

- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY KAW VALLEY ENGINEERING, INC.
 2. SOILS INVESTIGATION AND REPORT WILL BE PERFORMED BY A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS PRIOR TO ERECTION OF STRUCTURE AND SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION AT TIME OF BUILDING PERMIT APPLICATION.
 3. ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURE SERVICES WILL BE PROVIDED BY KAW VALLEY ENGINEERING, INC.
 4. NEW DRIVE APRONS INTO THE LOT WILL BE CONSTRUCTED AS SHOWN.
 5. ON-SITE CURB AND GUTTER AROUND PARKING AND DRIVES WILL BE TYPE 1 (24") CURB.
 6. PRIVATE DRIVE AND PARKING AREA PAVEMENT WILL BE CONSTRUCTED TO CITY OF LAWRENCE STANDARDS (5" MIN DEPTH ASPHALT).
 7. PARKING SPACES WILL BE 9'x16' OR 9'x16' WHEN OVERHANG IS PROVIDED.
 8. REQUIREMENTS OF THE CITY OF LAWRENCE STANDARDS, SECTION 20-110.3.
 9. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
 10. ADA ACCESSIBLE PARKING SPACES AND AISLES WILL BE SIGNED AND PAINTED IN ACCORDANCE WITH ADAAG.
 11. ADA RAMP REMOVAL WILL BE INSTALLED IN ACCORDANCE WITH ADAAG AND CITY OF LAWRENCE STANDARDS.
 12. TRASH REMOVAL WILL BE BY THE CITY OF LAWRENCE SANITATION DEPARTMENT.
 13. EROSION CONTROL PLANS WILL BE CONSTRUCTED PER CITY OF LAWRENCE SOLID WASTE DIVISION STANDARDS.
 14. TRASH ENCLOSURE WILL BE CONSTRUCTED PER CITY OF LAWRENCE SOLID WASTE DIVISION STANDARDS.
 15. CODES ENFORCEMENT DIVISION AT TIME OF BUILDING PERMIT APPLICATION.
 16. NO STORMWATER MITIGATION PROPOSED WITH THIS PROJECT DUE TO REDUCTION IN IMPERVIOUS COVERAGE.
 17. BUILDING SETBACKS COMPLY WITH CS ZONING.
 18. UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED, SODDED OR LANDSCAPED WITH PERVIOUS AND OR PLANT MATERIALS AND WILL BE IRRIGATED.
 19. EXISTING TURF AND LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION WILL BE GRADED, SEEDED, SODDED AND OR OTHERWISE RESTORED TO THE PRE DISTURBED CONDITION ACCEPTABLE TO THE CITY OF LAWRENCE OR LAND OWNER.
 20. SITE LIGHTING WILL BE SHIELDED TO PREVENT OFF SITE GLARE AND WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF LAWRENCE STANDARDS, SECTION 20-110.3.
 21. GROUND-MOUNTED OR BUILDING-MOUNTED (INCLUDING ROOFTOP-MOUNTED) EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CITY OF LAWRENCE STANDARDS, SECTION 20-110.3.
 22. PROPOSED TURF AND LANDSCAPED AREAS WILL BE SODDED TO PREVENT STORMWATER POLLUTION.
 23. FLOOD WASTE, TRASH, COAGULATES, AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY, DISCHARGED TO THE SANITARY SEWER SYSTEM.
 24. IF THE CITY SHOULD HAVE THE NEED FOR USE OF THE UTILITY EASEMENT UPON WHICH A PORTION OF THE PROJECT IS SITED, THE CITY OF LAWRENCE WILL BE REQUIRED TO COMPENSATE THE OWNER FOR ANY DAMAGES, LOSS, ETC. MAY REMOVE IT, AND THE CITY IS NOT REQUIRED TO COMPENSATE THE OWNER FOR ANY DAMAGES, LOSS, ETC.

LAWRENCE-OUSDAHL

FINAL SITE PLAN

LOTS & PORTIONS OF 6.8 AND 9 SOUTHWEST ADDITION NUMBER 9
TO BE PLATTED AS LOT 1 LAWRENCE-OUSDAHL NO. 1
LAWRENCE, KS 66049

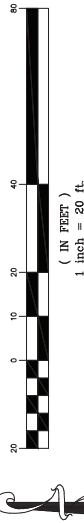
PARKING SUMMARY

PARKING AREA	PROPOSED
TOTAL BUILDING	2,827 SF
TOTAL PAVEMENT	22,155 SF
TOTAL IMPERVIOUS	24,982 SF
TOTAL PERVIOUS	2,414 SF
TOTAL PROPERTY	27,396 SF
1 SPACE PER 100 SF OF CUSTOMER SERVICE AREA	
PARKING REQUIRED: 24	
PARKING PROVIDED: 35	
ADA PARKING	
ADA REQUIRED: 2	
ADA PROVIDED: 2	
BICYCLE PARKING	
5 OR 1 PER 10 AUTO SPACES	
BICYCLE PARKING REQUIRED: 5	
BICYCLE PARKING PROVIDED: 5	

