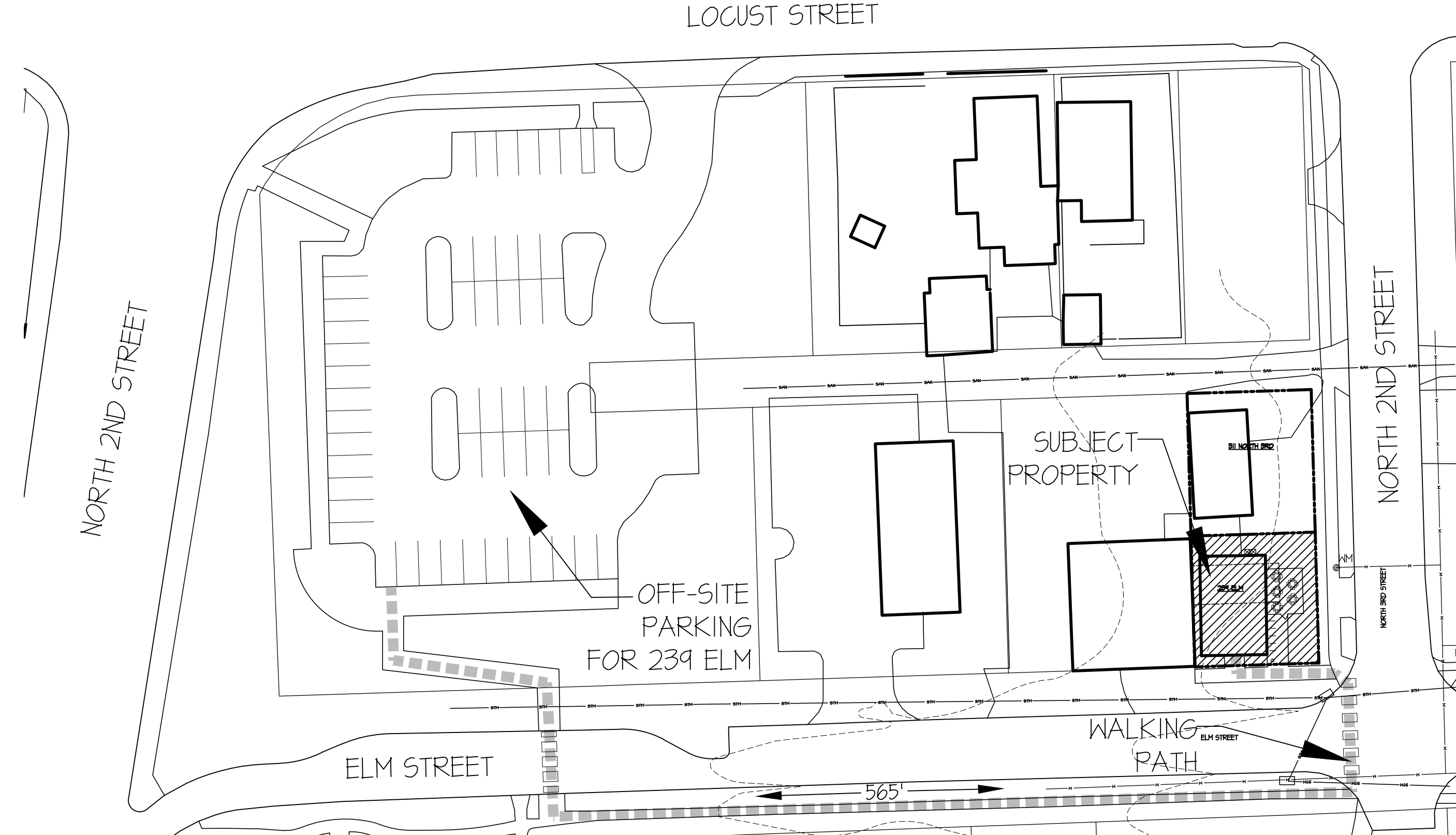


SITE PLAN
SCALE: 1" = 20'-0"
0 10 20 40 60



PARKING PLAN
SCALE: 1" = 40'-0"
0 20 40 80 120

LEGAL DESCRIPTION:

