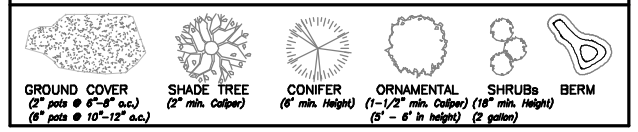
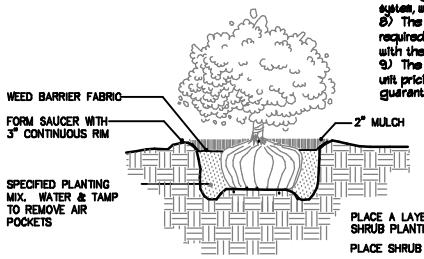
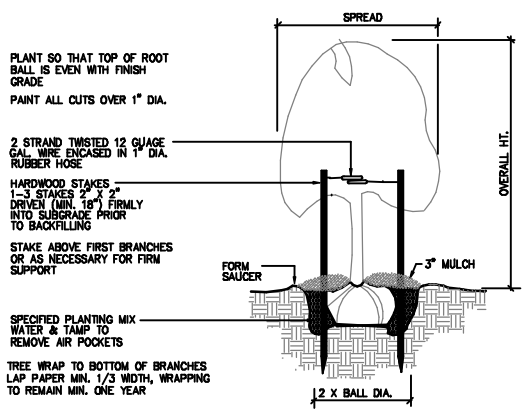
LEGEND



LANDSCAPE NOTES

1) All work to be done in accordance with State Codes & the City of Lawrence Landscape Ordinance.
2) Trees with broken leaders shall not be accepted.
3) Topsoil brought onto site shall be fertile, friable natural loam topsoil free of subsoil, clay lumps, brush, weeds, roots, stones, trash and/or any matter detrimental to plant growth.
4) Commercial Heavy-Duty grade plastic edging shall be used to separate all turf areas from planting beds.
5) All planting beds shall be first prepared by killing all existing vegetation with Round-Up or similar herbicide according to label instructions. A pre-emergent herbicide such as Treflan (5%) shall then be applied per label directions.
6) Areas noted "SEED" shall be seeded with Native Buffalograss - Sharp's Improved variety at a rate of 1-2 lbs/ 1000 sq. ft.
7) Irrigation shall be provided with a hose bib system, with spickets on front and rear of building.
8) The landscape contractor is responsible for all required permits and shall perform all work in accordance with these specifications & local industry standards.
9) The landscape contractor shall submit bid with unit pricing for all plants which includes mulch, installation, guarantees, etc. etc.





PLANTING DETAILS
SCALE: NO SCALE

LEGAL DESCRIPTION

QUICK'S SUB REPLAT OF LT 7 & PART LT 8 IN SUB OF W 1/2 BLK 51 WEST LAWRENCE BLK 1 LT 1, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

CURRENT ZONING / USE

C-5 LIMITED COMMERCIAL / EXISTING RESTAURANT WITH INSIDE DINING AND DRIVE-UP FACILITIES
PROPOSED USED AUTOMOTIVE SALES AND VEHICLE SERVICE FACILITIES

PROPOSED USE

USE GROUP 13 - AUTOMOTIVE SALES & SERVICE

ADJACENT ZONING / USES

NORTH	C-5	/	STRIP SHOPPING CENTER
SOUTH	RM-2	/	MULTI-FAMILY RESIDENTIAL
EAST	C-5	/	RETAIL
WEST	C-5	/	MOTEL

BUILDING SIZE and HEIGHT

SHOWROOM/SALES	4,498 SQ. FT.
SERVICE BUILDING	9,133 SQ. FT.
TOTAL PROPOSED	14,132 SQ. FT.
BUILDING HEIGHT	1 STORY - 24' PARAPET HEIGHT

