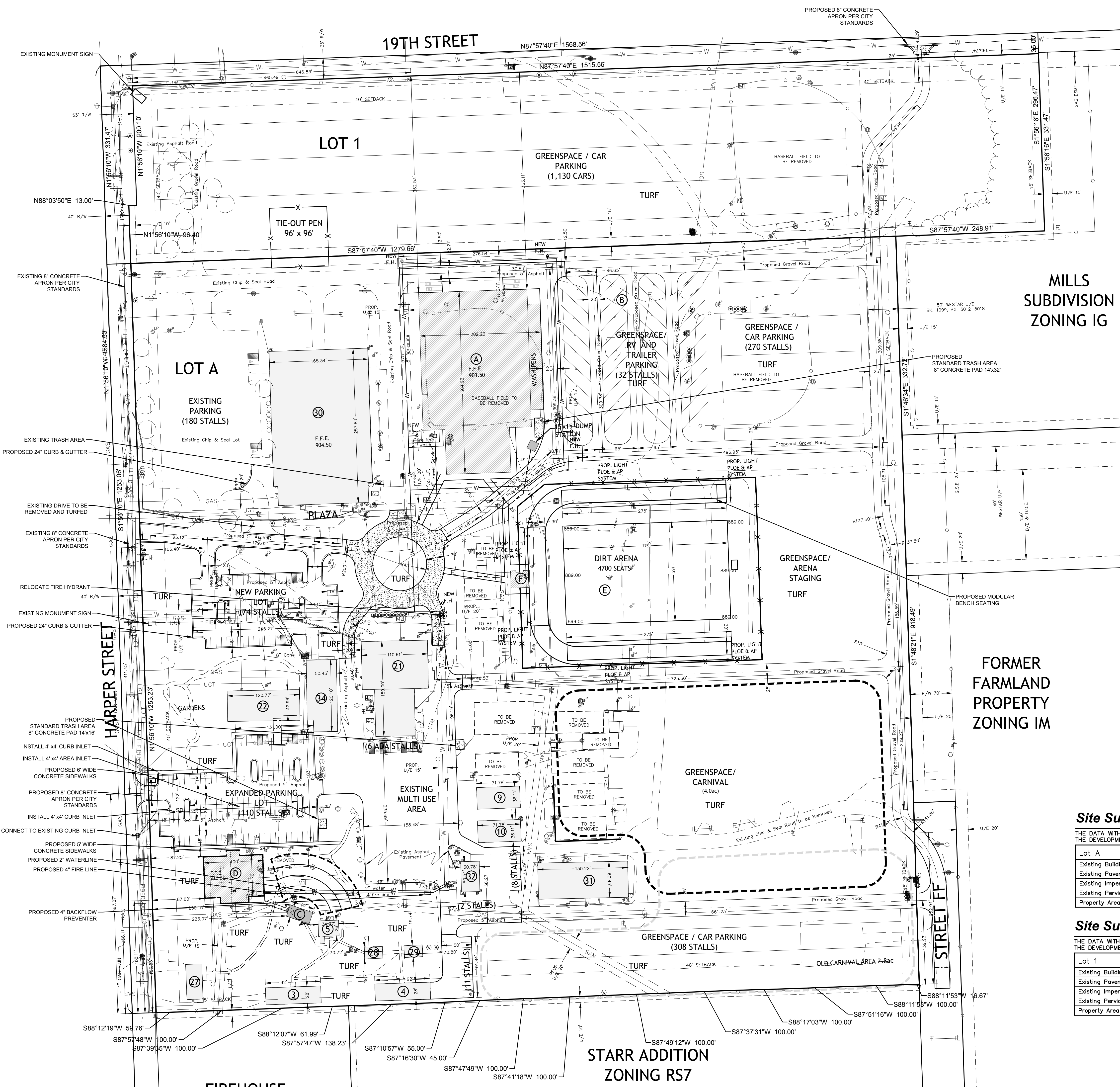


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**Legal Description**

TRACTS OF LAND IN A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:  
 4-H FAIRGROUNDS ADDITION, LOT A  
 4-H FAIRGROUNDS ADDITION NO. 2, LOT 1

