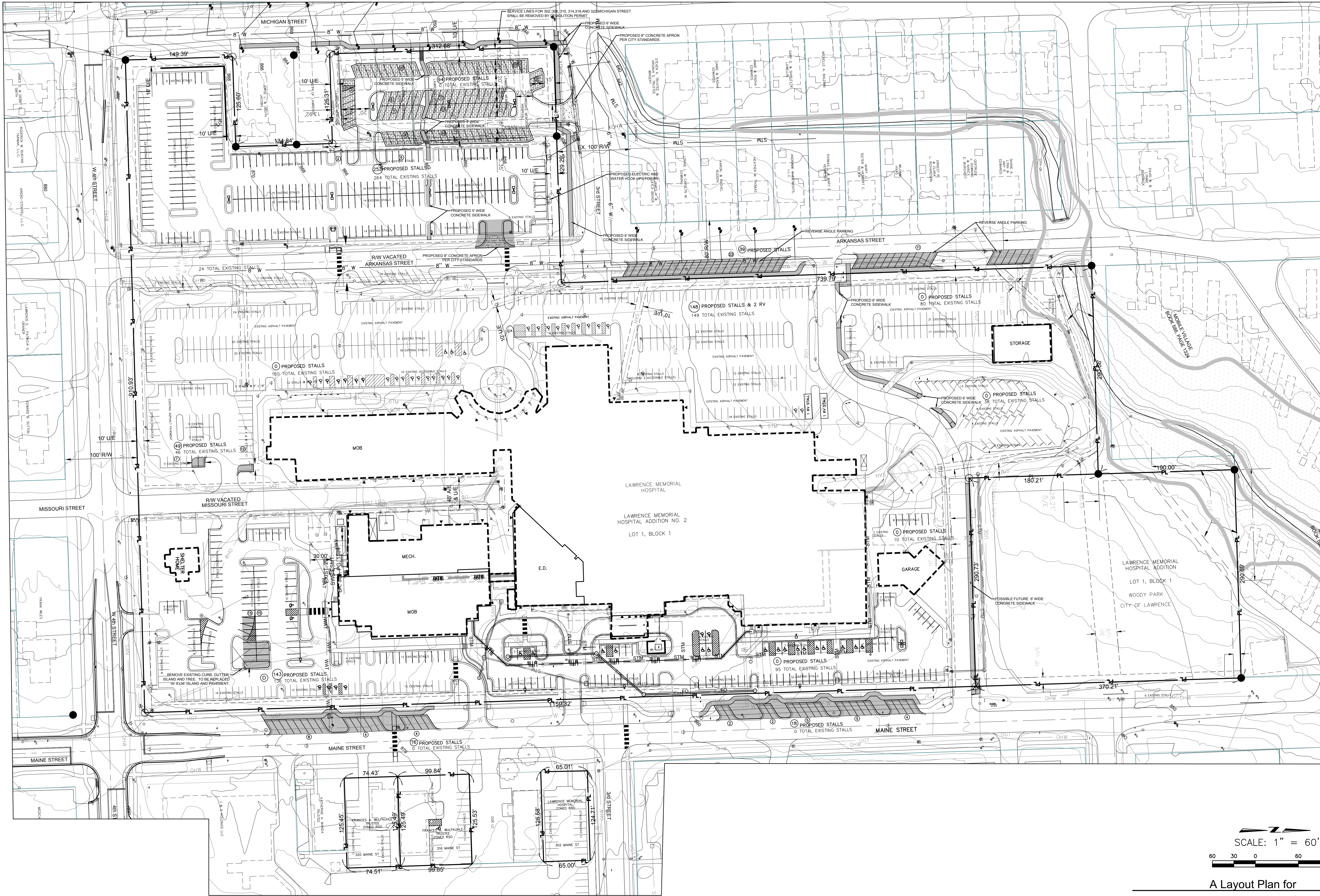


A Layout Plan for
**LAWRENCE
MEMORIAL HOSPITAL**
Lawrence, Kansas

REV	DATE	DESCRIPTION
1	05/05/17	UTL COMMENTS

DATE: March 27, 2017
PROJECT NO.: 20173001
DESIGNED BY: CLM
DRAWN BY: MSW
CHECKED BY: CLM

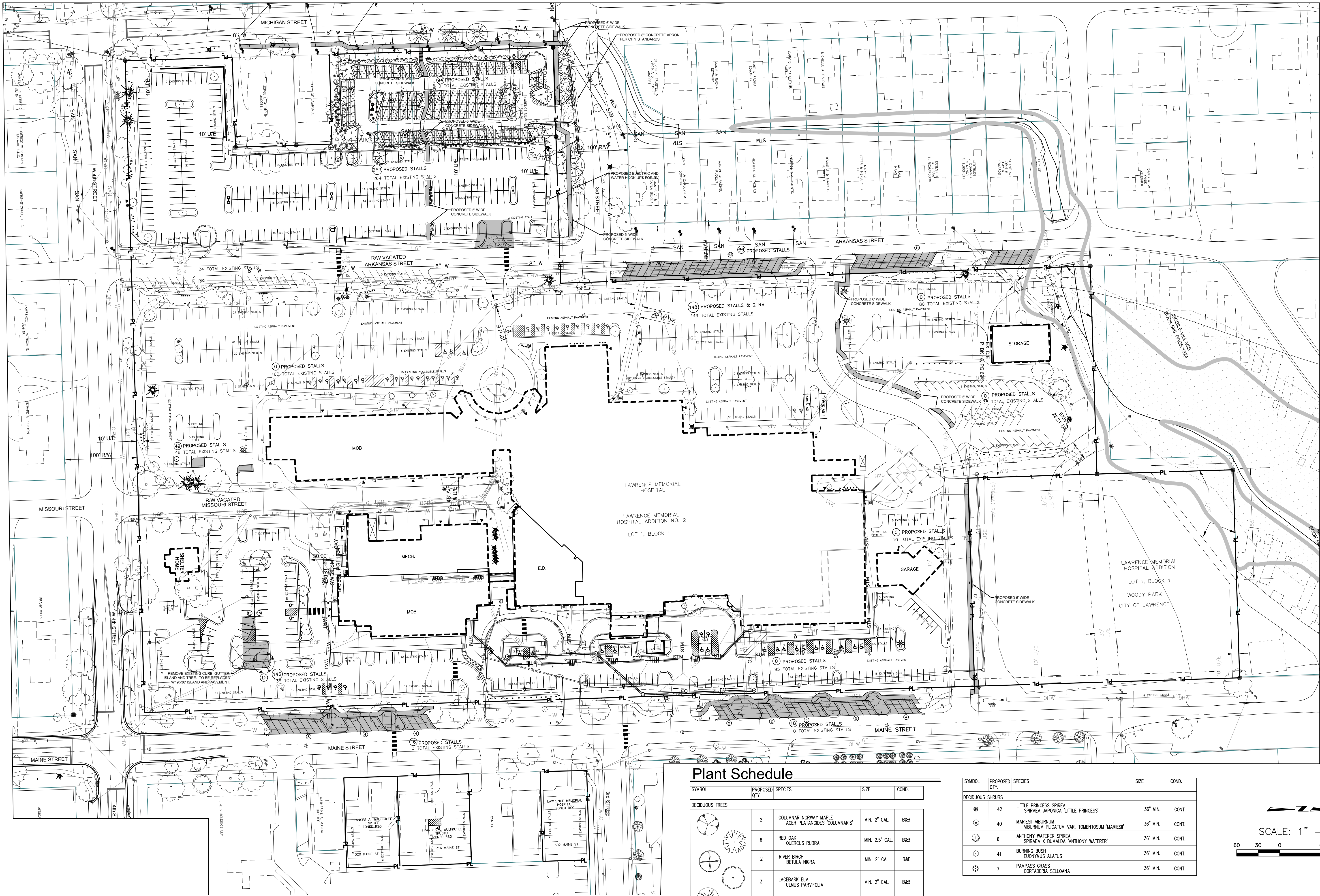
ISSUE	SHEET NO.
	1

OF 4 SHEETS

LAWRENCE MEMORAIL HOSPITAL PARKING LOT
SPECIAL USE PERMIT
LAYOUT PLAN
W. 3RD STREET AND MICHIGAN STREET
LAWRENCE KANSAS

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STREET TREES REQUIRED:
1 SHADE TREE/40 L.F. OF PUBLIC OR PRIVATE STREET FRONTAGE, OR PORTION THEREOF.
314 L.F./40 L.F. = 8 STREET TREES REQUIRED MICHIGAN STREET
= 8 TREES PROVIDED

330 L.F./40 L.F. = 8 STREET TREES REQUIRED 3RD STREET
= 8 TREES PROVIDED

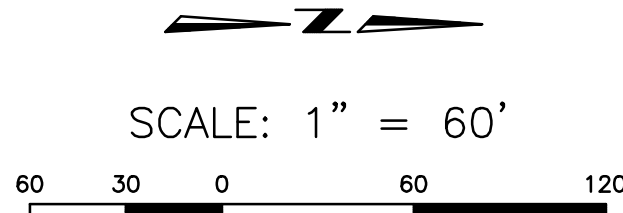
NEW PARKING LOT 3RD STREET AND MICHIGAN STREET
