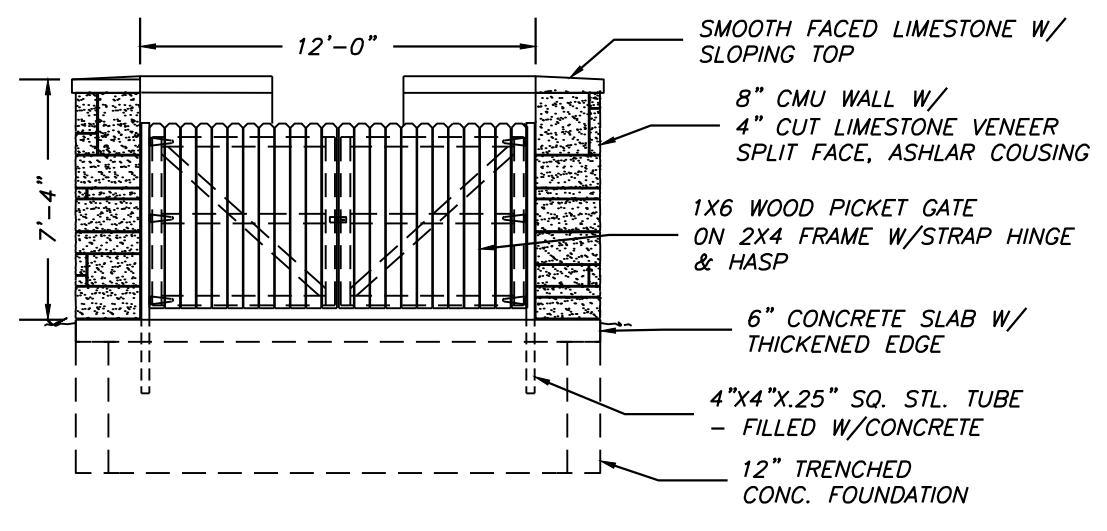


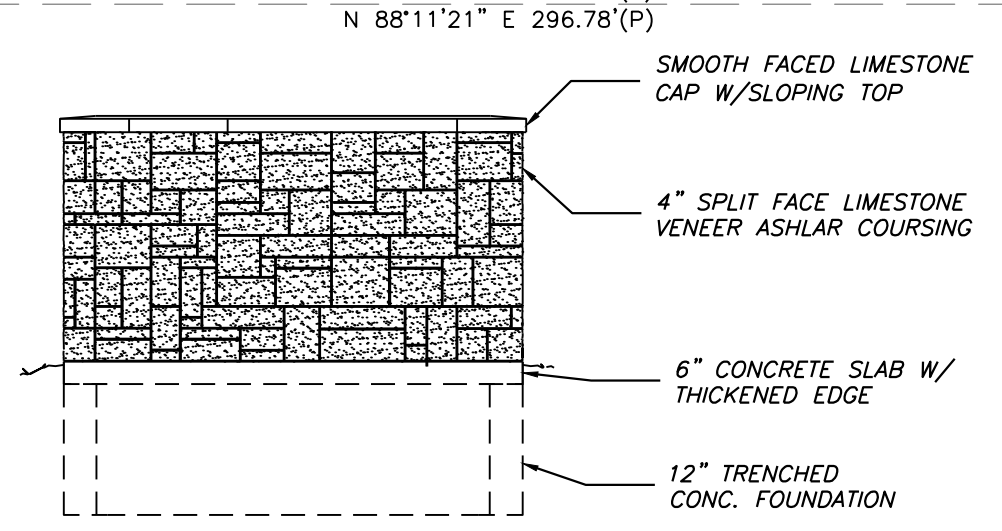
Trash Screen Plan

SCALE: NTS



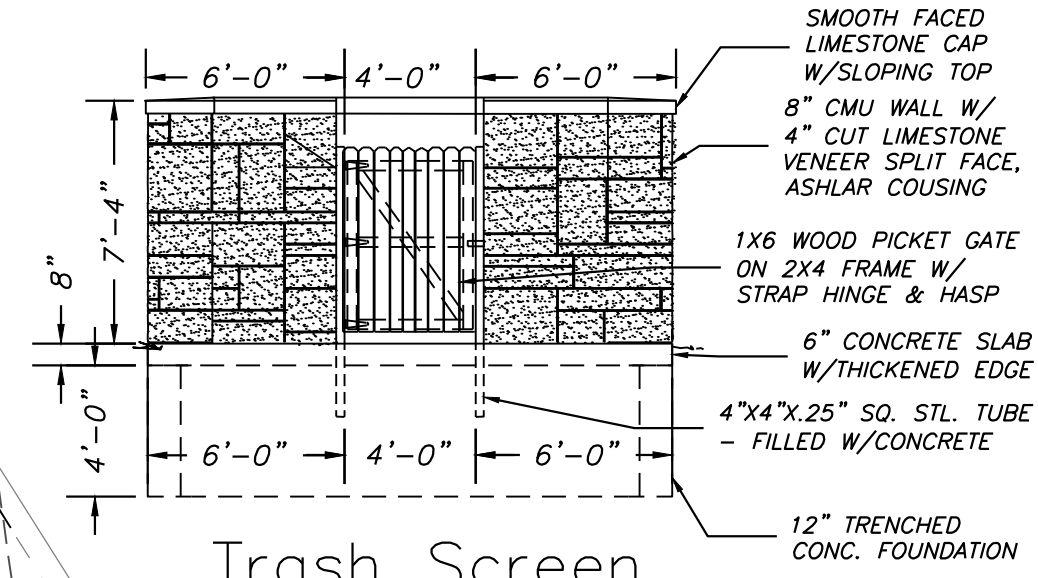
Trash Screen West Elevation

SCALE: NTS



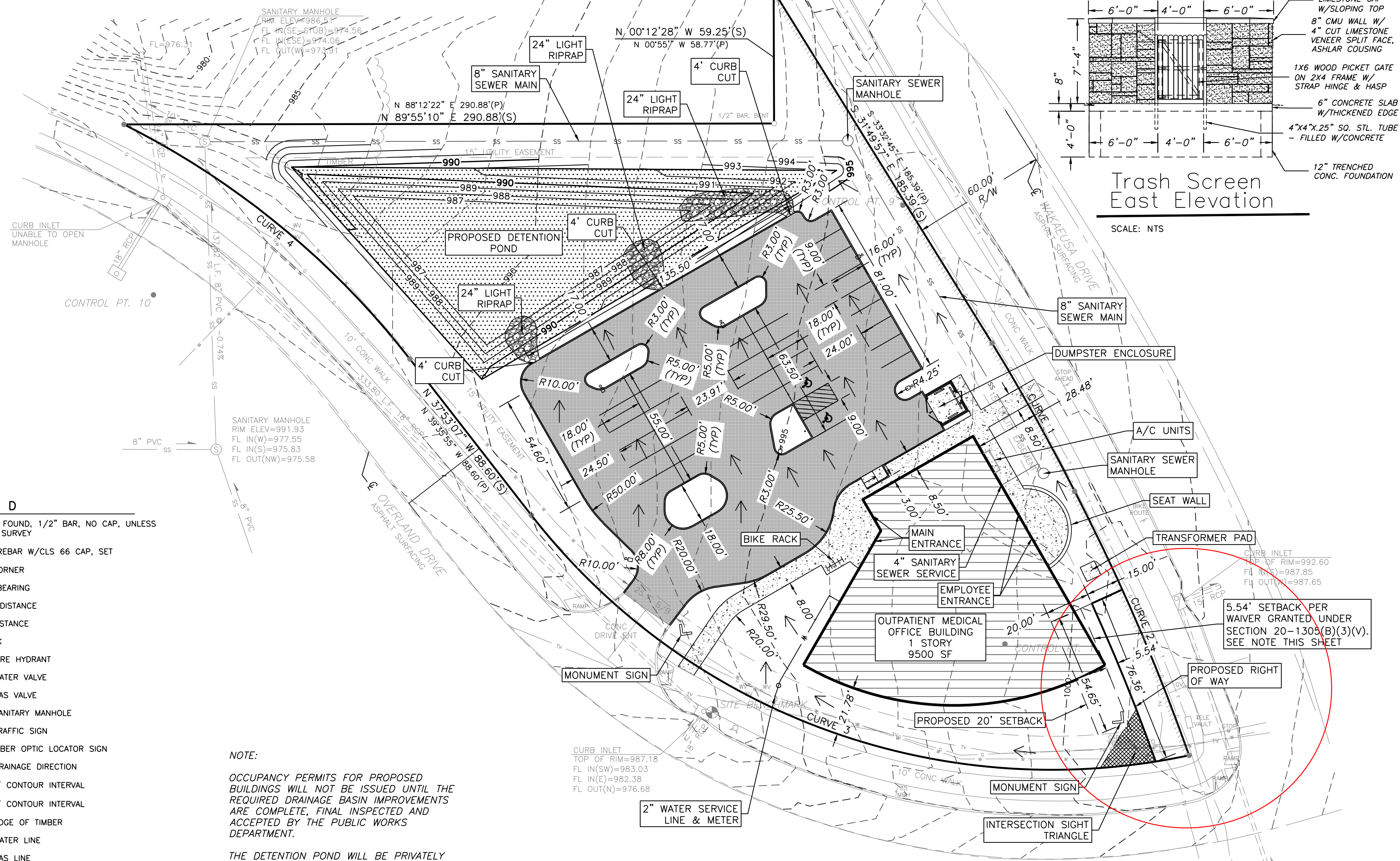
Trash Screen South Elevation

SCALE: NTS



Trash Screen East Elevation

SCALE: NTS



**LEGEND**

- MONUMENT FOUND, 1/2" BAR, NO CAP, UNLESS NOTED ON SURVEY
- 1/2"x24" REBAR W/CLS 66 CAP, SET
- △ SECTION CORNER
- ⊕ ASSUMED BEARING
- (S) SURVEYED DISTANCE
- (P) PLATTED DISTANCE
- ⊙ BENCHMARK
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING TRAFFIC SIGN
- ⊙ EXISTING FIBER OPTIC LOCATOR SIGN
- EXISTING DRAINAGE DIRECTION
- EXISTING 5' CONTOUR INTERVAL
