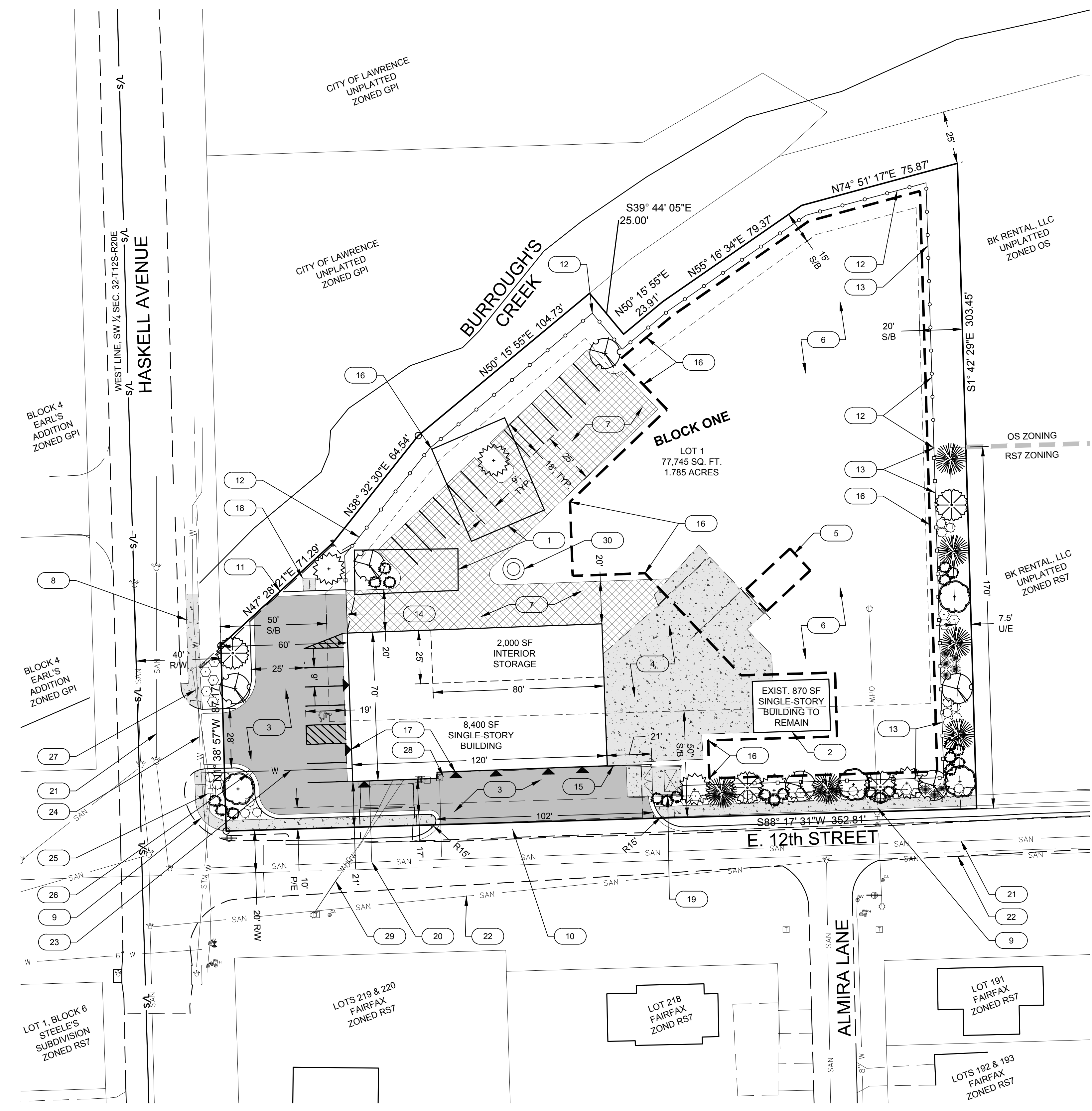


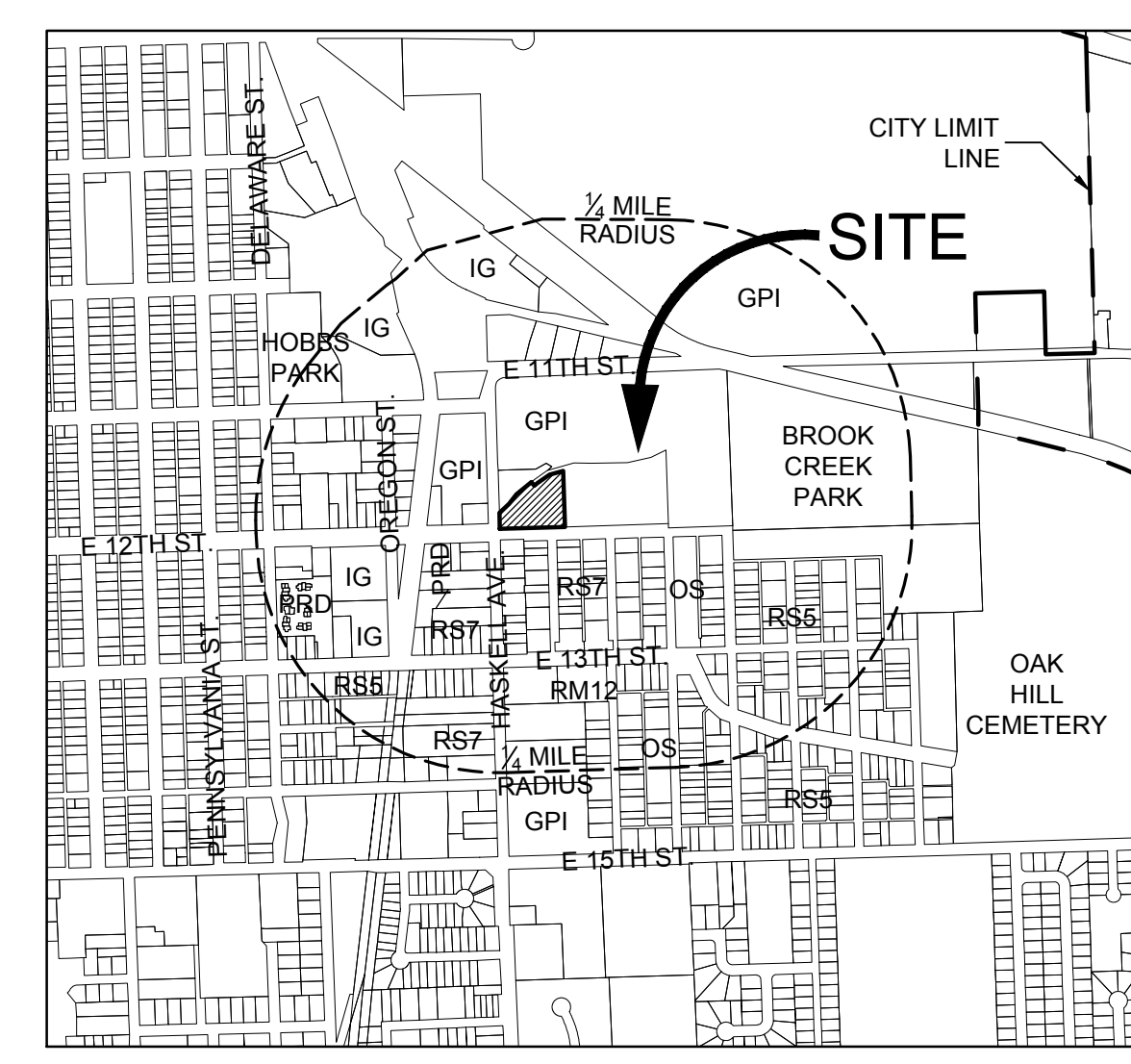
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KEYED NOTES:

- 1. EXISTING BUILDINGS TO BE REMOVED
- 2. EXISTING BUILDING TO REMAIN AND SERVE AS DRYING SHED FOR AGED AND RECLAIMED WOOD
- 3. EXISTING ASPHALT PAVEMENT TO REMAIN
- 4. EXISTING CONCRETE PAVEMENT TO REMAIN
- 5. EXISTING RECESSED LOADING/STORAGE AREA - APPROX. 400 SF
- 6. REMAINDER OF EXTERIOR REAR YARD SURFACE TO REMAIN AS EXISTING (COMPACTED EARTH)
- 7. 4-INCH COMPACTED AGGREGATE SURFACE FOR PARKING AREA, DRIVE AISLE AND EMERGENCY ACCESS
- 8. EXISTING HASKELL AVENUE CONCRETE SIDEWALK TO REMAIN
- 9. 5-FOOT WIDE SIDEWALK TO BE INSTALLED BY PROPERTY OWNER UNLESS AN AGREEMENT IS REACHED WITH THE CITY FOR INSTALLATION
- 10. EXISTING 12TH STREET CURB CUT TO BE REDUCED IN SIZE
- 11. EXISTING CONCRETE RETAINING WALL TO REMAIN
- 12. EXISTING 6-FOOT HEIGHT CHAIN LINK FENCE TO BE RELOCATED AND INSTALLED IN LOCATIONS SHOWN.
