

Plant Schedule

SYMBOL	QTY.	SPECIES	SIZE	COND.
DECIDUOUS TREES				
	11	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	MIN. 2" CAL.	B&B
	9	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	MIN. 2" CAL.	B&B
	3	GLEDITSIA TRIACANTHOS VAR. INERMIS THORNLESS HONEYLOCUST	MIN. 2" CAL.	B&B
	6	THUJA OCCIDENTALIS 'GREENSPIRE' GREENSPIRE LINDEN	MIN. 2" CAL.	B&B
	3	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	MIN. 2" CAL.	B&B
EVERGREEN TREES				
	14	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	MIN. 6-8" HT.	B&B
	11	PINUS NIGRA AUSTRIAN PINE	MIN. 6-8" HT.	B&B
	9	THUJA OCCIDENTALIS 'EMERALD' AMERICAN ARBORVITAE	MIN. 6-8" HT.	B&B
ORNAMENTAL TREES				
	5	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	MIN. 1-1/2" CAL.	B&B
	6	PYRUS CALLERYANA 'CLEVELAND SELECT' CLEVELAND SELECT PEAR	MIN. 1-1/2" CAL.	B&B
SHRUBS				
	21	EVONYMUS ALATUS BURNING BUSH	N/A	CONT.
	14	JUNIPERUS CHINENSIS JUNIPER	N/A	CONT.
GROUND COVERS				
		LONICERA TATARICA TATARIAN HONEYSUCKLE	N/A	#1 CONT.

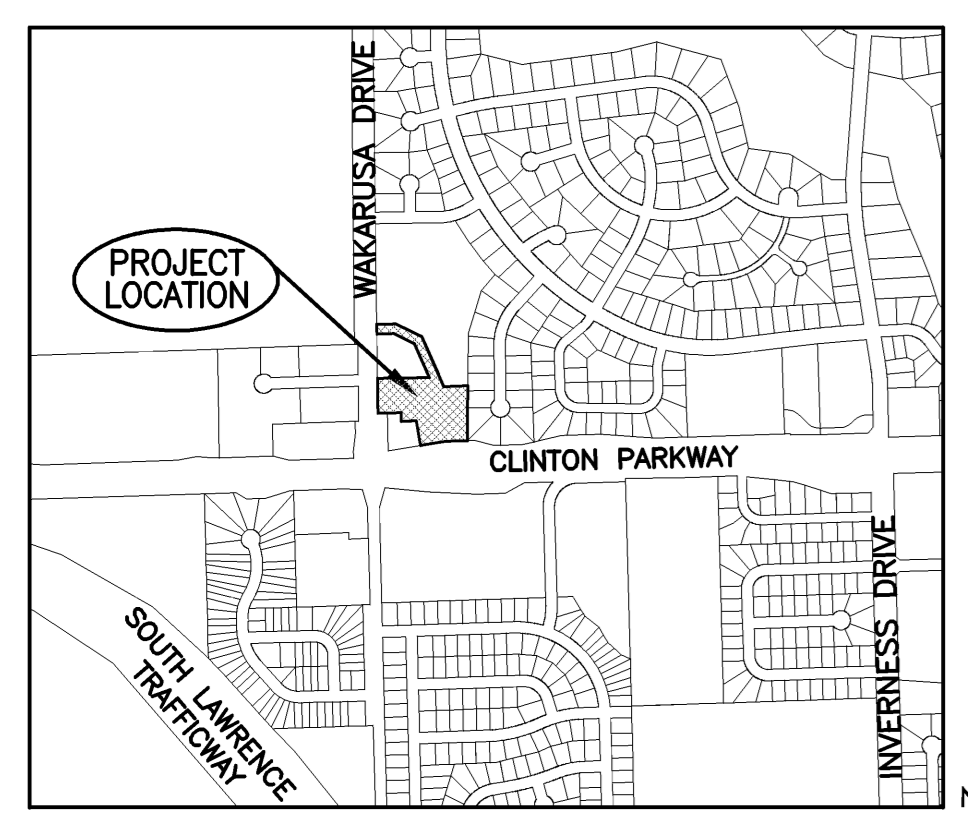
ALL OPEN SPACE AND PARKING ISLANDS TO BE TURF AND/OR CONTAIN LANDSCAPE PLANTINGS UNLESS OTHERWISE INDICATED.

