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Chairman
 Lawrence — DOUGLAS COUNTY PLANNING COMMISSION
 Secretary
 Lawrence — DOUGLAS COUNTY PLANNING COMMISSION

Lawrence, Kansas
 12000 E. 10th Street, Suite 100
 Lawrence, Kansas 66044
 Phone: (785) 841-2410
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Lawland Engineering, P.A.
 Landscape Architecture
 Community Planning
 Surveying

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LAYOUT & LANDSCAPE PLAN

REVISIONS

1/16/01	per dept. comments
3/30/01	per conditions
5/2/01	per conditions
5/4/01	per conditions

DATE: 02/21/01
 PROJECT NO.: 2001610
 DWG. ID.: 2001610 FDP1
 DESIGNED BY: BHA/TAH
 DRAWN BY: RJK
 CHECKED BY: TAH/CAR

DESIGNED BY
 JDC

CHECKED BY
 JDC

ISSUE DATE
 February 1, 2010

REVISIONS
 February 19, 2010

DATE: 02/21/01
PROJECT NO.: 2001610
DWG. ID.: 2001610 FDP1
DESIGNED BY: BHA/TAH
DRAWN BY: RJK
CHECKED BY: TAH/CAR

SHEET NO.: 1 of 2

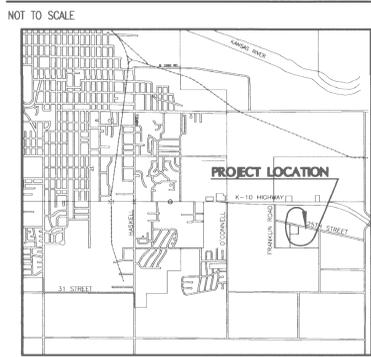
GENERAL NOTES

- PROPERTY OWNER OF RECORD: PDO INVESTORS, LLC, PO BOX 490, LAWRENCE, KANSAS 66044-0490
- LANDPLANNER/ENGINEER: LANDPLAN ENGINEERING, P.A. 1310 WANDERLAW DRIVE, LAWRENCE, KANSAS 66049
- EXISTING ZONING: PD-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 PAVERMENTS DUE TO THE WEIGHT OF RETRIEVE VEHICLES.
- DROPS 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.
- THE 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 DIRECTION 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 EASEMENTS REQUIRED. RIGHTS-OF-WAY, LOTS AND EASEMENTS TO BE DESIGNATED WITHIN FINAL PLAN.
- IT IS ANTICIPATED THAT THE MAXIMUM BUILDING HEIGHT WILL BE 31 FEET (INCLUDING PARAPET WALLS IN ACCORDANCE WITH SECTION 20-1008(C)(5); 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 NON-EDUCATIONAL USE AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH APPROVED USE OR ENJOYMENT 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 AT 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.

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 NORTHEAST CORNER OF FRANKLIN PARK ADDITION NO. 1, THENCE SOUTH 01°37'25" WEST, ALONG THE WEST LINE OF SAID FRANKLIN PARK NO. 1, 102.82 FEET; THENCE ON A 340.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 43.71 FOOT CHORD BEARING SOUTH 02°31'18" WEST, AN ARC DISTANCE OF 43.74 FEET ALONG SAID WEST LINE; THENCE SOUTH 01°50'11" WEST, ALONG SAID WEST LINE, 305.06 FEET; THENCE SOUTH 89°55'50" WEST, 308.12 FEET; THENCE NORTH 01°30'58" WEST, 527.22 FEET TO THE CENTERLINE OF 28TH STREET (TOWNSHIP ROAD NO. 57); THENCE SOUTH 87°47'35" EAST, ALONG SAID CENTERLINE, 408.64 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" (PER REZONING AMENDMENT 2-4-18-98).

