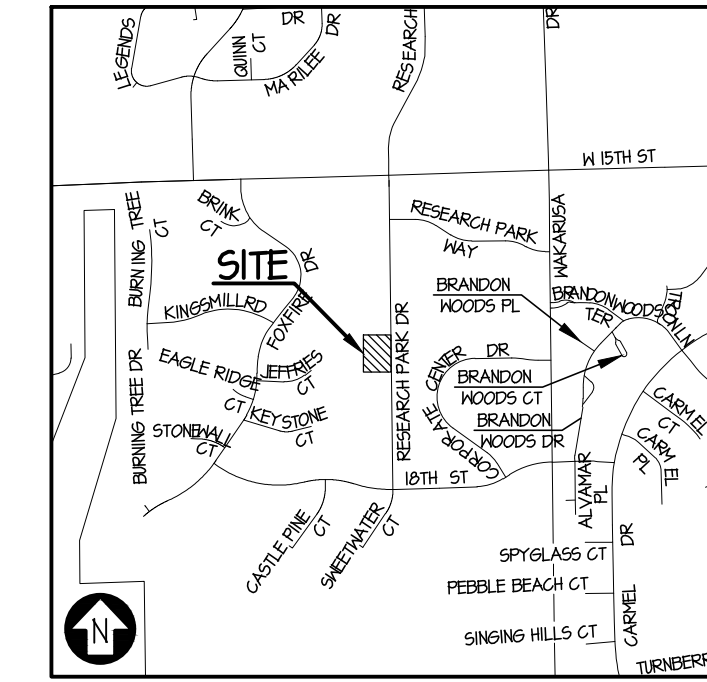


**LOCATION MAP:**  
NOT TO SCALE



**LEGAL DESCRIPTION:**

LOT 1, OREAD WEST NO.16, LAWRENCE, DOUGLAS COUNTY, KANSAS

**PROJECT SUMMARY:**

- 1.1 CURRENT ZONING: IEP
- 1.2 PROPOSED ZONING: IEP
- 1.3 CURRENT USE: MEDICAL FACILITY, EXTENDED CARE FACILITY, GENERAL
- 1.4 PROPOSED USE: MEDICAL FACILITY, EXTENDED CARE FACILITY, GENERAL
- 1.5 EXISTING BUILDINGS: BLDG A - 10 BEDROOMS WITH UP TO 16 OCCUPANTS PER BUILDING, EXTENDED CARE MEDICAL FACILITIES  
BLDG B - 12 BEDROOMS WITH UP TO 16 OCCUPANTS PER BUILDING, EXTENDED CARE MEDICAL FACILITIES
- 1.6 PROPOSED BUILDINGS: BLDG C - 12 BEDROOMS WITH UP TO 16 OCCUPANTS PER BUILDING, EXTENDED CARE MEDICAL FACILITIES

**GENERAL NOTES:**

- 2.1 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 2.2 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 2.3 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- 2.4 A PHOTOMETRIC PLAN WILL BE PROVIDED FOR REVIEW ALL EXTERIOR LIGHTING WILL BE LESS THAN 150 WATT INCANDESCENT FIXTURES.
- 2.5 PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2.6 INFORMATION TAKEN FROM AERIAL PHOTOS AND SURVEY PERFORMED BY ALLPOINTS SURVEYING JANUARY 2012.
- 2.7 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 2.8 ADEQUATE INFRASTRUCTURE EXISTS TO INSTALL THE PUBLIC IMPROVEMENTS FOR THIS PROJECT.
- 2.9 A STORMWATER DETENTION POND WAS CONSTRUCTED WITH THE FIRST PHASE OF THIS PROJECT. REFER TO SUP-2-1-12. STORMWATER DETENTION AREA OUTLET PIPE SHALL BE RESTRICTED TO 2.20 CFS DISCHARGE RATE PER CITY STORMWATER CRITERIA AND DRAINAGE STUDY PERFORMED BY GROB ENGINEERING. A NEW DETENTION POND WILL BE BUILT WITH THE CONSTRUCTION OF BUILDING C. THE STORMWATER DETENTION AREA WILL BE PRIVATELY OWNED AND MAINTAINED. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE. NO FENCES OR STRUCTURES OTHER THAN NECESSARY RETAINING WALLS WILL BE ALLOWED WITHIN THE STORMWATER DETENTION AREA.
- 2.10 ADULT DAYCARE SERVICE MAY BE PROVIDED AS AN ACCESSORY USE.
- 2.11 WHERE A SINGLE ROOM CONTAINS A DOUBLE OCCUPANCY BASED ON TENANTS LIFE PARTNER STATUS, THEY SHALL SHARE THE SAME BED.
- 2.12 ALL EXISTING SIDEWALKS ALONG THE PROPERTY FRONTAGE SHALL BE BROUGHT INTO COMPLIANCE WITH CURRENT CITY ADA STANDARDS. THIS INCLUDES BUT IS NOT LIMITED TO SIDEWALK CROSS SLOPE, RUNNING SLOPE, VERTICAL DISCONTINUITIES, WIDTH, ETC.
- 2.13 EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES BOXES AND METERS, SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND FROM STREET RIGHTS-OF-WAY (AS MEASURED 6 FEET ABOVE GROUND LEVEL). SCREENING SHALL BE IN THE FORM OF LANDSCAPE PLANTINGS OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE ARCHITECTURE OF THE PRINCIPAL BUILDINGS.

