

LEGAL DESCRIPTION (1703 W 6TH STREET & PART OF 1710 W 7TH STREET):
 Tract I:
 Lot 1, College Motel Addition, an Addition in the City of Lawrence, Douglas County, Kansas.
 Tract II: (From Title Commitment)
 Lot 3A, as shown by the Lot Split for Lots 2 and 3 of College Motel Addition, an Addition in the City of Lawrence, Douglas County, Kansas, filed in Plat Book P17, Page 666, in the office of the Register of Deeds, Douglas County, Kansas.
 That part of Tract II that is a part of this survey is described as follows:
 A part of Lot 3A of A Lot Split for Lots 2 and 3 College Motel Addition, in the City of Lawrence, Douglas County, Kansas, described as follows:
 Beginning at the Northeast corner of said Lot 3A; thence on the plat bearing of South 00 degrees 09 minutes 30 seconds East, 52.38 feet along the East line of said Lot; thence South 89 degrees 59 minutes 33 seconds West 227.50 feet to a point on the West line of said Lot; thence North 00 degrees 09 minutes 30 seconds East 40.41 feet to the Northwesterly corner of said Lot 3A; thence South 89 degrees 59 minutes 58 seconds East, 72.50 feet along the North line of said Lot; thence North 00 degrees 09 minutes 30 seconds East, 12.00 feet to a point on the North line of said Lot; thence South 89 degrees 59 minutes 58 seconds East 155.00 feet to the Point of Beginning.
 The above described tract contains 0.25 acres, more or less.

LEGAL DESCRIPTION (1711 W 6TH STREET):
 Lot 2A, as shown by the Lot Split for Lots 2 and 3 College Motel Addition, an Addition in the City of Lawrence, Douglas County, Kansas, filed in Plat Book P17, Page 666 in the office of the Register of Deeds, Douglas County, Kansas more particularly described as follows: Beginning at the Northwest corner of said Lot 2; thence South 89 degrees 59 minutes 58 seconds East along the North line of said Lot 2, 100.00 feet to the Northeast corner of said Lot 2; thence South 00 degrees 09 minutes 30 seconds West, along the East line of said Lot 2, 65.00 feet; thence North 89 degrees 59 minutes 58 seconds West, along said East line, 27.50 feet; thence South 00 degrees 09 minutes 30 seconds West, along said East line and its extension, 212.00 feet; thence North 89 degrees 59 minutes 58 seconds West 72.50 feet to the West line of said Lot 3; thence North 00 degrees 09 minutes 30 seconds East along said West line and the West line of said Lot 2, 277.00 feet to the point of beginning.

LEGAL DESCRIPTION (1717 W 6TH STREET):
 Lot 1, Block 1, ENTERPRISE RENT-A-CAR ADDITION, a subdivision in that part of the City of Lawrence known as West Lawrence, Douglas County, Kansas.

LEGEND

	6" CONCRETE PAVEMENT
	8" REINFORCED CONCRETE PAVEMENT
	ASPHALT PARKING LOT
	4" CONCRETE SIDEWALK
	CURB (MONOLITHIC)

- SITE PLAN KEY NOTES:**
- A PLACE PAVEMENT MARKING, 4" PAINTED, YELLOW, 90° TO SIDEWALK (TYP.) OR CURB.
 - B INSTALL HANDICAP SYMBOL AND HANDICAP SIGN IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - C CONSTRUCT PUBLIC CONCRETE SIDEWALK. SIDEWALKS IN PUBLIC R/W SHALL CONFORM TO CITY OF LAWRENCE STANDARD DETAILS FOR CONCRETE SIDEWALKS.
 - D INSTALL BOLLARD (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - E CONSTRUCT COMMERCIAL DRIVE APPROACH AS PER CITY OF LAWRENCE STANDARD DETAILS FOR CONCRETE DRIVEWAYS (COMMERCIAL DRIVEWAY). 8" THICK, KCMMB 4K CONCRETE FIBER REINFORCED CONCRETE OR #4 BARS @ 18" CENTERS.
 - F INSTALL HANDICAP RAMP. SIDEWALK RAMP IN PUBLIC R/W SHALL CONFORM TO CITY OF LAWRENCE STANDARD DETAILS FOR SIDEWALK RAMP.
 - G REFER TO RETAINING WALL PLANS FOR CONSTRUCTION OF RETAINING WALL.
 - H INSTALL 3 INVERTED "U" BICYCLE RACKS (6 TOTAL BIKE PARKING SPOTS). INSTALL PER MANUFACTURER'S RECOMMENDATION. PROVIDE 3' BETWEEN EACH BICYCLE RACK.
 - I CONSTRUCT CURB AND GUTTER PER CITY OF LAWRENCE STANDARDS.
 - J CONSTRUCT CURB AND GUTTER PER KDOT STANDARDS.

