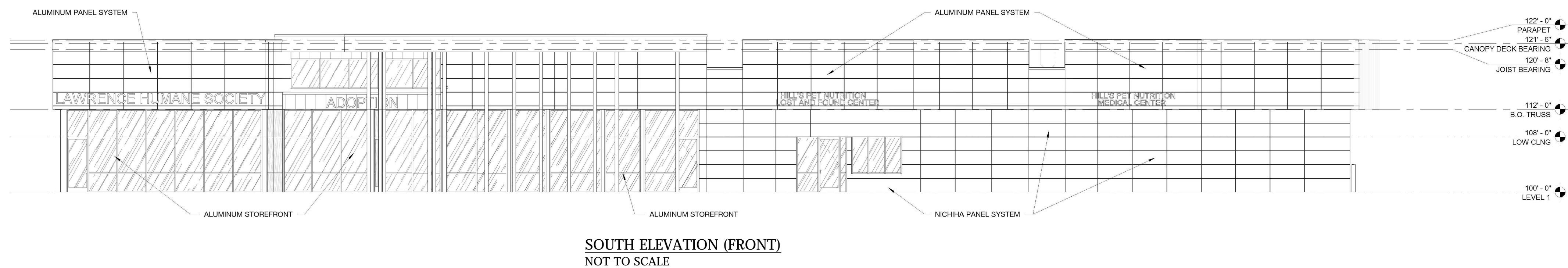
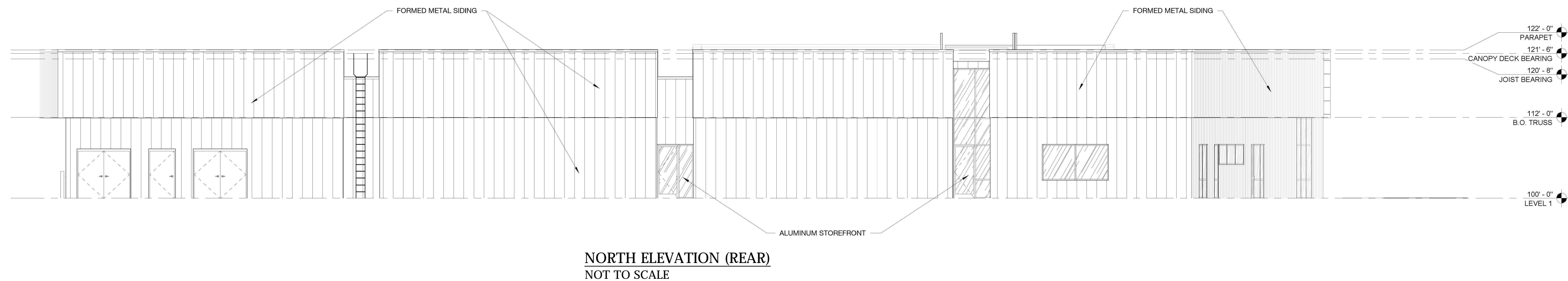
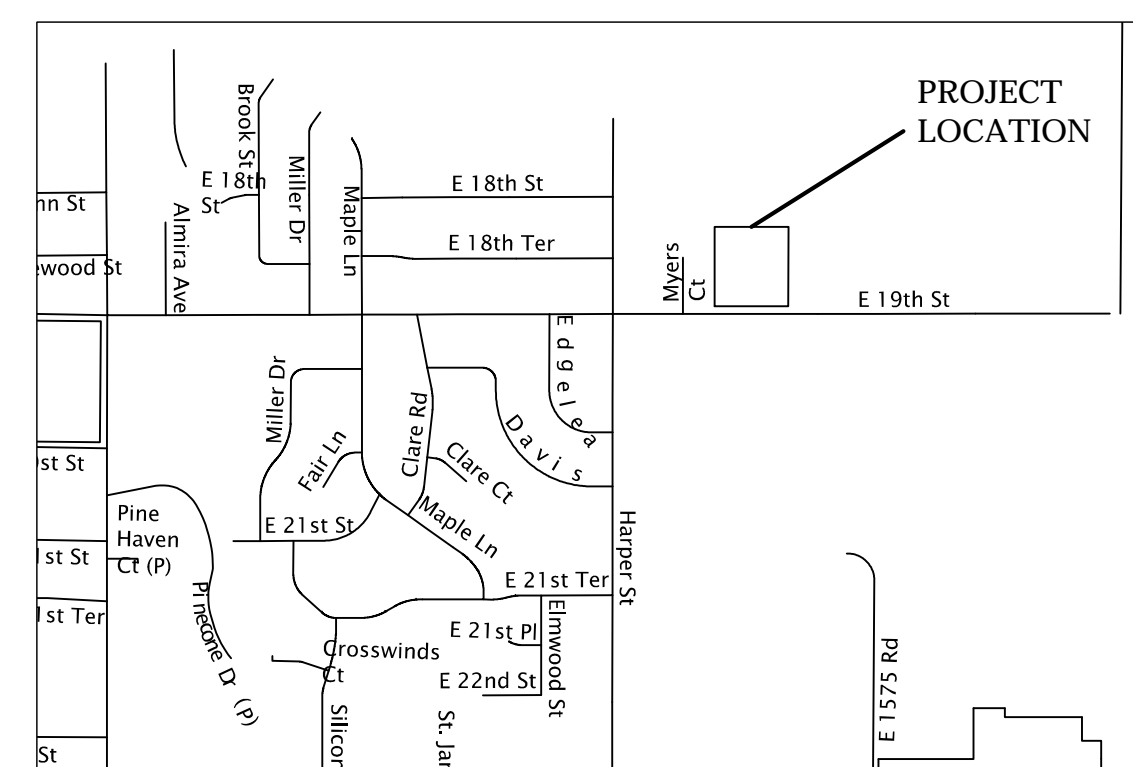


