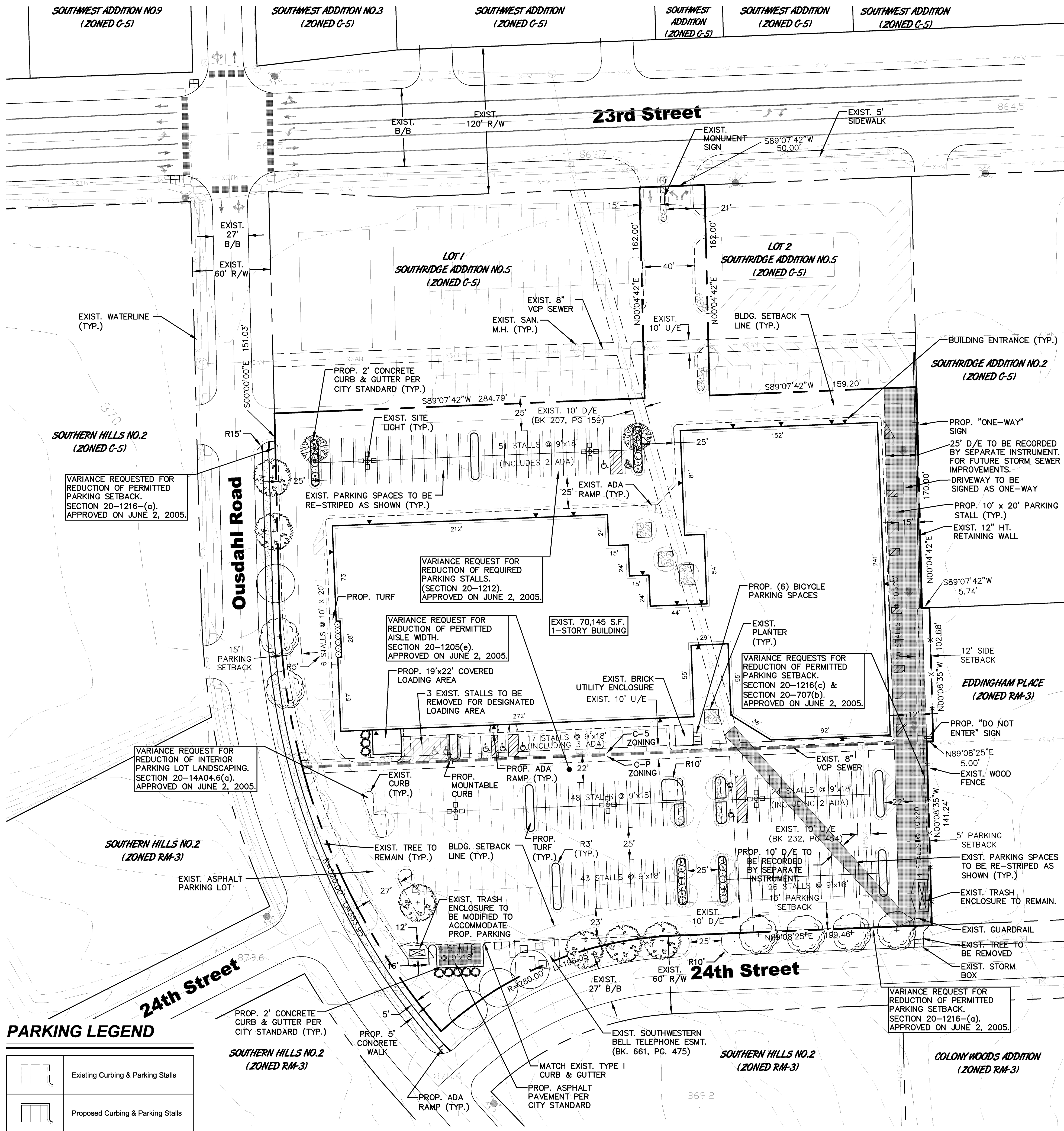
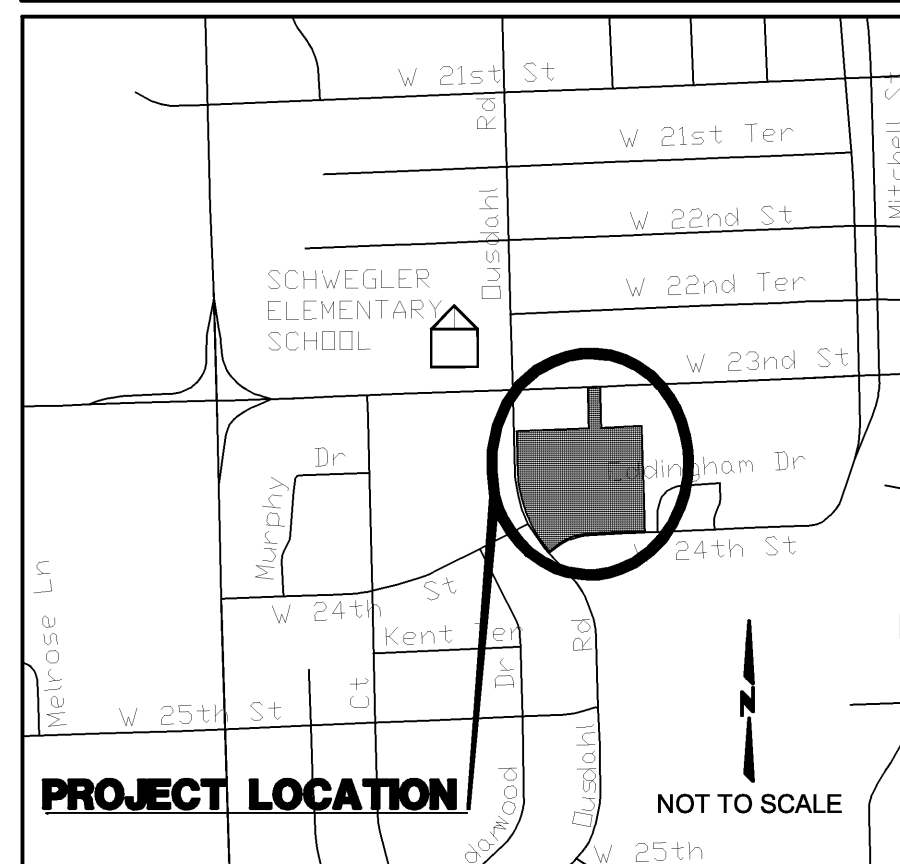