INTERIOR GREENSPACE REQUIRED:
NUMBER OF STALLS X 40 S.F. = REQUIRED INTERIOR GREENSPACE
94 X 40 = 3,760 S.F. OF REQUIRED INTERIOR GREENSPACE
3,853 S.F. OF PROVIDED INTERIOR GREENSPACE
EVERY 10 STALL REQUIRE 1 SHADE TREE AND 3 SHRUBS
94/10 = 10 TREES AND 30 SHRUBS

Plant Schedule

SYMBOL	PROPOSED SPECIES QTY.	SIZE	COND.
DECIDUOUS TREES			
	2	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARIS'	MIN. 2" CAL. B&B
	6	RED OAK QUERCUS RUBRA	MIN. 2.5" CAL. B&B
	2	RIVER BIRCH BETULA NIGRA	MIN. 2" CAL. B&B
	3	LACEBARK ELM ULMUS PARVIFOLIA	MIN. 2" CAL. B&B
	9	STREET TREE	MIN. 2" CAL. B&B

ORNAMENTAL TREES			
	6	RED BUD CELOS CANADENSIS	MIN. 2" CAL. B&B
	4	SNOWDRIFT CRABAPPLE MALUS 'SNOWDRIFT'	MIN. 2" CAL. B&B

SYMBOL	PROPOSED SPECIES QTY.	SIZE	COND.
DECIDUOUS SHRUBS			
	42	LITTLE PRINCESS SPIREA SPIRAEA JAPONICA 'LITTLE PRINCESS'	36" MIN. CONT.
	40	MARESI VIBURNUM VIBURNUM PFLICATUM VAR. TOMENTOSUM 'MARESI'	36" MIN. CONT.
	6	ANTHONY WATERER SPIREA SPIRAEA X BUMALDA 'ANTHONY WATERER'	36" MIN. CONT.
	41	BURNING BUSH EUONYMUS ALATUS	36" MIN. CONT.
	7	PAMPASS GRASS CORTADERIA SELLOANA	36" MIN. CONT.



A Landscape Plan for
LAWRENCE MEMORIAL HOSPITAL
Lawrence, Kansas

LAWRENCE MEMORAIL HOSPITAL PARKING LOT
SPECIAL USE PERMIT
LANDSCAPE PLAN
W. 3RD STREET AND MICHIGAN STREET
LAWRENCE KANSAS

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PERVIOUS & IMPERIOUS SUMMARYS

LOT 1 BLOCK 1 LMH ADDITION

Existing	Area (Sq. Ft.)	Proposed	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	0
Existing Pavement	0	Proposed Pavement	144
Existing Impervious	Subtotal 0	Proposed Impervious	Subtotal 144
Existing Pervious	107,624	Proposed Pervious	107,480
Property Area	107,624	Property Area	107,624

