

LAWRENCE POLICE HEADQUARTERS

5100 OVERLAND DRIVE
LAWRENCE, KS 66049

SPECIAL USE PERMIT

06 FEBRUARY 2019

HOEFER WYSOCKI #:188061



DRAWING INDEX	
SHEET #	SHEET NAME
CS	COVER SHEET
C1.00	SPECIAL USE PERMIT PLAN
C1.01	SPECIAL USE PERMIT GRADING PLAN
L1.01	LANDSCAPE PLAN
AS1.31	SITE DETAILS
A2.00	COLOR EXTERIOR ELEVATIONS
A2.13	EXTERIOR ELEVATIONS
E1.10	SITE PHOTOMETRICS



HOEFER WYSOCKI

11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211 P: 913.307.3700 - F: 913.307.3710 www.hoferwysocki.com

OWNER
CITY OF LAWRENCE
6 EAST 6TH STREET
LAWRENCE, KS 66044
P: 785.832.3000

ARCHITECT
HOEFER WYSOCKI ARCHITECTURE
11460 TOMAHAWK CREEK PARKWAY,
SUITE 400
LEAWOOD, KANSAS 66211
P: 913.307.3700

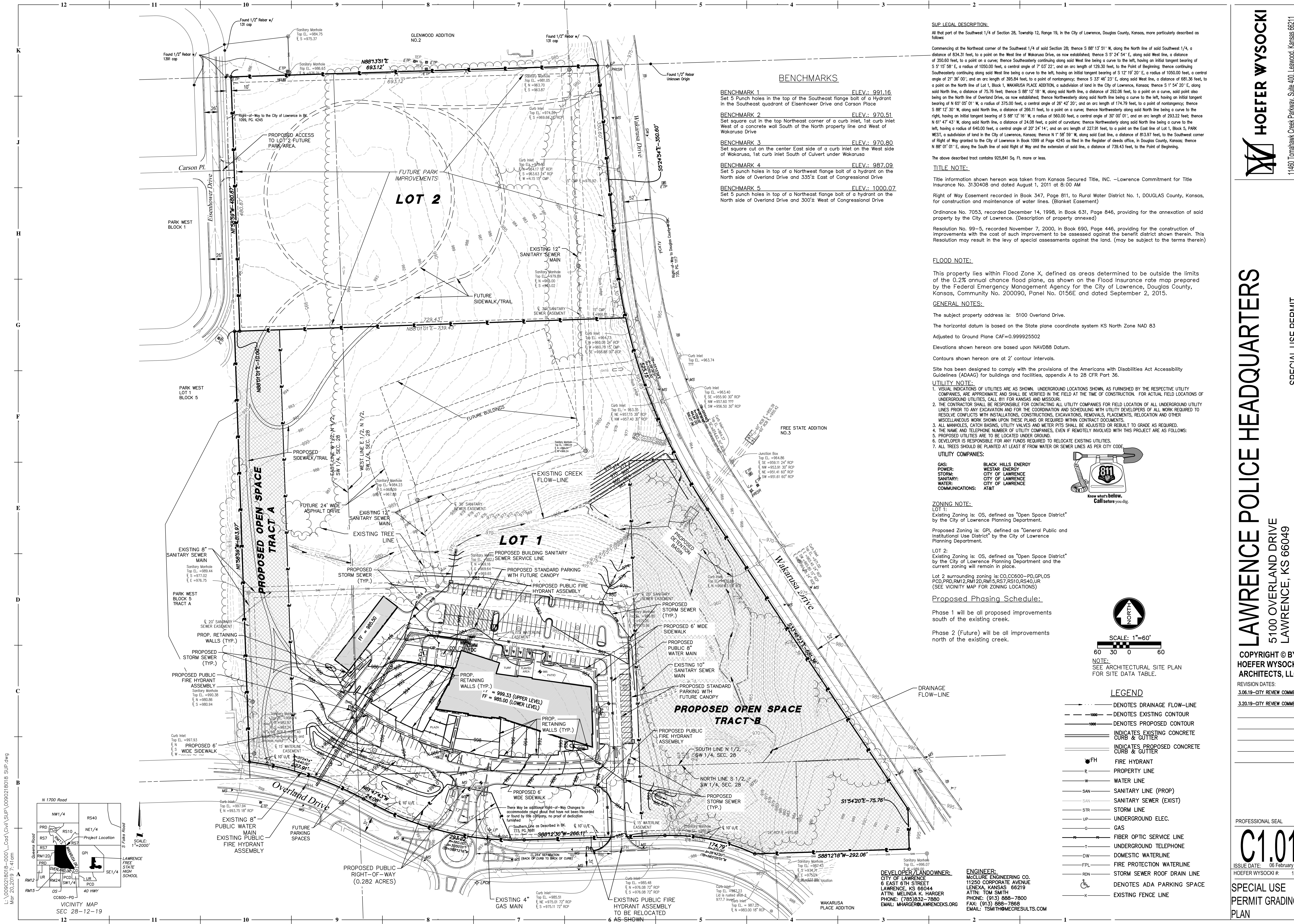
CONSTRUCTION MANAGER
TURNER CONSTRUCTION COMPANY
1220 WASHINGTON STREET, SUITE 100
KANSAS CITY, MO 64105
P: 816.283.0555