THE FOLLOWING USES ARE PROMOTED (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, restaurant, with dancing entertainment
 Eating establishment, providing only drive up service
 Food processing plant, commercial
 Food processing plant, including gasoline sales
 Golf driving range, commercial, (parking requirement, applied to lot area only)
 Golf path and putt courses, miniature golf course
 Hotel
 Motel
 Pet shop
 Photoduplicating
 Quick copy or duplicating center
 Seasonal service
 Shopping rink, commercial
 Swimming pool, commercial (parking requirements include pool area)
 Theater, drive-in
- IN USE GROUP 14**
 Pawnshop
- IN USE GROUP 19**
 Airport, aircraft and landing strip
 Automobile, go-kart, miniature auto racing, or driving track
 Hatchery
 Stable, commercial
 Theater, drive-in
 Trolley or rabbit packing or slaughtering
 Shoddy
- IN USE GROUP 20**
 Bottling or mixing plant, asphaltic or Portland cement concrete, mortar or plaster
 Dump, public or private

LIGHTING SCHEDULE

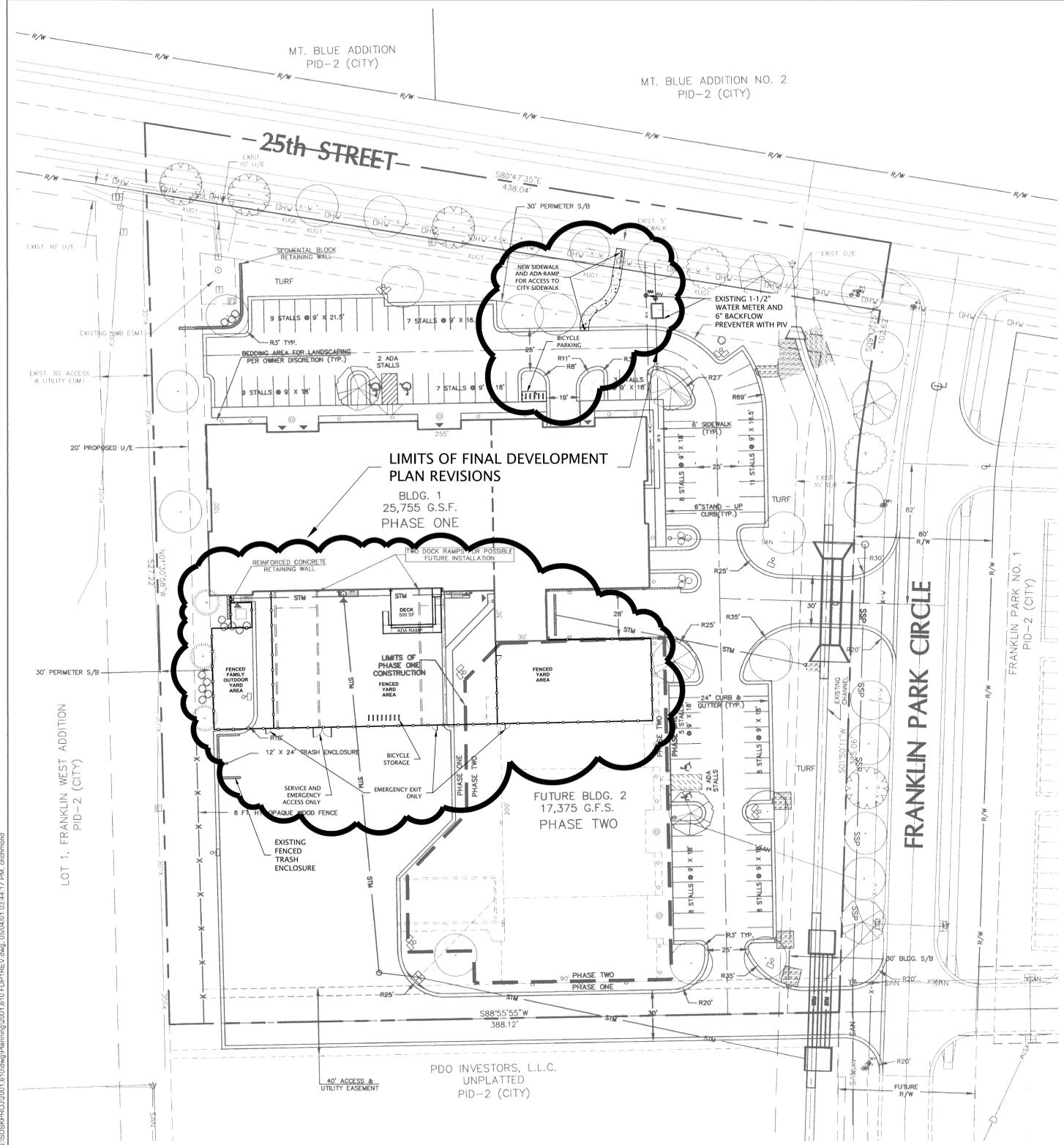
FIXTURE	QUANTITY	DESCRIPTION	LAMP
○	22	GROUND FLOOD MOUNTED WALL WASH	175-WATT METAL HALIDE
□	12	WALL-FIXTURE W/POLYIC LENS	175-WATT METAL HALIDE
⊙	5	DECORATIVE POST FIXTURE ON 10' POST	175-WATT METAL HALIDE
◇	4	GENERAL PURPOSE FLOOD W/ 24' POLE	400-WATT METAL HALIDE
⊞	5	GENERAL PURPOSE DUAL FLOOD W/ 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	GLEDITSIA TRICANTHOS 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 AUSTRALIAN PINE	6 FT.HT. MIN.	B&B
SHRUBS				
○	14	JUNIPERUS CHINENSIS 'PITZERIANA' 'PITZER' 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.

