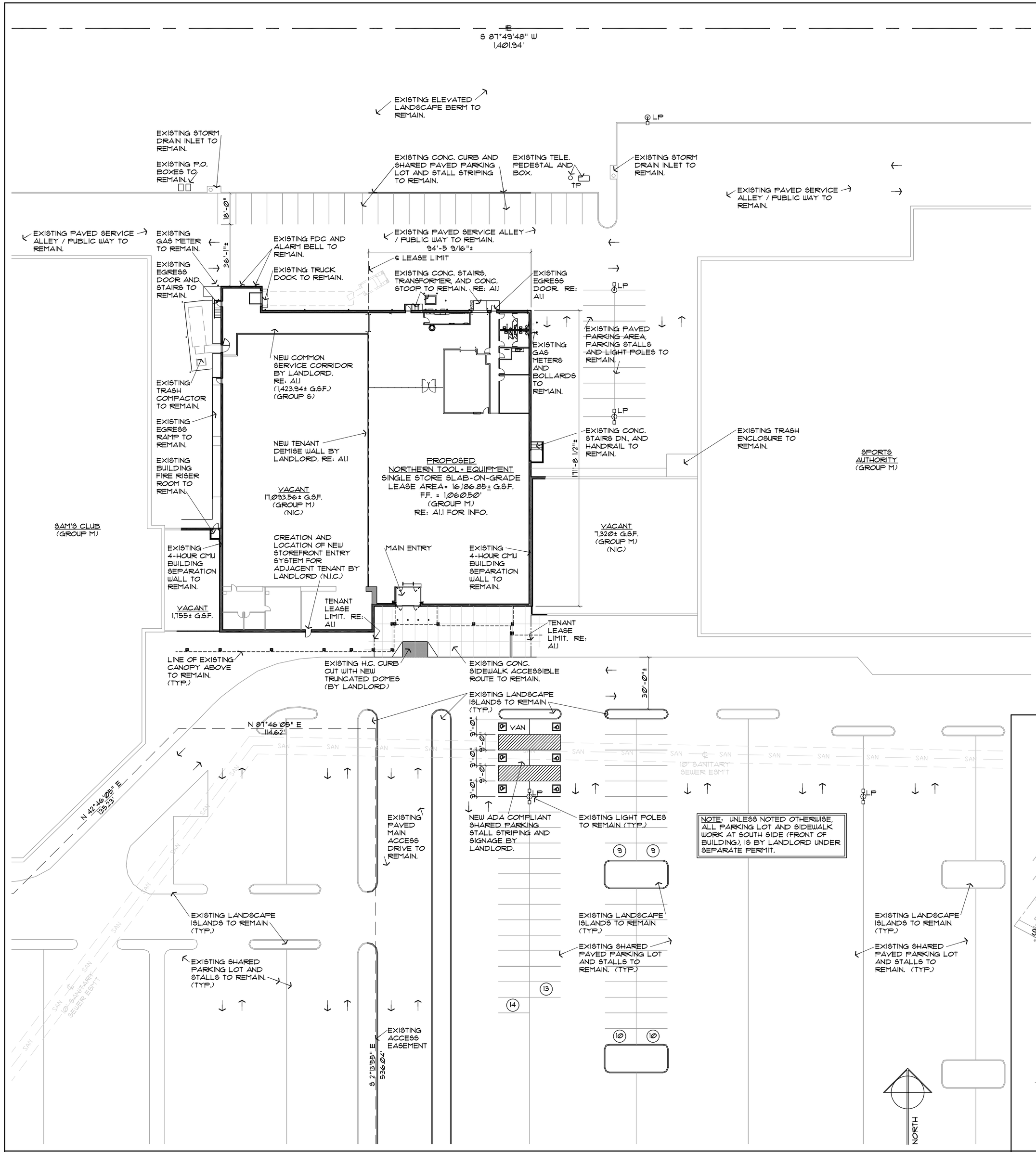
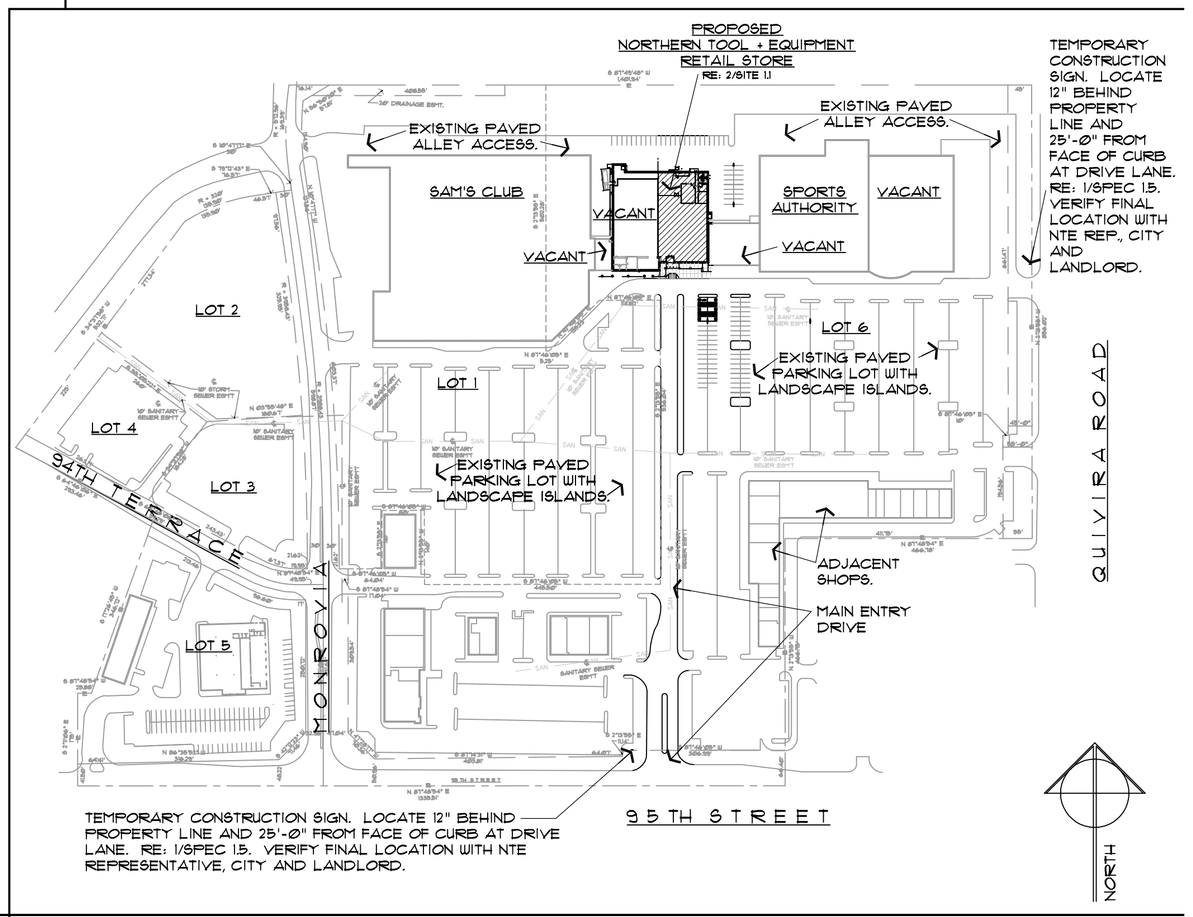


