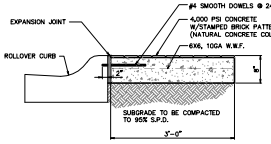
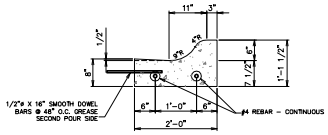


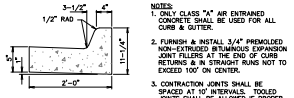

## BRICK PAVER RADIUS PROTECTOR

NOT TO SCALE




## ROLLOVER CURB SECTION

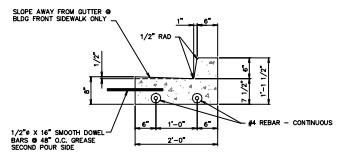
NOT TO SCALE




NOTES:
1. ONLY CLASS "A" AIR ENTRAINED CONCRETE SHALL BE USED FOR ALL CURB & GUTTER.
2. FURNISH & INSTALL 3/4" PREMOLDED NON-EXTRUDED BITUMINOUS EXPANSION JOINT FILLERS AT THE END OF CURB RETURNS & IN STRAIGHT RUNS NOT TO EXCEED 100' ON CENTER.
3. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. TOOLED JOINTS SHALL BE ALLOWED IF PROPER DEPTH IS OBTAINED.

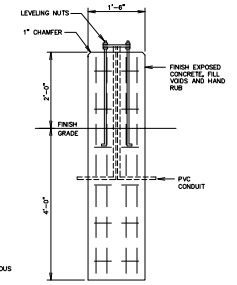
## TYPE I CURB & GUTTER

NOT TO SCALE



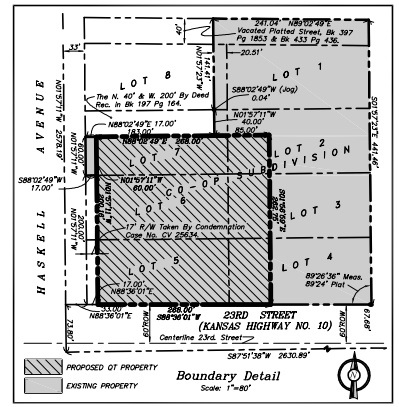

## CURB & GUTTER SECTION

NOT TO SCALE




## LIGHT POLE BASE DETAIL

NOT TO SCALE



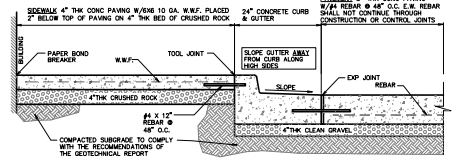

## Boundary Detail

Scale: 1"=80'

## Legal Description:

All that part of Lots 2, 3, 4, 5, 6 & 7, CO-OP SUBDIVISION, a subdivision in Lawrence, Douglas County, Kansas, according to the recorded plat thereof, being in the Southwest Quarter of Section 5, Township 13, Range 20, more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 5 in said City, County and State; thence North 01 degrees 57 minutes 11 seconds West along the West Line of the Southwest Quarter of said Section 5, a distance of 73.80 feet; thence North 88 degrees 36 minutes 01 seconds East parallel with the Centerline of 23rd Street, also known as Kansas Highway No. 10, as now established, a distance of 33.00 feet to the Southwest Corner of Lot 5, CO-OP SUBDIVISION and the North Right-of-Way Line of said 23rd Street (Kansas Highway No. 10); thence North 01 degrees 57 minutes 11 seconds West along the West line of said Lot 5 and 6, a distance of 200.00 feet to the Northwest Corner of said Lot 6 and the Southwest Corner of Lot 7, also being a point on the East Right-of-Way line of Haskell Avenue, as now established and the Point of Beginning of the Tract of land to be herein described; thence North 01 degrees 57 minutes 11 seconds West, continuing along the West line of said Lot 7 and the East Right-of-Way line of said Haskell Avenue, a distance of 60.00 feet to the Intersection of West line of said Lot 7 and the South line of the North 40 feet of said Lot 7 as described by Deed in Book 197, Page 164, thence North 88 degrees 02 minutes 49 seconds East, 40.00 feet South of and parallel with the North line of said Lot 7, a distance of 285.00 feet to a point 40 feet South of the North line of Lot 2, CO-OP SUBDIVISION; thence South 01 degrees 56 minutes 59 seconds East, a distance of 262.75 feet to a point on the South line of said Lot 4, also being a point on the North Right-of-Way line of said 23rd Street (Kansas Highway No. 10), as now established; thence South 88 degrees 36 minutes 01 seconds West along the North line of said 23rd Street (Kansas Highway No. 10) and also along the South line of Lots 4 and 5, a distance of 268.00 feet, to a point 17 feet East of the West line of said Lot 5, also being the East Right-of-Way line of Haskell Avenue, as now established by Condemnation Case No. CV 25634; thence North 01 degrees 57 minutes 11 seconds West along the East line of Haskell Avenue and 17 feet East of and parallel with the West line of Lots 5 and 6, a distance of 200.16 feet to a point on the North line of Lot 6 and the South line of Lot 7; thence South 88 degrees 02 minutes 49 seconds West along the North and South lines of said Lots 6 and 7, a distance of 17.00 feet to the Point of Beginning. Said tract contains 71,089 square feet or 1.632 acres, more or less.




