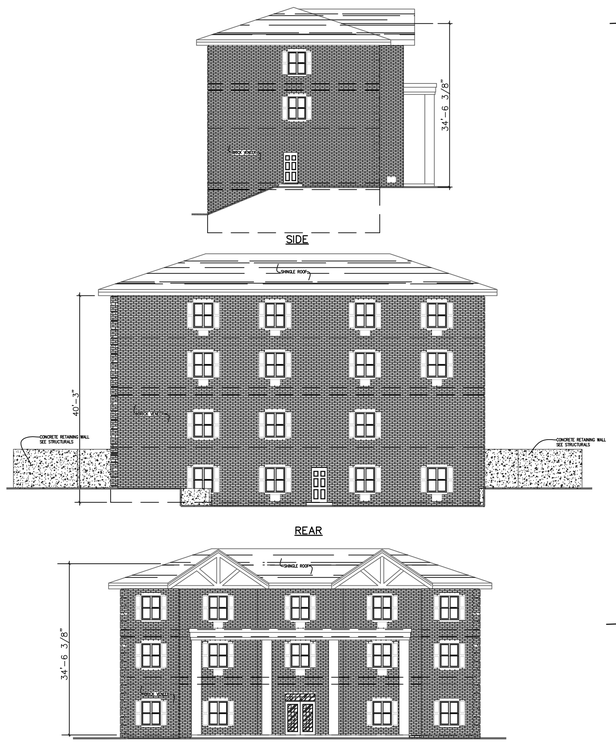
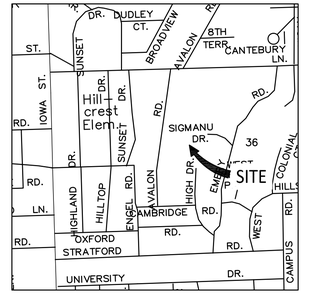
1 / C1.1 BIG HOUSE ELEVATIONS
N.T.S.



2 / C1.1 SMALL HOUSE ELEVATIONS
N.T.S.

1 / C1.1 SITE PLAN - GRADING & DRAINAGE
scale: 1" = 30'-0"



VICINITY MAP
NO SCALE

SURVEY LEGEND

- = IRON PIN FOUND (AS NOTED)
- = IRON PIN SET (⅝" x 24" REBAR W/CAP CF&S CLS80)
- = CONTROL POINT
- U/E = UTILITY EASEMENT
- (M) = MEASURED
- (P) = PLATTED
- = ROOF DRAIN
- AC = AIR CONDITIONING UNIT
- GM = GAS METER
- = STORMWATER MANHOLE
- = STORMWATER INLET
- = SANITARY SEWER MANHOLE
- SCO = SEWER CLEANOUT
- = POWER POLE
- = LIGHT POLE
- EPED = ELECTRICAL PEDESTAL
- = ELECTRICAL BOX
- = TELEPHONE PEDESTAL
- TRAN = TRANSFORMER
- BH = BORE HOLE
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- = GAS LINE
- = WATER LINE
- UE = UNDERGROUND ELECTRICAL LINE
- = UNDERGROUND TELEPHONE LINE
- = OVERHEAD ELECTRICAL LINE
- = OVERHEAD TELEVISION LINE (CABLE)
- = TREE (SIZE AS NOTED)

BENCH MARKS

TBM #1
RR SPIKE IN WSW FACE OF POWER POLE. APPROXIMATELY 81 FEET SOUTH OF NE PROPERTY CORNER OF LOT 2
ELEV: 1022.63

TBM #2
SQUARE CUT IN TOP OF CURB APPROXIMATELY 37 FEET NORTH AND 39 FEET EAST OF SE PROPERTY CORNER OF LOT 2.
ELEV: 1027.64

SITE SUMMARY

PROPOSED BUILDING FOOTPRINT (EXT. WALLS):		
–BIG HOUSE		4,538 S.F.
–SMALL HOUSE		2,759 S.F.
PROPOSED PAVEMENT:	.	33,368 S.F.
PROPOSED SIDEWALK:		5,286 S.F.
PROPOSED IMPERVIOUS:		45,951 S.F. / 1.05 AC.
PROPOSED PERVIOUS:		62,077 S.F. / 1.43 AC.
TOTAL PROPERTY AREA:		108,028 S.F. / 2.48 AC.

