

PLANNING COMMISSION REPORT
Non-Public Hearing Item

PC Staff Report
07/25/16

**ITEM NO. 6 FINAL DEVELOPMENT PLAN FOR PETSMART, BAUER FARM; 4820
BAUER FARM DR (SLD)**

FDP-16-00216: Consider a Final Development Plan for PetSmart, located at 4820 Bauer Farm Dr. The plan proposes a new 18,000 sq. ft. building west of Sprout's. Submitted by Treanor Architects, for Wakarusa Investors, LLC, property owner of record.

STAFF RECOMMENDATION: Planning staff recommends approval of the Final Development Plan based upon the findings of fact presented in the body of the Staff Report subject to the following conditions:

1. Prior to recording the Final Development Plan with the Register of Deeds Office the applicant shall provide the following additional documentation:
 - a. Submission of a site plan performance agreement.
2. Prior to recording the Final Development Plan with the Register of Deeds Office the applicant shall provide a revised drawing with the following notes and changes:
 - a. Revise the off-street parking table based on the Net Square Feet of the building at 1 space per 200 NSF.
 - b. Provision of a revised landscape plan to show shrubs planted between street trees along Overland Drive to screen the service drive per staff approval.
 - c. Provision of a note that states that outdoor storage of materials, supplies, products, display equipment and containers in the rear of the building is prohibited.

REASON FOR REQUEST: *Construction of single use retail building.*

ATTACHMENTS:

Attachment A: Proposed Final Development Plan
Attachment B: Proposed Building Elevations
Attachment C: Approved Final Development Plan
Attachment D: Approved Building Elevations

DESIGN STANDARDS TO CONSIDER

- Consistency with approved Preliminary Development Plan, PDP-14-00055.
- Consistency with Article 10 of the 1966 Zoning Code.
- Compliance with zoning Ordinance No. 8986.

KEY POINTS:

- Final Development Plans for projects with preliminary approvals prior to the adoption of the 2006 Development Code require Planning Commission approval.
- Preliminary Development Plan for Bauer Farms Northwest PCD [PDP-14-00055] was approved by the City Commission on May 6, 2014.
- A Final Development Plan for Lots 2 and 3 [FDP-14-00207] was approved by the Planning Commission on July 21, 2014.
- The existing parking lot was constructed with the Sprouts development to the east and is not altered by this application.

- This Proposed development modifies the building footprint from a multi-tenant building with 11,623 SF to a single use building with 18,000 SF.
- Approval of this application will reduce the allowable retail area permitted for the building on Lot 4 to 4,725 SF to maintain the approved threshold as noted on the face of the plan.
- Overall retail SF for the Bauer Farm Northwest including Sprouts and this application is 45,275 SF. Maximum allowed for the development is 50,000.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- CPA-14-00055; Comprehensive Plan Amendment to revise Chapter 6 and the 6th & Wakarusa Nodal Plan.
- Z-14-00057; amending the uses and retail square foot limitation of existing PCD approved per Ordinance 8986 by the City Commission on May 6, 2014.
- PDP-14-00055; Revised Preliminary Development Plan approved by the City Commission on May 6, 2014.
- PF-14-00054; Final Plat Bauer Farm 6th Plat. Easements accepted by the City commission on May 13, 2014 and recorded with the Douglas County Register of Deeds Office on June 25, 2014, Book 18 Page 801.
- FDP-14-00207; Final Development Plan for Sprouts and future multi-tenant retail building.

Other Actions Required

- Recording the Final Development Plan with the Douglas County Register of Deeds Office.

PUBLIC COMMENT

None

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Study provided and accepted by staff.
- *Downstream Sanitary Sewer Analysis* - The cover letter dated May 23, 2016 provided by Treanor Architects states that the proposed use has not changed since the previously approved downstream sanitary sewer analysis. The previously approved DSSA dated February 14, 2014 provided by Landplan Engineering was reviewed and accepted for the project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.
- *Drainage Study* – The revised drainage study dated 9-24-2014 meets the specified requirements and is approved..
- *Retail Market Study* – Not applicable to application.



Figure 1: Bauer Farm Northwest PCD Lots 1-4

GENERAL INFORMATION

Current Zoning and Land Use:	PD-[Bauer Farm Northwest] Planned Commercial Development District.
Surrounding Zoning and Land Use:	PD-[Bauer Farm] Planned Commercial Development District to the southwest, south and east of Champion Lane.
To the west:	PD-[Bauer Farm Northwest] Planned Commercial Development District; vacant land to the west on the west side of property and interior access drive. And PD-[Bauer Farm] Planned Commercial Development District; <i>Vehicle Sales and Service, Cleaning</i> , Hurricane Car Wash.
To the south:	Mixed use including <i>Retail</i> and <i>Fast Order Food</i> with and without drive-thru located on the south side of Bauer Farm Drive.
To the east:	Immediately east; existing <i>Food and Beverage sales</i> (Sprouts) and vacant land. East side of Champion Lane. PD-[Bauer Farm] Planned Commercial Development District; existing Theater Lawrence.
To the north:	GPI (General Public and Institutional Uses) District north of Overland Drive; School, Free State High School and Participant Sports & Recreation, Indoor, Lawrence Indoor Aquatic Center

STAFF REVIEW

The commercial area has been platted, creating developable lots and an interior access drive (private street) between Bauer Farm Drive and Overland Drive. Development of Sprouts (Lot 3) resulted in the completion of the private street. Development of Lot 1 (on the southeast corner of Wakarusa Drive and Overland Drive) and Lot 4 (on the northwest corner of Champion Lane and Bauer Farm Drive) will require future Final Development Plan approval prior to a building permit. However approval of this request impacts Lot 4 because the applicant is taking away some of the assigned retail area (SF) and applying it to the proposed development on Lot 2.

Zoning and Subdivision Compliance:

This property was rezoned with restrictions, per Ordinance No. 8986, addressing specific land uses and establishing a maximum retail development cap of 50,000 SF (for all four lots). The zoning also prohibits a single retail or commercial building from being larger than 50,000 SF. The land use for Lot 1 is identified in the approved Preliminary Development Plan as a *Transient Accommodation (Hotel) Use*. This use does not count toward the maximum retail area limit. Lot 4 was shown as a vertical (2 story) mixed retail and office use building. A portion of the total retail area was allotted to Lot 4. The bulk of the retail area was approved for Lots 2 and 3. A Final Development Plan was approved for both Lots 2 and 3.

This Final Development Plan proposes a change to the approved Final Development Plan for Lot 2 Bauer Farm 6th Plat from a multi-tenant retail building with 11,623 SF to a single tenant building with 18,000 SF. This application has the effect of reducing the available area for retail development of Lot 4 (4710 Bauer Farm Drive). A note on the face of the plan restricts the *"building floor area on Lot 4 to 5,107 GSF max. (2 story)"*.

- The Final Development Plan as proposed exceeds the commercial cap of 50,000 SF as summarized below. The note should be revised to clearly state that the maximum allowed retail SF for Lot 4 is restricted.

Table 1: Approved/Proposed Retail SF

Site Summary	Approved Retail Area	Built/Proposed	Change
Lot 1; 510 Wakarusa Dr. Not included in project Future Hotel Use/No Retail SF proposed	0 SF	0 SF	0%
Lot 2; 4820 Bauer Farm Dr. Proposed Development Proposed PetSmart	11,623 SF	18,000 SF	6,377 SF +55%
Lot 3; 4740 Bauer Farm Dr. Not included in project Sprouts	27,275 SF	27,275 SF	0%
Lot 4; 4710 Bauer Farm Dr. Not included in project Future Office/Retail Use	6,125 SF	4,725 SF	1,018 SF -23%
Total	45,023 SF	50,000 SF	+11%
Maximum Permitted 50,000 SF			

This application represents a deviation from both the approved Preliminary Development Plan for Bauer Farm Northwest and the approved Final Development Plan that included Lots 2 and 3. This development does not include a residential component. The proposed building represents a 12% increase in the proposed commercial development from the approved project but is under the maximum allowed 50,000 SF cap.

Off-Street Parking

This Final Development Plan was previously approved with the following parking:

- Lot 2: 11,305 NSF retail use; Required spaces 57; Proposed spaces 88
- Lot 3: 26,700 NSF grocery use; Required spaces 134; Proposed spaces 135

Additionally, 28 on-street parking spaces were constructed with the Sprouts improvement along Bauer Farm Drive. Current off-street parking requirements are based on gross square feet of the building. Additionally, parking is required at a rate of 1 space per 300 SF. This application does not modify parking for Lot 3. The original PCD required parking at a ratio of 1 space per 200 NSF regardless of use. Parking within a Planned Commercial Development is shared across uses allowing some uses to have more or less parking so long as the minimum required off-street parking is met.

This revised Final Development Plan shows off-street parking based on the Gross Square Feet. The applicant indicates that the net square footage of the proposed building is 13,356 SF. The existing parking lot provides excess parking for the proposed use.

Lot 2 Parking summary	@ 1 space per 200 SF Per PCD	@ 1 space per 300 SF Per Conventional Zoning
18,000 GSF	90 spaces	60 spaces
13,356 NSF	67 spaces	45 spaces
Total Spaces Provided		77 spaces

Required off-street parking needs to be shown uniformly per the previous methods of parking calculations shown for this development. Staff recommends the parking be revised to show the

Net Square Feet of the proposed building and a revised parking table consistent with the standard accounting of 1 space per 200 NSF for this development

- 67 spaces required
- 77 spaces provided

Common Open Space

A minimum of 20% of the area in the Planned Development is required to be placed into Common Open Space. Common open space within the commercial development typically occurs as peripheral yards and interior open space. The approved Preliminary Development Plan showed that while Lots 2 and 3 do not meet the required open space individually, the combined four lots in the Bauer Farm Northwest PCD did comply with this design standard. Excess open space is provided in Tract A (detention pond east of Sprouts), and in the future development of Lot 1 and Lot 4 of Bauer Farm Northwest.

The approved Final Development Plan showed 16,574 SF (18%) of open space for Lot 2. This proposed Final Development Plan shows 16,974 SF (19%) open space.

Table 2: Property Surface Summary Lot 2

Approved Final Development Plan <u>LOT 2</u>				Proposed Final Development Plan Property surface summary			
EXISTING		PROPOSED		EXISTING		PROPOSED	
BUILDINGS	0 S.F. (0%)	11,623 S.F. (12%)		BUILDINGS	0 S.F. (0%)	18,000 S.F. (19%)	
PAVEMENT	1,928 S.F. (2%)	64,532 S.F. (70%)		PAVEMENT	55,980 S.F. (60%)	57,755 S.F. (62%)	
IMPERVIOUS	1,928 S.F. (2%)	76,155 S.F. (82%)		IMPERVIOUS	55,980 S.F. (60%)	75,755 S.F. (81%)	
PERVIOUS	90,801 S.F. (98%)	16,574 S.F. (18%)		PERVIOUS	36,749 S.F. (40%)	16,974 S.F. (19%)	
LOT AREA	92,729 S.F.	92,729 S.F.		LOT AREA	92,729 S.F.	92,729 S.F.	

Green Space/Landscape:

This proposed project does not alter the interior green space of the parking lot. The area affected by the proposed building increase is located in the northwest corner of Lot 2. The following graphic shows the approved and proposed changes to the green spaces within the site that result from the change to the building footprint.

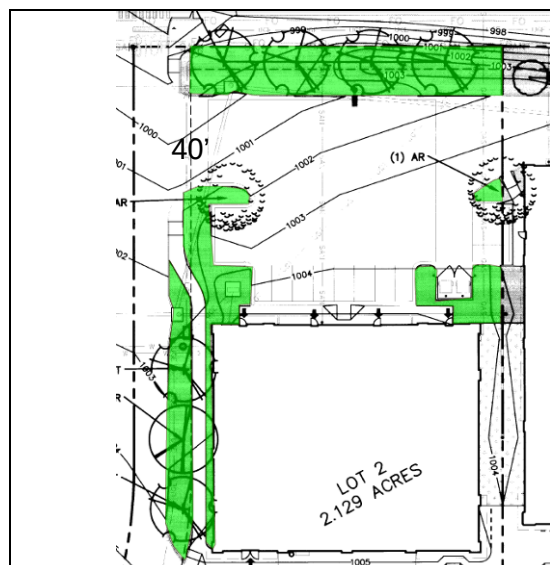


Figure 2: Approved FDP Landscape/Access Plan

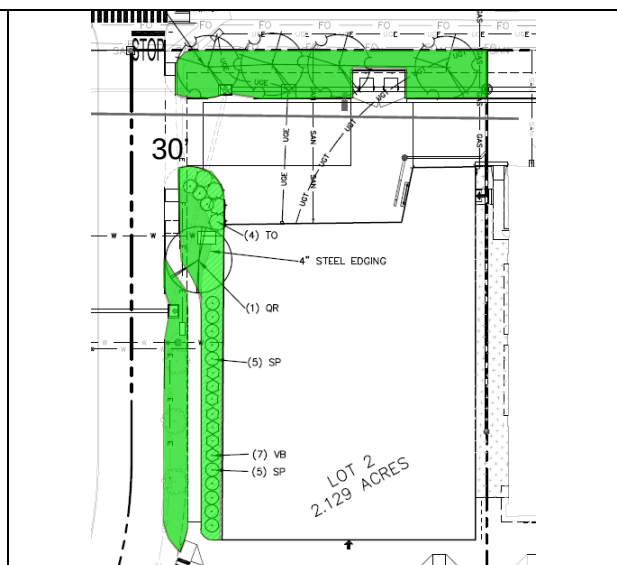


Figure 3: Proposed FDP Landscape/Access Plan

Greenspace is added along the private street and the delivery drive on the north side of the site is reduced from 40' to 30'. Green space along the west side of the building has also been increased. These elements will enhance the pedestrian experience of the site.