CIVIL
MCCLURE ENGINEERING
11250 CORPORATE AVENUE
LENEXA, KS 66219
P: 913.307.2522

STRUCTURAL ENGINEER
J&S STRUCTURAL ENGINEERS
14221 METCALF AVENUE, SUITE 119
OVERLAND PARK, KS 66223
P: 913.549.4701

MEP ENGINEER
BRANCH PATTERN
7400 COLLEGE BLVD., SUITE 150
OVERLAND PARK, KS 66210
P: 913.951.8311

LANDSCAPE ARCHITECT
LANDWORKS STUDIO
102 S. CHERRY STREET, 2ND FLOOR
OLATHE, KS 66061
P: 913.780.6707



SUP LEGAL DESCRIPTION:
 All that part of the Southwest 1/4 of Section 28, Township 12, Range 19, in the City of Lawrence, Douglas County, Kansas, more particularly described as follows:
 Commencing at the Northeast corner of the Southwest 1/4 of said Section 28; thence S 88° 13' 51" W, along the North line of said Southwest 1/4, a distance of 834.31 feet, to a point on the West line of Wakarusa Drive, as now established; thence S 5° 24' 54" E, along said West line, a distance of 350.60 feet, to a point on a curve; thence Southeastery continuing along said West line being a curve to the left, having an initial tangent bearing of S 5° 15' 58" E, a radius of 1050.00 feet, a central angle of 7° 03' 22", and an arc length of 129.30 feet, to the Point of Beginning; thence continuing Southeastery along said West line being a curve to the left, having an initial tangent bearing of S 12° 19' 20" E, a radius of 1050.00 feet, a central angle of 21° 36' 00", and an arc length of 395.84 feet, to a point of tangency; thence S 33° 46' 23" E, along said West line, a distance of 681.36 feet, to a point on the North line of Lot 1, Block 1, WAKARUSA PLACE ADDITION, a subdivision of land in the City of Lawrence, Kansas; thence S 1° 54' 20" E, along said North line, a distance of 75.76 feet; thence S 88° 12' 18" W, along said North line, a distance of 292.06 feet, to a point on a curve, said point also being on the North line of Overland Drive, as now established; thence Northwesterly along said North line being a curve to the left, having an initial tangent bearing of N 65° 05' 01" W, a radius of 375.00 feet, a central angle of 26° 42' 20", and an arc length of 174.79 feet, to a point of tangency; thence S 88° 12' 30" W, along said North line, a distance of 286.11 feet, to a point on a curve; thence Northwesterly along said North line being a curve to the right, having an initial tangent bearing of S 88° 12' 16" W, a radius of 560.00 feet, a central angle of 30° 00' 01", and an arc length of 293.22 feet; thence N 61° 47' 43" W, along said North line, a distance of 24.08 feet, a point of curvature; thence Northwesterly along said North line being a curve to the left, having a radius of 640.00 feet, a central angle of 20° 24' 14", and an arc length of 227.91 feet, to a point on the East line of Lot 1, Block 5, PARK WEST, a subdivision of land in the City of Lawrence, Kansas; thence N 1° 58' 59" W, along said East line, a distance of 813.97 feet, to the Southwest corner of Right of Way granted to the City of Lawrence in Book 1099 at Page 4245 as filed in the Register of deeds office, in Douglas County, Kansas; thence N 88° 01' 01" E, along the South line of said Right of Way and the extension of said line, a distance of 739.43 feet, to the Point of Beginning.

- BENCHMARKS**
- BENCHMARK 1** ELEV.: 991.16
Set 5 Punch holes in the top of the Southeast flange bolt of a Hydrant in the Southeast quadrant of Eisenhower Drive and Carson Place
 - BENCHMARK 2** ELEV.: 970.51
Set square cut in the top Northeast corner of a curb inlet, 1st curb inlet West of a concrete wall South of the North property line and West of Wakarusa Drive
 - BENCHMARK 3** ELEV.: 970.80
Set square cut on the center East side of a curb inlet on the West side of Wakarusa, 1st curb inlet South of Culvert under Wakarusa
 - BENCHMARK 4** ELEV.: 987.09
Set 5 punch holes in top of a Northwest flange bolt of a hydrant on the North side of Overland Drive and 335± East of Congressional Drive
 - BENCHMARK 5** ELEV.: 1000.07
Set 5 punch holes in top of a Northeast flange bolt of a hydrant on the North side of Overland Drive and 300± West of Congressional Drive

TITLE NOTE:
 Title information shown hereon was taken from Kansas Secured Title, Inc. -Lawrence Commitment for Title Insurance No. 3130408 and dated August 1, 2011 at 8:00 AM

Right of Way Easement recorded in Book 347, Page 811, to Rural Water District No. 1, DOUGLAS County, Kansas, for construction and maintenance of water lines. (Blanket Easement)

Ordinance No. 7053, recorded December 14, 1998, in Book 631, Page 846, providing for the annexation of said property by the City of Lawrence. (Description of property annexed)

Resolution No. 99-5, recorded November 7, 2000, in Book 690, Page 446, providing for the construction of improvements with the cost of such improvement to be assessed against the benefit district shown therein. This Resolution may result in the levy of special assessments against the land. (may be subject to the terms therein)

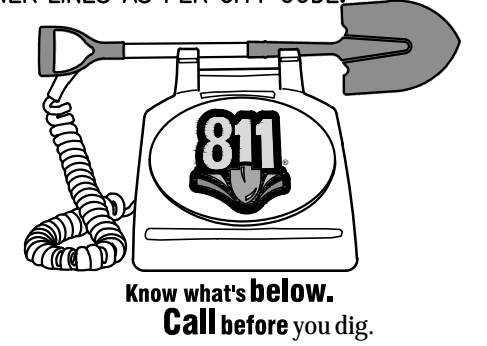
FLOOD NOTE:
 This property lies within Flood Zone X, defined as areas determined to be outside the limits of the 0.2% annual chance flood plane, as shown on the Flood Insurance rate map prepared by the Federal Emergency Management Agency for the City of Lawrence, Douglas County, Kansas, Community No. 200090, Panel No. 0156E and dated September 2, 2015.

GENERAL NOTES:
 The subject property address is: 5100 Overland Drive.
 The horizontal datum is based on the State plane coordinate system KS North Zone NAD 83
 Adjusted to Ground Plane CAF=0.999925502
 Elevations shown hereon are based upon NAVD88 Datum.
 Contours shown hereon are at 2' contour intervals.

UTILITY NOTE:
 1. VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL 811 FOR KANSAS AND MISSOURI.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR THE COORDINATION AND SCHEDULING WITH UTILITY DEVELOPERS OF ALL WORK REQUIRED TO RESOLVE CONFLICTS WITH INSTALLATIONS, CONSTRUCTIONS, EXCAVATIONS, REMOVALS, PLACEMENTS, RELOCATION AND OTHER MISCELLANEOUS WORK SHOWN UPON THESE PLANS OR REQUIRED WITHIN CONTRACT DOCUMENTS.
 3. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS SHALL BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
 4. THE NAME AND TELEPHONE NUMBER OF UTILITY COMPANIES, EVEN IF REMOTELY INVOLVED WITH THIS PROJECT ARE AS FOLLOWS:
 5. PROPOSED UTILITIES ARE TO BE LOCATED UNDER GROUND.
 6. DEVELOPER IS RESPONSIBLE FOR ANY FUNDS REQUIRED TO RELOCATE EXISTING UTILITIES.
 7. ALL TREES SHOULD BE PLANTED AT LEAST 8' FROM WATER OR SEWER LINES AS PER CITY CODE.

UTILITY COMPANIES:

GAS:	BLACK HILLS ENERGY
POWER:	WESTAR ENERGY
STORM:	CITY OF LAWRENCE
SANITARY:	CITY OF LAWRENCE
WATER:	CITY OF LAWRENCE
COMMUNICATIONS:	AT&T



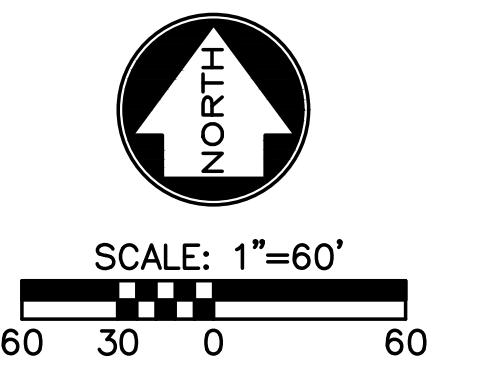
ZONING NOTE:
 LOT 1:
 Existing Zoning is: OS, defined as "Open Space District" by the City of Lawrence Planning Department.
 Proposed Zoning is: GPI, defined as "General Public and Institutional Use District" by the City of Lawrence Planning Department.

LOT 2:
 Existing Zoning is: OS, defined as "Open Space District" by the City of Lawrence Planning Department and the current zoning will remain in place.
 Lot 2 surrounding zoning is: C0,C0600-PD,GPI,OS PCD,PRD,RM12,RM12D,RM15,RS7,RS10,RS40,UR (SEE VICINITY MAP FOR ZONING LOCATIONS)

Proposed Phasing Schedule:

Phase 1 will be all proposed improvements south of the existing creek.

