

SITE PLAN NOTES

- 1 EXISTING TREES TO REMAIN.
- 2 EXISTING TREES TO BE REMOVED.
- 3 EXISTING WATER TANK TO BE DEMOLISHED.
- 4 EXISTING SINGLE STORY PUMP STATION TO BE DEMOLISHED.
- 5 EXISTING SITE STAIRS (TO REMAIN).
- 6 EXISTING GAS LINE TO BE REPLACED AS NECESSARY.
- 7 EXISTING 16" WATERLINE (TO BE ABANDONED)
- 8 EXISTING 12" WATERLINE (TO BE ABANDONED).
- 9 EXISTING 16" WATER MAIN (TO BE REPLACED).
- 10 EXISTING 12" WATER MAIN (TO REMAIN).
- 11 EXISTING 8" WATER MAIN (ABANDONED).
- 12 EXISTING OVERHEAD ELECTRIC (TO BE RELOCATED.)
- 13 EXISTING CURB CUT & SHARED ACCESS DRIVE (TO REMAIN).
- 14 EXISTING CONCRETE DITCH (TO BE REMOVED).
- 15 EXISTING RETAINING WALL (TO REMAIN).
- 16 EXISTING RETAINING WALL (TO BE REMOVED).
- 17 PROPOSED 875,000 GALLON WATER STORAGE TANK.
- 18 PROPOSED SINGLE STORY PUMP STATION.
- 19 PROPOSED CONTROL VALVE VAULT (FUTURE).
- 20 PROPOSED OVERFLOW STRUCTURE.
- 21 PROPOSED WATERLINE CASING UNDERNEATH PROPOSED RETAINING WALL.
- 22 PROPOSED 16" WATERLINE
- 23 PROPOSED 12" WATERLINE
- 24 PROPOSED 16" STORAGE TANK OVERFLOW AND STORM DRAIN SYSTEM, CONNECT TO EXISTING PUBLIC STORM SYSTEM AT 12TH & LOUISIANA.
- 25 PROPOSED CONCRETE PAVING PER CITY OF LAWRENCE STD.
- 26 PROPOSED GRASS PAVER SURFACING.
- 27 25' BUILDING SETBACK
- 28 15' BUILDING SETBACK
- 29 PROPOSED 4' METAL PICKET RAILING WITH CONCRETE MOW STRIP.
- 30 PROPOSED 5.5' HIGH MODULAR RETAINING WALL.
- 31 PROPOSED 4' HIGH MODULAR RETAINING WALL.
- 32 PROPOSED CONCRETE SIDEWALK (5' WIDTH).
- 33 CONSTRUCTION LIMITS

SITE IMPERVIOUS SUMMARY

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES PER LOT/PHASE IN THE DEVELOPMENT.			
Lot 1	AREA (SQ. FT.)		AREA (SQ. FT.)
EXISTING BUILDINGS	337.33	PROPOSED BUILDINGS	392.00
EXISTING WS TANKS	11,059.54	PROPOSED WS TANKS	7,807.26
EXISTING PAVEMENT	2,387.34	PROPOSED PAVEMENT	3,158.34
EXISTING IMPERVIOUS	SUBTOTAL: 13,784.21	PROPOSED IMPERVIOUS	SUBtotal: 11,357.60
EXISTING PERVIOUS	20,198.93	PROPOSED PERVIOUS	22,555.54
PROPERTY AREA	33,913.14		33,913.14

PLANT MATERIALS LIST

TREES

NO NEW PLANTINGS PROPOSED

SHRUBS / PERENNIALS / GRASSES

NO NEW PLANTINGS PROPOSED

LANDSCAPE MATERIALS

GRASS AREA = 17,675 SF (FESCUE SOD) (NON-IRRIGATED)

