

### 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.
Existing Pavement Area:	21,266 S.F./0.49 AC.
Existing Impervious Area:	37,210 S.F./0.86 AC.
Existing Pervious Area:	121,189 S.F./2.78 AC.
Property Area:	158,399 S.F./3.64 AC.
Proposed Building Area:	17,551 S.F./0.49 AC.
Proposed Pavement Area:	21,266 S.F./0.49 AC.
Proposed Impervious Area:	38,817 S.F./0.89 AC.
Proposed Pervious Area:	119,582 S.F./2.75 AC.

### Parking Requirements

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

**Accessible:**  
 Required: 2  
 Provided: 2 (Existing)

**Bicycle:**  
 Required: 5  
 Provided: 6

### Landscaping 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)

### Allowable Use Groups

**USE GROUP 1. COMMUNITY FACILITIES - PUBLIC UTILITIES** (a) may be located in residential areas to provide electric, gas, water, sewer, or other essential services and (b) do not create significant obnoxious nuisances in residential areas.

**USE GROUP 2. COMMUNITY FACILITIES - PUBLIC UTILITIES** (a) may be located in residential areas to provide electric, gas, water, sewer, or other essential services and (b) do not create significant obnoxious nuisances in residential areas.

**USE GROUP 3. COMMUNITY FACILITIES - PUBLIC UTILITIES** (a) may be located in residential areas to provide electric, gas, water, sewer, or other essential services and (b) do not create significant obnoxious nuisances in residential areas.

**USE GROUP 4. COMMUNITY FACILITIES - PUBLIC UTILITIES** (a) may be located in residential areas to provide electric, gas, water, sewer, or other essential services and (b) do not create significant obnoxious nuisances in residential areas.

**USE GROUP 5. TEMPORARY USES** (a) Use of a non-residential nature which need to be located in residential areas as a temporary basis.

**USE GROUP 6. PROFESSIONAL OFFICES** Offices for medical, professional and governmental purposes and necessary use, not including retail sales to the public that are of a nature that may be located adjacent to or combined with residential uses without harmful effects to said residential uses.

**USE GROUP 7. MANUFACTURING - LOW NOISE/ODOR** Non-manufacturing uses and which are of a non-objectionable nature and are not harmful to nearby residential and commercial areas.

**USE GROUP 8. LIMITED SERVICES** These uses are limited in development, intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods.

**USE GROUP 9. RESEARCH AND TESTING** Research or testing laboratories and other uses which are not harmful to nearby residential and commercial areas as set forth in the provisions of Sections 20-506 and 20-144.

**USE GROUP 10. OFF-STREET PARKING** Off-street parking areas and accessory uses for customer parking or parking for a fee.

**USE GROUP 11. AUTOMOTIVE SERVICES, RETAIL SALES, OTHER** Primary automotive service establishments and accessory uses, including car washes, car detailing, car repair, and other uses which are not harmful to nearby residential and commercial areas.

**USE GROUP 12. AUTOMOTIVE SERVICES, RETAIL SALES, OTHER** Primary automotive service establishments and accessory uses, including car washes, car detailing, car repair, and other uses which are not harmful to nearby residential and commercial areas.

**USE GROUP 13. AUTOMOTIVE SERVICES, RETAIL SALES, OTHER** Primary automotive service establishments and accessory uses, including car washes, car detailing, car repair, and other uses which are not harmful to nearby residential and commercial areas.

**USE GROUP 14. RETAIL - WHOLESALE SALES AND SERVICES** Consumer and non-consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area, including the entire city and surrounding areas.

**USE GROUP 15. INDUSTRIAL-MEDIUM NOISE/ODOR** Non-manufacturing and manufacturing uses and accessory uses which are of a non-objectionable nature and are not harmful to nearby residential and commercial areas.

### Plant Schedule

SYMBOL	QTY.	SPECIES	SIZE	COND.
(Symbol)	1	ACER GINNALA Amur Maple	2" CAL.	N/A
(Symbol)	2	ACER RUBRUM 'AUTUMN BLAZE' Autumn Blaze Red Maple	2" CAL.	N/A
(Symbol)	4	ACER SACCHARUM Sugar Maple	2-12" CAL.	N/A
(Symbol)	10	GERARDIA CANADENSIS Redbud	2-12" CAL.	N/A
(Symbol)	5	FRAXINUS AMERICANA White Ash	6-12" CAL.	N/A
(Symbol)	1	JUNIPERUS VIRGINIANA Eastern Red Cedar	8" CAL.	N/A
(Symbol)	3	MALUS SPP. Flowering Crabapple	2" CAL.	N/A
(Symbol)	1	METASTROPHIA GLYPTOSTROBILIFERA White Pine	16" CAL.	N/A
(Symbol)	1	MORUS ALBA Common Mulberry	14" CAL.	N/A
(Symbol)	3	PINUS NIGRA Austrian Pine	2-4" CAL.	N/A
(Symbol)	9	PINUS STROBUS Eastern White Pine	2-4" CAL.	N/A
(Symbol)	1	POPULUS DELTOIDES Eastern Cottonwood	4" CAL.	N/A
(Symbol)	2	PRUNUS CERASIFERA Cherry Plum	2" CAL.	N/A
(Symbol)	7	PYRUS CALLERYANA 'BRADFORD' Bradford Pear	2-4" CAL.	N/A
(Symbol)	3	QUERCUS PALUSTRIS Pin Oak	12-16" CAL.	N/A
(Symbol)	1	SAULX SPP. Willow	4" CAL.	N/A
(Symbol)	1	TILIA CORORATA Littleleaf Linden	2" CAL.	N/A
(Symbol)	6	ULMUS AMERICANA American Elm	2-4" CAL.	N/A
(Symbol)	1	ULMUS PUMILA Siberian Elm	6" CAL.	N/A