Landscape requirements address street trees, parking lot interior and perimeter landscaping, buffer yards, and requirements to screen mechanical equipment. Parking lot landscaping was reviewed and approved with the previous Final Development Plan for Sprouts.

The parking lot was constructed per the 2014 plan. This application does not revise the parking lot area south of the building. The approved plan included off-street parking north of the building. The proposed increase in the retail building removed parking in this area.

Street Trees: Street trees are applicable along Overland Drive (4 trees), Bauer Farm Drive (6 trees) and within the development along the private street (13 trees). The proposed development includes the minimum required street trees with additional trees provided along Bauer Farm Drive.

The proposed building has been reconfigured to provide a larger greenspace along the west side of the building and retain the existing street trees along the private street.

Buffer Yard: A buffer yard was not originally required with the proposed development. The intent was to allow reduced building setbacks to bring buildings closer to the public streets. Portions of the development include screening walls such as those along Wakarusa Drive and W. 6th Street. Interior streets and lot lines are not required to provide a designated buffer yard. This standard is generally applicable along zoning district boundary lines. In all directions but the north the subject property is surrounded by the same zoning and part of an integrated commercial development. Overland Drive to the north marks the north boundary of the district. Both Sprouts and the subject property are located adjacent to this boundary. The approved preliminary development plan included minimal landscape material along the north side of Lots 2 and 3. The delivery drive is intended for access and not storage of supplies and products. Highly detailed building facades are intended to mitigate the requirement for screening and provide a visual connection between the commercial development and the surrounding area.

However the Sprouts site has made use of this space for both smaller deliveries and for storage as seen in the following pictures.

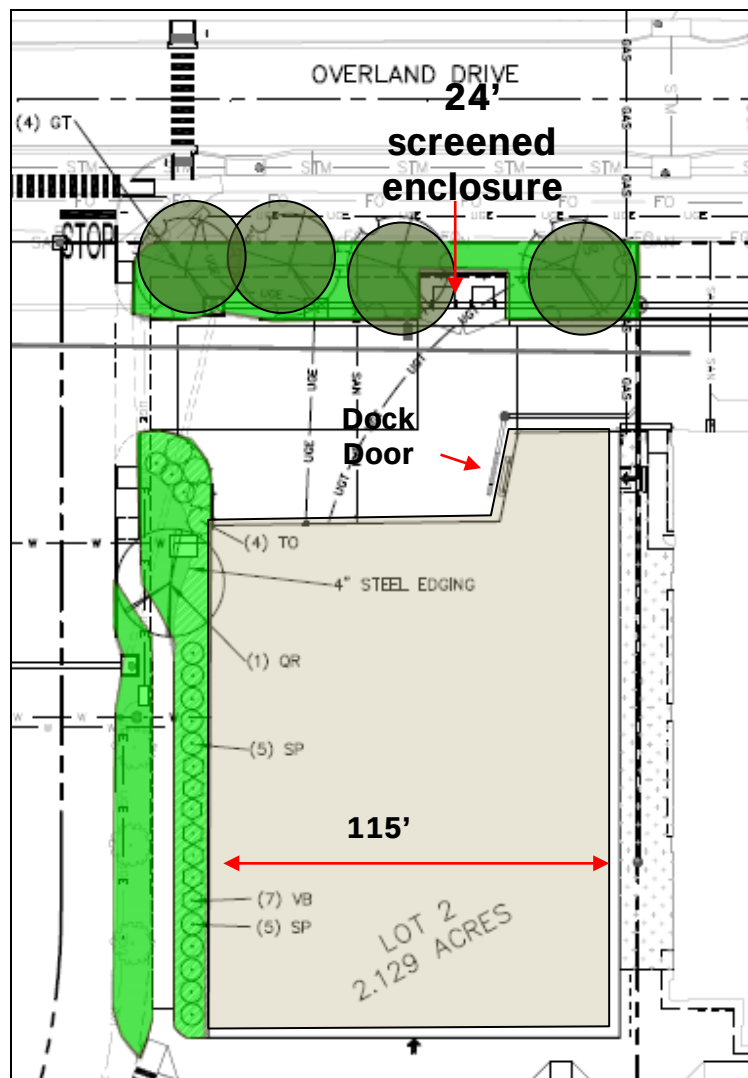


The trash enclosure for the proposed building will provide 24' of screening along the rear of the building specifically in the area of the loading dock. The orientation of the loading dock is toward the private street rather than facing Overland Drive as in the Sprouts example above. Street trees along Overland Drive have been installed for both Lots 2 and 3 and are shown on the attached Final Development Plan.

Screening is needed when there are frequent deliveries, storage of materials or trash enclosures in a particular area. Prohibiting storage within the delivery area would facilitate the use of the space per the approved plans. The addition of a screening wall or dense landscape would result in providing an appropriate visual aesthetic for the surrounding area. While sprouts is not included in this application is exemplifies the concerns.

Screening walls can be provided but must maintain a minimum separation from utilities, specifically the sanitary sewer. The plan also shows a proposed transformer to be located in the rear of the property. These utility boxes are quite large and should also be appropriately screened.

Staff recommends that a dense landscape screen provided along the north side of Lot 2 to provide additional screening. Shrubs, located in groupings, between street trees will provide adequate screening. Staff also recommends that a note be added to the plan that prohibits the outdoor storage of equipment, supplies, materials, and similar item within the access drive on the north side of the property.



Access and Circulation

Primary vehicular access to this site is provided from Bauer Farm Drive, Overland Drive, and Champion Lane and an interior access drive (private street) between Bauer Farm Drive and Overland Drive. Direct access to both Overland Drive and Champion Lane are restricted to specific access points established with the Final Plat.

Delivery access to Lots 2 and 3 were approved along the private street with a 40' wide driveway intended to serve both buildings. The sprout's building was approved with delivery access to the side of the building as well. However, that east side of the building is separated by a drainage easement (dedicated open space) with a standard public sidewalk that is separated from the street with a tree lawn.

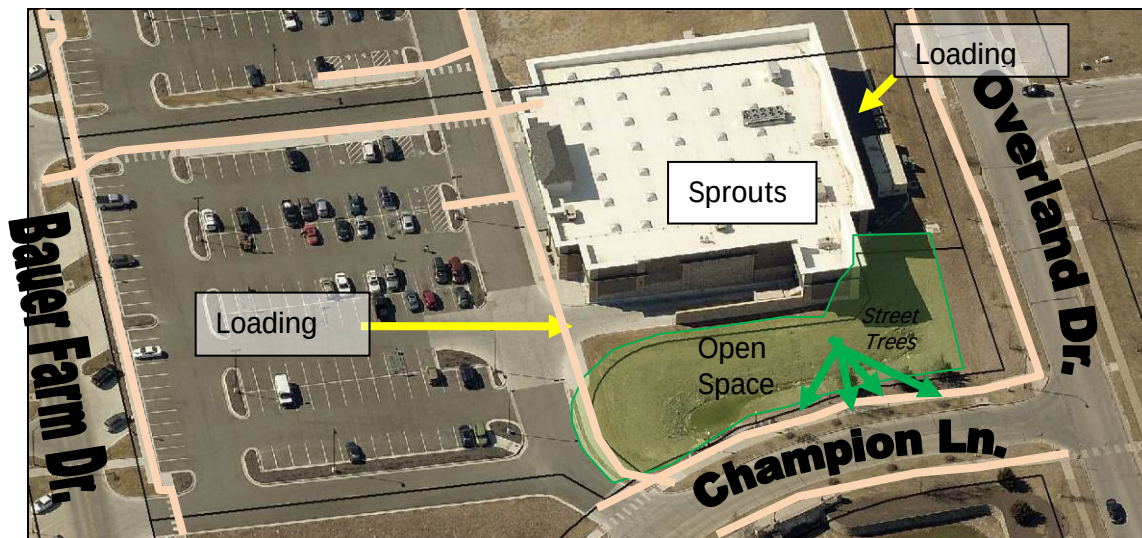


Figure 4: Looking West

This Final Development Plan includes a reconfigured building footprint with a rear loading dock area that incorporates the existing north driveway as shown in Figure 3 above.

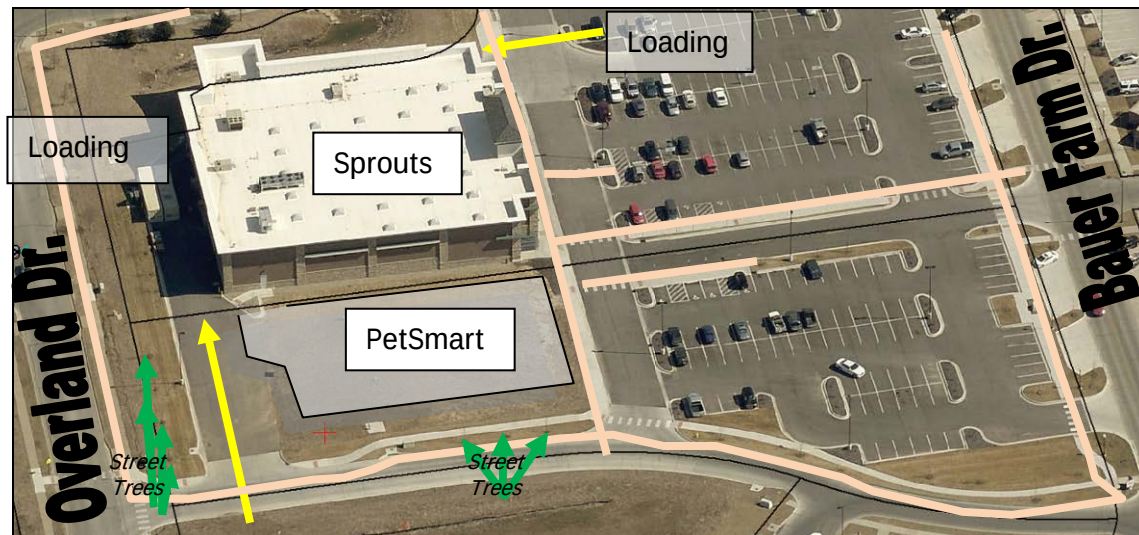


Figure 5: Looking East

This application does not alter the primary customer vehicular and bikeway systems and access to and around the proposed development.

Pedestrian Connectivity

Internal pedestrian walkways are provided throughout the development. The plan shows pedestrian connections within the site and connecting to existing public sidewalks surrounding the property. The original approval oriented the Sprouts building and the future commercial building along a common shared drive and parking lot area with a shared area accessed from the private street on the west side. This design provided a connected pedestrian pathway along the west side of the commercial building with a public sidewalk separated from the street with a green space as shown in the following figure on the left.

The revised plan, with the bigger building creates two driveways along the private street and relocates the sidewalk to the back of the street curb and reduces the green space. The interior pedestrian sidewalks are not changed with this application with the exception noted.