OFFSTREET PARKING PARKING GROUP 16

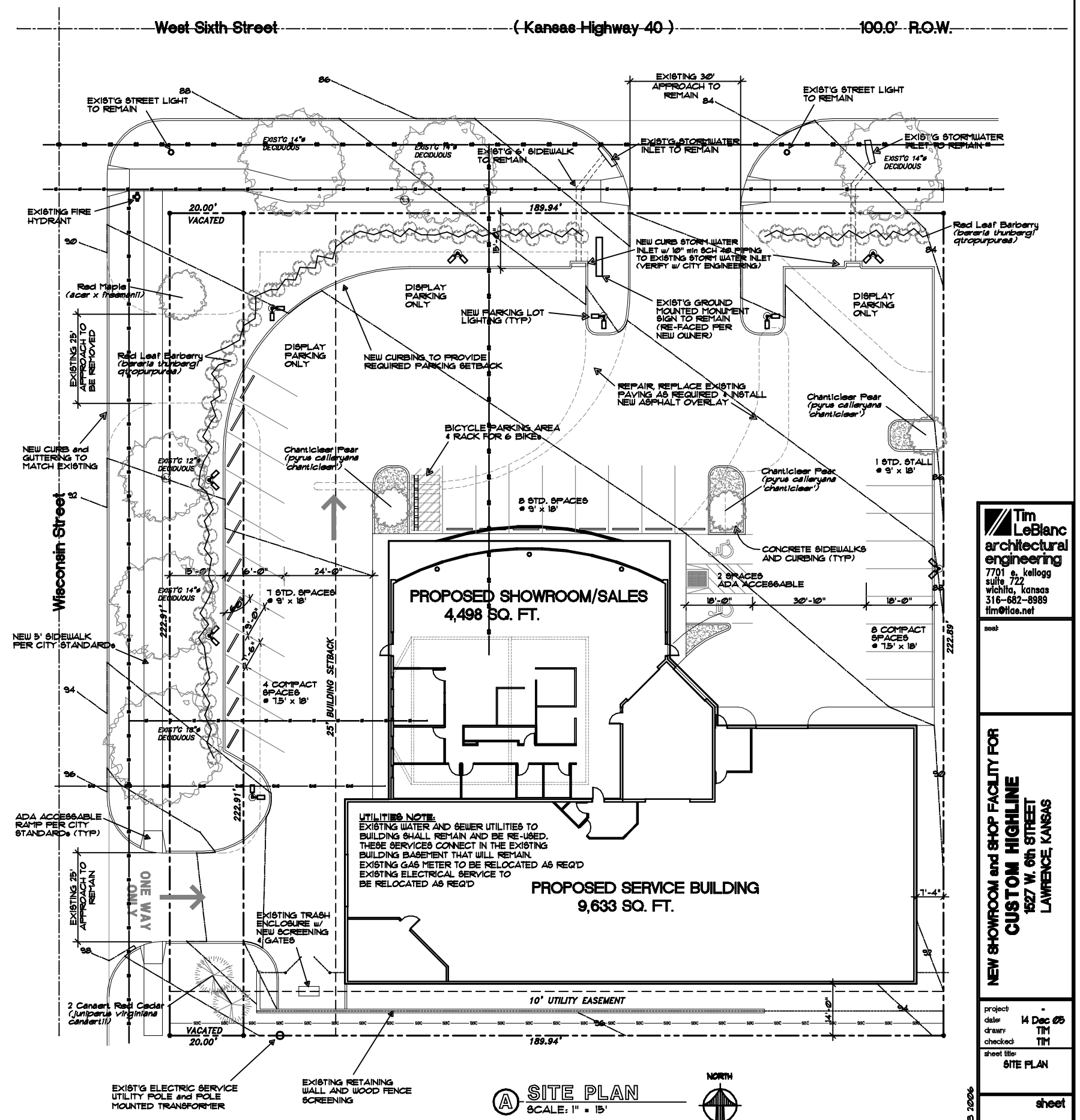
SALES AREA PARKING REQUIRED	4,498 (net) / 400 = 11 SPACES
SERVICE AREA PARKING REQUIRED	9,133 (net) / 500 = 19 SPACES
TOTAL SPACES REQUIRED	30 SPACES
TOTAL SPACES PROVIDED	30 SPACES
COMPACT SPACES PROVIDED (40%)	12 SPACES
HANDICAP SPACES REQUIRED	2 SPACES
HANDICAP SPACES PROVIDED	2 SPACES
BICYCLE SPACES REQUIRED	5 SPACES
BICYCLE SPACES PROVIDED	6 SPACES

