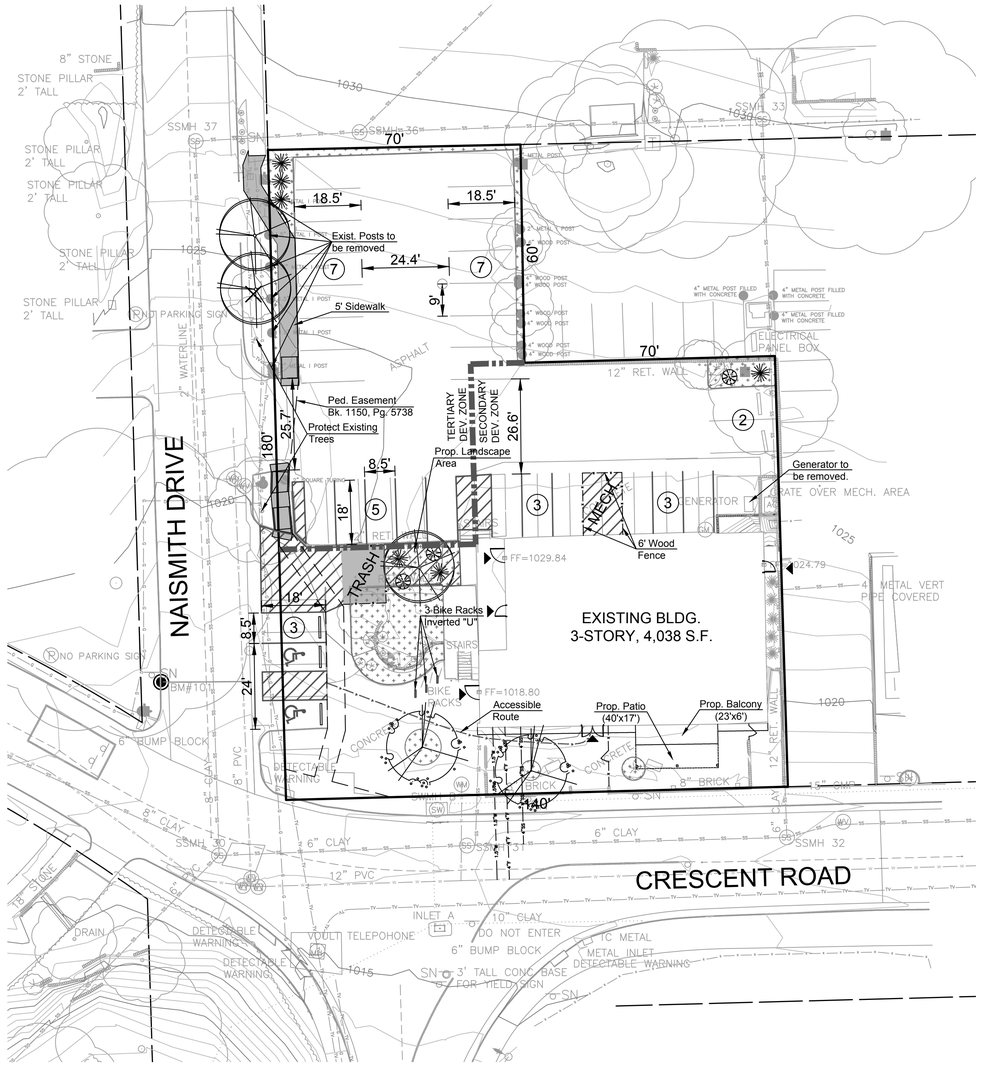


SITE PLAN

OWNER/APPLICANT

AXIOM EQUITIES LLC
7357 HOLIDAY DRIVE
KANSAS CITY, KS 66106

ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)
BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KS 66049
785.749.4474

LEGAL DESCRIPTION

LOTS 11, 12 AND THE WEST 70 FEET OF LOT 13, UNIVERSITY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBERS 20045C0159D, EFFECTIVE DATE AUGUST 5, 2010.

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM FIELD TOPOGRAPHY AND CITY OF LAWRENCE AERIAL PHOTOGRAPHY.
2. THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
3. CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO THE WEIGHT OF REFUSE COLLECTION VEHICLES.
4. NO NEW EXTERIOR LIGHTING IS PROPOSED WITH THIS PLAN. CHANGES TO EXISTING LIGHTING SHALL REQUIRE THE SUBMISSION AND APPROVAL OF A PHOTOMETRIC PLAN SUBJECT TO SECTION 20-1103 OF THE LAND DEVELOPMENT CODE.
5. 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.
6. THE BOARD OF ZONING APPEALS GRANTED A VARIANCE TO REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FROM 56 TO 30 ON JULY 6, 2017.
7. A USE OF RIGHT-OF-WAY LICENSE WAS EXECUTED BY THE OWNER AND APPROVED BY THE CITY ON SEPTEMBER 15, 2017.
8. THE STREET TREE REQUIREMENT WAS ADMINISTRATIVELY WAIVED TO ALLOW 4 STREET TREES ALONG NAISMITH DRIVE INSTEAD OF THE 5 REQUIRED TREES TO PROVIDE ADEQUATE SPACE FOR A NEW SIDEWALK ALONG NAISMITH DRIVE.
9. PER SECTION 20-1101(a) OF THE LAND DEVELOPMENT CODE AND CITY COMMISSION APPROVAL, 8/15/2017, THE FOLLOWING CONDITIONS ARE PLACED ON THE APPROVAL OF THE OPERATION OF THE *FAST ORDER FOOD* USE:
   - 9.1. USE OF THE OUTDOOR PATIO SHALL CEASE AT 10:00 PM AND THIS AREA SHALL BE UNOCCUPIED BY PATRONS AT THIS TIME.
   - 9.2. ALCOHOL SALES SHALL CEASE AT 9:00 PM, SUNDAY THROUGH THURSDAY, AND AT 10:00 PM FRIDAY AND SATURDAY.
   - 9.3. OUTDOOR SPEAKERS, INCLUDING SPEAKERS ON THE OUTDOOR PATIO, ARE NOT ALLOWED.
   - 9.4. IF THE CITY RECEIVES COMPLAINTS REGARDING ODORS FROM THE *FAST ORDER FOOD* USE, THE PROPERTY OWNER SHALL WORK WITH THE PLANNING DIRECTOR TO DEVELOP MECHANICAL OR OTHER MEASURES TO MINIMIZE THE NEGATIVE IMPACT TO NEARBY PROPERTIES.
   - 9.5. THE CONDITIONS SET FORTH ABOVE, IN THIS SECTION 9 OF THE GENERAL NOTES, MAY BE MODIFIED OR REMOVED PURSUANT TO THE PROVISIONS OF ORDINANCE NO. 8331.

