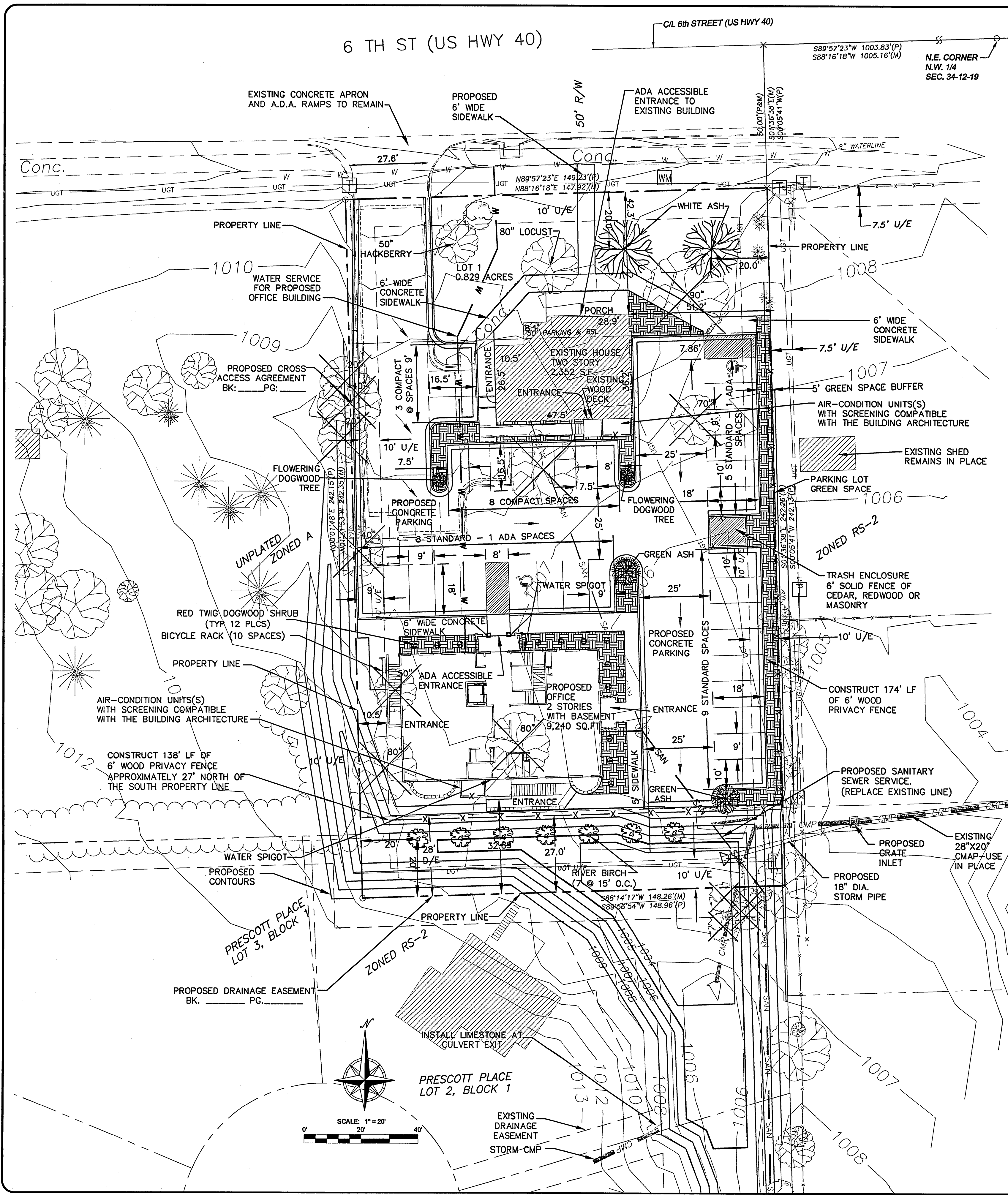




OWNER/DEVELOPER:
DOUG GARBER CONSTRUCTION
1445 E. 920 ROAD
LAWRENCE, KANSAS 66049

SITE ADDRESS:
4101 W. 6TH LAWRENCE, KS
66049

DESCRIPTION:
ALL OF LOT 1
FREE STATE VETERINARY HOSPITAL,
A SUBDIVISION IN THE CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS.

