

project location:

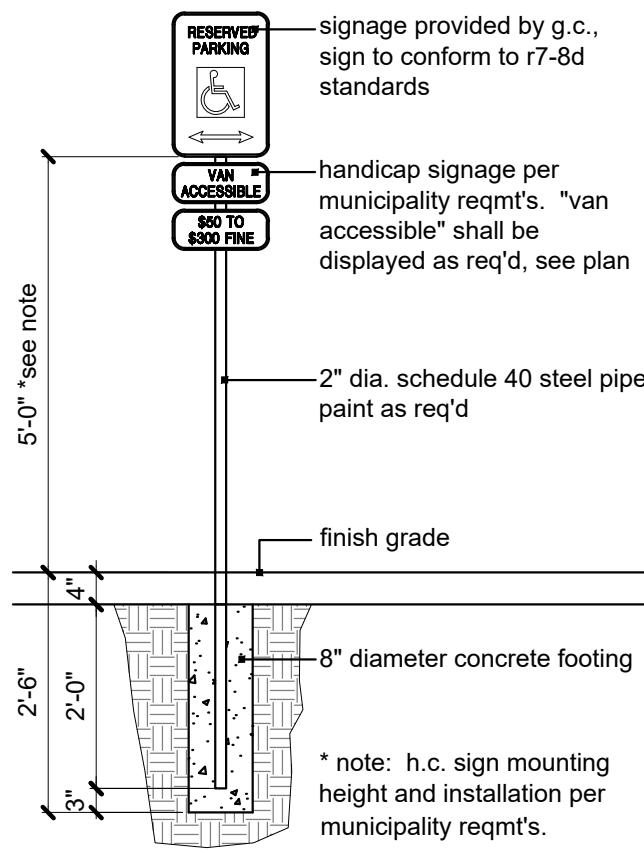
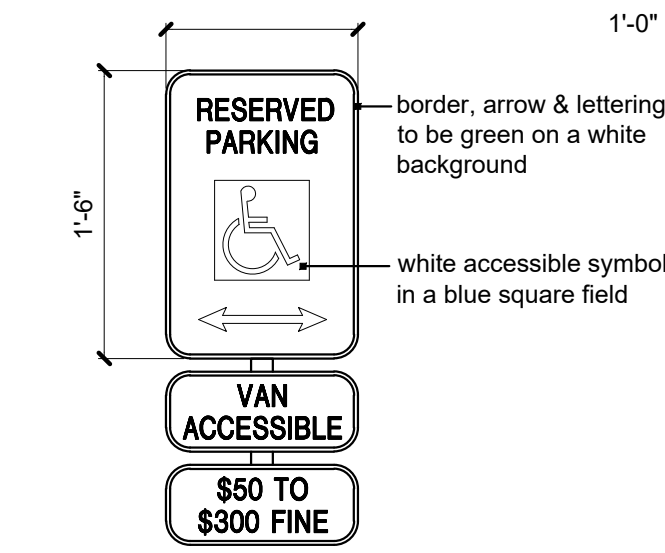
**legal description:**

a tract of land in lot 34, block 2, holiday hills addition to the city of lansing, leavenworth county, kansas, more fully described as follows: beginning at a point 502.80 feet south and 706.87 feet west of the northeast corner of section 24, township 9 south, range 22 east of the 6th p.m., thence south 00°00'05" west for a distance of 241.32 feet to the south right-of-way line of plaza lane, thence north 89°53'00" east for a distance of 75.00 feet to the point of beginning.