PRELIMINARY/FINAL DEVELOPMENT PLAN for LAWRENCE HUMANE SOCIETY



LANDSCAPING SCHEDULE			
SYMBOL	QUANT.	NAME	SIZE & COND
		EX. DECIDUOUS AND CONIFEROUS TREES	—
	4 & 6	STREET TREES - 1 PER 40' OF FRONTAGE EXISTING TREES - VARIOUS SIZE & PRO. MEDIUM CANOPY - AMERICAN HORNBEAM, CHINKAPIN OAK, TRIDENT MAPLE OR APPROVED EQUAL (2 SPECIES MIN.).	VARIES & 2.0" CAL - B&B
	1*+3* & 6	PERIMETER LANDSCAPING REQUIREMENT 1 TREE PER 25' OF PARKING LOT PLUS CONTIN. 3' HIGH BERM OR CONTIN. ROW OF EVERGREEN SHRUBS * DENOTES COUNTED AS STREET TREES	28" CAL AND 2.0" CAL - B&B & 2.0 GAL 24" HEIGHT
		EXISTING TREE AND AMERICAN HORNBEAM, CHINKAPIN OAK, TRIDENT MAPLE OR APPROVED EQUAL (2 SPECIES MIN.) & DWARF BURNING BUSH, MAGIC CARPET SPIREA OR APPROVED EQUAL.	28" CAL AND 2.0" CAL - B&B & 2.0 GAL 24" HEIGHT
		REQUEST ALTERNATE COMPLIANCE FOR PERIMETER LANDSCAPING REQUIREMENT FOR PARKING LOT NORTH OF DOG PARK AS BUFFERING DISTANCE IS 150 FEET	
		INTERIOR LANDSCAPING REQUIREMENT PARKING LOTS - 40 S.F. PER STALL, 1 SHADE TREE & 3 SHRUBS PER 10 STALLS (62 STALLS - 2480 S.F./7 TREES/19 SHRUBS) AREAS PROVIDED AT END ISLANDS, CENTER ISLANDS; PLANTERS EXCEED 2,500 S.F.	
	7	LACEBARK ELM, SHUMARD OAK, SUMMERSHADE NORWAY MAPLE, GREENSPIRE LINDEN (2 SPECIES MIN.)	2.5" CAL - B&B
	19	DWARF BURNING BUSH, MAGIC CARPET SPIREA OR APPROVED EQUAL. EACH PLANT SHALL HAVE 9 SQUARE FEET OF MULCH AROUND BASE (MULCH NOT SHOWN IN PLAN).	2 GAL. 24" HEIGHT
		BUFFERING LANDSCAPING REQUIREMENT ALL BUFFERING IS TYPE 3 - 4 TREES PER 100' PLUS 20 SHRUBS PER 100' 1209 L.F. OF BUFFERYARD - 49 TREES AND 242 SHRUBS	
	30 & 5 & 10 & 4 & 32	EXISTING TREES - VARIOUS SIZE & LACEBARK ELM, SHUMARD OAK OR SUMMERSHADE NORWAY MAPLE, GREENSPIRE LINDEN, OR APPROVED EQUAL (2 SPECIES MIN.) & BOSNIAN PINE, LIMBER PINE, WHITE SPRUCE OR APPROVED EQUAL (2 SPECIES MIN.) & AMERICAN HORNBEAM, CHINKAPIN OAK, TRIDENT MAPLE OR APPROVED EQUAL (2 SPECIES MIN.) & DWARF BURNING BUSH, MAGIC CARPET SPIREA OR APPROVED EQUAL.	VARIES & 2.5" CAL - B&B & 6" - B&B & 2.5" CAL - B&B & 2.0 GAL 24" HEIGHT
		REQUEST ALTERNATE COMPLIANCE FOR BUFFERYARD LANDSCAPING REQUIREMENT REQUIRED TREES PROVIDED BUT REDUCTION IN SHRUBS DUE TO ADDITIONAL BUFFER WIDTH AND USE OF PROPERTY AS DOG PARK	
		ALL UNPAVED AREAS SHALL BE PLANTED WITH TURF GRASSES	