LEGAL DESCRIPTION

LOT NO. 2 OF SIGMA NU ADDITION NO. 2, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PAVEMENT SCHEDULE

5' WIDE4" CONCRETE SIDEWALK:

5" ASPHALT PAVING:

NOTE: THE DRIVING LANE AND ACCESS ROADS HAVE BEEN DESIGNED TO MEET THE REQUIRED BEARING CAPACITY FOR FIRE APPARATUS.

SCREENING REQUIRMENTS:

SCREEN ALL MECHANICAL EQUIPMENT OUTSIDE OF BUILDING WITH A 4' TALL FENCE OR LANDSCAPE SHRUBBERY.

DETENTION EROSION CONTROL:

SOME FORM OF EROSION & SEDIMENT CONTROL (I.E. SOD, HYDRO-MULCH, TURF REINFORCED MAT (TRM), ETC.) SHALL BE APPLIED UPON PROJECT COMPLETION. IF THE BASIN IS USED AS A SEDIMENT BASIN DURING CONSTRUCTION IT SHALL ALSO BE CLEANED OUT PRIOR TO PLACING EROSION AND SEDIMENT CONTROL (SOD, HYDRO-MULCH, TRM, ETC.).

0 30 60 Feet
1" = 30'

GENERAL NOTES:

1. EXISTING ZONING: RMG
   PROPOSED ZONING: RMG
2. CURRENT USE: VACANT
   PROPOSED USE: FRATERNITY HOUSE
3. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY PREPARED BY CFS ENGINEERS (FEB. 2017).
4. BUILDING INFORMATION:
   BIG HOUSE:
   BASEMENT: 4538 S.F.
   MAIN FLOOR 4538 S.F.
   SECOND FLOOR: 4538 S.F.
   THIRD FLOOR: 4538 S.F.
   TOTAL: 18,152 S.F.
   61 TOTAL BEDS IN HOUSE
   SMALL HOUSE:
   BASEMENT: 2759 S.F.
   MAIN FLOOR 2759 S.F.
   SECOND FLOOR: 2759 S.F.
   THIRD FLOOR: 2759 S.F.
   TOTAL: 11,036 S.F.
   41 TOTAL BEDS IN HOUSE
5. PARKING INFORMATION:
   FRATERNITY HOUSE – 1.5 SPACES FOR EACH 2 LAWFUL OCCUPANTS OF A GREEK HOUSE
   (102 / 2) X 1.5 = 77
   TOTAL STALLS REQUIRED: 77
   TOTAL STALLS PROVIDED: 91
   ACCESSIBLE STALLS REQUIRED: 4
   ACCESSIBLE STALLS PROVIDED: 4
   BICYCLE SPACES REQUIRED: 20
   BICYCLE SPACES PROVIDED: 24
6. PROPOSED DRIVE AND PARKING AREAS TO HAVE CONCRETE CURB TO MEET CITY OF LAWRENCE STANDARDS. ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
7. PROPOSED CONCRETE PAVEMENT TO BE 6" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE SHOWN.
8. SEE LIGHTING PLAN BY OTHER CONSULTANT FOR SITE LIGHTING.
9. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
10. 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.
11. ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER SEC.20–912.
12. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED PER SECTION 20–1005 (B)
13. EXISTING RETAINING WALL IS SEGMENTAL BLOCK..
14. EXISTING SITE HAS BEEN CLEARED OF MOST TREES.
15. THE TRASH ENCLOSURE WILL BE CONSTRUCTED TO MINIMUM CITY STANDARDS.
16. THE DETENTION POND WILL BE PRIVATELY OWNED AND MAINTAINED.
17. NO PERSON MAY CONSTRUCT, MAINTAIN, OR ALLOW ANY NATURAL OR NON–NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BURNS, FENCES, AND WALLS) WITHIN THE DETENTION POND.
18. CITY OF LAWRENCE WILL REQUIRE A USE OF R/W PERMIT TO BE OBTAINED PRIOR TO COMMERCIAL DRIVE CONSTRUCTION AND SIDEWALK CONSTRUCTION IN RIGHT–OF–WAY.
19. COMMERCIAL DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED TO CITY OF LAWRENCE STANDARDS.
20. OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
21. PARKING IS ONLY PERMITTED IN DESIGNATED SPACES. NO PAKING IS ALLOWED IN THE HAMMERHEAD AREA.