**General Notes**

1. PROPOSED ZONING: GPI
2. CURRENT USE: ADMINISTRATIVE OFFICE, GENERAL ENTERTAINMENT AND SPECTATOR SPORTS, LODGE, FRATERNAL & CIVIC ASSEMBLY
3. TOPOGRAPHIC INFORMATION OBTAINED FROM AN AERIAL SURVEY PERFORMED BY LANDPLAN ENGINEERING, 2015.
4. PROPOSED DRIVE AND PARKING AREAS TO HAVE CURB AND GUTTER TO MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
5. ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
6. PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE NOTED.
7. PROPOSED STORM STRUCTURES SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
8. PER SECTION 20-1006(b): WALL MOUNTED LIGHTING SHALL BE LOCATED AT BUILDING ENTRANCES. ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE OFF-SITE.
9. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
10. 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.
11. ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER ORDINANCE 20-912(g).
12. 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.
13. ISLANDS WILL BE PLANTED WITH SHRUBS OR GROUNDCOVER WHERE NO TREES ARE PLANTED. AS NOTED, 20-1003(c)(5) REQUIRED A MIXTURE OF TWO OR MORE PLANT MATERIALS-NOT AN EITHER/OR SITUATION.
14. LIGHTING FIXTURES SHALL BE PROVIDED WITH A FULL CUT-OFF FIXTURE AND BE DIRECTED DOWN.
15. PROPOSED U/E AROUND SANITARY SEWER AND WATERLINE WILL BE FILED BY SEPARATE INSTRUMENT.
16. ACCESSIBLE STALLS WILL HAVE SIGNS AND SYMBOLS PAINTED ON ASPHALT SURFACE.

**Parking Summary**

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE REQUIRED PARKING, PER USE IN THE DEVELOPMENT, FOR DOUGLAS COUNTY FAIR GROUNDS.

Use: Multi Use (GPI)	Required Parking
Entertainment & Spectator, General = 1 Stall per 3 Seats	
(C) 296 seats/3=99 stalls	
(E) 4,700 seats/3=1,567 stalls	
Participant Sports & Recreation, indoor = 1 stall per 500 s.f.	
(A) 49,795/500=100 stalls	
(2) 14,628/500=30 stalls	
(3) 14,628/500=30 stalls	
Civic Assembly = 1 stall per 500 s.f.	
(1) 7,665/500=16 stalls	
(4) 5,910/500=12 stalls	
Building Maintenance Service = 1 stall per 500 s.f.	
(5) 2,576/500=6 stalls	
(4) 2,576/500=6 stalls	
(3) 9,000/500=18 stalls	
Administrative & Professional = 1 stall per 300 s.f.	
(2) 6,151/300=21 stalls	
(3) 1,500/300=5 stalls	
<b>Total Required Parking</b>	<b>1,910</b>
Permanent Parking Stalls Provided	391
Green Space/Temp. Parking Stalls Provided	1,708
<b>Total Parking Stalls Provided</b>	<b>2,099</b>
Permanent Parking ADA Stalls Required	7/1 (Auto/van)
Permanent Parking ADA Stalls Provided	18 (van)
RV and Trailer Parking	32

ON SITE PARKING FOR 2,099 CARS PROVIDED  
 OFFSITE PARKING @ FARMLAND PROPERTY

**LEGEND:**

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- CONCRETE PAVING

**Site Summary**

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES PER THE DEVELOPMENT FOR DOUGLAS COUNTY FAIR GROUNDS

Lot A	Area (Sq. Ft.)	Proposed Buildings	Area (Sq. Ft.)	Total Buildings	Area (Sq. Ft.)	%
Existing Buildings	127,789	Proposed Buildings	24,712	Total Buildings	152,501	9%
Existing Pavement	435,405	Proposed Pavement	-6,921	Total Pavement	428,484	27%
Existing Impervious	563,194	Proposed Impervious	17,791	Total Impervious	580,985	36%
Existing Pervious	1,037,008	Proposed Pervious		Total Pervious	1,019,217	64%
Property Area	1,600,202	Proposed Pervious		Total Pervious	1,600,202	100%

**Site Summary**

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES PER THE DEVELOPMENT FOR DOUGLAS COUNTY FAIR GROUNDS

Lot 1	Area (Sq. Ft.)	Proposed Buildings	Area (Sq. Ft.)	Total Buildings	Area (Sq. Ft.)	%
Existing Buildings	0	Proposed Buildings	0	Total Buildings	0	0%
Existing Pavement	23,709	Proposed Pavement	-8,861	Total Pavement	14,848	2%
Existing Impervious	23,709	Proposed Impervious	-8,861	Total Impervious	14,848	2%
Existing Pervious	426,863	Proposed Pervious		Total Pervious	435,724	98%
Property Area	450,572	Proposed Pervious		Total Pervious	450,572	100%

SCALE: 1" = 80'

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 info@landplan-pa.com | www.landplan-pa.com