LOT 1 BLOCK 1 LMH ADDITION NO. 2

Existing	Area (Sq. Ft.)	Proposed	Area (Sq. Ft.)
Existing Buildings	212,267	Proposed Buildings	204,033
Existing Pavement	474,547	Proposed Pavement	491,357
Existing Impervious	Subtotal 686,814	Proposed Impervious	Subtotal 695,390
Existing Pervious	218,896	Proposed Pervious	210,320
Property Area	905,710	Property Area	905,710

302 MAINE STREET

Existing	Area (Sq. Ft.)	Proposed	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	0
Existing Pavement	6,019	Proposed Pavement	6,019
Existing Impervious	Subtotal 6,019	Proposed Impervious	Subtotal 6,019
Existing Pervious	2,133	Proposed Pervious	2,133
Property Area	8,152	Property Area	8,152

316 MAINE STREET

Existing	Area (Sq. Ft.)	Proposed	Area (Sq. Ft.)
Existing Buildings	3,216	Proposed Buildings	3,216
Existing Pavement	6,688	Proposed Pavement	6,688
Existing Impervious	Subtotal 9,904	Proposed Impervious	Subtotal 9,904
Existing Pervious	2,627	Proposed Pervious	2,627
Property Area	12,531	Property Area	12,531

320 MAINE STREET

Existing	Area (Sq. Ft.)	Proposed	Area (Sq. Ft.)
Existing Buildings	1,254	Proposed Buildings	1,254
Existing Pavement	5,071	Proposed Pavement	5,071
Existing Impervious	Subtotal 6,325	Proposed Impervious	Subtotal 6,325
Existing Pervious	3,018	Proposed Pervious	3,018
Property Area	9,343	Property Area	9,343

ARKANSAS STREET R/W
IMPERIOUS SURFACE ADDED SUMMARY

Proposed	Area (Sq. Ft.)
Proposed Impervious	Total Added 8,677

MAINE STREET R/W
IMPERIOUS SURFACE ADDED SUMMARY

Proposed	Area (Sq. Ft.)
Proposed Impervious	Total Added 9,988

PARKING SUMMARY

PARKING INFORMATION:
REQUIRED HOSPITAL: 1 STALL/3 BEDS
HOSPITAL 177 BEDS/3 = 59 STALLS
EMERGENCY ROOM: 1 STALL/3 BEDS
EMERGENCY ROOM 27 BEDS/3 = 9 STALLS
MEDICAL OFFICE BUILDING: 1 STALL PER 300 NSF
MOB 218,560 NSF/300 NSF= 729 STALLS
OUT PATIENT AREA: 1 STALL/300 NSF=122
OUT PATIENT AREA 22,229 NSF/300 NSF=74 STALLS
PHARMACY: 1 STALL PER 1.5 EMPLOYEES BASED ON LARGEST SHIFT
PHARMACY 20 EMPLOYEES/1.5 = 14 STALLS
LABORATORY: 1 STALL PER 1.5 EMPLOYEES BASED ON LARGEST SHIFT
LABORATORY 40 EMPLOYEES/1.5 = 27 STALLS
MECHANICAL: 1 STALL PER 1.5 EMPLOYEES BASED ON LARGEST SHIFT
MECHANICAL 17 EMPLOYEES/1.5 = 12 STALLS
CAFETERIA: 1 STALL PER 100 SQUARE OF CUSTOMER SERVICE AREA,
1 STALL PER EMPLOYEES BASED ON LARGEST SHIFT
CUSTOMER AREA 3,750 S.F./100 = 38 STALLS
CAFETERIA 22 EMPLOYEES/1 = 22 STALLS
316 MAINE ST. OFFICE 1 STALL PER 300 SQUARE FEET
3,216 S.F./300 = 11 STALLS
320 MAINE ST. OFFICE 1 STALL PER 300 SQUARE FEET
1,254 S.F./300 = 4 STALLS
WOODY PARK-BALL FIELD 1 STALL PER 3 PLAYERS AND 1 STALL PER
COACH. 24 PLAYERS/3 = 8 STALLS
2 COACHES = 2 STALLS
REQUIRED STALLS = 10
REQUIRED STALLS = 1,009
ACCESSIBLE REQUIRED = 20, PLUS 1 PER
100 SPACES OVER 1,000.
EXISTING STALL 1,022 =(21) REQUIRED
PARKING PROVIDED:
1,022 EXISTING STALLS, INCLUDING 55 ACCESSIBLE
(INCLUDING 9 PUBLIC STALLS)
TOTAL 1,222 PROPOSED STALLS, INCLUDING 55
ACCESSIBLE & 2 RV STALL (INCLUDING 82 PUBLIC
STALLS)

