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SPECIAL USE PERMIT NOTES

Owner: Lawrence Community Shelter
214 W. 10th Street
Lawrence, Kansas 66044

- No Public Improvements will be completed as part of this SUP/Revised Final Development Plan.
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REVISED FINAL DEVELOPMENT PLAN NOTES

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214 W. 10th Street
Lawrence, Kansas 66044

Land Planner/Engineer: Grob Engineering Services, LLC
3210 Mesa Way, Suite A
Lawrence, Kansas 66049

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GENERAL NOTES

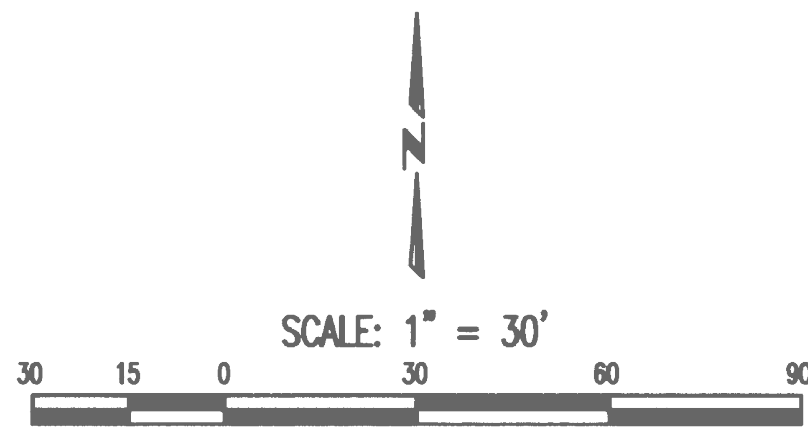
- PROPERTY OWNER OF RECORD: PDO INVESTORS, LLC
PO BOX 490
LAWRENCE, KANSAS 66044-0490
- LANDPLANNER/ENGINEER: LANDPLAN ENGINEERING, PA
1310 WAWAROSA DRIVE
LAWRENCE, KANSAS 66049
- EXISTING ZONING: PID-2
- CURRENT USE: VACANT
PROPOSED USE: OFFICE, INDUSTRIAL, WAREHOUSING, DISTRIBUTING AND SIMILAR USES.
- TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING (MAY 1999) AND FROM PUBLIC IMPROVEMENT PLANS.
- THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO Pavement DUE TO THE WEIGHT OF REFUSE VEHICLES.
- DROVES AND PARKING AREAS TO BE CONSTRUCTED OF MIN. OF 4" REINFORCED PORTLAND CEMENT. ALL PARKING SPACES TO BE MIN. 9' WIDE X 18' WIDE UNLESS OTHERWISE SHOWN.
- ALL ACCESSIBLE PARKING SHALL MEET CITY OF LAWRENCE ADA STANDARDS.
- THIS DEVELOPMENT 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.
- ALL RIGHT-OF-WAY AREAS DISTURBED DURING CONSTRUCTION AND ALL OPEN SPACE SHALL BE SEEDED OR SOODED PER DISCRETION OF OWNER OR PER CITY STANDARDS, AS APPLICABLE.
- ALL PUBLIC UTILITIES AND IMPROVEMENTS TO BE PROVIDED THROUGH PRIVATE FINANCING OR VIA BENEFIT DISTRICT AND SHALL BE GUARANTEED OR INSTALLED BY THE OWNERS/DEVELOPERS.
- OWNERS/DEVELOPERS SHALL PROVIDE FOR AND ESTABLISH AN AGENCY FOR THE MAINTENANCE OF COMMON OPEN SPACE IF APPLICABLE.
- OWNERS/DEVELOPERS SHALL COORDINATE WITH THE MUNICIPAL UTILITIES OFFICE FOR EXTENSION OF WATER LINES AND FOR PROVISION OF ANY ADDITIONAL UTILITY EASEMENT REQUIRED. RIGHTS-OF-WAY, LOTS AND EASEMENTS TO BE DEDICATED VIA FINAL PLAN.
- IT IS ANTICIPATED THAT THE MAXIMUM BUILDING HEIGHT WILL BE 31 FEET (INCLUDING PARAPET WALLS) IN ACCORDANCE WITH SECTION 20-1008.5(C). NO INDIVIDUAL BUILDING SHALL EXCEED 3 STORIES OR 35 FEET.
- PROPOSED PRIVATE DRIVE AT SOUTHERN PROPERTY BOUNDARY SHALL NOT BE INSTALLED UNTIL AN AGREEMENT HAS BEEN SIGNED BY ALL AFFECTED OWNERS TO GUARANTEE SHARED ACCESS AND CONSTRUCTION OF THE DRIVE. THIS DRIVE MUST BE CONSTRUCTED PRIOR TO BUILDING OCCUPANCY.
- THE OWNERS 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 NOW TO PROVIDE ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH APPROVED USE OR EMPLOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PLANNED UNIT DEVELOPMENT.
- TURNING MANEUVERS NECESSARY FOR SEMI TRUCKS AND OTHER VEHICLES ENTERING THE SUBJECT SITE MUST TAKE PLACE OUTSIDE OF PUBLIC RIGHT-OF-WAY. DELIVERY TRUCKS MAY NOT USE FRANKLIN PARK CIRCLE FOR BACKING UP AND/OR TURNING AROUND.
- PUBLIC IMPROVEMENT PLANS FOR THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW PRIOR TO RELEASE OF THE PLAN TO THE BUILDING INSPECTOR.
- OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