## SIDEWALK & PAVEMENT SECTIONS

NOT TO SCALE

| SITE SUMMARY TABLE | | | | |
|---|---|---|---|---|
| TYPE OF COVERAGE | EXISTING | | PROPOSED | |
| | SQUARE FEET | % OF ACREAGE | SQUARE FEET | % OF ACREAGE |
| BUILDING (IMPERVIOUS) | 14,472 S.F. | 20.50 % | 4,555 S.F. | 6.46 % |
| PAVEMENT (IMPERVIOUS) | 45,675 S.F. | 64.70 % | 40,953 S.F. | 58.01 % |
| TOTAL (IMPERVIOUS) | 60,147 S.F. | 85.20 % | 48,336 S.F. | 64.46 % |
| LANDSCAPE/SOD (PERVIOUS) | 10,448 S.F. | 14.80 % | 25,087 S.F. | 35.54 % |

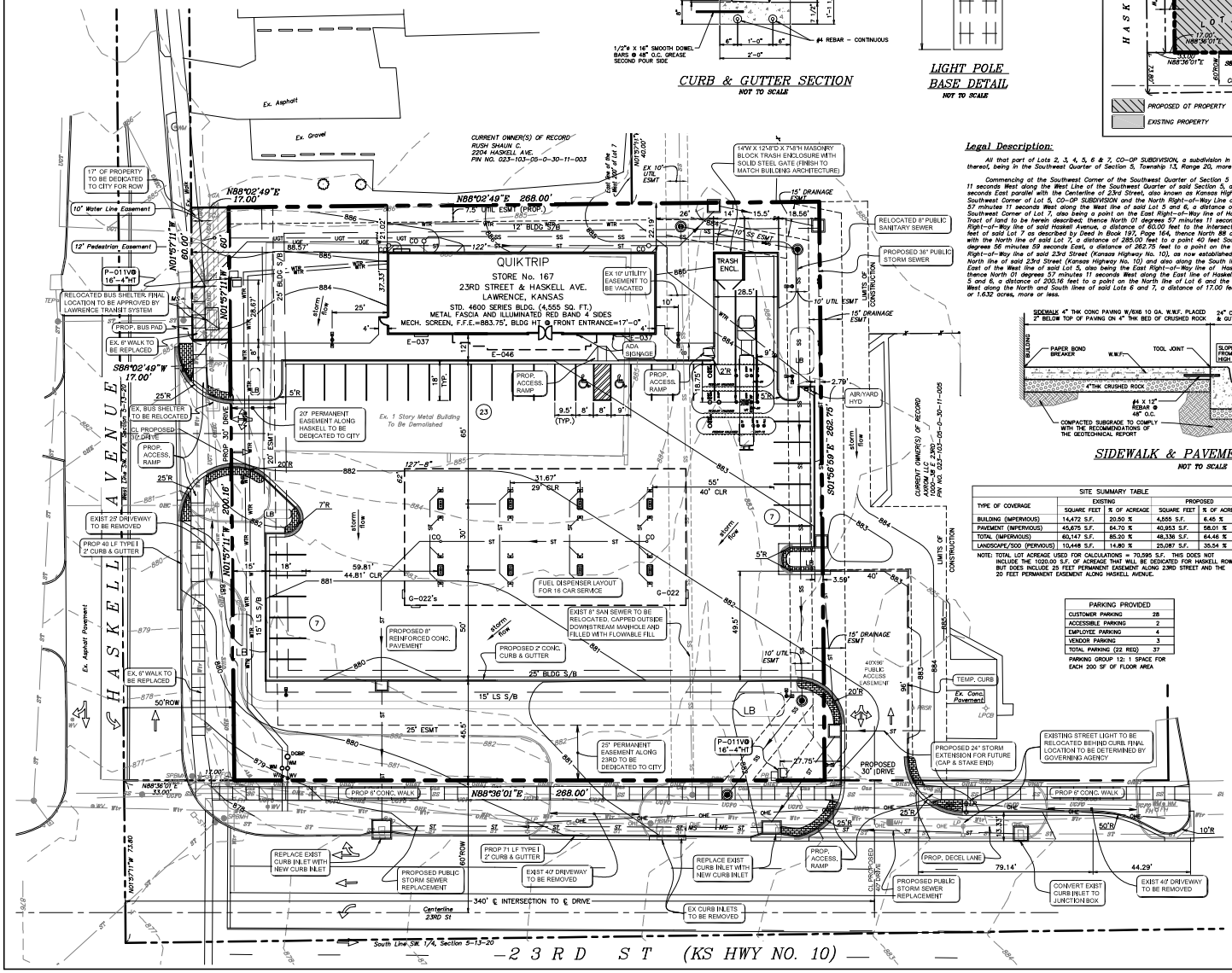
NOTE: TOTAL LOT ACREAGE USED FOR CALCULATIONS = 70,595 S.F. THIS DOES NOT INCLUDE THE 1020.00 S.F. OF ACREAGE THAT WILL BE DEDICATED FOR HASKELL ROW, BUT DOES INCLUDE 25 FEET PERMANENT EASEMENT ALONG 23RD STREET AND THE 20 FEET PERMANENT EASEMENT ALONG HASKELL AVENUE.