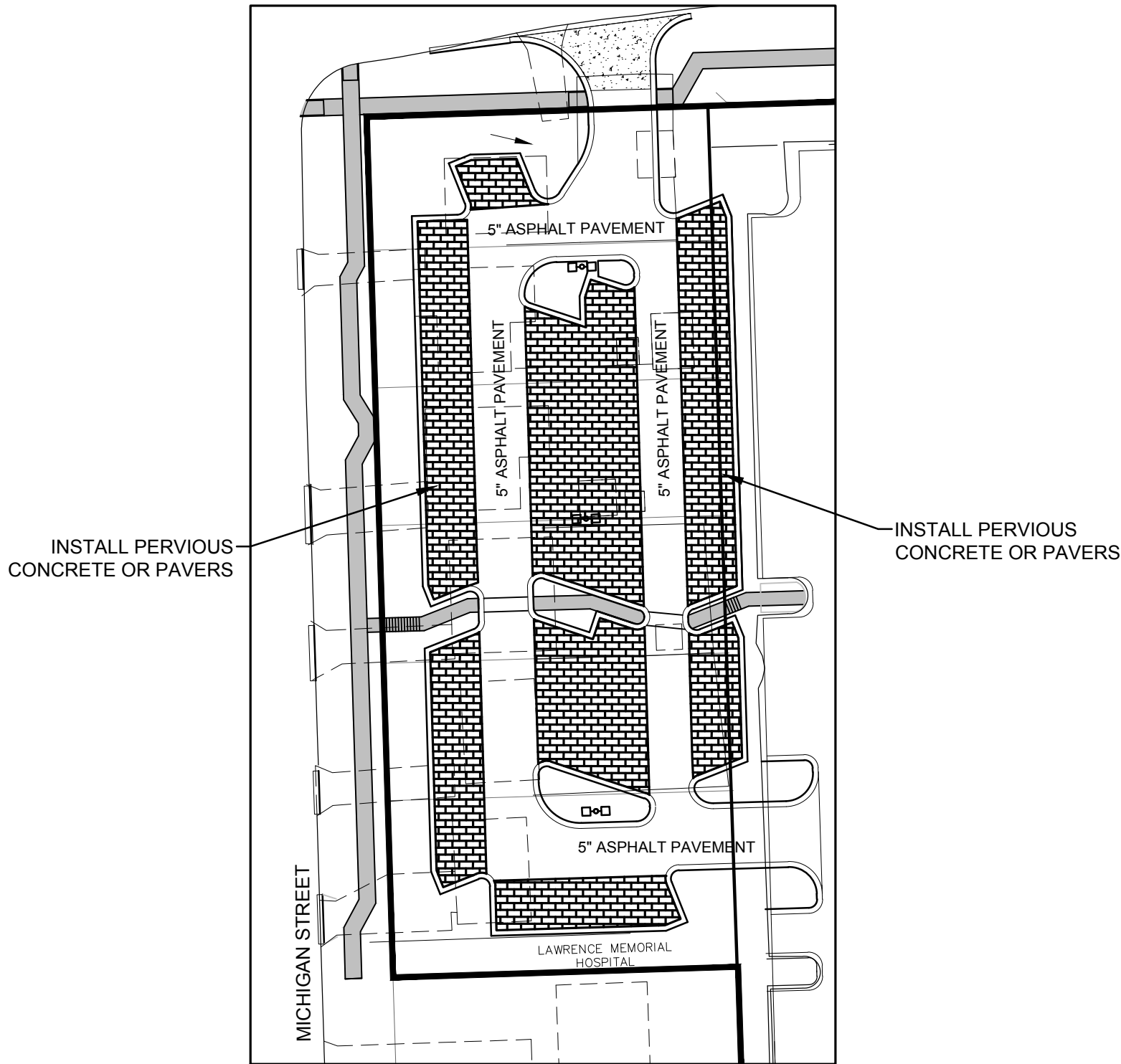
Area	Required	Existing	Proposed
Lot 1, LMH Add. No.2	984	956	1,095 & 2 RV Spaces
Woody Park	10	9	9
302 Maine St	0	22	22
316 Maine St	11	18	18
320 Maine St	4	17	17
Arkansas St R/W	0	0	39
Maine St R/W	0	0	22
Total Parking Spaces	1,009	1,022	1,222 & 2 RV Spaces