- 13. EXISTING 6-FOOT HEIGHT OPAQUE METAL FENCE TO BE DISMANTLED AND REBUILT WITH ALTERNATING WOOD PANELS IN LOCATIONS SHOWN. SEE GENERAL NOTE #15 FOR DETAILS.
- 14. PRIMARY GATED ACCESS TO REAR STORAGE YARD. GATE TO BE MANUALLY OPERATED AND INCLUDE A KNOX PADLOCK FOR EMERGENCY ACCESS.
- 15. SECONDARY GATED ACCESS TO REAR STORAGE YARD. GATE TO BE MANUALLY OPERATED AND INCLUDE A KNOX PADLOCK FOR EMERGENCY ACCESS.
- 16. OVERALL LIMITS OF EXTERIOR STORAGE - TOTAL AREA 30,650 SF
- 17. BUILDING ENTRANCE, TYP.
- 18. PROPOSED BIKE RACK
- 19. PROPOSED TRASH ENCLOSURE, PER CITY STANDARD
- 20. EXISTING SANITARY SEWER SERVICE, APPROXIMATE LOCATION
- 21. EXISTING 21-INCH VCP SANITARY SEWER
- 22. EXISTING 8-INCH VCP SANITARY SEWER
- 23. EXISTING DOMESTIC WATER SERVICE, APPROXIMATE LOCATION
- 24. EXISTING 8-INCH PVC WATERMAIN
- 25. EXISTING STORM SEWER AREA DRAIN TO REMAIN
- 26. PROPOSED CURB NOTCH
- 27. EXISTING 24-INCH RCP STORM SEWER
- 28. EXISTING GAS METER
- 29. EXISTING OVERHEAD ELECTRIC/TELEPHONE/CABLE SERVICE
- 30. EXISTING INCINERATOR TO REMAIN

