing right-of-way for 6th Avenue. Additional street right-of-way has been determined to not be necessary along Winsconsin Street to meet Land Development Code per Section 20-810(e)(5). No public improvements are proposed with Minor Subdivision.

Lot 1 College Motel Addition and Lot 2A, as shown on the Lot Split for Lots 2 and 3, College Motel Addition in the City of Lawrence, Douglas County, Kansas being more particularly described as follows: Beginning at the Northeast corner of said Lot 1, College Motel Addition, and running thence S 89°59'58"E along the East line of said Lot 1, Southeast corner of said Lot 1; thence N89°59'58"W along the South line of said Lot 1, 155.00 feet to a point on the East line of said Lot 2A, thence S00°09'30"W, 12.00 feet to the Southeast corner of said Lot 2A; thence N89°59'58"W, 72.50 feet to the Southwest corner of said Lot 2A; thence N00°09'30"E, 277.00 feet to the Northwest corner of said Lot 2A; thence S89°59'58"E, 227.50 feet to the Point of Beginning. Containing 1.40 acres or more or less.

I hereby certify that the details of this plat to be correct to the best of my knowledge and belief, that the survey was completed by me or under my direct supervision and that the monuments shown herein actually exist and their positions are correctly shown. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for boundary surveys.

Date of survey completed in field _____



RICHARD T. SCHMIDT, P.S. 919
SCHMIDT, BECK & BOYD ENGINEERING, LLC
1415 SW TOPEKA BLVD.
TOPEKA, KS 66612

Be it known to all men that I (we), the undersigned owner(s) of the above described tract of land, have had cause for the same to be surveyed and platted as a Minor Subdivision under the name of "Casey's Subdivision" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat. Streets as shown and fully defined on this plat and not heretofore dedicated to public use are hereby so dedicated. An Easement is hereby granted to the City of Lawrence and public utility companies to enter upon, over and under those areas outlined on this plat as "Utility Easement" or "U.E."

Casey's Retail Company

STATE OF KANSAS
COUNTY OF _____, SS:

Be it remembered that on this _____ day of _____, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid came _____, _____ of Casey's Retail Company, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notorial seal the day and year last written above.

Notary Public

My Commission Expires: _____

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE
CITY OF LAWRENCE & THE UNINCORPORATED AREA OF DOUGLAS COUNTY, THIS _____
DAY OF _____, 2017.

