

PLANT SCHEDULE

SYM.	QTY.	NAME	SIZE	COND.
SHADE TREES				
	3	ACER GINNALA - AMUR MAPLE	2 1/2" CAL.	B&B
	1	FRAXINUS AMERICANA - WHITE ASH	2 1/2" CAL.	B&B
SHRUBS				
	3	CERCIS CANADENSIS - EASTERN REDBUD	36" MIN.	CONT.

* TURF AREAS TO BE SEEDED WITH K-31 FESCUE OR SODDED

SITE SUMMARY

Development	Area (Sq. Ft.)	Development	Area (Sq. Ft.)
Existing Buildings	5,000	Proposed Buildings	5,000
Existing Pavement	15,271	Proposed Pavement	17,194
Existing Impervious	Subtotal 0	Proposed Impervious	Subtotal 22,194
Existing Pervious	29,552	Proposed Pervious	7,358
Property Area	29,552		29,552

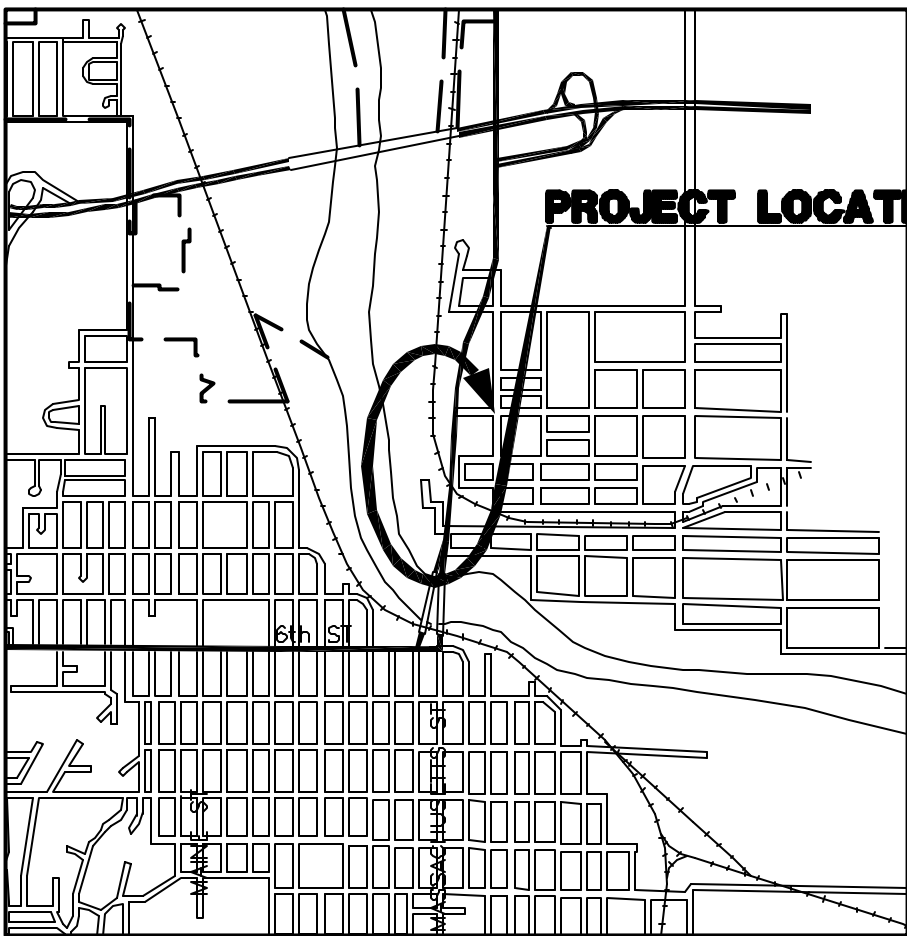
INTERIOR LANDSCAPING REQUIRED
(9 STALLS x 280 SQ. FT.) x .15 = 378 S.F.
INTERIOR LANDSCAPING PROVIDED= 415 S.F.

OPEN SPACE: 7,337 S.F.
REQUIRED: 1 TREE / 3,000 S.F. OPEN SPACE = 3 TREES
PROVIDED: 4 TREES

LEGAL DESCRIPTION

ALL OF LOTS 58, 59, 60, 124, 123 AND LOT 122, ALL OF WHICH IS PART OF THE NORTH LAWRENCE ADDITION NO. 2

LOCATION MAP



GENERAL NOTES

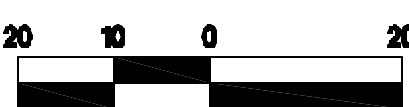
- EXISTING ZONING: C-4
PROPOSED ZONING: C-4
- CURRENT USE: VACANT
PROPOSED USE: AUTO SALES & SERVICE
- TOPOGRAPHIC INFORMATION OBTAINED FROM AN AERIAL SURVEY PERFORMED BY M.J. HARDEN ASSOCIATES, 1996.
- BUILDING INFORMATION:
PROPOSED ONE STORY BUILDING: 5,000 GSF TOTAL
3,500 NSF
- PARKING INFORMATION: USE GROUP 13, PARKING GROUP 14
REQUIRED: 1 STALL PER 400 NSF
3,500 NSF/400 SF = 9 STALLS REQUIRED
PROVIDED: 9 SPACES (INCL 1 VAN ACCESSIBLE)
- PROPOSED DRIVE AND PARKING AREAS TO HAVE CONCRETE CURB AND GUTTER TO MEET CITY OF LAWRENCE STANDARDS. ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE SHOWN.
- WALL MOUNTED LIGHTING SHALL BE LOCATED AT BUILDING ENTRANCES. ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE OFF-SITE.
- THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES - APPENDIX A TO 28 CFR PART 36.
- ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER ORDINANCE 20-1205-F.
- SALES DISPLAY AREA WILL BE STRIPED.
- PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODFRINGE.
- THE PROPOSED 25' WIDE DRIVEWAY IS TEMPORARY UNTIL SUCH TIME AS THE REDEVELOPMENT ON THE PROPERTY TO THE NORTH. AT THAT TIME THE 25' WIDE DRIVEWAY WILL BE REMOVED AND REPLACED WITH 25' WIDE DRIVEWAY CENTERED ON THE PROPERTY LINE.
- ON APRIL 1, 2004 THE BOARD OF ZONING APPEALS APPROVED THE VARIANCE TO ALLOW REDUCTION OF THE GREENSPACE BUFFER BETWEEN THE PROPERTY LINE AND THE LINCOLN STREET ROW FROM 15' SETBACK TO A 5' SETBACK.



SITE PLAN
ALEK'S AUTO SALES & SERVICE
NORTH 2nd AND LINCOLN STREET
LAWRENCE, KANSAS

BENCHMARK #1: NORTHWEST PROPERTY CORNER; LOT 58, NORTH LAWRENCE ADDITION NO. 2
ELEV. = 820.00
DATUM: NAD-83

BENCHMARK #2: SOUTHWEST PROPERTY CORNER; LOT 60, NORTH LAWRENCE ADDITION NO. 2
ELEV. = 821.30
DATUM: NAD-83



NORTH

SCALE: 1" = 20'

REVISIONS
09/28/04 Revised per City Comments
10/12/04 Revised Note 14

DATE: 08.31.2004
PROJECT NO.: 2001,265
DESIGNED BY: CLM
DRAWN BY: BRM
CHECKED BY: CLM

SHEET NO.

1

OF 1 SHEETS

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