

GENERAL NOTES

- EXISTING ZONING: RS-1
- PROPOSED ZONING: RS-1
- CURRENT USE: JUNIOR HIGH AND ELEMENTARY SCHOOL
- PROPOSED USE: TWO STORY JUNIOR HIGH AND ONE STORY ELEMENTARY SCHOOL
- TOPOGRAPHIC INFORMATION OBTAINED FROM A TOPOGRAPHIC SURVEY PERFORMED BY LANDPLAN ENGINEERING, 2005.
- BUILDING INFORMATION:
EXISTING BUILDINGS:
SOUTH JUNIOR HIGH: 91,973 SF
BROKEN ARROW ELEMENTARY: 52,163 SF
PORTABLE CLASSROOMS: (TO BE REMOVED)
PROPOSED BUILDINGS:
NEW SOUTH JUNIOR HIGH: 39,214 SF
BROKEN ARROW ADDITION:
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 SCHEDULED 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. UTILITY SERVICE TO BOTH BUILDINGS WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.

SURFACE AREA CALCULATIONS

TOTAL SITE AREA			
19.20 AC (836,352 SF)			
AREA	EXISTING CONDITION (SF)	PROPOSED CONDITION (SF)	AREA CHANGE (SF)
SOUTH JR. HIGH	91,973	105,635	20,560
BROKEN ARROW SCHOOL	30,659	37,482	6,803
PAVED SURFACES	225,948	245,998	20,010
TOTAL	342,312	389,055	47,373
% CHANGE			11.37%

PARKING AREA CALCULATIONS

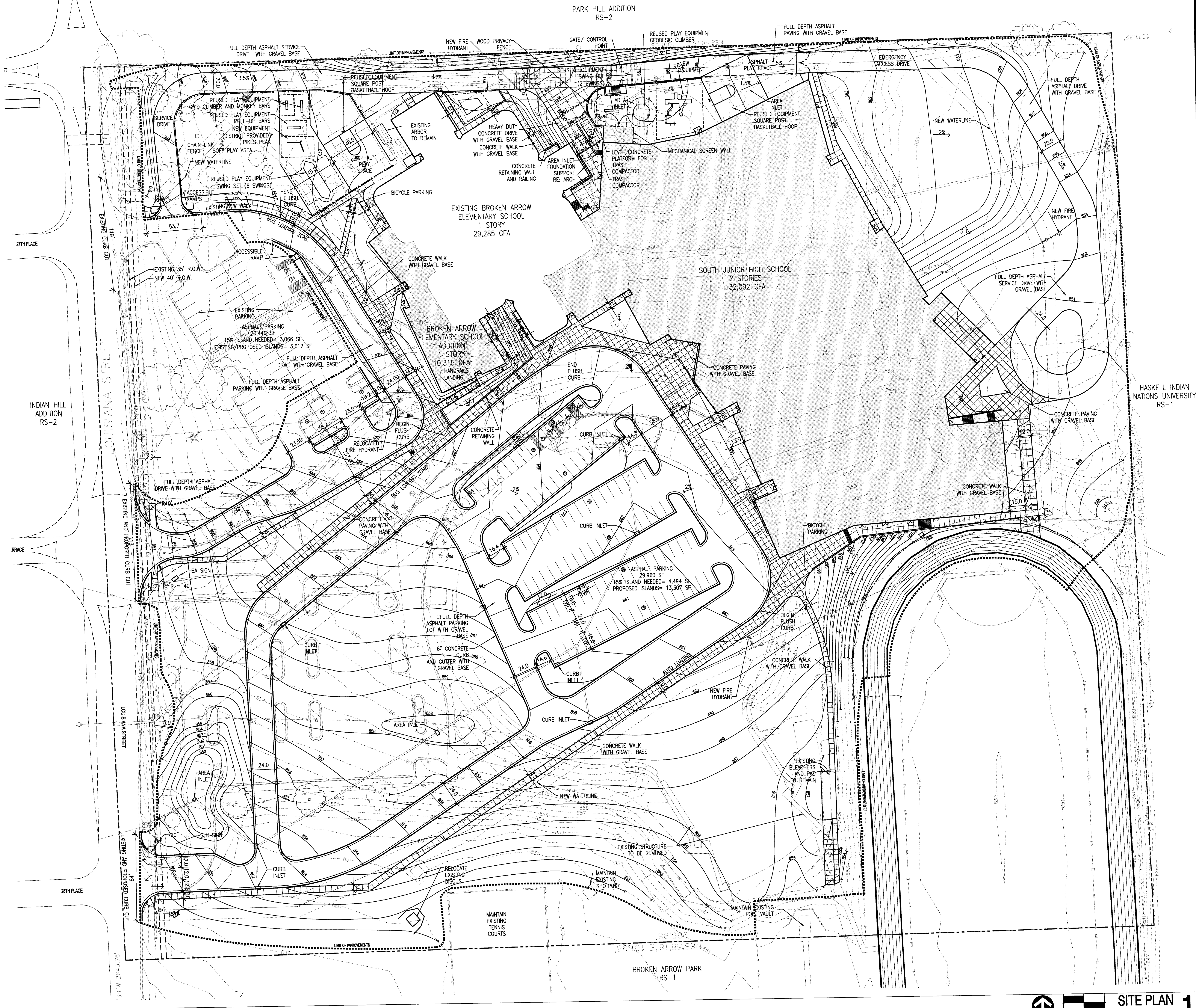
PARKING AREA	STALLS	SF	15% EXST. ISLANDS	MEETS REQUIREMENT
SOUTH JR. HIGH LOT	90	29,960	4,494	YES
BROKEN ARROW ELEMENTARY LOT	73	20,440	3,066	YES