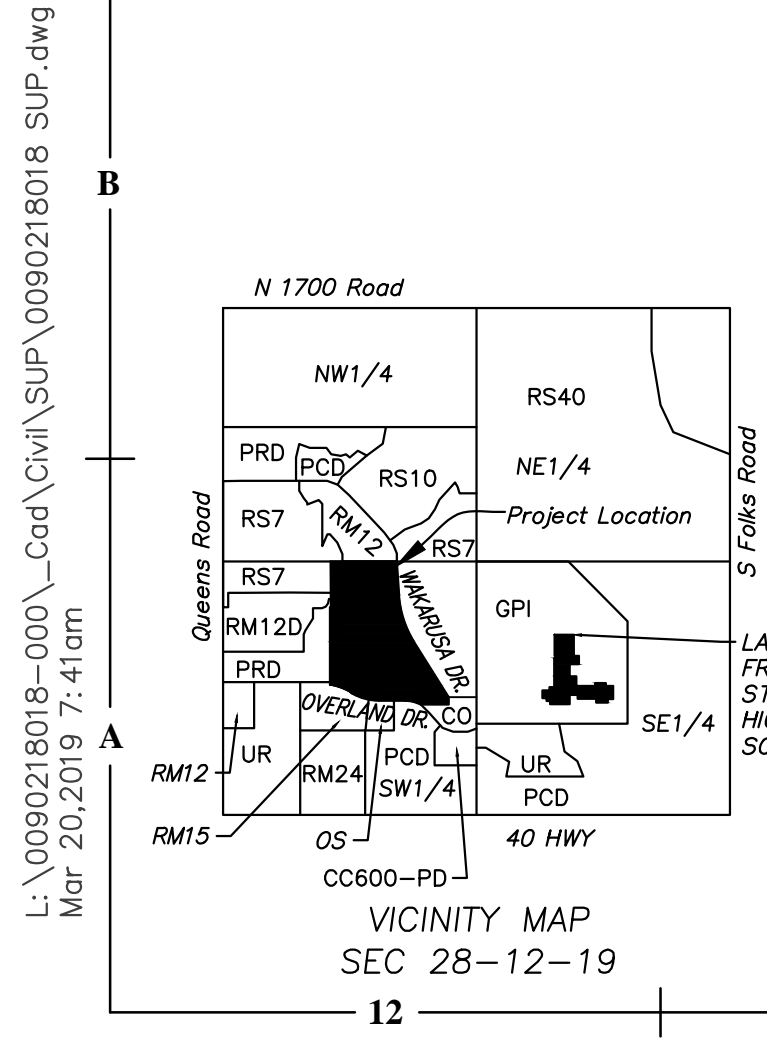
Phase 2 (Future) will be all improvements north of the existing creek.



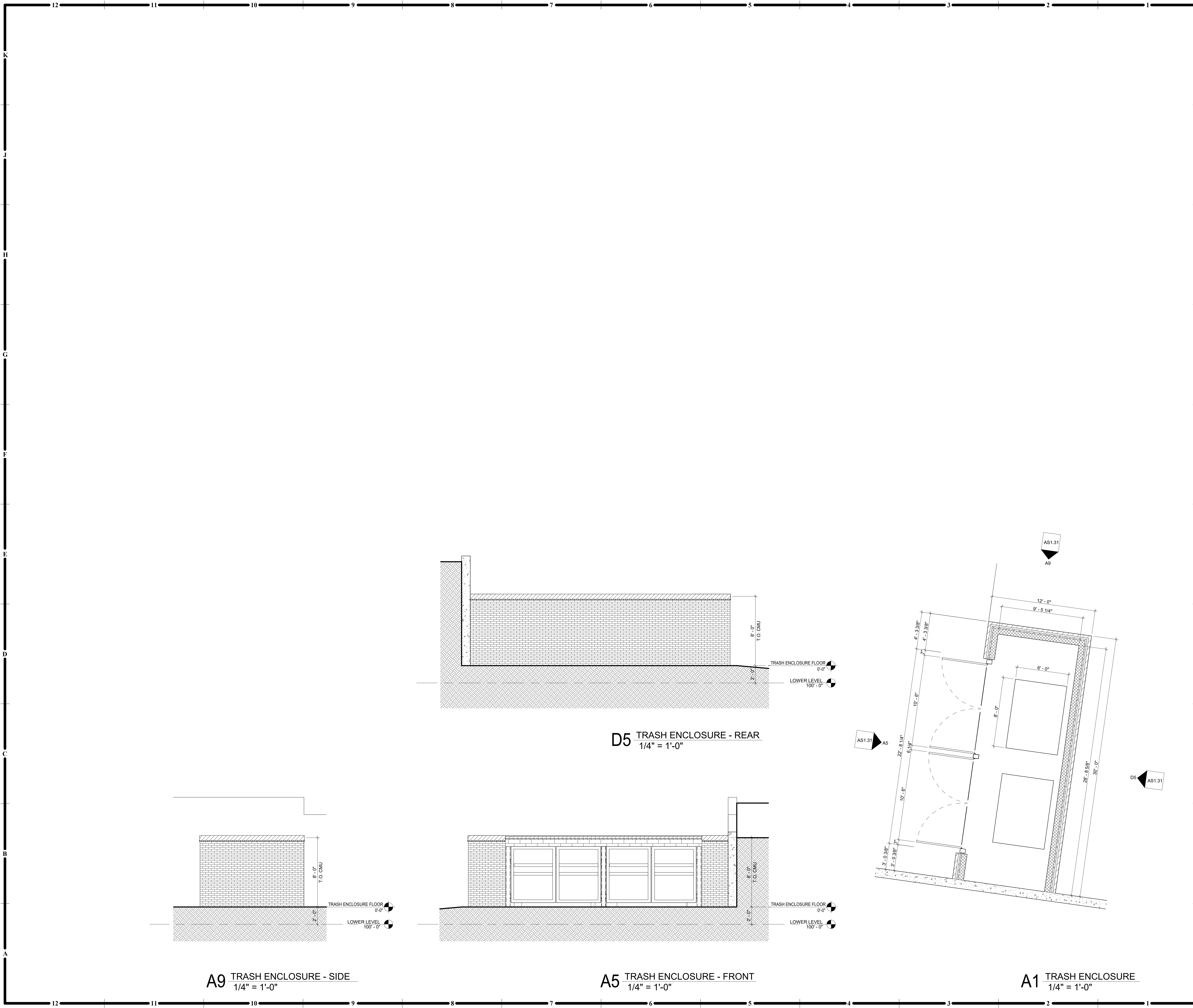
- LEGEND**
- DENOTES DRAINAGE FLOW-LINE
 - DENOTES EXISTING CONTOUR
 - DENOTES PROPOSED CONTOUR
 - INDICATES EXISTING CONCRETE CURB & GUTTER
 - INDICATES PROPOSED CONCRETE CURB & GUTTER
 - FH FIRE HYDRANT
 - P PROPERTY LINE
 - W WATER LINE
 - SAN SANITARY LINE (PROP)
 - SAN SANITARY SEWER (EXIST)
 - STR STORM LINE
 - UP UNDERGROUND ELEC.
 - G GAS
 - FIBER OPTIC SERVICE LINE
 - UNDERGROUND TELEPHONE
 - DW DOMESTIC WATERLINE
 - FPL FIRE PROTECTION WATERLINE
 - RDN STORM SEWER ROOF DRAIN LINE
 - X EXISTING FENCE LINE

