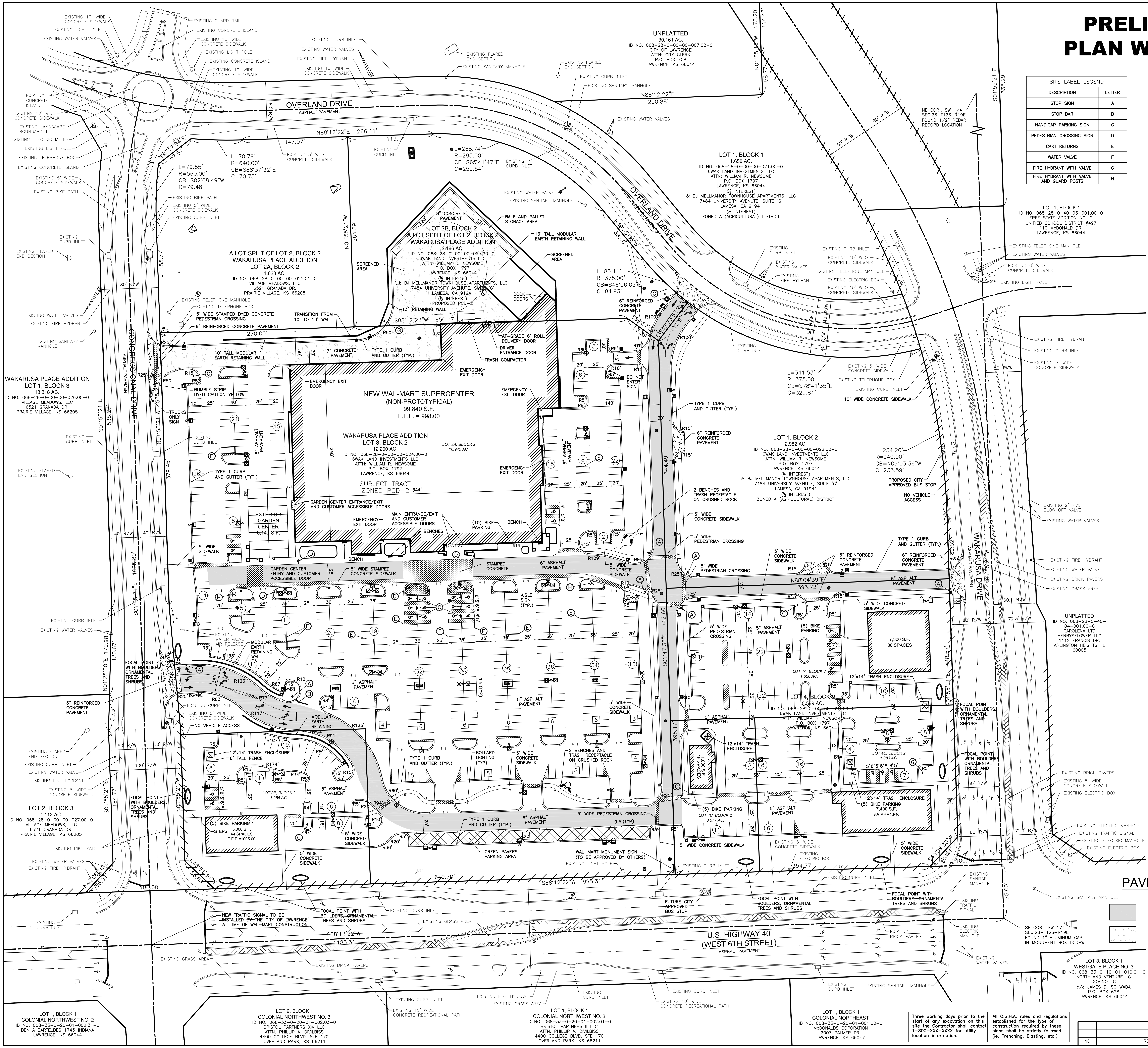

OVERLAND DRIVE
ASPHALT PAVEMENT
CONGRESSIONAL DRIVE
WAKARUSA DRIVE
U.S. HIGHWAY 40
(WEST 6TH STREET)
NEW WAL-MART SUPERCENTER
(NON-PROTOTYPICAL)
99,840 S.F.
F.F.E. = 998.00
WAKARUSA PLACE ADDITION
LOT 3, BLOCK 2
12.200 AC.
ID NO. 068-28-0-00-00-024.00-0
6WAK LAND INVESTMENTS LLC
ATTN: WILLIAM R. NEWSOME
P.O. BOX 1797
LAWRENCE, KS 66044
SUBJECT TRACT
ZONED PCD-2
LOT 2B, BLOCK 2
A LOT SPLIT OF LOT 2, BLOCK 2
WAKARUSA PLACE ADDITION
2.186 AC.
A LOT SPLIT OF LOT 2, BLOCK 2
WAKARUSA PLACE ADDITION
LOT 2A, BLOCK 2
1.623 AC.
LOT 1, BLOCK 2
2.982 AC.
LOT 1, BLOCK 1
1.658 AC.
UNPLATTED
30.161 AC.
CITY OF LAWRENCE
WAKARUSA PLACE ADDITION
LOT 1, BLOCK 3
13.818 AC.
LOT 2, BLOCK 3
4.112 AC.
EXTERIOR GARDEN CENTER
6,147 S.F.
7,300 S.F.
88 SPACES
1,800 S.F.
19 SPACES
5,000 S.F.
44 SPACES
7,400 S.F.
55 SPACES
LOT 1, BLOCK 1
COLONIAL NORTHWEST NO. 2
LOT 2, BLOCK 1
COLONIAL NORTHWEST NO. 3
LOT 1, BLOCK 1
COLONIAL NORTHWEST NO. 3
LOT 1, BLOCK 1
COLONIAL NORTHEAST
LOT 3, BLOCK 1
WESTGATE PLACE NO. 3
ID NO. 068-33-0-10-01-010.01-0
NORTHLAND VENTURE LC
DOMINO LC
c/o JAMES D. SCHWADA
P.O. BOX 628
LAWRENCE, KS 66044
LOT 1, BLOCK 1
ID NO. 068-28-0-40-03-001.00-0
FREE STATE ADDITION NO. 2
UNIFIED SCHOOL DISTRICT #497
110 McDONALD DR.
LAWRENCE, KS 66044
UNPLATTED
CAROLENA LTD
HENRYSFLOWER LLC
EXISTING WATER VALVES
