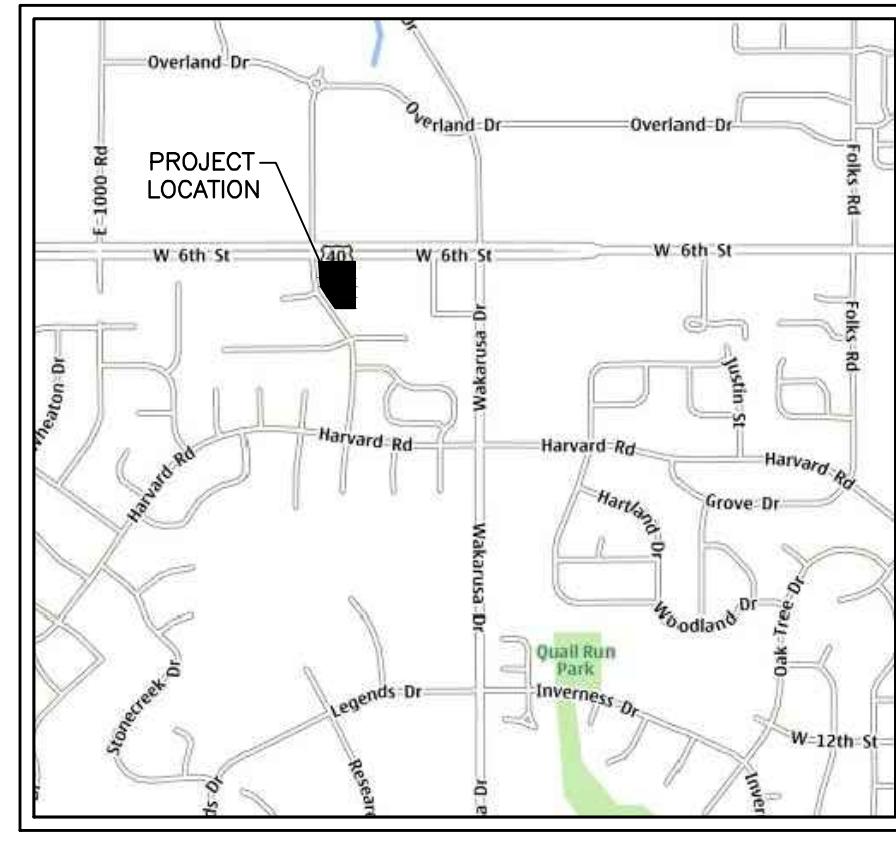
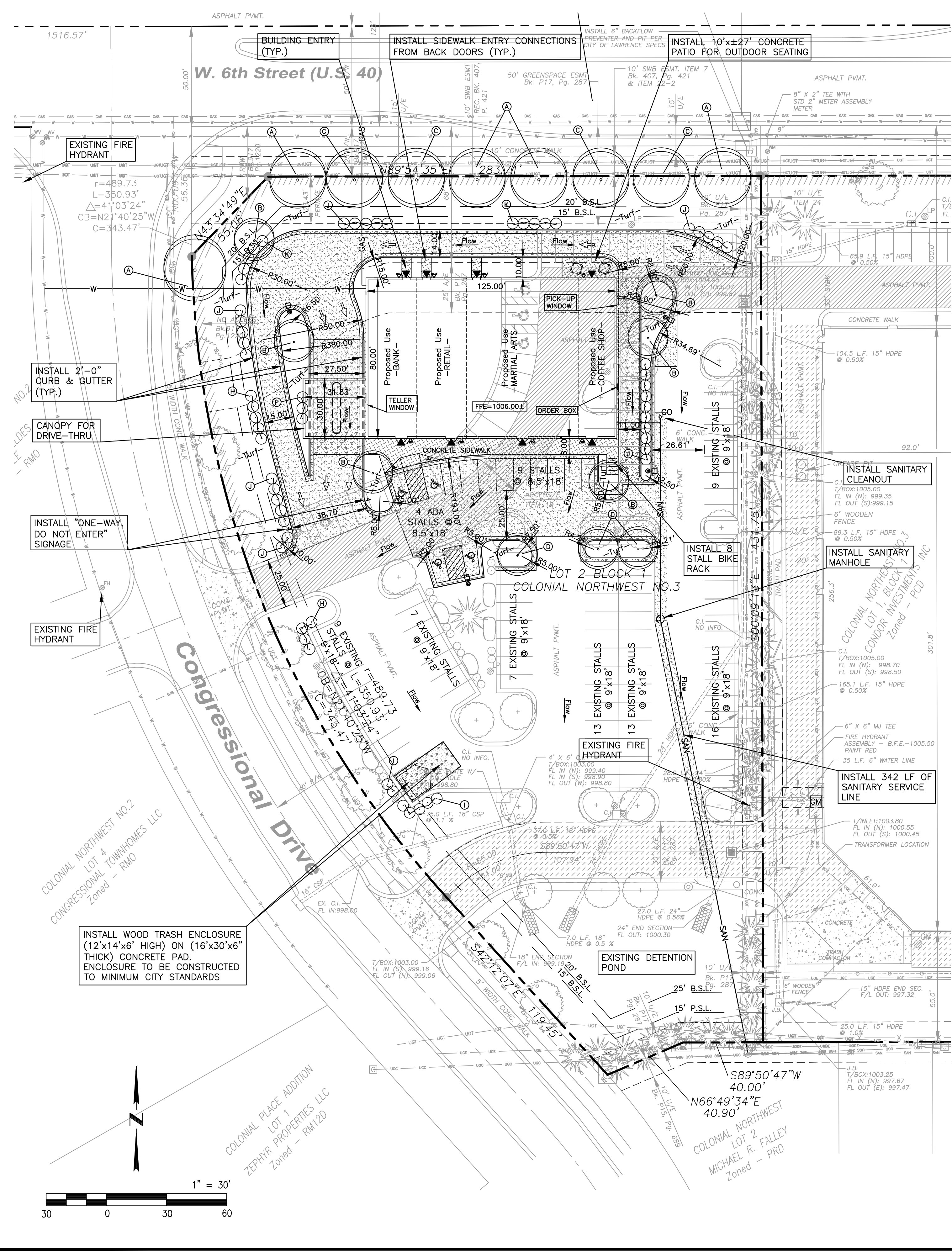