DEVELOPER / LANDOWNER:
 CITY OF LAWRENCE
 6 EAST 6TH STREET
 LAWRENCE, KS 66044
 ATTN: MELINDA K. HARGER
 PHONE: (785)832-7880
 EMAIL: MHARGER@LAWRENCEKS.ORG

ENGINEER:
 MCCLURE ENGINEERING CO.
 11250 CORPORATE AVENUE
 LAWRENCE, KS 66049
 ATTN: TOM SMITH
 PHONE: (913) 888-7800
 FAX: (913) 888-7868
 EMAIL: TSMITH@MEGRESULTS.COM



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GENERAL NOTES - ARCHITECTURAL SITE:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION 985'-0"
3. ALL SIDEWALKS SHALL SLOPE 1/4 INCH PER FOOT AWAY FROM THE BUILDING, UNLESS NOTED OTHERWISE.
4. ALL GRADES SHALL SLOPE AWAY FROM THE BUILDING AT 5 PERCENT FOR THE FIRST 10 FT.
5. LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS, WITH THE SELECTED EQUIPMENT MANUFACTURER/SUPPLIER, AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

MATERIAL KEYNOTES

EXTERIOR ELEVATION MATERIALS

	GLASS - VIRACON VRE 26-38, WITH CLEAR ANODIZED WINDOW SYSTEM
	METAL PANEL TYPE A - ACM METAL PANEL, COLOR SILVERSMITH
	METAL PANEL TYPE B - ACM METAL PANEL, COLOR DARK BRONZE
	BRICK - ENDICOTT BRICK BLEND, 70% MEDIUM IRONSPOT 46, 30% DARK IRONSPOT
	STONE TYPE A - CONTINENTAL CAST STONE, SMOOTH, COLOR 1101
	STONE TYPE B - CONTINENTAL CAST STONE, ROCK FACE, COLOR 1101
	VERSALOCK MODULAR BLOCK RETAINING WALLS, MOSAIC PATTERN
	METAL BUILDING METAL PANEL STANDARD FINISH COOL COUNTRY WHEAT

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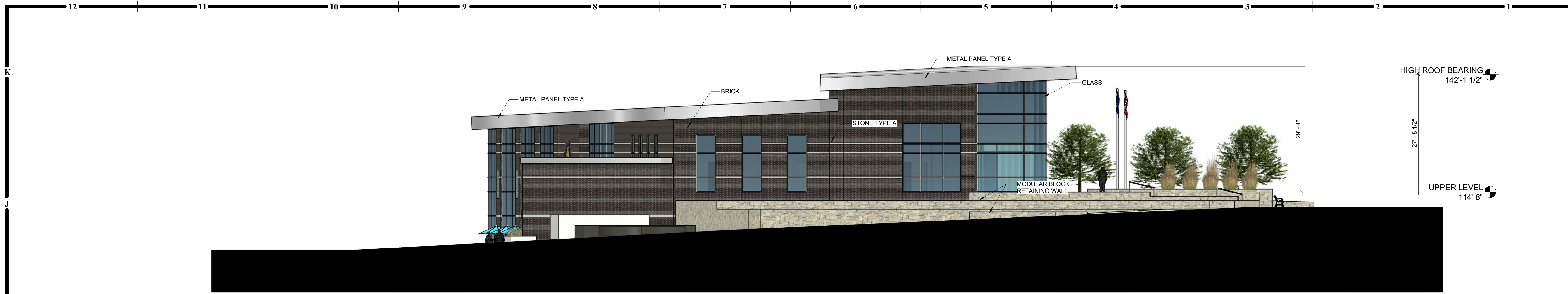
COPYRIGHT © BY HOEFER WYSOCKI ARCHITECTS, LLC
 REVISION DATES:

