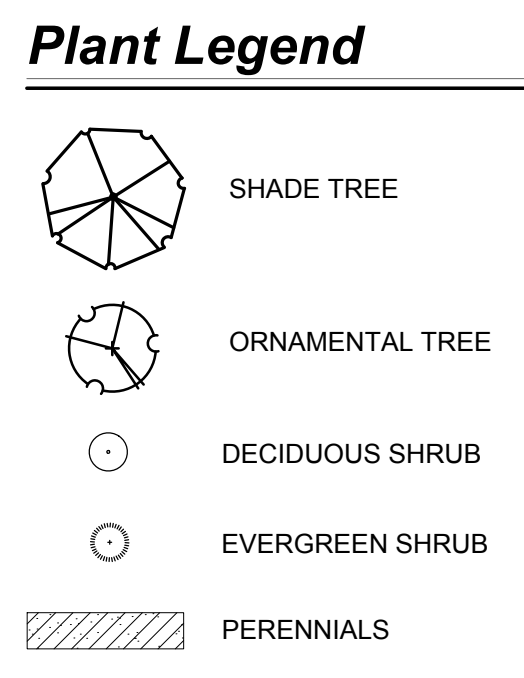
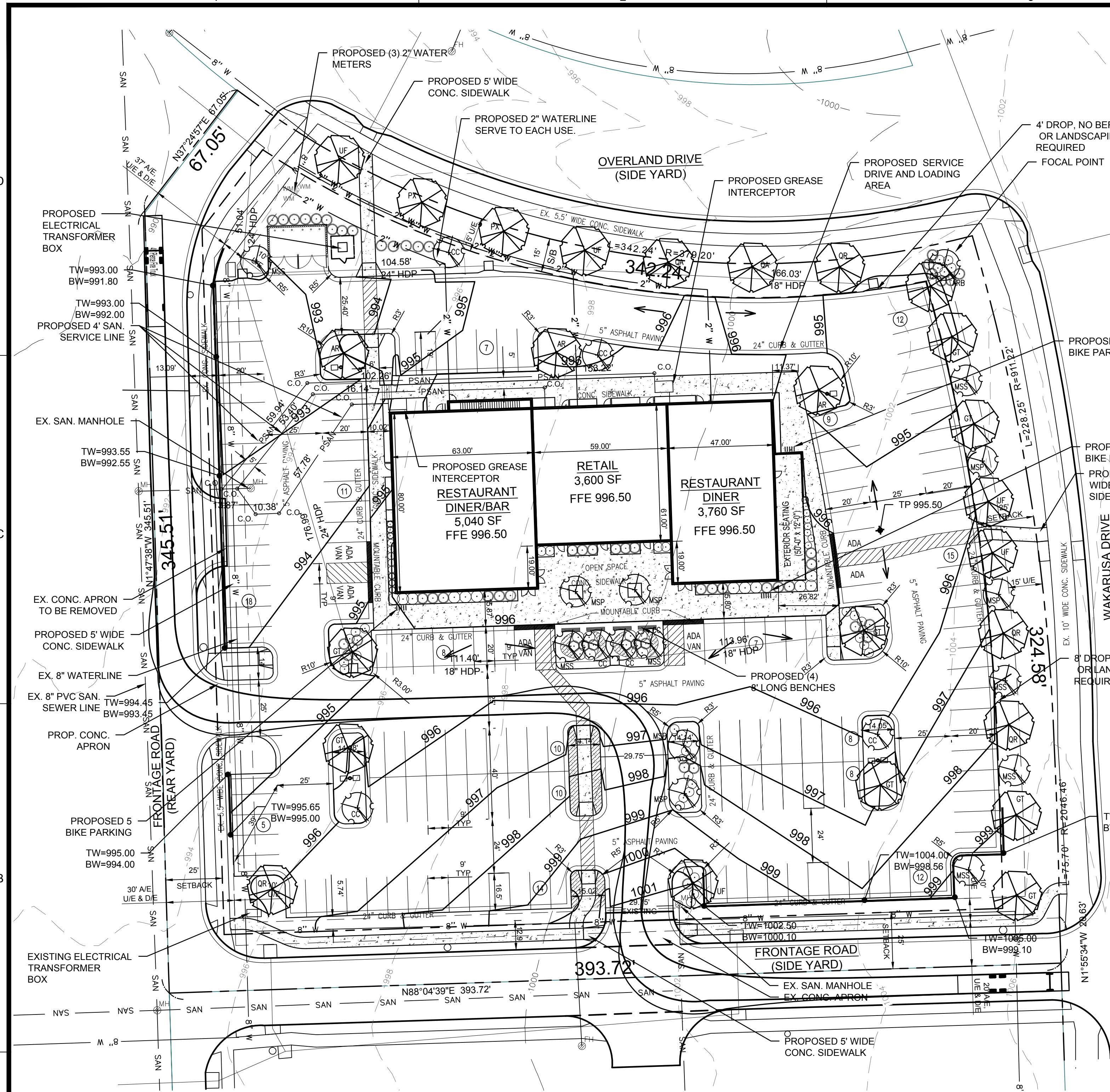


