PLANT SCHEDULE- PHASE 1

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/SPACING	REMARKS
		STREET TREES			
UP	7	Lacebark Elm	*Ulmus parvifolia*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
GT	5	Honeylocust	*Gleditsia triacanthos 'Shademaster'*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
LS	4	Sweetgum	*Liquidambar styraciflua*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
		EVERGREEN TREES			
JC	11	Perfecta Juniper	*Juniperus chinensis 'Perfecta'*	6 HT.	
		SHRUBS			
JS	88	Buffalo Juniper	*Juniperus sabina 'Buffalo'*	3 GAL. @ 36" O.C.	FULL IN POT

NOTE
ALL DISTURBED AREAS TO BE SEEDED WITH TALL TURF TYPE FESCUE.

PLANT SCHEDULE- FUTURE PHASE (3 TO 4 YEARS)

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/SPACING	REMARKS
		STREET TREES			
UP	3	Lacebark Elm	*Ulmus parvifolia*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
GT	4	Honeylocust	*Gleditsia triacanthos 'Shademaster'*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
LS	3	Sweetgum	*Liquidambar styraciflua*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
QR	4	Red Oak	*Quercus rubra*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
QB	9	Swamp White Oak	*Quercus bicolor*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER
QM	8	Bur Oak	*Quercus macrocarpa*	2 1/2" CAL.	WELL-BRANCHED; STRAIGHT LEADER

LEGAL DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION: THENCE SOUTH 88°56'05" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1003.85 FEET; THENCE NORHT 00°44'50" WEST, 663.91 FEET; THEN SOUTH 88°56'53" WEST, 334.39 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; SAID POINT BEING ON THE EAST LINE OF PARKWAY WEST, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 00°43'41" WEST ALONG SAID WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION, 720.88 FEET; THENCE NORHT 88°51'15" EAST, 1336.60 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00°48'20" EAST ALONG SAID EAST LINE, 1386.54 FEET TO THE POINT OF BEGINNING; CONTAINING 37.447 ACRES, ALL ON THE CITY OF LAWRENCE DOUGLAS COUNTY, KS.

NOTES

1. EXISTING ZONING: RS-1
   PROPOSED ZONING: RS-1
2. CURRENT USE: JUNIOR HIGH AND ELEMENTARY SCHOOL
   PROPOSED USE: ONE STORY JUNIOR HIGH AND ONE STORY ELEMENTARY SCHOOL
3. TOPOGRAPHIC INFORMATION OBTAINED FROM A TOPOGRAPHIC SURVEY PERFORMED BY LANDPLAN ENGINEERING, 2005.
4. BUILDING INFORMATION:
   EXISTING BUILDINGS:
   SOUTHWEST JUNIOR HIGH: 91,973 SF
   SUNFLOWER ELEMENTARY: 52,163 SF
   PORTABLE CLASSROOMS: (TO BE REMOVED)
   PROPOSED BUILDINGS:
   SOUTHWEST JUNIOR HIGH ADDITION: 39,214 SF
5. PARKING INFORMATION
   REQUIRED: 1 SPACE FOR EVER 1.5 EMPLOYEES = 111 SPACES
   PROVIDED: 222 SPACES (207 REGULAR STALLS, 15 ACCESSIBLE STALLS)
   166 TEACHERS, ADMINISTRATIVE STAFF, EMPLOYEES (BOTH SCHOOLS)
6. 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 REQUIREMENTS.
7. PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE SHOWN.
8. WALL MOUNTED LIGHTING SHALL BE LOCATED AT BUILDING ENTRANCES. ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE OFF-SITE. EXISTING SITE LIGHTING IS UNDISTURBED AND TO REMAIN.
9. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO WEIGHT OF REFUSE VEHICLES.
10. THE SITE HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT –ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
11. ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER ORDINANCE 20-1205-F.
12. APPROVAL OF THE BOARD OF ZONING APPEALS NOVEMBER 3, 2005 VARIANCE FROM SECTION 20.14A04.6 WAS APPROVED, ALLOWING THE PARKING LOT ISLANDS IN THE NORTHERN PARKING AREA TO NOT MEET THE REQUIREMENTS.
13. PER VARIANCE B-10-33-05, STREET TREE AND PARKING LOT SCREENING REQUIREMENTS WILL BE PROVIDED IN PHASES. TREES 80' O.C. ALONG INVERNESS WILL BE INSTALLED WITH THE ADDITION, AND 40' O.C. ALONG 27TH ST. AND INVERNESS IN A FUTURE PHASE.
    THE PARKING LOT SCREENING WILL BE A BROKEN HEDGE INSTEAD OF A SOLID HEDGE.
14. EXISTING TRASH STORAGE UNDISTURBED AND TO REMAIN.

