

LEGEND		
— OHW —	— OHW —	OVERHEAD WIRE
— OHE —	— OHE —	OVERHEAD ELECTRICAL
— UGT —	— UGT —	UNDERGROUND TELEPHONE
— GAS —	— GAS —	GAS
— W —	— W —	WATERLINE
— SAN —	— SAN —	SANITARY SEWER LINE
— SS —	— SS —	SANITARY SEWER SERVICE
— STM —	— STM —	STORMWATER LINE
— SB —	— SB —	BUILDING SETBACK LINE
—	—	SECTION LINE
—	—	PAVEMENT/SURFACING
—	—	PROPERTY LINE
—	—	EASEMENT
—	—	NOTE: "X" IN UTILITY DENOTES EXISTING FEATURE
—	—	SANITARY SEWER MANHOLE
—	—	STORM MANHOLE
—	—	STORM DRAIN
—	—	CLY ANCHOR
—	—	UTILITY POLE
—	—	WATER METER
—	—	WATER VALVE
—	—	FIRE HYDRANT
—	—	TRAFFIC SIGNAL STR.
—	—	GAS VALVE
—	—	GAS METER
—	—	LIGHT POLE
—	—	SIGN
—	—	ELECTRIC BOX
—	—	CABLE TV BOX
B/B		BACK OF CURB TO BACK OF CURB
ROW		RIGHT-OF-WAY
C/L		CENTERLINE
D/E		DRAINAGE EASEMENT
U/E		UTILITY EASEMENT
(P)		PLATTED
(M)		MEASURED
(C)		CALCULATED
●		PROPERTY CORNER
⊗		CAR STACKING SYMBOLS

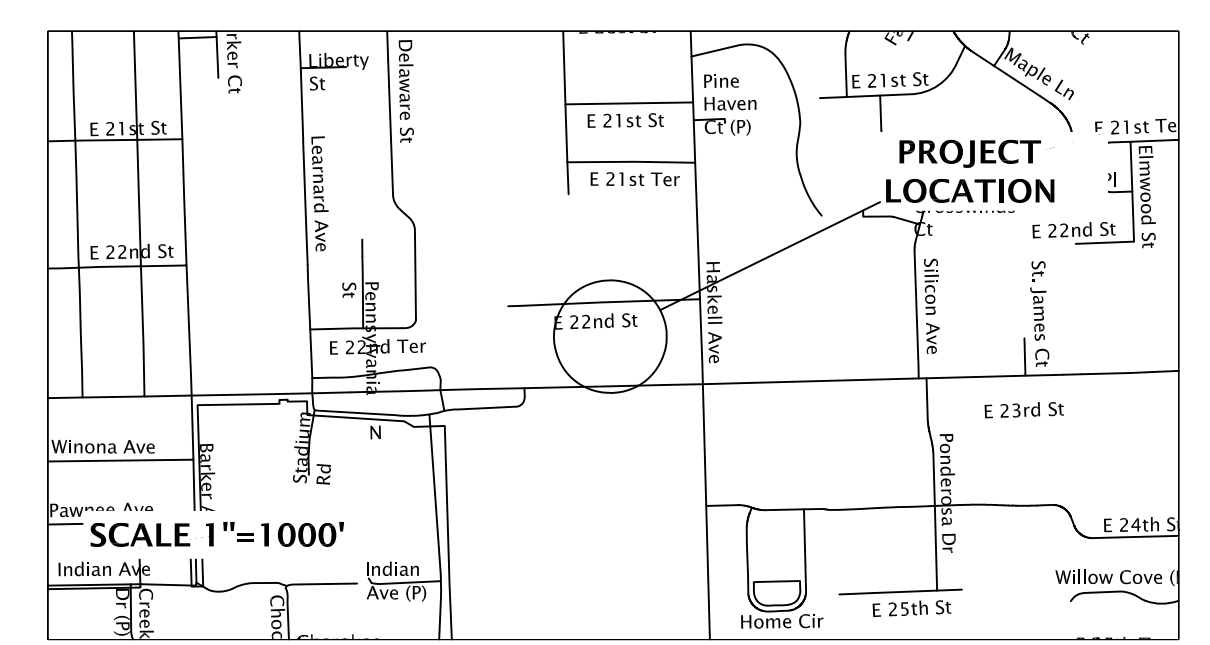
DEVELOPMENT SUMMARY

IMPERVIOUS SURFACE SUMMARY			
Existing Summary	AREA (SQ. FT.)	Summary After Project Completion	AREA (SQ. FT.)
Existing Building	7,362	Proposed Buildings	5,760
Existing Pavement	16,061	Proposed Pavement	18,121
Existing Impervious	23,423	Proposed Impervious	23,881
Existing Pervious	9,231	Proposed Pervious	8,773
Property Area	32,654		32,654
BUILDING COVERAGE 23%		BUILDING COVERAGE 18%	
IMPERVIOUS LOT COVERAGE 72%		IMPERVIOUS LOT COVERAGE 73%	