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 LOCATION: T:\20143028\CAD\Planning\SP\143028-SP.dwg PLOT DATE: January 20, 2015 PLOTTED BY: MITCH



### Site Summary

EXISTING	AREA (SQ. FT.)	PROPOSED	AREA (SQ. FT.)	EXISTING	AREA (SQ. FT.)	(%)
EXISTING BUILDINGS	0	PROPOSED BUILDINGS	12,400	TOTAL BUILDINGS	12,400	10%
EXISTING PAVEMENT	15,657	PROPOSED PAVEMENT	71,727	TOTAL PAVEMENT	87,384	67%
EXISTING IMPERVIOUS	15,657	PROPOSED IMPERVIOUS	84,127	TOTAL IMPERVIOUS	99,784	
EXISTING PERVIOUS	114,753	TOTAL PERVIOUS	30,626		23%	
PROPERTY AREA	130,410	PROPERTY AREA	130,410			

### Legal Description

6WAK ADDITION REPLAT OF LOTS 1, 2A, 2B, 3 & 4 BLOCK 2 WAKARUSA PLACE  
 ADDITION BLOCK 1 LOT 2. CONTAINS 3.0 ACRES, MORE OR LESS.

### Landscape Requirements

#### Street Frontage Landscaping

THE DATA PROVIDED IN THE FOLLOWING TABLE REPRESENTS THE STREET TREE PROVIDED PER STREET TREE REQUIREMENT FOR THE DEVELOPMENT

Wakarusa Drive Street Frontage	305 l.f. / 40 = 8 Trees
Street Trees Provided	8 Trees
Overland Drive Street Frontage	305 l.f. / 40 = 8 Trees
Street Trees Provided	9 Trees

#### Perimeter Parking Lot Landscaping

THE DATA PROVIDED IN THE FOLLOWING TABLE REPRESENTS THE PERIMETER PARKING LOT LANDSCAPE PROVIDED PER PARKING LOT FOR THE DEVELOPMENT

Linear foot of parking frontage	
Perimeter Parking Lot Landscape Required	305 l.f. / 25 = 13 Trees
Perimeter Parking Lot Landscape Provided	14 (includes (9) street trees)