Drawing name: W:\Proj\18000\18022\18022\000\AutoCad\Site Plan\18022 000 001 Site Plan.dwg Layout name: Layout1 Plotted on: Jun 14, 2012 - 8:56am
 Last edit on: EDITDATE



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 2, BLOCK ONE, COLONIAL NORTHWEST NO. 3, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

- Existing Zoning: RMO (Multi Dwelling Residential - Office District)
Proposed Zoning: CN2 (Neighborhood Commercial Center District)
- Current Use: Lot with 123 Stall Parking Lot and Regional Detention Pond
Proposed Use: One Story Retail Building
- Topographic information provided by Lance Johnson of Peridian Group and field verified by Bartlett & West, Inc.
- Owner: BWB-WCSO, LLC, 11111 West 95th St., Suite 204, Overland Park, KS 66214
Developer: Williams Management, 1138 Brynwood Court, Lawrence, KS 66049 (Adam Williams)
- Building Information:
Existing building:
N/A
Proposed one-story building:
1,500 s.f. Coffee Shop
2,000 s.f. Bank
2,000 s.f. Retail Space
4,500 s.f. Martial Arts
- Parking Information:
Existing Parking = 118 stalls + 5 ADA stalls = 123 total stalls
Required Parking: (Retail, Bank)
1 Space Per 300 s.f. = 14 Stalls Required
Required Parking: (Martial Arts)
1 Space Per 200 s.f. = 23 Stalls Required
Required Parking: (Coffee Shop)
1 Space Per 100 s.f. of customer service space, plus 1 space per employee = 12 Stalls Required for customer service (75% of total s.f.), 2 Stalls Required for employees
Total Stalls Required = 51
(1 bicycle parking stall per 10 auto stalls)

Parking Provided:
83 Regular Stalls + 4 ADA Stall = 87 Total Stalls
8 Bicycle Stalls
- Wall Mounted Lighting is located at building entrances. All lighting is shielded to prevent glare off-site.
- This site plan 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.
- Accessible spaces are to be signed and stenciled per Sec. 20-912.
- All traffic control signs placed on private property open to the general public shall 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.
- Proposed drive and parking areas to have concrete curb to meet City of Lawrence standards, except where noted.
- The City of Lawrence shall not be responsible for damage to pavement due to the weight of refuse vehicles. The trash enclosure shall be constructed to minimum city standards.
- All mechanical equipment shall be screened per Sec. 20-1006 (b). Rooftop equipment will be screened with a parapet wall.
- Required Setbacks:
Building Setbacks - 20' North and West Sides, 25' South Side, 0' East Side
Parking Setbacks - 15' North, South and West Sides, 0' East Sides
- Utility Connections:
Sanitary - 4" PVC Service Line to South as shown
Water - connection to North as shown
Electric - to be field evaluated
Gas - connection to North as shown
Cable/Telephone - to be field evaluated

