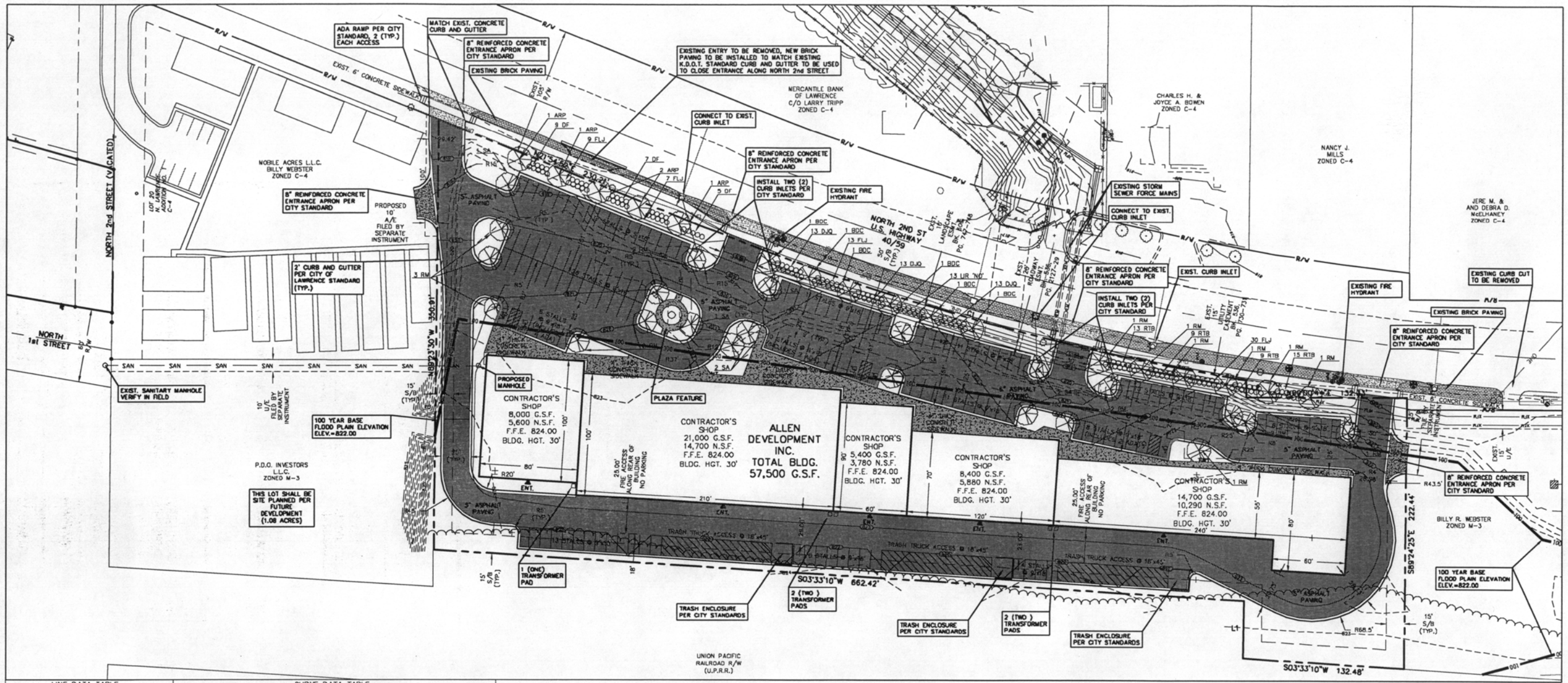
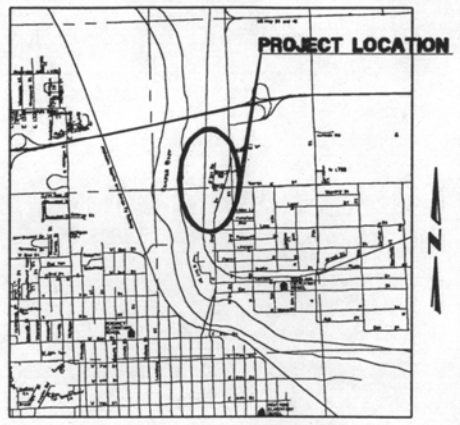


LINE DATA TABLE			CURVE DATA TABLE					
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	47.06	N89°24'40"W	C1	463.82	2128.68	12°29'04"	S15°40'21"W	462.91
L2	13.79	S89°24'40"E						

GENERAL NOTES

1. EXISTING ZONING: M-3
2. CURRENT USE: VACANT
   PROPOSED USE: ONE STORY CONTRACTOR SHOP
3. TOPOGRAPHIC INFORMATION OBTAINED FROM A TOPOGRAPHIC SURVEY PERFORMED BY LANDPLAN ENGINEERING, 2003.
4. BUILDING INFORMATION:
   PROPOSED: 57,500 GSF TOTAL
   USE 1: 8,000 SF
   USE 2: 21,000 SF
   USE 4: 5,400 SF
   USE 3: 8,400 SF
   USE 5: 14,700 SF
5. PARKING INFORMATION:
   REQUIRED: 1 STALL PER 500 SQ. FT. (8 EMPLOYEES/BLDG.x1.5) 81 STALLS REQUIRED
   PROVIDED: 145 SPACES (INCL 6 VAN ACCESSIBLE)
6. PROPOSED DRIVE AND PARKING AREAS TO HAVE CONCRETE 24" CURB AND GUTTER TO MEET CITY OF LAWRENCE STANDARDS. ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
7. PROPOSED CONCRETE PAVEMENT TO BE 8" PORTLAND REINFORCED CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE SHOWN.
8. WALL MOUNTED LIGHTING SHALL BE LOCATED AT BUILDING ENTRANCES. ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE OFF-SITE.
9. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
10. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
11. ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER ORDINANCE 20-1205-F.