NORTH LAWRENCE PLAT, ELM STREET BLOCK 2, SOUTH 1/2 OF LOTS 116 & 118, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

PROJECT SUMMARY:

- 1.1 CURRENT ZONING: 16 (PENDING CS)
- 1.2 CURRENT USE: VACANT
- 1.3 PROPOSED USE: QUALITY-RESTAURANT

GENERAL NOTES:

- 2.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04.
- 2.2 ALL ACCESSIBLE SIDEWALK RAMP BY A.D.A. STANDARDS.
- 2.3 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 2.4 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRASH TRUCKS.
- 2.5 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2.6 INFORMATION TAKEN FROM AERIAL PHOTOS AND AVAILABLE DOCUMENTS.
- 2.7 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 2.8 SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH NEIGHBORHOOD RESOURCES.

PARKING INFORMATION:

- 3.1 QUALITY RESTAURANT (1 PER 100 S.F. OF CUSTOMER SERVICE AREA + 1 PER EMPLOYEE ON LARGEST SHIFT)
REQUIRED PARKING: 1,053 S.F. (INCLUDES PATIO) OF CUSTOMER SERVICE AREA/100 = 11 SPACES + 2 EMPLOYEES = 13 SPACES
PROVIDED PARKING: 13 SPACES PER PROPOSED OFF-SITE SHARED AGREEMENT
- 3.2 TYPICAL DIMENSIONS: R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS)
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
W' SPACES - 9' X 16.5' OR 18' (5' OR 4' AISLE)
- 3.3 PAVEMENT:
APPROACHES: 1" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE
CURB & GUTTER: THROUGHOUT SITE

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 0.06 ACRES (2,631 SQ. FT. +/-)			
EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
LAND AREA	SQ. FT.	LAND AREA	SQ. FT.
BUILDING FOOTPRINT:	1,054	BUILDING FOOTPRINT:	1,054
PAVEMENT AREAS:	60	PAVEMENT AREAS:	443
TOTAL IMPERVIOUS:	1,114	TOTAL IMPERVIOUS:	1,497
TOTAL PERVIOUS:	1,517	TOTAL PERVIOUS:	1,134
	42%		57%
	58%		43%

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	0	REFER TO SITE PLAN			REFER TO SITE PLAN
	STREET TREES	1	SAW TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST	QUERCUS ACUTISSIMA ACER PLATANOIDES NORWEGIAN SUNSET GLADITSIA TRIACANTHOS VAR. INERMIS	2'-2 1/2" CAL.	B & B
	ORNAMENTAL TREES	1	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST GRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTIELEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 1/2"-2" CAL.	B & B

- 4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE
- 4.3 STREET TREES (1 PER 40 LF. OF STREET FRONTAGE)
WAIVER REQUESTED DUE TO INFILL SITE HAVING LIMITED ROOM WITH SITE TRIANGLES AND UTILITIES.
ELM STREET - 50'/40 = 2 TREES REQUIRED, 1 TREES PROVIDED DUE TO LIMITED SPACE
NORTH 3RD STREET - 52.65'/40 = 2 TREES REQUIRED, 2 TREES PROVIDED
- 4.4 INTERIOR PARKING LOT LANDSCAPING (NO PARKING PROVIDED ON SITE).
- 4.5 PARKING LOT PERIMETER LANDSCAPING (NO PARKING PROVIDED ON SITE).
- 4.6 BUFFERYARD
WEST PROPERTY LINE - TYPE I REQUIRED - WAIVER REQUESTED DUE TO BUILDINGS BEING CLOSE TO PROPERTY LINE

paulwerner
ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890
INFO@PAULWERNERARCHITECTS.COM

© PAUL WERNER ARCHITECTS, L.L.C.
THIS DRAWING IS COPYRIGHTED WORK BY
PAUL WERNER ARCHITECTS, L.L.C. THIS
DRAWING MAY NOT BE PHOTOCOPIED,
TRACED OR COPIED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF PAUL
WERNER ARCHITECTS, L.L.C.

LEVEE CAFE
239 ELM STREET
LAWRENCE, KANSAS

PROJECT # 215-670

RELEASE: 1.0 DATE: 11.06.15