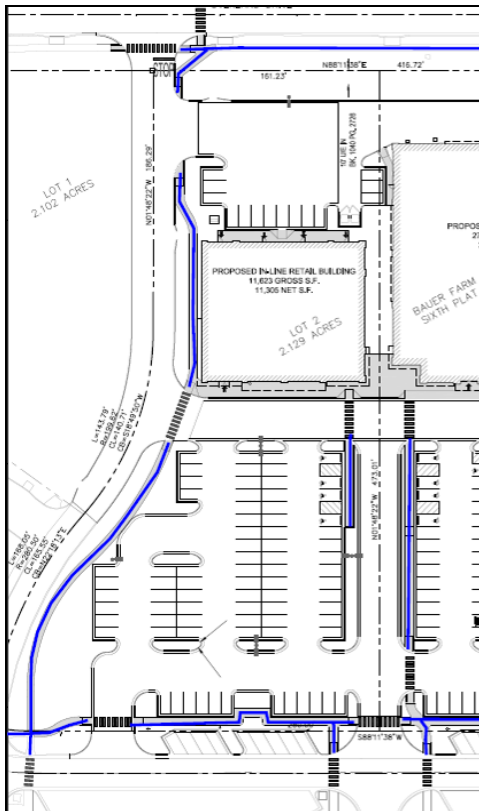


Figure 6: Approved FDP with 11,000 SF building

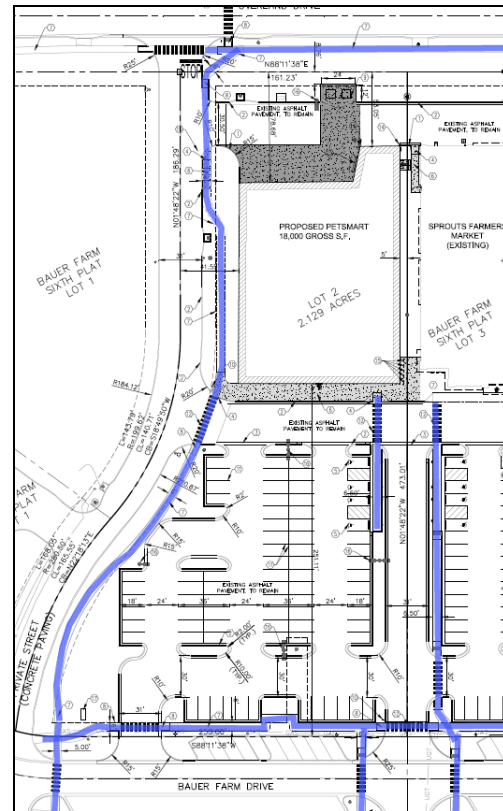


Figure 7: Proposed FDP with 18,000 SF building

Lighting

The parking lot on Lot 2 was constructed with the Sprouts development. New lighting for the site will be applicable to building lighting for the retail building. Changes to the parking lot lighting are not proposed (FDP-14-00207). However, this application replaces the approved development for Lot 2. An updated point-by-point photometric plan was provided for this proposed development. Building fixture lighting will be reviewed with the submission of a building permit to ensure that fixtures are also compliant with the design requirements.

Commercial Design Standards

As the overall design of the site was approved with the Preliminary Development Plan, the changes being proposed to the site and the building façade were reviewed with the Commercial Design Standards included as Section Two of the Community Design Manual. The site provides overall good pedestrian and vehicular access.

The building façade contains both vertical and horizontal variation and a mix of materials is used in both buildings. The design provides a consistent theme for all commercial buildings within the development. Additional glazing has been added to the front and exterior side of the building. A parapet is intended to screen any roof mounted mechanical equipment. Building mounted mechanical equipment will require landscape screening to avoid public views found in other areas of the development. Additional follow up will be required to ensure that building not included in this application also comply with this design standard.

Table 3: Mechanical Screening Examples

				
Electric meters facing W. 6 th Street	Gas meters along interior street with partial screening	Meter box screened from W. 6 th Street but not from sidewalk	Additional dumpster added to site but not screened.	Gas meter not screened.

Front Façade: Buildings within the commercial development are oriented either to the corner or to the street face. Corner elements are lifted establishing a prominent building feature. The exception to this design is Sprouts located in the north center portion of the development where the main building entrance, front façade is centered. The proposed retail building mimics this same architecture.



Figure 8: Front Elevation - PetSmart



Figure 9: Front Elevation - Sprouts

Unlike Sprouts, the truck dock is located to the rear of the building rather than on the building side.

Exterior Side Façade: The exterior side of the building is softened with the landscape areas along the private street that accommodates street trees and an existing sidewalk.

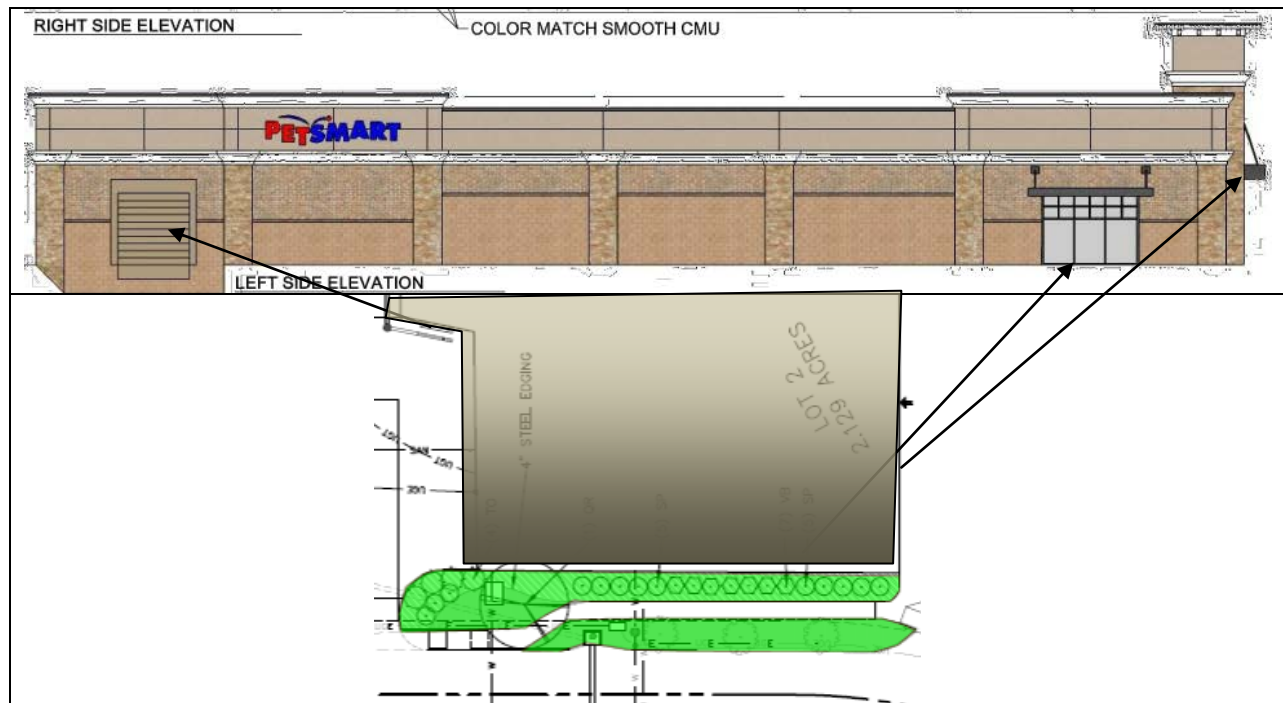


Figure 10: Exterior Side Elevation

Rear Façade: The rear of the building is oriented to Overland Drive and was discussed with the landscape section previously in this staff report. The loading dock is oriented to the private street and is setback into the site providing significant separation from the pedestrian pathways along the west side of the building. The picture below (top) shows the proposed building façade that would face Overland Drive. The picture below (bottom) shows the existing Overland Drive street scape with a portion of the Sprouts façade visible.

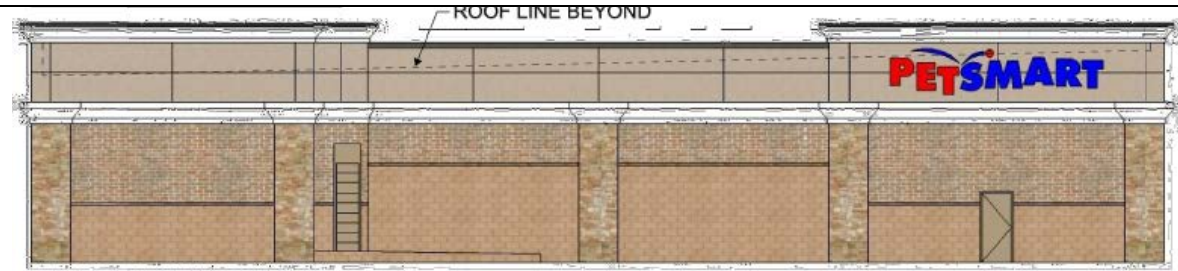


Figure 11: Rear Elevation



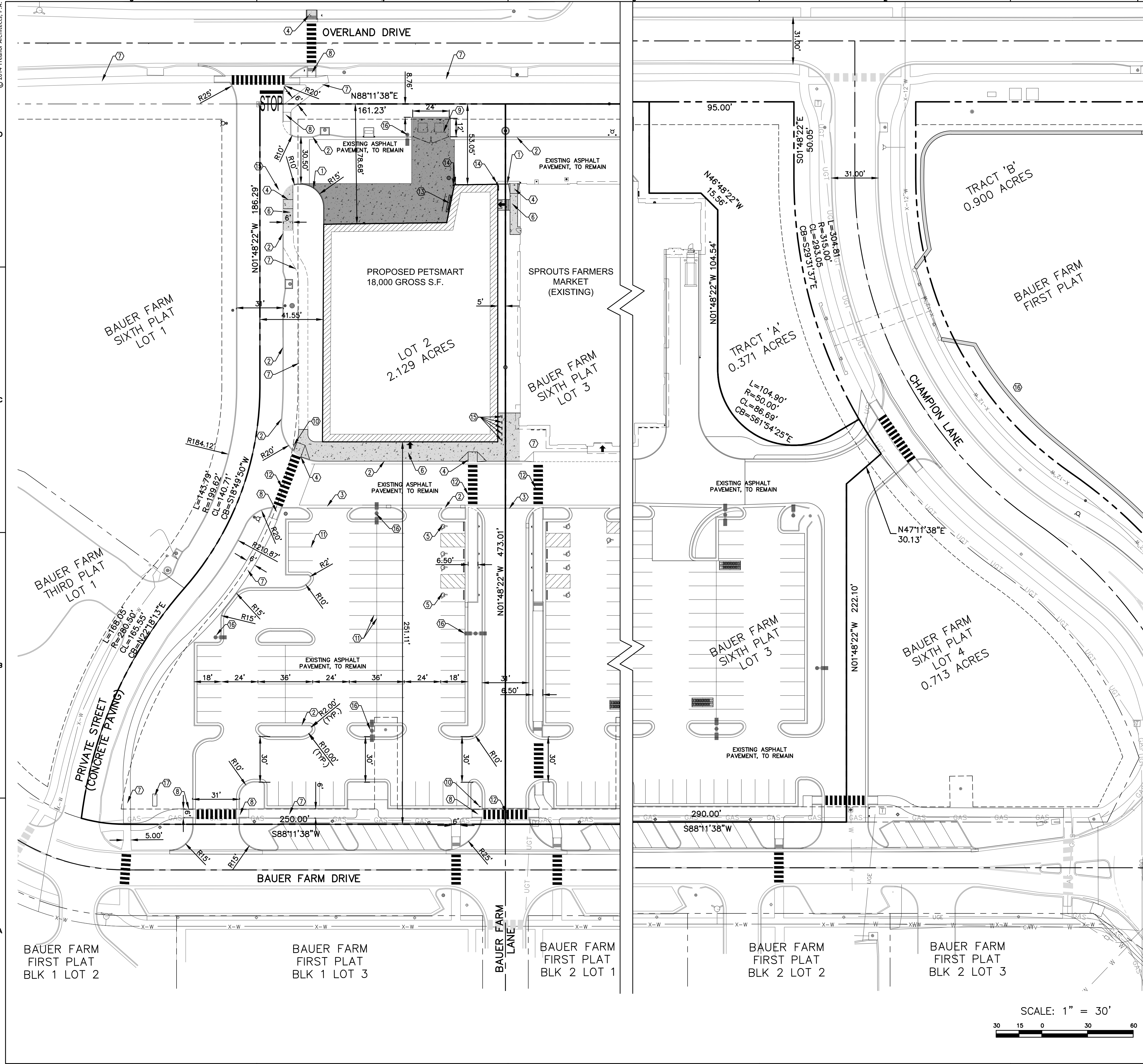
Figure 12: Overland Drive Street View

The building materials and pattern of the front of the building are continued on all sides. The addition of landscape shrubs would mitigate the activity associated with the commercial use from delivery vehicles and enhance the pedestrian experience of Overland Drive.

Conclusion

The proposed development is consistent with the planned development for this area and is compliant with the provisions of the Land Development Code and the Commercial Design Standards.

FILE PATH: P:_Civil\CE16.003 Bauer Farm PetSmart\Drawings\PLANNING\Final Development Plan\01 SITE LAYOUT PLANDWG
DATE PRINTED: Monday, July 18, 2016
LAST SAVED: Monday, July 18, 2016
PRINTED BY: Brian Kemp



GENERAL NOTES

- THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- THE RETENTION BASIN WILL BE PRIVATELY-OWNED AND MAINTAINED. THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE RETENTION BASIN. FAILURE TO MAINTAIN THE RETENTION BASIN WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. THE RETENTION BASIN WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS).
- ALL CONCRETE BOX CURB INLETS WILL BE CONSTRUCTED PER CITY OF LAWRENCE STORM SEWER STANDARD DETAILS.
- BUILDING FLOOR AREA ON LOT 4 TO BE 4,725 G.S.F. MAX.

