

ADDRESS: 1045 PENNSYLVANIA STREET, LAWRENCE, KANSAS 66044

LEGAL DESCRIPTION: LOTS 83 & 85, ORIGINAL TOWN SITE - OREAD ADDITION, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

TOPOGRAPHY: TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT CITY OF LAWRENCE PLANOMETRIC MAPS (2006). TOTAL GRADE CHANGE APPROX 4 ACROSS SITE NE TO SW (-1.54') 2.5% SLOPE.

AREA OF SITE: 11,700 SF (0.27 ACRES)

CURRENT ZONING: CS - COMMERCIAL STRIP

CURRENT USE: VACANT

PROPOSED USE: RETAIL AND WAREHOUSE.

BUILDING INFORMATION: EXISTING 1-STORY BUILDING 2,230 GSF (-1,784 NSF)

PROPERTY SURFACE SUMMARY

EXISTING	AFTER PROJECT COMPLETION
TOTAL BLDGS: 2,230 SF	2,230 SF
TOTAL PAVEMENT: 5,796 SF	5,796 SF
TOTAL IMPERVIOUS: 8,478 SF	8,478 SF
TOTAL PERVIOUS: 3,222 SF	3,222 SF
TOTAL AREA: 11,700 SF	11,700 SF

PARKING INFORMATION:

RETAIL (~500 GSF):
 OFF-STREET PARKING SCHEDULE B:
 1-45,000 GSF REQUIRES 1 SPACE PER 300 GSF.
 -500 GSF/300 GSF = 1.67 ROUNDED TO 2 SPACES REQUIRED.

WAREHOUSE/PRODUCTION (~1,730 GSF):
 OFF-STREET PARKING SCHEDULE C:
 1-20,000 GSF REQUIRES 1 SPACE PER COMPANY VEHICLE + 1 SPACE PER 1,000 GSF.
 -NO COMPANY VEHICLES
 -1,730 GSF/1,000 GSF = 1.73 ROUNDED TO 2 SPACES REQUIRED.

PARKING PROVIDED INCLUDING 1 HANDICAPPED=14 SPACES

DETECTION CALCULATIONS:

EXISTING-	AC	%	COEFF.	"C" ¹
BUILDING:	0.062	23	0.90	0.207
PAVEMENT:	0.133	49	0.85	0.417
GRAVEL:	0.051	19	0.70	0.133
UNIMPROVED:	0.023	9	0.30	0.027
TOTALS:	0.269	100		0.784