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

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



REVISED FINAL DEVELOPMENT PLAN NOTES

- Owner: Lawrence Community Shelter
 214 W. 10th Street
 Lawrence, Kansas 66044
- Land Planner/Engineer: Grob Engineering Services, LLC
 3210 Mesa Way, Suite A
 Lawrence, Kansas 66049
- The original Final Development Plan was prepared by Landplan Engineering and approved May 08, 2001. Unless specifically modified by this drawing, all items within the original Final Development Plan will be in effect.
 - No Public Improvements will be completed as part of this SUP/Revised Final Development Plan.
 - This Revised Final 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.
 - Ingress/Egress locations shown represent public and emergency/service access points. These points are illustrated on the plan with filled arrows and unfilled arrows, respectively.
 - All screening and landscaping shall meet minimum requirements per the previously approved Final Development Plan.
 - All proposed lighting shall be shielded to prevent off-site glare. New lighting shall comply with requirements of Article 11 of the City of Lawrence - Land Development Code. A Photometric Plan has been submitted.
 - Parking lot and drive lanes pavement shall meet or exceed the minimum requirement of City of Lawrence - Land Development Code Section 20-913. Parking lot and drive areas shall have Standard City of Lawrence 2" concrete curb & gutter. The existing asphalt pavement may be used for new paving sections.
 - Pursuant to Section 20-538 of the City of Lawrence - Land Development Code, this Site Plan is intended to fulfill the requirement of the Special Use Permit applied for.
 - Trash enclosures shall be constructed and maintained in accordance with City of Lawrence Land Development Code, Section 20-1006(a). Size & type of trash receptacle to be approved by City of Lawrence Sanitary Department. City of Lawrence will not be responsible for pavement damage due to refuse collection.
 - A transit stop is being requested at the intersection of 25th Street and Franklin Road near the property.
 - The site shall have surveillance camera to provide exterior visibility and monitor activities out of the view of staff. LCS will work with the Lawrence Police Department to coordinate monitoring locations.
 - All outdoor fencing will be nominal 6' high wooden fence or comparable material with 90% screening.
 - Pursuant to Section 20-544 of the City of Lawrence - Land Development Code, a minimum of 1 toilet per 15 beds shall be provided.
 - Pursuant to Section 20-544 of the City of Lawrence - Land Development Code, at least once every five (5) years the operator shall make a presentation to the City Commission and the Commission shall review the Special Use Permit for compliance with original conditions of approval and use standards.
 - Pursuant to Section 20-544 of the City of Lawrence - Land Development Code, the operator of a Temporary Shelter shall create a management plan. The management plan shall become binding upon approval of the Special Use Permit or site plan.
 - Outdoor client and visitor gathering shall be limited to the outdoor recreation area and sidewalks behind the building. No loitering will be allowed in any front yard areas.
 - Phase 2 of this Final Development Plan will remain in effect for this SUP. Use of the Phase 2 building for the Lawrence Community Shelter shall only be by resubmittal of the SUP. Phase 2 of this Final Development Plan will remain in effect for the approved uses of PID.