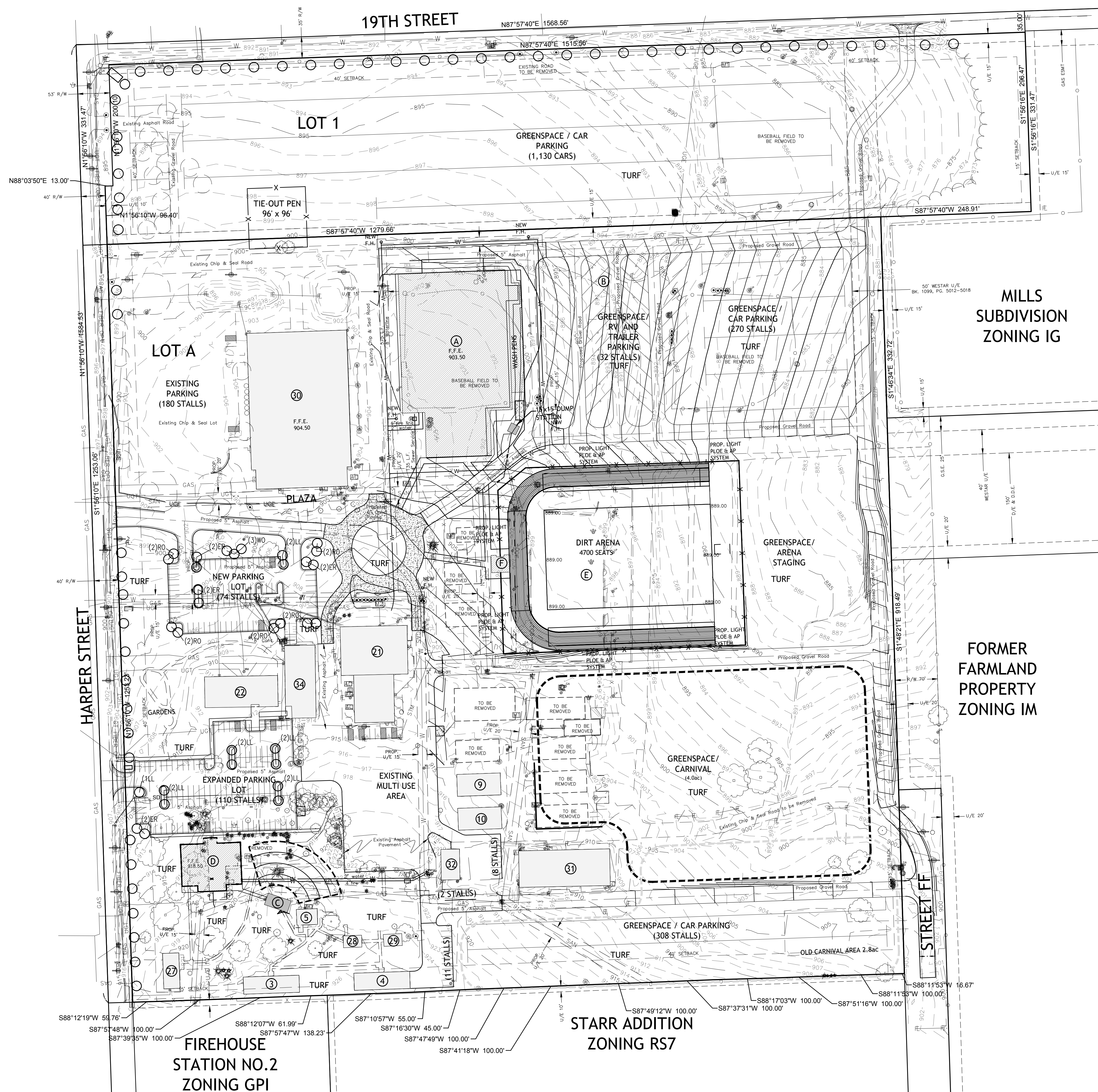
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**DOUGLAS COUNTY FAIRGROUNDS SPECIAL USE PERMIT 19th AND HARPER ST LAWRENCE KANSAS 66046**

REV	DATE	DESCRIPTION

DATE: May 18, 2015  
 PROJECT NO.: 20133032  
 DESIGNED BY: CLM  
 DRAWN BY: MSW  
 CHECKED BY: CLM

FILE NAME: R:\20133032\CAD\Planning\20133032-SUP-26a.dwg LAST SAVED BY: Mitch Weather SAVED DATE: 7/9/2015 10:15 AM PLOTTED: 7/9/2015 3:24 PM



**Legend:**

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- CONCRETE PAVING

**Existing Buildings to Remain:**

3. STORAGE = 2,576 S.F.
4. STORAGE = 2,576 S.F.
5. RESTROOM = 890 S.F.
9. EXISTING BARN = 2,592 S.F.
10. EXISTING BARN = 2,592 S.F.
21. BUILDING #21 = 14,628 S.F.
22. EXTENSION OFFICE = 6,151 S.F.
27. CARETAKER'S HOUSE = 1,736 S.F.
28. SHELTER HOUSE = 585 S.F.
29. SHELTER HOUSE = 585 S.F.
30. COMMUNITY INDOOR ARENA = 42,081 S.F.
31. COUNTY RECORD STOR. BLDG. = 9,000 S.F.
32. MAINTENANCE SHOP = 1,500 S.F.
34. DREHER 4-H BUILDING = 5,910 S.F.