Scott McCullough, Director of Planning and Development Services

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

Kevin R. Sontag, P.S. #1640
Douglas County Surveyor

FILED FOR RECORD
State of Kansas
County of Douglas

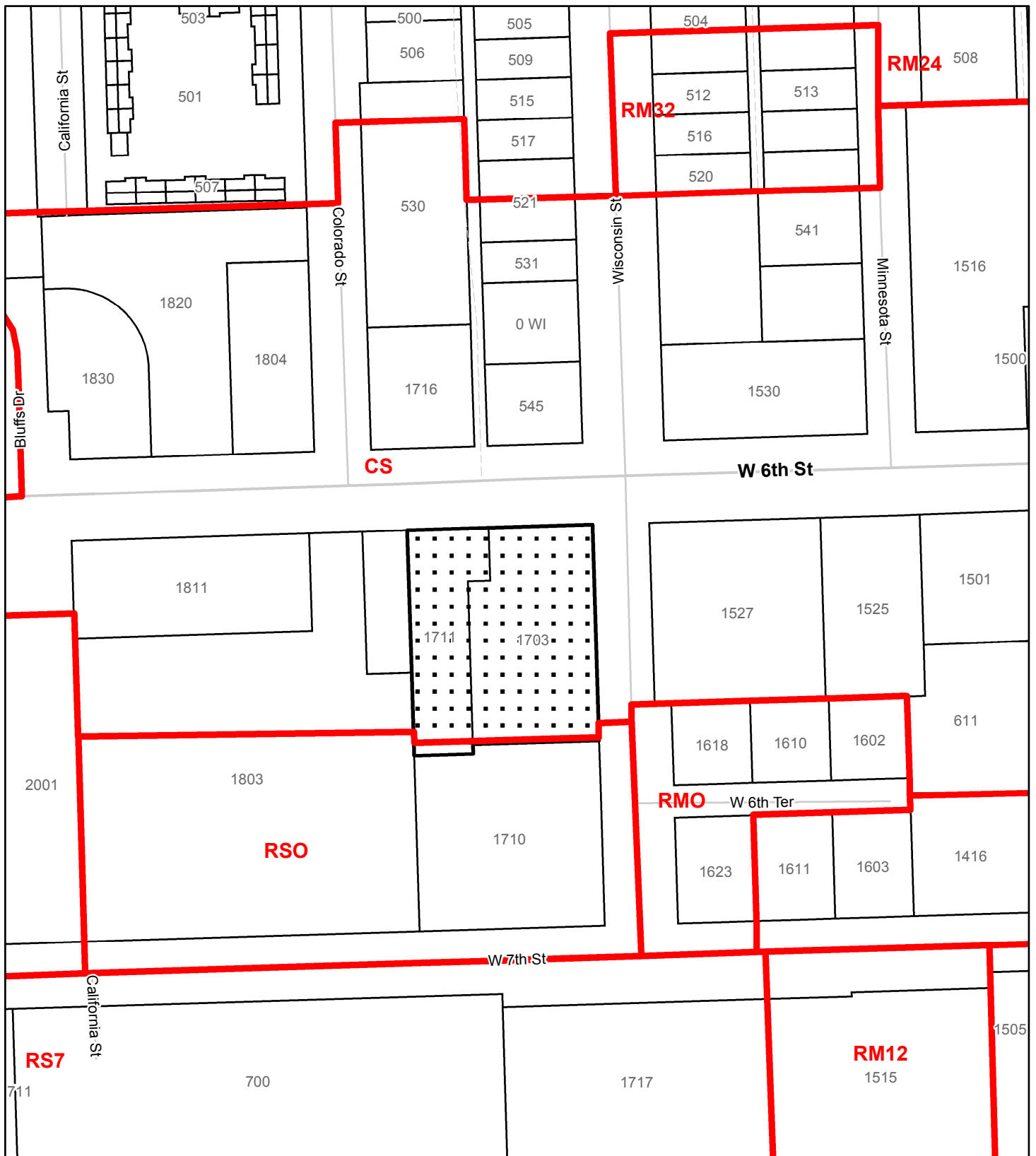
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Register of Deeds
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Checked by:	RS
Date:	10/12/2017
Scale:	1" = 20'
Drawing No.:	Sh. 1 of 1



MS-17-00554: Consider a variance from the right-of-way width for a Minor Subdivision (lot combination) for Casey's Subdivision, located at 1703 & 1711 W 6th St.



Lawrence-Douglas County Planning Commission Commissioner Orientation

Friday, November 3, 2017 Social Time at Karen Willey's Home

6:30 PM

471 E 900 Road, Baldwin City

All Commissioners and Staff + Spouses/Guests are invited and encouraged to spend the evening with a fun and informal get together! This is one of the few opportunities in the coming year that the group will have to get to know each other outside of scheduled meeting times.

Friday, Nov 17 Planning Commissioner Orientation

8:00 am - 4:30 pm

City Commission Room

- | | |
|---------------|---|
| 8:15 – 9:00 | Breakfast & Upfront Questions <ul style="list-style-type: none">• Survey fun• Planning Commissioner's upfront questions |
| 9:00 – 10:15 | Discussion on make-up of the Planning Commission <ul style="list-style-type: none">• Topics: Characteristics of the current board, ideal characteristics, would you change anything? Whom do you serve?• Discussion will be summarized to governing bodies at lunch |
| 10:15 – 10:30 | <i>Break</i> |
| 10:30 – Noon | Nuts and Bolts – Planning 101 <ul style="list-style-type: none">• Role of the Commission, staff, and applicant• Types of applications and process |
| Noon – 1:15 | Lunch with Elected Officials <ul style="list-style-type: none">• 12:00-12:30: Lunch, introductions, and summary of Planning Commission make-up discussion• 12:30-1:15: Commissioner Round-Tables |
| 1:15 – 2:30 | Follow-Up from Lunch Discussion <ul style="list-style-type: none">• What were the 'a-ha' moments?• Discussion on past and future |
| 2:30 – 2:45 | Staff Suggestion Box <ul style="list-style-type: none">• Planning Commissioners share thoughts on staff suggestions |
| 2:45 – 3:00 | <i>Break</i> |
| 3:00 – 4:15 | Wrap Up <ul style="list-style-type: none">• Any "upfront questions" from the beginning of the day that have not been addressed?• Mid-month topic ideas• Veteran Planning Commissioners share experiences and advice |