LEGAL DESCRIPTION
LOT 2, BAUER FARM SIXTH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

PARKING REQUIREMENTS

OFF-STREET STALLS REQ'D	OFF-STREET STALLS PROVIDED	ADA STALLS REQ'D	ADA STALLS PROVIDED	BICYCLE STALLS REQUIRED	BICYCLE STALLS PROVIDED
90	77	4	4	9	10

NOTE:
-28 ON-STREET ADDITIONAL STALLS ALONG BAUER FARM DRIVE WERE CONSTRUCTED IN CONJUNCTION WITH THE SPROUTS PROJECT.
-SHARED PARKING IS PART OF OVERALL DEVELOPMENT AND COVENANT; 13 SHARED STALLS, TOTALING 90, AS REQUIRED.

PROPERTY SURFACE SUMMARY - LOT 2:

EXISTING	PROPOSED
BUILDINGS 0 S.F. (0%)	18,000 S.F. (19%)
PAVEMENT 55,980 S.F. (60%)	57,755 S.F. (62%)
IMPERVIOUS 55,980 S.F. (60%)	75,755 S.F. (81%)
PERVIOUS 36,749 S.F. (40%)	16,974 S.F. (19%)
LOT AREA 92,729 S.F.	92,729 S.F.

PAVEMENT LEGEND

- HEAVY-DUTY REINFORCED CONCRETE (DRIVE APRONS, TRUCK ZONES)
- UNREINFORCED CONCRETE (SIDEWALKS)

KEY NOTES

- 6" CONCRETE CURB & GUTTER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING CONCRETE VALLEY GUTTER
- ACCESSIBLE SIDEWALK RAMP
- EXISTING ACCESSIBLE PARKING STALLS. INCLUDES AT LEAST ONE VAN-ACCESSIBLE STALL PER BAY.
- 4" CONCRETE SIDEWALK, WIDTH VARIES.
- EXISTING SIDEWALK, WIDTH VARIES.
- EXISTING ACCESSIBLE RAMP.
- DUMPSTER ENCLOSURE. BRICK WITH STONE ACCENT TO MATCH BUILDING. GATE POSTS TO MAINTAIN 24 FOOT INTERIOR CLEARANCE.
- STOP SIGN. POLE TO MATCH EXISTING SIGN POLES IN BAUER FARM.
- EXISTING 4" WIDE WHITE PAINTED PARKING STALL MARKINGS, TYP..
- EXISTING CROSSWALK MARKINGS.
- 4' LOADING DOCK.
- CONCRETE-FILLED PIPE BOLLARD.
- BICYCLE RACK. LANDSCAPE FORMS "PI" TYPE, OR APPROVED EQUAL TO MATCH DEVELOPMENT, POWDER COATED BLACK, IN-GROUND MOUNTED.
- EXISTING PARKING LOT LIGHT.
- MONUMENT SIGN.

PATRICK KELLY, PLANNING COMMISSION CHAIR
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

SCOTT MCCULLOUGH, PLANNING DIRECTOR
LAWRENCE-DOUGLAS COUNTY PLANNING AND DEVELOPMENT SERVICES

CURRENT OWNER
WAKARUSA INVESTORS, LLC
CONTACT PERSON: DAVID GEIST
6834 SOUTH UNIVERSITY BLVD, SUITE 415
CENTENNIAL, COLORADO 80122
(720) 489-0424

ARCHITECT
CASCO
CONTACT PERSON: BRIAN WONDOLOSKI
1090 KING GEORGE ROAD, SUITE 1201
EDISON, NEW JERSEY 08837
(732) 661-1400

DEVELOPER / PROPOSED OWNER
THOMPSON THRIFT
CONTACT PERSON: GREG RIPPLE, P.E.
111 MONUMENT CIRCLE, SUITE 1600
INDIANAPOLIS, INDIANA 46204
(317) 853-5482

LAND SURVEYOR
ATLAS SURVEYORS, LLC
CONTACT PERSON: ROGER B. DILL, P.S.
207 SOUTH FIFTH STREET
LEAVENWORTH, KANSAS 66048
(913) 530-8422

CIVIL ENGINEER / PRIMARY CONTACT
TREANOR ARCHITECTS, P.A.
CONTACT PERSON: MATTHEW L. MURPHY, PE
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(785) 727-2407

CE16.003.00B

Final Development Plan For

Bauer Farm Northwest - PetSmart

4820 Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name:	Date:
Name:	Date:
Name:	Date:

TREANOR
ARCHITECTS P.A.
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com

THIS SITE PLAN IS FOR
PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

REVISIONS

7.7.16 REVISED PER CITY
REVIEW COMMENTS
7.13.16 REVISED PER CITY
REVIEW COMMENTS
7.18.16 REVISED PER CITY
REVIEW COMMENTS

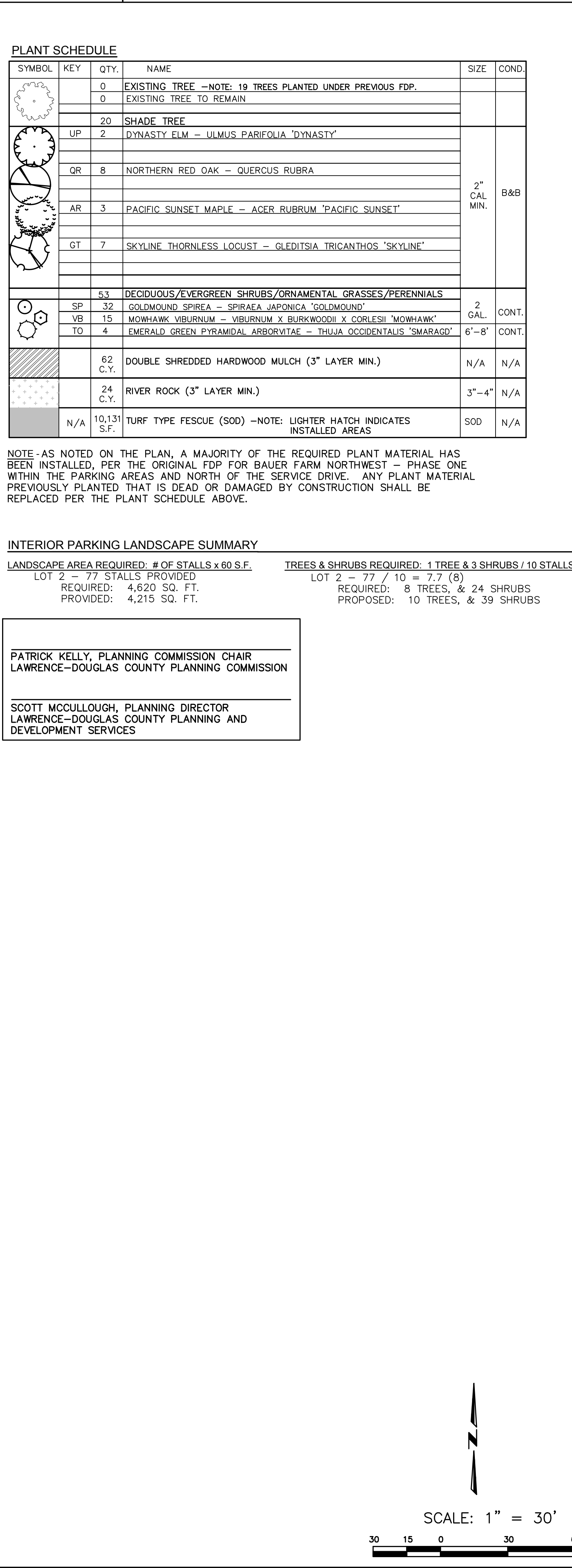
Rel. Date: 05.23.2016

SITE LAYOUT PLAN

1

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GROUP 4. MULTI-FAMILY RESIDENTIAL	Theatre; indoor commercial Theater; indoor commercial
Multiple-family residential use without requiring retail/office on the first floor with multiple-family residential on the upper floor	Video store, sale or rental of video equipment, movies and games other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and— (2) are not included in any other use group.
USE GROUP 7. COMMUNITY FACILITIES — PUBLIC UTILITIES	3. Accessory Uses
1. Community Facilities	USE GROUP 13. AUTOMOTIVE SERVICES, RETAIL SALES, OTHER
Adaptive reuse of properties listed as a landmark on the Louisiana, Louisiana or National Register of Historic Districts or included in the Louisiana or National Register of Historic Districts	Primary automotive service establishments and accessory uses, including consumer and non-consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agriculture, industrial, commercial, or institutional use.
Gallery or museum	Automotive Services and Retail Sales
Cemetery, columbarium, or mausoleum	Amusement; retail; service
Child care center	Amusement-parks, commercial
Club house — occupant primary provider	Auction room/outlet store
Club or lodge — non-occupant primary provider	Automobile parking garage
Club or lodge, private, except those whose chief activity is carried on as a business	Business mobile repair and service
Community building, public	Automobile sales, service, rental (new and used)
USE GROUP 7. CONTINUED	Automobile service station
Golf course, but not including commercially operated driving range, pitch and putt course or miniature golf course	Batteries and battery reconditioning shops
Holiday home services-oriented rehabilitation-center-or residence-	Baseball park, commercial
Health center, government operated	Business machine and similar reproduction processes
Hospital—acute-care-including-surgical	Boat and marine sales, repair and recreation
Institution for children and aged, nonprofit	Bus-passenger-station
Library or museum: public or private, open to public without charge	Business mobile repair, rental, sales
Nursery, convent or similar institution of religious training	Car or truck wash
Mortuary, funeral parlor, or undertaking establishment	Car wash
Nursing home or rest home	Carting; carting; express hauling, moving and storage
Parish house, nursery, rectory, etc.	Charters
Park, playground, or playfield, public	Eating establishment, enclosed, with dancing or entertainment
Physical recreation facility (exclusive of family swimming pools and swimming pools that are accessory uses to hotels, motels and apartments)	Eating establishment, providing only drive-up service or no seating
Rehabilitation-center-for persons-with disabilities	Home facilities
Sanatorium	Exterminator/pest
School	Food convenience stores, including gasoline sales
(a) Grades nine and below, including kindergarten	Food locker plant for consumer use
(b) Grades ten and above	Free-standing automated banking or dispensing facility
Studio for professional work or for teaching of any form of fine arts (e.g., photography, music, dancing, drama), etc.	Furniture, mortuary, or undertaking establishment
Swimming pool, accessory	Garage or parking for common or public utility vehicles
Water filtration plant	Gas filling pump; compressors, (pkg. requirement applies to tee and tee only)
2. Public Utilities	Golf pitch and putt courses, miniature golf course
Gas distribution	Home improvement center
Radio or television transmitter or tower	Hotel
Sewer-disposal-plants	Interior furniture, medical or dental
Telephone exchange, but not including garage, shop, or service	Leather goods, sales and repair
Water filtration plant, pumping station, elevated storage or reservoir	Linen supply, dispenser service, uniform supply
Similar Uses	Plastic-formable; underground-storage-of
All other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses and (2) are not included in any other use group.	Tuner; limited sales
3. Accessory Uses	Major STORE (Ord. 7226)
USE GROUP 8. PROFESSIONAL OFFICES	Manicure, pedicure, wax and nail service
1. Medical and Related Offices	Mainstream stores, including accidental processing
Chiropractic, chiropractic, dentistry, electrology, medical, optical, optometric, osteopathic, operating a clinic	Motorcycle sales, service and rental
2. Ambulatory (Outpatient) Surgery Center	Office-appliance-and-supplies-sales and service, rental and repair
Professional and Governmental Offices	Pet shop
Accounting, architecture, engineering, governmental, insurance sales, law, real estate and sales and brokerages, medical practice studies	Photocopying
3. Veterinarian Office and incidental boarding, with no open kennel or yard	Shower/bathhouse sales
Offices are confined or exercised	Quick copy or duplicating center
4. Studio for professional work or for teaching of any form of fine arts (e.g., photography, music, dancing, drama), etc.	Recording studio
5. Other Offices	School, school or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors
All other offices which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and (2) are not included in any other use group.	Secretarial service
USE GROUP 9A. LIMITED SERVICES	Sex Shop (Ord. 7226)
1. Bank, savings & loan, and trust company	Sex-shop-retail-Medium-Store (Ord. 7226)
Dry cleaning, full-service	Skating rink, commercial
Freestanding automated banking or dispensing facility	Structural steel erection work or for the teaching of any form of fine arts (e.g., photography, music, drama), etc.
Funeral home, mortuary or undertaking establishment	Swimming pool, commercial (parking requirements include pool area)
Laboratory, medical or dental	Taxidermist
Laundry	Telephone answering service
Personal services	Theatre-draw-in
Photographic studio	Train-sales-and-rental
Retail clothing store	Travel-vehicle-storage-and servicing
Professional cleaning services	Trade-rental-and-sales
Radio and television studio	2. Similar Uses
School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors	"Other business services which (1) are similar to the listed uses in function, traffic-generating capacity, and effects upon other land uses, and—(2) are not included in any other use group."
Secretarial service	Manufacturing-use
Studio for professional work or for teaching of any form of fine arts (e.g., photography, music, dancing, drama), etc.	Used goods—only, dedicated, and ice cream, all for retail sales on the premises only
Telephone answering service	Custom custom manufacturing or altering for retail, including custom dressmaking, military, or tailoring
USE GROUP 11. INNER NEIGHBORHOOD COMMERCIAL USES	3. Accessory Uses
1. Food, eatery, bar, or snack	USE GROUP 12. RETAIL STORES — PERSONAL SERVICES
Dry cleaning collectible store	Certain types of retail stores and service establishments which: Retail Stores and Service Establishments
Food store, not including 24 hr. convenience store	(1) Altering, pressing, repairing of wearing apparel
Hair care establishment	Antique sales
Laundry, self-service	Appliances, furniture, home furnishings, sales, rental repair
Professional Offices (excluding medical and veterinarian offices and clinics)	Art supply sales
Quick copy center	Automobile service stations
Restaurant, not including one with drive-up facilities or service to automobiles	Bank, savings-&-loan-and-trust company
Retail bakery	Barber or beauty shop
Reverse vending machines (receiving)	Books sales, rental, repair
Self-report service	Bowling alley
Small collection facilities (recycling)	Book sales
Studio for professional work or for teaching of any form of fine arts (e.g., photography, music, dancing, drama), etc.	Camera or photographic supply sales
2. Accessory Uses	Clothing sales
Auto body shop	Club or lodge, whose chief activity is carried on as a business
Blacksmith shop	Computer store; sales, service and equipment
Boasting materials and lumber yards (parking requirements do not apply to timber sheds)	Confectionery store
Coat-storage plant	Department store
Contractor or construction office and shops	Drap-stores
Dry cleaning plant, including carpet cleaning	Dry cleaning
Farm equipment sales, service and repair	Eating place, enclosed, without dancing or entertainment and not providing service in automobiles
Fuel and fertilizer sales	Florist shop and greenhouse
Freight depot; railroad or truck	Food convenience store, including gasoline sales and single-buy
Hardware, industrial, sales	Food-store-including-rebel bakery
Ice plant	Furrier shop, including storage of furs
Machine tools, sales, rental, repair	Gift shop
Mail-sorting facilities	Gift, novelty, souvenir sales
Pawnshop	Grain store and seed and tree rental, but not including sales of lumber or industrial hardware
Security-Oriented Cabaret (Ord. 7226)	Handy-man services
Security Oriented Motion Picture Theatre (Ord. 7226)	Ice vending machine
Wearing-establishment—including storage	Interior decorating shop
3. Similar Uses	Jewelry sales and repair
Other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and— (2) are not included in any other use group.	Laundry pick-up station
USE GROUP 15. AMUSEMENT, RECREATIONAL, AND CULTURAL FACILITIES	Laundry, self-service only
1. Amusement, Recreational Amusement or Cultural Facilities	Licensed premises
Athletic club	Liquor, wine and beer sales, for consumption off the premises
Auditorium	Loan office
Bowling alley	Locksmith, key shop
Fiddle house	Mail order agency
Game arcade, including video games	Music, musical instrument and phonographic record sales
Physical culture center and health services, including spas, gymsnasiums, reducing salons, massage/massage, or hot tubs	Newspaper
Rolling rink	Nursery stock sales
Swimming pool, commercial	Optical goods, sales
Theater, indoor	Ophthalmic or medical appliance sales
2	