LOCATION MAP:



GENERAL NOTES:

1. OWNER: BK RENTAL, LLC
1006 E 11th STREET
LAWRENCE, KANSAS 66046
2. LAND PLANNER/ CIVIL ENGINEER/ SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
3. TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., AUGUST, 2013.
4. EXISTING ZONING: IL
5. PROPOSED ZONING: IL
6. EXISTING LAND USE: VACANT BUILDING, PARKING AND STORAGE AREA
7. PROPOSED LAND USE: CONSTRUCTION SALES AND SERVICE, MANUFACTURING AND PRODUCTION, LIMITED
8. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 178, MAP NUMBER 2004SC0178D, DOUGLAS COUNTY, KS, BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010. LANDSCAPING SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS, WITHIN 8 FEET OF A WATER MAIN, OR WITHIN 8 FEET OF A SANITARY SEWER MAIN.
9. IF A BASEMENT IS BUILT ON A LOT WHERE A MINIMUM ELEVATION HAS BEEN ESTABLISHED, THE BUILDING DESIGN IS ENCOURAGED TO INCORPORATE A SUMP PUMP.
11. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE INITIATED BY ANY PERSON, FIRM, CORPORATION OR UNIT OF GOVERNMENT PROPOSING ANY CONSTRUCTION, SUBSTANTIAL IMPROVEMENT OR OTHER DEVELOPMENT IN THE FLOODPLAIN OVERLAY DISTRICT BY THE FILING OF AN APPLICATION IN WRITING ON A FORM FURNISHED FOR THAT PURPOSE WITH THE FLOODPLAIN ADMINISTRATOR.
12. ALL EXTERIOR STORAGE WILL BE ELEVATED OR ANCHORED IN ACCORDANCE WITH THE REQUIREMENTS ON THE FLOODPLAIN DEVELOPMENT PERMIT.
13. THIS SITE 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.
14. OUTDOOR EQUIPMENT ASSOCIATED WITH CONSTRUCTION SALES AND SERVICES IS TO BE OPERATED ONLY BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM DURING WEEKDAYS AND 10:00AM AND 6:00PM DURING WEEKENDS.
15. PORTIONS OF FENCING INSTALLED ADJACENT TO RESIDENTIAL PROPERTY (I.E. PROPERTIES LOCATED EAST OF THE SUBJECT SITE AND ACROSS E. 12TH STREET TO THE SOUTH) WILL CONSIST OF ALTERNATING METAL AND WOOD PANELS. ALL PANELS WILL BE 6 FEET HIGH AND APPROXIMATELY 8 FEET WIDE. METAL PANELS WILL CONSIST OF REUSED SHEET METAL MATERIAL. WOOD PANELS WILL CONSIST OF 6-INCH WIDE HORIZONTAL PLANKS WITH A 3/4-INCH WIDE GAP IN BETWEEN. ALL WOOD WILL BE OF A WEATHER AND ROT-RESISTANT SPECIES TYPE. NO BARBED WIRE WILL BE USED. A WAIVER FROM SEC. 20-1005(i) OF THE LAND DEVELOPMENT CODE REQUIRING A CONTINUOUS TYPE 3 BUFFERYARD ADJACENT TO E. 12TH STREET IS GRANTED BY THE PLANNING DIRECTOR.
17. A WAIVER FROM SEC. 20-913(e)(1) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE USE OF A 4-INCH COMPACTED AGGREGATE SURFACE ON THE PARKING AREA AND DRIVE AISLE NORTH OF THE PRINCIPAL STRUCTURE IS GRANTED BY THE PLANNING DIRECTOR PER THE REVIEW OF THE CITY STORMWATER ENGINEER.
18. PER REZONING ORDINANCE 8936, ALL SITE PLANS SUBMITTED FOR STANDARD OR MAJOR DEVELOPMENT PROJECTS ON THE SUBJECT PROPERTY SHALL REQUIRE APPROVAL OF THE CITY COMMISSION.
19. PER REZONING ORDINANCE 8936, USES LISTED IN SECTION 20-403 OF THE LAND DEVELOPMENT CODE, NON-RESIDENTIAL DISTRICT USE TABLE FOR THE "IL" DISTRICT ARE PERMITTED WITH THE FOLLOWING RESTRICTIONS:

(A) THE FOLLOWING USES MAY BE PERMITTED ON THE SUBJECT PROPERTY ONLY UPON APPROVAL OF A SPECIAL USE PERMIT:

- (i) LODGE, FRATERNAL, & CIVIC ASSEMBLY
- (ii) ACTIVE RECREATION
- (iii) HOTEL, MOTEL, EXTENDED STAY
- (iv) PUBLIC SAFETY
- (v) GENERAL INDUSTRIAL

(B) THE FOLLOWING USES SHALL NOT BE PERMITTED ON THE SUBJECT PROPERTY:

- (i) KENNEL
- (ii) LIVESTOCK SALES
- (iii) FAST FOOD, DRIVE-IN
- (iv) CAR WASH
- (v) GAS & FUEL SALES
- (vi) HEAVY EQUIPMENT SALES/RENTAL
- (vii) HEAVY EQUIPMENT REPAIR
- (viii) LIGHT EQUIPMENT SALES/RENTAL
- (ix) LIGHT EQUIPMENT REPAIR
- (x) RV & BOAT STORAGE
- (xi) SCRAP & SALVAGE OPERATION
- (xii) BROADCASTING TOWER
- (xiii) LARGE COLLECTION RECYCLING FACILITIES
- (xiv) RECYCLING PROCESS CENTER
- (xv) PARTICIPATION SPORTS & RECREATION, OUTDOOR
- (xvi) LAUNDRY SERVICE
- (xvii) SMALL COLLECTION RECYCLING FACILITIES

LEGAL DESCRIPTION:

LOT 1, BLOCK ONE, BURROUGHS'S CREEK ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS (FINAL PLAT PENDING).

PARKING SUMMARY:

OFF-STREET PARKING
 REQUIRED: CONSTRUCTION SALES & SERVICE
 1 SPACE / 500 SF OF BUILDING + 1 SPACE / ACRE OF OUTDOOR STORAGE
 9,270 SF / 500 + 0.70 ACRES / 1 = 19.24
 20 SPACES
 PROVIDED: 20 SPACES, INCL. 1 VAN ACCESSIBLE

BICYCLE PARKING
 REQUIRED: 1 SPACE / 10 AUTO SPACES
 20 AUTO SPACES / 10 = 2
 2 SPACES
 PROVIDED: 2 SPACES

LANDSCAPE SUMMARY:

STREET TREES
 REQUIRED: 1 TREE / 40 FEET OF R.O.W. FRONTAGE
 87 LF HASKELL AVENUE R.O.W. FRONTAGE / 40 = 3
 353 FEET OF E. 12th STREET R.O.W. FRONTAGE / 40 = 9
 12 TREES
 PROVIDED: 12 TREES

INTERIOR PARKING LOT LANDSCAPING
 REQUIRED: 40 SF LANDSCAPING / SPACE
 14 SPACES x 40 = 560 SF
 PROVIDED: 565 SF LANDSCAPING
 REQUIRED: 1 SHADE TREE, 3 SHRUBS / 10 SPACES
 14 SPACES / 10 = 1.4
 2 SHADE TREES, 6 SHRUBS
 PROVIDED: 3 SHADE TREES, 3 SHRUBS

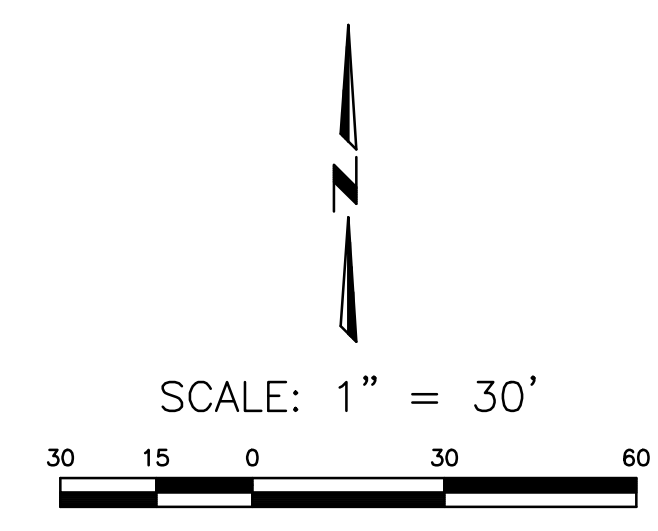
PARKING LOT PERIMETER LANDSCAPING
 REQUIRED: 1 SHADE TREE / 25 FEET OF PARKING LOT FRONTAGE
 50 LF OF PARKING LOT FRONTAGE / 25 = 2
 2 TREES
 PROVIDED: 3 TREES

BUFFERYARDS
EAST
 REQUIRED: TYPE 3 ADJACENT TO SOUTH 170' OF EAST PROPERTY LINE
 MIN. 15' WIDTH, FENCE 3-6' HT, 4 TREES, 15 SHRUBS / 100 LF
 170 LF / 100 = 1.7
 7 TREES, 26 SHRUBS
 PROVIDED: 15' WIDTH, 6' HT. FENCE, 8 TREES, 27 SHRUBS