SYMBOL	QTY.	SPECIES	SIZE	COND.
(Symbol)	2	ACER RUBRUM 'AUTUMN BLAZE' Autumn Blaze Red Maple	MIN. 2" CAL.	B&B
(Symbol)	1	FRAXINUS PENNSYLVANICA 'PATMORE' Patmore Green Ash	MIN. 2" CAL.	B&B
(Symbol)	3	PINUS STROBUS Eastern White Pine	MIN. 2" CAL.	B&B
(Symbol)	2	QUERCUS RUBRA Northern Red Oak	MIN. 2" CAL.	B&B

SYMBOL	QTY.	SPECIES	SIZE	COND.
(Symbol)	2	BERBERIS THUNBERGI Japanese Barberry	36" WIDTH	N/A
(Symbol)	3	JUNIPERUS SPP. Juniper	60" WIDTH	N/A
(Symbol)	6	SPIREA SPP. Spirea	60" WIDTH	N/A
(Symbol)	13	TAKEUS SPP. Yew	60" WIDTH	N/A
(Symbol)	4	VBURNUM SPP. Viburnum	60" WIDTH	N/A
(Symbol)	5	WEIGELA FLORIDA Weigela	48" WIDTH	N/A

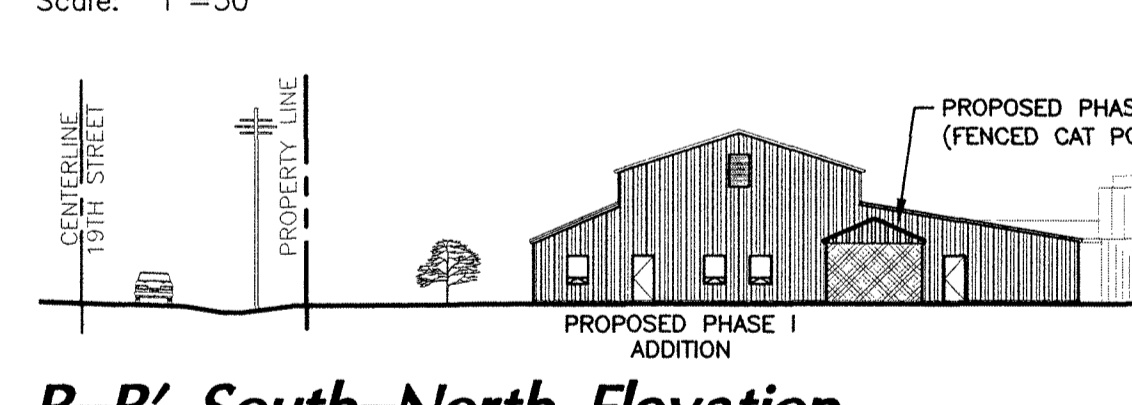
  

SYMBOL	QTY.	SPECIES	SIZE	COND.
(Symbol)	7	JUNIPERUS CHINENSIS 'PRITZERIANA' Pretzer's Chinese Juniper	MIN. 24" WIDTH	N/A