EXIST. STORM STRUCTURE DESCRIPTION

A1 — CURB INLET:
TOP: 999.75
FL OUT (S): 996.75
188 L.F. OF 18" CMP @ 1.0%
TO STRUCTURE A2

A2 — AREA INLET:
TOP: 1004.00
FL IN (N): 994.87
FL OUT (W): 994.67
7 LF. OF 18" CMP @ 1.0%
TO STRUCTURE A3

A3 — 18" CMP END SECTION
FL OUT = 994.60

D1 — AREA INLET:
TOP: 994.0
FL OUT (N): 991.00
9" ORIFICE PLATE ON 18" CMP
175 L.F. OF 18" CMP @ 1.5%
TO STRUCTURE D2

D2 — JUNCTION BOX:
TOP: 992.00
FL IN (S): 988.35
FL OUT (NW): 988.15
10 L.F. OF 18" CMP @ 1.0%
TO STRUCTURE D3

D3 — 18" CMP END SECTION
FL OUT = 988.00

PROPOSED STORM STRUCTURE DESCRIPTION

B1 — DROP INLET:
TOP: 1005.70
FL OUT (S): 1001.35
86 L.F. OF 15" HDPE @ 1.0%
TO STRUCTURE C2

B2 — AREA INLET:
TOP: 1008.8
FL IN (N): 1000.5
FL IN (S): 1005.0
FL OUT (W): 1000.3
79 L.F. OF 18" CMP @ 2.0%
TO STRUCTURE A2

C1 — CURB INLET:
TOP: 1018.2
FL OUT (N): 1014.2
71 L.F. OF 15" CMP @ 8.5%
TO STRUCTURE C2

C2 — CURB INLET:
TOP: 1012.2
FL IN (S): 1008.2
FL OUT (N): 1008.0
42 L.F. OF 18" CMP @ 7.1%
TO STRUCTURE B2

ALL INLETS WILL BE CONSTRUCTED PER CITY STANDARDS.

P1 — 78.5 L.F. OF 18 HDPE @ 2.0%
P2 — 86.33 L.F. OF 15" HDPE @ 1.00%
P3 — 42.5 L.F. OF 15" HDPE @ 4.59%
P4 — 70.5 L.F. OF 15" HDPE @ 7.38%

