

Legal Description Lot A of a lot split, lots 253 C Lot 2 College Motel Subdivision, an addition to the City of Lawrence, Douglas County, Kansas. Containing +/- 20,870 gross square feet or 0.493 acres. SW 1/4, SECTION 25-T12S-R19E Associates, I Zoning Requirements & Compliance 20-707(b) DISTRICT STANDARDS/TABLE III C-5 Limited Commercial 20,638sf C-5 Limited Commercial Lot Width Interior Parking elot/Hartronft 20-706 C-5 LIMITED COMMERCIAL DISTRICT 20-709.11 Use Group 13. Automotive Services 1. Automotive parts store; tires & accessories 20-9A FLOODPLAIN & STORMWATER MANAGEMENT Storm water Management Criteria 1.6 E.2. These requirements apply to all developments except the following.

d. ...replacement & improvement to any existing structure or facility & appurtances that does not cause increased area or impervious surface on the site in excess of 10% of that which previously existed...thus a drainage study will not be required. Impervious Surfaces 8,088 GSF 9,098 GSF ĕ ∢ 21,870 GSF = direction of storm water run-off 20-1205 OFF-STREET LOADING & PARKING REQUIREMENTS (a) Standard Car & Truck Requirements Angle Stall Depth Alsle
90 18' 25'
(b) Comparet Car & Truck Requirements Angle Stall Depth Alsie 90 16.5' 25' (c) Standard car minimum width: Compact car minimum width: ) Minimum width two-way aisle: 25.0° (f) Minimum accessible parking spaces (g) Minimum standards for driveway entrances to parking areas
(1) Thirty foot maximum driveway width (2) The curb radius return shall not extend beyond the propery Each bicycle parking space shall provide for a secure method of A minimum of 5 bicycle parking spaces shall be provided. 20-1207 FLOOR AREA DEFINED 20-1212 OFF-STREET PARKING SPACES REQUIRED Parking Group 16: 1 space for each 500 of of floor area = (1) whichever is larger Full Size Universal Accessible Total Provided: 20-1215 MARKINGS & BARRIERS The perimeter of the parking lot shall be curbed as per Detail A2/A010 (a) All off-street parking areas shall be surfaced in accordance with City Standards as follows: (1) Four (4) Inches of 4000 psi concrete reinforced with 6x6, W1.4 x W1.4 WWF. (.1) Existing 4" reinforced concrete to remain to extent shown (2) Five (5) Inches of granular rock base with two (2) Inches of asphalt overlay per City Standards. (.1) Existing asphalt paving to remain to extent shown(4) Five (5) inches of 4000 psi concrete reinforced with #3's at 24" o.c. both ways. (.1) Existing 5" reintorced concrete to remain to extent shown 20-1432.2 SIDEWALKS .1 Furnish & install six (6) foot wide x 4" thick concrete sidewalk reinforced with 6x6, W1.4 xW1.4 WWF. Provide ramps at all points that terminate at driveways or street intersections in accordance with 4.8 of the Americans With Disabilities Guidelines. .2 Existing six (6) foot wide concrete sidewalk to remain. Provide ramps at all points that terminate at driveways or street intersections in accordance with 4.8 of the Americans With Disabilities Guidelines. 20-14A04.2 LANDSCAPING REQUIRED RECEIVED Upright Arborvitae Golden Privet Ruby Carousel Barberry container container Gnome Pyracantha Spectibilis Forsythia NOV 0 7 2003 container 2" callper 2' callper Autum Purple Ash ity County Planning Office Existing deciduous to remain. As shown Lawrence, Kansas Remove existing deciduous 20-14A04.3 MINIMUM TREE REQUIREMENTS Street Frontage:100'+40'= 2.5 (3) trees provided (g) 10,818 sf + 3,000 sf = 3.6 / (4) trees required(g)
Open Space Factor (4) trees provided PROJECT # 0218 DATE: 11.22.02 Existing tree shall be protected & preserved during construction including roots & existing grade within the dripline.

If tree is damaged or destroyed during construction then replacement shall be required. DRAWN BY: SM CHECKED BY: AB 20-14A04.6 PLANTING REQUIREMENTS WITHIN PARKING AREAS **REVISIONS:** 12.02.02 (a) {5 spaces x 280 sf/space} x 15% ± 210 sf required (Area 1=59 sf)+(Area 2=85 sf)+(Area 3=121 sf) = 265 sf provided 01.02.03 (a) Trash enclosure shall be 14'x12' deep (clear) & screened on three sides with a cedar fence at 6'-0'' above pavement in accordance with Sanitation Dept. Standards for trash enclosures. 04.30.03 11.05.03 (b) Ground mounted mechanical & utility equipment shall be screened from view as shown. (c) All rooftop mounted equipment shall be screened from public view or any street right-of-way. 20-14A04.9 MARKINGS & BARRIERS .1 Provide 6" wide (min.) yellow or white stripes on pavement defining each parking stall as shown. 2 Acessible spaces shall be designated reserved by stencil on paving surface and by a sign mounted 60"-72" above paving surface. Stenall & sign shall both incorporate the symbol of accessibility as defined in 4.30.7 of the ADA Accessibility Guidelines for Bulldings & Facilities. COPYRIGHT 2003 All drawn and written information duplicated disclosed or otherwise appearing herein shall not; be used without written consent of Belot/Hartronft Associates, LLC This project has been designed to comply with the ADA Act Accessibility Guidelines for Buildings & Facilities (ADAAG). The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory interpretations, the Architect cannont and does not warrent or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with those interpretations. Sanitation Vehicle Hold Harmless Agreement **REVISED** The Owner of this property agrees to hold the City of Lawrence harmless for damage done to the pavement around the trash enclosure which may occur as a result of sanitation vehicles performing normal collection services. SITE Existing concrete curb & gutter to remain as shown. DEVELOPMENT Remove existing concrete curb & gutter as shown. > Furnish & install 8" x 4' high reinforced concrete retaining wall as shown. Remove existing building as shown. Approved & Released Existing retaining wall to remain as shown. > Furnish & install steel pipe bollard ref: Detail B2/A010 Relocate existing water meter & pit +/-20' North Remove existing telephone lines & pole

See Recorded Plat of the "COLLEGE MOTEL ADDITION" (Plat Book p-17, page 549, April 28, 2003 date filled) for legal description & terms of cross access agreement OCCUPANCY PERMIT FOR PROPOSED BUILDING WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC IMPROVEMENTS TO THE 6th STREET ENTRANCE, AS SHOWN, ARE COMPLETE, INSPECTED AND ACCEPTED BY THE DEPARTMENT OF PUBLIC WORKS. of | Sheets

A6 REVISED GRADING & LANDSCAPE PLAN

1" = 20.0'

0 1 5 10

(A4) REVISED SITE DEVELOPMENT PLAN

A2 TYPICAL CURB & GUTTER DETAIL

1" = 1'-0"

Used Car Lot

20-709 ALLOWED USE/TABLE IV

20-1206 BICYCLE PARKING AREA

20-1217 SURFACING

20-14A02 PHOTOMETRIC PLAN
No outdoor lighting fixtures are proposed for this project.

20-14A04.4 PROTECTION OF PRESERVED TREES

20-14A04,8 SCREENING REQUIRMENTS

Disclaimers & Keynotes