

**Application for the Vacation of
Public Right of Way or Easement
City of Lawrence, Kansas**

Date Application Submitted: 7-3-2012

Procedures for Vacation Application:

1. Complete Vacation Application Form, including legal description.
2. Provide ownership list from Douglas County Clerk's Office for property owners within 200 feet of proposed vacation.
3. For vacation requests that are not initiated by City staff or the City Commission, please provide a check made payable to "City of Lawrence, Kansas" in the amount of \$200.00. This check should accompany the completed application, and is non-refundable. The application fee covers staff work and publication costs for the notices.

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Section 1. Property Owner Information. Provide information on property owner(s) adjoining proposed vacation requesting the vacation:

Name of Property Owner(s): BWB-WCSC, LLC
Address of Property Owner: 11111 W 95th Street, Suite 204
Overland Park, KS 66214
Telephone Number: 785-766-1666

If the owner is represented by a third party (engineer, architect, attorney) who will serve as the applicant's representative, provide contact information:

Darron Ammann, Bartlett & West, Inc. 544 Columbia Drive, Lawrence, KS 66049
Darron.Ammann@Bartwest.com 785-330-7034

Section 2. Background Information.

- A) Describe the proposed vacation. What is proposed to be vacated? (e.g. Right-of-way, utility easement, drainage easement).

ALL OF THAT CERTAIN 25 FEET WIDE PLATTED ACCESS EASEMENT OVER, UPON, THROUGH AND ACROSS LOT 2, BLOCK 1 COLONIAL NORTHWEST #3 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, SHOWN ON THE RECORDED PLAT OF SAID COLONIAL NORTHWEST #3 IN BOOK P-17, PAGE 287, (SEE ATTACHED PLAT).

- B) Describe the purpose or reason for seeking the proposed vacation:

PROPOSED OFFICE/RETAIL DEVELOPMENT ON LOT 2, BLOCK 1 COLONIAL NORTHWEST #3 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KS. (Book 917, Page 1220: (b) ALL RIGHT OF ACCESS has been acquired to the north limits of existing Access, per Easement Agreement in Book 980, Page 3101).

- C) Attach a copy of the plat of record of the property, indicating the location of the proposed vacation.

D) Attach a copy of the legal description for the portion of the easement or right-of-way which is to be vacated.

Section 3. City Staff Review. The following items will be reviewed by City staff in the Public Works, Utilities and Planning Departments, as applicable.

A) Will the proposed vacation impair access to a public street by any adjoining property owners? Yes or No, explain:

No. This vacation of the existing easements is now required because of recent design changes made to the property. A new access easement is being written for the current design solution.

B) Are utilities currently located in the easement or right-of-way?

Water	Yes or No
Sanitary Sewer	Yes or No
Stormsewer	Yes or No
Gas	Yes or No
Electric	Yes or No
Telephone	Yes or No
Cable	Yes or No

C) Will the proposed vacation impair the ability of utilities to deliver services to the adjoining property and surrounding area?

No

D) Should the vacation reserve any City rights?