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Site Plan

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Date: 2-3-17

Sheet No.
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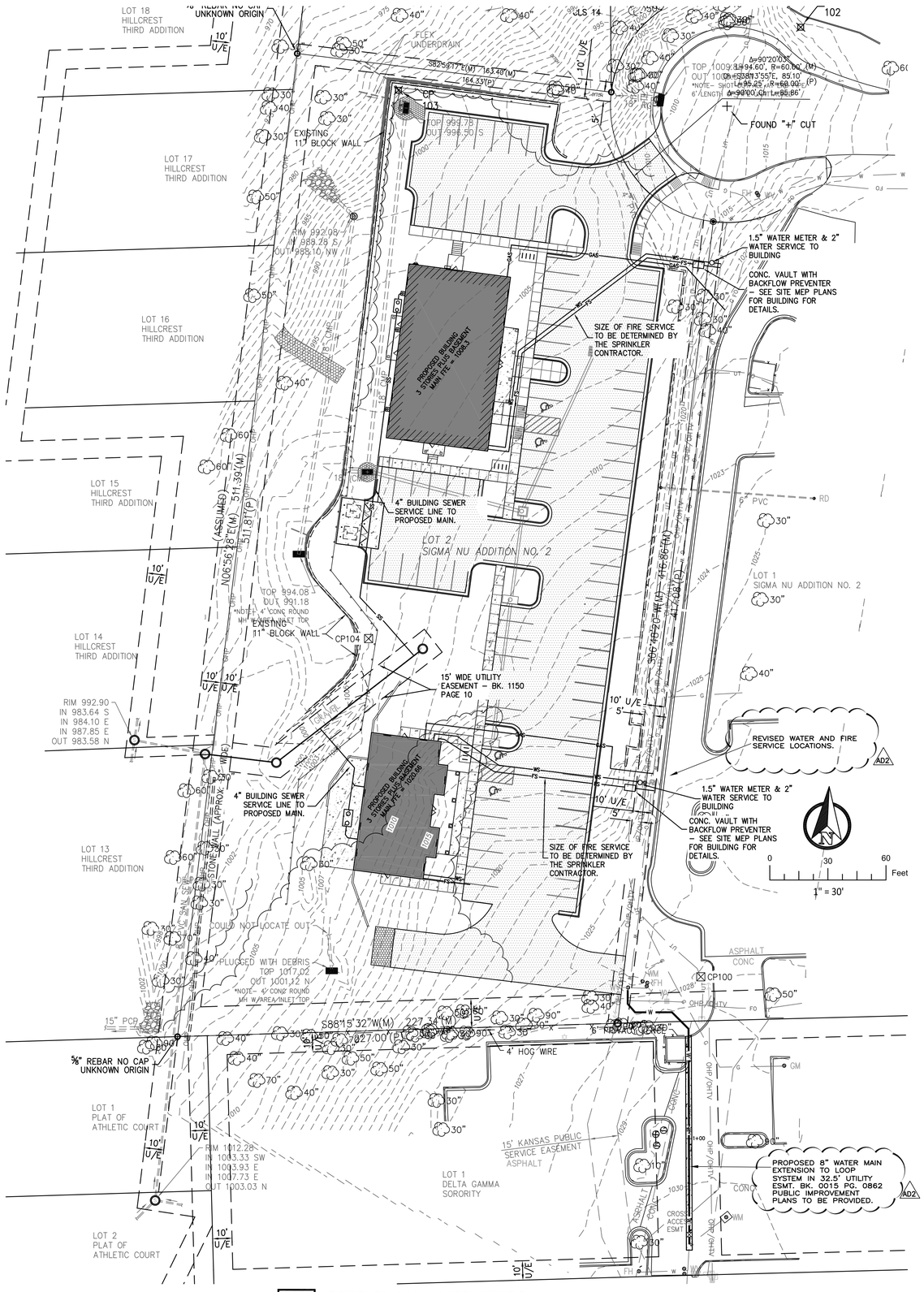
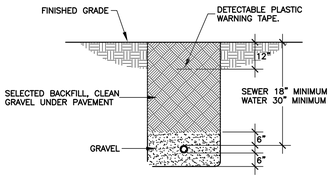
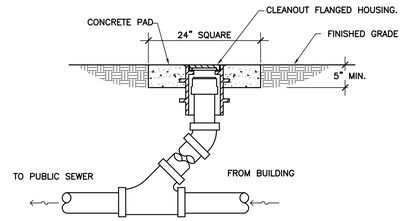


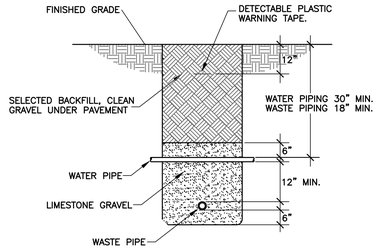
1 C1.2 SITE PLAN - UTILITIES
scale: 1" = 30'-0"