PROFESSIONAL SEAL
AS1.31
 ISSUE DATE: 06 FEBRUARY 2019
 HOEFER WYSOCKI #: 188061

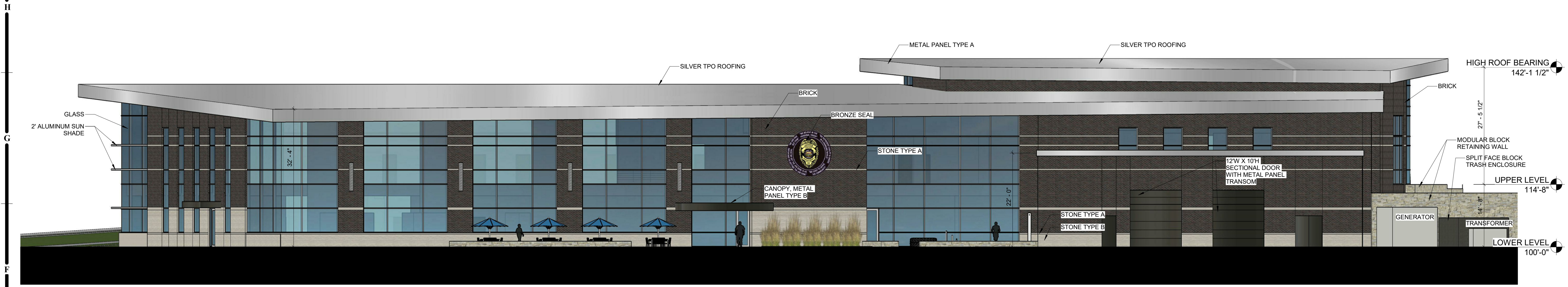
SITE DETAILS

SPECIAL USE PERMIT

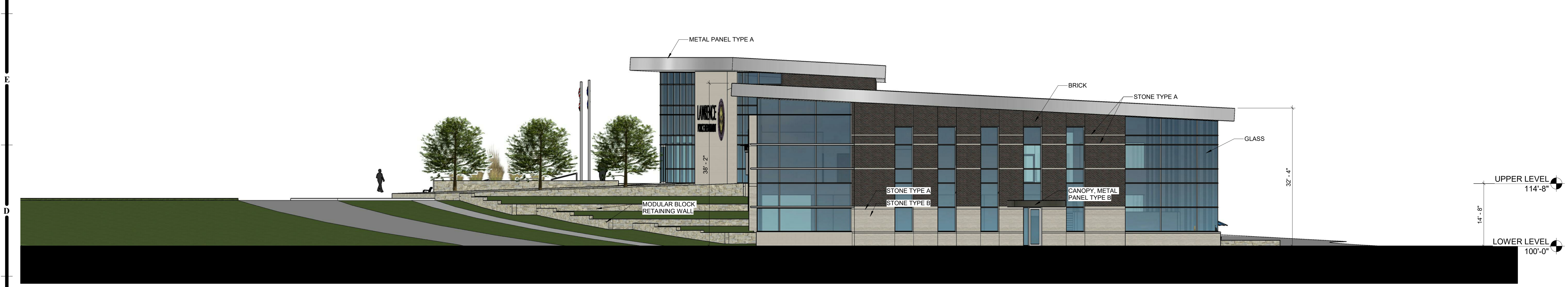
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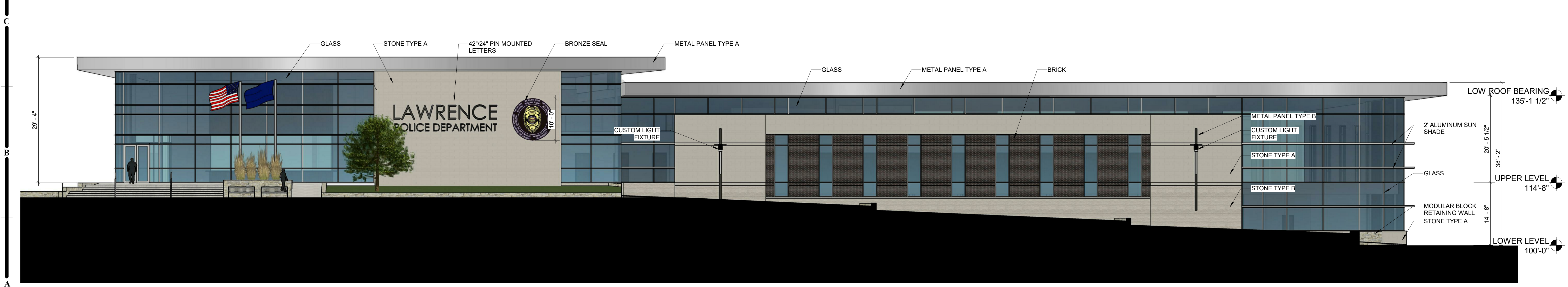
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