NOTE-AS NOTED ON THE PLAN, A MAJORITY OF THE REQUIRED PLANT MATERIAL HAS BEEN INSTALLED, PER THE ORIGINAL FDP FOR BAUER FARM NORTHWEST - PHASE ONE WITHIN THE PARKING AREAS AND NORTH OF THE SERVICE DRIVE. ANY PLANT MATERIAL PREVIOUSLY PLANTED THAT IS DEAD OR DAMAGED BY CONSTRUCTION SHALL BE REPLACED PER THE PLANT SCHEDULE ABOVE.

<u>LANDSCAPE AREA REQUIRED: # OF STALLS x 60 S.F.</u> LOT 2 - 77 STALLS PROVIDED REQUIRED: 4,620 SQ. FT. PROVIDED: 4,215 SQ. FT.	<u>TREES & SHRUBS REQUIRED: 1 TREE & 3 SHRUBS / 10 STALLS</u> LOT 2 - 77 / 10 = 7.7 (8) REQUIRED: 8 TREES, & 24 SHRUBS PROPOSED: 10 TREES, & 39 SHRUBS
---	---

SCOTT MCCULLOUGH, PLANNING DIRECTOR
LAWRENCE-DOUGLAS COUNTY PLANNING AND
DEVELOPMENT SERVICES

4820 Bauer Farm Drive, Lawrence, Kansas 66049

TREANOR
ARCHITECTURE • INTERIORS • PLUMBING • MECHANICAL REFRIGERATION • CIVIL ENGINEERING
ARCHITECTS P.A.
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com

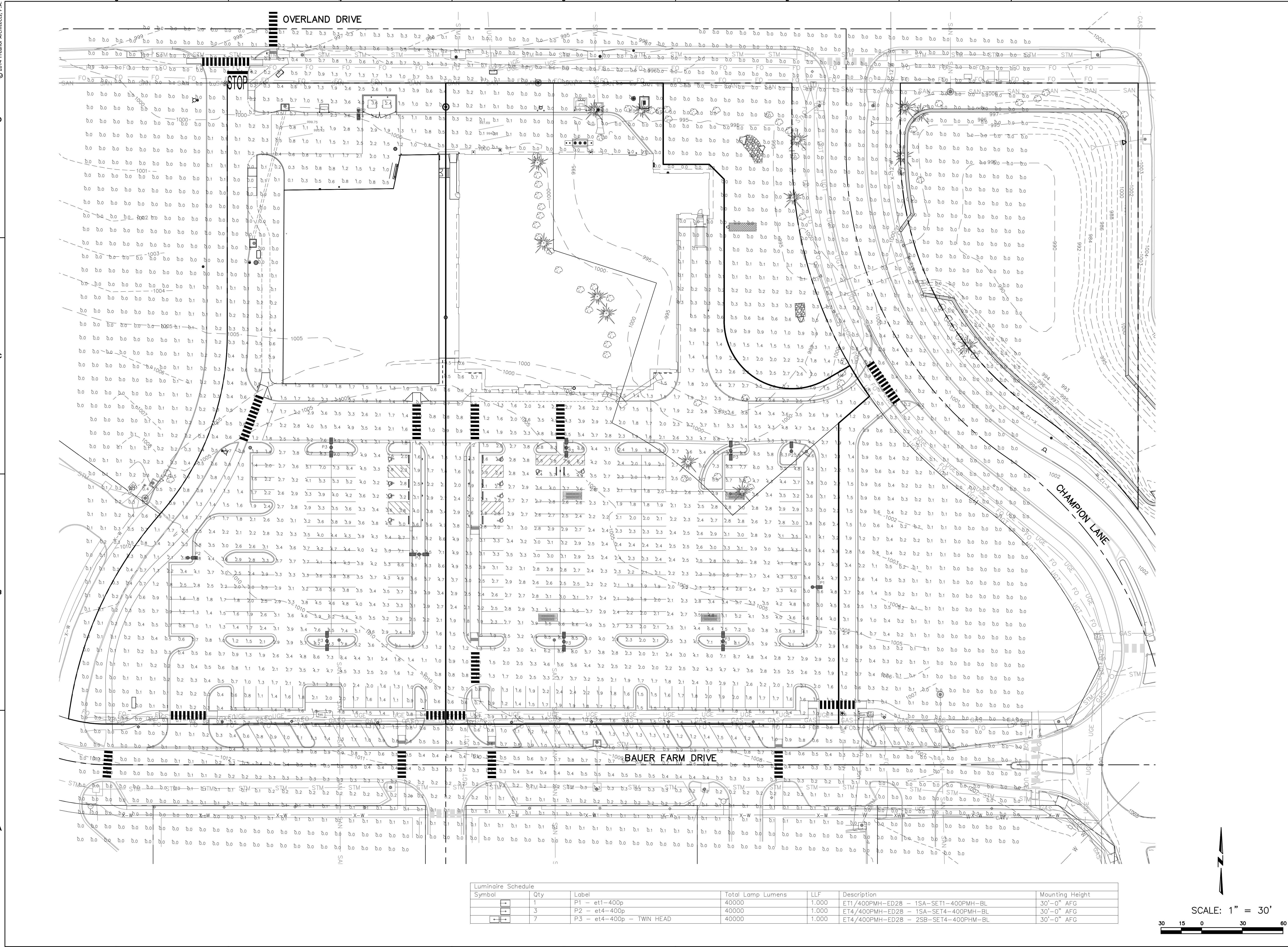
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PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

Rel. Date: 05.23.2016

LANDSCAPE PLAN

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FILE PATH: P:\CE14.002.00B Bauer Farms Grocer - NW Corner Champion- 3 Drawings\AutoCAD\PLANNING\Final Development Plan\04 PHOTOMETRIC PLAN.DWG
DATE PRINTED: Monday, July 18, 2016
LAST SAVED: Monday, July 18, 2016
PRINTED BY: Brian Kemp



Luminaire Schedule						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Mounting Height
	1	P1 - et1-400p	40000	1.000	ET1/400PMH-ED28 - 1SA-SET1-400PMH-BL	30'-0" AFG
	3	P2 - et4-400p	40000	1.000	ET4/400PMH-ED28 - 1SA-SET4-400PMH-BL	30'-0" AFG
	7	P3 - et4-400p - TWIN HEAD	40000	1.000	ET4/400PMH-ED28 - 2SB-SET4-400PHM-BL	30'-0" AFG

CE14.002.00B

Final Development Plan For
Bauer Farm Northwest - Phase I
4700 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name: _____ Date: _____

Name: _____ Date: _____

Name: _____ Date: _____

TREANOR
ARCHITECTS P.A.
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com

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REVISIONS	
	QTY COMMENTS
	2014-06-13

Rel. Date: 05.14.2014

PHOTOMETRIC
PLAN

5

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FILE PATH: P:\Civil\CE16.003 Bauer Farm PetSmart\Drawings\PLANNING\Final Development Plan\04 BUILDING ELEVATIONS.DWG
DATE PRINTED: Monday, July 18, 2016
LAST SAVED: Tuesday, July 12, 2016
PRINTED BY: Brian Kemp

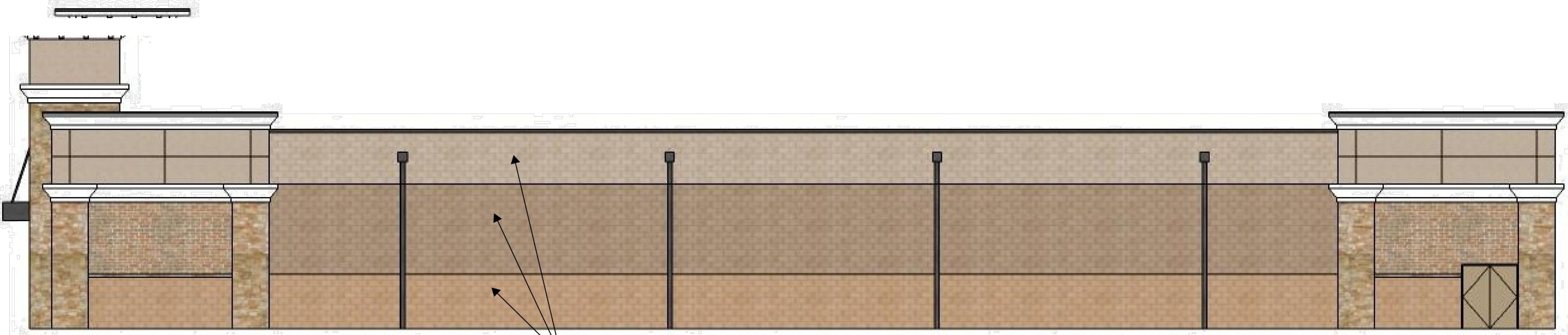
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FRONT ELEVATION