SOUTH
 REQUIRED: TYPE 3 ADJACENT TO E. 12th STREET
 MIN. 15' WIDTH, FENCE 3-6' HT, 4 TREES, 15 SHRUBS / 100 LF
 (353 LF - 98 LF) / 100 = 2.6
 11 TREES, 39 SHRUBS
 PROVIDED: 15' WIDTH, 6' HT. FENCE, 11 TREES, 39 SHRUBS

PLANT SCHEDULE:

SYMBOL	QTY.	NAME	SIZE	COND.
PROPOSED TREES				
	6	ACER RUBRUM - RED MAPLE	2.5" CAL.	B&B
	6	JUNIPERUS VIRGINIANA - EASTERN RED CEDAR	6' HT.	B&B
	4	NYSSA SYLVATICA - BLACK GUM	2.5" CAL.	B&B
	4	QUERCUS MACROCARPA - BURR OAK	2.5" CAL.	B&B
	5	TAXODIUM DISTICHUM - BALD CYPRESS	2.5" CAL.	B&B
PROPOSED SHRUBS				
	23	CORNUS ALBA 'BAI'HALO' IVORY HALO DOGWOOD	5 GAL.	CONT.
	23	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL.	CONT.
	17	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE NINEBARK	5 GAL.	CONT.
	14	TAXUS x MEDIA 'DENSIFORMIS' DENSIFORMIS YEWE	5 GAL.	CONT.



Landplan Engineering, P.A.
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 Community Planning
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 Lawrence, KS 66044-7500
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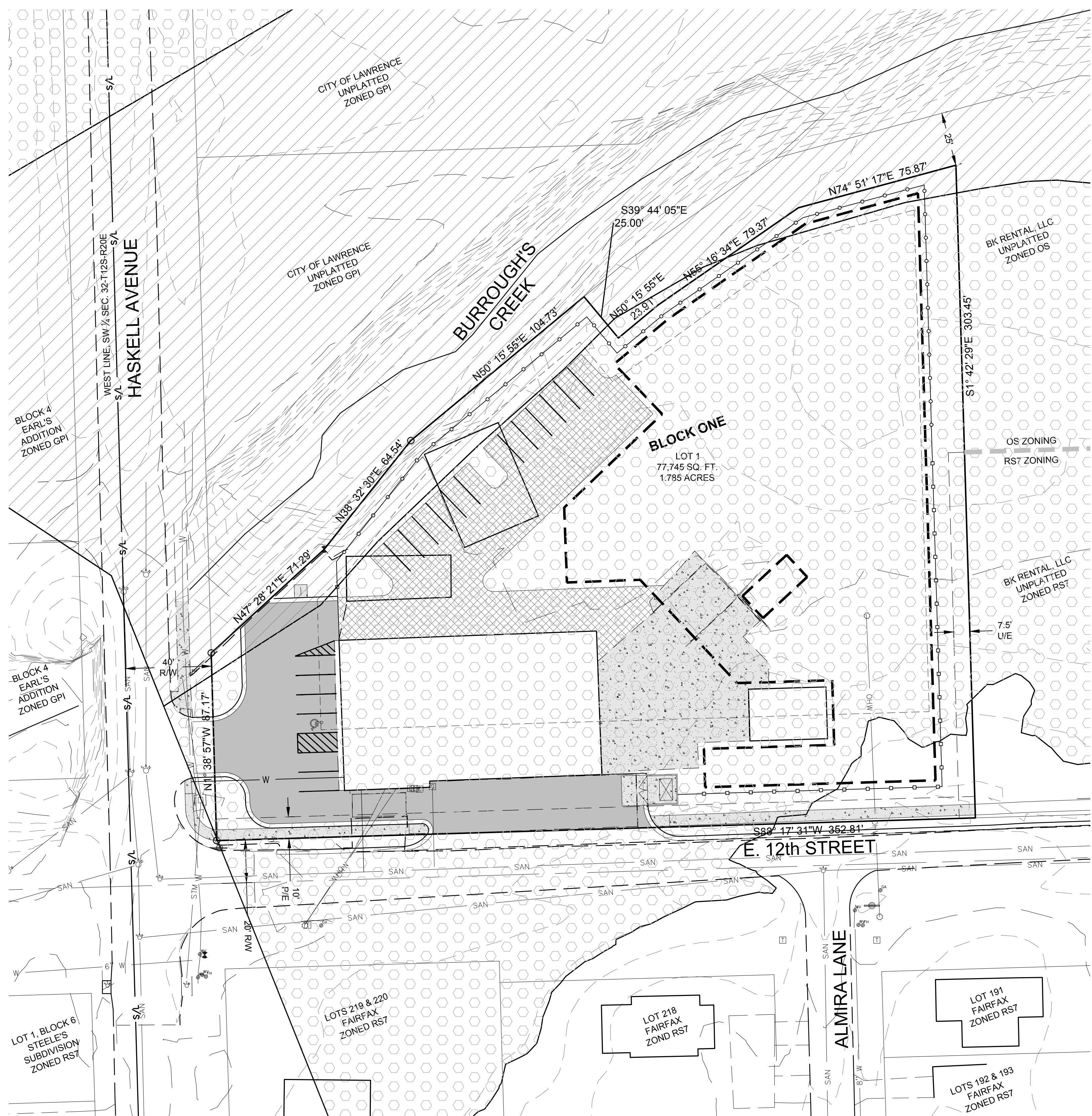
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**1146 HASKELL AVENUE
 LAWRENCE, KANSAS 66046
 SITE PLAN
 LAYOUT & LANDSCAPING**