- GENERAL NOTES:**
- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF LAWRENCE, KANSAS.
 - UTILITIES WERE FIELD LOCATED THROUGH KANSAS ONE CALL AND INFORMATION AND MAPS PROVIDED BY THE CITY OF LAWRENCE. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
 - ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED, FERTILIZED AND MULCHED.
 - ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.
 - ALL CURB INLETS SHALL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.

PROJECT DATA:
 TOTAL AREA OF LOT 1 = 1.43 ACRES. ZONING = CS (COMMERCIAL STRIP DISTRICT)
 STRUCTURE DATA: SINGLE-STORY BUILDING
 GROSS SQUARE FOOTAGE = 4,817 S.F.

PARKING CALCULATIONS - LOT 1 (CASEY'S GENERAL STORE):

Use	Parking Requirements	Spaces required	Spaces Provided
Gas and Fuel Sales	2 per pump island PLUS 1 per 300 SF of retail sales areas	10 islands = 20 spaces	
Retail Sales		4,817 SF = 16 space 4,717 SF = (15.7 spaces)	
Eating and Drinking - Fast Order Food	1 space per 100 SF of customer service area plus 1 per employee based on largest shift.	100 SF = 1 space 1 employee = 1 space	
	Bike - 5 spaces or 1 per 10 whichever is greatest		
Total Required		38 Spaces	

TOTAL PARKING PROVIDED = 18 SPACES MARKED GENERAL PARKING
 20 UNMARKED GAS PUMP PARKING
 38 TOTAL PARKING SPACES

HANDICAP SPACES PROVIDED: 1 STALL
 BICYCLE PARKING PROVIDED: 6 BIKES

TOTAL AREA OF LOT 2 = 0.45 ACRES. ZONING = CS (COMMERCIAL STRIP DISTRICT) & RSO ZONING (TO BE REZONED CS)
 TOTAL PARKING SPACES PROVIDED ON LOT 2 IS 42 PARKING SPACES

EXISTING BUILDING AREA = 14,280 SF
 EXISTING PAVEMENT AREA = 33,360 SF
 EXISTING IMPERVIOUS AREA = 47,640 SF
 EXISTING PERVIOUS AREA = 34,182 SF
 TOTAL PROPERTY AREA = 81,822 SF

PROPOSED BUILDING AREA = 4,817 SF
 PROPOSED PAVEMENT AREA = 46,443 SF
 PROPOSED IMPERVIOUS AREA = 51,260 SF
 PROPOSED PERVIOUS AREA = 30,562 SF
 TOTAL PROPERTY AREA = 81,822 SF

SBB
 Schmidt, Beck & Boyd
 Engineering / Surveying
 1415 SW Topeka Blvd.
 Topeka, KS 66612
 Ph: (785) 215-8630

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

LAWRENCE, KS
 "O4" STORE

DATE: 6/4/18
 DRAWING INFORMATION: SITE PLAN
 DRAWING INFORMATION: C-2

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
 - e. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Street Trees: One tree per 40 feet of public or private street frontage.
REQUIREMENT MET.

Parking Lot Interior:

*At least one Shade Tree and three Shrubs shall be provided per ten Parking Spaces within off-street Parking Areas. One Shade Tree or Ornamental Tree may be substituted for three Shrubs, but Shrubs may not be substituted for Shade Trees.

*In addition to required Shade Trees and Shrubs, landscape areas within the interior of off-street Parking Areas shall be planted with turf, Ground Cover, Ornamental Trees, or Shrubs.

62 Parking Stalls Provided = 6 Shade trees and 19 Shrubs required.

6 Shade trees and 19 Shrubs Provided.

*Parking Lots shall contain at least 40 sf of Landscaping area per parking space:

2480 SF of interior parking open space required.

2480 SF of interior parking open space provided.

REQUIREMENTS MET.

