



WEST ELEVATION
NO SCALE



SOUTH ELEVATION
NO SCALE



SCALE: 1" = 20'

0 20' 40'

LEGAL DESCRIPTION

LOT 1, SOUTHRIDGE ADDITION NO. 6, AN ADDITION TO THE CITY OF LAWRENCE, KANSAS.

GENERAL NOTES

OWNER: Douglas County Commissioners
1100 Massachusetts Street
Lawrence, Kansas 66044

LAND PLANNER/ENGINEER: Grob Engineering Services, LLC
3210 Mesa Way, Suite A
Lawrence, Kansas 66049
Kansas Professional Engineer #12769

- This Site Plan is being submitted as a Minor Development Project.
- Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 and 2009. Site specific information obtain from site survey performed by Allpoints Surveying, 2014.
- Project Bench Mark: BM#1 - North rim of sanitary manhole, located 100.00' South of the NE corner of Lot "A", Block 7 of Southridge Addition No. 3. Elevation = 872.60
- Typical Soil Type: Pc- Pawnee clay loam; Ws - Woodson silt loam
- Existing Land Use: Office
- Proposed Land Use: Office
- Current Zoning: RS-7
- Existing utility locations, elevations, and sizes are based on information available at the time the Site Plan was prepared.
- No part of the property is located within any SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD per FEMA Flood Insurance Rate Map (FIRM) Panel 159 of 460, Map # 20045C0159D, Map Revised August 5, 2010.
- This Site 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.
- Existing and proposed contours generally indicate stormwater flow on the site.
- All disturbed areas not shown for trees and landscaping shall be reseeded with turf type grasses and otherwise restored to their original condition.
- No additional exterior lighting is proposed on this plan.
- Trash will continue to be collected in the existing screened dumpster. The City of Lawrence will not be responsible for pavement damage due to refuse collection.
- Existing mature trees shall be preserved as much as possible during construction of private improvements. Fencing shall be used as appropriate to protect trees within the drip line. No trees shall be planted within 8 feet of any underground City of Lawrence utility.
- A drainage study or stormwater detention is not required for this project due to the impervious surface being reduced (Stormwater Management Criteria Section 2.6.E.2.c).

PARKING SUMMARY

PARKING REQUIREMENT	QUANTITIES	REQUIRED PARKING
1 PER 300 SQUARE FEET OF OFFICE SPACE	16,500	55
BICYCLE PARKING	0	6
PARKING PROVIDED		
VAN ACCESSIBLE ADA SPACES	3	
STANDARD SPACES	54	
TOTAL PARKING SPACES	57	
BICYCLE PARKING	0	

PERVIOUS/IMPERVIOUS SURFACE SUMMARY

	AREA (SF)		AREA (SF)
EXISTING BUILDING	15,200	PROPOSED BUILDINGS	15,200
EXISTING PAVEMENT	30,250	PROPOSED PAVEMENT	28,119
TOTAL EXISTING IMPERVIOUS	45,450	TOTAL PROPOSED IMPERVIOUS	43,319
TOTAL EXISTING PERVIOUS	40,012	TOTAL PROPOSED PERVIOUS	42,143
PROPERTY AREA	85,462		85,462
BUILDING LOT COVERAGE 18%		BUILDING LOT COVERAGE 18%	
IMPERVIOUS LOT COVERAGE 53%		IMPERVIOUS LOT COVERAGE 51%	

LEGEND

— OHW —	— OHW —	OVERHEAD WIRE	— S —	SANITARY SEWER MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
— OHE —	— OHE —	OVERHEAD ELECTRICAL	— S —	STORM MANHOLE	ROW	RIGHT-OF-WAY
— UCT —	— UCT —	UNDERGROUND TELEPHONE	— S —	STORM DRAIN	C/L	CENTERLINE
— GAS —	— GAS —	GAS	— S —	GUY ANCHOR	D/E	DRAINAGE EASEMENT
— W —	— W —	WATERLINE	— S —	UTILITY POLE	U/E	UTILITY EASEMENT
— SAN —	— SAN —	SANITARY SEWER LINE	— S —	WATER METER	(P)	PLATTED
— SS —	— SS —	SANITARY SEWER SERVICE	— S —	WATER VALVE	(M)	MEASURED
— STM —	— STM —	STORMWATER LINE	— S —	FIRE HYDRANT	(C)	CALCULATED
— BSB —	— BSB —	BUILDING SETBACK	— S —	TRAFFIC SIGNAL STR.	●	PROPERTY PIN
— CL —	— CL —	CENTER LINE	— S —	GAS VALVE		
— PL —	— PL —	PROPERTY LINE	— S —	GAS METER		
— E —	— E —	EASEMENT	— S —	LIGHT POLE		
			— S —	SIGN		
			— S —	ELECTRIC BOX		
			— S —	CABLE TV BOX		

NOTE: "X" IN UTILITY DENOTES EXISTING FEATURE

LOCATION MAP AND SURROUNDING AREA

SCALE: 1"= 400'



LANDSCAPING SCHEDULE

SYMBOL	QUANT.	NAME	SIZE & COND
—	SEE PLAN	EXISTING TREES TO BE REMOVED	
—	SEE PLAN	EXISTING CONIFEROUS AND DECIDUOUS TREES TO REMAIN	VARIES
—	SEE PLAN	EXISTING LANDSCAPED AREAS	
—	9	LEGACY SUGAR MAPLE, LACEBARK ELM, SHUMARD OAK, SUMMERSHADE NORWAY MAPLE, GREENSPIRE LINDEN, LONDON PLANE TREE, OR APPROVED EQUAL (3 SPECIES MINIMUM)	2.5" CAL - B&B
—	6	SEA GREEN JUNIPER, EUNONYMUS - BURNING BUSH, OR APPROVED EQUAL	2 Gal.
—	6	SEA GREEN JUNIPER, TAM JUNIPER, MAGIC CARPET SPIREA, KNOCK-OUT ROSES, OR APPROVED EQUAL	2 Gal.
		ALL UNPAVED AREAS SHALL BE PLANTED WITH TURF GRASSES	

PAVING/SURFACING SCHEDULE

SYMBOL	AREAS AND PAVING MATERIAL
—	EXISTING ASPHALT TO BE SAWCUT AND REMOVED
—	4" CONCRETE AT ALL SIDEWALKS
—	6" CONCRETE OR 7" FULL DEPTH ASPHALT IN DRIVE LANES
—	5" CONCRETE OR 5.5" FULL DEPTH ASPHALT IN PARKING
—	STANDARD CITY OF LAWRENCE TYPE CG-1 CURB AND GUTTER

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

Approved and Released

Case No. _____
Approval Date: _____
Release Date: _____
Planner: _____
_____ of _____ Sheets
Asst./Director: _____

GES

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SITE PLAN FOR
UNITED WAY BUILDING
2518 RIDGE COURT
LAWRENCE, KANSAS

DESIGNED BY

BCK/JDG

CHECKED BY

JDG

ISSUE DATE

DECEMBER 1, 2014

REVISIONS

JANUARY 5, 2015

SHEET

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1