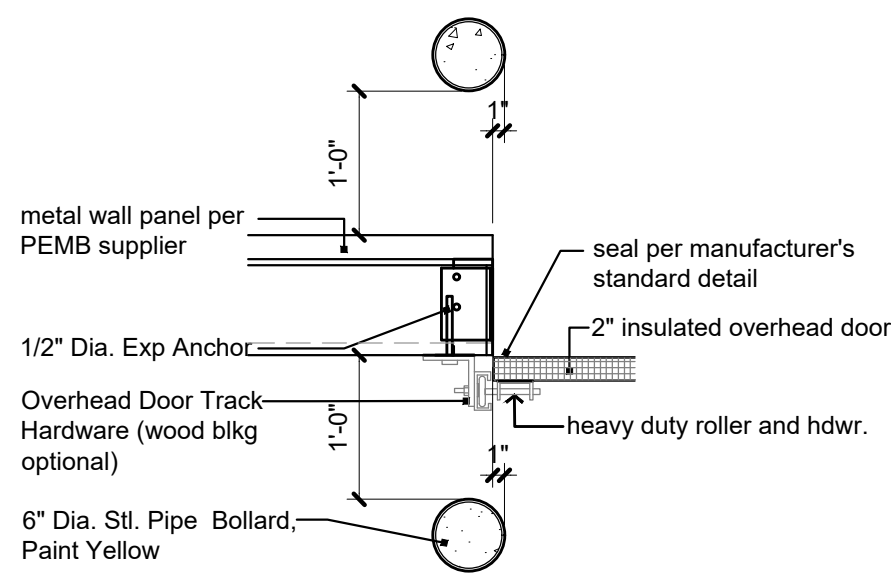
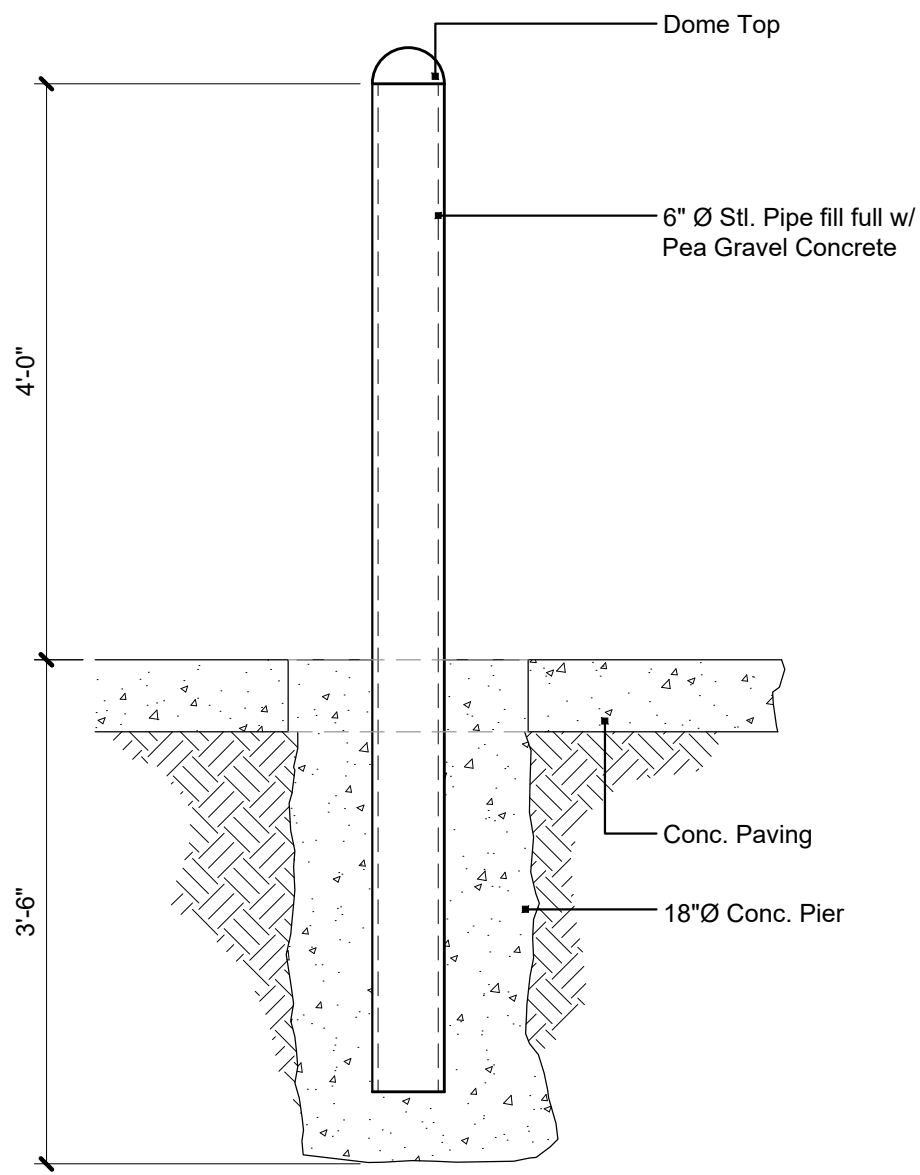
**site synopsis:**

governing municipality:	Lansing, Kansas
site area:	+/- 18,019 sq.ft. (+/- 0.414 acres)
building stories:	one (existing and proposed)
building area(existing):	2,844 sq.ft.
building area(addition):	6,080 sq.ft.
total building area:	8,924 sq.ft.
floor area ratio:	.495
parking requirements:	1 per employee (10) & 2 per service bay (3) = 16 spaces req'd
new parking provided:	9 stalls + 2 handicap stalls