INCLUDING 55 ACCESSIBLE PARKING

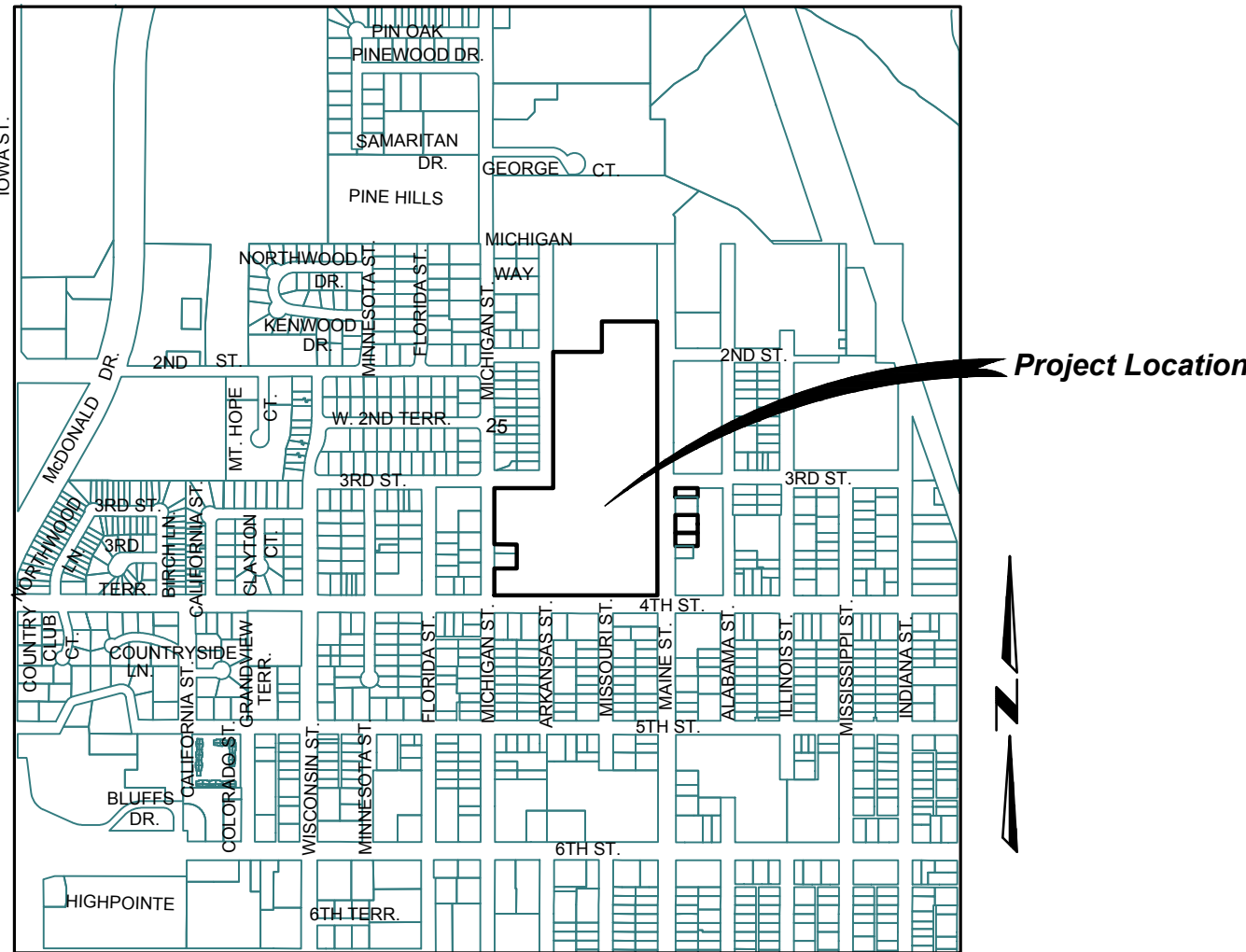
SITE SUMMARY

Property	Use	Area
Lot 1 Block 1 LMH Addition 201 Maine Street	Woody Park and Ball Field	2.470 AC
Lot 1, Block 1 LMH Addition No. 2 225 Maine Street 325 Maine Street 330 Arkansas Street 1130 W. 4th Street 302 - 322 Michigan Street	Park LMH Main CampusGarage/Ambulance Station Emergency Room Entrance Main Hospital Entrance Group Home Existing residences proposed as new parking lot	20.792 Acres
SP-14-00144 302 Maine Street	Parking Lot -24 stalls	.187 Acres (8,152 SF)
SP-3-12-78 316 Maine Street	Office Building	.287 Acres (12,531 SF)
320 Maine Street	Office Building	.214 Acres (9,343 SF)

LMH PARKING LOT W/ PERVIOUS PAVEMENT



Location Map



LEGAL DESCRIPTION

LOT 1, BLOCK ONE OF THE LAWRENCE MEMORIAL HOSPITAL ADDITION, LOT 1, BLOCK ONE OF THE LAWRENCE MEMORIAL HOSPITAL ADDITION NO. 2, PROPERTY AT 302 MAINE STREET, 316 MAINE STREET AND 320 MAINE STREET, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

GENERAL NOTES

- EXISTING ZONING: H AND RS 5
PROPOSED ZONING: H
- CURRENT USE: HOSPITAL AND RESIDENCE
PROPOSED USE: HOSPITAL
- TOPOGRAPHIC INFORMATION OBTAINED FROM SATE OF KANSAS 2015 STATEWIDE LIDAR.