LOCATION MAP



LEGAL DESCRIPTION

THAT PART OF LOTS 15 THROUGH 18, AND 23 THROUGH 28, IN ADDITION NO. 1 IN THAT PART OF THE CITY OF LAWRENCE KNOWN AS NORTH LAWRENCE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 28, AND THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 03 °33'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 132.48 FEET; THENCE SOUTH 89 °24'40" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 47.06 FEET; THENCE NORTH 03 °33'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 662.50 FEET TO THE NORTH LINE OF SAID LOT 23; THENCE SOUTH 89 °21'38" EAST, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION, 156.21 FEET TO THE CENTERLINE OF NORTH SECOND STREET (NOW VACATED); THENCE SOUTH 89°23'30" EAST, ALONG THE NORTH LINE OF SAID LOT 18 AND ITS WESTERLY EXTENSION, 194.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40/59; THENCE SOUTH 21 ° 54'52" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 230.21 FEET; THENCE ALONG SAID WEST LINE, ON A 2128.68 FOOT RADIUS CURVE TO THE LEFT WITH A 462.91 FOOT CHORD BEARING SOUTH 15 °40'21" WEST, AN ARC DISTANCE OF 463.82 FEET TO THE NORTH LINE OF SAID LOT 28; THENCE NORTH 89 °24'40" WEST, ALONG SAID NORTH LINE AND SAID WEST RIGHT-OF-WAY LINE, 13.79 FEET; THENCE SOUTH 00 °00'44" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 132.33 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE NORTH 89 ° 24'25" WEST, ALONG SAID SOUTH LINE, 222.44 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 4.480 ACRES, MORE OR LESS.

SITE SUMMARY

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES IN THE DEVELOPMENT.

Lot 1	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	57,500
Existing Pavement	0	Proposed Pavement	105,647
Existing Impervious Subtotal:	0	Proposed Impervious Subtotal:	163,147
Existing Pervious	195,128	Proposed Pervious	31,981
Property Area	195,128		195,128

INTERIOR GREENSPACE:
REQUIRED = NUMBER OF STALLS x 280 x 15% (OR .15) = REQUIRED INTERIOR GREENSPACE
145 x 280 X .15 = 6,090 S.F. OF INTERIOR GREENSPACE
PROVIDED = 10,722 S.F. INTERIOR GREENSPACE

LANDSCAPE SCHEDULE

SYM.	NAME	SIZE	COND.
SHADE TREES			
RCB	EASTERN REDBUD	1 1/2" CAL.	B&B
LIR 'MA'	LIRIODENDRON TULIPIFERA 'MAJESTIC'	2 CAL.	CAL.
RM	RED MAPLE	2 1/2" CAL.	B&B
TDC	TAXODIUM DISTICHUM BALD CYPRESS	2 1/2" CAL.	B&B
DJO	DIANTHUS DIANTHUS BARBATUS DWARF JAPANESE FLOWERING QUINCE	2 GAL.	CAL.
LIR 'NO'	LIRIODENDRON TULIPIFERA 'NEW ORLEANS'	2 GAL.	CAL.
FLJ	FARFUGIUM JAPONICUM FARFUGIUM JAPONICUM	3 GAL.	CAL.
AMS	AMELANCHIER CANADENSIS ANTHONY WATER SPIREA	3 GAL.	CAL.
RTB	RHODODENDRON CATAWBIENSE RED TRUEHEDGE BARBERRY	3 GAL.	CAL.
SA	SAMBUCUS CANADENSIS SUMMER ASH	2 1/2" CAL.	B&B
AMP	AMELANCHIER CANADENSIS APPLEBLOSSOM POAR	2 1/2" CAL.	B&B

* TURF AREAS TO BE SEEDED WITH K-31 FESCUE OR SODDED PER DIRECTION OF OWNER.

BENCHMARK:

RM84 – A CHISELED CROSS ON TOP OF EAST CONCRETE HEADWALL OF CULVERT FOR MAPLE GROVE TRIBUTARY UNDER 3RD STREET.

ELEVATION = 815.97 (NAVD88)

NORTH SCALE: 1" = 40'

A Site Plan for

NORTH TOWN BUSINESS PARK

Lawrence, Kansas

SITE PLAN
NORTH TOWN
BUSINESS PARK
NORTH 2nd STREET (U.S. HIGHWAY 40/59)
LAWRENCE, KANSAS

Civil Engineering
Landscape Architecture
Community Planning
Surveying
Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
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REVISIONS
02.02.04 Departmental Comments
02.11.04 Staff Comments
02.17.04 Staff Request

DATE: 11.17.2003
PROJECT NO.: 2003.645.11
DRAWING ID: 03645.15-sp-glo
DESIGNED BY: CLM
DRAWN BY: BRM
CHECKED BY: CLM

SHEET NO. 1 OF 1 SHEETS