LOCATION MAP



SCALE: 1"=1000'

PARKING SUMMARY		
PARKING REQUIREMENT	QUANTITIES	REQUIRED PARKING
KENNEL - 1 PER 500 S.F.	7500	15
SALES/GROOMING - 1 PER 300 S.F.	300	1
VETERINARY - 1 PER 400 S.F.	13925	35
BICYCLE PARKING 1 PER 10 STALLS	5	51
PARKING PROVIDED		
STANDARD ADA HANDICAP SPACES	1	
VAN ACCESSIBLE ADA SPACES	2	
STANDARD SPACES W/O EAST DRIVE	55	
STANDARD SPACES W/ EAST DRIVE	63	
TOTAL PARKING SPACES	55/63	
BICYCLE PARKING	6	

PAVING/SURFACING SCHEDULE	
SYMBOL (SHADED FOR CLARITY)	AREAS AND PAVING MATERIAL
	8" CONCRETE PAVING AT DUMPSTER/VALLEY GUTTER
	4" CONCRETE AT ALL SIDEWALKS
	6" CONCRETE OR 7.5" FULL DEPTH ASPHALT IN DRIVE LANES 5" CONCRETE OR 5.5" FULL DEPTH ASPHALT IN PARKING
	8" FULL DEPTH ASPHALT UNTIL 19TH STREET RECONSTRUCTION (FUTURE 8" CONCRETE)
	CONCRETE WITH POSSIBLE SURFACING
	5.5" FULL DEPTH ASPHALT - FIRE ACCESS LANE

PERVIOUS/IMPERVIOUS SURFACE SUMMARY			
	AREA (SF)		AREA (SF)
Existing Building	17,540	Proposed Buildings	21,825
Existing Pavement	22,069	Proposed Pavement	45,090
Total Existing Impervious	39,609	Total Proposed Impervious	66,915
Existing Greenspace	118,790	Proposed Greenspace	91,484
Total Existing Pervious	118,790	Total Proposed Pervious	91,484
Property Area	158,399		158,399
Lot Coverage 11%		Lot Coverage 14%	
Impervious Lot Coverage 25%		Impervious Lot Coverage 42%	

LEGAL DESCRIPTION

LOT 1, LAWRENCE HUMANE SOCIETY ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, KANSAS.