ENGINEER/SURVEYOR:
TAYLOR DESIGN GROUP, P.A.
1220 EAST LOGAN
OTTAWA, KS. 66067

EXISTING & PROPOSED BUILDINGS:
EXISTING OFFICE (2 FLOORS + BASEMENT) 1,782 S.F.
TOTAL OFFICE 9,240 S.F.
EXISTING STUDIO APARTMENT 11,020 S.F.
EXISTING STUDIO APARTMENT 9,920 S.F.
EXISTING STUDIO APARTMENT 570 S.F.

PARKING REQUIREMENTS:
PARKING REQUIRED 1 SPACE/300 SQ. FT. OFFICE = 33
2 SPACES/APARTMENT 35
TOTAL 68
PARKING PROVIDED 2 A.D.A. 11
11 COMPACT (31.4%) 22
22 REGULAR 35
35 TOTAL PROVIDED

ZONED:
R-2 RESIDENCE-OFFICE

FLOOD PLAIN DATA:
LOT 1 IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA.
(RE: MAP NUMBER 2004SC0017C EFFECTIVE DATE: NOVEMBER 7, 2001.)

Location Map

SITE LOCATION

Impervious Surface Summary:		
DIVISION	AREA (FT2)	PERCENTAGE OF PROPERTY AREA
TOTAL BUILDINGS	4862	13.46%
TOTAL PAVEMENT	18298	50.67%
TOTAL IMPERVIOUS	23160	64.14%
TOTAL PERVIOUS	12951	35.86%
PROPERTY AREA	36111	100.00%

- GENERAL NOTES:**
1. THE TOPOGRAPHY SHOWN HEREON WAS GENERATED BY ACTUAL FIELD SURVEY, APRIL 2005.
 2. THE EXISTING 2-STORY HOUSE WILL REMAIN OFFICE SPACE AND A STUDIO APARTMENT.
 3. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS.
 4. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLISH SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND STANDARD HIGHWAY SIGNS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
 5. ALL HANDICAP RAMPS ARE CONSTRUCTED IN COMPLIANCE WITH CITY OF LAWRENCE STANDARDS.
 6. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE DRIVE DUE TO THE WEIGHT OF THE REFUSE TRUCKS.
 7. ALL EXTERNAL LIGHTING WILL BE PROVIDED WITH WALL PACK LIGHTS ON THE EXISTING AND PROPOSED BUILDINGS WITH SHIELDS TO PREVENT DISPERSMENT ONTO ADJACENT PROPERTIES.
 8. ZONING OF THE PROPERTY TO THE WEST IS A, AGRICULTURE. THE ZONING OF THE PROPERTIES TO THE EAST AND SOUTH IS RS-2, SINGLE FAMILY RESIDENCE.
 9. ALL NEW PAVEMENT SURFACING TO BE 6" THICK CONCRETE.
 10. ALL SIDEWALKS ARE TO BE 4" THICK CONCRETE.

LANDSCAPE PLAN

STREET TREES REQUIREMENTS:

TOTAL STREET FRONTAGE	149.2 LF
STREET TREES REQUIRED (@ 1 / 40 LF)	4
PROPOSED STREET TREES	4 (1/37.3 LF)
EXISTING STREET TREES (TO BE PRESERVED)	2
50" HACKBERRY (CELTIS OCCIDENTALIS)	
80" LOCUST (GLEDTISIA TRIANCANTHOS)	
PROPOSED STREET TREES	2
2 - WHITE ASH (FRAXINUS AMERICANA)	

PARKING LOT LANDSCAPE REQUIREMENTS:

TOTAL PARKING LOT AREA	15,559.9 SF
PARKING LOT LANDSCAPE AREA REQUIRED (15%)	2,334.0 SF
PROPOSED PARKING LOT LANDSCAPE AREA	2,597.3 SF (16.7%)
PARKING LOT TREES	4
PARKING LOT ISLANDS	2
ORNAMENTAL TREES	4
2 - DOG WOOD TREES (CORNUS FLORIDA)	
SHADE TREES	2
2 - GREEN ASH (FRAXINUS PENNSYLVANICUS)	
PARKING LOT SHRUBS (ALONG BUILDING)	
12 - RED TWIG DOGWOOD SHRUBS (CORNUS SERICEA/STOLONIFERA)	

ADDITIONAL TREE REQUIREMENTS:

TOTAL LANDSCAPE AREA	12,951.0 SF
MINIMUM TREES REQUIRED (@ 1 / 2,500 SF)	6*
ADDITIONAL PROPOSED TREES*	7 (1,850 SF)
7 - RIVER BIRCH (BETULA NIGRA)	

ALTHOUGH IT IS ASSUMED THAT THE PARKING LOT TREES COUNT TOWARDS THIS REQUIREMENT, RIVER BIRCH WILL PROVIDE AN ADDITIONAL MEASURE OF SCREENING DURING SPRING AND SUMMER MONTHS.