**Proposed Buildings and Areas:**

- A. OPEN PAVILION = 49,797 S.F.
- B. EXHIBITOR PARKING = 39,946 S.F.
- C. OUTDOOR MEETING BUILDING & AREA = 800 S.F. & 9,814 S.F.
- D. MEETING HALL = 7,676 S.F.
- E. OUTDOOR EVENT ARENA = 118,130 S.F.
- F. RESTROOMS / CONCESSIONS / TICKETS = 826 S.F.

**Interior Parking Lot Landscaping**

THE DATA IN THE FOLLOWING TABLE REPRESENTS THE INTERIOR PARKING LOT LANDSCAPE PROVIDED PER PROPOSED PARKING LOT.

Interior Parking Lot Landscaping Requirements		Number of Stalls x 40 s.f. = Required Interior Landscaping	
DOUGLAS COUNTY FAIRGROUNDS			
Permanent Parking Stalls		391	
Interior Parking Lot Landscape Required	40 s.f. x 391stalls=	15,640 s.f.	
Interior Parking Lot Landscape Provided		17,474 s.f.	

**Landscape Schedule**

QTY	ID	DESCRIPTION	SIZE/CONDITION
3	WO	WHITE OAK Quercus Alba	2-1/2" CALIPER; B&B
10	RO	RED OAK Quercus Rubra	2-1/2" CALIPER; B&B
11	LL	LITTLELEAF LINDEN Ginkgo	2-1/2" CALIPER; B&B
8	ER	EASTERN REDBUD Cercis canadensis	1-1/2" CALIPER; B&B

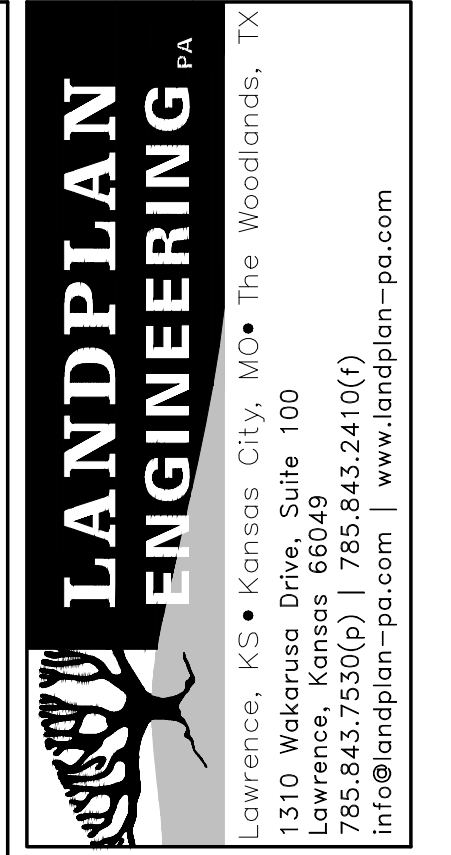
**Planting Schedule**

MASTER STREET TREES:  
1 TREE PER 40 FT. STREET FRONTAGE.

LOT A, HARPER STREET: 1253 S.F./ 40 = 31 TREES REQUIRED  
EXISTING: 10 TREES  
PROPOSED: 21 TREES

LOT 1, HARPER STREET: 297 S.F./ 40 = 8 TREES REQUIRED  
EXISTING: 0 TREES  
PROPOSED: 8 TREES

LOT 1, 19TH STREET: 1515 S.F./ 40 = 38 TREES REQUIRED  
EXISTING: 9 TREES  
PROPOSED: 29 TREES



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DOUGLAS COUNTY FAIRGROUNDS  
SPECIAL USE PERMIT  
19th AND HARPER ST  
LAWRENCE KANSAS 66046

REV	DATE	DESCRIPTION
1	07/09/15	NOTICE COMMENTS

DATE:	May 18, 2015
PROJECT NO.:	20133032
DESIGNED BY:	CLM
DRAWN BY:	MSW
CHECKED BY:	CLM

ISSUE	SHEET NO.
A	2
OF 2 SHEETS	

