



843 New Hampshire
Lawrence, Kansas 66044
T 785.838.3338 | F 785.838.3339

Engineering ■ Real Estate ■ Construction

Petey Cerf Early Education Center
Site Plan
Lawrence, Kansas

© 2010 Peridian Group, Inc.

	EXISTING OVERHEAD CABLE LINE
	EXISTING GRADE CONTOUR
	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" PERVIOUS CONCRETE SURFACE OVER 2" AASHTO #57 STONE CHOKER AND 12" OF AASHTO #2 OR #3 CRUSHED LIMESTONE ON NON-WOVEN GEOTEXTILE FILTER FABRIC ON BED BOTTOM & SIDES ON UNCOMPACTED SUBGRADE
	4" THICK CONCRETE SIDEWALK
	8" THICK ASPHALT

BM-1

SQUARE CUT IN NORTHWEST CORNER OF CURB INLET AT
SOUTHWEST CORNER OF 4TH & FLORIDA

ELEVATION: 865.09

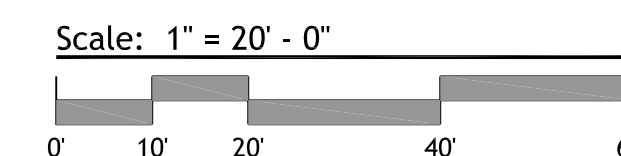
BM-2

SQUARE CUT ON BACK OF CURB INLET AT NORTHEAST CONER OF
4TH & MINNESOTA

ELEVATION: 857.97

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

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:
2. PROJECT DEVELOPER:

DIANNA ENSMINGER, CEO
BALLARD COMMUNITY SERVICES
708 ELM STREET
LAWRENCE, KS 66044
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 DM² IN JULY OF 2010.
5. EXISTING ZONING:

RSO
6. CURRENT USE:

DAYCARE

PROPOSED 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 20-1103 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 BUILDINGS	15,107 S.F.
TOTAL PAVEMENT	8573 S.F.	TOTAL PAVEMENT	1,837 S.F.
TOTAL IMPERVIOUS	16,983 S.F.	TOTAL IMPERVIOUS	16,944 S.F.
TOTAL PERVIOUS	29,362 S.F.	TOTAL PERVIOUS	29,401 S.F.
TOTAL PROPERTY	46,345 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/1.5+4 SPACES= 16 | PARKING PROVIDED = 16

ADA PARKING REQUIRED = 1 VAN | PARKING PROVIDED = 1 VAN

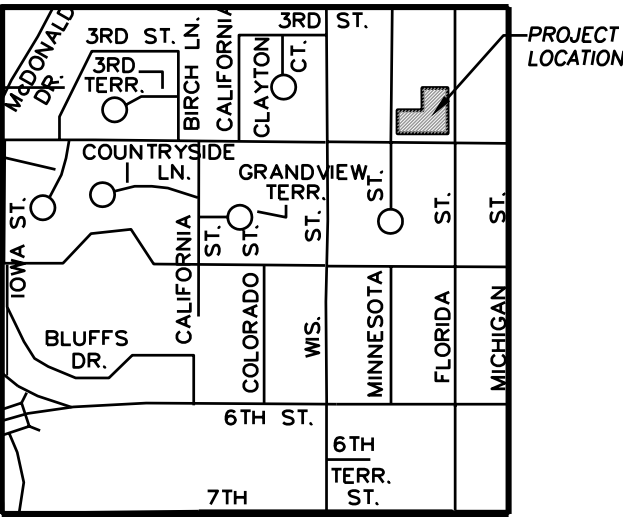
UTILITIES MARKED ON-SITE:

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

Landscape Schedule:

SYM	QTY	NAME	SIZE	COND.
	4	SHUMARD OAK QUERCUS SHUMARDII	2-1/2" CAL.	B & B
	4	LACEBARK ELM ULMUS PARVIFOLIA 'LACEBARK'	2-1/2" CAL.	B & B
	6	'LEGACY' SUGAR MAPLE ACER SACCHARUM 'LEGACY'	2-1/2" CAL.	B & B
	18	DWARF EUROPEAN CRANBERRYBUSH VIBURNUM VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.
	13	WINTERGREEN BOXWOOD BUXUS MICROPHYLLA 'WINTERGREEN'	5 GAL.	CONT.
		EXISTING TREES		

Location Map:



SW 1/4, SECTION 25-T12S-R19 E
SCALE: 1" = 1,000'



Peridian Group

265 N. Stone Creek Drive
Gardner, Kansas 66030
T 913.856.7899 | F 913.856.7644

843 New Hampshire
Lawrence, Kansas 66044
T 785.838.3338 | F 785.838.3339

www.peridiangroup.com

Engineering ■ Real Estate ■ Construction

Petey Cerf Early Education Center
Site Plan
Lawrence, Kansas

#	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

Sheet #: 2 of 2