REAR ELEVATION

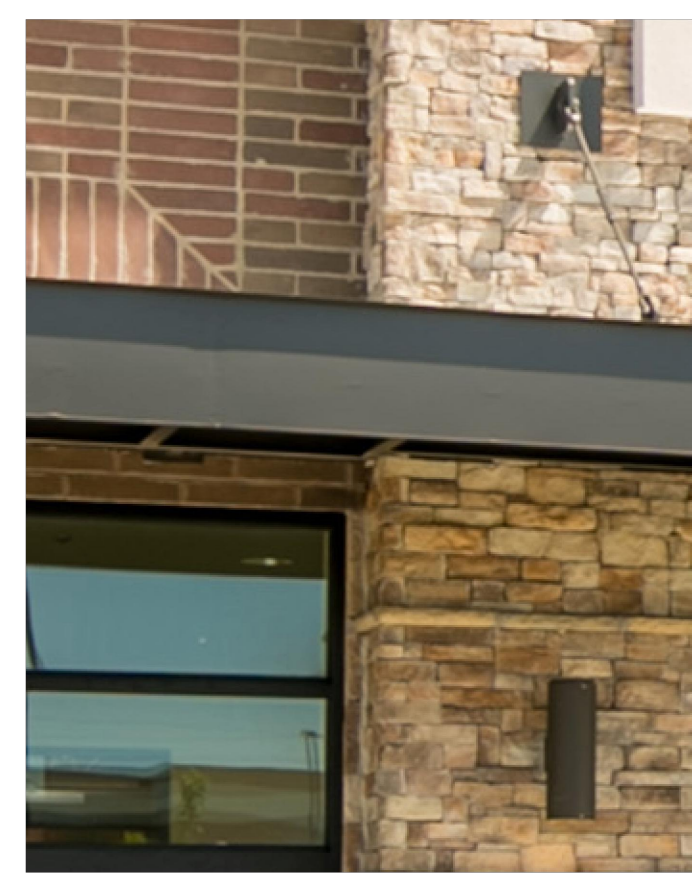


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

NOTE:
BUILDING SIGNS TO BE FINALIZED WITH SIGNAGE
PERMIT



(Materials to match Sprouts)



PATRICK KELLY, PLANNING COMMISSION CHAIR
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

SCOTT MCCULLOUGH, PLANNING DIRECTOR
LAWRENCE-DOUGLAS COUNTY PLANNING AND
DEVELOPMENT SERVICES

CE16.003.00B

Final Development Plan For
Bauer Farm Northwest - PetSmart
4820 Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name:	Date:
Name:	Date:
Name:	Date:

TREANOR
ARCHITECTS P.A.
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com

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REVISIONS
7.7.16 REVISED PER CITY
REVIEW COMMENTS
7.13.16 REVISED PER CITY
REVIEW COMMENTS
7.18.16 REVISED PER CITY
REVIEW COMMENTS

Rel. Date: 05.23.2016

BUILDING
ELEVATIONS

4

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Bauer Farm Northwest - Phase I

4700 Block of Bauer Farm Drive, Lawrence, Kansas 66049

Final Development Plan For

KEY NOTES

- 6" CONCRETE CURB & GUTTER
- CONCRETE LAYDOWN CURB & GUTTER
- CONCRETE VALLEY GUTTER
- ACCESSIBLE SIDEWALK RAMP
- ACCESSIBLE PARKING STALLS. INCLUDES AT LEAST ONE VAN-ACCESSIBLE STALL PER BAY.
- CONCRETE SIDEWALK.
- CONCRETE COMMERCIAL DRIVEWAY APPROACH PER CITY OF LAWRENCE STANDARD.
- PUBLIC ENTRANCE TO BUILDING.
- GARBAGE COMPACTOR.
- SCHOOL CROSSING SIGN.
- 4" WIDE WHITE PAINTED PARKING STALL MARKINGS.
- CROSSWALK MARKINGS.
- 6" MONOLITHIC CURB.
- 2' STOP BAR AND "STOP" MARKING.
- STOP SIGN. POLE TO MATCH EXISTING SIGN POLES IN BAUER FARM.
- REDI-ROCK LEDGESTONE RETAINING WALL. SEE PAGE 2 FOR ELEVATIONS.
- DUMPSTER ENCLOSURE. BRICK WITH STONE ACCENT TO MATCH BUILDINGS.
- SCREEN WALL. CONCRETE MASONRY UNITS WITH STONE VENEER. REFER TO BUILDING ELEVATIONS FOR WALL HEIGHT.
- 4' LOADING DOCK.
- CONCRETE-FILLED PIPE BOLLARD.
- GROCERY CART CORRAL.
- BICYCLE RACK. LANDSCAPE FORMS "PI" TYPE. POWDER COATED BLACK, IN-GROUND MOUNTED.
- BENCH.
- REFUSE RECEPTACLE.
- LANDSCAPED AREA. REFER TO LANDSCAPE PLAN.
- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING BRIDGE TO REMAIN.
- 4' WIDE CURB NOTCH FOR DRAINAGE.
- PEDESTRIAN LIGHT. TYPE TO MATCH EXISTING LIGHTS ALONG SOUTH SIDE OF BAUER FARM DRIVE.
- PARKING LOT LIGHT.

PARKING REQUIREMENTS

	OFF-STREET STALLS REQ'D	OFF-STREET STALLS PROVIDED	ADA STALLS REQ'D	ADA STALLS PROVIDED	BICYCLE STALLS REQUIRED	BICYCLE STALLS PROVIDED
INLINE RETAIL (LOT 2)	57	88	4	4	9	10
GROCER (LOT 3)	134	135	5	6	13	14

NOTE:

- AN ADDITIONAL 28 ON-STREET STALLS ALONG BAUER FARM DRIVE ARE TO BE CONSTRUCTED WITH THIS PROJECT.
- SHARED PARKING IS PART OF OVERALL DEVELOPMENT AND COVENANT.

LEGAL DESCRIPTION

LOTS 2, 3 AND TRACT 'A' IN BLOCK 1, BAUER FARM SIXTH PLAT, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18 AT PAGE 701 IN THE OFFICE OF THE REGISTER OF DEEDS IN THE COURTHOUSE OF SAID COUNTY AND STATE. CONTAINS 225,478 SQUARE FEET OR 5.176 ACRES, MORE OR LESS.

GENERAL NOTES

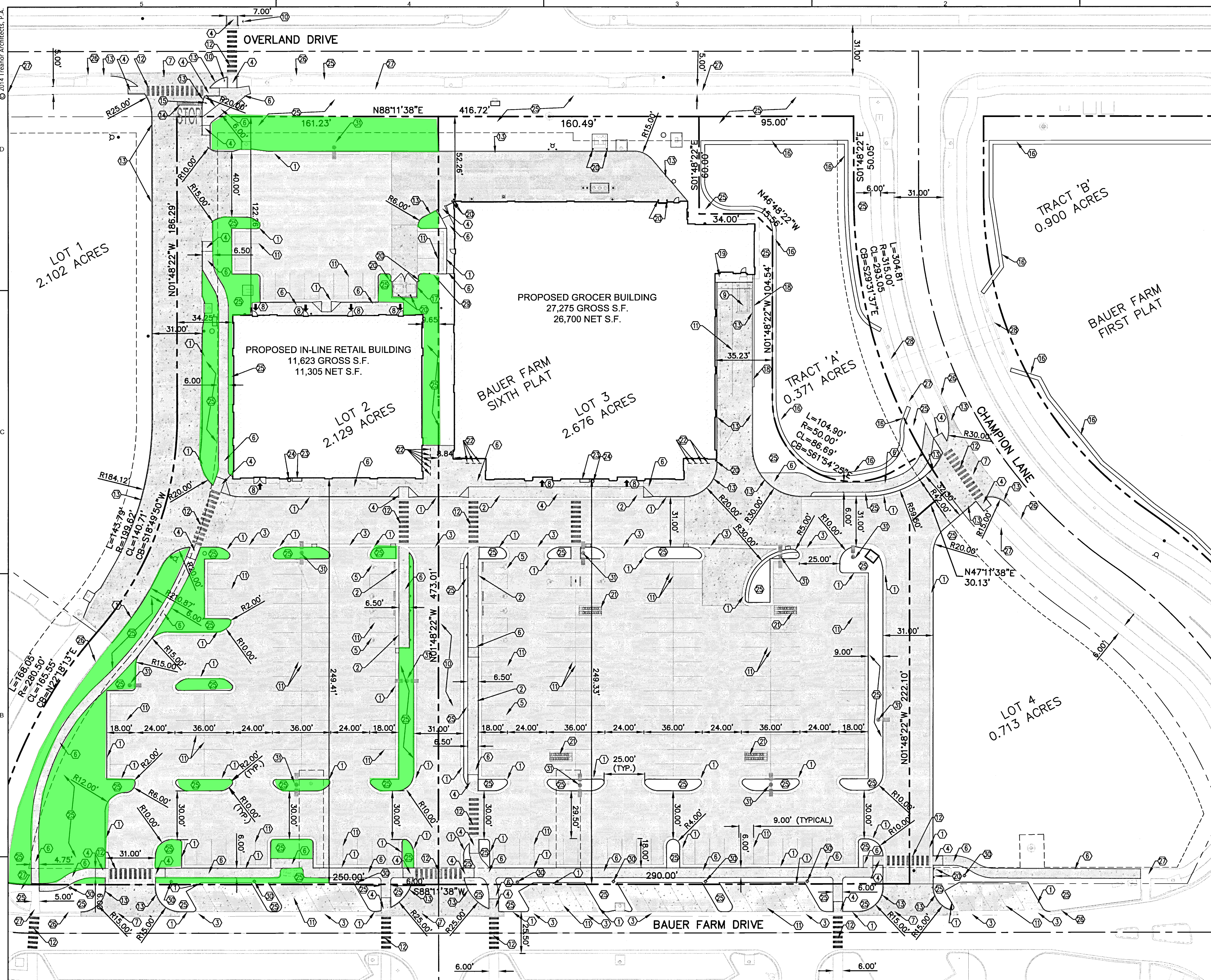
- THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- THE RETENTION BASIN WILL BE PRIVATELY-OWNED AND MAINTAINED. THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE RETENTION BASIN. FAILURE TO MAINTAIN THE RETENTION BASIN WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. THE RETENTION BASIN WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS).
- ALL CONCRETE BOX CURB INLETS WILL BE CONSTRUCTED PER CITY OF LAWRENCE STORM SEWER STANDARD DETAILS.

PAVEMENT LEGEND

	HEAVY-DUTY REINFORCED CONCRETE (STREETS, DRIVE APRONS, TRUCK ZONES)
	LIGHT-DUTY REINFORCED CONCRETE (ON-STREET PARKING STALLS)
	UNREINFORCED CONCRETE (SIDEWALKS)
	HEAVY-DUTY ASPHALT PAVEMENT (LOADING AREA)
	ASPHALT PAVEMENT (PARKING LOT)

[Signature]
CHAIR
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION
[Signature] 8/1/2014 65 SHEETS
SECRETARY
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

SCALE: 1" = 30'



LOT 2

EXISTING	PROPOSED
BUILDINGS 0 S.F. (0%)	11,623 S.F. (12%)
PAVEMENT 1,928 S.F. (2%)	64,532 S.F. (70%)
IMPERVIOUS 1,928 S.F. (2%)	76,155 S.F. (82%)
PERVIOUS 90,801 S.F. (98%)	16,574 S.F. (18%)
LOT AREA 92,729 S.F.	92,729 S.F.

CURRENT OWNER
FREESTATE GROUP, LLC
CONTACT PERSON: MICHAEL L. TREANOR
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(785) 371-0781

LOT 3

EXISTING	PROPOSED
BUILDINGS 0 S.F. (0%)	27,275 S.F. (23%)
PAVEMENT 0 S.F. (0%)	76,586 S.F. (66%)
IMPERVIOUS 0 S.F. (0%)	103,861 S.F. (89%)
PERVIOUS 116,582 S.F. (100%)	12,721 S.F. (11%)
LOT AREA 116,582 S.F.	116,582 S.F.

DEVELOPER / PROPOSED OWNER
WAKARUSA INVESTORS, LLC
CONTACT PERSON: DAVID GEIST
850 EAST 13TH STREET, SUITE 415
CENTENNIAL, COLORADO 80122
(720) 489-0424

TRACT 'A'

EXISTING	PROPOSED
BUILDINGS 0 S.F. (0%)	0 S.F. (0%)
PAVEMENT 0 S.F. (0%)	0 S.F. (0%)
IMPERVIOUS 0 S.F. (0%)	0 S.F. (0%)
PERVIOUS 16,167 S.F. (100%)	16,167 S.F. (100%)
LOT AREA 16,167 S.F.	16,167 S.F.

LAND SURVEYOR
COOK, FLATT & STROBEL ENGINEERS, P.A.
CONTACT PERSON: KIRK R. BALDWIN, LS
850 EAST 13TH STREET, SUITE B
LAWRENCE, KANSAS 66044
(785) 856-9600

TRACT 'B'

EXISTING	PROPOSED
BUILDINGS 0 S.F. (0%)	0 S.F. (0%)
PAVEMENT 0 S.F. (0%)	0 S.F. (0%)
IMPERVIOUS 0 S.F. (0%)	0 S.F. (0%)
PERVIOUS 16,167 S.F. (100%)	16,167 S.F. (100%)
LOT AREA 16,167 S.F.	16,167 S.F.