GENERAL NOTES

OWNER: Lawrence Humane Society, Inc.
1805 East 19th Street
Lawrence, Kansas 66044

LAND PLANNER/ENGINEER: Grob Engineering Services, LLC
3210 Mesa Way, Suite A
Lawrence, Kansas 66049
Kansas Professional Engineer #12769

- This Preliminary/Final Development Plan is being submitted as a Major Development Project.
- Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2015 and 2016. Site specific information obtain from site survey performed by CFS Engineer, 2017.
- Project Bench Mark: "X" cut on top of fire hydrant flange bolt south of E. 19th Street across and west from Lawrence Humane Society entrance. ELEV = 894.14
- Typical Soil Type: Pe - Pawnee clay loam; Ws - Woodson silt loam; Mc - Martin silt loam
- Existing Land Use: Animal Shelter
- Proposed Land Use: Animal Shelter
- Current Zoning: PID
- Existing utility locations, elevations, and sizes are based on information available at the time the Development Plan was prepared.
- No part of the property is located within any SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD per FEMA Flood Insurance Rate Map (FIRM) Panel 179 of 460, Map # 20045C0179E, Map Revised September 2, 2015.
- This Site Plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities, appendix A to 28 CFR, part 36.
- Existing and proposed contours generally indicate stormwater flow at the site.
- All disturbed areas not shown for trees and landscaping shall be reseeded with turf type grasses and otherwise restored to their original condition.
- Exterior lighting will be shielded to prevent off-site glare. A photometric plan has been submitted.
- No additional trash receptacles are proposed for this Site Plan. The existing trash compactor will be used as shown on this plan.
- All curb inlets will be constructed per City of Lawrence storm sewer standard details.
- The detention pond will be privately owned and maintained. The landowner will be responsible for the maintenance of the detention basin. Failure to maintain the detention pond will result in the loss of the stormwater detention credit. The detention pond will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls).
- Exterior ground-mounted or building mounted equipment including, but not limited to, mechanical equipment, utilities boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way (as measured 6 feet above ground level). Trees or treeline shown to remain near construction activities shall be fenced prior to any construction work. Signage shall added to fencing as noted "No grading, parking of vehicles, or storing of materials or equipment may occur within the fenced area".

SHEET INDEX

- PDP/FDP COVER SHEET
- PDP/FDP LAYOUT PLAN
- PDP/FDP GRADING AND UTILITIES PLAN
- PDP/FDP LANDSCAPING PLAN

EXISTING CONDITIONS AND DEMOLITION SHEET IS PROVIDED FOR INITIAL REVIEW PURPOSES ONLY

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Approved and Released

Case No. _____
Approval Date: _____
Release Date: _____
Planner: _____
of _____ Sheets
Asst./Director: _____

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Lawrence Humane Society
New Animal Shelter Facility

1805 E. 19th Street
Lawrence, Kansas 66046

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architects
INC.