2 Partial Site Plan

1" = 30'-0" (Based Upon Landlord Provided Information) 0' 15' 30' 60'



1 Overall Site Plan

1" = 200'-0" (Based Upon Landlord Provided Information) 0 50'100' 200' 400'

General Zoning Infomation

LOCAL CODE AUTHORITY: CITY OF LENEXA, KANSAS
DEPARTMENT OF COMMUNITY DEVELOPMENT
12350 WEST 87TH STREET
LENEXA, KANSAS 66215
CONTACT: RICK HAUBER, PLANNER (913.477.7713)

EXISTING ZONING: CP3 - PLANNED REGIONAL COMMERCIAL (RETAIL PERMITTED).

MAXIMUM BUILDING HEIGHT ALLOWED: = 35'-0". (INDICATED = 32'-10"±)

REQUIRED PARKING: 1/250 GROSS = 16,186.85 / 250 = 65 VEHICLES (SHARED WITH BALANCE OF SHOPPING CENTER)

PARKING INDICATED FOR NTE: 65 VEHICLES (INCLUDING 2 HC. AND 1 VAN ACCESSIBLE) PLUS 1 LOADING DOCK.

TOTAL PARKING AVAILABLE: SHOPPING CENTER PARKING (PER LANDLORD INFORMATION) = 2,042± SHARED PARKING STALLS.

General Site Plan Notes

1. REFER TO 1/SPEC 15 FOR CONSTRUCTION SIGN. FINAL LOCATIONS OF EACH SIGN AS DIRECTED BY NTE PROJECT COORDINATOR AND APPROVED BY LANDLORD AND CITY.
2. ALL MODIFICATIONS TO SITE BY LANDLORD INCLUDING BUT NOT LIMITED TO:
   A. FURNISHING AND INSTALLING ADA COMPLIANT TRUNCATED DOMES FOR FULL WIDTH AND DEPTH AT EXISTING HANDICAP CURB RAMP AT FRONT ENTRY (PER ADA AUDIT).
   B. RE-STRIPING OF HANDICAP AND VAN ACCESSIBLE PARKING STALLS (PER ADA AUDIT).
   C. FURNISHING AND INSTALLING HANDICAP AND VAN ACCESSIBLE PARKING SIGNAGE (PER ADA AUDIT).
   D. REPAIR AND / OR REPLACEMENT OF EXISTING ACCESSIBLE ROUTE SIDEWALK AND TRENCH DRAINS AT FRONT ENTRY.
   E. SITE LIGHTING IMPROVEMENTS (IF REQUIRED BY THE CITY) INCLUDING REPLACEMENT OF WALL PACKS WITHIN TENANT LEASE AREA.
   F. ANY REQUIRED LANDSCAPE IMPROVEMENTS AS MANDATED BY THE CITY.
   G. ANY REQUIRED PAVEMENT PATCHING, SEALING AND / OR REPLACEMENT.
   H. ANY REQUIRED FIRE LANE OR OTHER ADDITIONAL STRIPING AS REQUIRED BY THE CITY.
   I. APPROVAL AND PERMITTING OF SITE MODIFICATIONS BY THE CITY.
3. ALL PROPOSED NTE SIGNAGE TO BE UNDER SEPARATE PERMIT. CONTACT RICK HAUBER WITH CITY OF LENEXA. (SEE ABOVE).