REV	DATE	DESCRIPTION
1	1/27/14	PER DEPT. COMMENTS
2	1/31/14	PER DEPT. COMMENTS

DATE:	1/22/13
PROJECT NO.:	20133024
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	BS

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SOUTH ELEVATION



WEST ELEVATION

SITE SUMMARY:

EXIST. CONDITIONS	AREA (SF)	PROP. CONDITIONS	AREA (SF)
TOTAL BUILDING	12,020 (15%)	TOTAL BUILDING	9,270 (12%)
TOTAL PAVEMENT	15,531 (20%)	TOTAL PAVEMENT	15,174 (20%)
TOTAL IMPERVIOUS	27,551 (35%)	TOTAL IMPERVIOUS	24,444 (32%)
TOTAL PERVIOUS	50,194 (65%)	TOTAL PERVIOUS	53,301 (68%)
TOTAL PROPERTY	77,745 (100%)	TOTAL PROPERTY	77,745 (100%)

BENCHMARK NOTES:

- BM#1 CHISELED " + " ON LOADING DOCK LOCATED BEHIND MAIN BUILDING. MARK IS 6" ± SOUTH OF NORTHEAST CORNER OF LOADING DOCK. ELEV. 826.88
- BM#2 CHISELED " □ " ON SOUTH END OF HEADWALL ON EAST SIDE OF HASKELL OF RCB SERVICING BURROUGHS CREEK. ELEV. 827.08

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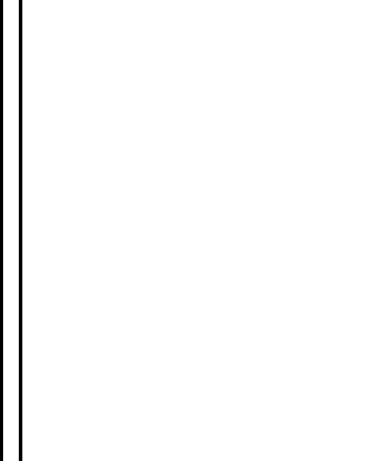
1310 Wagonway Drive
Lawrence, KS 66044
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1146 HASKELL AVENUE
LAWRENCE, KANSAS 66046
SITE PLAN
TOPOGRAPHY & ELEVATIONS

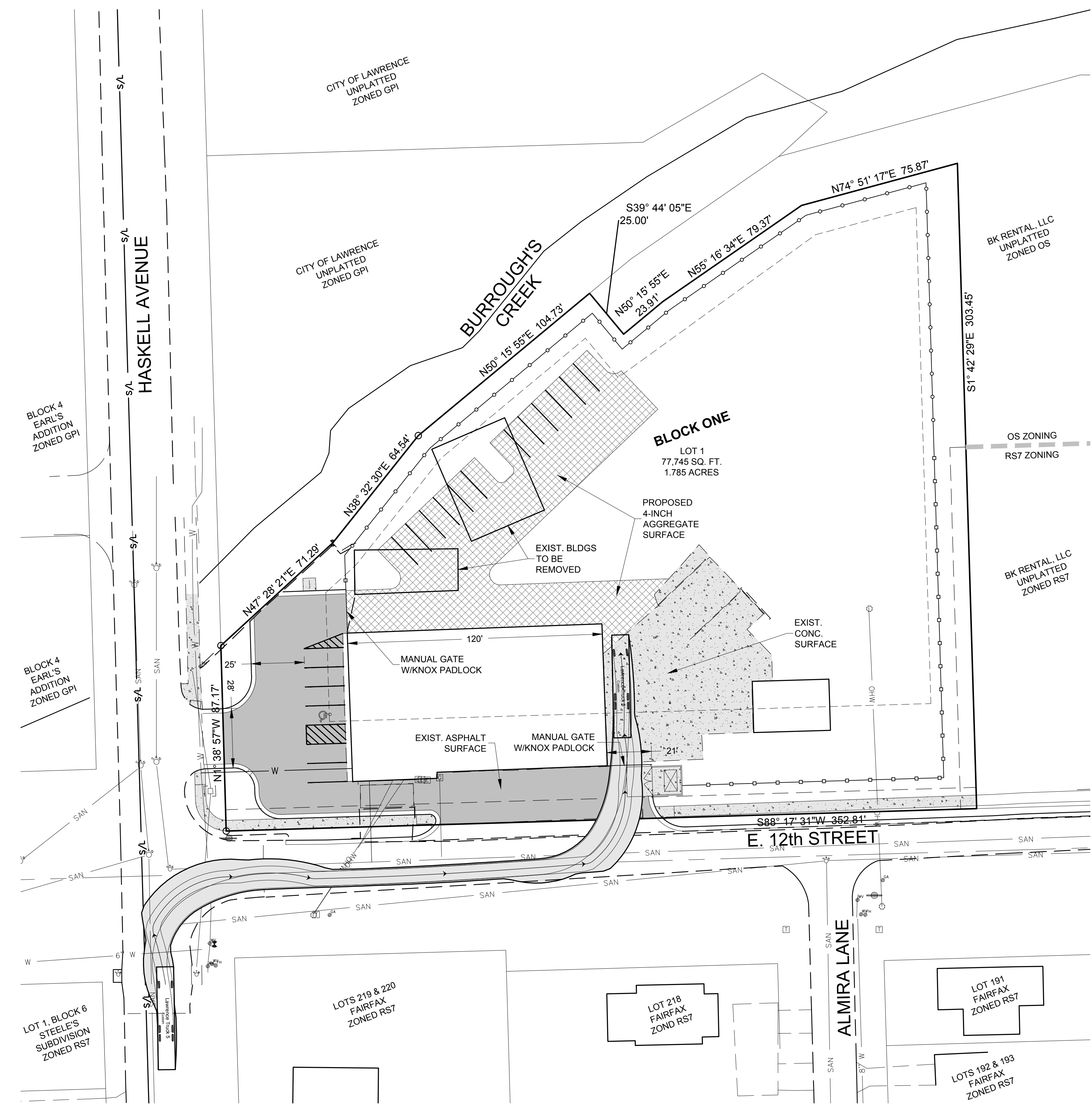
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2	1/31/14	PER DEPT. COMMENTS



