

LEGAL DESCRIPTION:

LOT 1B AND LOT 2, R.C. ADDITION NO. 1, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 2.417 ACRES, MORE OR LESS.

PROJECT SUMMARY:

- 1.1 CURRENT ZONING: CS
- 1.2 CURRENT USE: VEHICLE SALES AND SERVICE/LIGHT EQUIPMENT SALES AND RENTAL
- 1.3 PROPOSED USE: VEHICLE SALE AND SERVICE
- 1.4 LAND AREA: 2.417 ACRES (105,264 SQ. FT.)
- 1.5 DENSITY PROPOSED: NA

GENERAL NOTES:

- 2.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006.
- 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 TRASH TO BE PICKED UP AT DUMPSTERS AS SHOWN, CITY SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT FROM SANITATION TRUCKS.
- 2.5 EXISTING PARKING LOT LIGHTS TO REMAIN
- 2.6 PLAN FOR CITY APPROVAL ONLY CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2.7 INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.

PARKING INFORMATION: (EXISTING)

- 3.1 PARKING REQUIREMENTS (LOT 1B AND 2):

TYPE:	REQUIRED	PROVIDED
OPEN SALES AREA (1 / 5,000 S.F.) 36,860 S.F.	8	8
ENCLOSED SALES AREA (1 / 500 S.F.) 2,412 S.F.	5	5
SERVICE (2 PER BAY) 12 BAYS AT KIA,	24	26
3 AT VACANT BLDG.	6	6
TOTAL:	42	45 (INCLUDING 3 ADA STALLS)
- 3.2 TYPICAL DIMENSIONS:
 - R' SPACES - 9' X 18' (6.5' + 1.5' OVERHANG AT SIDEWALKS)
 - SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
 - W' SPACES - 9' X 18' (5' OR 9' AISLE)
- 3.3 PAVEMENT:
 - APPROACHES: 1" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.M. (EXISTING)
 - DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE (EXISTING AND PROPOSED)
 - PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE (EXISTING AND PROPOSED)
- 3.4 24" CURB & GUTTER AT ENTRANCE.

LANDSCAPING NOTES: (EXISTING)

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING SHRUBS	38	VARIOUS TYPES			
	EXISTING TREES	7	VARIOUS TYPES			
	SHADE TREES	8	RED OAK ROSE HILL ASH NORWAY MAPLE	QUERCUS RUBRA FRAXINUS AMERICANA 'ROSE HILL' ACER PLATANOIDES 'EMERALD QUEEN'	2"-2 1/2" CAL	B & B
	EVERGREEN SHRUBS	11	KOREAN BOXWOOD BIRD'S NEST SPRUCE	BUXUS MICROPHYLLA VAR. KOREANA PICEA ABIES 'NIDIFORMIS'	24" HEIGHT	B & B
	DECIDUOUS SHRUBS	6	JAPANESE BARBERRY ANTHONY WATERER SPIREA	Berberis thunbergii Spiraea x bumalda 'ANTHONY WATERER'	2 GAL.	CONT