#### Interior Parking Lot Landscaping

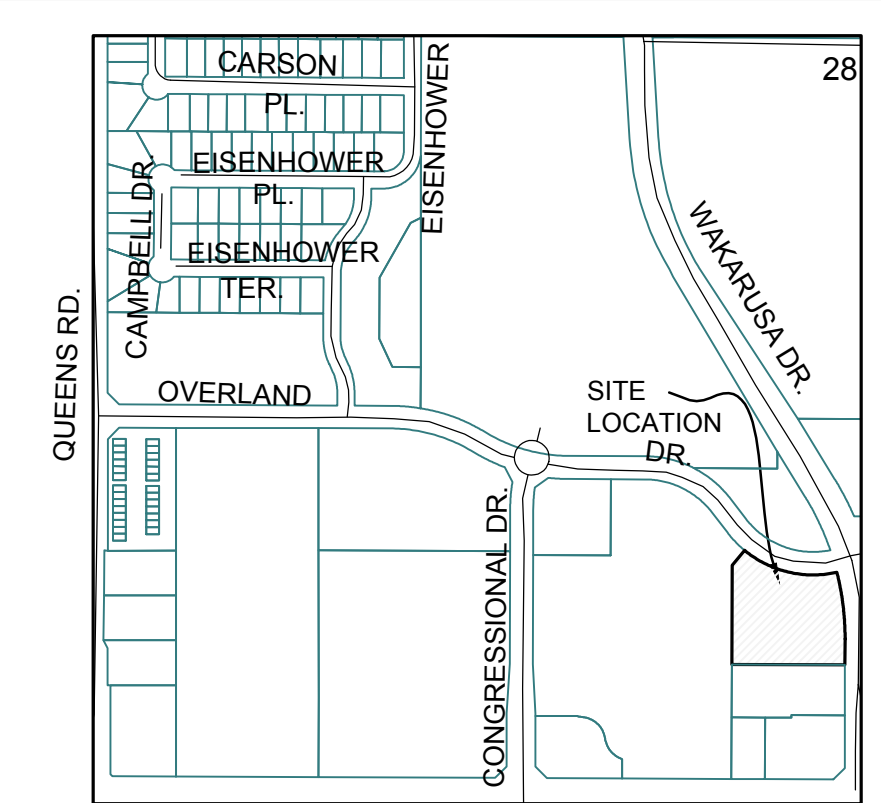
THE DATA PROVIDED IN THE FOLLOWING TABLE REPRESENTS THE INTERIOR PARKING LOT LANDSCAPE PROVIDED PER PARKING LOT FOR THE DEVELOPMENT

Interior Parking Lot Landscape Requirements	
Number of Stalls x 40 s.f. = Required Interior Landscaping	
Parking Stalls	154
Interior Parking Lot Landscape Required	6,160 S.F.
Interior Parking Lot Landscape Provided	8,060 S.F.
One Shade Tree & Three Shrubs per 10 parking spaces	
Parking Stalls	154 Stalls / 10 = 16 Trees
Trees Provided	23 Trees
Shrubs	154 Stalls / 10 x 3 = 49 Shrubs
Shrubs Provided	131 Shrubs

#### Plant Schedule

QTY	ID	DESCRIPTION	SIZE/CONDITION
5	UF	ULMUS 'FRONTIER' Frontier Elm	2-1/2" CALIPER; B&B
3	AR	ACER RUBRUM 'RED SUNSET' Red Sunset Maple	2-1/2" CALIPER; B&B
2	PX	PLATANUS X ACERIFOLIA Bloodgood london plantree	2-1/2" CALIPER; B&B
4	QR	QUERCUS RUBRA Northern Red Oak	2-1/2" CALIPER; B&B
8	GT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' Shademaster Honeylocust	2-1/2" CALIPER; B&B
3	QA	QUERCUS ALBA White Oak	2-1/2" CALIPER; B&B
6	CC	CERCIS CANADENSIS Eastern Redbud	1-3/4" CALIPER; B&B
6	MSP	MALUS SPECIES 'PRAIRIFIRE' Prairie Fire Crabapple	1-3/4" CALIPER; B&B
7	MSS	MALUS SPECIES 'SPRING SNOW' Spring Snow Crabapple	1-3/4" CALIPER; B&B
1	ARB	ACER RUBRUM 'BOWHALL' Bowhall Maple	1-3/4" CALIPER; B&B
6	EA	EVONYMUS ALATUS 'COMPACTUS' Burning Bush	2 GAL. CONT.
27	JC	JUNIPERUS CHINENSIS 'GOLD COAST' Gold Coast Juniper	5 GAL. CONT.
18	JS	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 GAL. CONT.
25	PA	PENNISETUM ALLOPECUROIDES 'HAMLEN' Dwarf Fountain Grass	2 GAL. CONT.
21	PM	PINUS MUGO VAR. PUMILLO Dwarf Mugo Pine	5 GAL. CONT.
35	SB	SPIRAEA BUNALDA 'GOLDFLAME' Gold Flame Spirea	2 GAL. CONT.
5	RK	ROSA RADRAZZ 'KNOCK OUT' Knock Out Rose	2 GAL. CONT.

