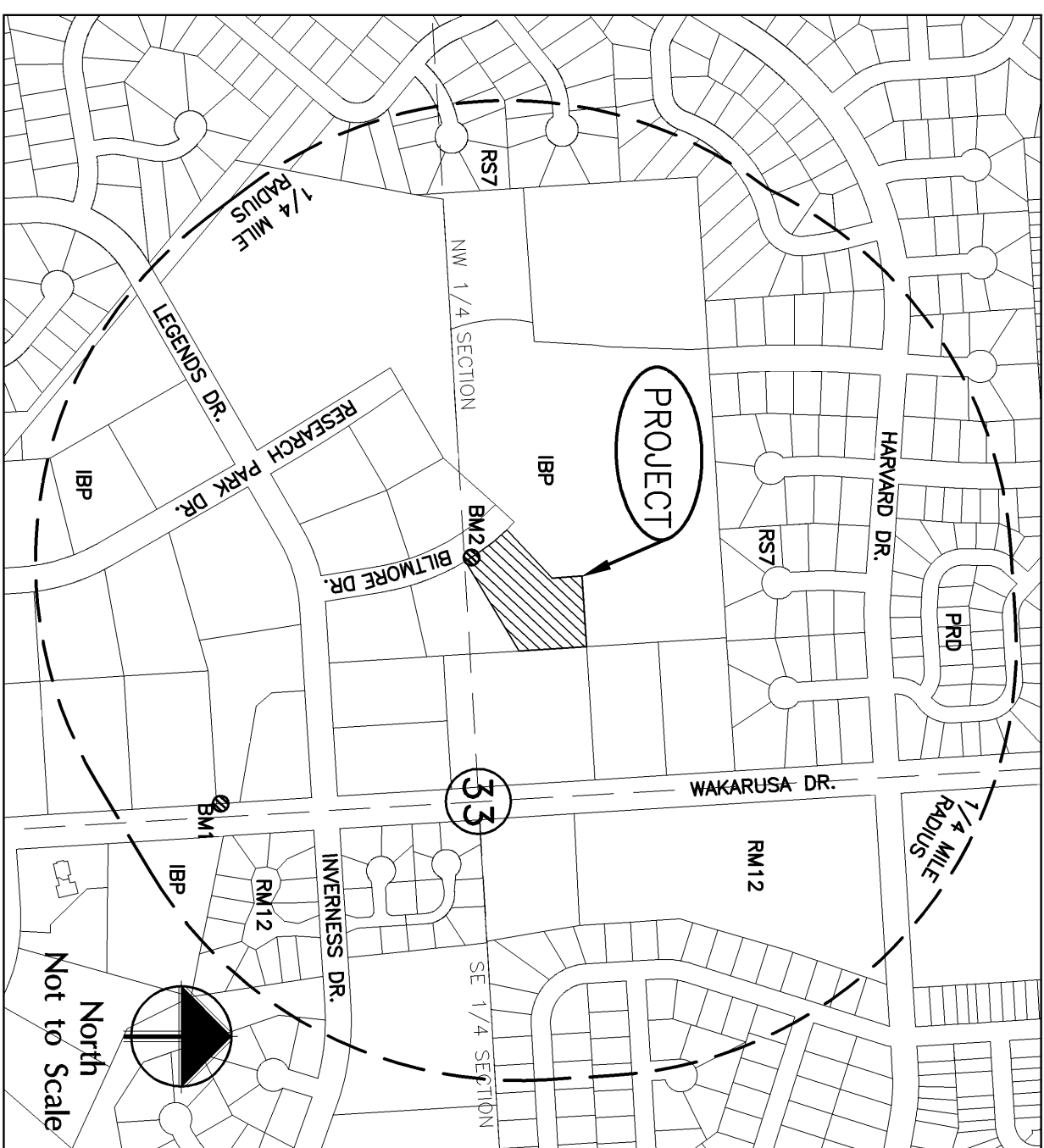


## Location Map



## Legal Description

[illegible]

## Property Surface Summary

EXISTING SUMMARY		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDINGS	0	TOTAL BUILDINGS	27,298
TOTAL PAVEMENT	14,502	TOTAL PAVEMENT	14,502
TOTAL IMPERVIOUS	388 S.F.	TOTAL IMPERVIOUS	41,900
TOTAL PERVIOUS	80,884 S.F.	TOTAL PERVIOUS	36,884