CIVIL ENGINEER
TREANOR ARCHITECTS, P.A.
CONTACT PERSON: MATTHEW L. MURPHY, PE
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(785) 727-2407

ARCHITECT

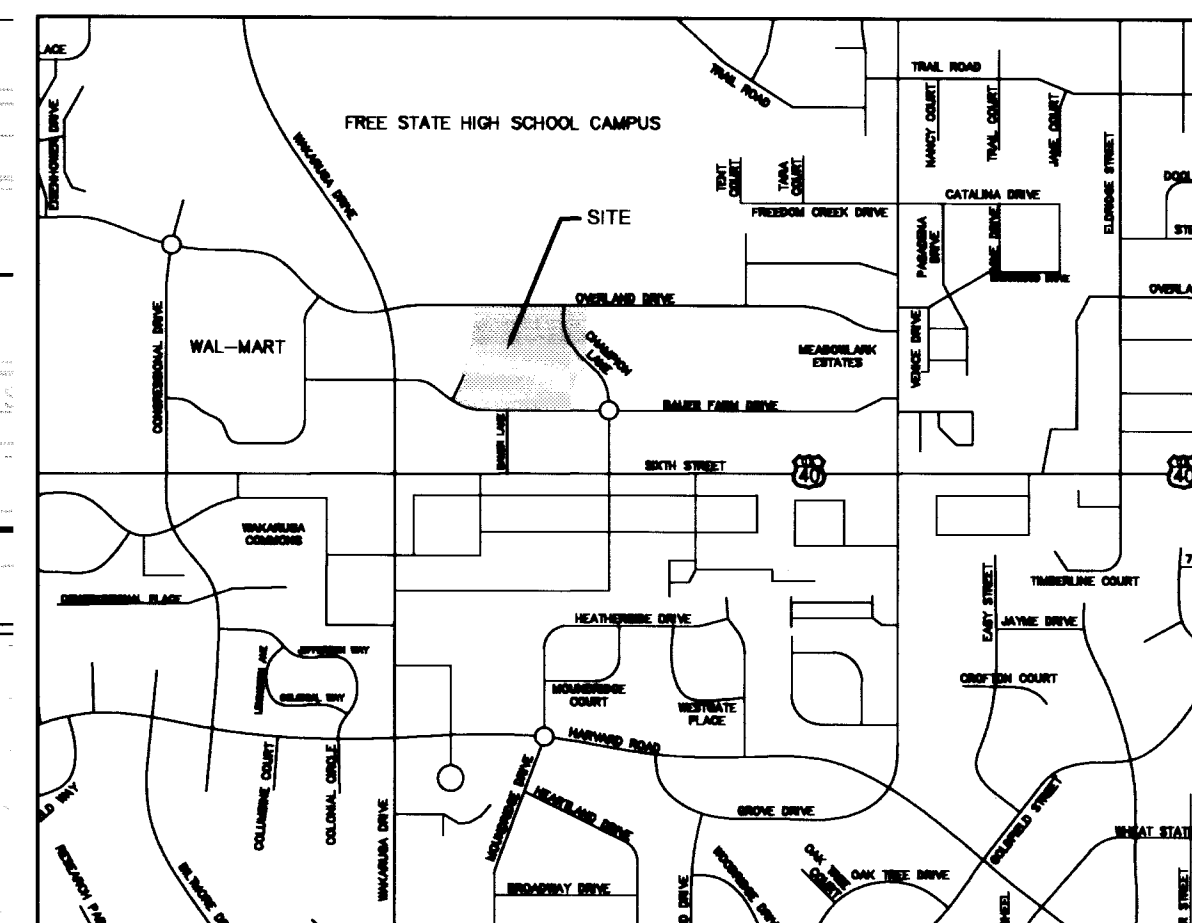
CAHEN ARCHITECTURAL GROUP, P.C.
CONTACT PERSON: CRAIG I. CAHEN, AIA
7076 SOUTH ALTON WAY, BUILDING A
CENTENNIAL, COLORADO 80112
(303) 743-0002 EXT. 211

FILE PATH: P:\CE14.002.00B Bauer Farm Northwest - NW Corner Champion - 3 Drawings\1 AutoCAD\PLANNING\Final Development Plan\01 SITE LAYOUT PLANDWG
DATE PRINTED: Thursday, July 24, 2014
LAST SAVED: Wednesday, June 25, 2014
PRINTED BY: Matt Murphy

Final Development Plan For

Bauer Farm Northwest - Phase I

4700 Block of Bauer Farm Drive, Lawrence, Kansas 66049

VICINITY MAP
SCALE: 1" = 1000'

GRADING AND UTILITY LEGEND

EXISTING CABLE TV LINE
EXISTING FIBER OPTIC LINE
EXISTING NATURAL GAS MAIN
EXISTING SANITARY SEWER MAIN
EXISTING STORM SEWER PIPE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING WATER MAIN
EXISTING 12" WATER MAIN

PROPOSED GAS LINE
PROPOSED SANITARY SEWER LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED UNDERGROUND TELEPHONE LINE
PROPOSED WATER LINE
BOTTOM OF WALL ELEVATION
PROPOSED ELECTRIC METER
PROPOSED GAS METER
PROPOSED WATER METER
PROPOSED CLEANOUT
PROPOSED DOWNSPOUT
FINISHED FLOOR ELEVATION
PROPOSED STORM SEWER JUNCTION BOX
PROPOSED STORM SEWER MANHOLE
PROPOSED STORM SEWER CONCRETE BOX CURB INLET
PROPOSED 2'x3' NYLOPLAST CURB INLET
WITH HIGH-FLOW VANE GRATE
PROPOSED SANITARY SEWER SAMPLING PORT
PROPOSED STORM SEWER LINE WITH END PLUG

FOR FUTURE SERVICE TO ADJACENT LOT
TOP OF WALL ELEVATION

UTILITY NOTES

1. ALL STORM SEWER PIPING WILL BE HIGH-DENSITY POLYETHYLENE (HDPE) DUAL-WALL PIPE WITH SMOOTH INTERIOR.
2. ALL SANITARY SEWER PIPING WILL BE STANDARD DIMENSION RATIO (SDR) 26 POLYVINYL CHLORIDE (PVC).
3. DOMESTIC WATER SERVICE LINES WILL BE SDR-9 HDPE
4. FIRE SPRINKLER SERVICE LINES AND WATER MAINS MUST BE RATED AS DR14 AS DEFINED IN AWWA C900.
5. OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
6. THE RETENTION BASIN WILL BE PRIVATELY OWNED AND MAINTAINED. THE LAND OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE RETENTION BASIN. FAILURE TO MAINTAIN THE RETENTION BASIN WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. THE RETENTION BASIN WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS)
7. ALL CURB INLETS WILL BE CONSTRUCTED PER CITY OF LAWRENCE STORM SEWER STANDARD DETAILS.

BENCHMARKS

- BM #1 CHISELED SQUARE ON THE CENTER FRONT FACE OF THE FIRST CURB INLET EAST OF THE ENTRANCE TO PEOPLE'S BANK (4831 WEST SIXTH STREET) ON THE SOUTH SIDE OF 6TH STREET (U.S. HIGHWAY 40)
ELEVATION: 1012.98 FEET A.M.S.L.
- BM #2 CHISELED SQUARE ON THE CENTER FRONT FACE OF THE CURB INLET IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF OVERLAND DRIVE AND WAKARUSA DRIVE.
ELEVATION: 1002.75 FEET A.M.S.L.



SCALE: 1" = 30'



APPROVED BY:

Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____



TREANOR
ARCHITECTS P.A.
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com

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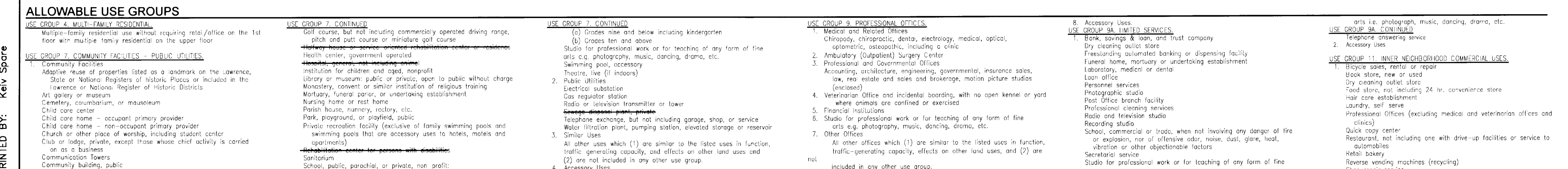
REVISIONS

NO.	CITY COMMENTS
1	2014-08-13
2	
3	
4	

Rel. Date: 05.14.2014

GRADING AND
UTILITY PLAN

2



INTERIOR PARKING LANDSCAPE SUMMARY			
LANDSCAPE AREA REQUIRED: # OF STALLS x 60 S.F.		TREES & SHRUBS REQUIRED: 1 TREE & 3 SHRUBS / 10 STALLS	
LOT 2	91 STALLS PROVIDED	LOT 2	91 (10)
REQUIRED:	5,460 SQ. FT.	REQUIRED:	10 TREES, & 30 SHRUBS
PROVIDED:	4,215 SQ. FT.	PROPOSED:	10 TREES, & 30 SHRUBS
LOT 3	133 STALLS PROVIDED	LOT 3	133 / 10 = 13.3 (14)
REQUIRED:	7,980 SQ. FT.	REQUIRED:	14 TREES, & 42 SHRUBS
PROVIDED:	3,417 SQ. FT.	PROPOSED:	15 TREES, & 42 SHRUBS

[illegible]

Final Development Plan For Bauer Farm Northwest 4700 Block of Bauer Farm Drive, Lawrence,

APPROVED BY:	
Name:	Date:
Name:	Date:
Name:	Date:

THIS SITE PLAN IS FOR
PLANNING PURPOSES ONLY
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REVISIONS	
	CITY COMMENTS 2014-08-13
	
	
	

Rel. Date: 05.14.2014

LANDSCAPE PLAN

3

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FILE PATH: p:\ce14.002.00b\bauer_farms_grocer\3_drawings\1_autocad\PLANNING\final_development_plan\04 PHOTOMETRIC PLAN.DWG
DATE: Wednesday, June 23, 2014
LAST SAVER: Kev Spore
PRINTED BY: Kev Spore

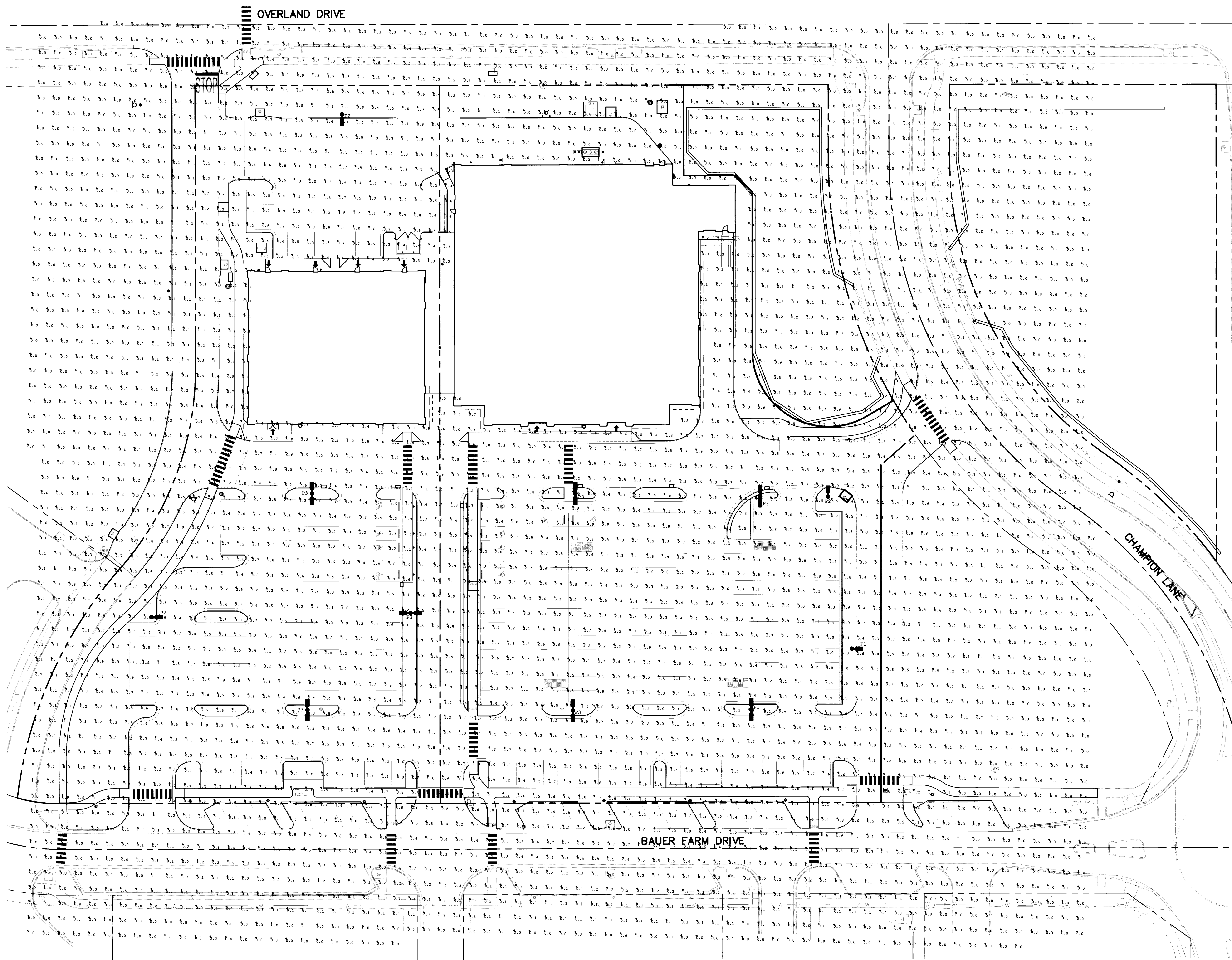
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D