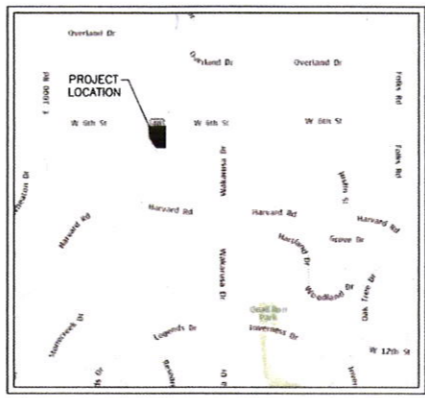
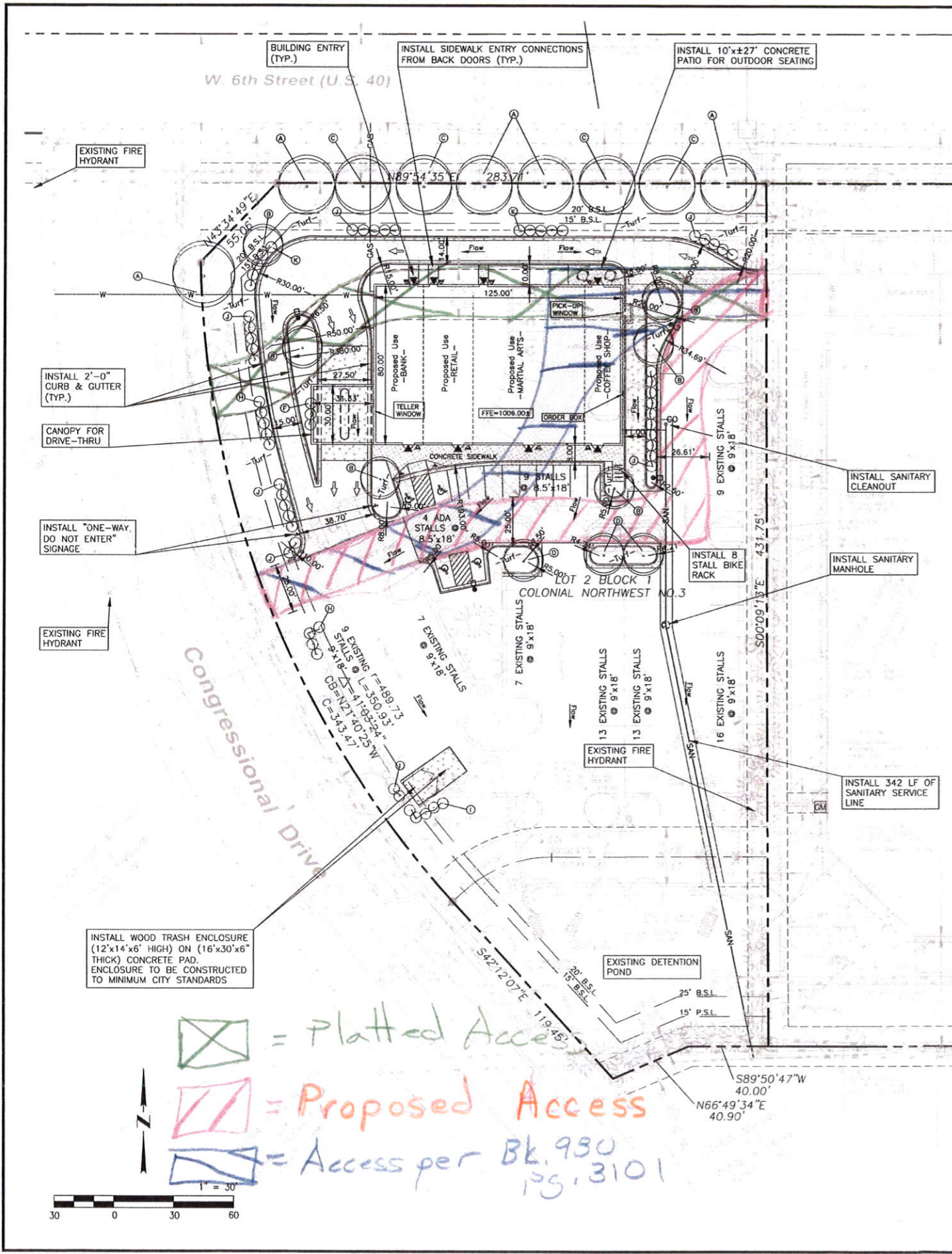
No

E) City staff recommendation for the proposed vacation:

Public Works	_____
Planning	_____
Utilities	_____

Section 4. After City staff approval, the property owner must execute a Petition for Vacation which will be prepared by City staff. Once a petition has been received, notice of the hearing on vacation will be published. The City Commission will consider the proposed vacation at the hearing, and if appropriate, authorize the Mayor to execute the Order of Vacation which vacates the easement or right-of-way.

Drawing name: W:\Proj\18000\18022\000\AutoCad\Site Plan\18022_000_001_Site_Plan.dwg
 Layout name: Layout1
 Plotted on: Jun 14, 2012 - 8:56am
 Printed by: mc0576



LOCATION MAP
NOT TO SCALE

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.

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-WCSC, 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

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.

= Platted Access
 = Proposed Access
 = Access per Bk. 930 135,3101



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

BARTLETT & WEST
 644 COLUMBIA DRIVE - LAWRENCE, KS 66049
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SITE PLAN FOR RETAIL BUILDING 650 CONGRESSIONAL DRIVE LAWRENCE, KANSAS