### Location Map



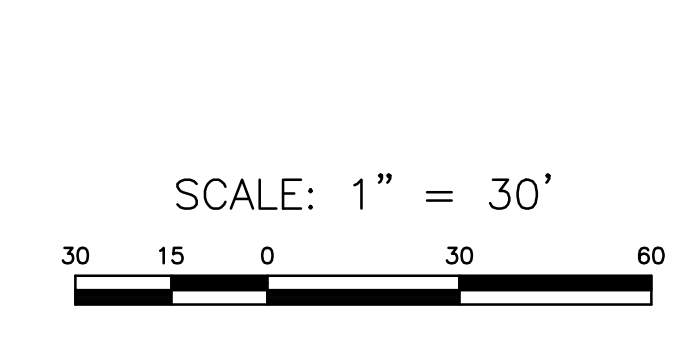
### General Notes

- OWNER: CPC VENTURES, INC.  
PO BOX 5049  
TOPEKA, KS 66605-0049
- LAND PLANNER/ SCHWERT DESIGN GROUP  
2231 SW WANAMAKER ROAD #303  
TOPEKA, KANSAS 66614-4275
- ENGINEER: LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049
- EXISTING ZONING: CO
- PROPOSED ZONING: CC600-PD
- CURRENT USE: VACANT - 525 WAKARUSA DRIVE
- PROPOSED USE: QUALITY RESTAURANT, GENERAL RETAIL SALES, AND ACCESSORY BAR.
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF LAWRENCE
- PROPOSED PARKING ISLANDS TO HAVE CURB AND GUTTER TO MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- PROPOSED ASPHALT PAVEMENT IMPROVEMENTS SHALL MEET EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE NOTED.
- WALL MOUNTED LIGHTING SHALL BE LOCATED AT BUILDING ENTRANCES. ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE OFF-SITE.
- THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- 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 ORDINANCE 20-912(g).
- PER SECTION 20-1006(b): EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES BOXES AND METERS, SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND FROM STREET RIGHTS-OF-WAY (AS MEASURED 6 FEET ABOVE GROUND LEVEL). SCREENING SHALL BE IN THE FORM OF LANDSCAPE PLANTINGS OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE ARCHITECTURE OF THE PRINCIPAL BUILDING.
- PER CITY CODE CHARTER IX ARTICLE 9-903(B), A STORMWATER POLLUTION PREVENTION PLAN (SWP3) MUST BE PROVIDED FOR THIS PROJECT PRIOR TO ISSUANCE OF A BUILDING PERMIT. BUILDING ELEVATIONS WILL BE SUBMITTED FOR COMMERCIAL REVIEW.
- ISSUANCE OF FINAL OCCUPANCY PERMIT FOR BUILDING SHALL NOT BE COMPLETED UNTIL ALL PUBLIC IMPROVEMENTS FOR THIS SITE ARE COMPLETE.
- ADEQUATE IRRIGATION TO EACH LANDSCAPING ISLAND.

### Parking Summary

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE REQUIRED PARKING, PER USE IN THE DEVELOPMENT FOR LOT 1

USE: RETAIL SALES	3,600 SF / 300 SF = 12 SPACES
USE: CUSTOMER SERVICE AREA, QUALITY RESTAURANT	8,000 SF = 1/100 SF 80 SPACES
ACCESSORY BAR:	672 SF / 7 SF/OCCUP= 96 OCCUP/3 STALLS/OCCUP= 32 SPACES
EMPLOYEES / STAFF PARKING - LARGEST SHIFT FOR RESTAURANTS/BAR	30 SPACES
REQUIRED PARKING	154 SPACES
PROPOSED PARKING	148 PARKING SPACES
REQUIRED ACCESSIBLE PARKING	6 PARKING SPACES
ACCESSIBLE SPACES PROVIDED	(5) AUTO (1) VAN - TOTAL 6 PARKING SPACES
TOTAL PARKING SPACES PROVIDED	154 PARKING SPACES
BIKE PARKING REQUIRED RESTAURANT AND RETAIL USES	1 PER 10 PROVIDED SPACES
BIKE PARKING PROVIDED	15 BIKE PARKING SPACES