EXTERIOR ILLUMINATION

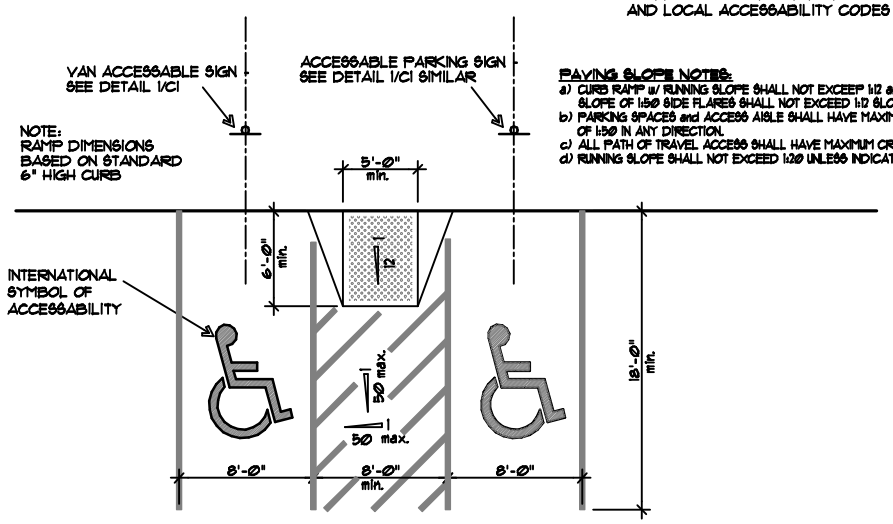
NEW PARKING LOT LIGHTING TO BE POLE MOUNTED AT A HEIGHT OF 20' ABOVE GRADE. LIGHT FIXTURES SHALL BE 'STREETLIGHTS' AVM VISION WITH 200 WATT METAL HALIDE LAMPS AND SPILL LIGHT ELIMINATOR REFLECTORS.
(REFERENCE CUT SHEETS FOR ADDITIONAL INFORMATION)
SEE PLAN FOR NUMBER OF FIXTURES AND MOUNTING CONFIGURATION.

SITE AREA ANALYSIS

	EXISTING	NEW
TOTAL SITE AREA	42,336 SQ. FT.	46,173 SQ. FT.
LANDSCAPE AREA	6,526 SQ. FT.	7,329 SQ. FT.
BUILDING AREA	3,664 SQ. FT.	14,132 SQ. FT.
PAVING AREA	32,146 SQ. FT.	25,312 SQ. FT.
TOTAL IMPERVIOUS AREA	35,810 SQ. FT.	39,461 SQ. FT.
% IMPERVIOUS AREA	84.6 %	84.3 %



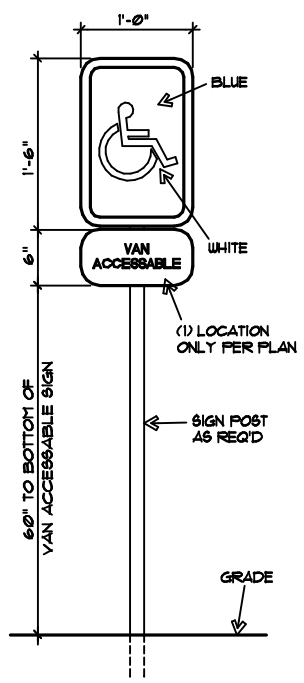
(A) SITE PLAN
SCALE: 1" = 15'



ACCESSABILITY NOTE:
ALL PARKING STALLS, SIGNAGE, RAMPS, etc. SHALL MEET THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" AND LOCAL ACCESSABILITY CODES

PAVING SLOPE NOTES:
a) CURB RAMP w/ RUNNING SLOPE SHALL NOT EXCEEP 1/12 and MAXIMUM CROSS SLOPE OF 1:50 SIDE FLARES SHALL NOT EXCEED 1/12 SLOPES.
b) PARKING SPACES and ACCESS AISLE SHALL HAVE MAXIMUM CROSS SLOPES OF 1:50 IN ANY DIRECTION.
c) ALL PATH OF TRAVEL ACCESS SHALL HAVE MAXIMUM CROSS SLOPES FO 1:50
d) RUNNING SLOPE SHALL NOT EXCEED 1:20 UNLESS INDICATED AS A CURB RAMP

(2) ADA PARKING STALL / RAMP
SCALE: NO SCALE



(1) ADA SIGN DETAIL
SCALE: NO SCALE

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316-682-8989
tim@tlae.net

seal

NEW SHOWROOM and SHOP FACILITY FOR CUSTOM HIGHLINE
1527 W. 6th STREET
LAWRENCE, KANSAS

project -
date 14 Dec 05
drawn TIM
checked TIM

sheet title: SITE PLAN

sheet **C-1** of 1 sheets

REVISED 2 FEB 2006

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