

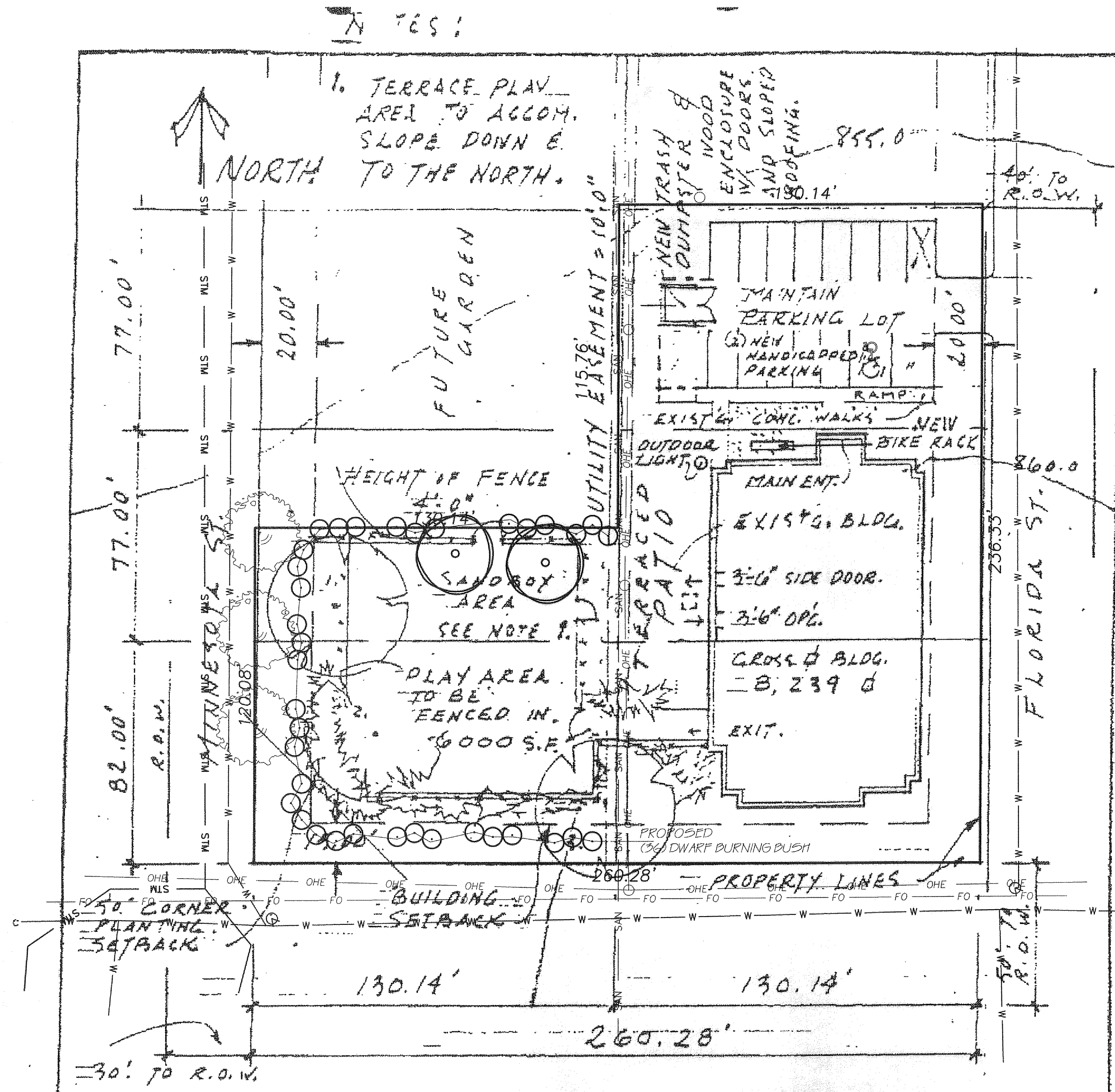
SITE PLAN
Ballard Learning Center

Property Address:
345 Florida Street
Lawrence, KS 66044

REV.	DATE	COMMENTS
1	03/13/08	PLANNING

PROJECT RECORD:
DIGITAL I.D.: 08003-SP.dwg
PROJECT NO.: 08006
DATE: FEBRUARY 15, 2008
SHEET NO. 1 OF 1 SHEETS

2008 COPYRIGHT



Legend:

FO — FO — FO — UNDERGROUND FIBER OPTIC LINE
UGT — UGT — UGT — UNDERGROUND TELEPHONE LINE
OHE — OHE — OHE — OVERHEAD ELECTRIC LINE
SAN — SAN — SAN — SANITARY SEWER LINE
STM — STM — STM — STORM SEWER LINE
W — W — W — WATER LINE
EASEMENT LINE

Handicapped Parking Space

U/E = UTILITY EASEMENT

C/L = CENTERLINE

R/W = RIGHT-OF-WAY

General Notes:

