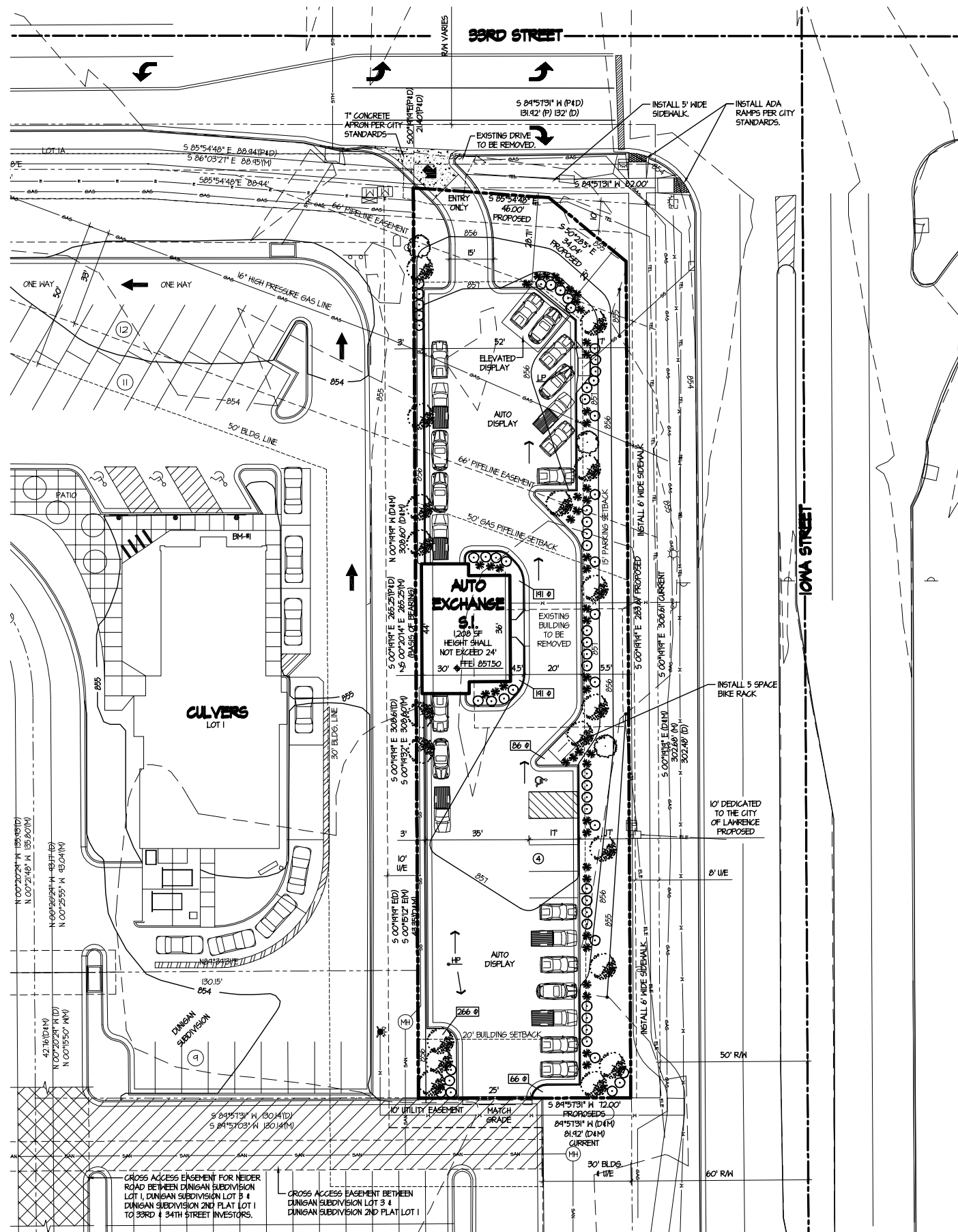




PRELIMINARY DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



LEGAL DESCRIPTION:

14-13-14 IN NORTHEAST CORNER OF SOUTH 1/2 NORTHEAST 1/4 DESCRIBED AS BEGINNING AT POINT ON EAST LINE SAID SECTION 1325.7 FEET SOUTH OF NORTHEAST CORNER SAID SECTION THEN WEST PARALLEL NORTH LINE 132 FEET THEN SOUTH PARALLEL EAST LINE 330 FEET THEN PARALLEL NORTH LINE 132 FEET TO POINT ON EAST LINE BEGINNING LESS 44 HIGHWAY D 286/485 6A NW35 (ANNEXED TO CITY OF LAWRENCE ORDINANCE NO. 1001 ADOPTED 03/31/1998 BOOK 605/44 REPLACES 800428)

GENERAL NOTES:

- EXISTING ZONING: PCD-2.
- CURRENT USE: WRIGHT'S WALLCOVERING
- PROPOSED USE: USED CAR LOT AND ASSOCIATED OFFICES
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL PHOTOGRAPHS.
- PRIVATE DRIVES AND PARKING AREAS TO BE A MIN. OF 5" ASPHALT OR 4" CONCRETE OVER PREPARED SUBGRADE. ALL DRIVES AND PARKING AREAS TO HAVE 24" CONCRETE CURB AND GUTTER.
- ALL PARKING, PAVEMENT, AND CURB/GUTTER TO MEET OR EXCEED CITY OF LAWRENCE DESIGN SPECIFICATIONS.
- THE SITE PLAN MEETS ADAAG STANDARDS, APPENDIX A TO 28 CFR, PART 36.
- ALL SITE LIGHTING TO BE POLE AND BUILDING MOUNTED. A DETAILED PHOTOMETRIC PLAN WILL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- SEE FINAL PLAT FOR CROSS ACCESS AGREEMENTS TO PROPERTIES TO THE WEST AND SOUTH.
- ALL GROUND AND ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BEFORE EXCAVATION.
- DETENTION IS NOT REQUIRED FOR THIS SITE.
- AUTO DISPLAY AREA WILL NOT BE STRIPED.
- PARKING INFORMATION:
1 SPACE/400 SQ. FT./OCCUPIED SPACE. 504 SQ. FT.; 4 PROVIDED (1 VAN ACCESSIBLE)
- THE CAR WASH/DETAILING BAY IS LIMITED TO AUTO EXCHANGE VEHICLES ONLY.
- THE EXISTING SEPTIC SYSTEM SHALL BE REMOVED PER DOUGLAS COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- THE EXISTING WELL AND/OR CISTERN SHALL BE SEALED AND CAPPED OR REMOVED PER REQUIREMENTS OF KDHE.
- SOUTHERN STAR CENTRAL GAS COMPANY TO APPROVE ENCROACHMENT OVER THE GAS PIPELINE EASEMENT.
- THERE IS APPROXIMATELY 27% COMMON OPEN SPACE PROVIDED IN THIS PLAN.
- TRASH TO BE REMOVED BY OWNER OF PROPERTY OR OWNER SHALL OBTAIN APPROVAL TO USE DUMPSTER ON ADJACENT PROPERTY.

SITE SUMMARY:

	EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDINGS:	2,000 SQ. FT.	1,200 SQ. FT.
PAVEMENT:	1,500 SQ. FT.	1,171 SQ. FT.
IMPERVIOUS:	3,150 SQ. FT.	12,999 SQ. FT.
PERVIOUS:	21,891 SQ. FT.	8,775 SQ. FT.
PROPERTY AREA:	25,031 SQ. FT.	21,714 SQ. FT.

LANDSCAPING NOTES:

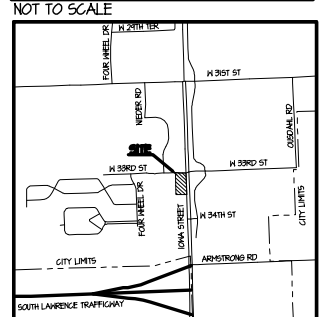
INTERIOR LANDSCAPING REQUIRED:	INTERIOR LANDSCAPING PROVIDED:
(2x200)(158) = 84 SQ. FT.	426 SQ. FT.

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
☐	SHADE TREES	14	WHITE ASH SEEDLESS ASH RIVER BIRCH AUTUMN FLAME MAPLE RED MAPLE SUGAR MAPLE	FRAXINUS AMERICANA FRAXINUS PENSYLVANICA 'MARSHALL'S SEEDLESS' BETULA NIGRA ACER RUBRUM 'AUTUMN FLAME' ACER RUBRUM ACER SACCHARINUM	2'-2 1/2" CAL.	B + B
○	ORNAMENTAL TREES	3	CLEVELAND SELECT	PYRUS CALLERYANA 'CLEVELAND SELECT' KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	1 1/2"-2" CAL.	B + B
⊙	DECIDUOUS SHRUBS	55	RED BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	18"-24" HT.	CONT.
✱	EVERGREEN SHRUBS	41	CARMEL CREEPER CREEPING ROSEMARY PFITZER JUNIPER BAR HARBOR JUNIPER ENGLISH YEW		18"-24" HT.	CONT.

THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.

ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE

LOCATION MAP:



BENCHMARK:

BM-1: FINISH FLOOR ELEVATION CULVERS BUILDING APPROXIMATELY 50 FEET WEST OF SUBJECT PROPERTY ELEV. = 855.80

VARIANCES REQUIRED:

- PCD OF ONLY 5 ACRES
- RELIEF FROM PERIPHERAL BOUNDARY
- RELIEF FROM REQUIRED SETBACKS

REDUCED PRINT
NOT TO SCALE

paulwerner
ARCHITECTS

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DEVELOPER:
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MIKE ANDREKE
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LAWRENCE, KS 66046
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**PRELIMINARY
DEVELOPMENT PLAN
AUTO EXCHANGE S.I.**
3301 IOWA STREET
LAWRENCE, KANSAS

PROJECT # 24185
JANUARY 3, 2005

RELEASE: DATE:

PDP-1
REVISED PRELIMINARY
DEVELOPMENT PLAN