2 C3 PIPE INSTALLATION DETAIL
NOT TO SCALE

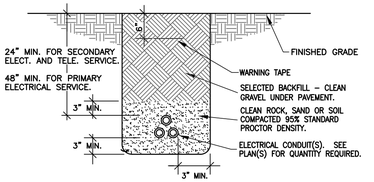


1 C4.1 EXTERIOR CLEANOUT INSTALLATION DETAIL
NOT TO SCALE

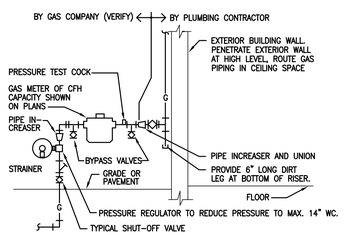


3 C3 DETAIL OF PIPE SEPARATION
NOT TO SCALE

NOTES:
1. WHERE CONDUITS ARE NEAR OTHER UTILITIES, MAINTAIN 12" CLEARANCE.
2. MAINTAIN 2" MINIMUM BETWEEN CONDUITS.



4 C3 UNDERGROUND CONDUIT(S)
NOT TO SCALE



VERIFY REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE. PLUMBING CONTRACTOR SHALL PAY ALL GAS COMPANY FEES FOR INSTALLATION. USE WELDED OR SCREWED PIPE AND FITTINGS PER PLUMBING SPECS. GAS COMPANY SHALL EXCAVATE, BACKFILL, AND REPAIR ANY PAVING OR SOD FOR GAS SERVICE LINE INSTALLATION FROM MAIN TO BUILDING. COORDINATE METER LOCATION WITH PLUMBING PLANS.

5 C3 GAS SERVICE:
NOT TO SCALE

UTILITY PROVIDERS

NATURAL GAS
BLACK HILLS ENERGY
PO BOX 4660
CAROL STREAM, IL
60197
888-890-5554

ELECTIC
WESTAR ENERGY CORP.
818 S. KANSAS AVE.
TOPEKA, KS 66612
785-575-6300

WATER SEWER STORMWATER & TRASH SERVIC
CITY OF LAWRENCE
6 E. 6TH ST.
LAWRENCE, KS 68044

WATER & SEWER
ANDY ENSZ
785-832-3161

STORMWATER
MATT BOND
785-832-3142

SOLID WASTE
785-832-3032

TELEPHONE / INTERNET

AT&T U-VERSE
PO BOX 930170
DALLAS, TX
800-288-2020

LAWRENCE FREENET /
WICKED BROADBAND
2321 PONDAROSA DRIVE
LAWRENCE, KS
785-371-4214

WOW!
1 RIVERFRONT PLAZA
LAWRENCE, KS
785-841-2100

Know what's below. Call before you dig.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR / ENGINEER IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