- PROJECT DEVELOPER: BALLARD COMMUNITY SERVICE
ATTN: LANCE JOHNSON
265 N. STONE CREEK DRIVE
LAWRENCE, KANSAS 66049
- PROJECT ENGINEER: PERIDIAN GROUP, INC.
265 N. STONE CREEK DRIVE
GARDNER, KANSAS 66030
- EXISTING ZONING: RSO
PROPOSED ZONING: RSO
- CURRENT USE: FIRST STEP HOUSING
PROPOSED USE: DAY CARE CENTER
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
- NO LANDSCAPE BUFFER REQUIRED PER CITY CODE.
- ORIGINAL SITE PLAN PREPARED BY LANDPLAN ENGINEERING.
- APPLICANT SHALL PROVIDE NOTICE TO THE PLANNING DEPARTMENT IF THE OPERATOR CHANGES.
- NO PROPOSED EXTERNAL LIGHTING. IF FUTURE LIGHTING IS PROPOSED, A PHOTOMETRIC PLAN SHALL BE FIRST SUBMITTED AND APPROVED PER CITY CODE.
- GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER SECTION 20-1006 OF THE LAND DEVELOPMENT CODE.
- LANDSCAPING MATERIAL SHALL BE INSTALLED ALONG NORTH AND WEST SIDE OF PARKING LOT AND ADDITIONAL LANDSCAPING AROUND THE OUTDOOR PLAY AREA SHALL ALSO BE INSTALLED.
- THIS PROGRAM IS INTENDED FOR PRESCHOOL CHILDREN BIRTH TO 5 YEARS. AFTER SCHOOL/BEFORE SCHOOL CARE OF SCHOOL AGE CHILDREN SHALL REQUIRE RE-APPROVAL BY THE CITY COMMISSION PRIOR TO OPERATION.

Boundary Description:

REPLAT OF LOTS 5 TO 18 INCLUDING BLOCK 2 NORTHWOOD ADDITION LOTS 8, 9 & 10; ALSO MINNESOTA ADDITION A REPLAT OF LOTS 11, 12 & 13 IN THE REPLAT OF LOTS 5 TO 18 INCLUDING BLOCK 2 NORTHWOOD ADDITION LOT 1 (U12225B & 28B COMBINED 1989)

Site Summary:

GROSS AREA: 46,320 S.F. (1.063 ACRES)
TOTAL NUMBER OF LOTS: 1

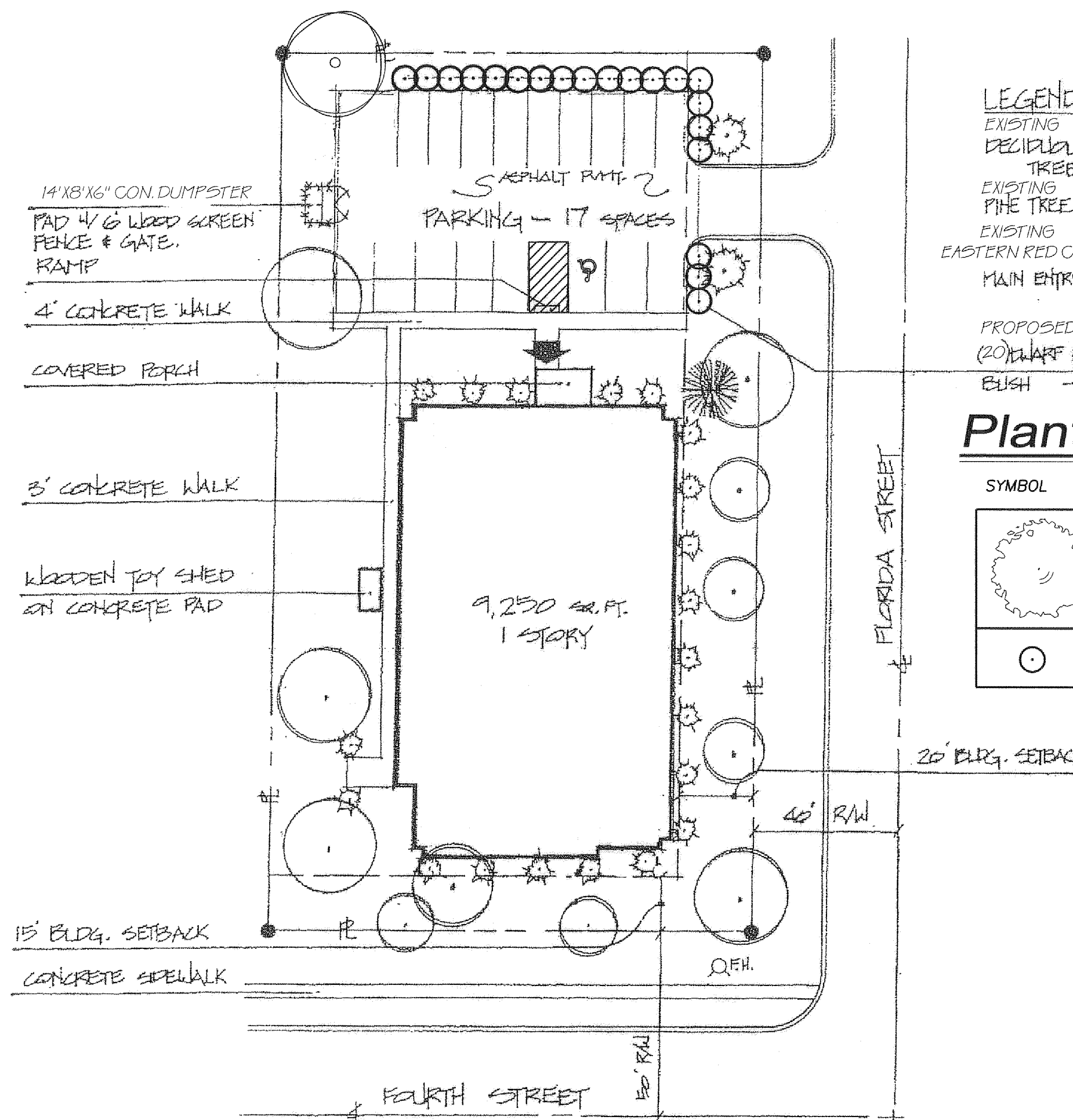
Impervious Surface:

TOTAL PROPERTY AREA: 46,320 S.F. TOTAL PROPERTY AREA: 46,320 S.F.
EXISTING BUILDINGS: 9,250 S.F. PROPOSED BUILDINGS: 9,250 S.F.
EXISTING PAVEMENT: 5,804 S.F. PROPOSED PAVEMENT: 5,804 S.F.
EXISTING IMPERVIOUS: 15,054 S.F. PROPOSED IMPERVIOUS: 15,054 S.F.
EXISTING PERVIOUS: 31,266 S.F. PROPOSED PERVIOUS: 31,266 S.F.

Parking Summary:

PARKING REQUIRED	PARKING REQ'D	PARKING PROVIDED	ACCESS REQ'D	ACCESS PROVIDED
DAY CARE CENTER - PER CODE 2-902 OFF-STREET PARKING SCHEDULE "A" (1 SPACE PER 1.5 EMPLOYEES + 4 SPACES) 16 EMPLOYEES/1.5 + 4	15	17	1	1

TOTAL REQUIRED SPACES = 15
TOTAL PROVIDED SPACES = 17 (1 ACCESSIBLE)
BICYCLE PARKING REQUIRED = NONE



LEGEND

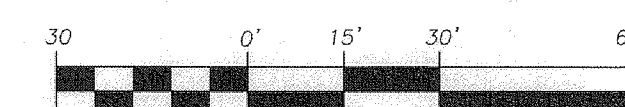
EXISTING DECIDUOUS TREE -10
EXISTING PINE TREE -1
EXISTING EASTERN RED CEDAR -2
MAIN ENTRY

PROPOSED (20) DWARF BURNING BUSH - 6" O.C.

Plant Schedule:

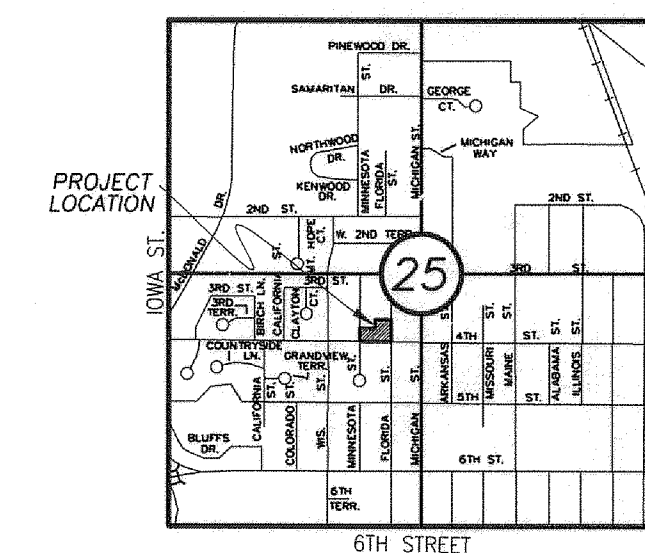
SYMBOL	NAME	SIZE	COND
3	'RED SUNSET' MAPLE ACER RUBRUM 'RED SUNSET'	2-1/2" CAL	B & B
56	DWARF BURNING BUSH - EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.

ASSUME BEARING
GRAPHIC SCALE



1 INCH = 30 FT.

Location Map:



SEC. 25-T12S-R19E

SCALE: 1"= 2,000'