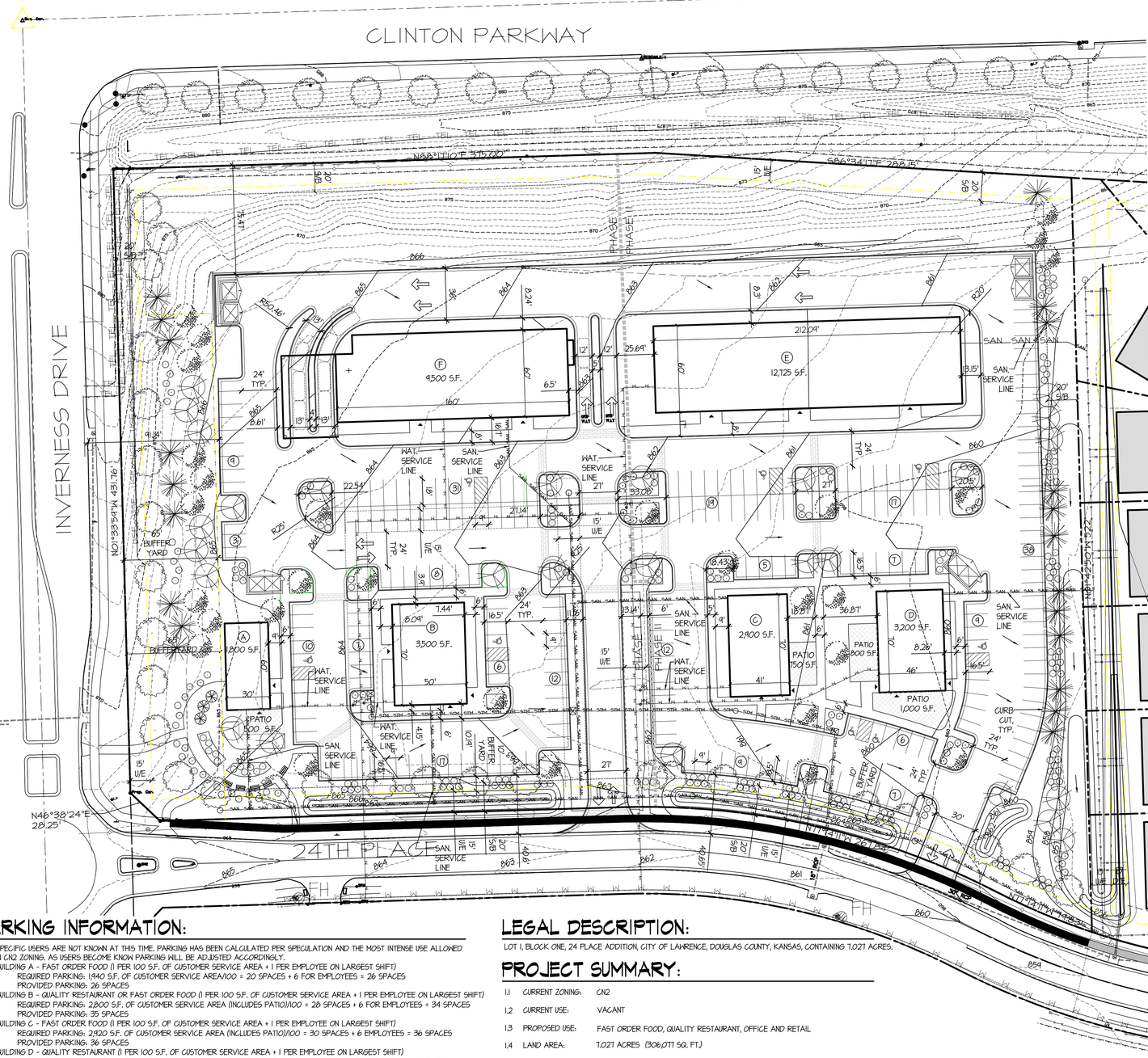
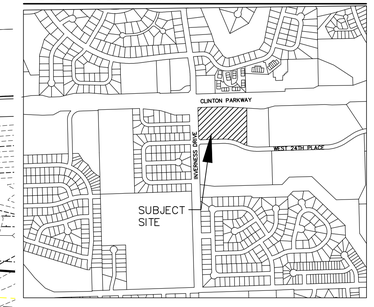


LOCATION MAP



NORTH
NOT TO SCALE

Approved and Released

City of Lawrence Douglas County
PLANNING & DEVELOPMENT SERVICES

Case No. SP-16-00155
Approval Date: 6/20/2016
Release Date: 8/19/2016
Planner: SLD
1 of 1 Sheets
Asst./Director:

GENERAL NOTES:

2.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006 (b) .

2.2 ALL ACCESSIBLE SIDEWALK RAMPS BY A.D.A. STANDARDS.

2.3 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 28CFR PART 36.

2.4 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRASH TRUCKS.

2.5 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.