- PROPOSED DRIVE AND PARKING AREAS TO HAVE CONCRETE CURB AND GUTTER TO MEET CITY OF LAWRENCE STANDARDS. ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM STANDARDS.
- PROPOSED CONCRETE PAVEMENT TO BE 4" PORTLAND CEMENT CONCRETE ON COMPACTED SUBGRADE UNLESS OTHERWISE SHOWN.
- THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- 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.
- PARKING LOT ISLANDS WILL BE PLANTED WITH SHRUBS OR GROUNDCOVER WHERE NO TREES ARE PLANTED.
- SIDEWALKS MAY BE ADJUSTED TO LIMIT THE IMPACT ON ADJACENT PROPERTIES AND TO LIMIT THE REMOVAL OF EXISTING TREES.
- ALL LIGHTING SHALL BE SHIELDED TO PREVENT OFF-SITE GLARE.
- ALL PROPOSED ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER CITY OF LAWRENCE STANDARD WITH TRUNCATED DOME BRICK PAVERS.
- EXISTING TREES TO REMAIN WILL HAVE A PERIMETER FENCE PROVIDED AROUND THE BASE OF EACH TREE MARKED, TO PROTECT IT DURING CONSTRUCTION. THERE WILL BE NO GRADE CHANGE WITHIN 10 FEET OF THE TREE TRUNK AND TRENCHING WILL BE AVOIDED. IF TREES MARKED FOR RETENTION ARE DAMAGED DURING THE CONSTRUCTION PROCESS, REPLACEMENT TREES WILL BE PLANTED.
- ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE.

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