

PROPOSED BIOSWALE

REMOVE 16.33' L.F. OF EX. SAN. SEW. STUB & CONNECT EX. STUB TO PROPOSED BUILDING

EXISTING FENCE TO BE REMOVED

6" PERFORATED UNDERDRAIN PIPE

EXISTING CONC. COURT AND POST TO BE REMOVED

TRASH CONTAINER ENCLOSURE ON LEVEL CONC. PAD W/ 6" HIGH WALL TO MATCH BLDG. ARCH. FINISH FENCE, REQUIRED BUMPER BLOCKS & POSTS (AS PER CITY SPECIFICATIONS)

CONNECT TO EXISTING STORM SEWER WITH CLEANOUT MIN. 1' SEPARATION BETWEEN EXIST. WATERLINE AND UNDERDRAIN

PROPOSED 8" DEPTH REINFORCED CONCRETE APRON

EXISTING FENCE TO BE REMOVED

INSTALL ONE WAY SIGN

ENTRANCE TO HAVE MIN. 2'-0" VERTICAL SEPARATION OVER EXISTING WATERLINE

TYPE CG-1 CURB AND GUTTER (TYP.)

5'x4" CONCRETE SIDEWALK ±1.7' BACK OF CURB

4'x8" CONC. CURB INLET

EXISTING FIRE HYDRANT

Minnesota Street

Lot 14, in the Replat of Lots 5 through 18, Block 2, in Northwood Addition Zoned:RM24

Lot 2, Minnesota Addition Zoned:RSO

Lot 8, 9 & 10 in the Replat of Lots 5 through 18, Block 2, in Northwood Addition Zoned:RSO

Lot 7, in the Replat of Lots 5 through 18, Block 2, in Northwood Addition Zoned:RM24

Proposed Petey Cerf Early Education Center 1 Story 11,785 s.f., Daycare Facility

PLAYGROUND AREA 9,582 S.F.

FFE-861.50

Florida Street

8" ASPHALT DRIVE

EXISTING CURB TO BE REMOVED

TYPE CG-1 CURB AND GUTTER (TYP.)

ENTRANCE TO HAVE MIN. 2'-0" VERTICAL SEPARATION OVER EXISTING WATERLINE

TYPE CG-1 CURB AND GUTTER (TYP.)

EXISTING DRIVE & CURB TO BE REMOVED

EXISTING ASPHALT PARKING TO BE REMOVED

EXISTING SIDEWALKS TO BE REMOVED

TREES ALONG FLORIDA STREET TO REMAIN

PROPOSED DOMESTIC WATERLINE

PROPOSED 6' ALUMINUM AMERISTAR ECHOLON PLUS PANEL CLASSIC FENCE AROUND PLAYGROUND AREA

EXISTING ELECTRICAL METER TO BE REMOVED

5'x4" CONCRETE SIDEWALK ±4' BACK OF CURB

EXISTING HOUSE STRUCTURE TO BE DEMOLISHED AND REMOVED

CONCRETE AREA WITH 30" PLANTER

EXISTING SIDEWALKS, WOOD DECK, SHED, AIR CONDITIONING UNITS, FENCE AND WIRING TO BE REMOVED

EXISTING GAS METER TO BE REMOVED

EXISTING FIRE HYDRANT

6" WALL INDICATOR VALVE

4th Street

TYPE CG-1 CURB AND GUTTER (TYP.)

EXISTING 50' R/W

VALVE FOR FIRELINE IS PUBLIC CONTRACTOR TO COORDINATE WITH CITY UTILITIES AND FIRE DEPARTMENTS TO OPERATE VALVE DURING DEMOLITION/CONSTRUCTION

EXISTING 8" SAN. SEW. @ 4.27% GRADE

BM-1

BM-2

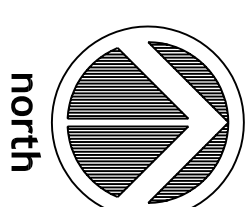
Legend:

- EXISTING OVERHEAD CABLE LINE
- EXISTING GRADE CONTIOLUR
- EXISTING ELECTRICAL BOX
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL METER
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STREET SIGN
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE LID
- EXISTING TELEPHONE BOX
- EXISTING TELEPHONE FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING BUSH
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING TREE TO BE REMOVED

- 8" REINFORCED CONCRETE PAVEMENT AREAS
- 6" PERIMETER CONCRETE SURFACE OVER 2" ASPH/1 #3 STONE CHOKER AND 12" OF ASPH/1 #2 OR #3 CRUSHED LIMESTONE ON NON-WORKER GEOTEXTILE LINED AND UNCOMPACTED SUBGRADE
- 4" THICK CONCRETE SIDEWALK
- 8" THICK ASPHALT