LIGHTING SCHEDULE

FIXTURE	QUANTITY	DESCRIPTION	LAMP
○	22	GROUND FLUSH MOUNTED WALL WASH	175-WATT METAL HALIDE
□	12	WALL-PAK FIXTURE W/POLYIC LENS	175-WATT METAL HALIDE
⊙	5	DECORATIVE POST FIXTURE ON 10' POST	175-WATT METAL HALIDE
◇	4	GENERAL PURPOSE FLOOD W/ 24' POLE	400-WATT METAL HALIDE
⊞	5	GENERAL PURPOSE DUAL FLOOD W/ 24' POLE	TWO 400-WATT METAL HALIDE

PLANT SCHEDULE

SYMBOL	QTY.	SPECIES	SIZE	COND.
DECIDUOUS AND CONIFEROUS TREES				
●	20	ACER SACCHARUM SUGAR MAPLE	2" CAL. MIN.	B&B
⊙	4	QUERCUS PALUSTRIS PIN OAK	2" CAL. MIN.	B&B
⊙	4	GLEDTISIA TRIACANTHOS VAR. INERMIS THORNLESS HONEYLOCUST	2" CAL. MIN.	B&B
⊙	7	QUERCUS BOREALIS NORTHERN RED OAK	2" CAL. MIN.	B&B
⊙	2	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	2" CAL. MIN.	B&B
⊙	3	PINUS NIGRA AUSTRIAN PINE	6 FT.HT. MIN.	B&B
SHRUBS				
⊙	14	JUNIPERUS CHINENSIS 'PFITZERIANA' 'PFITZER' JUNIPER	18-24" HT.	CONT.
○	20	EUONYMUS ALATUS 'COMPACTUS' BURNING BUSH	18-24" HT.	CONT.
○	6	JUNIPERUS PROCUMBENS JAPANESE GARDEN JUNIPER	18-24" HT.	CONT.

