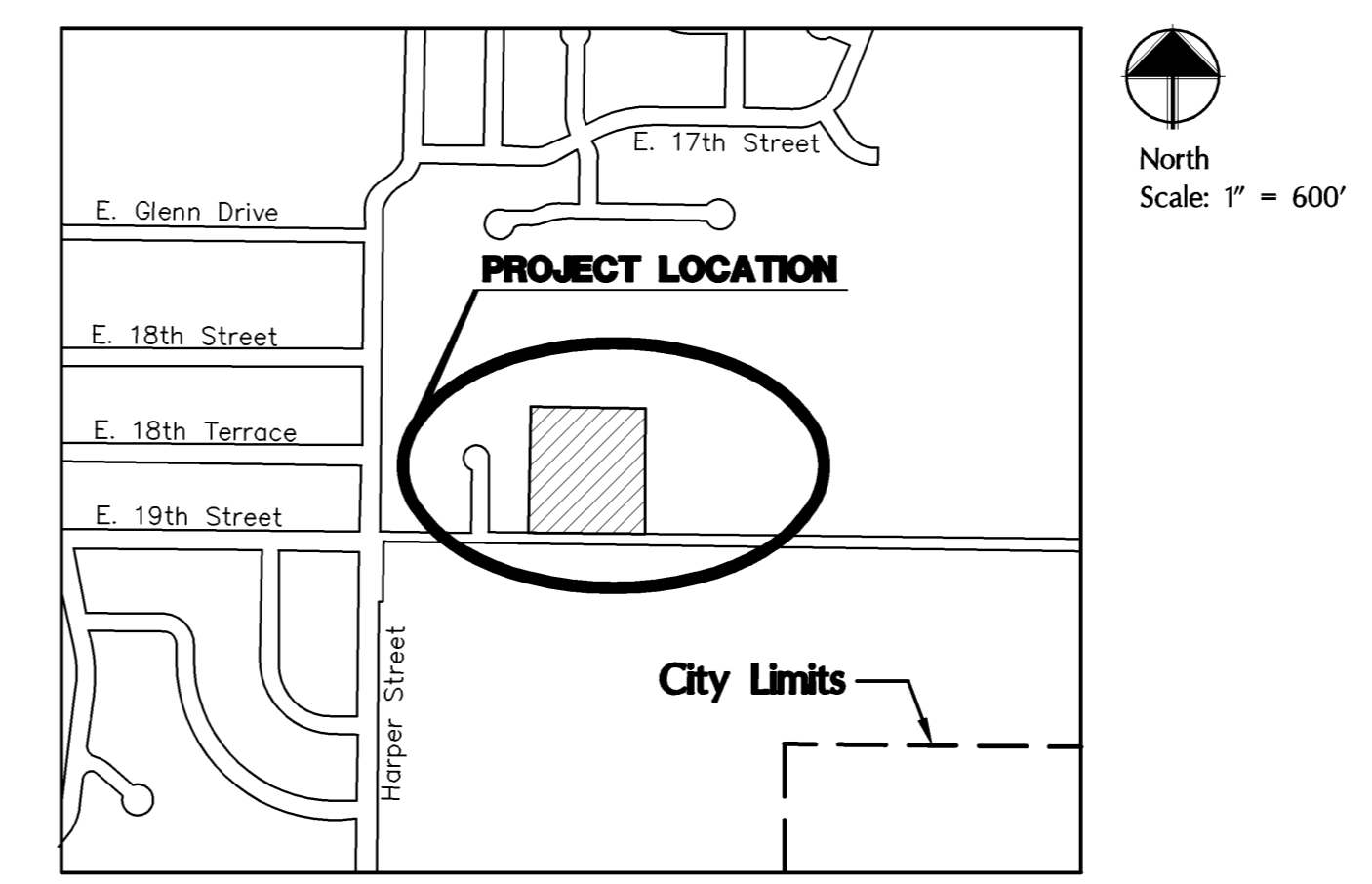


Location Map



Legal Description

Lot 1 of Lawrence Humane Society Addition. A subdivision in the City of Lawrence, Douglas County, Kansas.