EXISTING SANITARY MANHOLE
EXISTING CURB INLET
EXISTING FIRE HYDRANT
EXISTING ELECTRIC MANHOLE
EXISTING TRAFFIC SIGNAL
EXISTING ELECTRIC BOX
SE COR., SW 1/4
SEC.28-T12S-R19E
FOUND 1" ALUMINUM CAP
IN MONUMENT BOX DCDPW
NE COR., SW 1/4
SEC.28-T12S-R19E
FOUND 1/2" REBAR
RECORD LOCATION

SITE LABEL LEGEND	
DESCRIPTION	LETTER
STOP SIGN	A
STOP BAR	B
HANDICAP PARKING SIGN	C
PEDESTRIAN CROSSING SIGN	D
CART RETURNS	E
WATER VALVE	F
FIRE HYDRANT WITH VALVE	G
FIRE HYDRANT WITH VALVE AND GUARD POSTS	H

PRELIMINARY DEVELOPMENT PLAN WITH OFF-SITE DETENTION

50 0 50 150

Scale 1" = 50 ft

SITE NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

2. North derived from bearing of record for a final plat of Wakarusa Place Addition recorded in the office of the Douglas County Register of Deeds on April 1, 2002 in plat book P-17, page 409.

3. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Primary Benchmark – Elevations are based on PGS Benchmark L 368 1986. Elevation 1004.48 feet NAVD 88.

4. This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 20045C0017C dated November 7, 2001.

5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

6. All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

7. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

8. Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, and exact number and location of downspouts.