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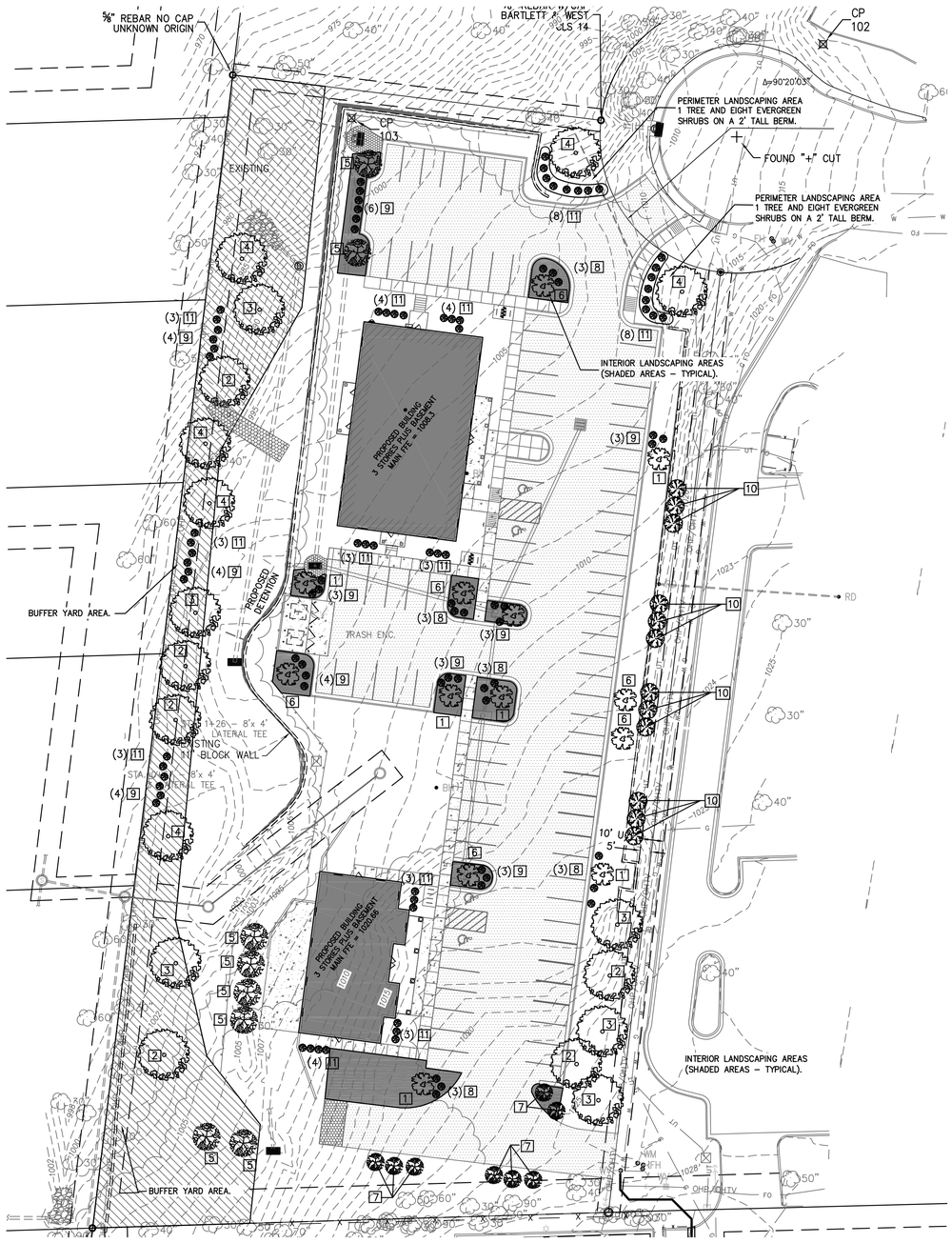

1 / C1.2 SITE PLAN - LANDSCAPING AND SCREENING
scale: 1" = 30'-0"

TOTAL PLANT SCHEDULE:

NO.	NAME	QTY.	SIZE	CONDITION	SYMBOL
1	REDBUD CERCIS CANADENSIS	7	2" CAL. MIN.	B & B	1
2	PACIFIC SUNSET MAPLE ACER TRUNCATUM X PLATANOIDES	6	2" CAL. MIN.	B & B	2
3	AMERICAN SENTRY LINDEN TILIA AMERICANA	6	2" CAL. MIN.	B & B	3
4	NORTHERN CATALPA CATALPA SPECIOSA	6	2" CAL. MIN.	B & B	4
5	NORWAY SPRUCE PICEA ABIES	8	2" CAL. MIN.	B & B	5
6	LITTLELEAF LINDEN TILA CARDETA	6	2" CAL. MIN.	B & B	6
7	PFITZER JUNIPER JUNIPER CHINENSIS "PFITZERIANA"	8	10 GAL.	CONT.	7
8	BURNING BUSH EUONYMUS ALATA	15	5 GAL.	CONT.	8
9	GOLDMOUND SPIREA SPIREA JAPONICA "GOLDMOUND"	37	5 GAL.	CONT.	9
10	DWARF KOREAN LILAC SYRINGA MEYERI PALIBAN	12	5 GAL.	CONT.	10
11	LITTLELEAF BOXWOOD BUXUS MICROPHYLLA	49	5 GAL.	CONT.	11

NOTE: ALL SHRUBS SHALL BE 24" MIN. HEIGHT, AND ALL TREES SHALL BE 2.5" CAL. DBH AS REQUIRED BY THE PARKING LOT LANDSCAPING CODE.