General Notes

- Owner/Developer: Lawrence Humane Society, 1805 East 9th Street, Lawrence, Kansas 66044
- Land Planner/Engineer: Lanplan Engineering, P.A., 1310 Wakarusa Drive, Lawrence, Kansas 66049
- Topography obtained from aerial survey performed by M.J. Harden, 2003.
- Existing Land Use: Animal Shelter
- Proposed Land Use: Animal Shelter
- Existing Zoning: PID-Lawrence Humane Society (formerly PID-2)
- Proposed Zoning: PID-Lawrence Humane Society (formerly PID-2)
- Written dimensions shall prevail over scaled dimensions.
- Private drives shall meet or exceed City of Lawrence standards. All drives shall be Type I curb and gutter per Sec. 20-1215, unless otherwise shown.
- City of Lawrence will not be responsible for pavement damage due to refuse collection.
- Landowners shall provide for and establish an agency for the maintenance of common open space, recreation facilities, non-encroachable area and any other area within the area proposed to be developed that is to be retained primarily for the exclusive use and benefit of the residents, lessees, and owners of the planned unit development.
- The owners/developers hereby dedicate to the City of Lawrence the right to regulate any construction over the area designated as common open space, open air recreation area, and non-encroachable area and to prohibit any construction within said areas and spaces inconsistent with the approved use or enjoyment of residents, lessees, and owners of the planned unit development.
- Developer shall coordinate with the Municipal Utilities Office in the event a waterline extension or additional easements may be required.
- All on-site utilities and improvements to be provided through private financing and guaranteed or installed by owners-developers.
- Existing grants of easement (incl. public utility easements) are shown on plan.
- Maximum building heights shall not exceed 35' Ht.
- City of Lawrence has the right to make immediate use of the entire public right-of-way for street, sidewalk, utility and drainage purposes and for the installation, inspection, maintenance, and removal of the same. Per Section 16-805.
- Parking requirements are based on parking use group 14 - Retail, Wholesale and Services. One space per 400 S.F. of public area.
- A reduced perimeter setback for the Existing Storage Building and for the Future Phase II Addition (Fenced Cat Porch) is requested as part of this plan.

Site Summary

Gross/Net Site Area:	158,399 S.F./3.64 AC.		
Gross Building Area:	17,551 S.F.		
Net Building Area (Public Area):	3,805 S.F.		
Existing Building Area:	15,944 S.F./0.37 AC.	Proposed Building Area*:	17,551 S.F./0.40 AC.
Existing Pavement Area:	21,266 S.F./0.49 AC.	Proposed Pavement Area:	21,266 S.F./0.49 AC.
Existing Impervious Area:	37,210 S.F./0.86 AC.	Proposed Impervious Area:	38,817 S.F./0.89 AC.
Existing Pervious Area:	121,189 S.F./2.78 AC.	Proposed Pervious Area:	119,582 S.F./2.75 AC.
Property Area:	158,399 S.F./3.64 AC.		

* Includes Phases I & II

Parking Requirements

Total Parking:
Required: 10
Provided: 28, incl. 2 ADA stalls (Existing)

Accessible:
Required: 2
Provided: 2 (Existing)

Bicycle:
Required: 5
Provided: 6

Landscape Requirements

Street Trees:
Required: 1 Tree/40 L.F. of R.O.W., 384 L.F. of R.O.W./40 = 9.6 (10 Trees)
Provided: 10 Trees

Additional Open Space Trees:
Required: 1 Tree/4,000 S.F. of Landscaped Open Space, 119,221 S.F./4,000 = 29.8 (30 Trees)
Provided: 56 Trees

Interior Parking Lot Landscaping:
Required: (28 Spaces)(280 S.F.)(15%) = 1,176 S.F.
Provided: 1,404 S.F. (Existing)

Common Open Space:
Required: (158,359 S.F.)(20%) = 31,672 S.F.
Provided: 36,496 S.F. (Existing)

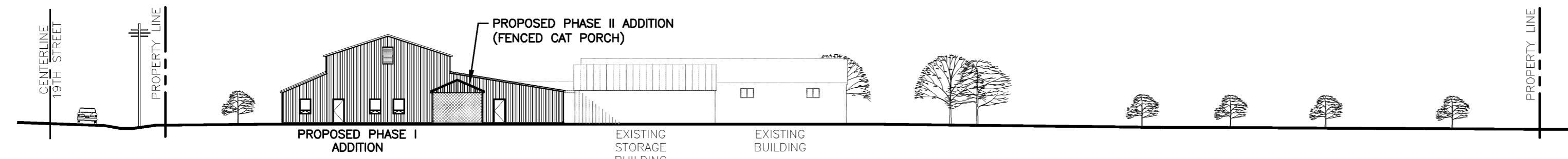
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

