

6 TH ST (US HWY 40)

N.E. CORNER
N.W. 1/4
SEC. 34-12-19

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

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

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

EXISTING & PROPOSED BUILDINGS:
Beauty Salon/Spa 1,782 S.F.
PROPOSED OFFICE (2 FLOORS + BASEMENT) 9,240 S.F.
TOTAL OFFICE 11,020 S.F.
90% PUBLIC ACCESS
Convenience store 570 S.F.

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

PARKING REQUIREMENTS:

PARKING REQUIRED 1 SPACE/300 SQ. FT. OFFICE = 33
2 SPACES/APARTMENT TOTAL 33
PARKING PROVIDED 2 ADA 11 COMPACT (31.4%)
22 REGULAR 33 TOTAL PROVIDED

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



LEGEND:

- POWER
- TV
- 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

Impervious Surface Summary:

DIVISION	AREA (FT ²)	PERCENTAGE OF PROPERTY AREA
TOTAL BUILDINGS	4962	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 PUBLIC 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 DISPERSION 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 2,585.3 SF (16.6%)
PARKING LOT TREES 4
PARKING LOT ISLANDS 2
ORNAMENTAL TREES 2
2 - DOG WOOD TREES (CORNUS FLORIDA)
SHADE TREES 2
2 - GREEN ASH (FRAXINUS PENNSYLVANICUS)
PARKING LOT SHRUBS (ALONG BUILDING) 12
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, GROUND COVER 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.

Additional wall mounted lights

reconfigured pkg

3 feet wide

Approved and Released
Case No SP-16-00021
Approval Date: 03/04/2016
Release Date: 03/04/2016
Planner: MKM
1 of 2 Sheets
Asst./Director:
City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES
See Page 2 for additional conditions.

Extension of fence
Fence will be installed in
Same distance from ground
as existing fence to allow
drainage.

REVISIONS

NO.	DATE	BY	REVISIONS
1	5/17/05	KD	PER CITY REVIEW
2	5/17/05	KD	PER 7-26-05 CITY APPROVAL CONDITIONS

SITE PLAN
SP-05-40-05
FAIRHAVEN COMMERCIAL BUILDING
LAWRENCE, KANSAS

Taylor Design Group, P.A.
Surveyors & Engineers
1120 E. Logan • Ottawa, KS 66067
785-928-8815 • Fax: 785-928-8821



DRAWN: ALI
DESIGNED: KD/ALI
CHECKED: WRB/KD
DATE: 5/17/05
PROJECT: 16203
SHEET NO. C1.0

Building B
Existing office 9240 sq ft
90% 8316 sq ft
1/300=28 spaces

Building A
Personal Convenience 2352 sq ft
1/300=8 spaces
Total of 36 spaces

ADDITIONAL GENERAL NOTES

1. The convenience store use shall not include gas and fuel sales or a restaurant use as these uses are not permitted in the RSO District.
2. Two wall mounted lights are being proposed with this plan. Any additional exterior lighting will require the submittal of a photometric plan to the Planning Office for approval prior to installation.

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