RIVER ROCK AREA = 975 SF

GRASS PAVER AREA = 1,593 SF

INTERIOR PARKING LOT LANDSCAPING

PARKING LOT LANDSCAPING NOT APPLICABLE

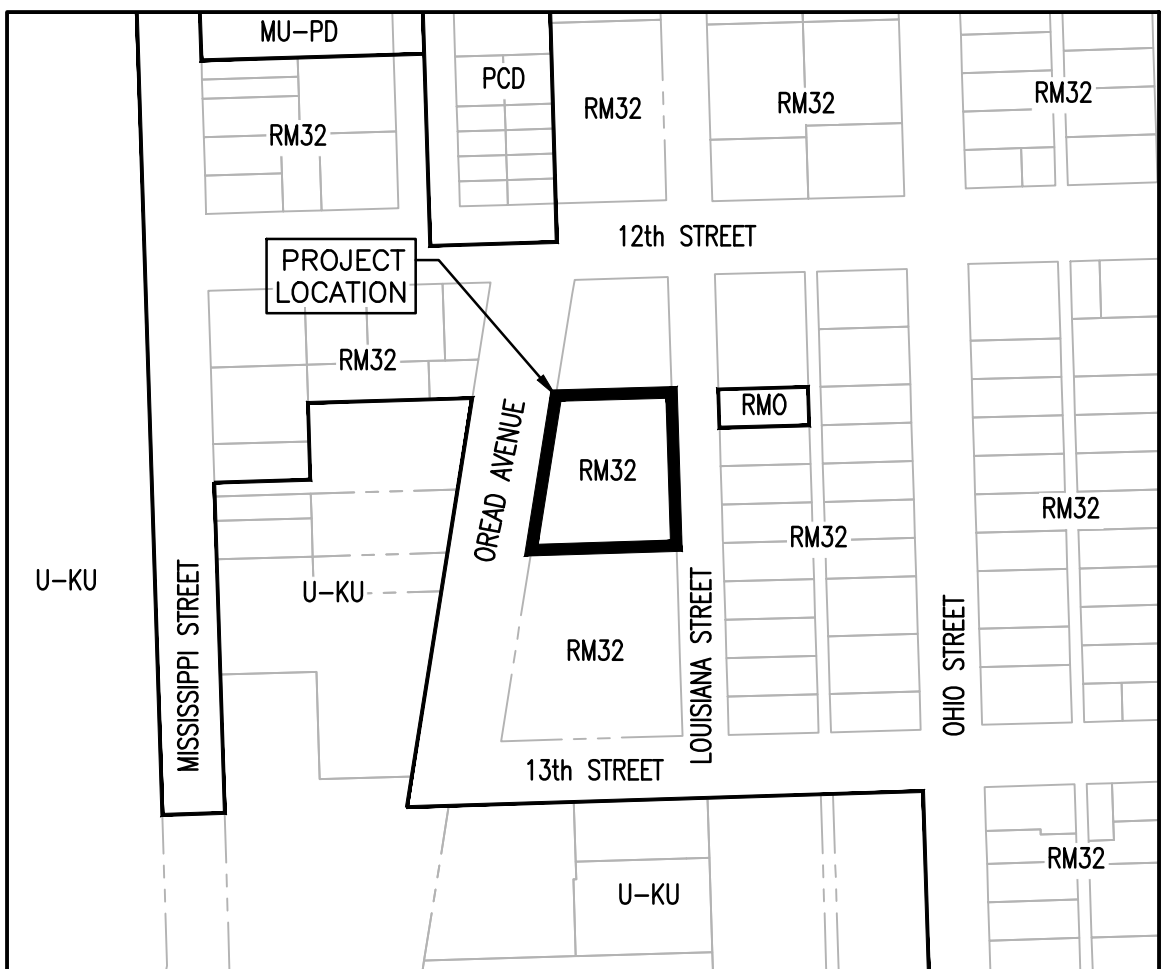
PERIMETER PARKING LOT LANDSCAPING

PERIMETER PARKING LOT LANDSCAPING NOT APPLICABLE

BUFFER YARDS

BUFFER NOT APPLICABLE

LOCATION MAP



LEGAL DESCRIPTION

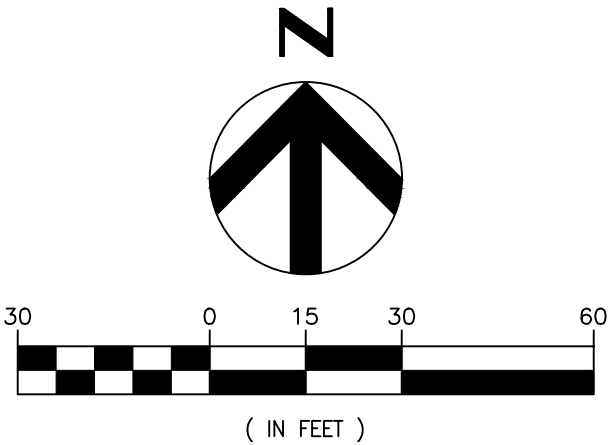
OREAD ADDITION BLOCK 3 & THE SOUTH 1/2 LOT 2; ALL LOT 3 & THE NORTH 1/2 LOT 4 (U04567-01,68 & 68-01 COMBINED 1988)

GENERAL NOTES

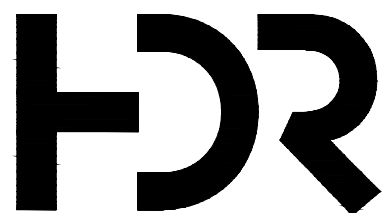
- 1. EXISTING ZONING: RM32
- 2. PROPOSED ZONING: RM32
- 3. CURRENT USE: UTILITIES MINOR
- 4. PROPOSED USE: UTILITIES MINOR
- 5. TOPOGRAPHIC SURVEY PERFORMED BY: ABOVE GROUND WATER STORAGE FACILITY
- 6. PROFESSIONAL ENGINEERING CONSULTANTS, P.A., 11/2015.
- 7. PARKING INFORMATION: TOTAL PARKING REQUIRED= N/A
- 8. ACCESSIBLE PARKING REQUIRED: N/A
- 9. ACCESSIBLE CAR PARKING STALLS= N/A
- 10. PARKING PROVIDED: PARKING STALLS PROVIDED= 0 PARKING STALL
- 11. ACCESSIBLE PARKING STALLS= 0 (AUTO)
- 12. PROPOSED SIDEWALK PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE NOTED.
- 13. PROPOSED GRASS PAVER SYSTEM TO BE PRECAST CONCRETE PAVER SYSTEM ON COMPACTED AGGREGATE BASE AND SUBGRADE.