STREET TREE PLAN

Not to Scale

NOTES
1. SHADED TREES WILL BE PLANTED IN A FUTURE PHASE (3 TO 4 YEARS).
2. ALL PROPOSED TREES TO BE COORDINATED WITH EXISTING UTILITIES TO AVOID CONFLICT.
3. TREES WILL BE PLANTED 10' FEET FROM EXISTING WATERLINES.

SURFACE AREA CALCULATIONS

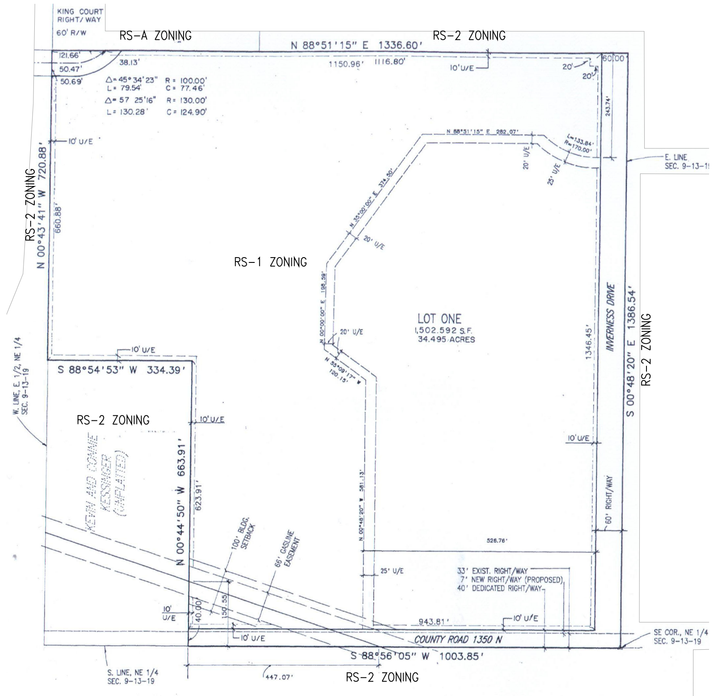
TOTAL SITE AREA
34.5 AC (1,502,384 SF)

AREA	EXISTING CONDITION	PROPOSED CONDITION
SOUTHWEST JR. HIGH	91,973	131,187
SUNFLOWER SCHOOL	52,163	52,163
IMPERVIOUS SURFACES	268,005	269,980
VEGATITIVE SURFACES	1,090,243	1,009,244
TOTAL	1,502,384	1,502,384

REQUIRED INTERIOR GREENSPACE FOR PARKING LOTS:
FORMULA: (STALLS x 280 SF) x .15 (.10 W/ BERMING) = REQUIRED INTERIOR GREENSPACE