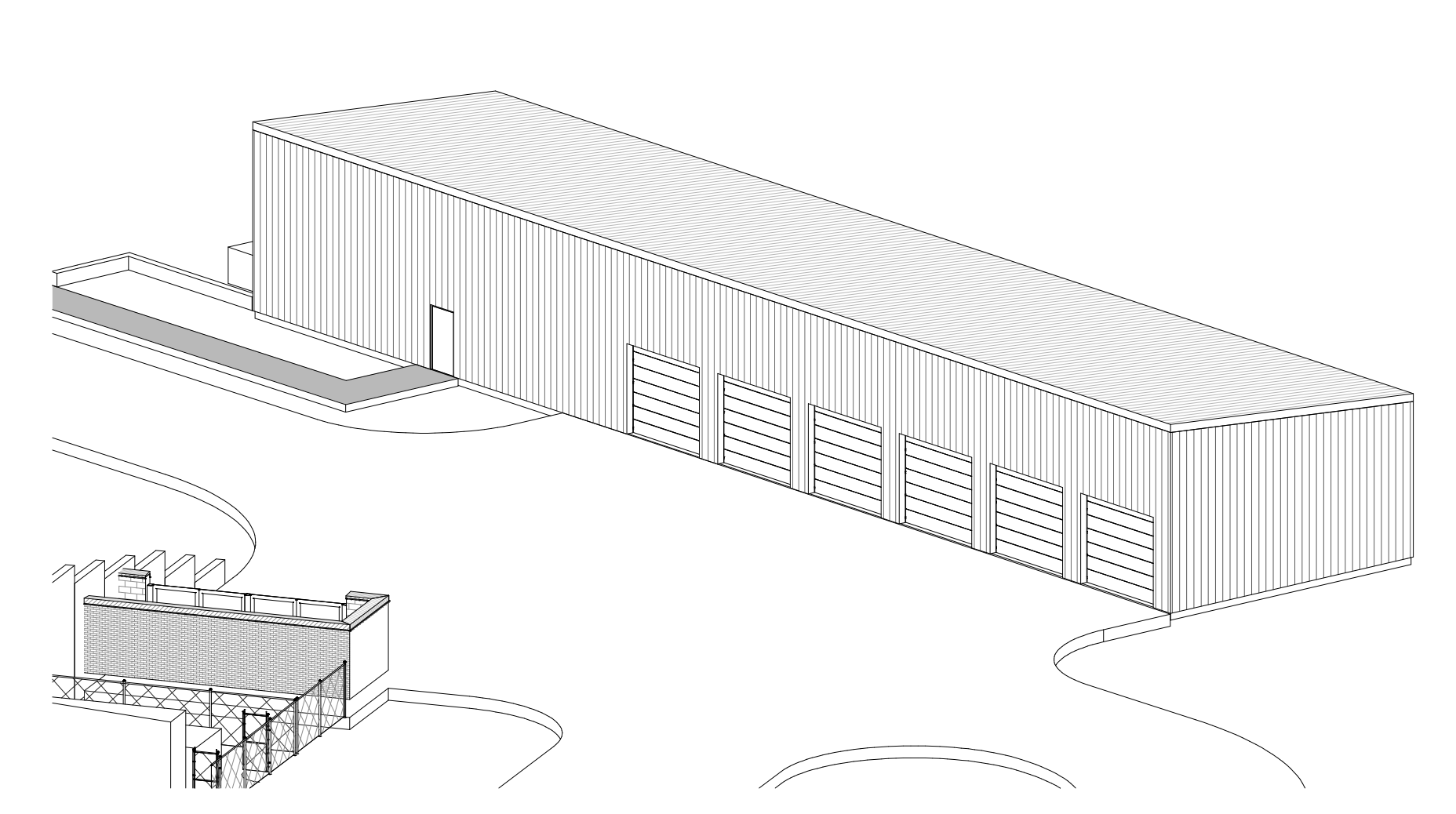
SOUTH ELEVATION

EXTERIOR ELEVATION MATERIALS

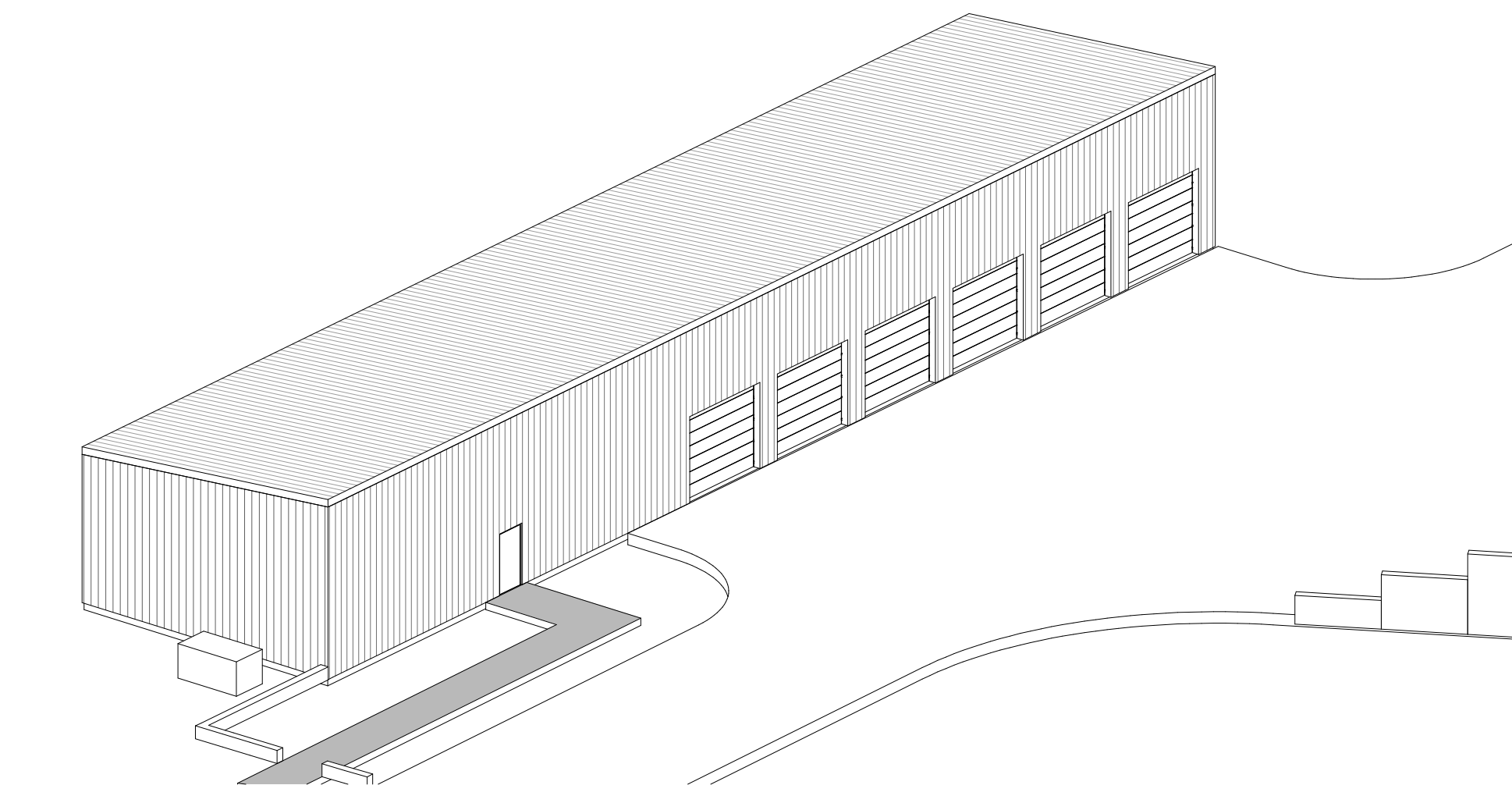
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	STONE TYPE B - CONTINENTAL CAST STONE, ROCK FACE, COLOR 1101
	VERSALOCK MODULAR BLOCK RETAINING WALLS, MOSAIC PATTERN

A1 EXTERIOR ELEVATIONS
 3/32" = 1'-0"