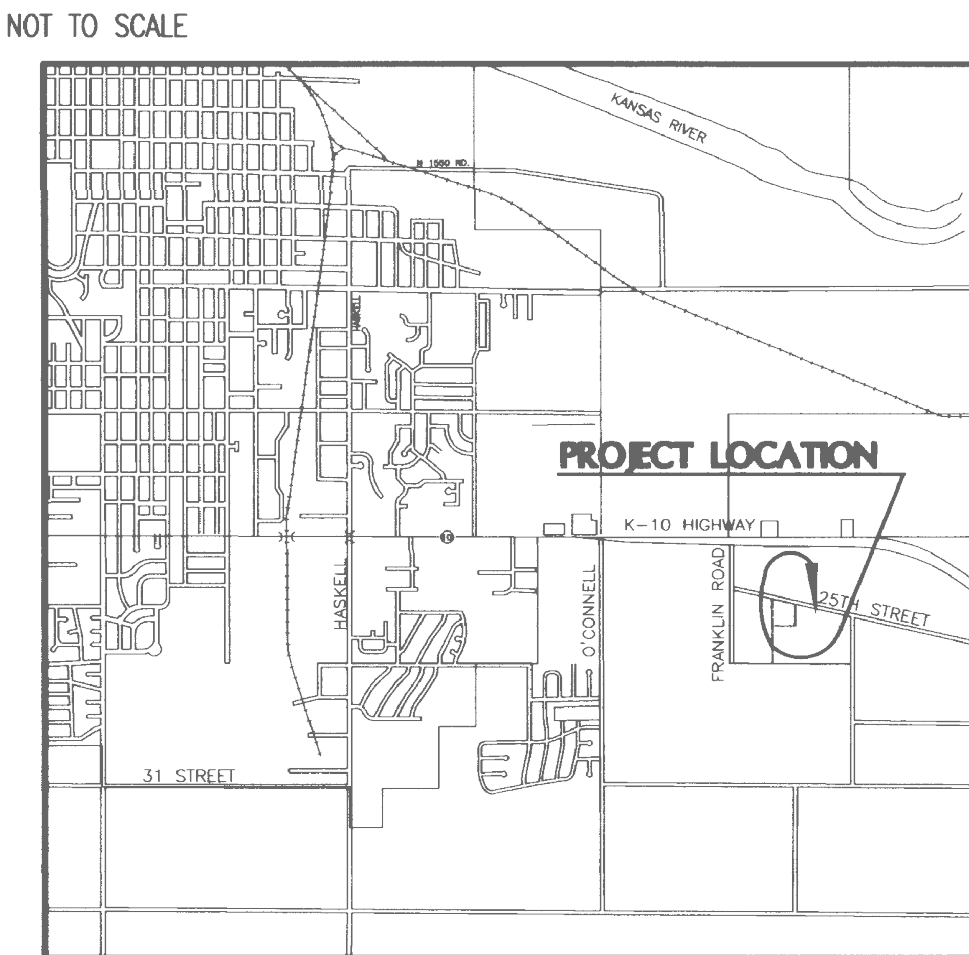


A Final Development Plan for
FRANKLIN PARK NO. 2
Lawrence, Kansas

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SOUTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF FRANKLIN PARK ADDITION NO. 1, THENCE SOUTH 0°17'20" WEST, ALONG THE WEST LINE OF SAID FRANKLIN PARK NO. 1, 102.82 FEET; THENCE ON A 360.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 43.71 FOOT CHORD BEARING SOUTH 0°31'18" WEST, AN ARC DISTANCE OF 43.74 FEET ALONG SAID WEST LINE; THENCE SOUTH 01°30'11" WEST, ALONG SAID WEST LINE, 305.06 FEET; THENCE SOUTH 89°55'50" WEST, 388.12 FEET; THENCE NORTH 01°30'58" WEST, 527.22 FEET TO THE CENTERLINE OF 25TH STREET (TOWNSHIP ROAD NO. 57); THENCE SOUTH 87°47'35" EAST, ALONG SAID CENTERLINE, 408.00 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 4.545 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS.