730 NEW HAMPSHIRE STREET SUITE 233, LAWRENCE, KANSAS 66044
7.263.321.3309 F. 785.331.0849
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GROB
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SERVICES, LLC
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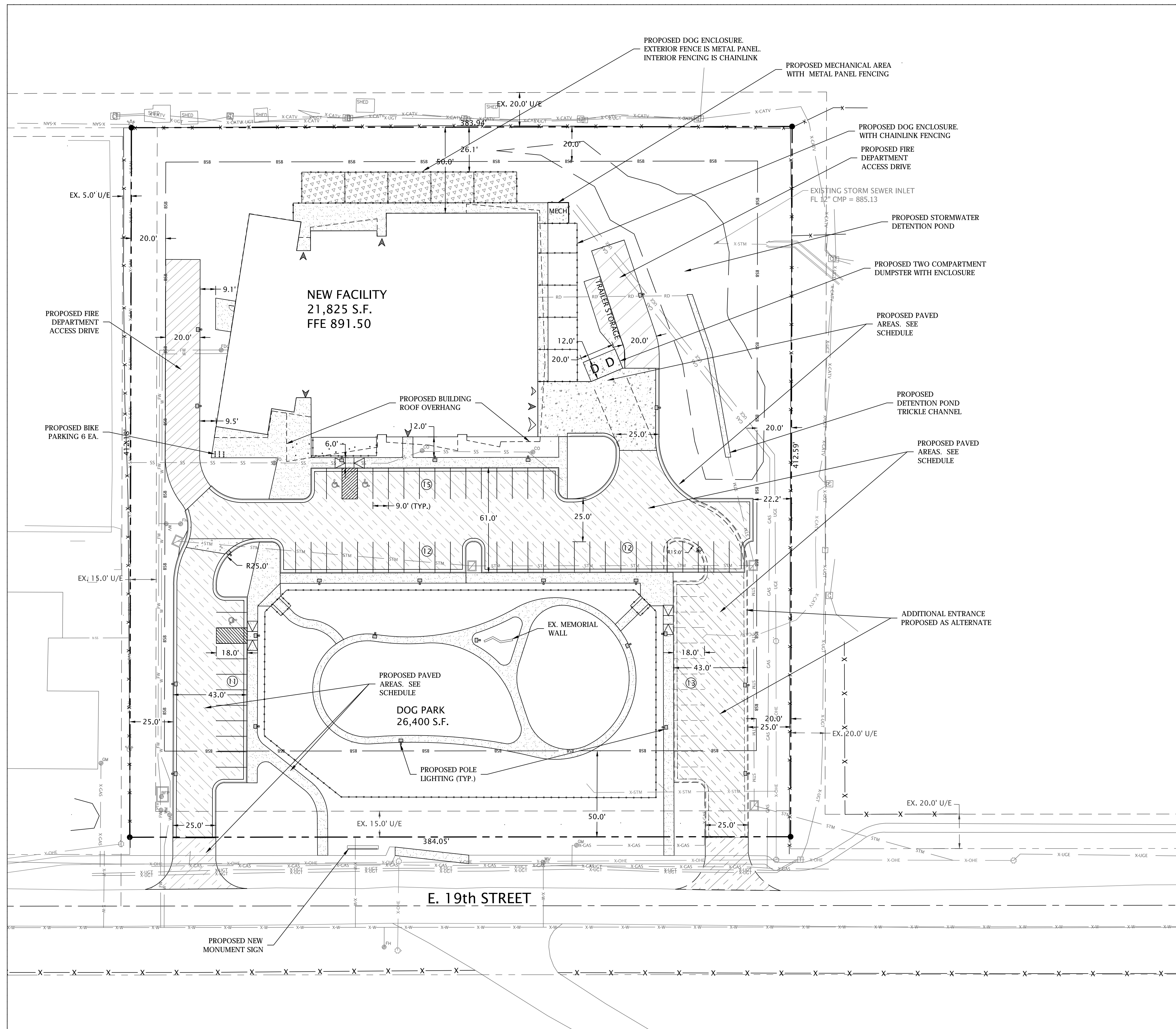
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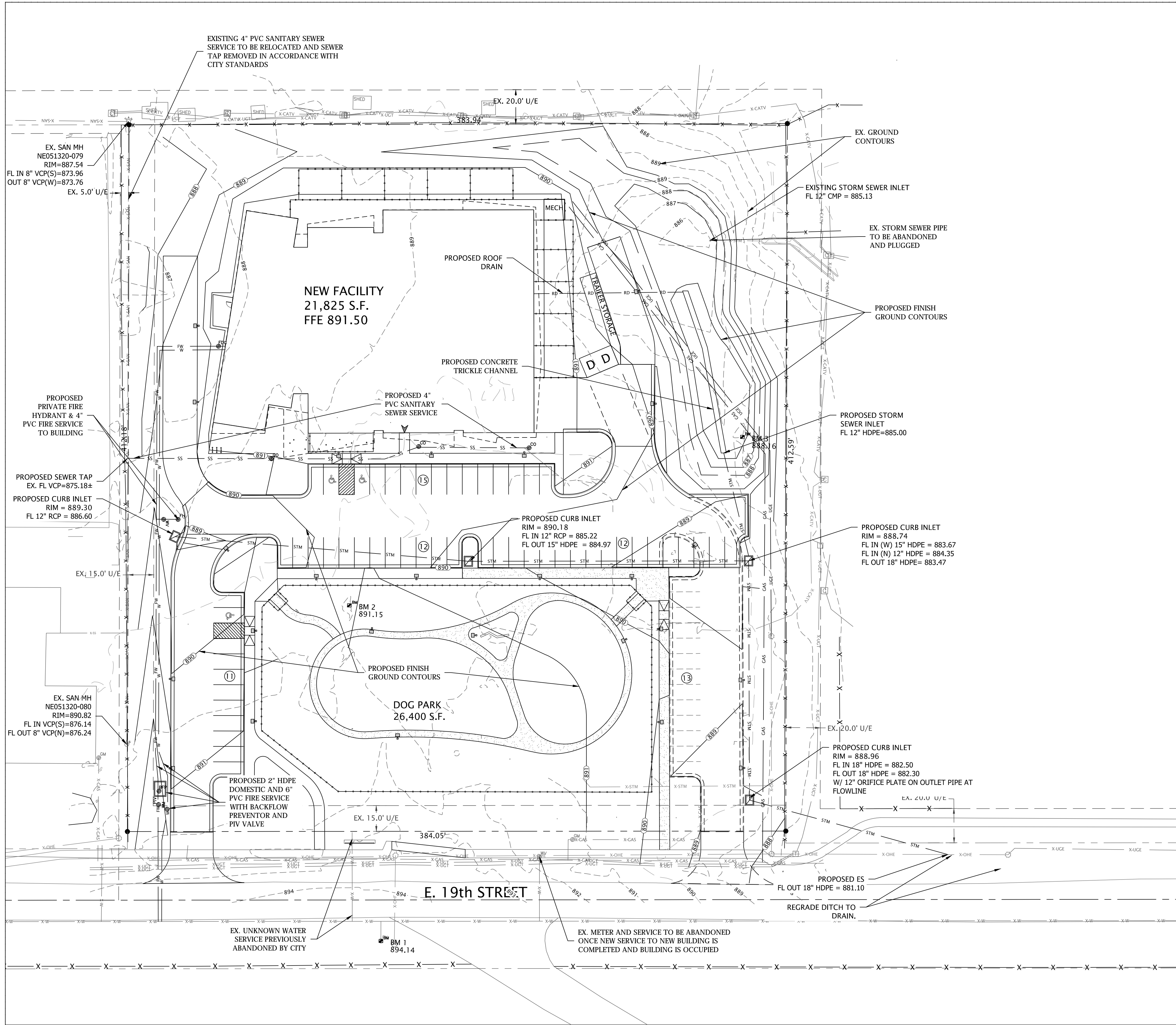
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 LAYOUT PLAN