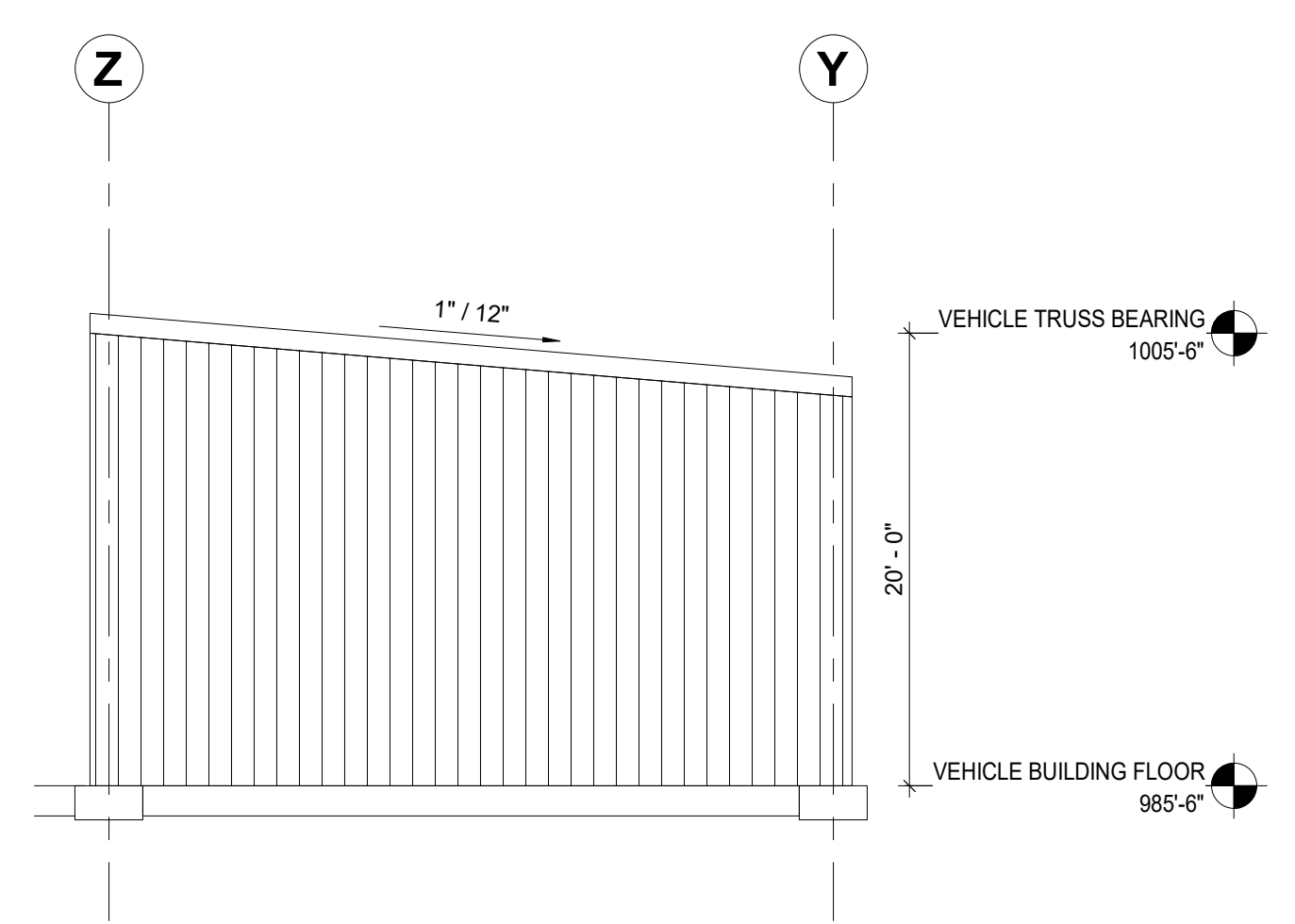
COLOR EXTERIOR ELEVATIONS



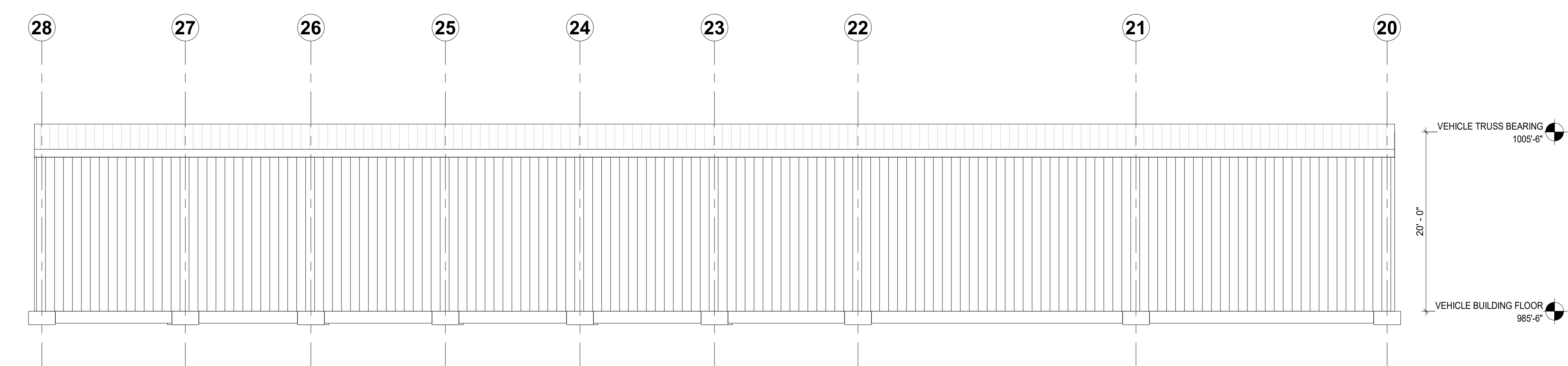
G6 3D VEHICLE BUILDING PERSPECTIVE 2



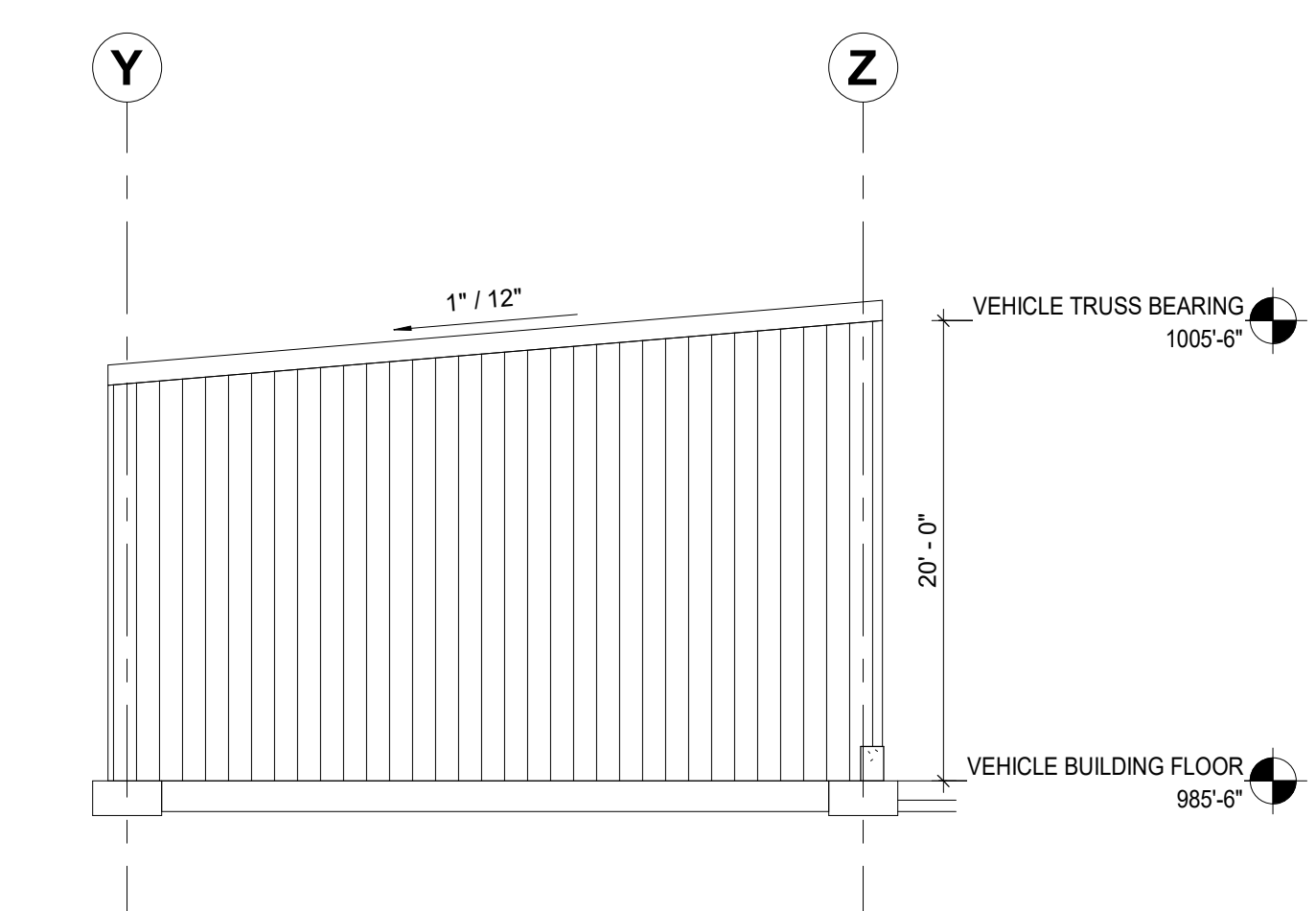
G1 3D VEHICLE BUILDING PERSPECTIVE 1



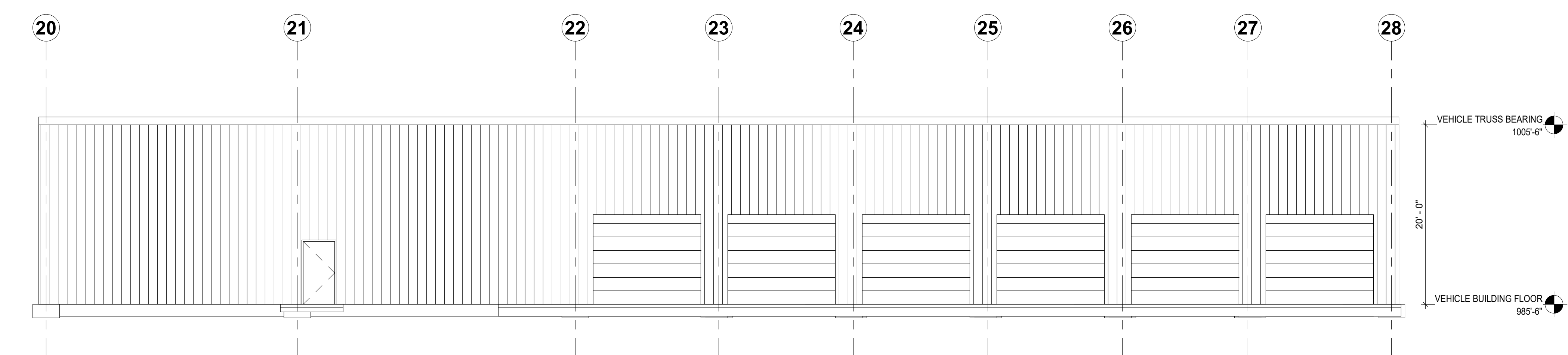
D9 VEHICLE BUILDING - RIGHT SIDE
 1/8" = 1'-0"