**PROPERTY SURFACE SUMMARY:**

PROJECT SITE:	EXISTING SUMMARY:		SUMMARY AFTER PROJECT COMPLETION:	
	SQ. FT.	%	SQ. FT.	%
TOTAL BUILDINGS:	13,402	10%	20,871	16%
TOTAL PAVEMENT:	8,245	6%	22,486	17%
TOTAL IMPERVIOUS:	21,641	17%	43,123	34%
TOTAL PERVIOUS:	107,000	83%	85,524	66%
TOTAL PROPERTY AREA:	128,641		128,641	

**PARKING INFORMATION:**

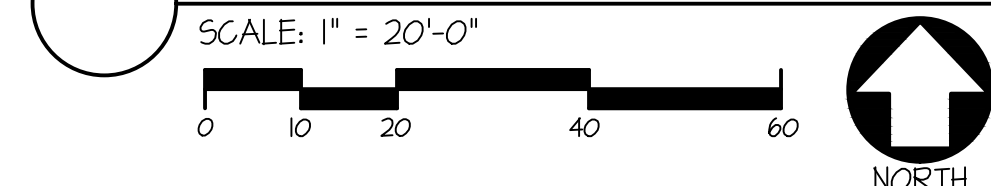
- 3.1 PARKING REQUIRED: 1 SPACE PER 3 BEDS (34 BEDROOMS) = 12 SPACES
- 3.2

TYPE:	REQUIRED:	PROVIDED:
REGULAR	11	30
ACCESSIBLE	1	3
TOTAL:	12	41
BICYCLE (5 OR 1 PER 10 SPACES)	5	6
- 3.3 ADDITIONAL PARKING: ADDITIONAL 24 PARKING SPACES PROVIDED FOR RESIDENT CAREGIVERS DURING SHIFT CHANGES.
- 3.4 TYPICAL DIMENSIONS: R' SPACES - 4' X 10' (6.5' + 1.5' OVERHANGS AT SIDEWALKS)  
SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.  
H' SPACES - 8' X 20' (5' OR 8' AISLE)
- 3.5 PAVEMENT: APPROACHES: 6" - 4,000 PSI REINFORCED CONCRETE, WELDED WIRE FABRIC (6 X 6 X W 2.4 X W2.4) OR REBAR (#4 BARS @18" CENTERS) OR FIBER REINFORCEMENT SHALL BE PLACED IN THE AFRON 2 INCHES FROM THE TOP OF THE CONCRETE SURFACE.  
DRIVES & PARKING AREAS: MINIMUM 4" - 4,000 PSI REINFORCED CONCRETE OR 5" ROCK BASE W/ 2" OF ASPHALT OR 1" OF GRANULAR ROCK WITH A DOUBLE ASPHALTIC PRIME AND SEAL OR 5" OF FULL DEPTH ASPHALT