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SCALE: 1"=30'
 0 30 60



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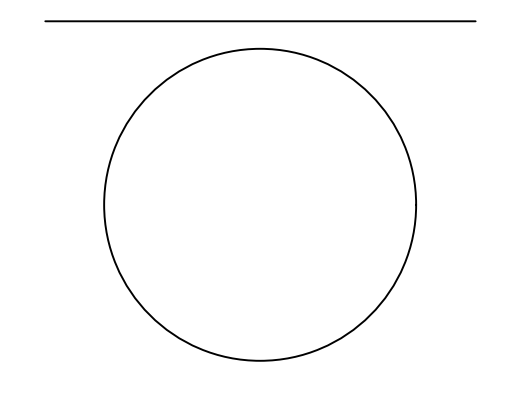
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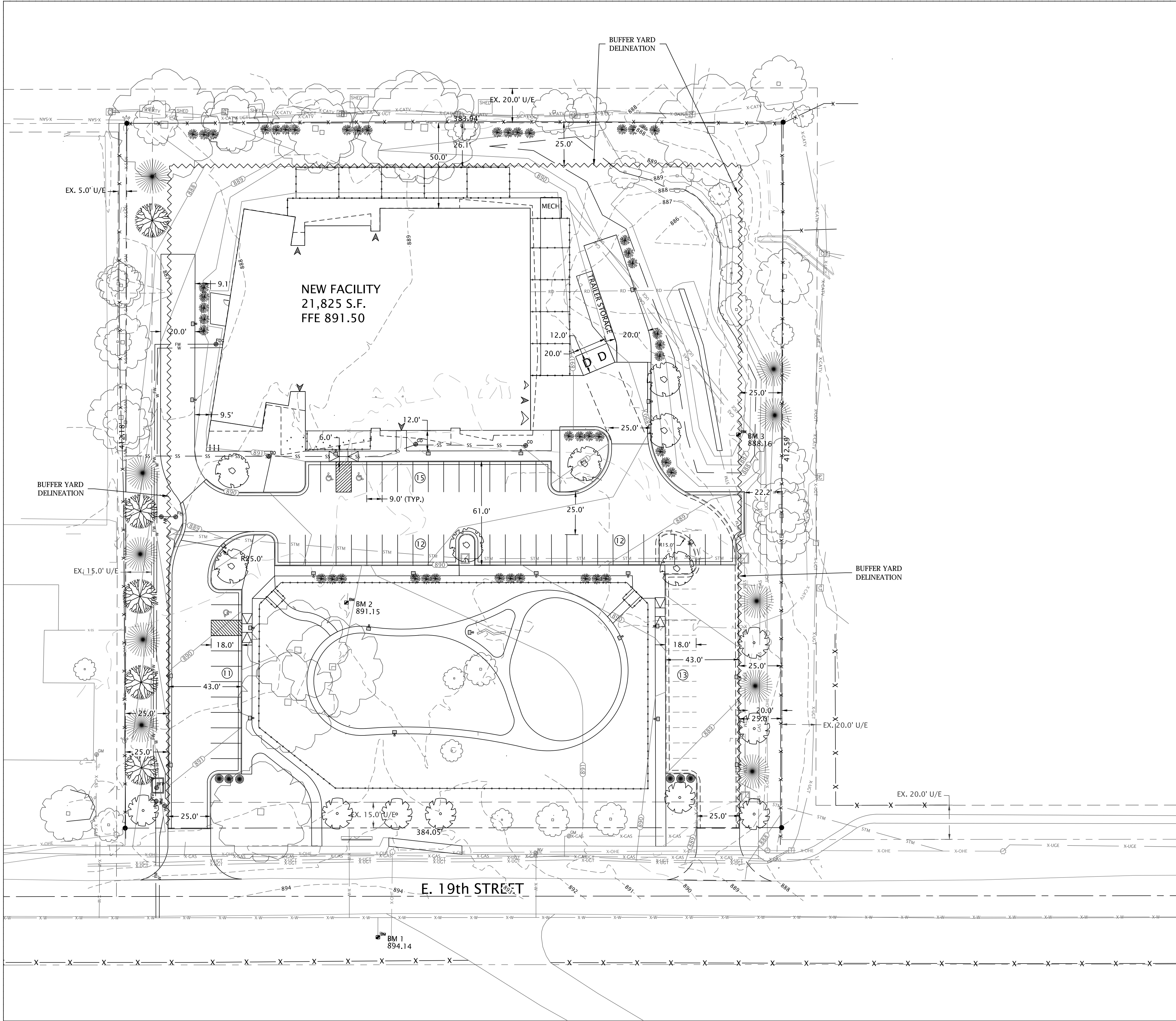
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sabatini architects