LOCATION MAP



PERMITTED USES

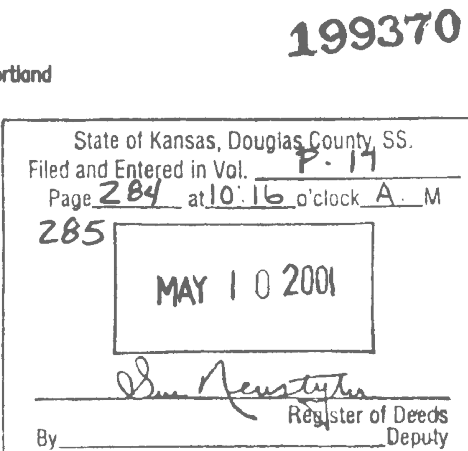
PROPOSED USES SHALL CONFORM TO THE PROVISIONS STATED IN SEC. 24-1004(C)(2), "PLANNED INDUSTRIAL DISTRICTS"

THE FOLLOWING USES ARE PROHIBITED (PER REZONING AMENDMENT 2-4-18-98):

- IN USE GROUP 13
Aircraft sales, rental services
Automobile sales service, rental (new and used)
Automobile service station
Baseball park, commercial
Eating establishment, enclosed, with dancing entertainment
Eating establishment, providing only drive up service
or no seating facilities
Food convenience stores, including gasoline sales
Food driving range, commercial, (parking requirement, applied to lot area only)
Golf pitch and putt courses, miniature golf course
Hotel
Motel
Pet shop
Photoduplicating
Quick copy or duplicating center
Seasonal service
Shooting rink, commercial
Swimming pool, commercial (parking requirements include pool area)
Theater, drive-in

- IN USE GROUP 14
Parade
IN USE GROUP 19
Airport, aircraft and landing strip
Automobile, go-kart, miniature auto racing, or driving tracks
Hatchery
Stables, commercial
Theater, drive-in
Hobby or rabbit packing or slaughtering
Sheddy

- IN USE GROUP 20
Stabling or raising plant, asphaltic or Portland cement concrete, mortar or plaster
Dump, public or private



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OF GROB ENGINEERING SERVICES, LLC.

