

LEGAL DESCRIPTION:

LOT 2, R.G. ADDITION NO. 1, AND LOT 1B, A LOT SPLIT OF LOT 1, R.G. ADDITION NO. 1, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 2.411 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 SALES AND SERVICE - LIGHT EQUIPMENT SALES AND RENTAL
- 1.4 LAND AREA: 2.411 ACRES (105,264 SQ. FT.)
- 1.5 DENSITY PROPOSED: NA

GENERAL NOTES:

- 2.1 ALL GROUND AND ROOF 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.
- 2.8 NO ADDITIONAL LIGHTING WILL BE ADDED AT THIS TIME. IF LIGHTING IS DEEMED NECESSARY IN THE FUTURE A PHOTOMETRIC PLAN WILL BE PROVIDED.

PARKING INFORMATION: (EXISTING)

3.1 PARKING REQUIREMENTS (LOT 1B AND 2):	REQUIRED	PROVIDED
TYPE:		
OPEN SALES AREA (1 / 5,000 S.F.) 23,033 S.F.	5	8
ENCLOSED SALES AREA (1 / 500 S.F.) 2,412 S.F.	5	5
SERVICE (2 PER BAY) 10 BAYS AT KIA,	20	24
3 AT VACANT BLDG.	6	6
TOTAL:	36	43 (INCLUDING 3 ADA STALLS)

3.2 TYPICAL DIMENSIONS:	
R' SPACES - 9' X 18' (16.5' + 15' OVERHANG AT SIDEWALKS)	
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.	
Y' SPACES - 9' X 18' (5' OR 9' AISLE)	

3.3 PAVEMENT:	
APPROACHES:	7" - 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.
(Symbol)	EXISTING SHRUBS	30	VARIOUS TYPES			
(Symbol)	EXISTING TREES	7	VARIOUS TYPES			
(Symbol)	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
(Symbol)	EVERGREEN SHRUBS	11	KOREAN BOXWOOD BIRD'S NEST SPRUCE	BUXUS MICROPHYLLA VAR. KOREANA PICEA ABIES 'NIDIFORMIS'	24" HEIGHT	B & B
(Symbol)	DECIDUOUS SHRUBS	6	JAPANESE BARBERRY ANTHONY WATERER SPIREA	BERBERIS THUNDERGII SPIRAEA X BUMALDA 'ANTHONY WATERER'	2 GAL.	CONT

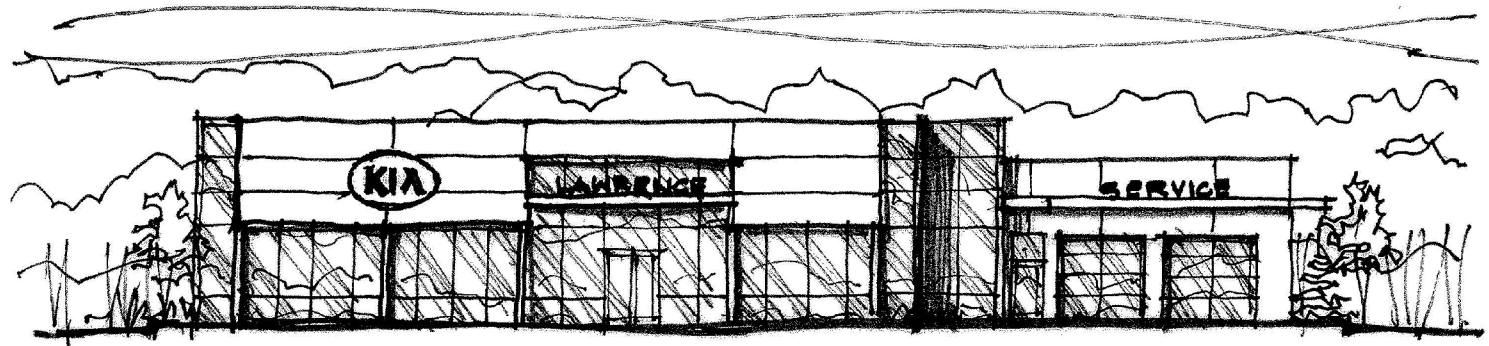
- 4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 4.2 ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE
- 4.3 REQUIRED STREET TREES = 1 PER 40 FEET OF STREET FRONTAGE
245.38' / 40 = 7.38 = 8 TREES
PROVIDED STREET TREES = 8 TREES
- 4.4 REQUIRED INTERIOR LANDSCAPING AREA = 40 S.F. PER SPACE
40 S.F. X 41 SPACES = 1,640 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 2,530 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 1 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:

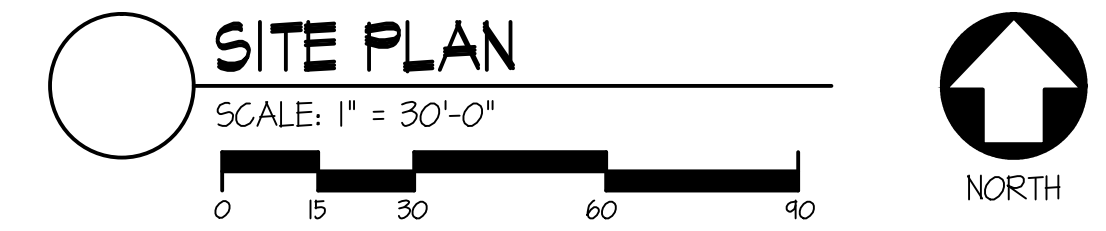
PROJECT SITE: 2.411 ACRES (105,264 SQ. FT. +/-)		EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
LAND AREA	AC	LAND AREA	AC	LAND AREA	AC
105,264	2.411	105,264	2.411	105,264	2.411
15,174	0.362	15,174	0.362	20,025	0.460
15,131	0.361	15,131	0.361	54,444	1.265
9,151	0.210	9,151	0.210	9,151	0.210
13,958	0.320	13,958	0.320	13,331	0.306

BENCHMARKS:

BENCHMARK #1:
USCG65 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.



paulwerner
ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890
INFO@PAULWERNERARCHITECTS.COM

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

PROJECT # 212-320

RELEASE: 1 DATE: 3.6.12
2 DATE: 4.11.12