



QTY	ID	DESCRIPTION	SIZE/CONDITION
33	QUBI	QUERCUS BICOLOR Swamp White Oak;	2-1/2" CALIPER; B&B
6	GINKG	GINKGO L. Ginkgo	2-1/2" CALIPER; B&B
2	ER	EASTERN REDBUD Cercis canadensis	1-1/2" CALIPER; B&B
3	WR	WHITE REDBUD Cercis canadensis 'Alba'	1-1/2" CALIPER; B&B
34	QUAB	QUERCUS ALBA White Oak	2-1/2" CALIPER; B&B
5	QUIM	QUERCUS IMBRICARIA Shingle Oak	2-1/2" CALIPER; B&B
5	QURU	QUERCUS RUBRA Northern Red Oak	2-1/2" CALIPER; B&B

QTY	ID	DESCRIPTION	SIZE/CONDITION
10	MPW	MALCLURA POMIFERA 'Whiteshield' White Shield Osage	2-1/2" CALIPER; B&B
45	AG	ANDROPOGON GERARDI Bluestem Grass	5 GAL. CONT.
60	DB	ILEX GLABRA 'Shamrock' Shamrock Inkberry;	5 GAL. CONT.
112	EUAL	EUONYMUS ALATUS 'COMPACTUS' Burning Bush	5 GAL. CONT.
15	PAGR	CORTADERIA SELLOANA Pampas Grass	5 GAL. CONT.

## General Notes

- EXISTING ZONING: IL
- PROPOSED ZONING: GPI
- CURRENT USE: INDUSTRIAL USE / PARKING LOT
- TOPOGRAPHIC INFORMATION OBTAINED FROM A AERIAL SURVEY PERFORMED BY M.J. HARDEN & LANDPLAN ENGINEERING, 2013.
- PROPOSED DRIVE AND PARKING AREAS TO HAVE CURB AND GUTTER TO MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE NOTED.
- PROPOSED STORM STRUCTURES SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- WALL MOUNTED LIGHTING SHALL BE LOCATED AT BUILDING ENTRANCES. ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE OFF-SITE.
- THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES. APPENDIX A TO 28 CFR PART 36.
- ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER ORDINANCE 20-912(g).
- PER SECTION 20-1006(b): EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES BOXES AND METERS, SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND FROM STREET RIGHTS-OF-WAY (AS MEASURED 6 FEET ABOVE GROUND LEVEL). SCREENING SHALL BE IN THE FORM OF LANDSCAPE PLANTINGS OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE ARCHITECTURE OF THE PRINCIPAL BUILDING.
- ISLANDS WILL BE PLANTED WITH SHRUBS OR GROUNDCOVER WHERE NO TREES ARE PLANTED. AS NOTED, 20-1003(v)(5) REQUIRED A MIXTURE OF TWO OR MORE PLANT MATERIALS-NOT AN EITHER/OR SITUATION.
- SITE PLAN INCLUDES IMPROVEMENTS ON LOT 1 AND A PORTION OF LOT 2. LAWRENCE COLLEGE CAREER CENTER & THE DWAYNE PEASLEE TECHNICAL TRAINING CENTER.
- A REVISED SITE PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR PHASE 2 IMPROVEMENTS.

## Interior Parking Lot Landscaping

THE DATA PROVIDED IN THE FOLLOWING TABLE REPRESENTS THE INTERIOR PARKING LOT LANDSCAPE PROVIDED PER PROPOSED PARKING LOT.

Interior Parking Lot Landscape Requirements	
Number of Stalls x 40 s.f. = Required Interior Landscaping	
LAWRENCE COLLEGE AND CAREER CENTER	
Parking Stalls	45
Interior Parking Lot Landscape Required	40 s.f. x 40 stalls=1,800
Interior Parking Lot Landscape Provided	25,216

## Building Use

FACULTY:	1 STALL/1.5 TEACHERS	15/1.5=10
VISITOR:	1 STALL/1 VISITOR	00/0 = 1
STUDENTS:		
FULL-TIME:		
10-12:	1 STALL/3 STUDENTS	90/3 = 30
COLLEGE STUDENTS:	1 STALL/1.5 STUDENTS	50/1.5 = 34 (EVENING CLASS AFTER 6 PM)

## Parking Summary

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE REQUIRED PARKING, PER USE IN THE DEVELOPMENT, FOR LAWRENCE COLLEGE AND CAREER CENTER.