D1 VEHICLE BUILDING - BACK
 1/8" = 1'-0"



A9 VEHICLE BUILDING - LEFT SIDE
 1/8" = 1'-0"



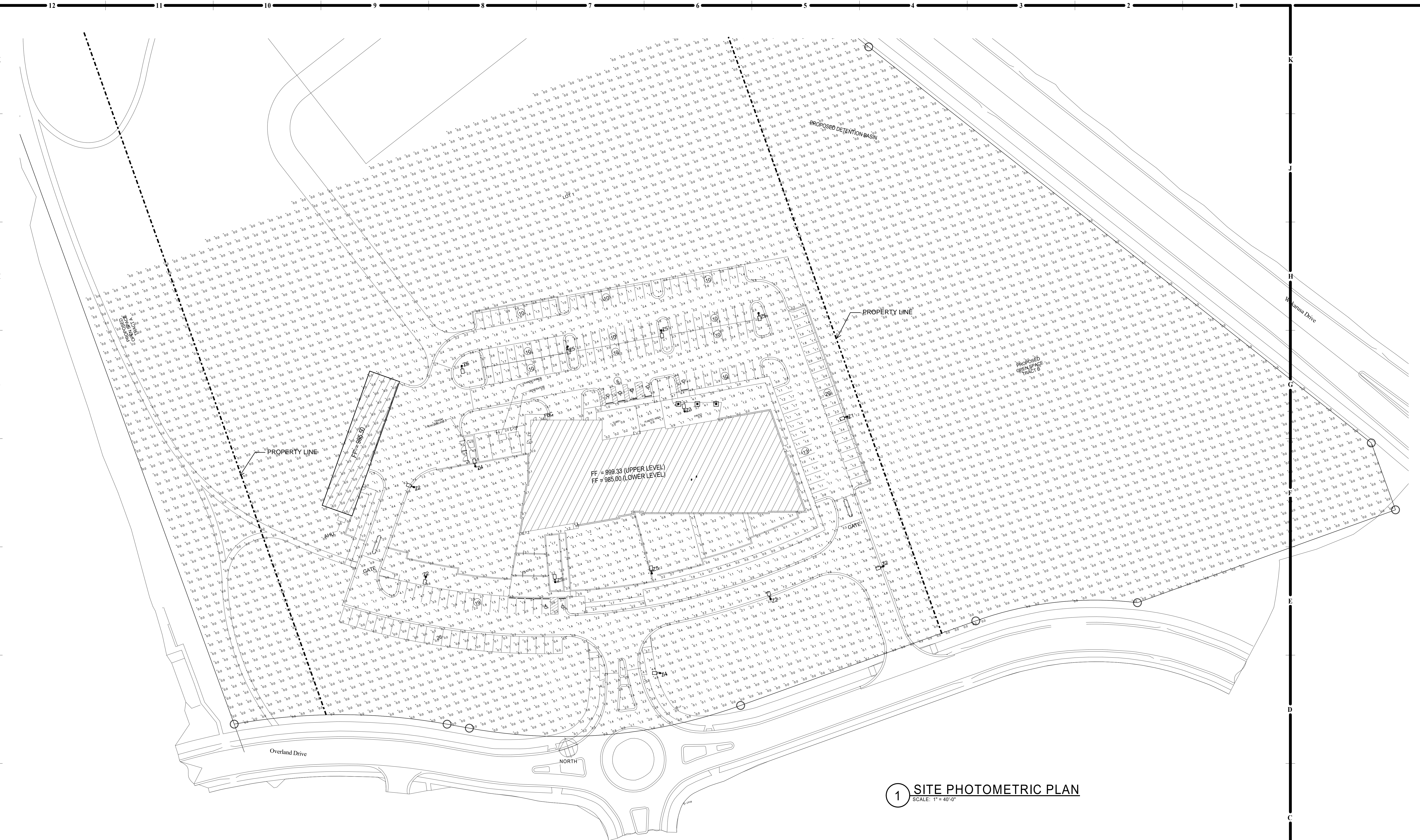
A1 VEHICLE BUILDING - FRONT
 1/8" = 1'-0"

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	VERSALOCK MODULAR BLOCK RETAINING WALLS, MOSAIC PATTERN
	METAL BUILDING METAL PANEL STANDARD FINISH S.O.D. BRIDGE COOL DESERT BEIGE

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1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

EXTERIOR LUMINAIRE SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	VOLTAGE	AREA SERVED	NOTES
Z1	SINGLE HEAD LED SITE LIGHT WITH LOW PROFILE HOUSING ON 25'-0" TALL STRAIGHT SQUARE STEEL POLE. TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF, DARK BRONZE FINISH, BILEVEL SWITCHED DIMMING 50%	BEACON	VPL 80L-235 3K7 4W UNV A DB	23026 LUMEN LED 3000K	231	277	SITE PARKING	
Z2	SINGLE HEAD LED SITE LIGHT WITH LOW PROFILE HOUSING ON 25'-0" TALL STRAIGHT SQUARE STEEL POLE. TYPE 2 DISTRIBUTION, FULL CUTOFF, DARK BRONZE FINISH, BILEVEL SWITCHED DIMMING 50%	BEACON	VPL 80L-235 3K7 2 UNV A DB	23620 LUMEN LED 3000K	231	277	SITE PARKING	
Z3	SINGLE HEAD LED SITE LIGHT WITH LOW PROFILE HOUSING ON 25'-0" TALL STRAIGHT SQUARE STEEL POLE. TYPE 3 DISTRIBUTION, FULL CUTOFF, DARK BRONZE FINISH, BILEVEL SWITCHED DIMMING 50%	BEACON	VPL 80L-235 3K7 3 UNV A DB	23659 LUMEN LED 3000K	231	277	SITE PARKING	
Z4	SINGLE HEAD LED SITE LIGHT WITH LOW PROFILE HOUSING ON 25'-0" TALL STRAIGHT SQUARE STEEL POLE. TYPE 4 DISTRIBUTION, FULL CUTOFF, DARK BRONZE FINISH, BILEVEL SWITCHED DIMMING 50%	BEACON	VPL 80L-235 3K7 4 UNV A DB	23120 LUMEN LED 3000K	231	277	SITE PARKING	
Z5	SINGLE HEAD LED SITE LIGHT WITH LOW PROFILE HOUSING ON 25'-0" TALL STRAIGHT SQUARE STEEL POLE. TYPE SQM DISTRIBUTION, FULL CUTOFF, DARK BRONZE FINISH, BILEVEL SWITCHED DIMMING 50%	BEACON	VPL 80L-235 3K7 SQM UNV A DB	23665 LUMEN LED 3000K	231	277	SITE PARKING	

GENERAL NOTES:
 A. FIRST CATALOG NUMBER FOR EACH LUMINAIRE IS THE BASIS OF DESIGN. ADDITIONAL CATALOG NUMBERS ARE ACCEPTABLE ONCE IT HAS BEEN DEMONSTRATED TO BE EQUAL PER THE LIGHTING ENGINEERS' CRITERIA.
 B. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
 C. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.
 D. COORDINATE WALL MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS, ELEVATIONS AND DETAILS.