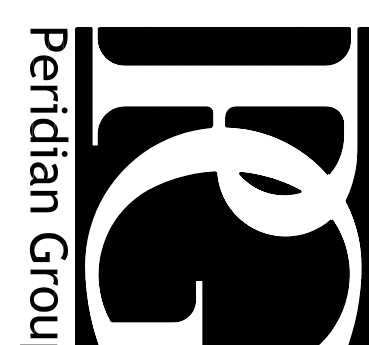
Benchmark:

- BM-1 SQUARE CUT IN NORTHWEST CORNER OF CURB INLET AT SOUTHWEST CORNER OF 4TH & FLORIDA ELEVATION: 865.09
- BM-2 SQUARE CUT ON BACK OF CURB INLET AT NORTHEAST CORNER OF 4TH & MINNESOTA ELEVATION: 857.97



Scale: 1" = 20'-0"

0 10 20 40 60



265 N. Stone Creek Drive
Gardner, Kansas 66030
T 913.856.7899 | F 913.856.7444
843 New Hampshire
Lawrence, Kansas 66044
T 785.838.3338 | F 785.838.3399
www.peridiangroup.com

Engineering ■ Real Estate ■ Construction

Petey Cerf Early Education Center

Site Plan

Lawrence, Kansas

Site Plan

PGI Project #: 08080
File Name: 08080-SP.dwg
Date: 10.11.2010

#	Date	Comment	By
1	11.22.10	City Review	AG

Sheet #: 1 of 2

Boundary Description:

LOTS 8, 9 & 10 IN THE REPLAT OF LOTS 5 THROUGH 18, IN BLOCK 2, NORTHWOOD ADDITION AND LOT 1, MINNESOTA ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

General Notes:

1. PROJECT OWNER:

DIANNA ENSMINGER, CEO
BALLARD COMMUNITY SERVICES
708 ELM STREET
LAWRENCE, KS 66044
2. PROJECT DEVELOPER:
3. PROJECT ENGINEER:

PERIDIAN GROUP, INC.
ATTN: AARON GASPERS
843 NEW HAMPSHIRE STREET
LAWRENCE, KANSAS 66044
P: 785.838.3338 | F: 785.838.3339
E: ogaspers@peridiangroup.com
4. TOPOGRAPHICAL INFORMATION OBTAINED FROM FIELD SURVEY CONDUCTED BY DWF IN JULY OF 2010.
5. EXISTING ZONING:

RSO
6. CURRENT USE:

DAYCARE
7. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY -- NOT FOR CONSTRUCTION
8. THIS SITE PLAN HAS BEEN HISTORICALLY REVIEWED AND APPROVED
9. ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
10. CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
11. ALL CURB INLETS AND OTHER DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STORM SEWER STANDARD DETAILS.
12. THIS PLAN 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.
13. WATER MAIN IS WITHIN 50 FEET OF THE BACKFLOW PREVENTER, BACKFLOW PREVENTER WILL BE IN THE BUILDING.
14. IF SERVICE WATER LINE TAPS WILL NOT BE USED, THEN THEY WILL NEED TO BE PROPERLY ABANDONED -- WHICH MEANS THE LINE WILL NEED TO BE SHUT DOWN, THE VALVES REMOVED, AND THE TEE CAPPED. THE ABANDONMENT WILL NEED TO BE COMPLETED BY A QUALIFIED CONTRACTOR AT THE DEVELOPER'S EXPENSE.
15. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
16. ALL PARKING, PAVEMENT, & CURB/GUTTER TO MEET OR EXCEED CITY OF LAWRENCE DESIGN SPECIFICATIONS. ALL WORK IN PUBLIC RIGHT-OF-WAY IS TO BE INSPECTED BY THE CITY OF LAWRENCE.
17. ALL EXTERIOR BUILDING LIGHTING SHALL COMPLY WITH SECTION 20-11103 OF THE LAND DEVELOPMENT CODE.
18. ALL IMPROVEMENTS MADE WITHIN RIGHT-OF-WAY SHALL BE CONSIDERED PUBLIC IMPROVEMENTS. CONTRACTOR TO OBTAIN A CITY RIGHT-OF-WAY PERMIT FOR ANY WORK DONE WITHIN PUBLIC RIGHT-OF-WAY.
19. SANITARY SEWER MANHOLES/LAMPHOLES AND WATERLINE APPURTENANCES MUST BE ADJUSTED TO FINAL GRADE BY A QUALIFIED CONTRACTOR, MEETING CITY SPECIFICATIONS, WITH DEPARTMENT OF UTILITIES' INSPECTION. CONTRACTOR TO PROVIDE AT LEAST 24 HOURS NOTICE TO THE DEPARTMENT OF UTILITIES. CALL (785) 832-7801 TO COORDINATE INSPECTION.
20. CONTRACTOR TO FENCE OFF AT DRIPLINE (CRITICAL ROOT ZONE) EXISTING TREES TO BE PRESERVED PRIOR TO AND DURING CONSTRUCTION PROCESS.
21. CONTRACTOR MUST OBTAIN PERMISSION FROM CITY FORESTRY SUPERVISOR TO DIG WITHIN 10' OF ANY EXISTING TREE WITHIN PUBLIC RIGHT-OF-WAY.