PARKING DATA

56 REQUIRED STALLS *VARIANCE APPROVED TO REDUCE REQUIRED TO 30 STALLS
McLAIN'S BAKERY & MARKET
FAST ORDER FOOD (1 PER 100 SF CSA + 1 PER EMPLOYEE)
(2,970 SF INTERIOR CSA, 430 SF EXTERIOR CSA, 12 EMP.) = 46

RETAIL (1 PER 300 SF)
(1,200 SF) = 4

LEASING OFFICE (1 PER 300 SF)
(1,100 SF) = 4

NON-GROUND FLOOR DWELLING (1 PER BEDROOM)
1 APARTMENTS (2 BEDROOMS) = 2

30 PROVIDED STALLS (INC. 2 HC STALLS)

6 REQUIRED BICYCLE PARKING SPACES
54 STALLS – 1 PER 10 AUTO SPACES OR 5 = 6 REQUIRED
6 PROVIDED (INVERTED "U" STYLE)

INTERIOR PARKING LOT LANDSCAPING

30 STALLS * 40 S.F./STALL = 1,200 S.F. REQUIRED
1,149 S.F. PROVIDED *WAIVER REQUESTED DUE TO EXISTING CONDITIONS

1 SHADE TREE AND 3 SHRUBS REQUIRED PER 10 PARKING SPACES
3 TREES AND 9 SHRUBS REQUIRED
3 SHADE TREES AND 9 SHRUBS PROVIDED FOR INTERIOR PARKING LOT LANDSCAPING

ZONING AND DENSITY

THE CURRENT ZONING FOR THE PROPERTY IS MU.

BUILDING INFORMATION

COMMERCIAL/MIXED USE
EXISTING BUILDING, 3-STORY, 7,952 G.S.F.

SITE CHARACTERISTICS TABLE:

EXISTING BUILDINGS	4,038	S.F.	PROPOSED BUILDINGS	4,038	S.F.
EXISTING PAVEMENT	15,451	S.F.	PROPOSED PAVEMENT	15,505	S.F.
EXISTING IMPERVIOUS	19,489	S.F.	PROPOSED IMPERVIOUS	19,543	S.F.
EXISTING PERVIOUS	1,692	S.F.	PROPOSED PERVIOUS	1,638	S.F.
PROPERTY AREA	21,181	S.F.			

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY	MATURE HT.
HOLBERT JUNIPER	JUNIPERUS CHINENSIS 'HOLBERT'		2 GALLON 6" HIGH(min.)	7	2'
KALM HYPERICUM	HYPERICUM KALMIANUM		2 GALLON	3	2'
STATE STREET MAPLE	ACER MIYABEI 'MORTON'		2.5" CALIPER	2	35'
WIRELESS ZELKOVA	ZELKOVA SERRATA 'SCHMIDTLOW'		2.5" CALIPER	3	25'

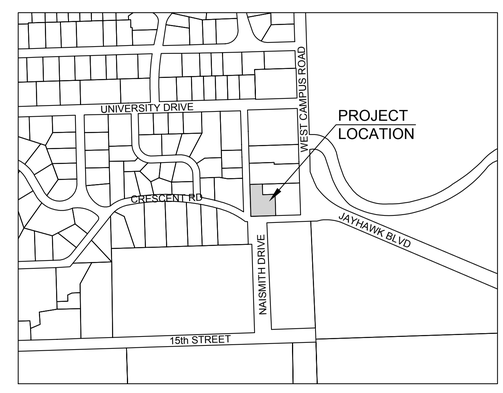
LEGEND

- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING TRAFFIC SIGNAL LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE LINE
- EXISTING TREE
- EXISTING EDGE OF TIMBER
- EXISTING STREAM OR DRAINAGE CHANNEL
- EXISTING FENCE
- EXISTING TELEPHONE MANHOLE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- SURVEY BENCH MARK
- EXISTING WATER METER

Approved and Released

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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



LOCATION MAP

McLAIN'S MARKET/TRINITAS LEASING

1420 CRESCENT ROAD, LAWRENCE, KS 66044

SITE PLAN

BG CONSULTANTS
architects · engineers · planners · surveyors

Project No.	18-1265L
Date:	May 18, 2018
Revised:	N/A

SHEET NO.

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