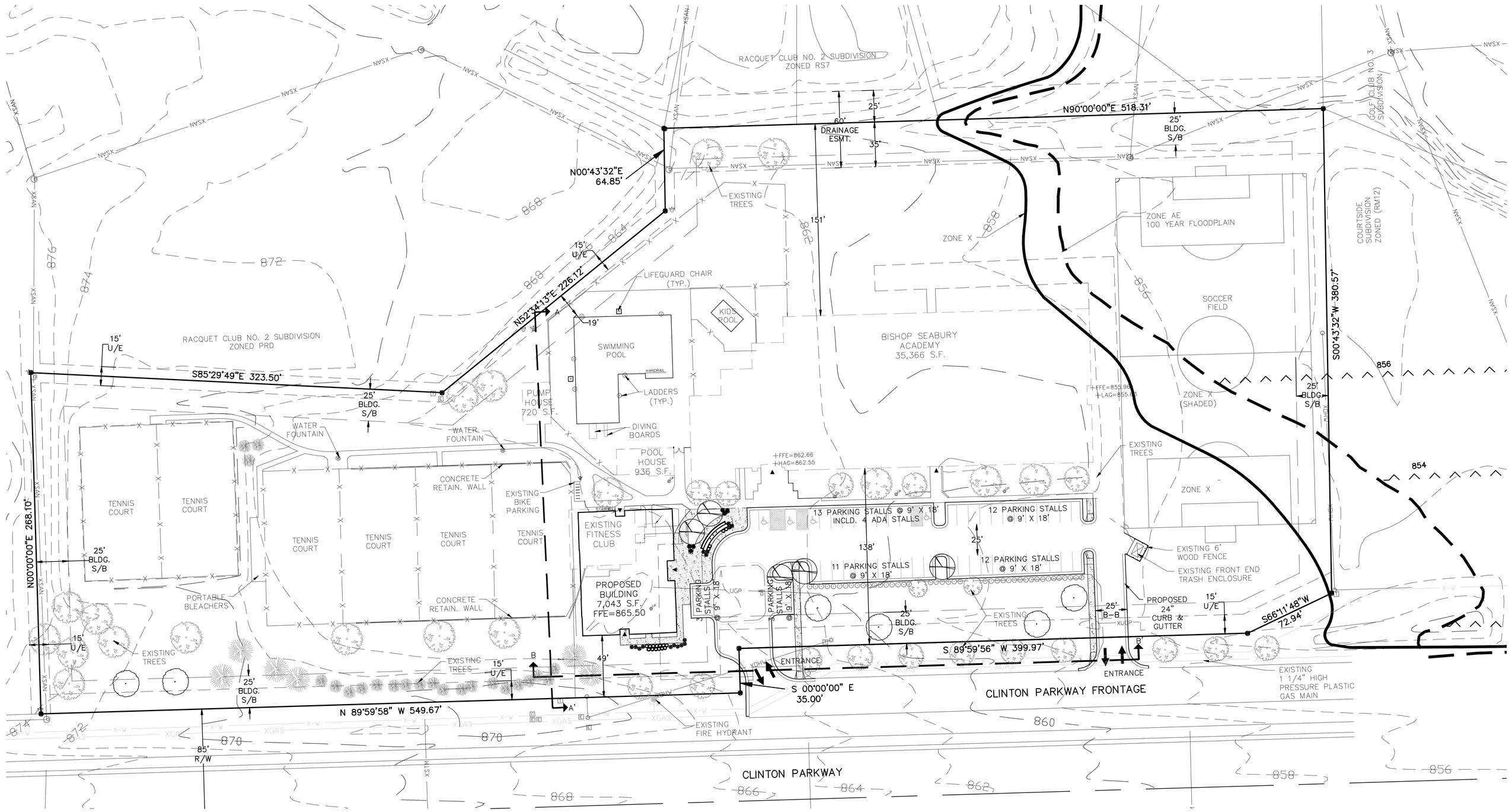
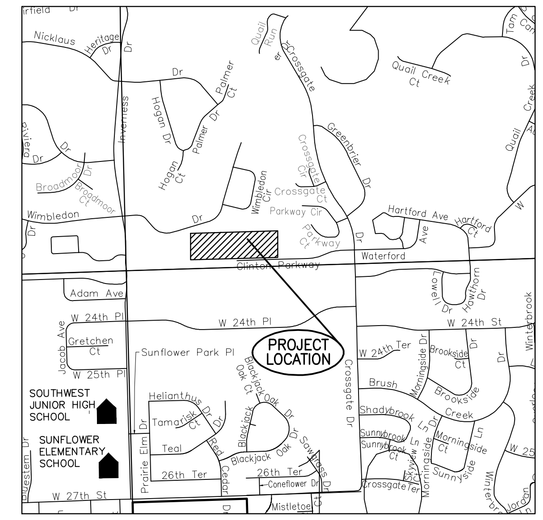