INTERIOR GREENSPACE (EXCLUDES THOSE STALLS OUTSIDE LOT 2 BOUNDARIES):
 REQUIRED = NUMBER OF STALLS x 280 x 15%
 PROVIDED = 8,601 S.F. INTERIOR GREENSPACE

STREET TREES REQUIRED:
 1 PER EVERY 40 L.F. OF R.O.W.
 476 L.F. OF R.O.W./40 = 11.9 = 12 TREES
 STREET TREES PROVIDED: 13

"OTHER" TREES REQUIRED:
 1 PER EVERY 3,000 S.F. OPEN SPACE
 63,161 S.F./3,000 = 21.05 = 22 TREES
 "OTHER" TREES PROVIDED: 64

Location Map



Legal Description

LOT 2, MIRACON PLAZA ADDITION AND PORTIONS OF LOTS 1 & 3.

Site Summary

LOT	EXISTING BUILDINGS	EXISTING PAVEMENT	EXISTING IMPERVIOUS	EXISTING PERVIOUS	PROPERTY AREA	PROPOSED BUILDINGS	PROPOSED PAVEMENT	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS	PROPERTY AREA
LOT 1	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	70,778 S.F. / 1.62 AC.	3,325 S.F. / 0.08 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	70,778 S.F. / 1.62 AC.
LOT 2	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	123,146 S.F. / 2.83 AC.	16,380 S.F. / 0.37 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	123,146 S.F. / 2.83 AC.
LOT 3	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	25,886 S.F. / 0.59 AC.	3,850 S.F. / 0.09 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	25,886 S.F. / 0.59 AC.
TOTALS	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	219,810 S.F. / 5.05 AC.	20,555 S.F. / 0.46 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.	219,810 S.F. / 5.05 AC.

