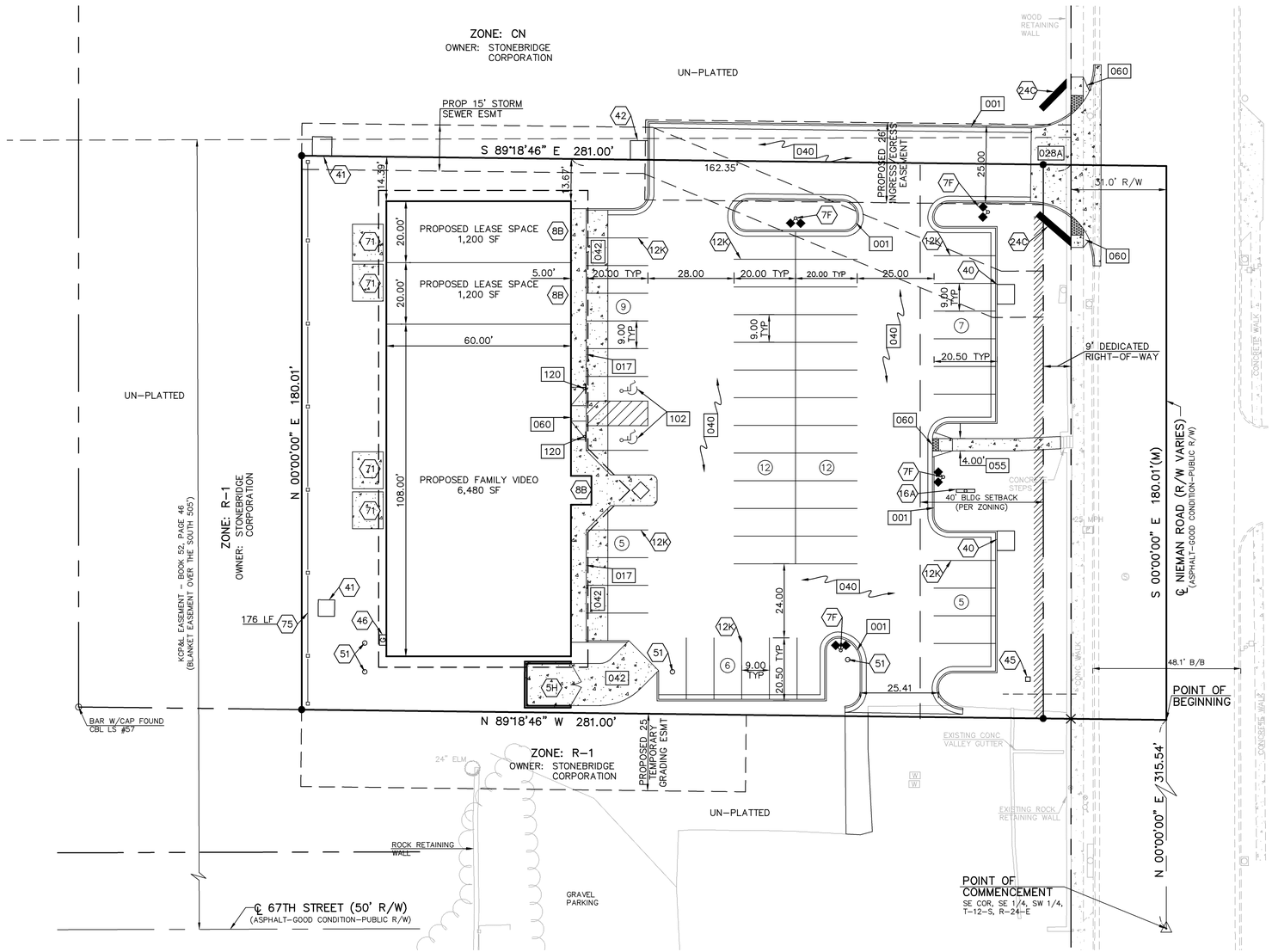
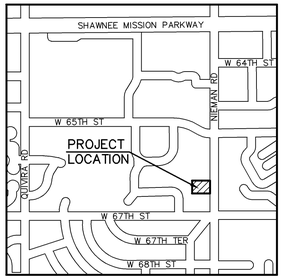




VICINITY MAP:
SCALE: 1"=1000'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE FAMILY VIDEO STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.

5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

6. ACCESSIBLE STALLS SHOWN WITH A "V" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAILS 102 AND 120.

7. WHEN ASPHALT PAVING IS USED CURB AND GUTTER DETAIL 001 SHALL BE USED. WHEN CONCRETE PAVING IS USED CURB AND GUTTER DETAIL 003 SHALL BE USED.