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LOCATION MAP



LEGAL DESCRIPTION

LOT 3, SOUTHRIDGE ADDITION NO. 5, A SUBDIVISION IN LAWRENCE, DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

- OWNER/DEVELOPER: DAMCO
5200 WEST 84TH TERRACE, SUITE 204
PRairie Village, Kansas 66207
- LAND PLANNER/
ENGINEER
LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KS 66049
- EXISTING ZONING: C-5 CP
- CURRENT USE: COMMERCIAL
- PROPOSED USE: COMMERCIAL
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY
PERFORMED BY H.J. HARDEN, 2000.
- NEW DRIVE AND PARKING AREAS TO BE CONSTRUCTED OF MIN.
5" ASPHALT PAVEMENT ON COMPACTED SUBGRADE TO MEET
CITY OF LAWRENCE STANDARDS UNLESS NOTED OTHERWISE.
- NEW CURB AND GUTTER SHALL BE TYPE I CURB AND GUTTER (24") TO MEET CITY OF LAWRENCE
STANDARDS UNLESS NOTED OTHERWISE.
- ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC
SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD
HIGHWAY SIGNS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO
SIZE, SHAPE, COLOR, RETRO-REFLECTIVITY, AND POSITION.
- THE FOLLOWING VARIANCES WERE GRANTED BY THE BOARD OF ZONING APPEALS ON JUNE 2,
2005:
1. VARIANCE I. FROM SECTION 20-1212 REDUCING THE NUMBER OF REQUIRED PARKING SPACES
TO 233 PARKING SPACES.
2. VARIANCE II. FROM SECTION 20-1205(e) REDUCING THE REQUIRED PARKING AISLE WIDTH AT
SEVERAL LOCATIONS, FROM 25 FEET TO 22 FEET.
3. VARIANCE III. FROM SECTION 20-1216(a) REDUCING THE PARKING LOT SETBACK, ALONG 24TH
STREET AND OUSDahl ROAD, FROM 15 FEET TO 0 FEET.
4. VARIANCE IV. FROM SECTION 20-1404.6 (b), REDUCING THE PARKING LOT SETBACK ALONG
EAST PROPERTY LINE, FROM 5 FEET TO ZERO FEET.
5. VARIANCE V. FROM SECTION 20-1404.6 (b), REDUCING THE REQUIRED INTERIOR
LANDSCAPING WITHIN THIS PARKING LOT, FROM 9,744 SQUARE FEET TO 6,899 SQUARE FEET.