PARKING SUMMARY		
PARKING REQUIREMENT	# SERVICE BAYS	PARKING REQUIRED
2 SPACES FOR EVERY SERVICE BAY	4	8 SPACES
CARWASH		2 SPACES
PARKING PROVIDED		
TOTAL PARKING SPACES	10	
STANDARD SPACES	9	
ADA HANDICAP SPACES	1	

LANDSCAPING SCHEDULE			
SYMBOL	QUANT.	NAME	SIZE & COND
☉	3	EXISTING DECIDUOUS SILVER MAPLE TREE TO REMAIN	
☼	5	EXISTING SHRUBS TO REMAIN	
☽	8	SEA GREEN JUNIPER, EUONYMUS - BURNING BUSH, OR APPROVED EQUAL	2 Gal.
☿	1	SHANTUNG MAPLE, JAPANESE TREE LILAC, FLOWERING CRABAPPLE, IMPERIAL HONEYLOCUST, OR APPROVED EQUAL	2.0" CAL - B&B
		ALL UNPAVED AREAS SHALL BE PLANTED WITH TURF GRASSES	

LOCATION MAP



THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

LEGAL DESCRIPTION

LOT 1, BURKHART SUBDIVISION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

- OWNER: Rodger Henry Enterprises
720 E 23rd Street
Lawrence, Kansas 66049
- LAND PLANNER/ENGINEER: Grob Engineering Services, LLC
3210 Mesa Way, Suite A
Lawrence, Kansas 66049
- This Site Plan is being submitted as a Standard Development Project.
 - Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 and 2009.
 - Project Bench Mark: NW headbolt fire hydrant, North side East 23rd Street at Bryant Collision Repair - 1214 East 23rd Street. Elevation = 904.37
 - Typical Soil Type: Pc - Pawnee Clay Loam.
 - Existing Land Use: Commercial - Carwash & Automotive Accessories Sales
 - Proposed Land Use: Commercial - Carwash, Light Automotive Repair & Accessories Sales
 - Current Zoning: CS
 - Existing utility locations, elevations, and sizes are based on information available at the time the Site Plan was prepared.
 - No part of the property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD per FEMA Flood Insurance Rate Map (FIRM) Panel 187 of 460, Map # 20045C0178D, Map Revised August 5, 2010.
 - No Public Improvements will be completed as part of this Site Plan.
 - Existing mature trees shall be preserved as much as possible during construction of private improvements. Existing trees that are dead, damaged, severely stressed, or otherwise unsightly shall be replaced.
 - Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division.
 - This 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 28 CFR, part 36.
 - Storm Drainage arrows generally represent existing and proposed overland stormwater flow at the site. Only limited grading will be performed for the proposed remodeling to provide positive drainage.
 - All disturbed areas not shown for trees and landscaping shall be reseeded with turf type grasses and otherwise restored to their original condition.
 - Existing parking lot lighting will remain. Existing lights will be shielded to prevent off-site glare. No new exterior lighting is proposed for this project. No photometric study is required with this Site Plan, as it does not meet the criteria of a Significant Development Project, as defined in Article 17, Section 20-1701 of the City of Lawrence Land Development Code.
 - The existing trash receptacle is located on the north side of the existing building, and will remain at its present location. No trash enclosure will be constructed as part of this Site Plan.
 - The existing east exit only drive is shown to remain as it exist at the time of this Site Plan. An access drive providing one-way exiting to the property directly east of this property may be completed in the future at which time the adjacent property is modified to provide access to 23rd Street near it's west property line. Agreement executed April 6, 1988 and recorded at the Register of Deeds, Book 416, Page 752.

GES

GROB ENGINEERING SERVICES, LLC

3210 Mesa Way, Suite A * Lawrence, Kansas 66049
P.O. Box 502 * Lawrence, Kansas 66044
Phone 785 856-1900 * Fax 785 856-1901

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SITE PLAN FOR
RACO CARWASH, EXPRESS LUBE AND CAR DETAILING
720 E. 23RD STREET
LAWRENCE, KANSAS

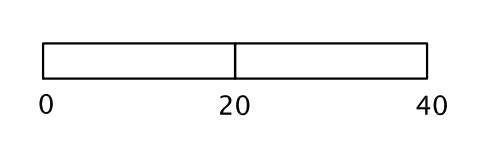
DESIGNED BY
JDG

CHECKED BY
JDG

ISSUE DATE
December 21, 2011

REVISIONS
January 23, 2012 - City Comments
January 25, 2012 - City Comments

SHEET
1



SITE PLAN for RACO CARWASH, EXPRESS LUBE AND CAR DETAILING