EXISTING VEGETATION NOTE:

EXISTING VEGETATION NOT AFFECTED BY REQUIRED GRADING WILL BE MAINTAINED IN A HEALTHY AND DISEASE FREE MANNER. LOSS OF VEGETATION OR REMOVAL WILL REQUIRE THE SUBMISSION AND APPROVAL OF A REVISED LANDSCAPE PLANE TO PROVIDE SCREENING BETWEEN THE DEVELOPMENT AND THE ADJACENT USES TO THE WEST.

INTERIOR LANDSCAPE CALCULATIONS (SHADED AREA):

40 S.F. OF INTERIOR LANDSCAPING PER PARKING SPACE:
- –91 X 40 S.F. = 3,640 S.F. REQUIRED
- –AREA PROVIDED: 3,645 S.F.

1 SHADE TREE AND THREE SHRUBS REQUIRED PER 10 PARKING SPACES (RELOCATED BEHIND CURB FOR ADDED PARKING):
- –9 SHADE TREES AND 27 SHRUBS REQUIRED
- –13 SHADE TREES AND 39 SHRUBS PROVIDED

TRASH SCREENING REQUIREMENTS

1. THE CONTAINER MUST SIT ON A HARD SURFACE. A MINIMUM OF 4 INCHES OF CONCRETE WITH WIRE MESH (44# PER 100 SQUARE FEET) IS RECOMMENDED. THE PAD MUST BE EITHER AT THE SAME LEVEL AS THE COLLECTION VEHICLE OR A SHALLOW GRADE RAMP FROM THE SURFACE OF THE PAD TO THE LOT OR STREET LEVEL MUST BE PROVIDED. CONTAINER PADS MUST BE LEVEL, OR NEARLY SO, TO FACILITATE MOVEMENT BY THE CREW.
2. THE COLLECTION TRUCK MUST BE ON A LEVEL OR NEARLY LEVEL PLANE WHEN CONNECTING TO THE CONTAINER DUE TO THE FIXED HEIGHT OF THE ATTACHMENT POINT. COLLECTION CREWS WILL NOT BE ABLE TO LIFT CONTAINERS TO AND FROM CURB HEIGHT, OVER BUMPER BLOCKS, OR PULL THEM THROUGH SOFT DIRT, MUD, SNOW, ICE, OR GRAVEL. CONTAINER PADS OR ENCLOSURE FLOORS MUST HAVE A HARD SURFACE.
3. THE APPROACH TO THE CONTAINER SITE SHOULD PROVIDE A CONCRETE PAD 6" THICK WITH WIRE MESH (44# PER 100 SQUARE FEET) FROM THE CONTAINER FRONT OR ENCLOSURE ENTRANCE OUT TO A DISTANCE OF 8 FEET SO THAT THE TRUCK WHEELS ARE ADEQUATELY SUPPORTED DURING THE DUMP PROCESS.
4. THE AREA OVER THE CONTAINER AND FOR 20 FEET IN FRONT OF THE CONTAINER MUST BE CLEAR OF OVERHEAD OBSTRUCTIONS TO A HEIGHT OF 21 FEET.
5. PROVISIONS MUST BE MADE TO PREVENT THE CONTAINER FROM MOVING FROM ITS INTENDED SITE WHEN UNATTENDED. WIND, ANIMALS, CHILDREN, ADULTS, OR OTHER FACTORS MAY CAUSE THE CONTAINER TO ROLL AND CAUSE DAMAGE TO OTHER PROPERTY OR CAUSE PERSONAL INJURY. METHODS COMMONLY USED TO CONFINE THE CONTAINER INCLUDE CHAINS, BUMPER BLOCKS, ENCLOSURES, ETC. PLACING A STICK UNDER A WHEEL IS NOT SUFFICIENT. CUSTOMERS ARE RESPONSIBLE FOR ANY DAMAGE OR INJURIES RESULTING FROM THE CUSTOMER'S FAILURE TO PROVIDE PROPER CONTAINER RESTRAINT METHODS.
6. GATES, IF PROVIDED, MUST BE DEVISED SO THAT THEY CAN BE LATCHED IN THE CLOSED POSITION AND SO THEY CAN BE SECURED IN THE FULLY OPEN POSITION WHILE THE COLLECTION VEHICLE IS ENTERING AND LEAVING THE ENCLOSURE ENTRANCE. GATES MAY BE REQUIRED IF THE ENCLOSURE IS VISIBLE FROM THE STREET.
7. ALL ENCLOSURES MUST HAVE A MINIMUM OF TWO "BUMPER POSTS" PER CONTAINER ALONG THE INSIDE OF THE BACK WALL TO PREVENT THE CONTAINER FROM BEING PUSHED INTO THE WALL. THE FRONT LOADING COLLECTION SYSTEM IMPOSES SEVERE VISIBILITY LIMITATIONS ON THE DRIVER WHILE HE IS CONNECTING AND DISCONNECTING THE CONTAINER AND WHILE MANEUVERING THE TRUCK WITH THE CONTAINER ON THE PICK–UP FORKS. OPERATING IN HOURS OF DARKNESS OR ADVERSE WEATHER FURTHER AGGRAVATES THIS LIMITATION. THE "BUMPER POSTS" SHOULD BE 4" DIAMETER HEAVY STEEL POSTS SET IN CONCRETE AT LEAST 4" FROM THE BACK WALL. THE HEIGHT OF EACH POST SHOULD BE 24" MINIMUM.
8. CONTAINERS WHICH WILL NOT BE IN AN ENCLOSURE BUT WILL BE PLACED NEAR A BUILDING WALL OR FENCE MUST BE PROVIDED "BUMPER POSTS" AS DESCRIBED ABOVE.