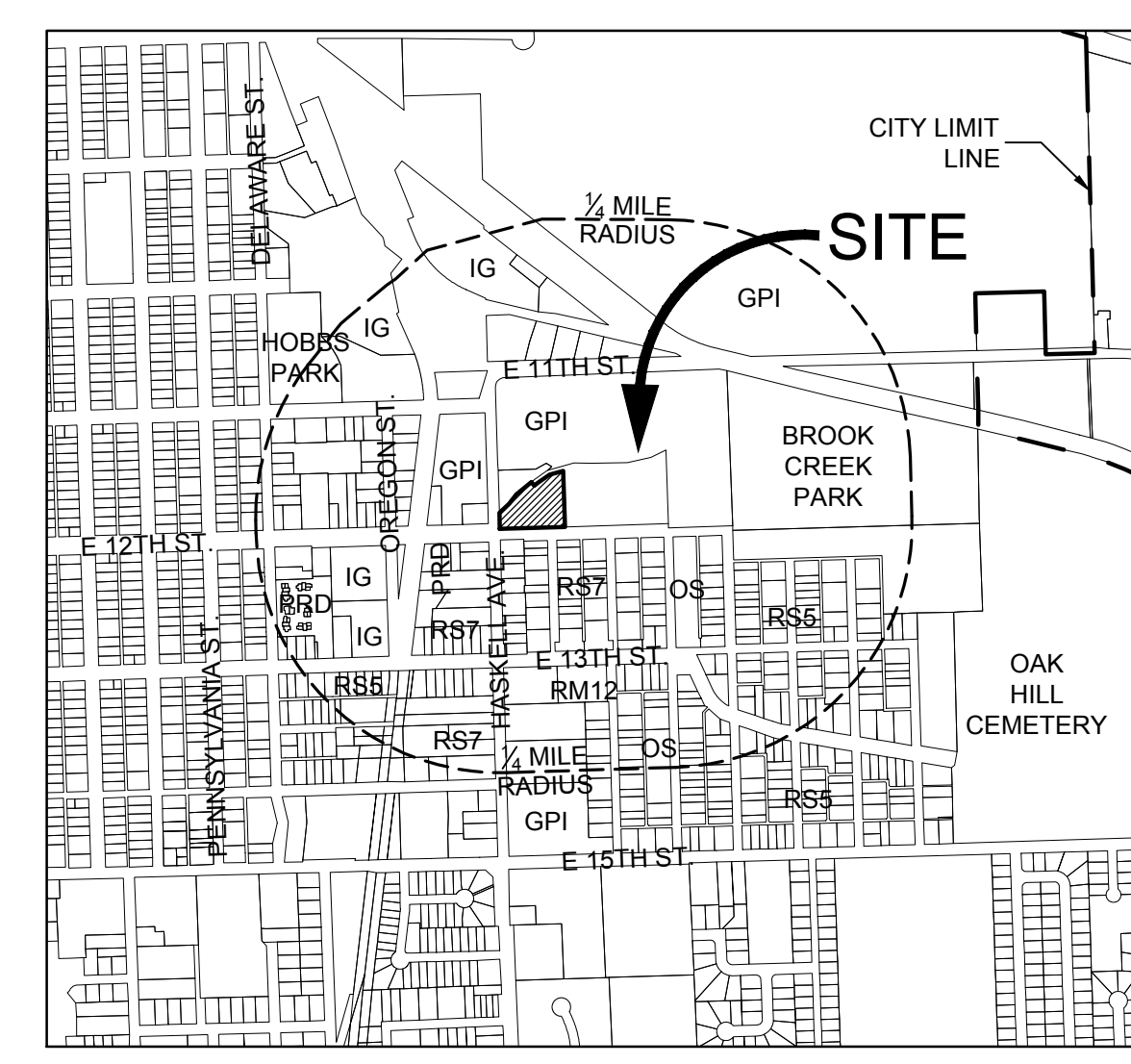
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PROJECT NO.: 20133024
DESIGNED BY: LPE
DRAWN BY: BS
CHECKED BY: BS