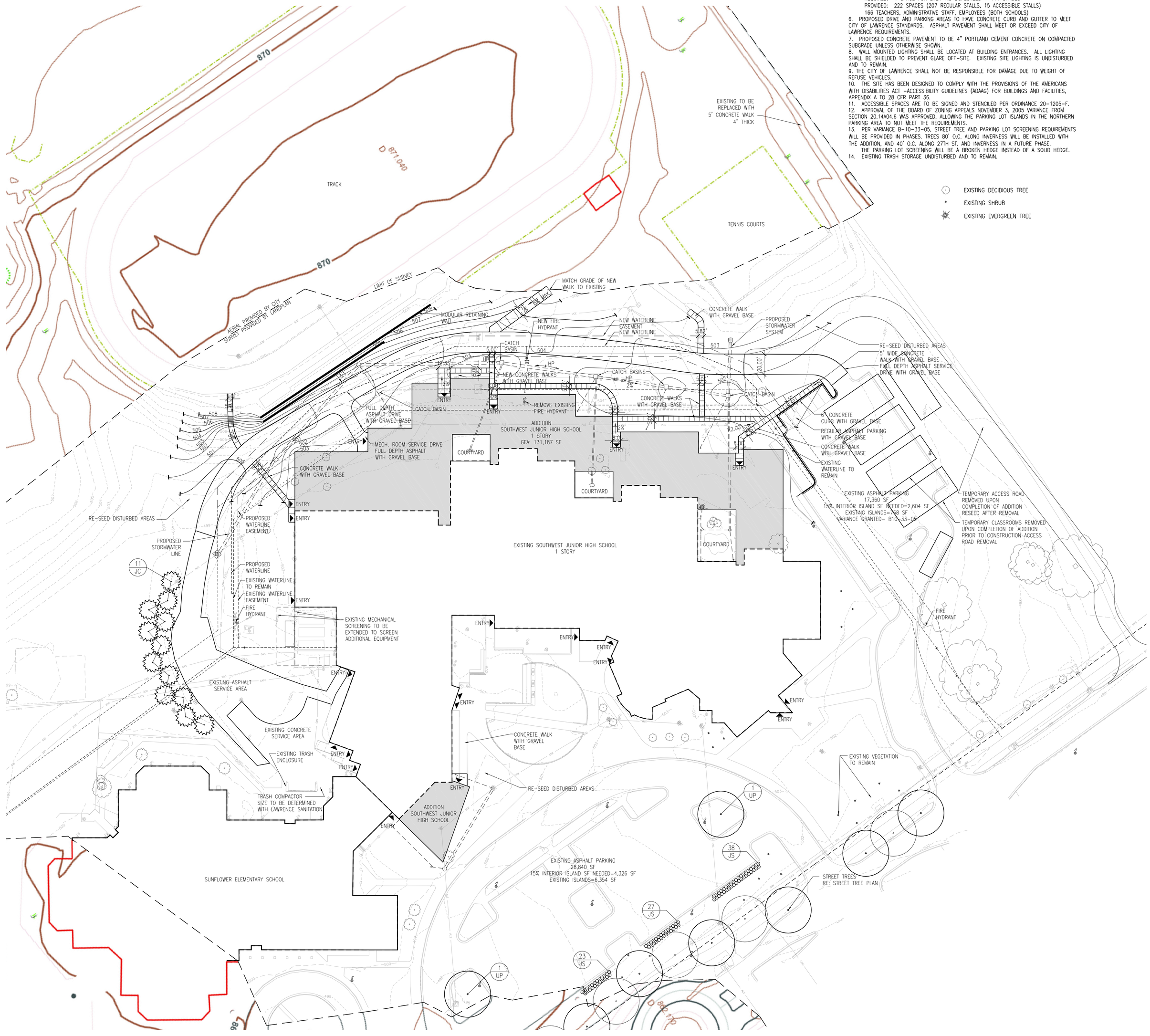
PARKING AREA CALCULATIONS

PARKING AREA	STALLS	SF	15% NEEDED	EXST. ISLANDS	MEETS REQUIREMENT	VARIANCE
SOUTHWEST JR. HIGH (NORTH LOT)	62	17,360	2,604	768	NO	B 10-33-05
SHARED LOT (EAST)	103	28,840	4,326	6,354	YES	
SUNFLOWER ELEMENTARY LOT	45	12,600	1,890	5,622	YES	



A FINAL PLAT OF
SOUTHWEST SCHOOL ADDITION
A SUBDIVISION IN THE
CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS
NE 1/4, SEC. 9-T13S-R19E

FINAL PLAT
0' 100' 200'
1"=200'-0"



SITE PLAN
0' 20' 40'
1"=40'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

GoulDEvans
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NOT FOR CONSTRUCTION

Addition

Southwest Junior High School Addition

2511 Inverness Drive
Lawrence, KS 66047

REVISION	DATE

Project no: 0105-0120.60
Date: December 19, 2005
Sheet:

Site Plan
SP100

Submittal for Approval

Date: Dec 23, 2005 - 1:25pm User:20524
Drawing File: P:\Legal\Sites\CD\SitePlanSubmittal.dwg
Last Saved: Dec 23, 2005 - Dec 23, 2005 - 1:24pm
Layout Name: Layout1