Property Surface Summary :

EXISTING SUMMARY	SUMMARY AFTER PROJECT
TOTAL BUILDINGS	8410 S.F.
TOTAL PAVEMENT	8573 S.F.
TOTAL IMPERVIOUS	16,983 S.F.
TOTAL PERVIOUS	29,362 S.F.
TOTAL PROPERTY	46,345 S.F.

Parking Summary:

USE CATEGORY: DAY CARE CENTER
VEHICLE PARKING REQUIRED FOR USE: 1 PER 1.5 EMPLOYEES + 4 SPACES
BICYCLE PARKING REQUIRED FOR USE: NONE

PARKING REQUIRED = 18 EMPLOYEES/15+4 SPACES= 15 | PARKING PROVIDED = 15

ADA PARKING REQUIRED = 1 | PARKING PROVIDED = 1

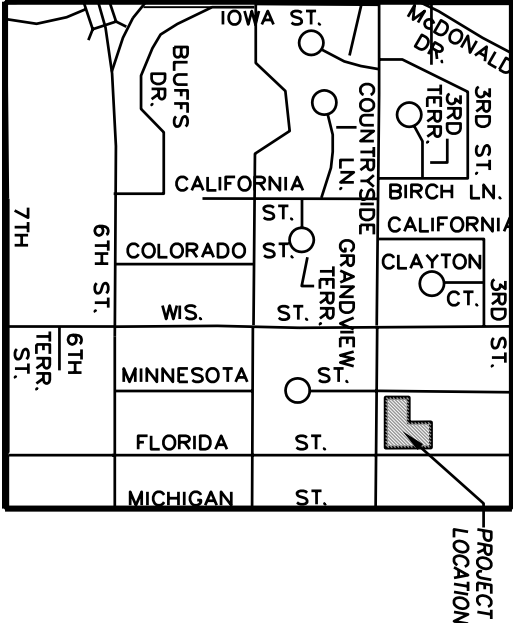
Landscape Schedule:

SYM	QTY	NAME	SIZE	COND.
SHO	4	SHUARD OAK QUERCUS SHUMARDII	2-1/2" CAL.	B & B
LEB	4	LACEBARK ELM ULMUS PARVIFOLIA 'LACEBARK'	2-1/2" CAL.	B & B
LSM	6	'LEGACY' SUGAR MAPLE ACER SACHARUM 'LEGACY'	2-1/2" CAL.	B & B
DEC	18	DWARF EUROPEAN GRANDBERRYBUSH VIBURNUM OPULUS 'NANUW'	5 GAL.	CONT.
WB	13	WINTERGREEN BOXWOOD BOXUS MICROPHYLLA 'WINTERGREEN'	5 GAL.	CONT.
		EXISTING TREES		

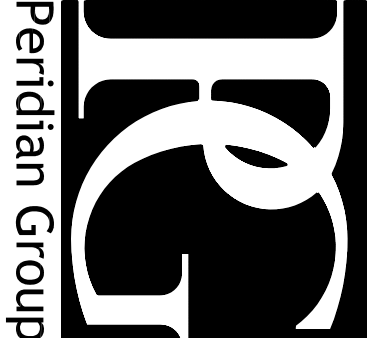
UTILITIES MARKED ON-SITE:

STORM SEWER: CITY OF LAWRENCE
SANITARY SEWER: CITY OF LAWRENCE
ELECTRIC: WESTAR ENERGY, 888.847.4757
WATERLINES: CITY OF LAWRENCE
GAS LINES: BLACK HILLS ENERGY, 800.694.8989
CABLE TV: SUNFLOWER BROADBAND, 785.841.2100

Location Map:



SW 1/4, SECTION 25-112S-R19 E
SCALE: 1" = 1,000'



265 N. Stone Creek Drive
Gardner, Kansas 66030
T 913.856.7899 | F 913.856.7644
843 New Hampshire
Lawrence, Kansas 66046
T 785.838.3338 | F 785.838.3339
www.peridiangroup.com

Engineering ■ Real Estate ■ Construction

Site Plan

Lawrence, Kansas

Petey Cerf Early Education Center

#	Date	Comment	By
1	11.22.10	City Review	AG

PGI Project #: 08080
File Name: 08080-SP-2.dwg
Date: 10.11.2010

Site Plan