

**SITE LAYOUT**

SCALE: 1" = 40'



2004 E 23rd Street

LEGAL DESCRIPTION: LOT 1, BLOCK 1, OF CORNERSTONE PLAZA ADDITION NO.1, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

Temporary Parking Lot Addition

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CORNERSTONE PLAZA ADDITION NO. 1, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 87°49'08" EAST ALONG THE NORTH LINE OF SAID LOT 1, 81.36 FEET MEASURED (81.43 FEET PLATTED) TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, SLIMMER ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 87°52'17" EAST ALONG THE NORTH LINE OF SAID LOT 1, SLIMMER ADDITION, 78.64 FEET; THENCE NORTH 02°07'43" WEST, 136.00 FEET; THENCE SOUTH 87°52'17" WEST, 160 FEET, MORE OR LESS, TO THE EAST LINE OF THE EASEMENT DESCRIBED IN BOOK 432, PAGE 1488 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH ALONG SAID EAST LINE, 136.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 0.5 ACRES, MORE OR LESS, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

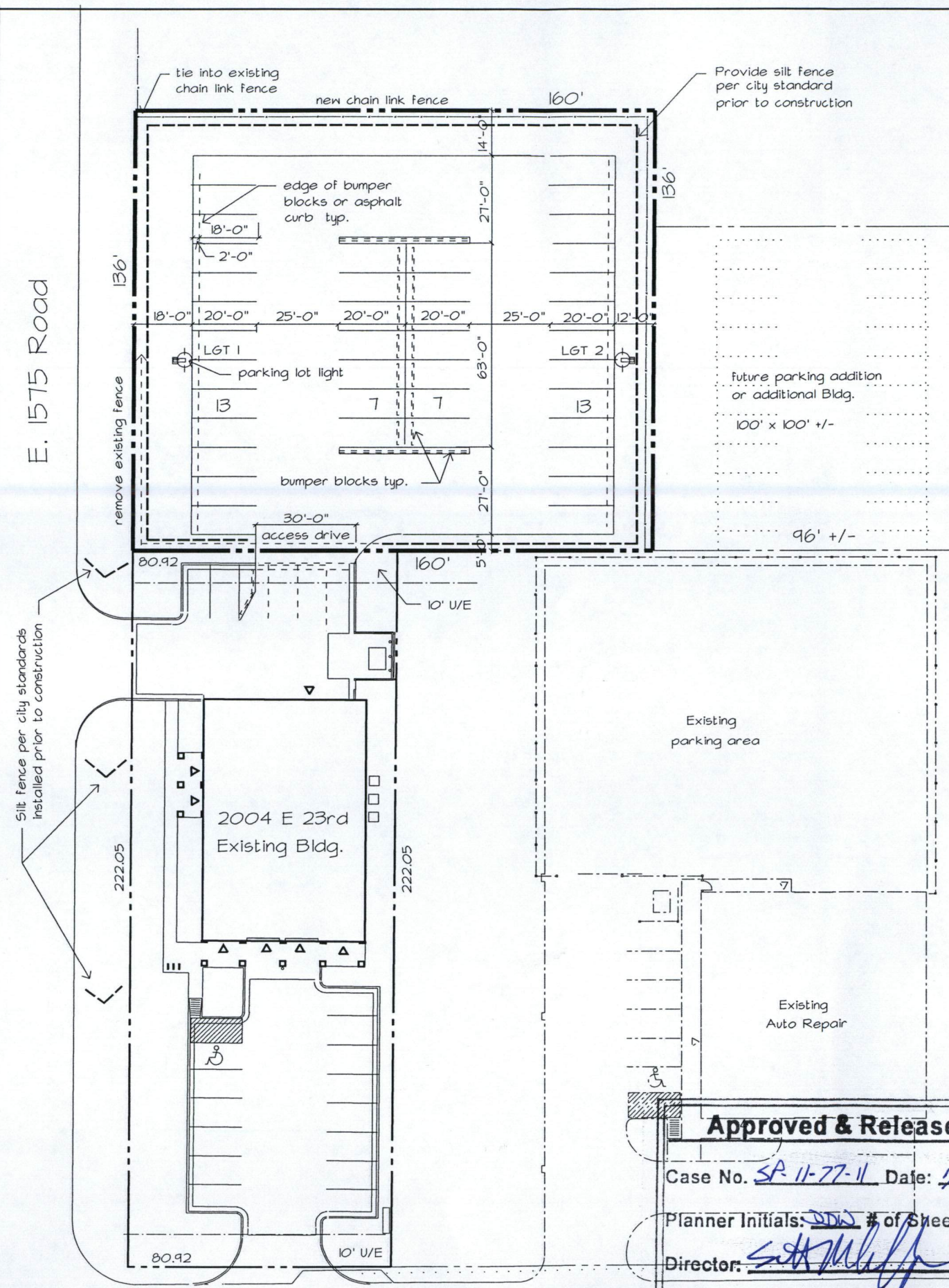
**GENERAL NOTES:**

PROPOSED ADDITION IS TO PROVIDE ADDITIONAL TEMPORARY PARKING FOR EXISTING BUILDINGS ON ADJACENT SITES. NO ADDITIONAL BUILDINGS OR USES ARE PROPOSED ON THIS SITE AT THIS TIME. At the time the temporary parking lot becomes permanent, it will comply with all standards of the Lawrence Development Code.

- 1) DUE TO THE TEMPORARY NATURE OF THIS PARKING LOT PAVEMENT IS PROPOSED TO BE EITHER A 2" LIFT OF ASPHALT, OR CHIP & SEAL GRAVEL, OVER A MIN. OF 5" GRAVEL BASE. BUMPER BLOCKS TO BE PROVIDED AS SHOWN ON PLAN. IF ASPHALT PAVEMENT IS TO BE PROVIDED IN PARKING AREA IT SHALL BE COMPLETED WITH ASPHALT CURBS AT BUMPER BLOCK LOCATIONS AND AT LOT PERIMETER.
- 2) SITE GRADING WILL BE KEPT TO A MINIMUM AND MAINTAIN EXISTING DRAINAGE PATTERNS.
- 3) ALL NON-PAVED AREAS TO BE FINE GRADED AND SEEDED
- 4) PARKING LOT LIGHTING IF PROVIDED WILL BE AS SHOWN ON PLAN. PHOTOMETRIC STUDIES WILL BE PROVIDED PRIOR TO INSTALLATION. ANY LIGHTING PROVIDED SHALL BE DIRECTED AWAY AND SHIELDED FROM ADJACENT RESIDENTIAL USES.

**SITE SUMMARY:** SITE AREA CALCULATIONS:

EXISTING	PROPOSED ADDITION
TOTAL AREA = 18,025 SQ.FT.	TOTAL AREA = 21,760 SQ.FT.
BLDG. AREA = 3,750 SQ.FT.	BLDG. AREA = 0 SQ.FT.
IMPERV. AREA = 8,544 SQ.FT.	IMPERV. AREA = 14,606.29 SQ.FT.
LANDSCAPE AREA = 5,731 SQ.FT. (PERVIOUS AREA)	PERVIOUS AREA = 7,153.29 SQ FT



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**Approved & Released**  
 Case No. SP-11-77-11 Date: 1/10/12  
 Planner Initials: DDW # of Sheets 1  
 Director: [Signature]

REV. 1/4/2012  
 Nov. 17, 2011



Temporary Parking Addition to  
 Cornerstone Plaza 2004 E 23rd Street  
 Lawrence, Kansas  
 Cornerstone Construction Company Inc.

SP