Location Map



North
Not to Scale

Legal Description

LOT 1, BLOCK ONE A REPLAT OF RACQUET CLUB SUBDIVISION AND A PORTION OF THE ALVAMAR GOLF COURSE, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

General Notes

OWNER: BISHOP SEABURY ACADEMY
4120 CLINTON PARKWAY
LAWRENCE, KANSAS 66047

1. LAND PLANNER/ ENGINEER: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
2. TYPICAL SOIL TYPES:
MC: MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
WC: WABASH SILTY CLAY LOAM, OCCASIONALLY FLOODED
VH: VINLAND COMPLEX, 3 TO 7 PERCENT SLOPES, ERODED
KB: KENNEBEC SILT LOAM, FREQUENTLY FLOODED
3. TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY M.J. HARDEN, 2003.
4. EXISTING LAND USE: SCHOOL
5. PROPOSED LAND USE: SCHOOL
6. EXISTING ZONING: RM12
7. PROPOSED ZONING: RM12
8. PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #20045C0019C, DATED NOVEMBER 7, 2001.
9. PARKING REQUIREMENTS; 1 PER 1.5 TEACHERS AND EMPLOYEES AND 1 PER 3 STUDENTS
15 FACULTY/1.5 = 10 PARKING STALLS REQUIRED
118 STUDENTS/3 = 40 PARKING STALLS REQUIRED
TOTAL PARKING REQUIRED = 50 STALLS
TOTAL PARKING PROVIDED = 54 STALLS INCLUDING 4 ADA STALLS
ADA REQUIREMENTS; TOTAL SPACES REQUIRED = 3 AUTO SPACES AND 1 VAN SPACE
PROVIDED = 3 AUTO SPACES AND 1 VAN SPACE
10. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
11. 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.
12. ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED PER ORDINANCE 20-1205-F.
13. CONNECT TO EXISTING SANITARY SEWER AND EXISTING WATER FROM ALVAMAR RAQUET CLUB.

Site Summary

	AREA (SQ. FT.)			AREA (SQ. FT.)
EXISTING BUILDINGS	39,278		PROPOSED BUILDINGS	44,074
EXISTING PAVEMENT	104,043		PROPOSED PAVEMENT	101,579
EXISTING IMPERVIOUS	SUBTOTAL: 143,321		PROPOSED IMPERVIOUS	SUBTOTAL: 145,653
EXISTING PERVIOUS	207,399		PROPOSED PERVIOUS	205,067
PROPERTY AREA	350,720		PROPERTY AREA	350,720

INTERIOR GREENSPACE REQUIRED:
REQUIRED = NUMBER OF STALLS x 60 S.F. = REQUIRED INTERIOR LANDSCAPING
54 x 60 S.F. = 3,240 S.F. REQUIRED INTERIOR LANDSCAPING
PROVIDED = 7,535 S.F. PROVIDED INTERIOR GREENSPACE