2.6 INFORMATION TAKEN FROM SURVEY COMPLETED BY BG CONSULTANTS, AERIAL PHOTOS AND, AVAILABLE DOCUMENTS.

2.7 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.

2.8 ANY PROPOSED EASEMENTS WILL BE DEDICATED BY SEPARATE INSTRUMENTS PRIOR TO THEIR CONSTRUCTION.

2.9 SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH DEVELOPMENT SERVICES.

2.10 PRIOR TO ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL SUBMIT BUILDING ELEVATIONS, DEMONSTRATING COMPLIANCE WITH THE COMMERCIAL DESIGN GUIDELINES, AND A PHOTOMETRIC PLAN, PER SECTION 2-1103, FOR ADMINISTRATIVE REVIEW AND APPROVAL.

2.11 ANY TENANT OR USE SHALL REQUIRE REVIEW REGARDING MAXIMUM GROSS SQUARE FEET ALLOWED PER ARTICLE 5 OF THE LAND DEVELOPMENT CODE. FUTURE TENANTS SHOULD BE ADVISED THAT IN MOST CASES THE MAXIMUM GROSS SQUARE FEET ALLOWED FOR AN INDIVIDUAL USE IS 3,000 S.F.

2.12 ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.

2.13 PER CITY CODE SECTION 9-402, 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 OF FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	0	REFER TO SITE PLAN		REFER TO SITE PLAN	
	STREET TREES	29	SAW TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST	QUERCUS ACUTISSIMA ACER PLATANOIDES 'NORWEGIAN SUNSET' GLEDITSIA TRIACANTHOS VAR. INERMIS	2 1/2" CAL	B & B
	SHADE TREES	32	SHUMARD OAK SHANTUNG MAPLE FRONTIER ELM	QUERCUS SHUMARDII ACER TRUNCATUM ULMUS 'FRONTIER'	2 1/2" CAL	B & B
	ORNAMENTAL TREES	31	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTIELEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 3/4" CAL	B & B
	EVERGREEN TREES	22	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA PUNGENS	6'-8' HT.	B & B
	DECIDUOUS SHRUBS	136	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKWITZIA AMABALIS SYRINGA MEYERI 'PALIBIN'	2 GAL.	CONT
	EVERGREEN SHRUBS	135	BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ARMSTRONG CHINESE JUNIPER	JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL OR	CONT B & B

4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.

4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE

4.3 STREET TREES (1 PER 40 L.F. OF STREET FRONTAGE)
24TH PLACE - 688.03'/40 = 18 TREES REQUIRED, 18 TREES PROVIDED
INVERNESS DRIVE - 431.16'/40 = 11 TREES REQUIRED, 11 TREES PROVIDED
CLINTON PARKWAY - 663.15'/40 = 17 TREES REQUIRED, 17 TREES PROVIDED

4.4 INTERIOR PARKING LOT LANDSCAPING (40 SQ.FT. OF LANDSCAPED AREA PER PARKING SPACE & 1 SHADE TREE AND 3 SHRUBS PER 10 PARKING SPACES):
PHASE I - BUILDING A, B AND F: 103 SPACES X 40 = 4,120 SQ.FT. OF REQUIRED LANDSCAPED AREA; PROVIDED 5,291 SQ.FT.
103 PARKING SPACES / 10 = 11 TREES AND 31 SHRUBS REQUIRED; PROVIDED 11 TREES AND 31 SHRUBS
PHASE II - BUILDING C, D AND E: 124 SPACES X 40 = 5,160 SQ.FT. OF REQUIRED LANDSCAPED AREA; PROVIDED 5,351 SQ.FT.
124 PARKING SPACES / 10 = 13 TREES AND 34 SHRUBS; PROVIDED 13 TREES AND 34 SHRUBS

4.5 PARKING LOT PERIMETER LANDSCAPING
24TH PLACE BUILDING A&B: 196 L.F./25 = 8 TREES
INVERNESS DRIVE BUILDING A&B: 346 L.F./25 = 14 TREES
24TH PLACE BUILDING C&D: 200 L.F./25 = 8TREES

4.6 BUFFERYARD
EAST PROPERTY LINE - TYPE I - 10' WIDE = 522 L.F./100 = 21 TREES AND 53 SHRUBS REQUIRED, 21 TREES AND 53 SHRUBS PROVIDED
24TH PLACE - TYPE I - 10' WIDE = 660 L.F./100 = 27 TREES AND 66 SHRUBS REQUIRED, DUE TO SPACE CONSTRAINTS 14 TREES ARE PROVIDED ALONG 24TH PLACE + AND EXTRA TREES HERE PROVIDED ALONG INVERNESS DRIVE TO MEET ALTERNATIVE COMPLIANCE, 61 SHRUBS PROVIDED
INVERNESS DRIVE - TYPE I - 25' WIDE (65' WIDE PROVIDED) = 450 L.F./100 = 9 TREES AND 23 SHRUBS REQUIRED, 34 TREES AND 23 SHRUBS PROVIDED