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE EAST ON SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1001.98 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 869.48 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER 1001.98 FEET; THENCE NORTH ON THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 869.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 20 ACRES OF LAND, MORE OR LESS.



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GouldEvans

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new south junior high school and broken arrow addition

USD 497

2734 Louisiana St.
Lawrence, KS 66046
785.832.5450

Project no: 0105-0110
Date: 03.23.06
Sheet:

Site Plan
SP100

Submission for Approval

GENERAL NOTES

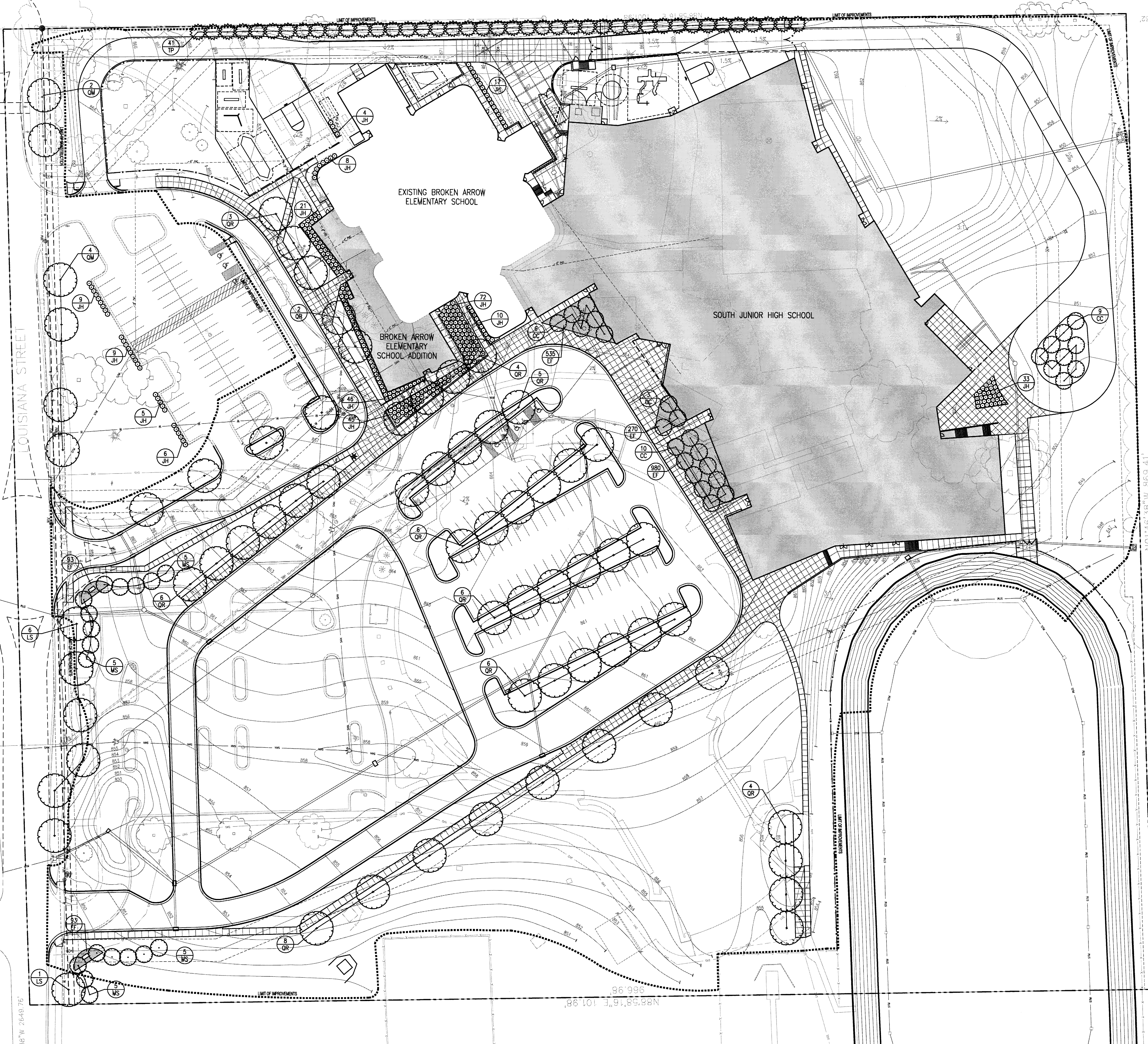
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PROPOSED BUILDINGS:
NEW SOUTH JUNIOR HIGH: 39,214 SF
BROKEN ARROW ADDITION:
PARKING INFORMATION:
REQUIRED: 1 SPACE FOR EVERY 1.5 EMPLOYEES = 98 SPACES
PROVIDED: 163 SPACES (156 REGULAR STALLS, 7 ACCESSIBLE STALLS)
147 TEACHERS, ADMINISTRATIVE STAFF, EMPLOYEES (BOTH SCHOOLS)