Plant Schedule

SYMBOL	QTY.	SPECIES	SIZE	COND.
EXISTING TREES				
1	1	ACER GINNALA Amur Maple	2" CAL	N/A
2	2	ACER RUBRUM 'AUTUMN BLAZE' 'Autumn Blaze' Red Maple	2" CAL	N/A
4	4	ACER SACCHARUM Sugar Maple	2-12" CAL	N/A
10	10	CERCIS CANADENSIS Redbud	2-12" CAL	N/A
5	5	FRAXINUS AMERICANA White Ash	6-12" CAL	N/A
1	1	JUNIPERUS VIRGINIANA Eastern Red Cedar	8" CAL	N/A
3	3	MALUS SPP. Flowering Crabapple	2" CAL	N/A
1	1	METASEQUOIA GLYPTOSTROBODES Dawn Redwood	16" CAL	N/A
1	1	MORUS ALBA Common Mulberry	14" CAL	N/A
3	3	PINUS NIGRA Austrian Pine	2-4" CAL	N/A
8	8	PINUS STROBUS Eastern White Pine	2-4" CAL	N/A
1	1	POPULUS DELTOIDES Eastern Cottonwood	4" CAL	N/A
2	2	PRUNUS CERASIFERA Cherry Plum	2" CAL	N/A
7	7	PYRUS CALLERYANA 'BRADFORD' Bradford Pear	2-4" CAL	N/A
3	3	QUERCUS PALUSTRIS Pin Oak	12-16" CAL	N/A
1	1	SALIX SPP. Willow	4" CAL	N/A
1	1	TILIA CORDATA Littlereed Linden	2" CAL	N/A
6	6	ULMUS AMERICANA American Elm	2-4" CAL	N/A
1	1	ULMUS PUMILLA Siberian Elm	6" CAL	N/A
PROPOSED TREES				
2	2	ACER RUBRUM 'AUTUMN BLAZE' 'Autumn Blaze' Red Maple	MIN. 2" CAL.	B&B
1	1	FRAXINUS PENNSYLVANICA 'PATMORE' 'Patmore' Green Ash	MIN. 2" CAL.	B&B
3	3	PINUS STROBUS Eastern White Pine	MIN. 2" CAL.	B&B
2	2	QUERCUS RUBRA Northern Red Oak	MIN. 2" CAL.	B&B
EXISTING SHRUBS				
2	2	BERBERIS THUNBERGII Japanese Barberry	36" WIDTH	N/A
3	3	JUNIPERUS SPP. Juniper	60" WIDTH	N/A
6	6	SPIREA SPP. Spirea	60" WIDTH	N/A
13	13	TAXUS SPP. Taxus	60" WIDTH	N/A
4	4	VIBURNUM SPP. Viburnum	60" WIDTH	N/A
5	5	WEICELA FLORIDA Weigela	48" WIDTH	N/A
PROPOSED SHRUBS				
7	7	JUNIPERUS CHINENSIS 'PFTZERIANA' Pfitzer's Chinese Juniper	MIN. 24" WIDTH	N/A
EXISTING GRASSES, PERENNIALS, & BULBS				
1	1	CALAMAGROSTIS x ACUTIFOLIA Feather Grass	72" WIDTH	N/A
16	16	HEMEROCALLIS SPP. Daylily	24" WIDTH	N/A
3	3	HOSTA SPP. Hosta	36" WIDTH	N/A
6	6	IRIS SPP. Iris	24" WIDTH	N/A
4	4	MISCANTHUS SPP. Fountain Grass	36" WIDTH	N/A
3	3	STACHYS BYZANTINUM Lamb's Ear	24" WIDTH	N/A

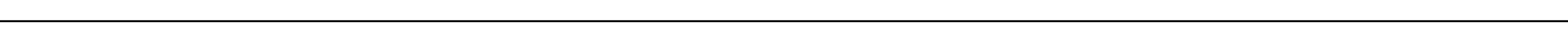
A-A' West-East Elevation

Scale: 1"=30'



B-B' South-North Elevation

Scale: 1"=30'



CHAIRMAN
LAWRENCE - DOUGLAS COUNTY PLANNING COMMISSION

SECRETARY
LAWRENCE - DOUGLAS COUNTY PLANNING COMMISSION

Civil Engineering
Landscape Architecture
Community Planning
Surveying

1310 Wakarusa Drive
Lawrence, Kansas 66049
Tel: (785)843-7550
Fax: (785)843-2410

Landplan Engineering, P.A.

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REVISIONS

10/04/00	per depl. comments
11/21/00	per conditions
07/12/02	fence revisions
11/01/06	building addition

DATE: 9/8/00
PROJECT NO.: 06676
DWG. ID: 006676-ppp-1dp
DESIGNED BY: TA
DRAWN BY: BS
CHECKED BY: JDR

SHEET NO. 1 OF 1 SHEETS

A Revised Preliminary
and Final Development Plan
LAWRENCE HUMANE SOCIETY
Lawrence, Kansas