9. The contractor is responsible for keeping storm water run-off and sedimentation under control during construction.

10. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.

11. The sitework for this project shall meet or exceed the "Wal-Mart Standard Sitework Specifications."

12. Note to Lighting Contractor: All floodlights mounted on parking lot light poles for purposes of illuminating the face of the building, as well as any parking lot light poles utilized for lighting the truckwell areas, shall be separately circuited for the purpose of security lighting.

13. Parking Ratio – 493 spaces = 4.93/1000 sq.ft. Based on 99,984 S.F.
Parking required 429 spaces 16 spaces for the disabled 97 spaces for associates

14. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

15. All new parking lot lighting poles and fixtures with lamps and paint will be provided by Wal-Mart and installed by the electrical contractor. The electrical contractor shall provide Wal-Mart a one-year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.

16. Aisle signs shall begin with the number one at the east aisle and increase numerically to the west aisle.

17. All associate parking shall be striped with white paint, end islands to be painted yellow. 97 associate spaces are provided. See plans for location.

18. All curb and gutter shall be Type 1 as per the City of Lawrence standard details.

19. All dimensions and radii are to the back of curb, unless otherwise shown.

20. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

21. The height of the light poles concrete base is critical (see detail).

22. All lane striping, stop bars and arrows installed at entrance drives shall be thermoplastic.

23. All curb and gutter shall be Type 1 as per the City of Lawrence standard details.

24. All pavement shall have 6" of rock base.

25. See Utility Plan (Sheet 4 of 6) for easements and setbacks.

26. See Landscaping Plan (Sheet 1 of 6) for landscaping.

27. Trash enclosures including height, material, and screening shall meet City of Lawrence requirements.

28. All off-street parking surfaces will meet City of Lawrence Code requirements.

29. All ground mounted building equipment and all roof top equipment will be screened to City of Lawrence requirements.

30. All public infrastructure and site improvements for a particular lot will be done by opening day of the use on that lot.

31. 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.

32. All curb inlets will be constructed per City storm sewer standard details.

33. Per City Code Section 9-903(B), a stormwater pollution prevention plan (SWPPP) must be provided for this project. This project will not be released for building permits until an approved SWPPP has been obtained. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWPPP has been obtained.

34. Exterior building materials will be constructed within 9 inches of finish grade.

35. ADA building entrances will be constructed to zero step entry.

36. Native material shall make up at least 30% of all building exteriors.

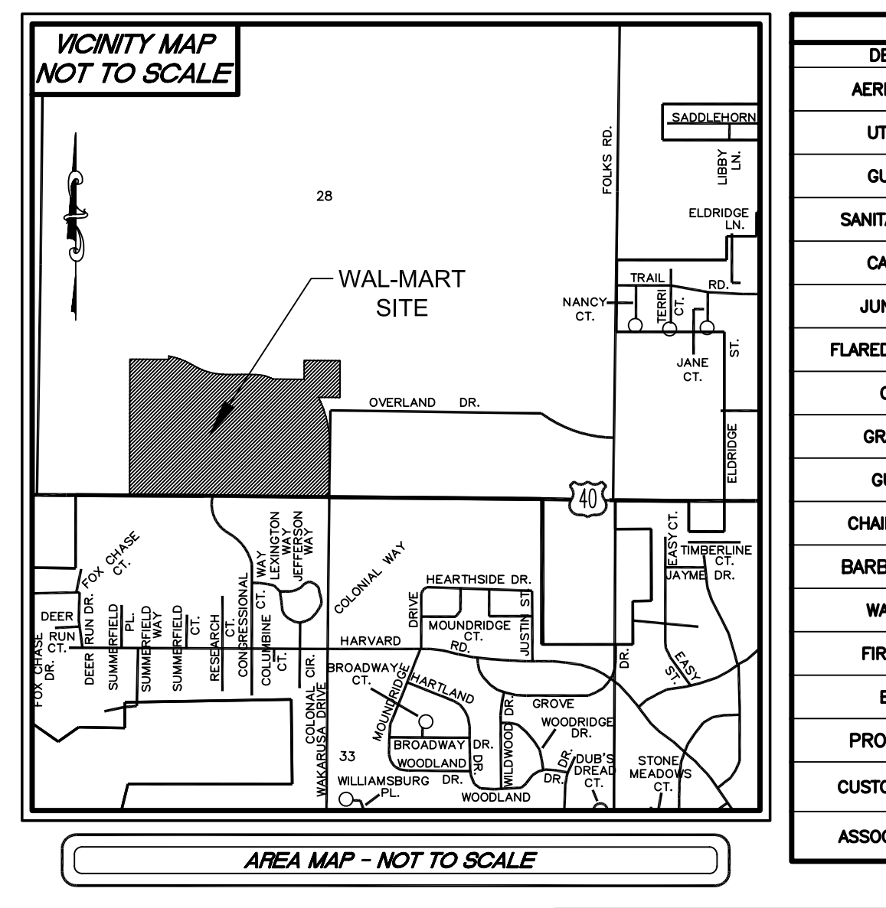
37. Pedestrian walkways at drive crossings shall be delineated by stamped pavement pavers or paint.