Use: School (GPI)	1 stall per 1.5 teachers/employees.
	1 stall per 3 students.
Teachers/Employees	15/1.5=10 stalls
Students	90/3=30 stalls
Required parking	10+30=40 required stalls
Existing parking	5 existing stalls
Provided parking	45 proposed stalls
Accessible stalls required (2 Van.)	4
Accessible stalls provided	4 (Van/Auto)

## Site Summary

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES PER THE DEVELOPMENT FOR LOCC.

LOCC (phase1)	Area (Sq. Ft.)	Area (Sq. Ft.)	%
Existing Buildings	0	Proposed Buildings	28,000
Existing Pavement	185,805	Proposed Pavement	45,933
Existing Impervious	Subtotal: 185,805	Proposed Impervious	Subtotal: 73,933
Existing Pervious	296,229.96	Proposed Pervious	Subtotal: 408,102.96
Property Area	482,034.96	Proposed Pervious	Subtotal: 408,102.96
LOCC (phase2)	Area (Sq. Ft.)	Area (Sq. Ft.)	%
Existing Buildings	28,000	Proposed Buildings	56,000
Existing Pavement	45,933	Proposed Pavement	68,000
Existing Impervious	Subtotal: 73,933	Proposed Impervious	Subtotal: 124,000
Existing Pervious	408,102.96	Proposed Pervious	Subtotal: 358,034.96
Property Area	482,034.96	Proposed Pervious	Subtotal: 482,034.96

## Legal Description

A TRACT OF LAND IN LOT 1 KING INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 37 MARY'S LAKE ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY KANSAS; THENCE SOUTH 01°29'00" EAST, ALONG THE WEST LINE OF SAID MARY'S LAKE ADDITION 359.99 FEET THENCE SOUTH 88°29'30" WEST, 291.45 FEET, THENCE SOUTH 01°29'00" WEST, 111.02 FEET, THENCE SOUTH 88°29'30" WEST, 99.43 FEET, THENCE SOUTH 01°29'00" WEST, 176.51 FEET, THENCE S 88°29'30" WEST, 224.12 FEET, TO THE EASTERLY LINE OF A PERMANENT ROADWAY RIGHT OF WAY EASEMENT DESCRIBED IN TRACT 36 OF DOUGLAS COUNTY DISTRICT COURT CASE 13-CV-51; THENCE NORTH 44°44'27" WEST, ALONG SAID RIGHT-OF-WAY EASEMENT, 783.42 FEET, THENCE NORTH 17°12'28" WEST, 82.15 FEET, TO THE SOUTH LINE OF CHAPARRAL, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 87°40'37" EAST, 1168.89 FEET ALONG THE SOUTH LINE OF SAID CHAPARRAL AND THE SOUTH LINE OF LOT 39 IN SAID MARY'S LAKE ADDITION TO BEGINNING POINT OF BEGINNING, CONTAINS 11.066 ACRES, MORE OR LESS, TO BE PLATTED AS LOT 1, LAWRENCE COLLEGE CAREER CENTER & THE DWAYNE PEASLEE TECHNICAL TRAINING CENTER.

A Special Use Permit for

**LAWRENCE  
COLLEGE & CAREER  
CENTER  
USD 497**  
Lawrence, Kansas



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MEP  
Henderson Engineers  
8345 Lenexa Dr. #300  
Lenexa, KS 66214

Structural  
KH Engineering Group  
15377 West 95th St.  
Lenexa, KS 66219



**Lawrence College &  
Career Center**  
Lawrence Kansas

Project #: 20133030  
Date: 3.17.14

Revision Schedule		
Number	Description	Date Issued
1	Parking Lot Updated	4.10.14
2	City Planning Rev.	5.6.14
3	City Planning Rev.	5.7.14
4	City Planning Rev.	5.13.14


**SPECIAL USE  
PERMIT**

**SUP100**