SPECIAL USE PERMIT NOTES

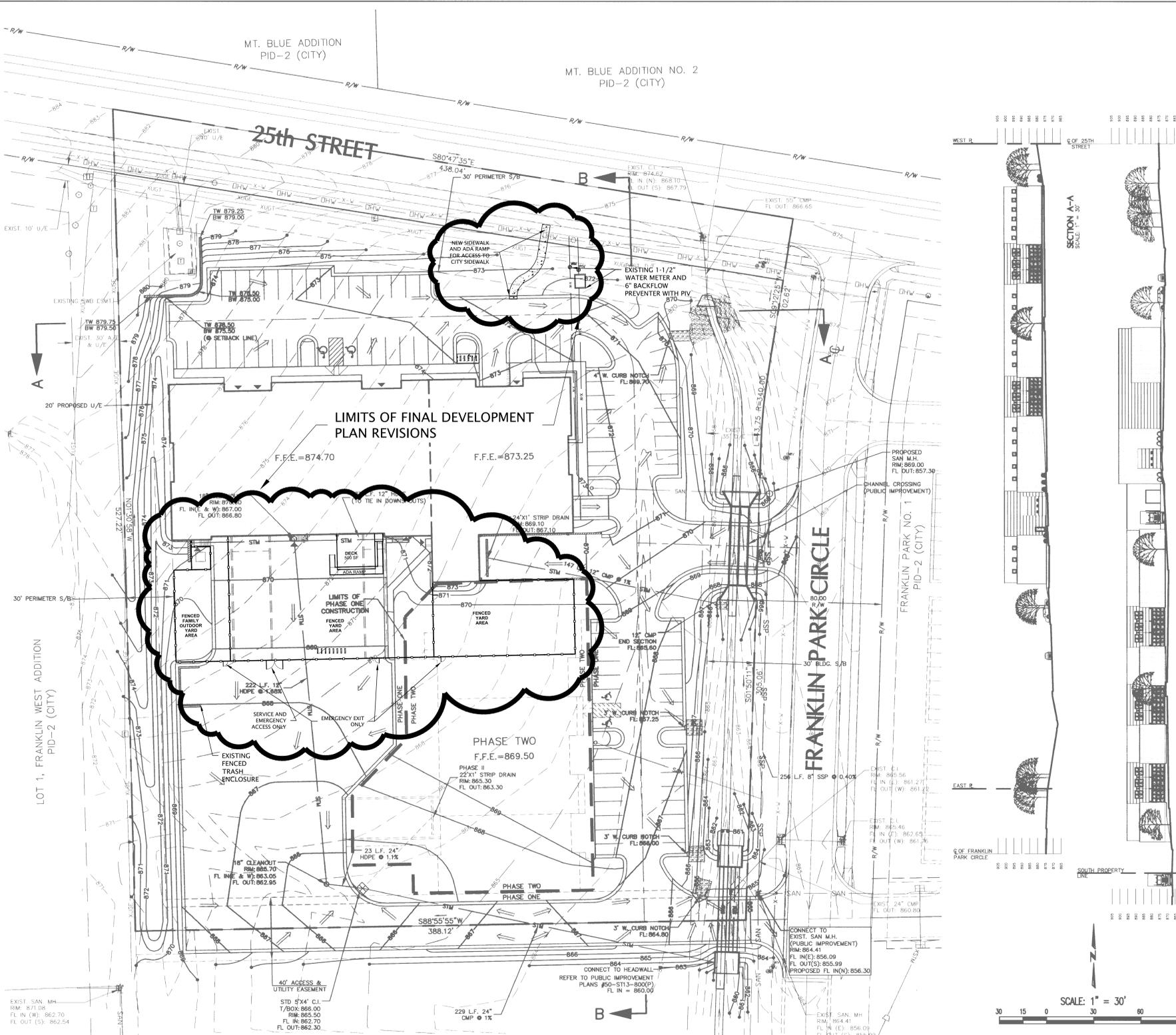
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PARKING SUMMARY