38. Final design of Lots 3B, 4A, 4B, and 4C of Block 2 shall have weather protection within 30' of entryways.

39. Final design of the pad site buildings shall have building foundation plantings and amenities abutting the buildings.

40. Final design of the pad site buildings shall be to the same architectural standards as the Wal-Mart store.

41. Off-site detention will be provided, subject to the approval of a rezoning request from PRD District to OS District for Block 2, Lot 2A of Wakarusa Place Addition or underground detention will be installed on-site.


VICINITY MAP
NOT TO SCALE
WAL-MART SITE
FOLKS RD.
SADDLEHORN
LIBBY LN.
ELDRIDGE LN.
ELDRIDGE
HARVARD
BROADWAY CT.
MOUNDRIDGE CT.
WOODLAND
WILLIAMSBURG PL.
COLONIAL CT.
WAKARUSA DRIVE
GROVE
WOODRIDGE DR.
STONE MEADOWS CT.
28
33

AREA MAP - NOT TO SCALE

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	——AE——	——AE——
UTILITY POLE	●	○
GUARD POST	•GP	∘GP
SANITARY MANHOLE	●	○
CATCH BASIN	▣	▣
JUNCTION BOX	●	○
FLARED END SECTION	◁	◁
CLEANOUT	•	∘
GRATED INLET	▦	▦
GUARD RAIL	•—•—•—•	∘—∘—∘—∘
CHAINLINK FENCE	∘——∘——∘	∘——∘——∘
BARBWIRE FENCE	—X——X——X—	—X——X——X—
WATER VALVE	•	∘
FIRE HYDRANT	•	◇
EASEMENT	— — —	— — —
PROPERTY LINE	———	— — —
CUSTOMER PARKING	(00)	
ASSOCIATE PARKING	[00]	

PAVEMENT LEGEND

▨	HEAVY DUTY ASPHALT
⁘	HEAVY DUTY CONCRETE

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-XXX-XXXX for utility location information.

All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

NO.	REVISION	BY	DATE	APP'D

PRELIMINARY
DEVELOPMENT PLAN

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

PRELIMINARY DEVELOPMENT PLAN
WITH OFF-SITE DETENTION
WAL-MART SUPERCENTER #5219-00
LAWRENCE, DOUGLAS COUNTY, KS

E-Mail: mail@bfaeng.com Telephone: (636) 239-4751
BUESCHER FRANKENBERG
ASSOCIATES, INC.
consultants & engineers
103a ELM STREET WASHINGTON, MISSOURI 63090

DWN. BY K.M.M.	DATE 10-09-06	PROJ. NO. 02-2667
CHK'D	SCALE 1"=50'	DWG. NO. 2 OF 2
APP'D		

P:\2667 Lawrence KS WM\2667 Plans\2667 DWG\2667 Site.dwg
10/9/2006 1:47 PM