DESIGNED BY

JDC

CHECKED BY

JDC

ISSUE DATE

February 1, 2010

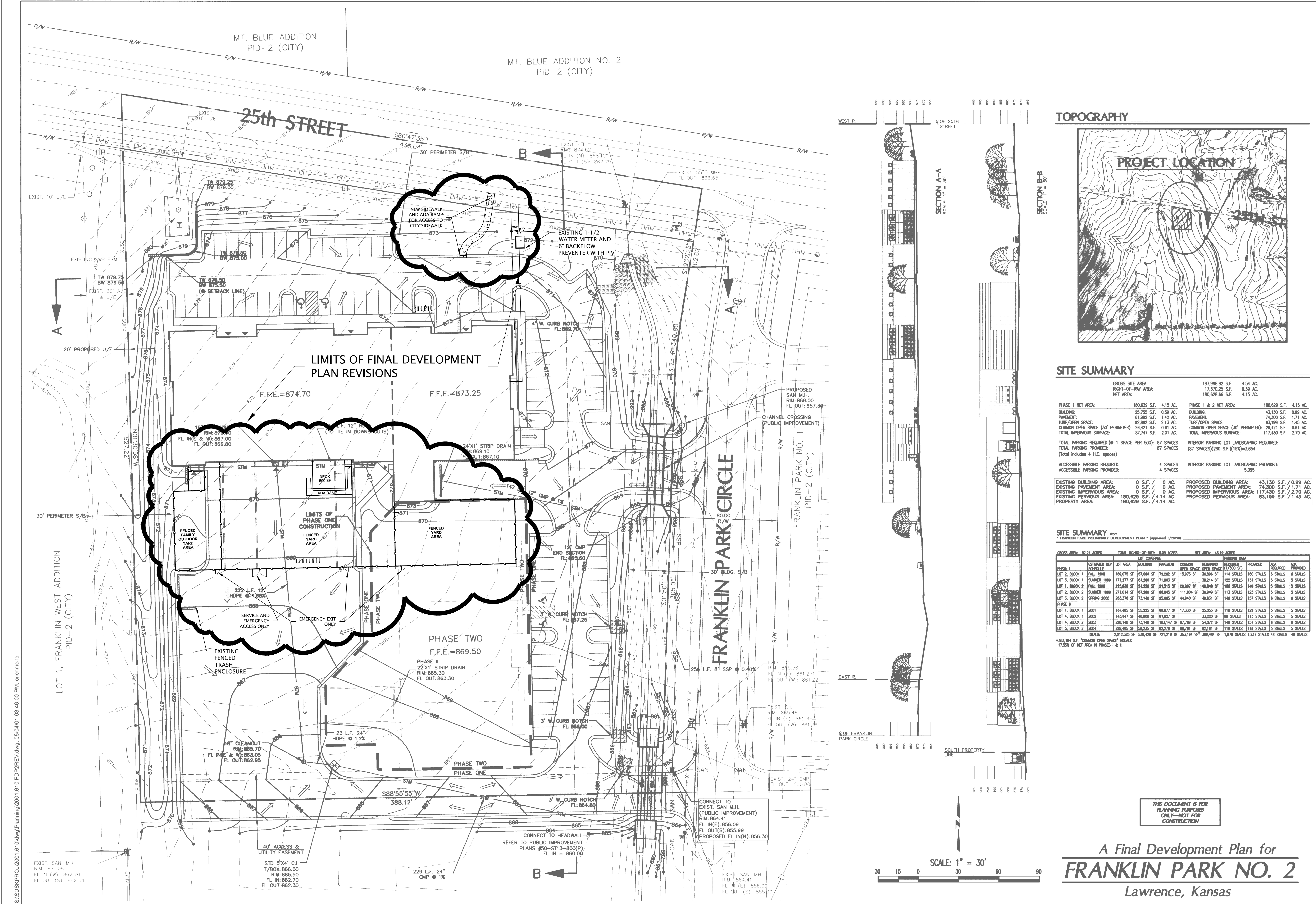
REVISIONS

February 19, 2010

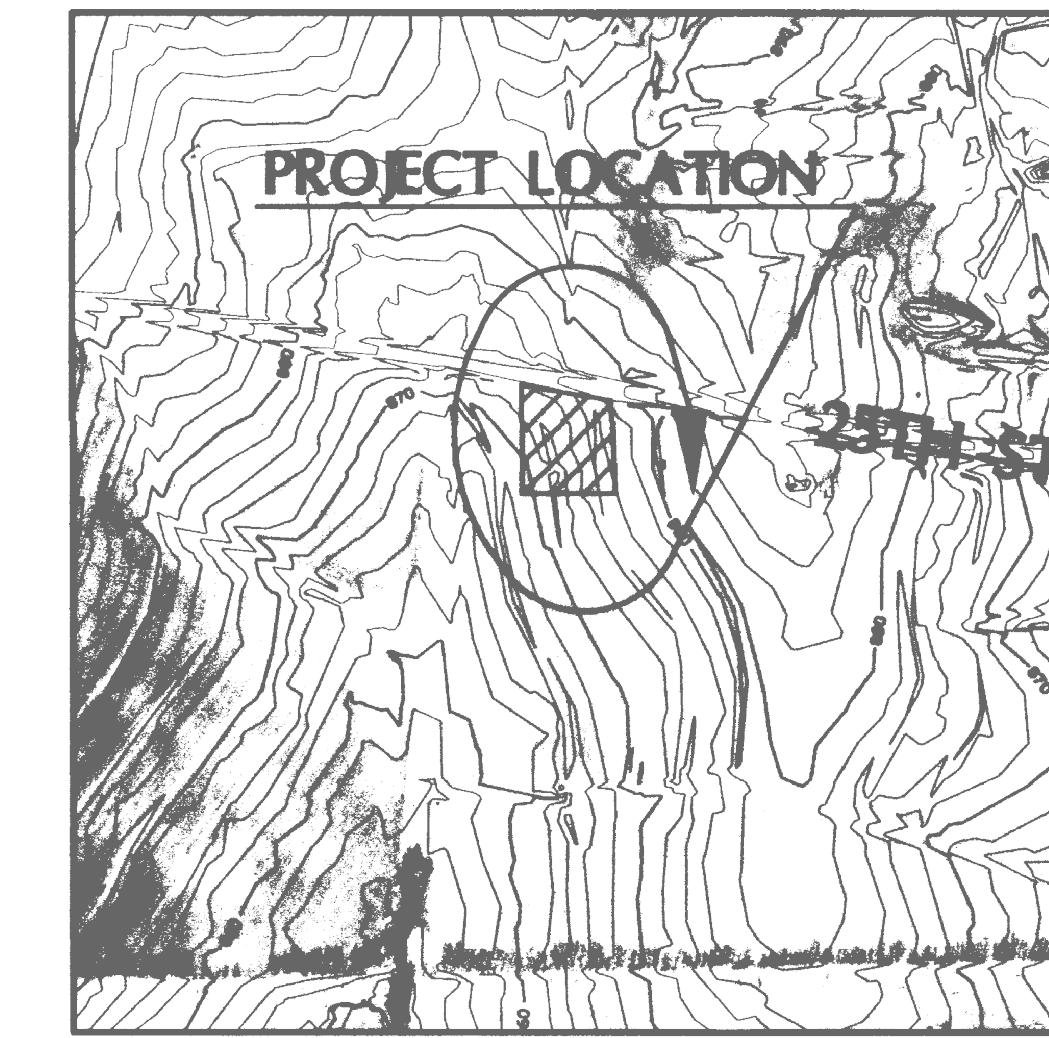
SHEET

1

2



TOPOGRAPHY



SITE SUMMARY

GROSS SITE AREA:	197,998.92 S.F.	4.54 AC.
RIGHT-OF-WAY AREA:	17,370.25 S.F.	0.39 AC.
NET AREA:	180,628.68 S.F.	4.15 AC.
PHASE 1 NET AREA:	180,629 S.F.	4.15 AC.
BUILDING:	25,755 S.F.	0.59 AC.
PAVEMENT:	61,980 S.F.	1.42 AC.
TURF/OPEN SPACE:	92,893 S.F.	2.13 AC.
COMMON OPEN SPACE (30' PERIMETER):	26,421 S.F.	0.61 AC.
TOTAL IMPERVIOUS SURFACE:	87,747 S.F.	2.01 AC.
TOTAL PARKING REQUIRED (0.1 SPACE PER 500):	67 SPACES	
(Total includes 4 H.C. spaces)		
ACCESSIBLE PARKING PROVIDED:	4 SPACES	
ACCESSIBLE PARKING REQUIRED:	4 SPACES	
EXISTING BUILDING AREA:	0 S.F. / 0 AC.	
EXISTING PAVEMENT AREA:	0 S.F. / 0 AC.	
EXISTING IMPERVIOUS AREA:	0 S.F. / 0 AC.	
PROPERTY AREA:	180,629 S.F. / 4.14 AC.	
PHASE 1 & 2 NET AREA:	180,629 S.F.	4.15 AC.
BUILDING:	43,130 S.F.	0.99 AC.
PAVEMENT:	74,300 S.F.	1.71 AC.
TURF/OPEN SPACE:	43,198 S.F.	1.45 AC.
COMMON OPEN SPACE (30' PERIMETER):	26,421 S.F.	0.61 AC.
TOTAL IMPERVIOUS SURFACE:	117,430 S.F.	2.70 AC.
INTERIOR PARKING LOT LANDSCAPING REQUIRED:	(67 SPACES) 2,000 S.F. (1,000'-3,000')	
INTERIOR PARKING LOT LANDSCAPING PROVIDED:	5,005	
PROPOSED BUILDING AREA:	43,130 S.F. / 0.99 AC.	
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SITE SUMMARY