- GREENSPACE BUFFER AND SCREENING:**
1. A SIX-FOOT (6') WOOD PRIVACY FENCE SHALL BE CONSTRUCTED WITHIN ONE FOOT (1') OF THE EAST PROPERTY LINE FOR THE FULL LENGTH OF THE PARKING LOT.
 2. A FIVE-FOOT (5') GREENSPACE BUFFER WILL BE PROVIDED BETWEEN THE PARKING LOT AND THE EAST PROPERTY LINE.
 3. AT THE ADJACENT LANDOWNERS' REQUEST, A TWENTY-EIGHT-FOOT (28') GREENSPACE BUFFER AND BUILDING SETBACK SHALL BE PROVIDED ON THE SOUTH PROPERTY LINE THAT WILL INCLUDE THE DETENTION AREA. ALSO AT THE ADJACENT LANDOWNERS' REQUEST, THE SIX-FOOT (6') WOOD PRIVACY FENCE SHALL BE PLACED TWENTY-SEVEN FEET (27') OFF OF THE SOUTH PROPERTY LINE TO GIVE THEM AN ADDITIONAL SENSE OF SEPARATION FROM THE PROPOSED COMMERCIAL DEVELOPMENT.
- LANDSCAPE PLAN NOTES:**
1. ALL LANDSCAPE AREAS WITHIN FIVE FEET (5') OF PROPOSED OR EXISTING TREES AND WITHIN THREE FEET (3') OF PROPOSED SHRUBS SHALL BE COVERED WITH A TWO INCHES (2") MINIMUM LAYER OF MULCH.
 2. ALL DISTURBED LANDSCAPE AREAS NOT COVERED BY MULCH SHALL BE COVERED WITH TALL FESCUE SOD.
 3. BARRIER FENCING SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE FOR ALL EXISTING TREES TO BE PRESERVED TO PROTECT AND SAVE TREES FROM SOIL COMPACTION AND SEVERED ROOTS. VEHICLES WILL NOT BE ALLOWED TO DRIVE OR PARK AND MATERIALS WILL NOT BE STORED OVER THE CRITICAL ROOT ZONE.
 4. ALL LANDSCAPING, INCLUDING NEW AND EXISTING TREES, SHRUBS, GROUNDCOVER AND TURF GRASSES WILL BE FERTILIZED AND/OR MULCHED AS NECESSARY, WATERED PERIODICALLY, ESPECIALLY IN TIMES OF DROUGHT, AND WEEDED TO REMOVE ANY AGGRESSIVE, NOXIOUS OR UNDESIRABLE PLANTS FROM THE LANDSCAPE AREA.

LEGEND:

SIGN
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
TELEPHONE PEDESTAL
GAS METER
FIRE HYDRANT
WATER VALVE
POWER POLE
LIGHT POLE
TREE LINE
FENCE
OVERHEAD WIRE
UNDERGROUND TELEPHONE
FIBER OPTIC LINE
STORM SEWER
FORCE MAIN
SANITARY SEWER
GAS
WATER LINE
CABLE TV
TREE TO BE REMOVED
PARKING LOT GREEN SPACE
CONIFEROUS TREE
DECIDUOUS TREE
ORNAMENTAL SHRUB
EXISTING BUILDING
EXISTING UTILITY EASEMENT
DRAINAGE EASEMENT
DRAINAGE PATH

BY: []
NO. []
DATE: []
REVISIONS: []
PER CITY REVIEW: []

SITE PLAN
FAIRHAVEN COMMERCIAL BUILDING
LAWRENCE, KANSAS

Taylor Design Group, P.A.
Surveyors • Engineers
1220 E. Logan • Ottawa, KS 66067
785-242-8846 • Fax: 785-242-8852

PROFESSIONAL ENGINEER
14813
6-15-05
KANSAS

DRAWN: ALI
DESIGNED: KD/ALI
CHECKED: WRB/KD
DATE: 5/17/05
PROJECT: 16203
SHEET NO.

C1.0