ENCLOSURE SPECIFICATIONS:

1. A CLEAR WORKING AREA OF 12" IS NEEDED ON ALL SIDES OF THE CONTAINER. USING THE FOLLOWING DIMENSIONS WILL ALLOW FOR THE CONTAINER PLUS THE WORKING SPACE.
2. INSIDE DIMENSIONS WITHOUT TAKING INTO CONSIDERATION SINGLE STREAM RECYCLING OR EXPANSION:
   WIDTH: 14 FEET MINIMUM DEPTH: 12 FEET MINIMUM HEIGHT: 7 FEET MINIMUM
   APARTMENT COMPLEXES AND BUSINESSES INSIDE DIMENSIONS ALLOWING FOR SINGLE STREAM RECYCLING: WIDTH: 24 FEET MINIMUM DEPTH: 12 FEET MINIMUM HEIGHT: 7 FEET MINIMUM
3. ENCLOSURE ENTRANCE MUST BE KEPT CLEAR AND UNOBSTRUCTED MINIMUM WIDTH OF 12 FEET.
4. WHERE GATES ARE REQUIRED ON ENCLOSURES, A MINIMUM WIDTH OF 12 FEET OPENINGS BETWEEN GATE POSTS ARE NECESSARY.
5. ENCLOSURE WALLS MUST BE PROTECTED FROM IMPACT WITH THE CONTAINER (SEE DIAGRAM)
   –ALL ENCLOSURES MUST HAVE A MINIMUM OF TWO BUMPER POSTS PER CONTAINER ALONG THE INSIDE OF THE BACK WALL TO PREVENT THE CONTAINER FROM BEING PUSHED INTO THE WALL.
   –ALL ENCLOSURES MUST BE PROTECTED FROM IMPACT WITH THE CONTAINER BY THE PROVISION OF EITHER:
   –PROPERLY PLACED BUMPER BLOCKS AROUND THE INSIDE OF THE ENCLOSURE; OR
   –A STRIKER BOARD, OR REINFORCEMENT BOARDS AROUND THE INSIDE OF THE ENCLOSURE, 2" X 8" MINIMUM, CENTERED 49.5" ABOVE THE ENCLOSURE FLOOR.

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