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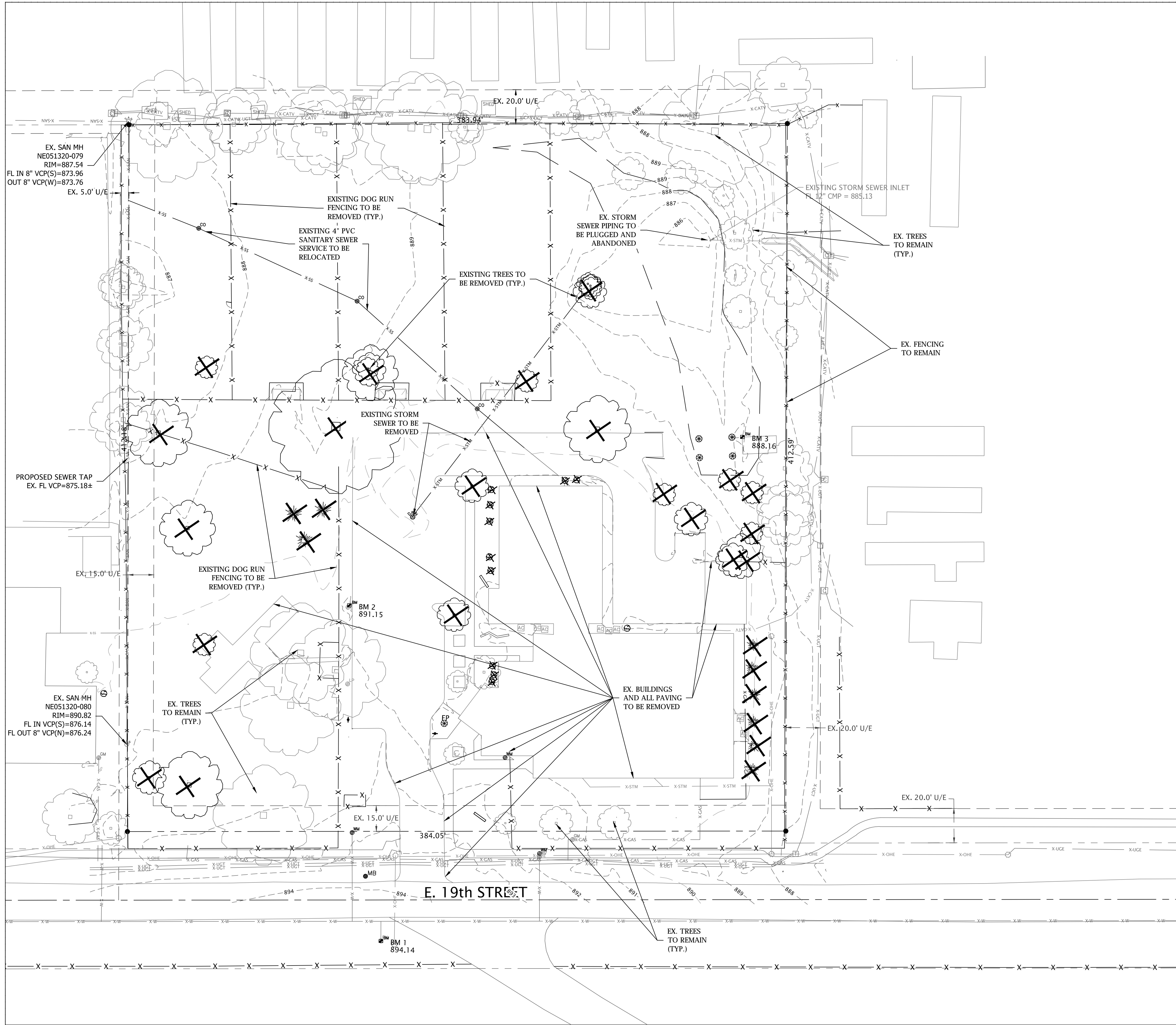
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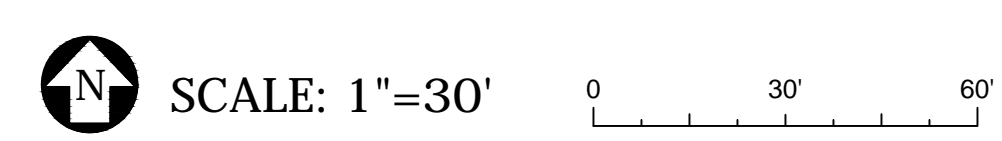
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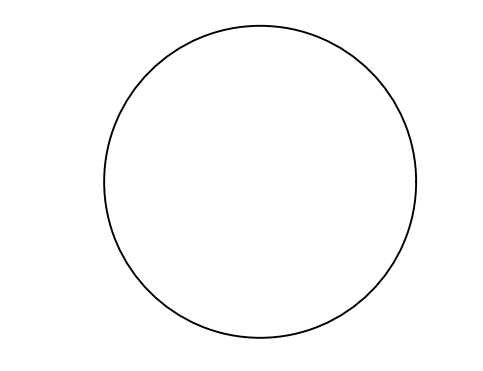
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