Parking Lot Perimeter:

A low continuous landscaped hedge at least three feet (3') high, planted in a triangular pattern so as to achieve full screening at maturity.
REQUIREMENT MET.

Bufferyard along the south property line: CS zoning adjacent to RSO zoning south of property.

Type 2 buffer required. 4 trees and 10 shrubs per 100' Required.

227' of property = 9 Trees Required, 23 Shrubs Required.

9 Trees and 23 Shrubs Provided.

REQUIREMENT MET.

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	16	Gleditsia triacanthas 'Skyline'	Shademaster Honeylocust	2.5"	6'	min. clear., ground to canopy	
	2	Ulmus parvifolia	Loebark Elm	2.5"	6'	min. clear., ground to canopy	
	3	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	2.5"	6'	min. clear., ground to canopy	
EVERGREEN TREES							
	21	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6'	ht., symmetrical pyramidal form	
	5	Picea abies	Norway Spruce		6'	ht., symmetrical pyramidal form	
DECIDUOUS SHRUBS/GRASSES							
	48	Liriodendron 'Variegated'	Variegated Liriodendron	1 gal.		Plant @ 18" O.C.	
	29	Abelia x grandiflora 'Kaledioscope'	Kaledioscope Abelia	2 gal.	24" ht. Min.	Plant @ 4" O.C.	
	33	Syringa X 'Penda'	Bloomerang Purple Lilac	3 gal.	24" ht. Min.	Plant @ 5" O.C.	
EVERGREEN SHRUBS							
	45	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.		Plant @ 4" O.C.	
	38	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	5 gal.		Plant @ 4" O.C.	
	4	Juniperus virginiana 'Glauca'	Burkii Juniper		4' ht.	Plant @ 4" O.C.	

TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- 4) APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK.
- 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.
- 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL. (REMOVE WIRE BASKETS)
- 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:

- 1) WIRE / CABLE SHALL BE GALV. 12-GAUGE
- 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH
- 3) STAKES SHALL BE 2x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

- 1) APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
- 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
- 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

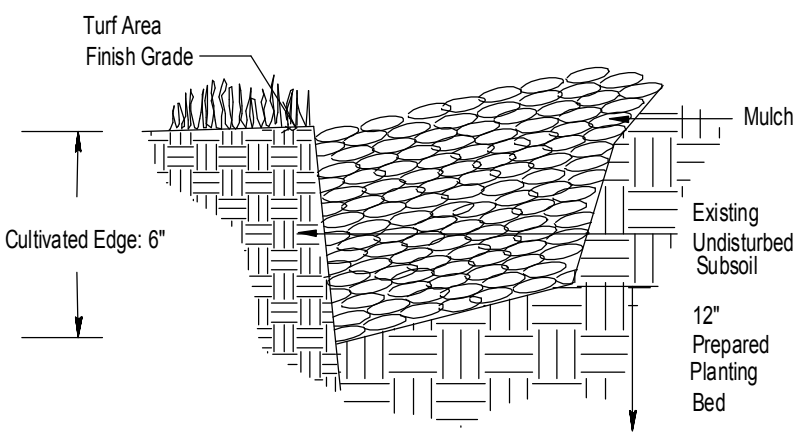
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
- 2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICES

INITIAL WATERING:

- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

2 CULTIVATED EDGE DETAIL

SCALE: NTS



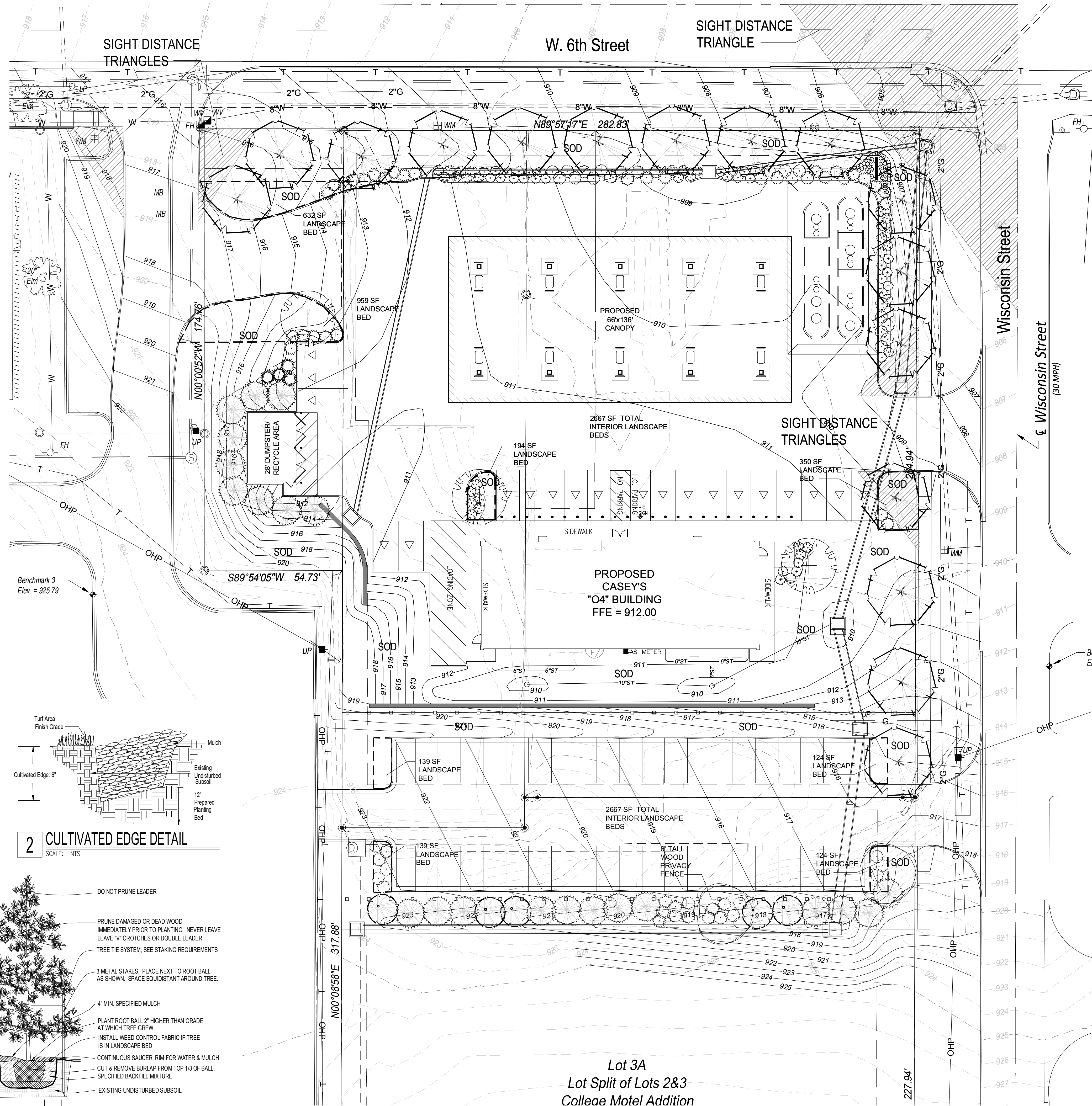
1 PLANTING INSTALLATION DETAILS

SCALE: NTS



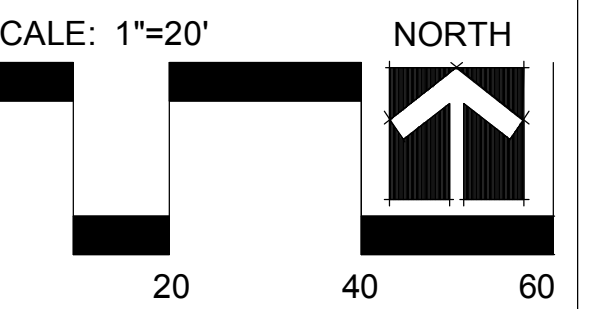
3 LANDSCAPE PLAN

SCALE: 1"=20'-0"



CLIENT
CASEY'S CONSTRUCTION
DIVISION
ONE CONVENIENCE
BLVD.
ANKENY, IOWA 50021
(515) 965-6100

PROJECT
Casey's General Store
6th and Wisconsin Street
Lawrence, KS



Date: 5.18.18

Landscape Plan