General Notes

- OWNER: OFF-PISTE, INC. 4100 WEST 6TH STREET LAWRENCE, KANSAS 66044
- LAND PLANNER/ENGINEER: LANDPLAN ENGINEERING, P.A. 1310 WAKARUSA DRIVE LAWRENCE, KANSAS 66049
- EXISTING/PROPOSED ZONING: PCD-2*
- EXISTING LAND USE: UNDEVELOPED COMMERCIAL OFFICE
- PROPOSED LAND USE: COMMERCIAL OFFICE
- TYPICAL SOIL TYPES: K&C KANSAS SOILS, CHANNIELED MC MARTIN SILTY CLAY LOAM 3 TO 7 PERCENT SLOPES 5% SOEHL-WILAND COMPLEX, 5 TO 20 PERCENT SLOPES
- TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING NOVEMBER, 2006.
- NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #200450010C, DATED NOVEMBER 7, 2001.
- THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- ALL ADA ACCESSIBLE PARKING SPACES AND AISLES WILL BE SIGNED AND PAINTED IN ACCORDANCE WITH THE ADA.
- PROPOSED CONCRETE APRONS AND ADA RAMPS WILL BE ACCORDING TO CURRENT CITY OF LAWRENCE STANDARDS.
- ALL PARKING SPACES TO BE MIN. 9' WIDE AND 18' LONG, UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES AND PARKING AREAS TO BE PER CITY OF LAWRENCE STANDARDS (MIN. 5' DEPTH ASPHALT).
- ALL STREETS AND PARKING AREAS TO HAVE 24" CONCRETE CURB AND GUTTER, UNLESS OTHERWISE SHOWN.
- CURB ALLEYS WILL BE CONSTRUCTED TO CITY OF LAWRENCE STANDARDS.
- ALL SIDEWALKS WILL BE A MINIMUM 4" CONCRETE ON COMPACTED SUBGRADE.
- PUBLIC IMPROVEMENTS FOR THIS DEVELOPMENT TO BE PRIVATELY FINANCED, EXCEPT PORTIONS OF WAKARUSA DRIVE GEOMETRIC IMPROVEMENTS TO BE FINANCED VIA CITY OF LAWRENCE CONTRACTED STREET REPAIR FUNDING.
- THE DEVELOPER WILL COORDINATE THE RELOCATION OF THE EXISTING UTILITIES AND EXTENSION OF THE UTILITIES INCLUDING ANY UTILITY EASEMENTS) REQUIRED WITH THE APPROPRIATE MUNICIPAL UTILITIES OFFICES.
- ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC WILL 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, RETROREFLECTIVITY, AND POSITION.
- TRASH ENCLOSURES WILL BE CONSTRUCTED PER THE CITY OF LAWRENCE SANITATION STANDARDS.
- THE CITY OF LAWRENCE IS NOT RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- TRASH REMOVAL TO BE BY CITY OF LAWRENCE SANITATION DEPARTMENT.
- ALL SITE LIGHTING WILL BE SHIELDED TO PREVENT OFF-SITE GLARE.
- ALL TUFF AREAS DISTURBED DURING THE PROGRESS OF THIS PROJECT WILL BE GRADED AND OTHERWISE RESTORED TO A CONDITION ACCEPTABLE TO THE CITY OF LAWRENCE AND/OR THE PROPERTY OWNER.
- DRIVEWAY ACCESS ONTO CLINTON PARKWAY IS PROHIBITED.
- AGREEMENTS NOT TO PROTEST THE FORMATION OF A BENEFIT DISTRICT FOR THE CONSTRUCTION OF TRAFFIC SIGNALS AND INTERSECTION IMPROVEMENTS AT WAKARUSA DRIVE AND WAKARUSA COURT IS REQUIRED AS A CONDITION OF FINAL DEVELOPMENT PLAN APPROVAL.
- INSTALLATION OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS WILL BE COMPLETED PRIOR TO OCCUPANCY OF THE FIRST COMPLETED BUILDING.
- SITE FURNISHINGS WILL BE PROVIDED AT OR NEAR ALL RETAIL ENTRANCES. FURNISHINGS ARE TO INCLUDE BENCHES, SEATWALLS, BICYCLE RACKS OR SOME COMBINATION THEREOF FOR REVIEW AS PART OF THE FINAL DEVELOPMENT PLAN(S).
- CONSTRUCTION OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS WILL BE COMPLETED PRIOR TO OCCUPANCY OF THE FIRST COMPLETED BUILDING.
- APPROPRIATE IRRIGATION WILL BE PROVIDED FOR LANDSCAPED AREAS.
- CONTRACTOR WILL INSTALL TEMPORARY CONSTRUCTION FENCING TO PROTECT/SEPARATE/DEMARCATHE EXISTING STANDS OF TREES DESIGNATED TO BE PRESERVED DURING CONSTRUCTION OPERATIONS. DISTURBANCE OF OFF-SITE TREES (E.G. CLINTON PARKWAY R.O.W.) IS PROHIBITED. ANY NECESSARY REPAIR OF THESE AREAS DAMAGED BY THE GENERAL CONTRACTOR AND/OR HIS ASSIGNEES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE PERFORMED TO THE SATISFACTION OF THE OWNER.
- STRUCTURES, FENCES, AND CUTTINGS OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- SOIL INVESTIGATIONS WILL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES.
- A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS, SHALL PERFORM INVESTIGATIONS AND A REPORT OF THE INVESTIGATION WILL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.
- PER SEC. 20-1028(D)(2), A LESSEE SETBACK IS REQUESTED FOR 3 PARKING STALLS INDICATED ON THIS PLAN APPROVED BY P.C. ON 2/26/07.
- ALL PRIVATE PROPERTY WILL BE MAINTAINED BY THE OWNER OF LOT 2 UNTIL SUCH TIME AS OTHER LOTS ARE DEVELOPED. APPLICABLE COVENANTS AND RESTRICTIONS GOVERNING THE SHARED MAINTENANCE OF COMMON FACILITIES WILL BE RECORDED WITH SUBSEQUENT FINAL DEVELOPMENT PLANS FOR LOTS 1 AND/OR 3.

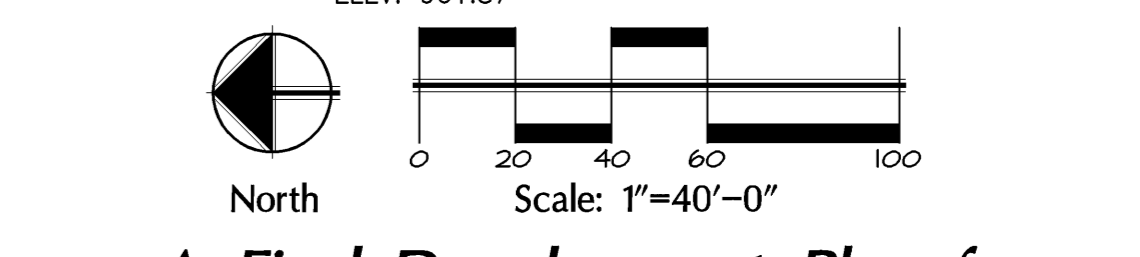
Building Information And Parking Summary

