

DESCRIPTION AND EXTENT OF WORK:

- 1) EXTERIOR RENOVATION OF MAIN BUILDING
- 2) REMOVAL OF UNUSED PAVEMENT SOUTH OF BUILDING
- 3) INCREASING SOUTH RADIUS RETURN OF FLORIDA STREET ACCESS DRIVE TO FACILITATE TRUCK TURNS.
- 4) RELOCATION OF STORAGE RACKS AND CHANGES IN VEHICULAR CIRCULATION THROUGH STORAGE YARD.
- 5) DEFINING PARKING AREA NORTH OF MAIN BUILDING.
- 6) CHANGING ACCESS AND FENCING ON WEST SIDE OF SITE (MINNESOTA STREET).
- 7) ADDITIONAL LANDSCAPING ADDED SOUTH & WEST OF MAIN BUILDING.

GENERAL DEVELOPMENT NOTES:

- ZONING: C5 (COMMERCIAL STRIP DISTRICT)
- ADJACENT ZONING AND USES:
 NORTH - RM32 (MULTI FAMILY)
 SOUTH - C5 (COMMERCIAL)
 EAST - C5 (COMMERCIAL)
 WEST - C5 (COMMERCIAL)
- Δ EXISTING AND PROPOSED USE:
 CONSTRUCTION SALES AND SERVICE WITH EXTERIOR STORAGE
- PARKING SUMMARY:
 REQUIRED PARKING: 25 SPACES
 (1 SPACE PER 500 SF BLDG. AREA + 1 PER ACRE)
 PARKING PROVIDED: 24 PARKING SPACES, (INCL HANDICAP SPACES)
- PAVING: PARKING LOT AND WALKS - ASPHALT OR CONCRETE TO CITY STANDARDS
- ACCESSIBLE PARKING, SIDEWALKS, AND PATH INTO BUILDING HAVE BEEN DESIGNED TO MEET THE A.D.A. GUIDELINES.
- LIGHTING: EXISTING LIGHTING TO REMAIN UNCHANGED. ALL FUTURE LIGHTING OR CHANGES SHALL CONFORM TO CURRENT DEVELOPMENT STANDARDS
- Δ MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW. ANY ADDITIONAL OR GROUND MOUNTED EQUIPMENT WILL BE SCREEN WITH APPROPRIATE PLANTINGS
- Δ THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY SANITATION VEHICLES MOVING ON OR ACROSS THE SITE
- Δ THE OWNER AGREES TO NOT PROTEST ANY FUTURE BENEFIT DISTRICT FORMED FOR IMPROVEMENTS ON THE FLORIDA AND MINNESOTA STREET RIGHT OF WAYS.

PROPERTY SURFACE SUMMARY

SUMMARY OF EXISTING CONDITIONS	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS 24,484 SF	TOTAL BUILDINGS 24,484 SF
TOTAL PAVEMENT 54,795 SF	TOTAL PAVEMENT 51,354 SF
TOTAL IMPERVIOUS 79,274 SF	TOTAL IMPERVIOUS 75,838 SF
TOTAL PERVIOUS 8,818 SF	TOTAL PERVIOUS 12,208 SF
TOTAL PROPERTY 88,046 SF	TOTAL PROPERTY 88,046 SF

NOTE: ADDITION PAVEMENT WILL BE REMOVED FROM MINNESOTA STREET ROW

GRADING AND STORMWATER RUNOFF:
 DUE TO THE DECREASE OF IMPERVIOUS AREA AND A REDUCTION OF RUNOFF, NO DETENTION IS PROPOSED.
 Δ NO CHANGES IN GRADING OR DIRECTION OF RUNOFF ARE PROPOSED

LOCATIONS OF EXISTING BLDGS. TAKEN FROM SITE PLAN DATED AUG.26,1980.

PLANTING SCHEDULE

QTY.	SYMBOL	NAME	SIZE/CONDITION
31	⊙	MIX OF SEA GREEN JUNIPER	2 GAL CONT.
		MAGIC CARPET SPIREA	
		EVONYMUS BURNING BUSH	
Δ 10	⊙	GREENSPIRE LINDEN	2 1/2" CAL B & B
	⊕	EXISTING TREE	