PHASE	ESTIMATED DEV. LOT AREA	BUILDING	PAVEMENT	COMMON	REMAINING	REQUIRED	PROVIDED	ADA REQUIRED	ADA PROVIDED
PHASE 1	180,629 S.F.	25,755 S.F.	61,980 S.F.	92,893 S.F.	114 STALLS	180 STALLS	6 STALLS	6 STALLS	6 STALLS
LOT 1, BLOCK 1	171,277 S.F.	61,200 S.F.	71,863 S.F.	38,214 S.F.	122 STALLS	131 STALLS	5 STALLS	5 STALLS	5 STALLS
LOT 1, BLOCK 2	215,838 S.F.	52,200 S.F.	64,535 S.F.	48,086 S.F.	169 STALLS	148 STALLS	15 STALLS	15 STALLS	15 STALLS
LOT 2, BLOCK 1	271,614 S.F.	61,200 S.F.	64,535 S.F.	111,804 S.F.	113 STALLS	123 STALLS	5 STALLS	5 STALLS	5 STALLS
LOT 2, BLOCK 2	263,576 S.F.	72,140 S.F.	65,865 S.F.	44,940 S.F.	148 STALLS	157 STALLS	6 STALLS	6 STALLS	6 STALLS
PHASE 2	187,485 S.F.	56,225 S.F.	68,877 S.F.	17,330 S.F.	110 STALLS	129 STALLS	5 STALLS	5 STALLS	5 STALLS
LOT 4, BLOCK 1	143,847 S.F.	48,800 S.F.	61,867 S.F.	33,220 S.F.	88 STALLS	113 STALLS	5 STALLS	5 STALLS	5 STALLS
LOT 4, BLOCK 2	286,148 S.F.	72,140 S.F.	103,147 S.F.	67,708 S.F.	148 STALLS	157 STALLS	6 STALLS	6 STALLS	6 STALLS
LOT 5, BLOCK 1	282,485 S.F.	58,235 S.F.	62,278 S.F.	68,761 S.F.	118 STALLS	118 STALLS	5 STALLS	5 STALLS	5 STALLS
STALLS:	2,001,225 S.F.	538,428 S.F.	721,210 S.F.	363,194 S.F.	396,484 S.F.	1,076 STALLS	1,237 STALLS	48 STALLS	48 STALLS
4,353,194 S.F. TOTAL OPEN SPACE STALLS									
17,506 S.F. NET AREA IN PHASES 1 & 2									

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SPECIAL USE PERMIT/REVISED FINAL DEVELOPMENT PLAN for
LAWRENCE COMMUNITY SHELTER

GES
GROB
ENGINEERING
SERVICES, LLC
3210 Mesa Way, Suite A * Lawrence, Kansas 66049
P.O. Box 502 * Lawrence, Kansas 66044
Phone 785 856-1900 * Fax 785 856-1901

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Chairman
Lawrence - Douglas County Planning Commission
Secretary
Lawrence - Douglas County Planning Commission

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
1111 N. 10th Street
Lawrence, Kansas 66044
Tel: (785) 843-2410
Fax: (785) 843-2414
www.landplan-pa.com

GRADING &
UTILITY PLAN

REVISIONS	
1/16/01	per dpl. comments
3/9/01	per conditions
5/2/01	per conditions
5/4/01	per conditions