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 topeka, kansas 66614-4275  
 phone: 785.273.7540  
 fax: 785.273.7579

500 north broadway suite 200  
 oklahoma city, ok 73102  
 phone: 405.231.3105  
 fax: 405.231.3115

PROPOSED SITE PLANNING  
**RESTAURANT / RETAIL DEVELOPMENT**  
 SW CORNER - WAKARUSA & OVERLAND DRIVE - LAWRENCE, KANSAS

SUBMISSION DATES  
 11/24/2014  
 01/09/2015 - PER COMMENTS.

SHEET TITLE  
 PROPOSED SITE PLAN

PROJECT NUMBER  
**141065**

SHEET NUMBER  
**AS-100**



NOTE: COLORS SHOWN ON RENDERING ARE FOR REPRESENTATION ONLY AND MAY NOT REFLECT ACTUAL MATERIALS. ACTUAL MATERIALS SHALL BE SELECTED IN "EARTH TONE" FAMILY AND MAY BE LIMITED BY MANUFACTURER'S AVAILABILITY.



**schwerdt design group**  
 architecture | interiors | planning  
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 fax: 785.273.7579  
 550 north broadway suite 200  
 oklahoma city, ok 73102  
 phone: 405.241.5862  
 fax: 405.241.3145

**PROGRESS PRINT**  
 NOT FOR CONSTRUCTION  
 DATE: 1-14-15

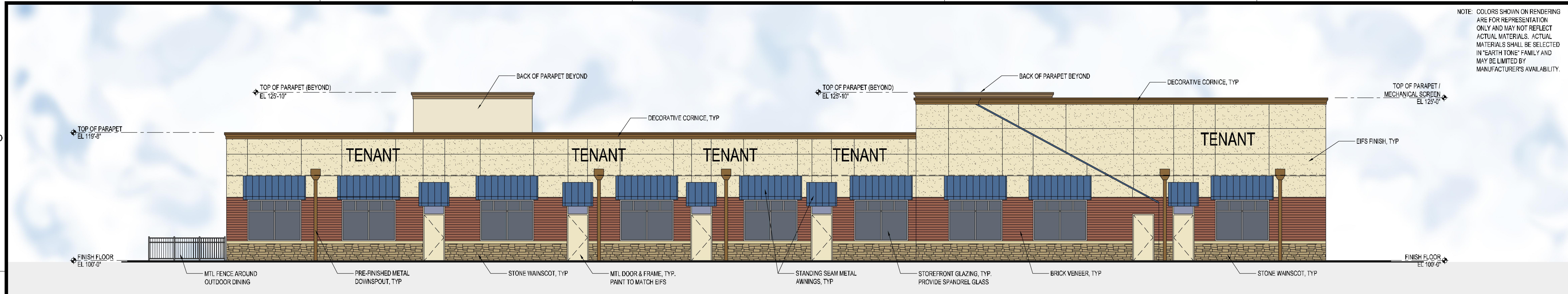
**SITE PLANNING & BUILDING DEVELOPMENT**  
**WAKARUSA RESTAURANT / RETAIL**  
 SW CORNER - WAKARUSA & OVERLAND DRIVE - LAWRENCE, KANSAS

SUBMISSION DATES
T.B.D.