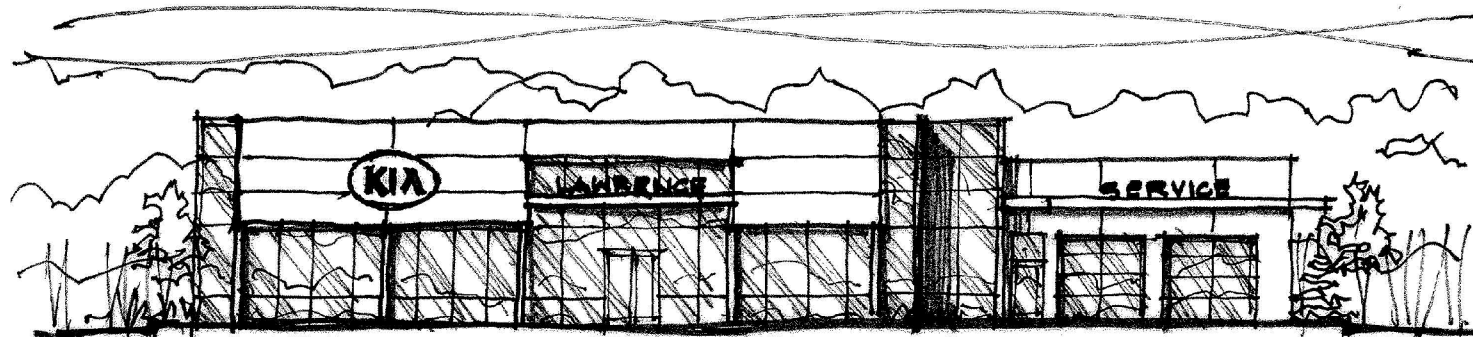
- 4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 4.2 ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE
- 4.3 REQUIRED STREET TREES - 1 PER 40 FEET OF STREET FRONTAGE
245.38' / 40 = 7.38 = 8 TREES
PROVIDED STREET TREES = 8 TREES
- 4.4 REQUIRED INTERIOR LANDSCAPING AREA = 40 S.F. PER SPACE
40 S.F. X 41 SPACES = 1,680 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 2,538 SQ. FT.
- 4.5 PERIMETER LANDSCAPING - NOT APPLICABLE SINCE THE SPACES WILL NOT BE INCREASING BY MORE THAN 20%
EXISTING SPACES - 38 (38 X 20% = 7.6)
PROVIDED SPACES - 45
- 4.6 REQUIRED BUFFERYARD - TYPE I ON THE SOUTH SIDE OF LOT 1B AND 2
PROVIDED BUFFERYARD - ALTERNATIVE COMPLIANCE FROM THE BUFFERYARD IS BEING REQUESTED DUE TO A FENCELINE BEING IN PLACE ALONG THE PROPERTY LINE. SHRUBS THAT WOULD BE PLANTED TO MEET THE BUFFERYARD REQUIREMENTS WOULD NOT OFFER SCREENING OF THE SUBJECT LOT FROM THE ADJACENT LOT DUE TO STEEP GRADES WHICH WOULD PUT SHRUBS BELOW THE PARKING LOT. TREES CANNOT BE PLANTED IN THE AREA DUE TO STORM SEWER BEING LOCATED IN THE BUFFERYARD AREA.

SITE SURFACE SUMMARY:

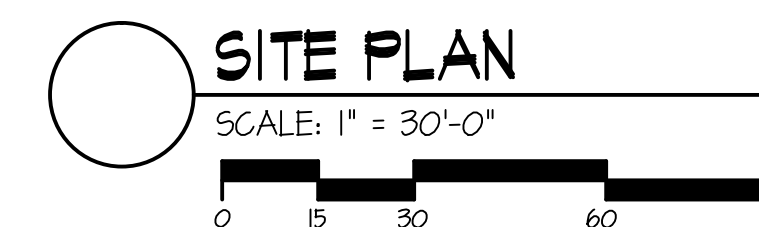
PROJECT SITE: 2.417 ACRES (105,264 SQ. FT. +/-)		EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
LAND AREA	AC	LAND AREA	AC	LAND AREA	AC
105,264	2.417	105,264	2.417	105,264	2.417
BUILDING FOOTPRINT:	15,174	0.362	BUILDING FOOTPRINT:	20,025	0.460
PAVEMENT AREAS:	15,131	1.334	PAVEMENT AREAS:	54,444	1.365
TOTAL IMPERVIOUS:	9,151	2.100	TOTAL IMPERVIOUS:	91,938	1.824
TOTAL PERVIOUS:	13,958	0.320	TOTAL PERVIOUS:	13,331	0.306

BENCHMARKS:

BENCHMARK #1:
USGS BM 1360. STAINLESS STEEL ROD IN HOUSING
ON WEST SIDE OF HARPER STREET ± 100 FT.
ELEVATION = 910.30 FT.



PROPOSED FRONT ELEVATION N.T.S.



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KIA OF LAWRENCE
1219 AND 1225 E. 23RD STREET
LAWRENCE, KANSAS

PROJECT # 212-320

RELEASE: 1 DATE: 3.6.12