- EXISTING 1' CONTOUR INTERVAL
- EXISTING EDGE OF TIMBER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE TV LINE
- EXISTING NO VEHICULAR ACCESS
- 6' CEDAR FENCE
- PROPOSED CURB
- PROPOSED 4" SIDEWALK
- PROPOSED 6" CONCRETE PARKING W/4" AB3 BASE
- PROPOSED DETENTION AREA
- PROPOSED BUILDING
- ACCESSIBLE PARKING SIGN
- ← DRAINAGE ARROW
- ⊙ PARKING LOT LIGHT POLE

**NOTE:**

OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED DRAINAGE BASIN IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

THE DETENTION POND WILL BE PRIVATELY OWNED AND MAINTAINED. THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. FAILURE TO MAINTAIN THE DETENTION POND WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. 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).

PER SECTION 20-1305(b)(3)(v) OF THE DEVELOPMENT CODE, THE PLANNING DIRECTOR WAIVED THE SETBACK REQUIREMENT TO ALLOW A 5.54 FT SETBACK FROM WAKARUSA DRIVE IN THE SOUTHEAST CORNER OF THE LOT TO ACCOMMODATE THE ADDITIONAL RIGHT-OF-WAY BEING DEDICATED WITH THIS PROJECT FOR FUTURE INTERSECTION IMPROVEMENTS.

PROPERTY SURFACE AREA		
EXISTING SUMMARY		SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS	0	TOTAL BUILDINGS 9521.7
TOTAL PAVEMENT	0	TOTAL PAVEMENT 21317.2
TOTAL IMPERVIOUS	0	TOTAL IMPERVIOUS 30838.9
TOTAL PERVIOUS	72263.5	TOTAL PERVIOUS 41424.6
TOTAL PROPERTY AREA	72263.5	TOTAL PROPERTY AREA 72263.5