**LEGEND:**

- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK

**LAYOUT AND UTILITY PLAN**



**Approved and Released**

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

**paulwerner**  
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DEVELOPER AND OWNER:  
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BECKWEISTERS LLC  
842 LOUISIANA ST  
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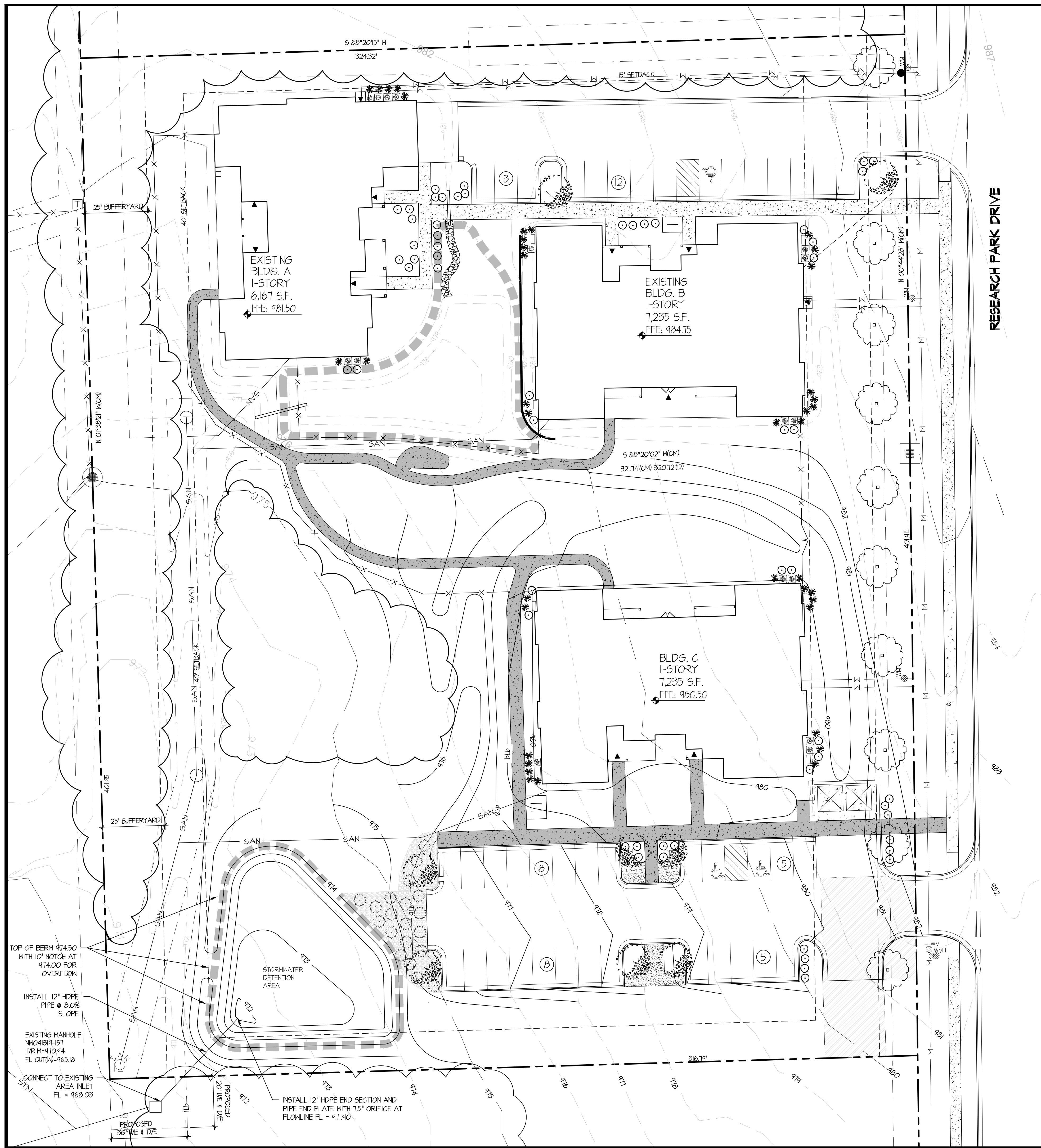
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**EXTENDED CARE FACILITY  
SPECIAL USE PERMIT**  
1701 RESEARCH PARK DRIVE  
LAWRENCE, KANSAS

PROJECT # 217-330

RELEASE:	DATE:
1.0	2.20.18
1.1	4.2.18
1.2	4.4.18
1.3	4.11.18
1.4	4.16.18
1.5	4.17.18

**SUP**  
SHT. 1 OF 3



**LANDSCAPING NOTES:**

SYM	DESCRIPTION	QTY	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
○	STREET TREES	10	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHUMBERD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCHARUM 'LEGACY' ACER PLATANOIDES 'SUMMERSHADE' ULMUS PARVIFOLIA QUERCUS SHUMARDII TILIA CORDATA 'GREENSPIRE' PLATANUS OCCIDENTALIS 'BLOODGOOD'	2'-2 1/2' GAL	B & B
●	ORNAMENTAL TREES	6	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE OKLAHOMA REDBUD	PYRUS CALLERYANA 'CHANTELLEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS VAR. TEXENSIS OKLAHOMA	1 3/4'-2' GAL	B & B
★	EVERGREEN SHRUBS	34	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24" - 36" HT.	CONT.
○	DECIDUOUS SHRUBS	52	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNDERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKINITZIA AMABALIS SYRINGA MEYERI 'PALIBIN'	18" - 24" HT.	CONT.
■	GROUND COVER	103	DAYLILY LIRIOPE LAMB'S EAR	HEMEROCALLIS LIRIOPE MUSCARI STAGHYS BYZANTINA	PLUGS 12" O.C.	CONT.
○	PERENNIALS (PLANTING AREA TO FILTER THE RUNOFF FROM ADDITIONAL PARKING)	14	FOUNTAIN GRASS ECHINACEA LITTLE BLUESTEM COMMON RUSH OR SEDGE		GAL.	CONT.

- THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
  - ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE, SOD, OR AS ALLOWED BY CITY CODE.
  - CARE SHALL BE TAKEN TO PRESERVE ALL TREES OUTSIDE OF THE IMMEDIATE CONSTRUCTION AREA.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR THE HEALTH AND SUCCESS OF NATURAL VEGETATION USED FOR BUFFERING. LOSS OR REMOVAL OF EXISTING VEGETATION SHALL RESULT IN THE PROPERTY OWNER BEING REQUIRED TO PROVIDE A BUFFER YARD PLANTING COMPLIANT WITH THE DEVELOPMENT CODE.
  - REQUIRED STREET TREES (1 PER 40 L.F. OF STREET FRONTAGE)  
RESEARCH PARK DRIVE - 40.91/40 = 10 TREES; PROVIDED - 10 TREES
- REQUIRED INTERIOR PARKING LOT LANDSCAPING (40 SQ.FT. OF LANDSCAPED AREA PER PARKING SPACE & 1 SHADE TREE AND 3 SHRUBS PER 10 PARKING SPACES)  
41 PARKING SPACES X 40 = 1640 SQ.FT. OF LANDSCAPED AREA; PROVIDED 2,043 SQ.FT.  
41 PARKING SPACES / 10 = 5 TREES AND 15 SHRUBS; PROVIDED 0 TREES AND 14 SHRUBS
- REQUIRED PARKING LOT PERIMETER LANDSCAPING (1 SHADE TREE PER 25 LINEAR FEET OF PARKING LOT FRONTAGE)  
RESEARCH PARK DRIVE - 50 L.F. / 25 = 2 TREES; PROVIDED 2 TREES
- REQUIRED BUFFERYARD - TYPE III ON WEST SIDE OF SITE - 25' WIDE WITH 4 TREES AND 20 SHRUBS PER 100 L.F.  
WEST - 25' WIDE WITH 40.14 L.F. = 11 TREES AND 01 SHRUBS; PROVIDED 25' WIDE EXISTING DENSE TREE LINE ALONG PROPERTY LINE TO REMAIN.

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**EXTENDED CARE FACILITY  
SPECIAL USE PERMIT**  
1100 RESEARCH PARK DRIVE  
LAURENCE, KANSAS

PROJECT # 217-330

RELEASE:	DATE:
1.0	2.20.18
1.	4.2.18
1.2	4.4.18
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1.4	4.16.18
1.5	4.17.18

**Approved and Released**

Case No. \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Release Date: \_\_\_\_\_  
Planner: \_\_\_\_\_ of \_\_\_\_\_ Sheets  
City of Lawrence  
Douglas County  
Asst./Director: \_\_\_\_\_

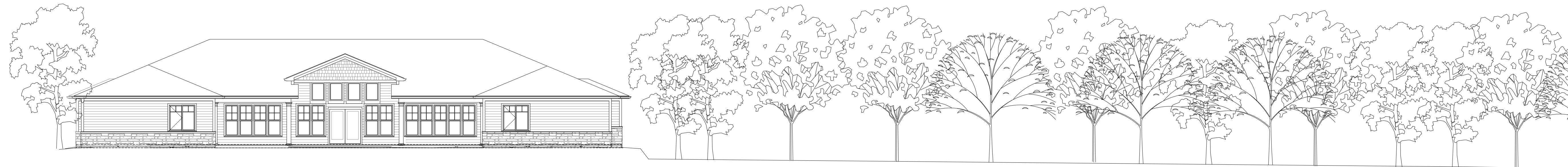
**GRADING & LANDSCAPING PLAN**  
SCALE: 1" = 20'-0"  
0 10 20 40 60  
NORTH



**NORTH ELEVATION VIEW**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION VIEW**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION VIEW**  
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION VIEW**  
SCALE: 3/32" = 1'-0"

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**SUP**  
SHT. 3 OF 3

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