DETAILS

001	CONCRETE CURB AND GUTTER
017	CURB WALK/CURB (AT BUILDING)
028A	COMMERCIAL & INDUSTRIAL DRIVE ENTRANCE
040	ASPHALT PAVEMENT
042	CONCRETE PAVEMENT
055	CONCRETE SIDEWALK
060	ACCESSIBLE RAMPS
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120	ACCESSIBLE PARKING SIGNAGE

NOTES:

5H	TRASH ENCLOSURE - MASONRY TO MATCH BUILDING (SEE ARCH. PLANS)
7F	LIGHT POLE (SEE ARCH. PLANS)
8B	ENTRANCE (SEE ARCH. PLANS)
12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2155 LEAD-FREE OR APPROVED EQUAL)
16A	STANDARD PYLON SIGN
24C	RETAINING WALL - MATCH EXISTING TYPE (SEE GRADING PLAN)
40	CURB INLET (SEE GRADING PLAN)
41	GRATE INLET (SEE GRADING PLAN)
42	JUNCTION BOX (SEE GRADING PLAN)
45	WATER METER (SEE UTILITY PLAN)
46	GAS METER (SEE UTILITY PLAN)
51	CLEAN-OUT (SEE UTILITY PLAN)
71	10'X12' CONCRETE PAD (SEE ARCH. PLANS)
75	6' TALL WOODEN DOG-EARED FENCE

SITE DATA:

LOT AREA = 45,000 SF
BUILDING AREA = 8,880 SF
PARKING LOT AREA = 20,962 SF
BUILDING COVERAGE = 19.7%
LOT COVERAGE = 72.0%

REQUIRED PARKING = 1 STALL PER 250 SF OF FLOOR AREA = 36 STALLS
PROVIDED PARKING = 56 STALLS (2 OF WHICH ARE HANDICAP ACCESSIBLE)

PROPOSED USE:

VIDEO RENTAL STORE W/ 2 ADDITIONAL LEASE SPACES
NOT YET DETERMINED.

FLOOD STATEMENT:

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, KANSAS. COMMUNITY PANEL NO. 20091C0089 F, REVISED DATE JUNE 17, 2002. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

DEVELOPER:

FAMILY VIDEO MOVIE CLUB, INC.
KEITH HOOGLAND, PRESIDENT
1022 EAST ADAM STREET
SPRINGFIELD, ILLINOIS 62703
(217) 544-2001

SURVEYOR/ENGINEER:

KAW VALLEY ENGINNERING, INC
LEON D. OSBOURN, PE
2319 NORTH JACKSON
P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
(785) 762-5040

OWNER:

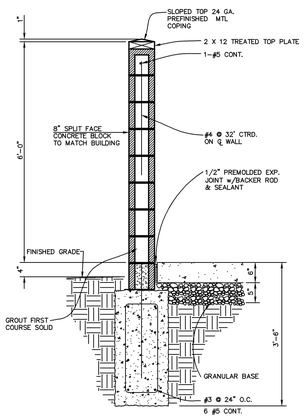
STONEBRIDGE CORPORATION
TOM HORTON
6648 NEIMAN RD
SHAWNEE, KANSAS 66203
(913) 962-2500

LEGAL DESCRIPTION:

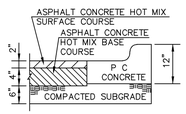
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF SHAWNEE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;
THENCE N 00°00'00" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF NIEMAN ROAD, A DISTANCE OF 315.54 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE N 89°18'46" W A DISTANCE OF 281.00 FEET;
THENCE N 00°00'00" E A DISTANCE OF 180.01 FEET;
THENCE S 89°18'46" E A DISTANCE OF 281.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE TO A POINT ON SAID CENTERLINE OF NIEMAN ROAD;
THENCE S 00°00'00" W ALONG SAID CENTERLINE, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING.
CONTAINS 58,580.40 SF, 1.16 ACRES, MORE OR LESS.
SUBJECT TO AN EXISTING 31 FOOT RIGHT-OF-WAY ALONG NIEMAN ROAD, ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.
END OF DESCRIPTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS S 00°00'00" W ALONG THE WEST RIGHT-OF-WAY LINE OF NIEMAN ROAD.

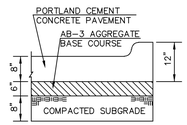


DUMPSTER WALL SECTION

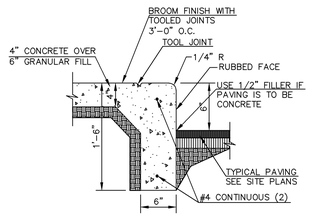


ASPHALT

ASPHALT PAVEMENT 040



CONCRETE PAVEMENT 042



CURB WALK/CURB (AT BUILDING) 017

REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	11-27-07	REVISED PER CITY COMMENTS	PWP	BKC	LDO
B	11-26-07	REVISED PER CITY COMMENTS	PWP	BJH	LDO
A	10-30-07	FOR CITY MEETING	PWP	BJH	LDO

2319 NORTH JACKSON
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785-762-5040 FAX 785-762-7744
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WEB SITE www.k.kveng.com

KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS
Offices: Junction City, Ks. Kansas City, Mo. Lenexa, Ks.

FAMILY VIDEO
67TH STREET & NIEMAN ROAD
SHAWNEE, KANSAS

FINAL SITE DEVELOPMENT PLAN
SITE PLAN

PROJ. NO.	A06_3217
DATE	OCTOBER 2007
DESIGNER	LDO/PWP
DRAWN BY	BJH
CFN	3217SP
REV	C
SHEET	1 OF 4

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