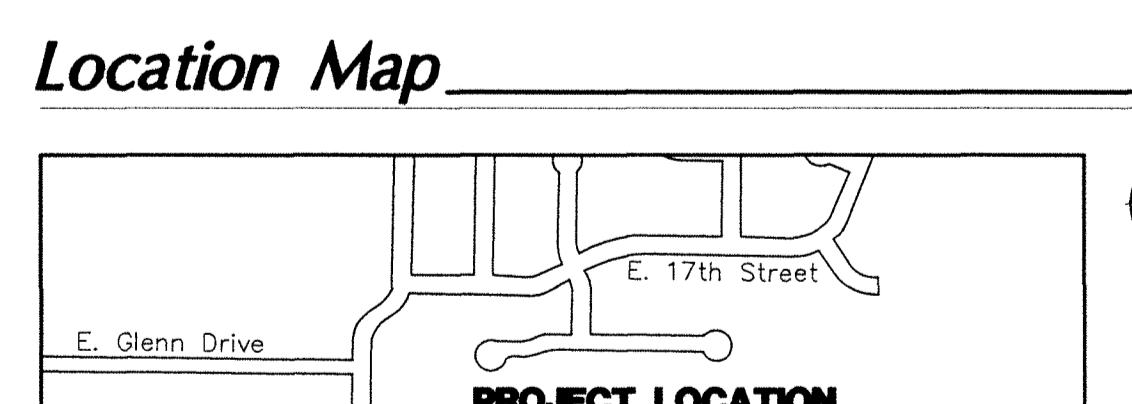
  

SYMBOL	QTY.	SPECIES	SIZE	COND.
(Symbol)	1	CALAMAGROSTIS x ACUTIFOLIA Feather Grass	72" WIDTH	N/A
(Symbol)	16	HEMEROCALLIS SPP. Daylily	24" WIDTH	N/A
(Symbol)	3	HOSTA SPP. Hosta	36" WIDTH	N/A
(Symbol)	6	IRIS SPP. Iris	24" WIDTH	N/A
(Symbol)	4	MISCANTANTHUS SPP. Fountain Grass	36" WIDTH	N/A
(Symbol)	3	STACHYS BYZANTINUM Lamb's Ear	24" WIDTH	N/A

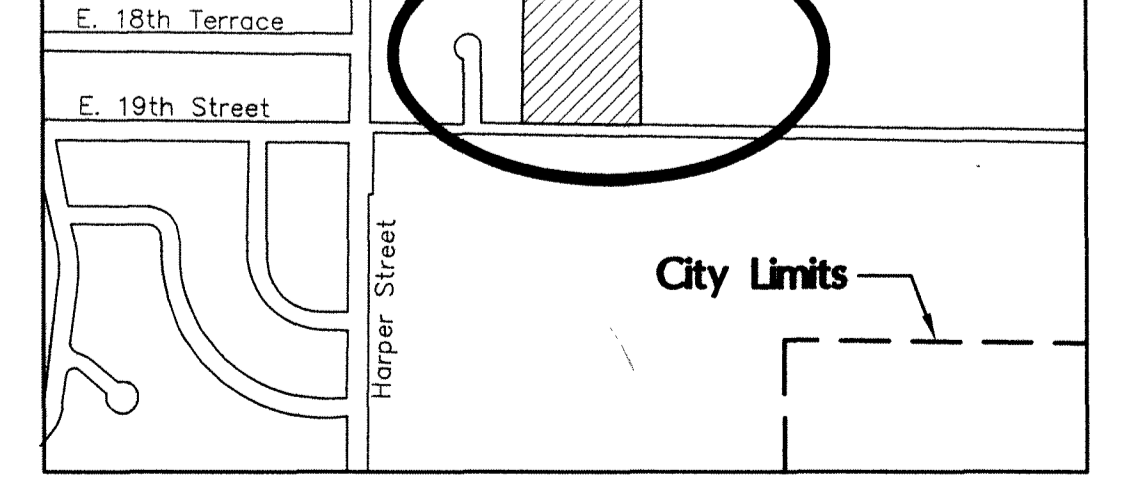
### A-A' West-East Elevation



### B-B' South-North Elevation



### Location Map



### General Notes

- Owner/Developer: Lawrence Humane Society, 1805 East 9th Street, Lawrence, Kansas 66044
- Land Planner/Engineer: Landplan 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, street, sidewalk, utility and drainage purposes and for the collection, inspection, maintenance, and removal of the same. Per Section 16-805.
- 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, leasees, 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.
- Existing grants of easement (incl. public utility easements) are shown on plan.
- 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 ft.
- 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 collection, 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 22.5' setback waiver for the Existing Storage Building was approved by the PC, Nov. 2000.
- A 20' setback waiver for the Fenced Cat Porch was approved by the PC, Dec. 2006.
- Review and development of this Planned Industrial District shall be in accordance with City Code Chapters 20 & 21 (Zoning Ordinance and Subdivision Regulations) in effect immediately prior to July 1, 2006.

### Legal Description

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

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

Douglas County Register of Deeds  
 Book 18 Page 97  
 7/17/10  
 7/17/10

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Revisions  
 10/24/09 per dept. comments  
 02/12/10 per conditions  
 02/12/10 re: relocations  
 11/09/09 building addition  
 01/12/07 per PC & CC conditions

DATE: 09/08/09  
 PROJECT NO.: 06676  
 DRAWING NO.: 06676-p0669  
 DESIGNED BY: TA  
 DRAWN BY: BS  
 CHECKED BY: JDR  
 SHEET NO. 1 OF 1 SHEETS