- 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.
- PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE SHOWN.
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PLANT SCHEDULE

DECIDUOUS TREES					
54	QR	RED OAK	<i>Quercus rubra</i>	2" CAL.	FULL MATCHING
6	QM	BUR OAK	<i>Quercus macrocarpa</i>		FULL MATCHING
7	LS	SWEETGUM	<i>Liquidambar styraciflua</i>		FULL MATCHING
EVERGREEN TREES					
41	TP	GREEN GIANT ARBORVITAE	<i>Thuja plicata 'Green Giant'</i>	5-6'	
ORNAMENTAL TREES					
28	CC	REDBUD	<i>Cercis canadensis</i>	1 1/2" CAL.	MULTI-STEMED (3-5 STEMS)
20	MS	SPRING SNOW CRABAPPLE	<i>Malus 'Spring Snow'</i>	1 1/2" CAL.	MULTI-STEMED (3-5 STEMS)
SHRUBS/GROUNDCOVER					
267	JH	ANDORRA JUNIPER	<i>Juniperus horris 'pumosa Compacta'</i>	5 GAL/4" O.C.	
1971	EF	WINTERCREPER	<i>Eurymyia fortunei 'Kewensis'</i>	4.25"/18" O.C.	
OVERSEED TURF TYPE FESCUE ON ALL REMAINING DISTURBED AREAS					



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Landscape Plan
L100

Submittal for Approval

1
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1"=40'-0"

Plot: Mar 23, 2006 - 11:02am, lsum/200604
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