C

B

A



Luminaire Schedule						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Mounting Height
	1	P1 - et1-400p	40000	1.000	ET1/400PMH-ED28 - 1SA-SET1-400PMH-BL	30'-0" AFG
	3	P2 - et4-400p	40000	1.000	ET4/400PMH-ED28 - 1SA-SET4-400PMH-BL	30'-0" AFG
	7	P3 - et4-400p - TWIN HEAD	40000	1.000	ET4/400PMH-ED28 - 2SB-SET4-400PMH-BL	30'-0" AFG

SCALE: 1" = 30'



CE14.002.00B

Final Development Plan For
Bauer Farm Northwest - Phase I
4700 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:
Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____
TREANOR
ARCHITECTS, P.A.
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com

THIS SITE PLAN IS FOR
PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

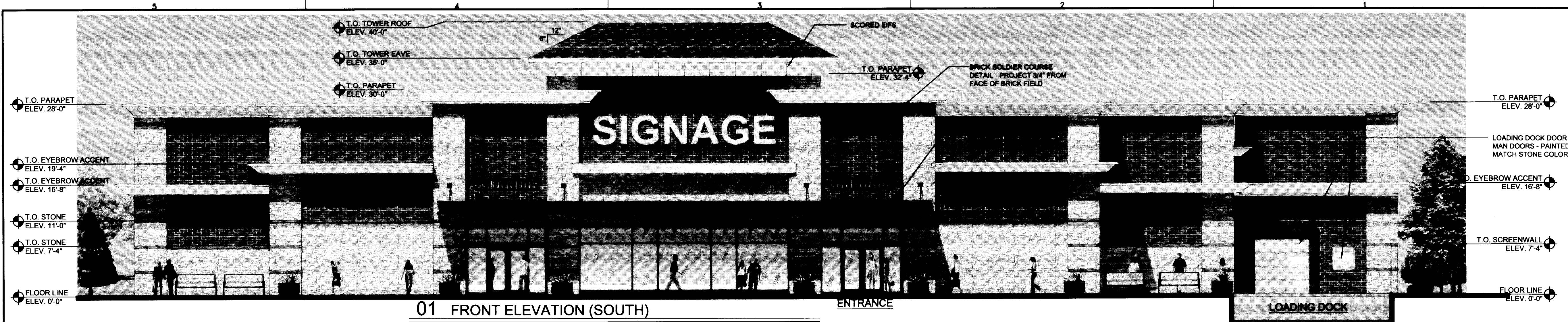
REVISIONS	
	1 CITY COMMENTS 2014-08-13
	2
	3
	4

Rel. Date: 05.14.2014

PHOTOMETRIC
PLAN

4

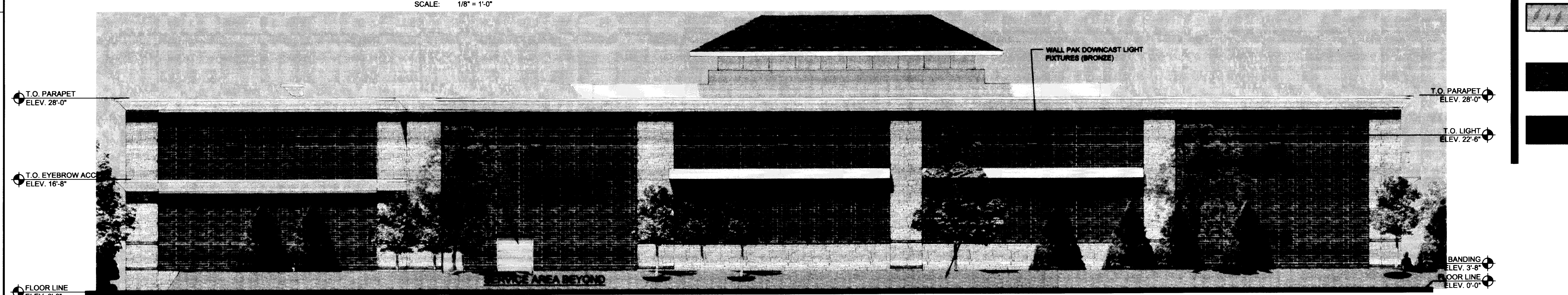
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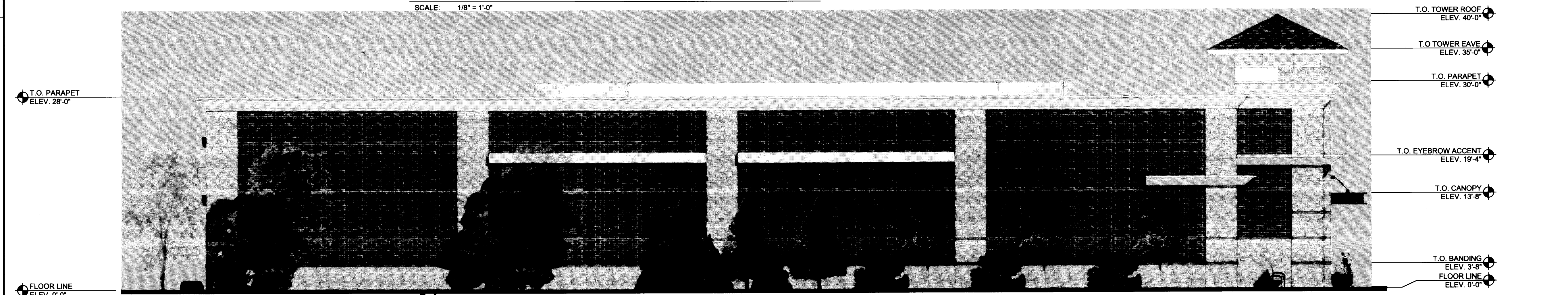
01 FRONT ELEVATION (SOUTH)



02 RIGHT SIDE ELEVATION (EAST)



03 REAR ELEVATION (NORTH)



04 LEFT SIDE ELEVATION (WEST)

- MATERIALS & COLOR LEGEND**
- E.I.F.S. (SANDBLASTED FINISH) COLOR: OFF-WHITE
 - CULTURED STONE VENEER (LEDGESTONE - DRY STACK) COLOR: "BAUER FARMS BLEND"
 - BRICK (THRU-WALL) COLOR: REDDISH-BROWN
 - SOLDIER COURSE BRICK ACCENT (PROJECT 3/4" FROM FACE OF FIELD BRICK) COLOR: REDDISH-BROWN
 - STONE BANDING / SILL COLOR: MEDIUM BROWN
 - STOREFRONT SYSTEM W/ CLEAR NON-REFLECTIVE GLASS FRAMING COLOR: DARK ANODIZED BRONZE
 - CONCRETE TILE ROOFING COLOR: SLATE GRAY
 - PAINTED STEEL CANOPY COLOR: FOREST GREEN

Final Development Plan For
Bauer Farm Northwest - Phase I
4700 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:
Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____


CAHEN ARCHITECTURAL GROUP P.C.
2076 South Alton Way Building A
Centennial, Colorado 80112 (303) 743-0002
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REVISIONS	
1	10/14/2014
2	
3	
4	

Rel. Date: 05.14.2014
EXTERIOR ELEVATIONS
ANCHOR BUILDING

Final Development Plan For
Bauer Farm Northwest - Phase I
4700 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____



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Centennial, Colorado 80112 (303) 743-0002
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REVISIONS

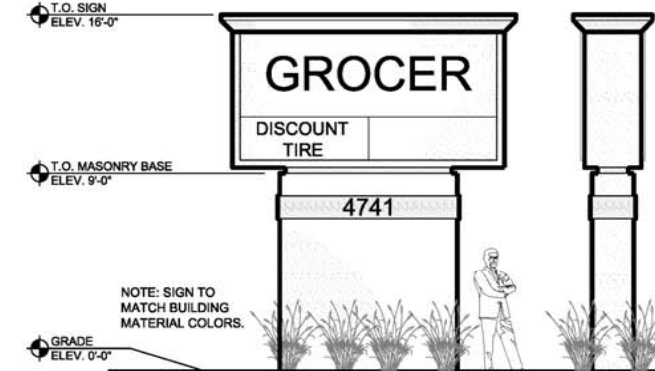
NO.	CITY COMMENTS
1	2014-06-13
2	
3	
4	

Rel. Date: 05.14.2014

EXTERIOR ELEVATIONS
RETAIL BUILDING

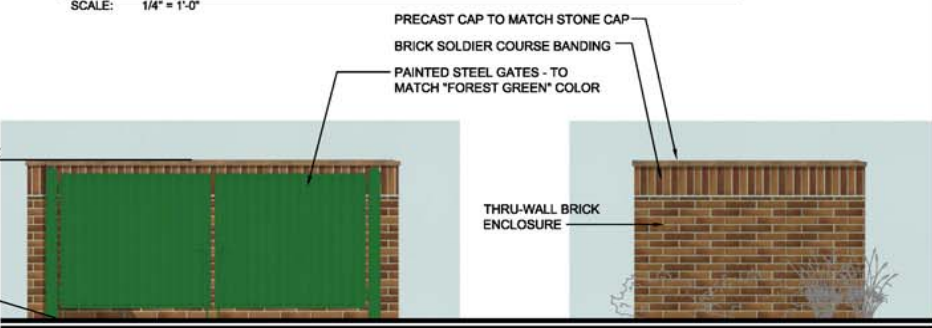
MATERIALS & COLOR LEGEND

- E.I.F.S. (SANDBLASTED FINISH)
COLOR: OFF-WHITE
- CULTURED STONE VENEER
(LEDGESTONE - DRY STACK)
COLOR: "BAUER FARMS BLEND"
- BRICK (THRU-WALL)
COLOR: REDDISH-BROWN
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ACCENT (PROJECT 3/4" FROM
FACE OF FIELD BRICK)
COLOR: REDDISH-BROWN
- STONE BANDING / SILL
COLOR: MEDIUM BROWN
- STOREFRONT SYSTEM W/
CLEAR NON-REFLECTIVE
GLASS
FRAMING COLOR: DARK
ANODIZED BRONZE
- CONCRETE TILE ROOFING
COLOR: SLATE GRAY
- PAINTED STEEL CANOPY
COLOR: FOREST GREEN
- WALL SCONCE LIGHT FIXTURE
COLOR: DARK BRONZE
- WALL PAK LIGHT FIXTURE
COLOR: DARK BRONZE



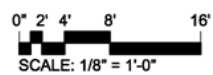
05 MONUMENT SIGN

SCALE: 1/4" = 1'-0"



06 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



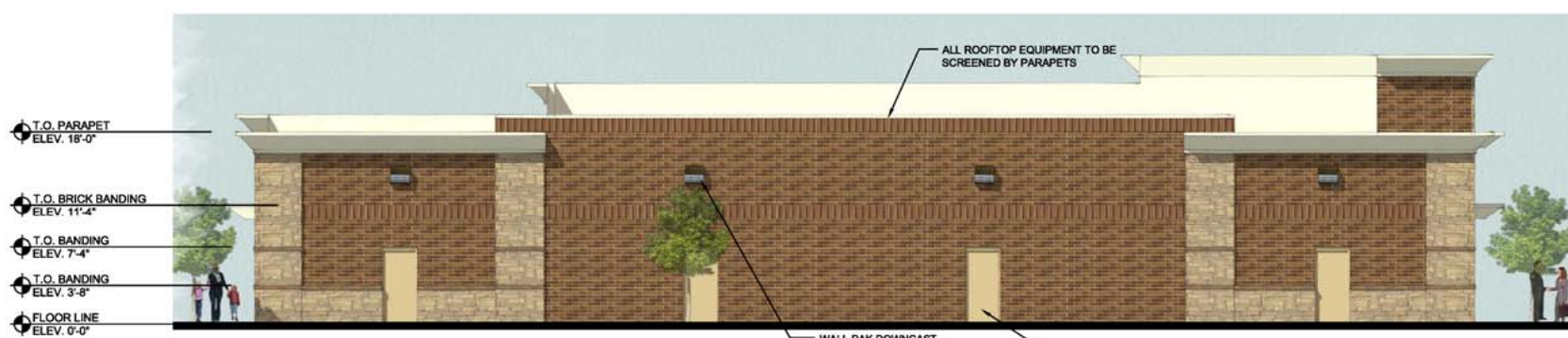
01 FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



02 RIGHT SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



03 REAR ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



04 LEFT SIDE ELEVATION (WEST)

SCALE: 1/8" = 1'-0"