ALL OTHER DISTURBED AREAS TO BE SEEDDED W/ FESCUE

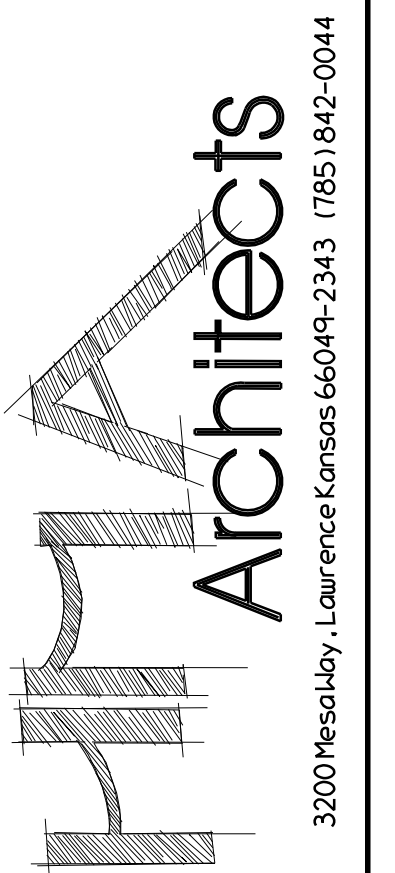
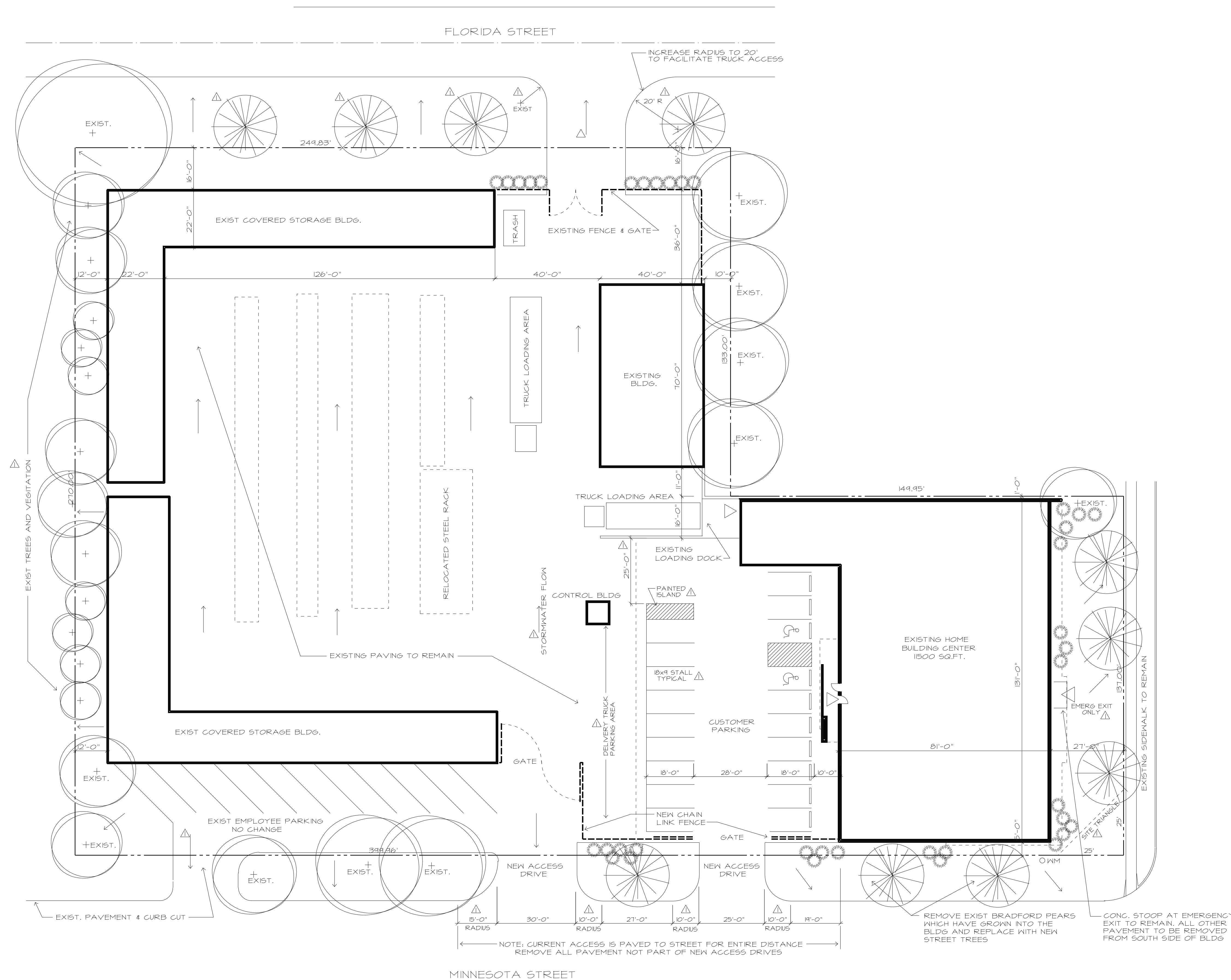
EXIST TREES AND SHRUBS WILL BE RETAINED AS POSSIBLE (ONLY MAJOR EXIST TREES ARE SHOWN - EXIST SHRUBS NOT SHOWN)

SITE LAYOUT

SCALE: 1" = 20'

LEGAL DESCRIPTION: LOT #1 WOODS SUBDIVISION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SIXTH STREET



3200 Mesakoy, Lawrence Kansas 66044-2343 (785) 842-0044

MCCRAY LUMBER & MILLWORK
 1516 WEST 6th STREET
 LAWRENCE, KANSAS