SITE DEVELOPMENT PLAN INFORMATION FOR LOT 1

	EXISTING	AFTER PROJECT COMPLETION
TOTAL BUILDING	2,827 SF	2,643 SF
TOTAL PAVEMENT	22,155 SF	20,020 SF
TOTAL IMPERVIOUS	24,982 SF	22,663 SF
TOTAL PERVIOUS	2,414 SF	4,733 SF
TOTAL PROPERTY	27,396 SF	27,396 SF

GRAPHIC SCALE



DEVELOPER:
LEGEND RETAIL GROUP
5150 E YALE CIR, SUITE 400
LAWRENCE, KS 66049
PHONE: 720-529-2893
CONTACT: RICK WILSON
RWILSON@LEGENDRETAILGROUP.COM

OWNERS:
LAWRENCE OUSDAHL LTD
500W. 5TH STREET, SUITE 700
AUSTIN, TX 78701
PHONE: 912-682-5500
512-682-5500

ARCHITECT:
DUNGAN DESIGN GROUP, LLC
8528 SANTA FE DRIVE, SUITE 304
AUSTIN, TX 78701
PHONE: 912-682-5500
CONTACT: DOUG WILSON
EMAIL: wilson@dugaz.com

ENGINEER/SURVEYOR:
KAW VALLEY ENGINEERING, INC.
14702 WEST 14TH TERRACE
LEWIS, KANSAS 66215
PHONE: 912-682-5500
CONTACT: DAVID D. WOOD
EMAIL: wood@kveeng.com

PROJECT LOCATION:
SECTION 1-13-19
NOT TO SCALE

PROJECT: W 23RD ST / KS HWY 10

LEGEND:
CONTROL POINT
BENCHMARK
SECTION LINE
MONUMENT FOUND
ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
CHISELED PLUS OUT SET
(UNLESS NOTED OTHERWISE)
1/2"x24" REBAR
W/CLS 20 CAP SET
(UNLESS NOTED OTHERWISE)
ELECTRIC METER
DEADMAN ANCHOR
LIGHT POLE
TRAFFIC SIGNAL LIGHT POLE
TRAFFIC SIGNAL LIGHT CONTROL BOX
OVERHEAD POWER LINE (# OF LINES)
UNDERGROUND ELECTRIC
UTILITY POLE
UTILITY POLE W/ LIGHT
TELEPHONE PEDESTAL
GAS METER
GAS VALVE
WATER LINE GATE VALVE
WELL
WATER METER
FIRE HYDRANT
TELEPHONE MANHOLE
STORM SEWER LINE W/ SIZE
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
VITRIFIED CLAY PIPE
CMP CORRUGATED METAL ELLIPTICAL PIPE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
DIP DUCTILE IRON PIPE
EXISTING GRADE 5' CONTOUR
EXISTING GRADE 1' CONTOUR
EXISTING SPOT ELEVATION
GATE POST
WOOD FENCE
CHAIN LINK FENCE
DOWN SPOUT
HANDICAP SYMBOL
SIGN
HANDICAP SIGN
BOLLARD
PAINTED DIRECTIONAL ARROW
CERIFEROUS TREE
DECIDUOUS TREE
BUSH
CANOPY SUPPORT
ASPHALT PAVING
CONCRETE PAVING
CURB AND GUTTER WITH REVERSE FLOW



8826 Santa Fe Drive, Suite 304
Overland Park, KS 66212
913-341-2466

Lawrence Ousdahl, LTD

500 W. 5th Street, Suite 700
Austin, TX 78701
512-682-5500

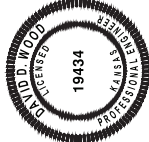
Project:

Lawrence - Ousdahl

1714 W 23rd Street
Lawrence KS 66046

DDG Project No. 04057

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Issue Record
Planning Submittal 10/09/15

Approved and Released

Case No. _____
Approval Date: _____
Release Date: _____
Planner: _____ of _____ Sheets
Asst./Director: _____

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



Know what's below.
Call before you dig.

KAW VALLEY ENGINEERING, INC.
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PROJECT MGR: DAVID D. WOOD
ENGINEER: DAVID D. WOOD
STATE # 19434
KANSAS
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www.kveeng.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS STATE CERTIFICATE OF AUTHORITY # E-113.