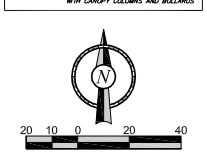
| PARKING PROVIDED | |
|---|---|
| CUSTOMER PARKING | 28 |
| ACCESSIBLE PARKING | 2 |
| EMPLOYEE PARKING | 4 |
| VENDOR PARKING | 3 |
| TOTAL PARKING (22 REQ) | 37 |

PARKING GROUP 12: 1 SPACE FOR EACH 200 SF OF FLOOR AREA

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| ST | STORM SEWER |
| GAS | GAS |
| OHE | OVERHEAD ELECTRIC |
| OHET | OVERHEAD ELECTRIC & TELEPHONE |
| OHEC | OVERHEAD ELECTRIC & CABLE |
| SS | SANITARY SEWER |
| UGE | UNDERGROUND ELECTRIC |
| UGET | UNDERGROUND ELECTRIC & TELEPHONE |
| UGT | UNDERGROUND TELEPHONE |
| WTR | WATER |
| UGFO | UNDERGROUND FIBER OPTICS |
| | BENCHMARK |
| LB | LANDSCAPE BED |
| | EX BUSH |
| | DECIDUOUS TREE |
| CO | CLEAN OUT |
| | DRAINAGE MANHOLE |
| | ELECTRICAL METER |
| | FIRE HYDRANT |
| | GAS METER |
| PB | GUARD POST |
| | GAS VALVE |
| | GUY WIRE |
| | LIGHT POLE (LP) |
| | ELECTRICAL RISER |
| | TELEPHONE RISER |
| | SIGN |
| | SEWER MANHOLE |
| | TELEPHONE MANHOLE |
| | TRAFFIC SIGNAL |
| | UTILITY POLE |
| | TELEPHONE VAULT |
| | WATER METER |
| | WATER VALVE |
| | ROLLOVER CURB WITH BRICK PAVER RADIUS PROTECTOR |
| | MOUNTABLE CURB WITH WITH CANOPY COLUMNS AND BOLLARDS |




QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

## GENERAL NOTES

1. CURRENT ZONING: C-4
2. SIDEWALK SHALL BE 4" THK. CONCRETE (W/ W.W.F.) ON A 4" THK. AGGREGATE BASE.
3. PAVEMENT SHALL BE 8" THK. REINFORCED CONCRETE ON A 4" THK. AGGREGATE BASE.
4. BRICK PAVERS AT CURB RETURNS ARE TO BE CONSTRUCTED USING A STAMPED PATTERN IN 8" THICK REINFORCED CONCRETE PAVEMENT (NATURAL COLOR).
5. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS PER CITY SPECIFICATIONS. SEE SHEET 2 OF 2 FOR ACCESSIBLE RAMP DETAILS.
6. THE SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.

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| No. | Revision | Date |
|---|---|---|
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| | | |
| | | |

CIVIL ENGINEER:
DARIA K. HOLMAN, P.E.
WOODS W. TRUE IIIRD
SPRINGER & BEASLEY
918.743.5563
FX 918.743.5979

DARIA K. HOLMAN LICENSED 13652 KANSAS PROFESSIONAL ENGINEER
Daria K. Holman, P.E.
STATE OF KANSAS
REGISTERED P.E. #13652

SITE PLAN

| | |
|---|---|
| DRAWN BY: DKH | SHEET 1 |
| DESIGNED BY: DKH | |
| CHECKED BY: DKH | |
| ISSUE DATE: 09/09/04 | OF 2 |

QuikTrip Store No. : 167

23RD ST AND HASKELL AVE

LAWRENCE, KS

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