

LEGAL DESCRIPTION
 LOT 1, SCHWEGLER ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

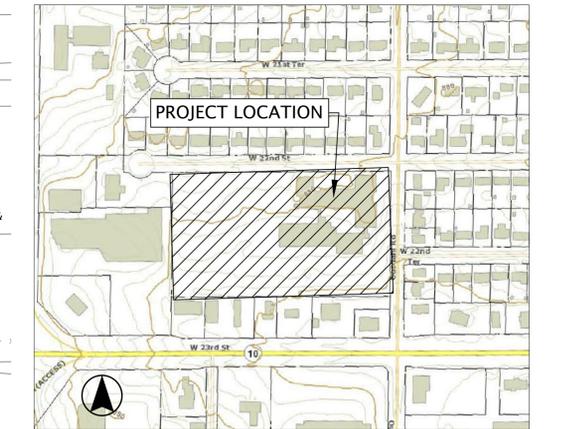
GENERAL NOTES

OWNER: UNIFIED SCHOOL DISTRICT #497
 110 McDonald Drive
 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 Standard Development Project. The proposed modification with this site plan is a 3,006 SF addition to the building and modified parking and playground areas.
- Topography and boundary survey performed by CFS Engineers, June 2014.
- Project Bench Mark: Chiseled "X" on top headwall south of southeast parking lot. ELEV = 871.32
- Typical Soil Type: Mc - Martin silty clay loam
- Existing Land Use: Elementary School
- Proposed Land Use: Elementary School
- Current Zoning: GPI
- Existing utility locations, elevations, and sizes are based on information available at the time the Site Plan was prepared.
- No portion of the property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 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 contours generally indicate stormwater flow at 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 exterior lighting is proposed with this Site Plan.
- Trash will be collected in dumpsters at the location of the new enclosure shown on the plan. The City of Lawrence will not be responsible for pavement damage due to refuse collection.
- The City will be responsible for the following maintenance items pertaining to the detention basin: removal of excess sediment and the outfall structure. Mowing of the detention basin will be the responsibility of the property owner. The detention pond will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls).
- The gates will be opened during drop off and pick up times. They will remain closed, but not locked, during school times and after pick up is completed.
- Existing sidewalk that doesn't meet City Code shall be repaired.

LOCATION MAP AND SURROUNDING AREA
 SCALE: 1" = 300'



LEGEND

OHV	OVERHEAD WIRE	SM	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
OHE	OVERHEAD ELECTRICAL	SD	STORM DRAIN	R/W	RIGHT-OF-WAY
UGT	UNDERGROUND TELEPHONE	ST	STORM TANK	CL	CENTERLINE
GAS	GAS	DE	DRAINAGE EASEMENT	UE	UTILITY EASEMENT
W	WATERLINE	U/E	UTILITY EASEMENT	P/E	PEDESTRIAN EASEMENT
SAN	SANITARY SEWER LINE	PL	PLATTED	M	MEASURED
SS	SANITARY SEWER SERVICE	FM	FIRE HYDRANT	(CM)	CALCULATED FROM MEASUREMENTS
STM	STORMWATER LINE	TR	TRAFFIC SIGNAL STR.	(F)	FOUND BAR - ORIGIN UNKNOWN
UD	UNDERDRIN	RE	REBAR	W/CAP	W/CAP "CFAS CLS 80"
PL	PROPERTY LINE	CB	ELECTRIC BOX		
CL	CENTERLINE	CTB	CABLE TV BOX		
P	PAVEMENT	TE	TELEPHONE BOX		
UE	UTILITY EASEMENT				
BSB	BUILDING SETBACK LINE				

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

LANDSCAPING SCHEDULE

SYMBOL	QUANT.	NAME	SIZE & COND
(33-3)	30	CONIFEROUS AND DECIDUOUS EXISTING TREES (3 REMOVED "X")	VARIABLES
(N/A)	N/A	EXISTING TREE CANOPY	N/A
(17)	17	LARGE CANOPY - LACEBARK ELM, SHUMBAR OAK, GREENSPIRE LINDEN, OR LONDON PLANE TREE, OR RELOCATED EXISTING TREE	2.5" CAL
(6)	6	STREET TREES - MEDIUM CANOPY SHANTUNG MAPLE, GOLDENRAINTREE, CHICKAPIN OAK	2.5" CAL
(4)	4	SEA GREEN JUNIPER, EUONYMUS - BURNING BUSH, OR APPROVED EQUAL WITH MULCH BED WHERE SHOWN	2 GALLON
		ALL UNPAVED AREAS SHALL BE PLANTED WITH TURF GRASSES	

PERVIOUS/IMPERVIOUS SURFACE SUMMARY

	AREA (SF)	PROPOSED BUILDING	AREA (SF)
EXISTING BUILDINGS	53,076		54,306
EXISTING PAVEMENT	78,688		79,563
TOTAL EXISTING IMPERVIOUS	131,764	TOTAL PROPOSED IMPERVIOUS	133,869
TOTAL EXISTING PERVIOUS	205,207	TOTAL PROPOSED PERVIOUS	203,102
PROPERTY AREA	336,971		336,971
BUILDING LOT COVERAGE 16%		BUILDING LOT COVERAGE 16%	
IMPERVIOUS LOT COVERAGE 39%		IMPERVIOUS LOT COVERAGE 40%	

PAVING/SURFACING SCHEDULE

SYMBOL	AREAS AND PAVING MATERIAL
(SHADING FOR CLARITY)	8" CONCRETE PAVING AT TRASH ENCLOSURE
	4" CONCRETE AT ALL SIDEWALKS AND PADS
	7" FULL DEPTH ASPHALT IN DRIVE LANE AND NEW PARKING STALLS
	ARTIFICIAL TURF IN COURTYARD

PARKING SUMMARY

PARKING REQUIREMENT	QUANTITIES	REQUIRED PARKING
1 PER 1.5 TEACHERS AND EMPLOYEES	75 TEACHERS/EMPLOYEES	50
BICYCLE PARKING 1 PER 5 STUDENTS	417	83
PARKING PROVIDED		
STANDARD ADA HANDICAP SPACES	2	
VAN ACCESSIBLE ADA SPACES	2	
STANDARD SPACES	88	
TOTAL PARKING SPACES	92	
BICYCLE PARKING	56*	

* ADDITIONAL BICYCLE PARKING WILL BE PROVIDED AS REQUIRED.

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

Approved and Released

Case No. _____
 Approval Date: _____
 Release Date: _____
 Planner: _____
 of _____
 City of Lawrence
 Douglas County
 PLANNING & DEVELOPMENT SERVICES

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 Unified School District 497
 Bond Issue Package 2
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 Lawrence, Kansas 66049

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 January 21, 2015

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