Site Legal Description

A PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 12, RANGE 24, NOW IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/2 OF SAID SECTION 24, THENCE N 2°13'55" W, ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 34, A DISTANCE OF 466.75' TO A POINT 466.75 FEET NORTH OF THE SOUTH LINE THEREOF, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT, THENCE CONTINUING N 2°13'55" W, ALONG THE EAST LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 34 A DISTANCE OF 856.02 FEET, TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 5, LENEXA EAST, A SUBDIVISION OF LAND NOW IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THENCE S 87°49'48" W, ALONG THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 34 AND ALONG THE SOUTH LINE AND ITS EXTENSION OF SAID BLOCK 5, A DISTANCE OF 1,401.94 FEET, TO A POINT ON THE CENTERLINE OF MONROVIA, AS NOW ESTABLISHED, THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG THE CENTERLINE OF SAID MONROVIA, SAID LINE BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 512.96 FEET, A CENTRAL ANGLE OF 16°56'19", AND WHOSE INITIAL TANGENT BEARING IS S 6°09'02" W, A DISTANCE OF 169.39 FEET, TO A POINT OF TANGENCY, THENCE S 10°14'11" E, ALONG THE CENTERLINE OF SAID MONROVIA, A DISTANCE OF 30 FEET, THENCE S 79°12'43" W, A DISTANCE OF 16.51 FEET, TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY, ALONG A CURVE LEFT, HAVING A RADIUS OF 320 FEET AND A CENTRAL ANGLE OF 24°19'56", A DISTANCE OF 135.90 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35, AS NOW ESTABLISHED, THENCE S 34°37'59" W, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35, A DISTANCE OF 332.71 FEET, TO A POINT ON THE CENTERLINE OF 94TH TERRACE, AS NOW ESTABLISHED± THENCE S 64°16'06" E, ALONG THE CENTERLINE OF SAID 94TH TERRACE, A DISTANCE OF 293.46 FEET, THENCE S 11°26'45" W, A DISTANCE OF 346.12 FEET, THENCE S 87°48'54" W, A DISTANCE OF 25.88 FEET, THENCE S 2°11'06" E, A DISTANCE OF 115 FEET, TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 34 AND 65.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AS MEASURED ALONG SAID SOUTH LINE, THENCE N 87°48'54" E, ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 34, A DISTANCE OF 1,335.51 FEET, TO A POINT OF 466.75 FEET WEST OF THE EAST LINE THEREOF, THENCE N 2°13'55" W, ALONG A LINE 466.75 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SE 1/4 OF SAID SECTION 34, A DISTANCE OF 466.75 FEET, TO A POINT 466.75 FEET NORTH OF THE SOUTH LINE THEREOF, THENCE N 87°48'54" E, ALONG A LINE 466.75 NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 34, A DISTANCE OF 466.75 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT, CONTAINING 46.454 ACRES, MORE OR LESS.

Site Plan Legend

- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING EASEMENT (REFER TO PLAN)
- TP — EXISTING TELEPHONE PEDESTAL
- LP — EXISTING LIGHT POLE AND BASE
- EXISTING GROUT FILLED BOLLARD (REFER TO PLAN)
- NEW 6"Ø x 42"H, GROUT FILLED BOLLARD (REFER TO PLAN)
- (11) — PARKING STALL COUNT APPLICABLE TO NTE LEASE SPACE
- TRAFFIC FLOW DIRECTION

THIS DOCUMENT IS ISSUED FOR BIDDING PURPOSES ONLY. THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL UTILIZE SIGNED, SEALED AND DATED CONTRACT DRAWINGS APPROVED BY THE CITY OF JURISDICTION FOR CONSTRUCTION PURPOSES.
BY: JKLA, INC.
ISSUE DATE: 4 FEBRUARY 2011

Interior Tenant Finish

NORTHERN TOOL + EQUIPMENT

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Sheet Number:	

Sheet Title: Site 1.1 SITE PLANS AND NOTES