Landscape Summary

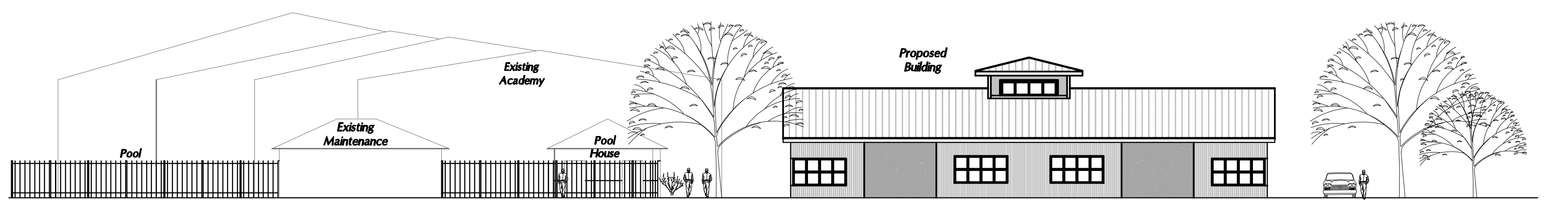
SYMBOL	KEY	PROP.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
EXIST. TREES						
		36	EXISTING DECIDUOUS TREES			
		6	EXISTING EVERGREEN TREES			
		22	EXISTING EVERGREEN TREES			
EXIST. SHRUBS						
		42	EXISTING SHRUBS			
PROP. TREES						
	PSM	6	PACIFIC SUNSET MAPLE	ACER TRUNCATUM	2.5 CAL.	B&B
	EX	5	EASTERN REDBUD	CERCIS CANADENSIS	2.5 CAL.	B&B
PROP. SHRUBS						
	AWS	6	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	18"-24"	CONT.
	BJ	16	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	18"-24"	CONT.
	RY	17	RUNYAN YEW	TAXUS X MEDIA 'RUNYAN'	18"-24"	CONT.

INTERIOR LANDSCAPING REQUIRED:
NUMBER OF STALLS/10 = 1 SHADE TREE AND 3 SHRUBS
62/10 = 7 SHADE TREES AND 21 SHRUBS REQUIRED
7 SHADE TREES AND 21 SHRUBS = REQUIRED INTERIOR LANDSCAPING
7 SHADE TREES AND 42 SHRUBS = PROVIDED INTERIOR LANDSCAPING

STREET TREES REQUIRED:
1 SHADE TREE/40 L.F. OF PUBLIC OR PRIVATE STREET FRONTAGE, OR PORTION THEREOF.
1,023 L.F./40 L.F. = 26 STREET TREES REQUIRED
= 21 TREES PROVIDED WITH EXISTING VEGETATION.

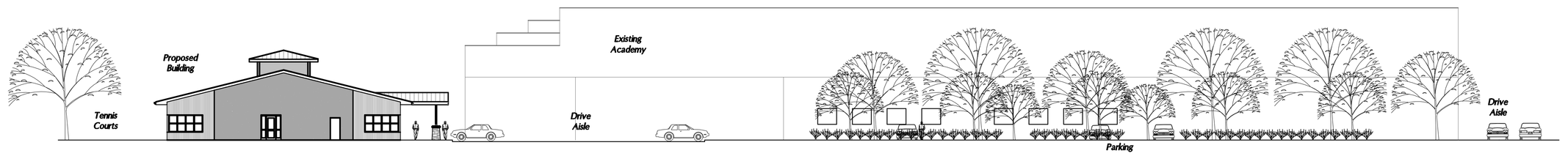
PERIMETER PARKING REQUIREMENTS:
PERIMETER PARKING REQUIRES 1 SHADE TREE OR ORNAMENTAL TREE PER 25 L.F. OF PARKING LOT FRONTAGE
317 L.F./25 L.F. = 12.68 (13 TREES REQUIRED)
= 13 TREES PROVIDED

BUFFERYARD REQUIRED:
TYPE 1 BUFFERYARD REQUIRED "12 TREES AND 30 SHRUBS" ALONG THE NORTH SIDE OF SITE.
PROVIDED: NONE-BUFFERYARD SHOULD NOT BE INSTALLED OVER A DRAINAGE EASMENT



Section A-A'

SCALE 1"=20'



Section B-B'

SCALE 1"=20'

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY--NOT FOR CONSTRUCTION

North

0 20 40 60 100
Scale: 1"=40'-0"

A SUP for

BISHOP SEABURY ACADEMY

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
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REVISIONS
09/05/07 PER DEPT. COMMENTS
09/10/07 PER ARCH DRAWING

DATE: 07/16/07
PROJECT NO.: 07831
DRAWING ID: 07831ep
DESIGNED BY: ##
DRAWN BY: ##
CHECKED BY: CLM

SHEET NO. 1 OF 1 SHEETS

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