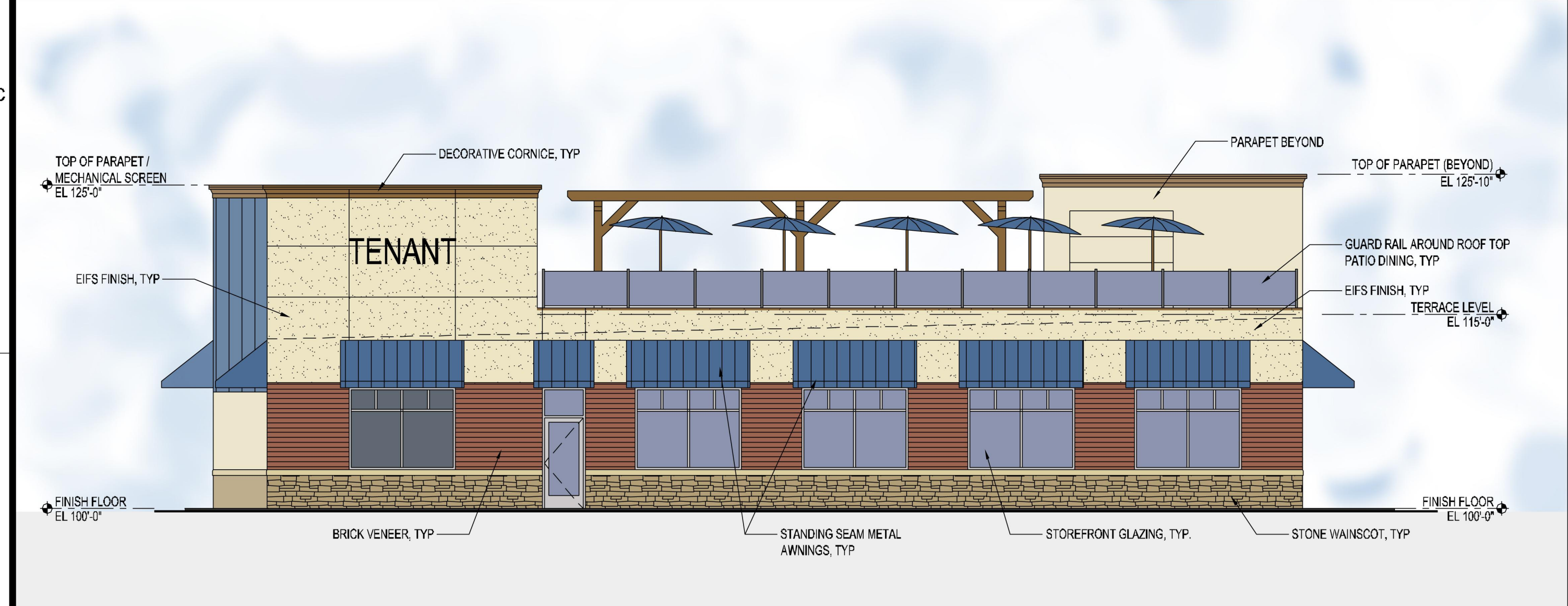
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 EXTERIOR ELEVATIONS