PARKING REQUIREMENTS			
	VEHICLE	BICYCLE	ACCESSIBLE
REQUIRED	31.7	3.2	2
PROVIDED	32	4	2

**HORIZONTAL & VERTICAL CONTROL**

- CONTROL PT. 1 ELEV. 998.71  
 N 50000.000 E 50000.000 - ASSUMED  
 1. SET 5/8" REBAR 108.1' SE  
 2. STOP SIGN 82.1' SW  
 3. 35 MPH SIGN 108.8' SE  
 4. TOP CENTER NUT ON FIRE HYDRANT 126.6' WSW
- CONTROL PT. 9 ELEV. 996.79  
 N 50196.298 E 49954.348  
 1. SET 5/8" REBAR 68.3' NW  
 2. 1/2" REBAR 108.8' SE  
 3. STOP AHEAD SIGN (CONTROL PT. 1) 201.5' SSE
- CONTROL PT. 10 ELEV. 987.49  
 N 50156.176 E 49619.023  
 1. SET 5/8" REBAR 39.6' NNE  
 2. SE CORNER CURB INLET 15.8' N  
 3. NE CORNER CURB INLET 74.7' SE  
 4. SANITARY MANHOLE 15.8' N

- SITE BENCHMARK** ELEV. 992.76  
 N 49969.371 E 49868.909  
 1. 1" CHSD ON NE CORNER OF CURB INLET 12.5' SE  
 2. TOP CENTER NUT ON FIRE HYDRANT 20.9' NE  
 3. WATER VALVE 21.5' NE  
 4. WATER VALVE 21.5' NE

**NOTE:**

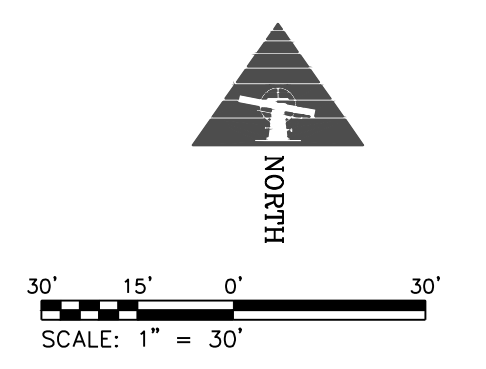
THIS SITE AND BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.

**DESCRIPTION:**

A TRACT OF LAND IN LOT 1, BLOCK 4, WAKARUSA PLACE ADDITION, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4, WAKARUSA PLACE ADDITION, THENCE ALONG THE NORTH RIGHT OF WAY LINE OF OVERLAND DRIVE ON A CURVE TO THE RIGHT WITH A RADIUS OF 295.00 FEET, AN ARC LENGTH OF 15.19 FEET, CHORD BEING S79°26'40"W 15.19 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 76.36 FEET, CHORD BEING N22°01'39"W 76.34 FEET; THENCE N65°36'27"E 15.00 FEET TO THE WEST RIGHT OF WAY LINE OF WAKARUSA DRIVE; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 80.00 FEET, CHORD BEING S21°57'14"E 79.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1,174 SQUARE FEET.  
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY LINE CURVE DATA					
No.	Radius	Arc	Chord	Bearing	Bearing
1	940.00'	75.91'	75.89'	04°37'36"	S 29°07'06" E
2	940.00'	128.84'	128.74'	07°51'12"	S 23°26'34" E
3	295.00'	330.23'	313.25'	64°08'15"	N 69°57'12" W
4	375.00'	166.83'	165.46'	25°29'24"	N 50°37'50" W

**DESCRIPTION:**  
 Lot 1, Block 4, Wakarusa Place Addition, Douglas County, Kansas.  
 Subject to easement and restrictions of record.



**Approved and Released**

City of Lawrence  
 Douglas County  
 PLANNING & DEVELOPMENT SERVICES

Case No. \_\_\_\_\_  
 Approval Date: \_\_\_\_\_  
 Release Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_ of \_\_\_\_\_ Sheets  
 Asst./Director: \_\_\_\_\_

4930 OVERLAND DRIVE  
 SITE PLAN  
 LAWRENCE, KANSAS

**SMH CONSULTANTS**  
 4201E, Anderson Avenue, Suite 2 • Lawrence, Kansas 66502 • (785) 776-0541 • FAX 776-9760

PROJECT NO.	1308MN4017
REVISIONS:	DATE:
CHECKED BY:	JDH
DRAWN BY:	BML
DATE:	01/09/14
SHEET NO.	1
TOTAL SHEETS	2