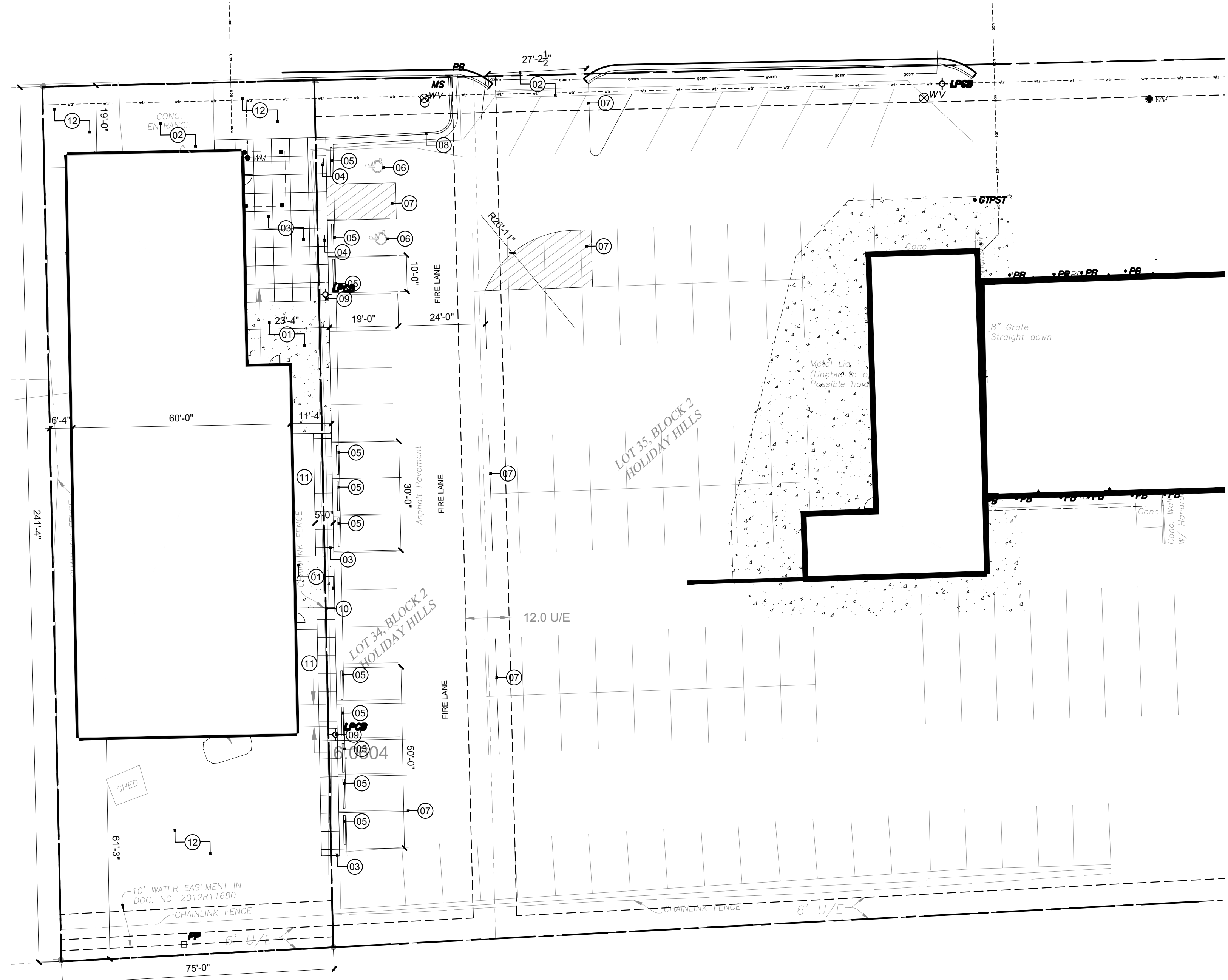
\*all parking will be provided on adjacent lot that has the same owner.



**2 handicap signage**  
scale: not to scale



**3 detail - bollard**  
scale: 3/4" = 1'-0"



**1 site plan**  
scale: 1" = 30'-0" north

**construction notes:**

- furnish and install concrete pavement, to abutt to existing asphalt pavement per civil.
- existing drive to remain.
- concrete sidewalk, 4" thick with 6x6 10/10 wwf steel mesh. control joints at 5'-0" o.c. broom finish for non-slip surface. to abutt to existing asphalt pavement per civil.
- furnish and install handicap parking signage.
- furnish and install parking stop.
- handicap striping and universal symbol painted with 4" stroke.
- parking lot striping to be white with 4" stroke.
- existing concrete curb and gutter to remain.
- existing parking lot lighting, concrete to not be poured against pole, block out around as shown on site plan.
- existing fence to removed on east side of building.
- green space.
- existing green space.

A Proposed Body Shop Addition and Remodel for  
**MainStreet of Lansing**  
555 N Main Street  
Lansing, KS 66043

date: 11.08.2021  
drawn by: kka  
checked by: dae  
revisions: 01.14.2022 01

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