PROJECT NUMBER  
 141065

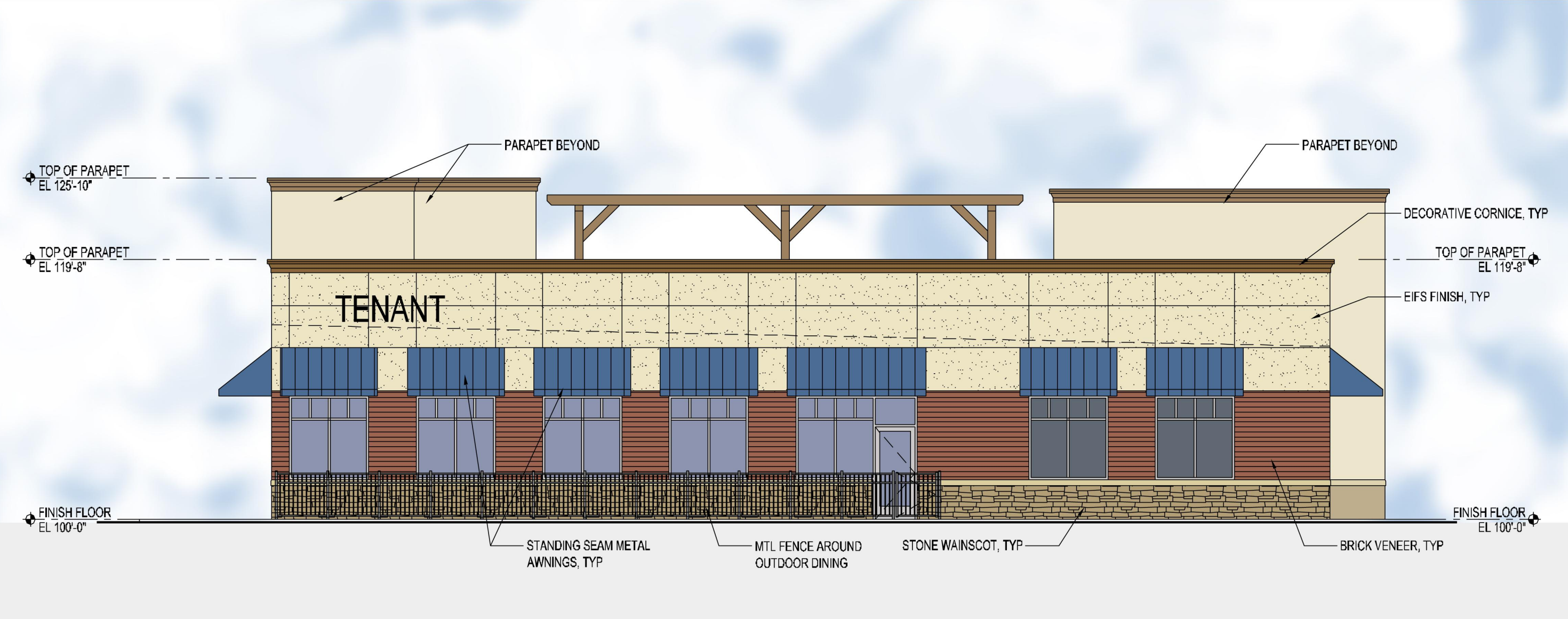
SHEET NUMBER  
 A-201



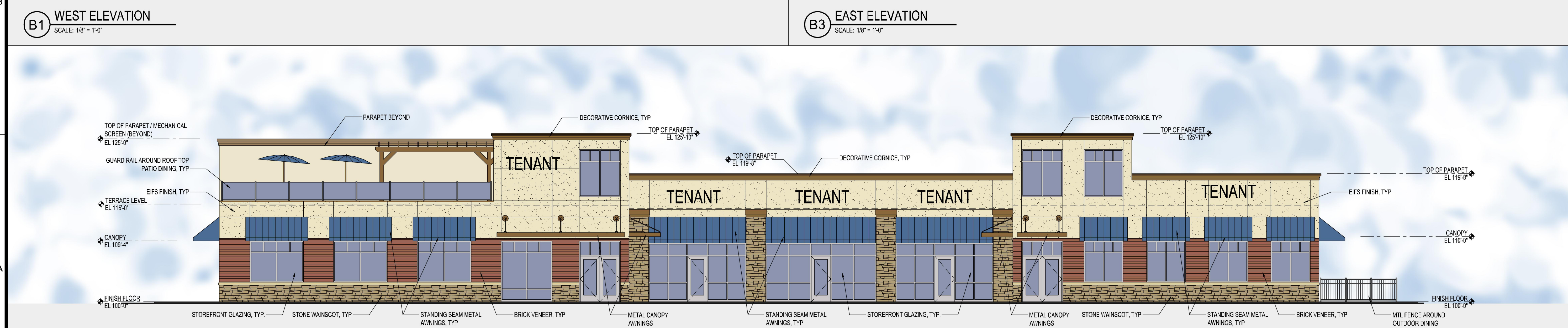
**C1 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**B1 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**B3 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

LOCATION: F:\Projects-MCS\141065 Spin City - Lawrence\CAD\Spin City Lawrence\Sheets\Architectural\141065-A-201 EXTERIOR ELEVATIONS.dwg  
 PLOT DATE: January 14, 2015  
 PLOTTED BY: ANTHONY