ISSUE SHEET NO.
2
OF **3** SHEETS

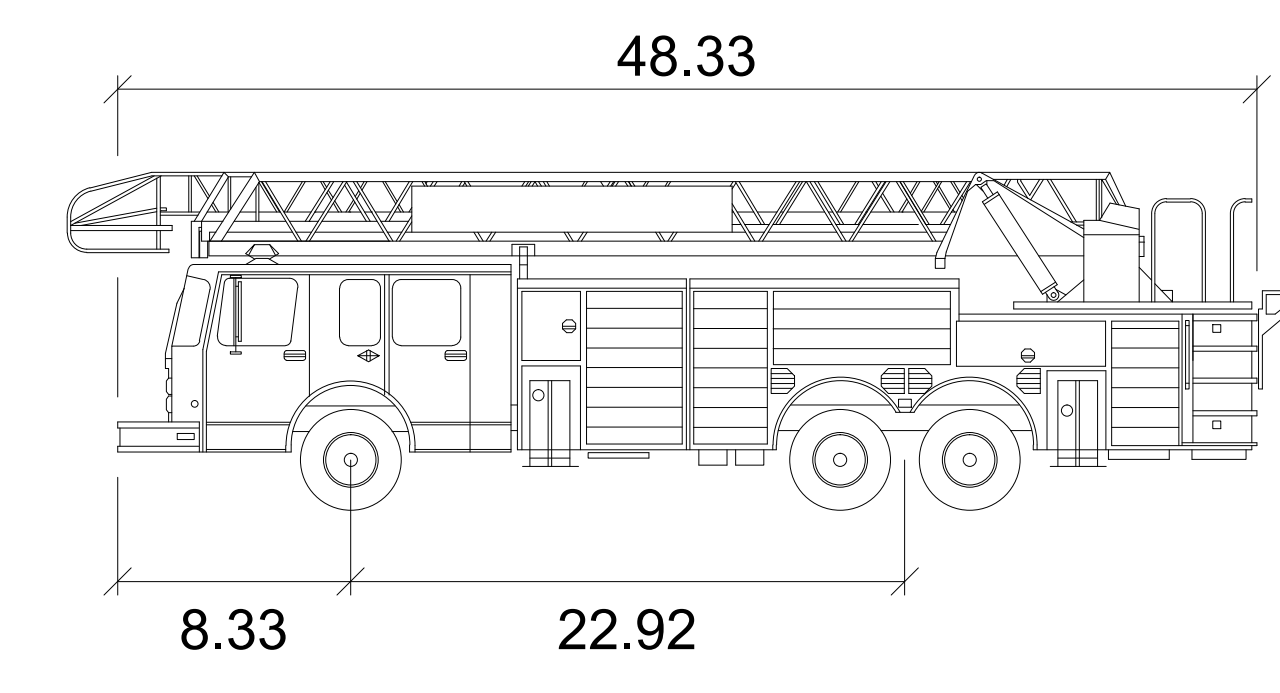
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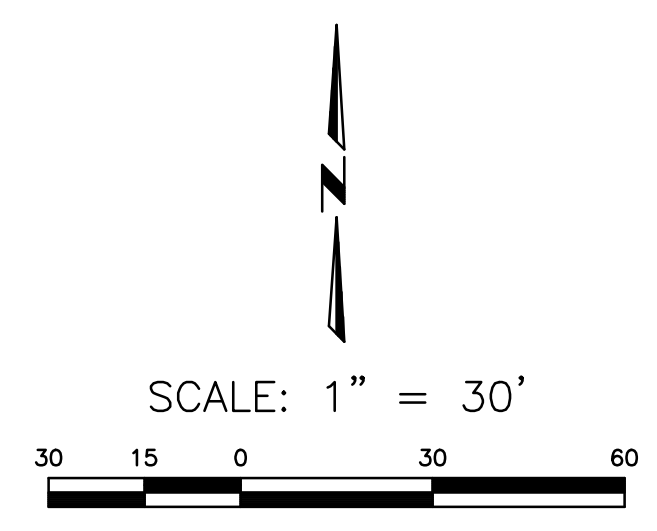
LOCATION MAP:



SIMULATION VEHICLE:



Lawrence Truck 5



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1146 HASKEL AVENUE
LAWRENCE, KANSAS 66046
SITE PLAN
AUTOTURN EXHIBIT

REV	DATE	DESCRIPTION
1	1/27/14	PER DEPT COMMENTS
2	1/31/14	PER DEPT COMMENTS

DATE: 12/23/13
 PROJECT NO.: 20133024
 DESIGNED BY: LPE
 DRAWN BY: BS
 CHECKED BY: BS

ISSUE SHEET NO.
3
 OF 3 SHEETS