BLDG. TYPE	BLDG. AREA	GROSS FLOOR AREA	NET FLOOR AREA	REQUIRED PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQ./PROV.	BIKE PARKING REQ./PROV.
LOT 1 CONVENIENCE-STORE	3,325 S.F.	3,325 S.F.	2,338 S.F.	1/200 S.F.	12	25	1/1	5/6
LOT 2 RETAIL/BANK (MAIN LEVEL)	5,525 S.F.	2,625 S.F.	5,705 S.F.	1/200 S.F.	58	87*	4/4	5/12
LOT 3 RESTAURANT	3,850 S.F.	3,850 S.F.	2,695 S.F.	1/200 S.F.	14	22	1/1	5/6
SUBTOTAL	13,400 S.F.	23,555 S.F.	16,469 S.F.		84	134	6/6	15/22

* EXCLUDES THOSE STALLS OUTSIDE LOT 2 BOUNDARIES

BENCHMARK NO. 1: SW CORNER CURB INLET, 25' ± SOUTH OF SOUTHEAST CORNER WAKARUSA DRIVE & INNSBROOK DRIVE. ELEV. 952.69

BENCHMARK NO. 2: NORTH RIM SANITARY MANHOLE ON EAST SIDE OF WAKARUSA DRIVE, 150' NORTH OF CLINTON PARKWAY, ACROSS FROM CLINTON PARKWAY NURSERY ENTRANCE. ELEV. 961.87



A Final Development Plan for
MIRACON PLAZA
PHASE I
 Lawrence, Kansas

CHAIR
LAWRENCE — DOUGLAS COUNTY PLANNING COMMISSION

SECRETARY
LAWRENCE — DOUGLAS COUNTY PLANNING COMMISSION

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Surveying

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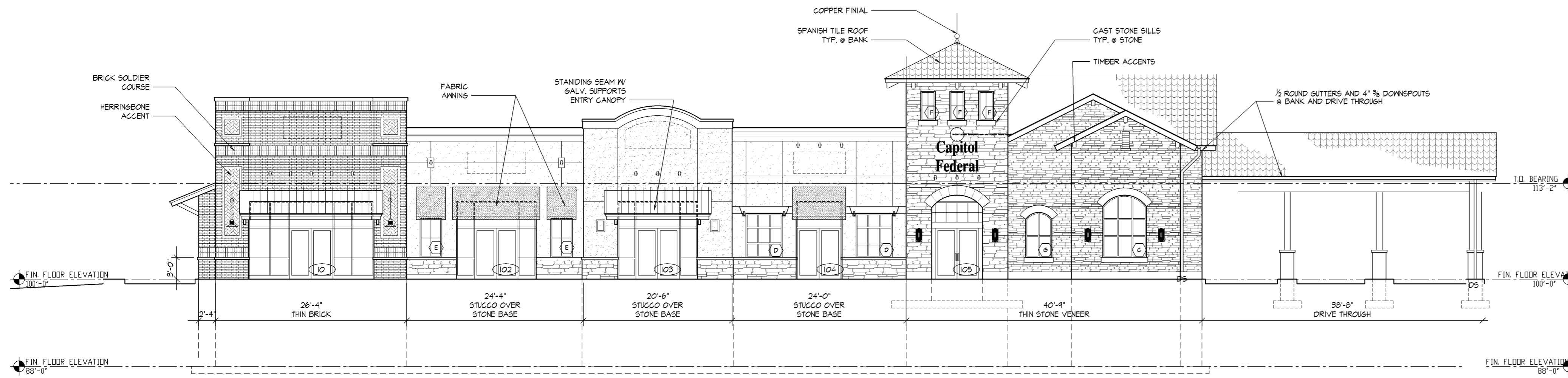
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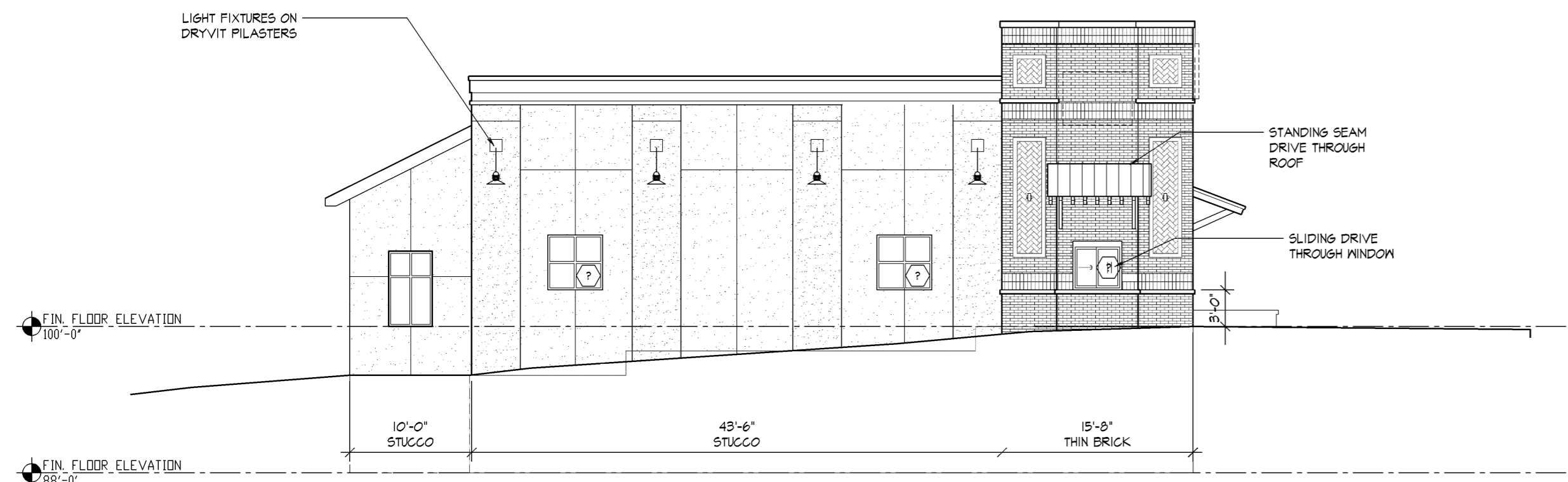
Layout & Landscape Plan