DATE:	02/21/01
PROJECT NO.:	2001610
DWG. ID.:	2001610 FDP2
DESIGNED BY:	BRH/TAH
DRAWN BY:	RJK
CHECKED BY:	TAH/CAR

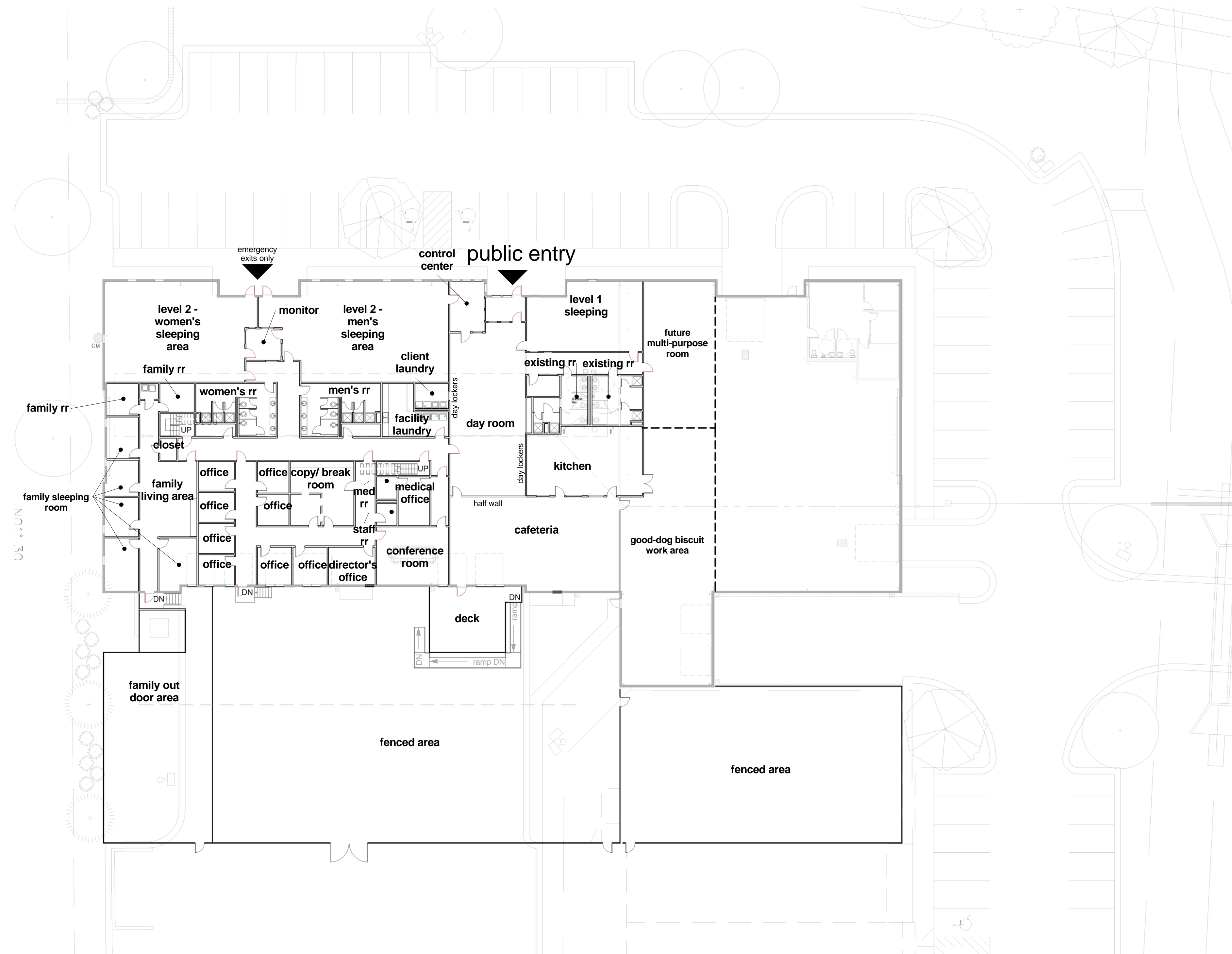
SHEET NO.
2 of 2

DESIGNED BY
JDC

CHECKED BY
JDC

ISSUE DATE
February 1, 2010

REVISIONS
February 19, 2010



NOTES:

1. A minimum of 1 toilet per 15 beds shall be provided per Section 20-544.3.i.b of City of Lawrence Land Development Code.
2. The site shall have surveillance cameras to provide exterior visibility and monitor activities outside of the view of LCS staff. LCS will work with the Lawrence Police Department to coordinate monitoring activities.
3. 6'- nominal high fence will be provided around outdoor activity area.
Re: Site plan for additional site fencing information.
4. Requested sleeping capacity - 125 individuals maximum.
5. Interior stairs are to access mezzanine level storage area.

① CONCEPTUAL INTERIOR LAYOUT
1" = 20'-0"



LAWRENCE COMMUNITY SHELTER

Franklin Warehouse Conceptual Interior Layout January 2010

sabatini
architects inc.