LIGHTING

REFER TO PHOTOMETRIC PLAN FOR FURTHER DETAILS (TO BE SUBMITTED AT A FUTURE DATE)

- ☐ SINGLE HEAD METAL HALIDE LAMP

SITE SUMMARY

EXISTING SITE SUMMARY

EXISTING BUILDING:	0 SF (0.00 AC.)
EXISTING PAVEMENT:	49,868 SF (1.14 AC.)
TOTAL IMPERVIOUS:	49,868 SF (1.14 AC.)
EXISTING PERVIOUS:	47,792 SF (1.10 AC.)
TOTAL PROPERTY AREA:	97,660 SF (2.24 AC.)

NEW SITE SUMMARY

PROPOSED BLDG:	10,000 SF (0.23 AC.)
PROPOSED PAVEMENT:	52,963 SF (1.21 AC.)
PROPOSED IMPERVIOUS:	62,963 SF (1.44 AC.)
PROPOSED PERVIOUS:	34,697 SF (0.80 AC.)
TOTAL PROPERTY AREA:	97,660 SF (2.24 AC.)

PAVEMENT SCHEDULE

- 4" CONCRETE SIDEWALK
- 6" CONCRETE PAVEMENT
- 5" ASPHALT PAVEMENT

PLANT SCHEDULE

No.	Name	Qty.	Size	Cond.
Trees				
A	Autumn Gold Maidenhair Tree - Ginkgo biloba 'Autumn Gold'	5	2.5" Cal. Min.	B&B
B	Redbud - Cercis canadensis	5	2.5" Cal. Min.	B&B
C	Summit Ash - Fraxinus pennsylvanica 'Summit'	4	2.5" Cal. Min.	B&B
D	Littleleaf Linden - Tilia cordata	3	2.5" Cal. Min.	B&B
Shrubs				
F	Emerald & Gold Euonymus - Euonymus fortunei 'Emerald'n Gold'	3	24" Min. Height	Cont.
H	Little Princess Spirea - Spiraea japonica 'Little Princess'	9	5 Gal.	Cont.
I	Skyrocket Juniper - Juniperus virginiana 'Skyrocket'	7	5' Min. Height	Cont.
J	Compact Burning Bush - Euonymus alatus 'Compactus'	32	5 Gal.	Cont.
K	Dwarf Mugo Pine - Pinus mugo 'Mugo'	10	24" Min. Height	Cont.

LANDSCAPE NOTES

- Landscape Buffer Yard
Required - None on North and East. West and South: Alternative Compliance Requested Based on Amount of Existing Vegetation plus Proposed Vegetation Included is Adequate to Satisfy the Intent of this Code Requirement.
- Interior Parking Lot Landscaping: 87 Stalls x 40 s.f. = 3,480 s.f. Required. Provided: 7,042 s.f.
- Interior Landscaping (Trees and Shrubs): 87 Stalls = 9 Trees and 27 Shrubs
Provided: 8 New Trees and 13 Existing Trees, 13 New Shrubs and 20 Existing Shrubs
- Parking Lot Perimeter Landscaping: Per Sec. 20-1004 (b)(2) the Increase in Parking Stalls is Less than 20% of the Existing Condition.
Provided: N/A
- Parking Lot Perimeter Screening: Alternative Compliance Requested Based on Amount of Existing Vegetation plus Proposed Vegetation Included is Adequate to Satisfy the Intent of this Code Requirement.
- Street Trees:
Required Along W. 6th Street = 8
Required Along Congressional Drive = 12
Provided Along W. 6th Street = 8 New Trees
Provided Along Congressional Drive = 1 New Tree + 11 Existing Trees to Remain
- If grading activity damages the health of the street trees to an extent that the City Horticulture Manager determines they are unhealthy or unsafe, they will be replaced by the property owner.

REV	DATE	DESCRIPTION
1	6/14/12	REVISIONS PER CITY COMMENTS

BARTLETT & WEST

544 COLUMBIA DRIVE • LAWRENCE, KS 66049
 PHONE 785.749.9453 • FAX 785.749.9961
 WWW.BARTLETTWEST.COM

SITE PLAN FOR
RETAIL BUILDING
650 CONGRESSIONAL DRIVE
LAWRENCE, KANSAS

DESIGNED:	RLW
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ:	18022.000
CONST PROJ:	---
SCALE:	SCALE
DATE:	04-23-12
SHEET NUMBER	SP-1 OF 1

SITE PLAN