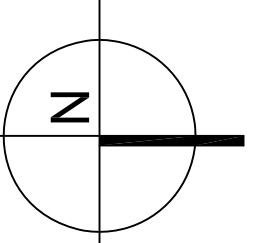
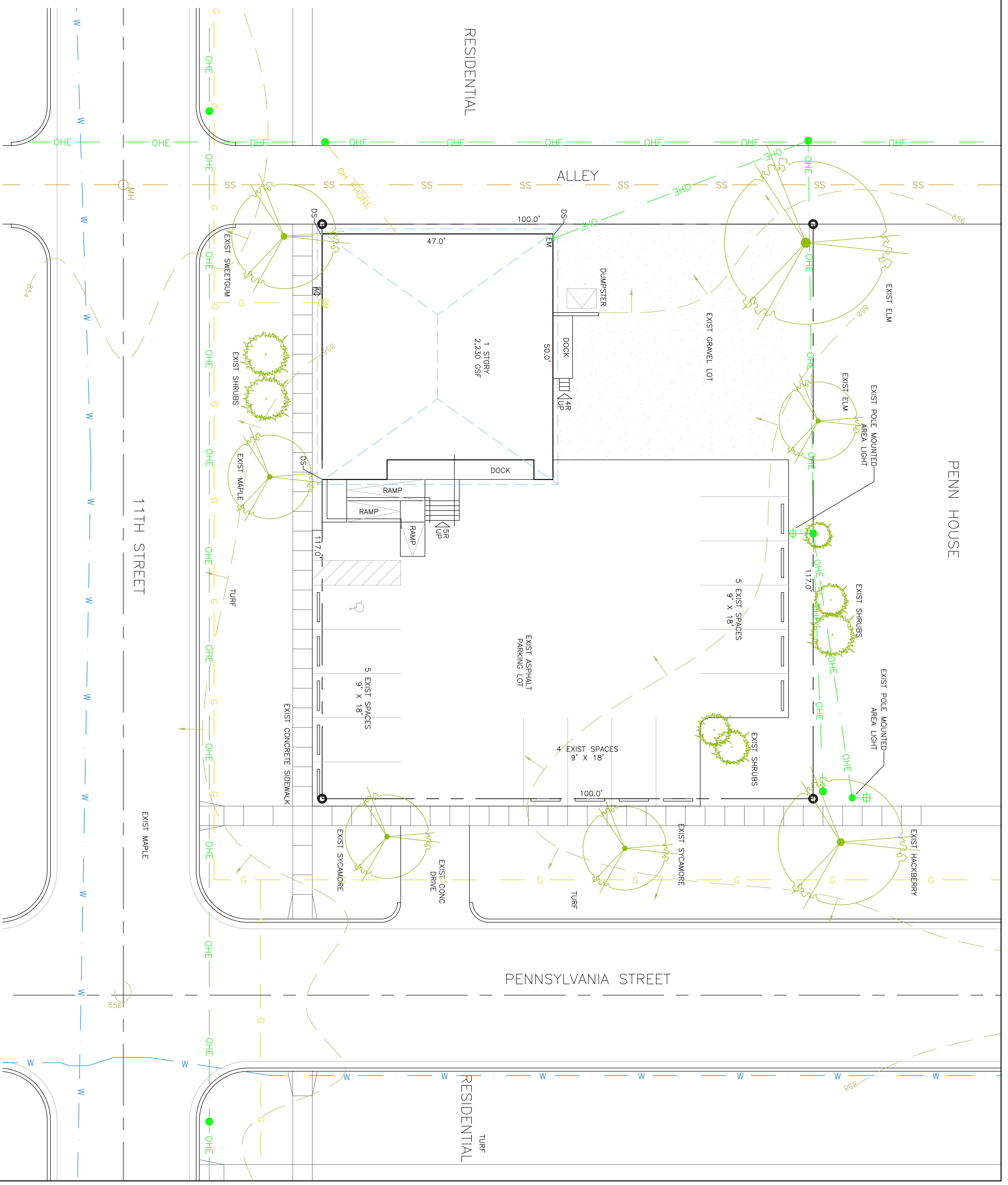
Required Volume Detained:
 (0.784 - 0.3) (6.08) (0.269) = 0.792 CFS
 (0.792) (15) (60) = 712.8 CF

PROPOSED: RUNOFF TO REMAIN IDENTICAL TO EXISTING; NO DETENTION REQUIRED.

PLANT SCHEDULE: RETAIN EXISTING LANDSCAPE. NO NEW LANDSCAPE MATERIALS REQUIRED.

NOTE: EXISTING GRADES TO REMAIN UNCHANGED

THE FOLLOWING VARIANCES (B-5-14-93), GRANTED ON JUNE 3, 1993 BY THE BOARD OF ZONING APPEALS APPLY:
 1.) 15' PARKING SETBACK IS REDUCED TO 0'.
 2.) REQUIRED FOR PARKING PERIMETER CURB AND GUTTER IS WAIVED.



SITE PLAN

0.25 5 10 20
 SCALE: 1"=10'-0"



REXROAD APG
 1122 N. El Paso
 Colorado Springs, CO 80903-2500
 719-475-9911

REXROAD PROPERTY MANAGEMENT
 1045 Pennsylvania Street, Lawrence, Kansas, 66044

Date: 1 June 2015
 Revised: 9 July 2015