- 14. WALL MOUNTED LIGHTING SHALL BE LOCATED AT BUILDING ENTRANCES.
- 15. ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE OFF-SITE.
- 16. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND FROM STREET RIGHTS-OF-WAY (AS MEASURED 6 FT. ABOVE GROUND LEVEL). SCREENING SHALL BE IN THE FORM OF LANDSCAPE PLANTINGS OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE ARCHITECTURE OF THE PRINCIPAL BUILDING.

VERTICAL CONTROL POINTS

BM-A
CHISELED SQUARE ON TOP OF CURB ON THE EAST SIDE OF A DOUBLE CURB INLET ON THE SOUTH SIDE OF DRIVE IN THE NORTH PORTION OF ALUMNI PARKING LOT AT 1266 OREAD AVE.
EI=994.20
BM-B
CHISELED SQUARE ON TOP OF EAST CURB OF LOUISIANA ST. ON NORTH SIDE OF ENTRY TO LOT 120 IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF W. 12TH ST. AND LOUISIANA ST.
EI=967.23



A SITE PLAN FOR
**OREAD WATER STORAGE
TANK REPLACEMENT**
LAWRENCE, KANSAS



HDR
MISSOURI CERTIFICATE OF
AUTHORITY #: 000856
3741 NE TROON DRIVE
LEE'S SUMMIT, MO 64064
816-347-1100

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER

NOT FOR CONSTRUCTION



City of Lawrence, Kansas
Oread Avenue
Booster Pumping & Storage



0 1" 2"
FILENAME 10C-SP00.dwg
SCALE 1" = 30'

SHEET
10C-SP00