SITE SUMMARY

Lot 1	Area (Sq. Ft.)	Proposed Buildings	Area (Sq. Ft.)
Existing Buildings	70,145	Proposed Buildings	70,145
Existing Pavement	131,832	Proposed Pavement	129,963
Existing Impervious	201,977	Proposed Impervious	200,108
Existing Pervious	10,536	Proposed Pervious	12,405
Property Area	212,513	Property Area	212,513

PARKING SUMMARY

Use	G.S.F./N.S.F.	Parking Group	Required Parking
Existing Lodge	5,625/3,938	15: 1/500 S.F.	11
Existing Restaurant	2,359/1,651	26: 1/100 or 1/3 Occupancy	16
Existing Restaurant	6,432/4,502	26: 1/100 or 1/3 Occupancy	54 (160 seats)
Existing Call Center	4,991/3,494	13: 1/300 S.F.	17
Existing Career Training	18,282/12,797	16: 1/500 or 1/1.5 Employees	37
Existing Vacant (Retail/Office)	2,734/1,944	13: 1/300 S.F.	14
Proposed Retail	29,722/20,805	12: 1/200 S.F.	149
TOTAL SPACES REQUIRED			298
TOTAL SPACES PROVIDED			233*

* VARIANCE REQUEST APPROVED ON JUNE 2, 2005
INTERIOR GREENSPACE:
REQUIRED = NUMBER OF STALLS x 280 x 15%
233 x 280 x .15 = 9,786 S.F. INTERIOR GREENSPACE
PROVIDED = EXISTING INTERIOR GREENSPACE = 3,964 S.F.
PROPOSED ADDITIONAL INTERIOR GREENSPACE = 2,935 S.F.
TOTAL INTERIOR GREENSPACE PROVIDED = 7,050 S.F.
(VARIANCE FOR REDUCTION OF INTERIOR GREENSPACE APPROVED ON JUNE 2, 2005)

LANDSCAPE SCHEDULE

SYM.	QTY.	NAME	SIZE	COND.
	4	AUTUMN PURPLE ASH Fraxinus americana 'Autumn Purple'	2" - 2-1/2" CAL.	B&B
	6	SKYLINE HONEYLOCUST Gleditsia triacanthos 'Skyline'	2" - 2-1/2" CAL.	B&B
	6	SUGAR MAPLE Acer saccharum	2" - 2-1/2" CAL.	B&B
	2	EASTERN REDBUD Cercis canadensis	1-1/2" CAL.	B&B
	20	EXISTING TREE	N/A	N/A
	8	CHINESE JUNIPER Juniperus chinensis 'Hetzi Columnaris'	36" HT.	B&B
	32	EXISTING SHRUB	N/A	N/A
	16	BROADMOOR JUNIPER Juniperus sabina	N/A	5 GAL
	18	GOLDFLAME SPIRAEA Spiraea x bumalda 'Goldflame'	18"-24"	CONT.

A Site Plan for

SOUTHERN HILLS SHOPPING CENTER

Lawrence, Kansas



NORTH



SCALE: 1" = 40'

THIS DOCUMENT IS FOR
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CONSTRUCTION

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
Tel: (785) 843-2410
Fax: (785) 843-2410
Email: info@landplan-engineering.com

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REVISIONS

6/16/05 Per Review Comments

DATE: 5/10/05
PROJECT NO.: 05628
DRAWING ID: 05628sp
DESIGNED BY: LPE
DRAWN BY: AVH
CHECKED BY: ADM/TAH

SHEET NO.
1 OF 1 SHEETS