REVISIONS	DATE	BY	COMMENTS
02/09/07	PER DEPT.		COMMENTS
09/28/07	PER P.C.		CONDITIONS

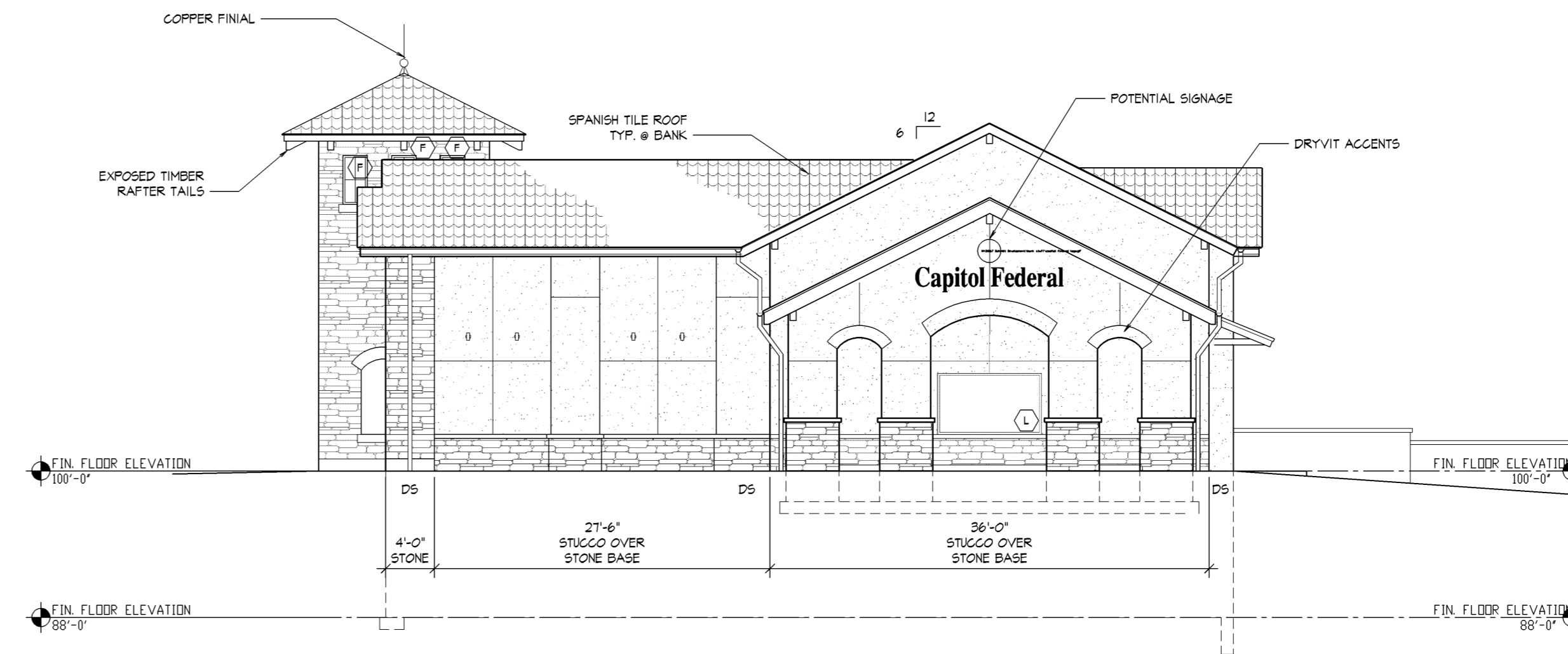
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 PROJECT NO.: 2005.675
 DRAWING ID: 05675-46p-10p_landscape
 DESIGNED BY: LPE
 CHECKED BY: BS
 DRAWN BY: TAH