## Benchmarks

BM1 CHISELED "D" S.W. CORNER OF CURB INLET, 280' SOUTH OF WAKARUSA DR. & INVERNESS DR., ON WEST SIDE OF WAKARUSA DR.  
ELEV. 974.06

BM2 S.W. CORNER, CURB INLET ON EAST SIDE OF BILTMORE DRIVE AT SOUTHWEST CORNER LOT 1, STORMONT VALLEY ADDITION NO. 2.  
ELEV. 974.06

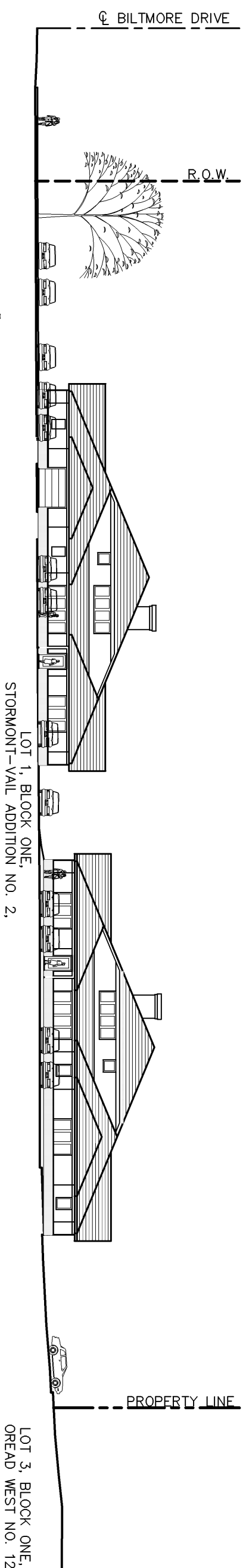
## Parking Summary

REQUIRED = 1 SPACE PER 3 BEDS  
 PHASE I:  
 28 BEDS/3 = 9.33 (10 SPACES)  
 PHASE II (ADD 6 BEDS):  
 34 BEDS/3 = 11.33 (12 SPACES)  
 PROVIDED = 15 SPACES INCLUDING 1 ADA STALL

BICYCLE PARKING  
 REQUIRED = 5 SPACES  
 PROVIDED = 6 SPACES

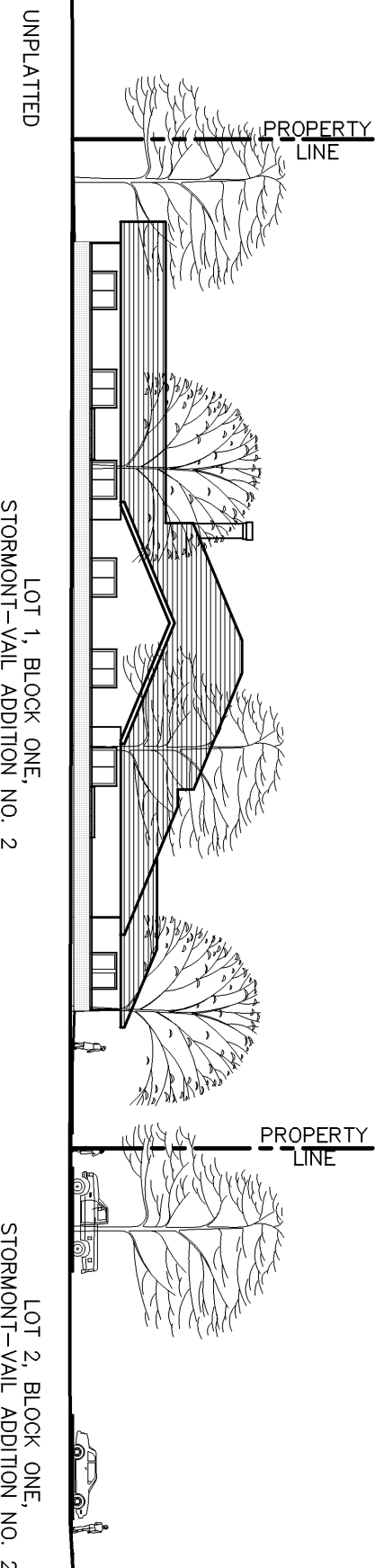
### A-A' West-East Elevation

Scale 1"=30



### B-B' North-South Elevation



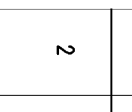



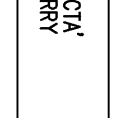
Scale 1"=30'