PARKING INFORMATION:

3.1 SPECIFIC USERS ARE NOT KNOWN AT THIS TIME. PARKING HAS BEEN CALCULATED PER SPECULATION AND THE MOST INTENSE USE ALLOWED IN CN2 ZONING. AS USERS BECOME KNOWN PARKING WILL BE ADJUSTED ACCORDINGLY.
BUILDING A - FAST ORDER FOOD (1 PER 100 S.F. OF CUSTOMER SERVICE AREA + 1 PER EMPLOYEE ON LARGEST SHIFT)
REQUIRED PARKING: 1,940 S.F. OF CUSTOMER SERVICE AREA/100 = 20 SPACES + 6 FOR EMPLOYEES = 26 SPACES
PROVIDED PARKING: 26 SPACES
BUILDING B - QUALITY RESTAURANT OR FAST ORDER FOOD (1 PER 100 S.F. OF CUSTOMER SERVICE AREA + 1 PER EMPLOYEE ON LARGEST SHIFT)
REQUIRED PARKING: 2,800 S.F. OF CUSTOMER SERVICE AREA (INCLUDES PATIO)/100 = 28 SPACES + 6 FOR EMPLOYEES = 34 SPACES
PROVIDED PARKING: 35 SPACES
BUILDING C - FAST ORDER FOOD (1 PER 100 S.F. OF CUSTOMER SERVICE AREA + 1 PER EMPLOYEE ON LARGEST SHIFT)
REQUIRED PARKING: 2,920 S.F. OF CUSTOMER SERVICE AREA (INCLUDES PATIO)/100 = 30 SPACES + 6 EMPLOYEES = 36 SPACES
PROVIDED PARKING: 36 SPACES
BUILDING D - QUALITY RESTAURANT (1 PER 100 S.F. OF CUSTOMER SERVICE AREA + 1 PER EMPLOYEE ON LARGEST SHIFT)
REQUIRED PARKING: 3,360 S.F. OF CUSTOMER SERVICE AREA (INCLUDES PATIO)/100 = 34 SPACES + 7 EMPLOYEES = 41 SPACES
PROVIDED PARKING: 41 SPACES
BUILDING E - OFFICE (1 PER 300 S.F.)
REQUIRED: 12,725 S.F. OF OFFICE/300 = 43 SPACES
PROVIDED: 43 SPACES
BUILDING F - OFFICE (1 PER 300 S.F.), RETAIL (1 PER 200 S.F.)
REQUIRED: 4,500/300 = 15 SPACES; 5000/200 = 25 SPACES; TOTAL 40
PROVIDED: 40 SPACES

3.2 CUSTOMER SERVICE AREA: BASED OFF 80% OF G.S.F AND WILL BE ADJUSTED WHEN A USER IS KNOWN.

3.3 TYPICAL DIMENSIONS: 90° SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS)
SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
45° SPACES - 9' X 16.5' OR 18' (5' OR 9' AISLE)

3.4 PAVEMENT:

APPROACHES:	7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVES:	MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS:	MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE
CURB & GUTTER:	THROUGHOUT SITE

LEGAL DESCRIPTION:

LOT 1, BLOCK ONE, 24 PLACE ADDITION, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 7.021 ACRES.

PROJECT SUMMARY:

1.1 CURRENT ZONING: CN2

1.2 CURRENT USE: VACANT

1.3 PROPOSED USE: FAST ORDER FOOD, QUALITY RESTAURANT, OFFICE AND RETAIL

1.4 LAND AREA: 7.021 ACRES (306,071 SQ. FT.)

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 7.021 ACRES (306,071 SQ. FT. +/-)

EXISTING CONDITIONS:

	SQ. FT.	AC
BUILDING FOOTPRINT:	0	0
PAVEMENT AREAS:	0	0
TOTAL IMPERVIOUS:	0	0
TOTAL PERVIOUS:	306,071	100%
PROPERTY AREA:	306,071	100%

PROPOSED CONDITIONS:

	SQ. FT.	%
BUILDING FOOTPRINT:	33,625	11%
PAVEMENT AREAS:	141,756	46%
TOTAL IMPERVIOUS:	175,381	57%
TOTAL PERVIOUS:	130,696	43%
LAND AREA:	306,071	100%

SITE PLAN

SCALE: 1" = 40'-0"

0 20 40 80 120

NORTH

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SUITE B2
LAWRENCE, KS 66044
OFFICE: 785.832.0804
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24TH AND INVERNESS

WEST 24TH PLACE & INVERNESS DRIVE
LAWRENCE, KANSAS

PROJECT # 213-130

RELEASE:	DATE:
1.0	10.12.15
1.1	12.18.15
1.2	1.22.16
1.3	4.18.16
1.4	5.4.16
1.5	5.23.16
1.6	8.16.16

SUP - 1

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