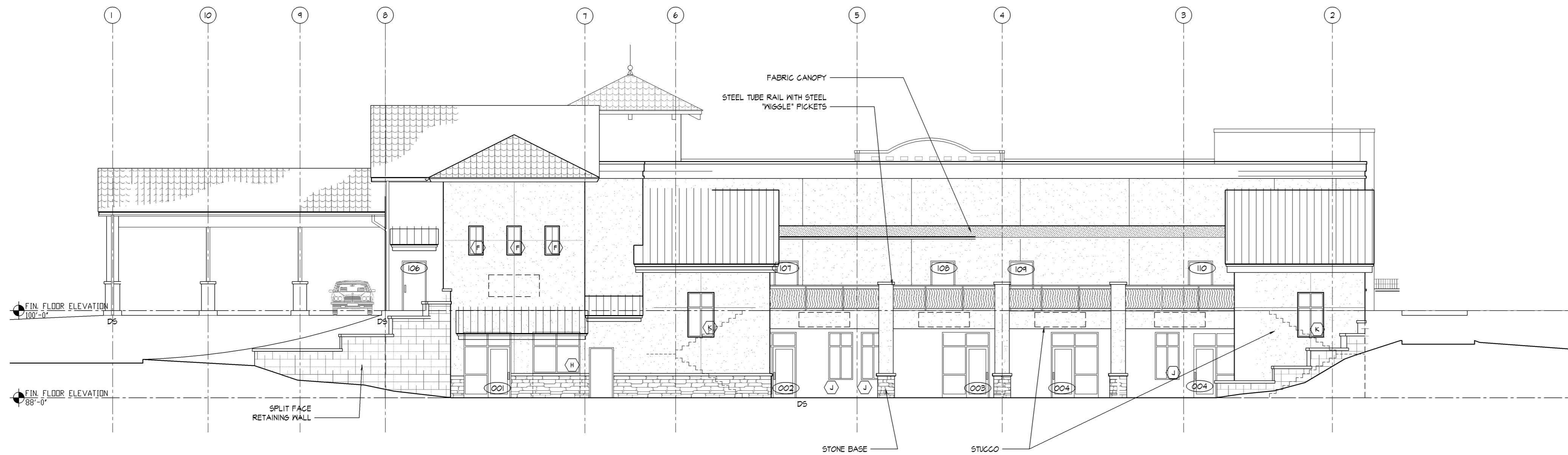
West Elevation
Scale: 1"=10'



North Elevation
Scale: 1"=10'



South Elevation
Scale: 1"=10'



East Elevation
Scale: 1"=10'

TREANOR
ARCHITECTS P.A.
ARCHITECTURE INTERIORS PLANNING HISTORIC PRESERVATION GRAPHIC DESIGN

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A Final Development Plan for
MIRACON PLAZA
PHASE I
Lawrence, Kansas

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Building Elevations

REVISIONS
02/09/07 PER DEPT. COMMENTS
09/28/07 PER P.C. CONDITIONS

DATE: 1/10/07
PROJECT NO.: 2005.675
DRAWING ID: 05675-fdp-gra_ulo
DESIGNED BY: LPE
DRAWN BY: BS
CHECKED BY: TAH

SHEET NO.
3 OF 3 SHEETS