## General Notes

1. DEVELOPER: RAY, BROWN & ASSOCIATES  
1917 CENTRAL AVE.  
MCKENZIE, NE 68047
2. OWNER: FREE STATE DEVELOPMENT, L.C.  
LAWRENCE, KS 66049
3. LAND PLANNER/  
SURVEYOR: LANPPLAN ENGINEERING, P.A.  
1100 WEST 15TH AVE.  
LAWRENCE, KS 66049
4. PROPERTY ADDRESS: 1216 BILTMORE DRIVE  
LAWRENCE, KS 66049
5. TRACT, S&T, TRIPS, LOCAL, 3 TO 7 PERCENT SLOPES  
MARTIN SUTY CLAY, 3 TO 7 PERCENT SLOPES  
MARTIN SOILS, 3 TO 7 PERCENT SLOPES, ERODED  
OSHA SILTY CLAY LOAM, 3 TO 6 PERCENT SLOPES  
TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANPPLAN  
ENGINEERING, P.A., JULY 2008.
6. PROPOSED AND USE: EXTENDED CARE FACILITY, GENERAL  
EXISTING ZONING: IBP
7. PROPOSED ZONING: IBP
8. PROPOSED ZONING: IBP
9. PROPOSED ZONING: IBP
10. PROPOSED ZONING: IBP
11. PROPOSED ZONING: IBP
12. A CROSS ACCESS EASEMENT AGREEMENT BETWEEN LOTS 1 AND 2, STORMWATER-VALE AND  
12000-501180, DATED NOVEMBER 7, 2001.
13. A RECREATIONAL EASEMENT AGREEMENT BETWEEN LOT 1 OF STORMWATER-VALE AND LOTS  
LOT 3 AND 4, OREGON WEST NO. 12 IS RECORDED IN BOOK 695, PAGE 1016.
14. THIS SITE HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN  
CIVIL ENGINEERS' 24 HOUR CITY PART 36.  
CARRY INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.  
THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAWRENCE  
DEVELOPMENTAL CODE (DDC) FOR BUILDINGS AND UTILITIES.  
PRIOR TO THIS SITE PLAN, FUTURE PHASES SHALL UNDERGO SITE PLAN REVIEW AND APPROVAL  
FROM THE ISSUANCE OF A BUILDING PERMIT.

## Plant Schedule

SAMPLE	QTY.	SPECIES	SIZE	COM.	
<div></div>	2	ALER RUBRUM RED SAKNET NO SUNKET IMPLCE	MIN. 2' OAL.	B&B	
<div></div>	2	OMNIGLANS DINDUS EXPRESSO SEEDLESS KENDON COFFINTEE	MIN. 2' OAL.	B&B	
<div></div>	2	QUERUS MACROCARPA B&B OAK	MIN. 2' OAL.	B&B	
SAMPLES	QTY.	SPECIES	SIZE	HEIGHT ● MULTIPLY	COM.
<div></div>	5	ITEA VINCOSA HEART'S CORNET HEART'S CORNET SWELTSPE	18'-24'	3-5'	COM.
<div></div>	5	SPINNA PAILA MISS K&F MISS K&F ULAC	18'-24'	5-6'	COM.
<div></div>	6	ILEX GLABRA VINCENCA CAROLINA WANDERY	18'-24'	4-6'	COM.
<div></div>		EDMONDIS TORNED TOULGATIS GRIMPELLE WHIMDRECHER		8'-10'	COM.

## Landscape Requirements

\*TURF AREAS TO BE SEEDED WITH K-31 FESCUE OF SODDED PER DISCRETION OF OWNER.

REQUIRED: 1 TREE/40 L.F. R.O.W. = 4 TREES  
PROVIDED: 160 L.F. R.O.W./40 = 4 TREES  
4 TREES

INTERIOR PARKING LOT LANDSCAPING:  
REQUIRED: 60 S.F. LANDSCAPING/SPACE: 1 SHADE TREE, 3 SHRUBS/10 SPACES  
15 SPACES X 60 S.F. = 900 S.F. LANDSCAPING  
15 SPACES/10 = 2 SHADE TREES, 5 SHRUBS  
1,000 S.F. LANDSCAPING: 2 SHADE TREES, 5 SHRUBS

PROVIDED:

[illegible]

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DATE:	7/21/08
PROJECT NO.:	2008.644
DESIGNED BY:	RBAL/PE
DRAWN BY:	JDR/BS
CHECKED BY:	TAH

ISSUE	SHEET NO. <b>1</b>

**Lawrence, Kansas**

# Countryside

# A Special Use Permit Site Plan for