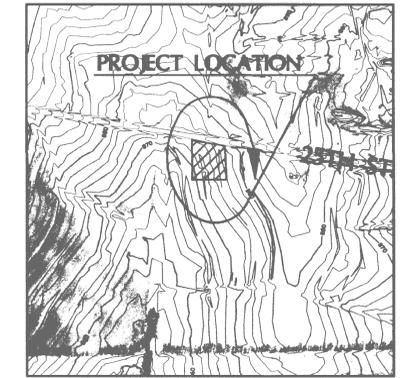
PARKING REQUIREMENT	QUANTITY	REQUIRED PARKING
MAIN SHELTER - 1 PER 1.5 EMPLOYEES	13	9.0
JOB BLDG. ALT. 1 PER 1.5 EMPLOYEES	3	2.0
CLIENT VEHICLE PARKING		N/R
TOTAL PARKING REQUIRED		11.0
BICYCLE PARKING - 1 PER 5 CLIENTS	125	25.0

PARKING PROVIDED PHASE 1		
TOTAL PARKING SPACES	56	
STANDARD SPACES	54	
ADA HANDICAP SPACES (1 VAN ACC.)	2	
BICYCLE PARKING	26	
GREENSPACE REQ. 56 X 40SF = 2240SF	2625 SF	

* NOTE: 45 STALLS EXIST FOR VISITOR AND CLIENT VEHICLE PARKING



TOPOGRAPHY



SITE SUMMARY

GROSS SITE AREA:	197,998.92 S.F.	4.54 AC.
RIGHT-OF-WAY AREA:	173,702.25 S.F.	0.39 AC.
NET AREA:	180,296.67 S.F.	4.15 AC.
PHASE 1 NET AREA:	180,296 S.F.	4.15 AC.
BUILDING:	25,750 S.F.	0.59 AC.
PAVEMENT:	61,992 S.F.	1.42 AC.
TURF/OPEN SPACE:	92,554 S.F.	2.13 AC.
COMMON OPEN SPACE (30' PERMETER):	26,421 S.F.	0.61 AC.
TOTAL IMPERVIOUS SURFACE:	87,747 S.F.	2.01 AC.
TOTAL PARKING REQUIRED (1 SPACE PER 500):	87 SPACES	
TOTAL PARKING PROVIDED:	87 SPACES	
ACCESSIBLE PARKING REQUIRED:	4 SPACES	
ACCESSIBLE PARKING PROVIDED:	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:	180,296 S.F.	4.14 AC.
PHASE 1 & 2 NET AREA:	180,296 S.F.	4.15 AC.
BUILDING:	43,130 S.F.	0.99 AC.
PAVEMENT:	74,300 S.F.	1.71 AC.
TURF/OPEN SPACE:	62,866 S.F.	1.44 AC.
COMMON OPEN SPACE (30' PERMETER):	26,421 S.F.	0.61 AC.
TOTAL IMPERVIOUS SURFACE:	117,430 S.F.	2.70 AC.
INTERIOR PARKING LOT LANDSCAPING REQUIRED:	87 SPACES	
INTERIOR PARKING LOT LANDSCAPING PROVIDED:	87 SPACES	
PHASE 1 & 2 NET AREA:	180,296 S.F.	4.15 AC.
BUILDING:	43,130 S.F.	0.99 AC.
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SITE SUMMARY

PHASE	ESTIMATED DEV. COST	ESTIMATED NET AREA							
PHASE 1	1,100,000	180,296	180,296	180,296	180,296	180,296	180,296	180,296	180,296
PHASE 2	1,100,000	180,296	180,296	180,296	180,296	180,296	180,296	180,296	180,296

GRADING & UTILITY PLAN



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

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
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Unleash Creative Building
 Inspire Growth
 Elevate Your Vision
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REVISIONS

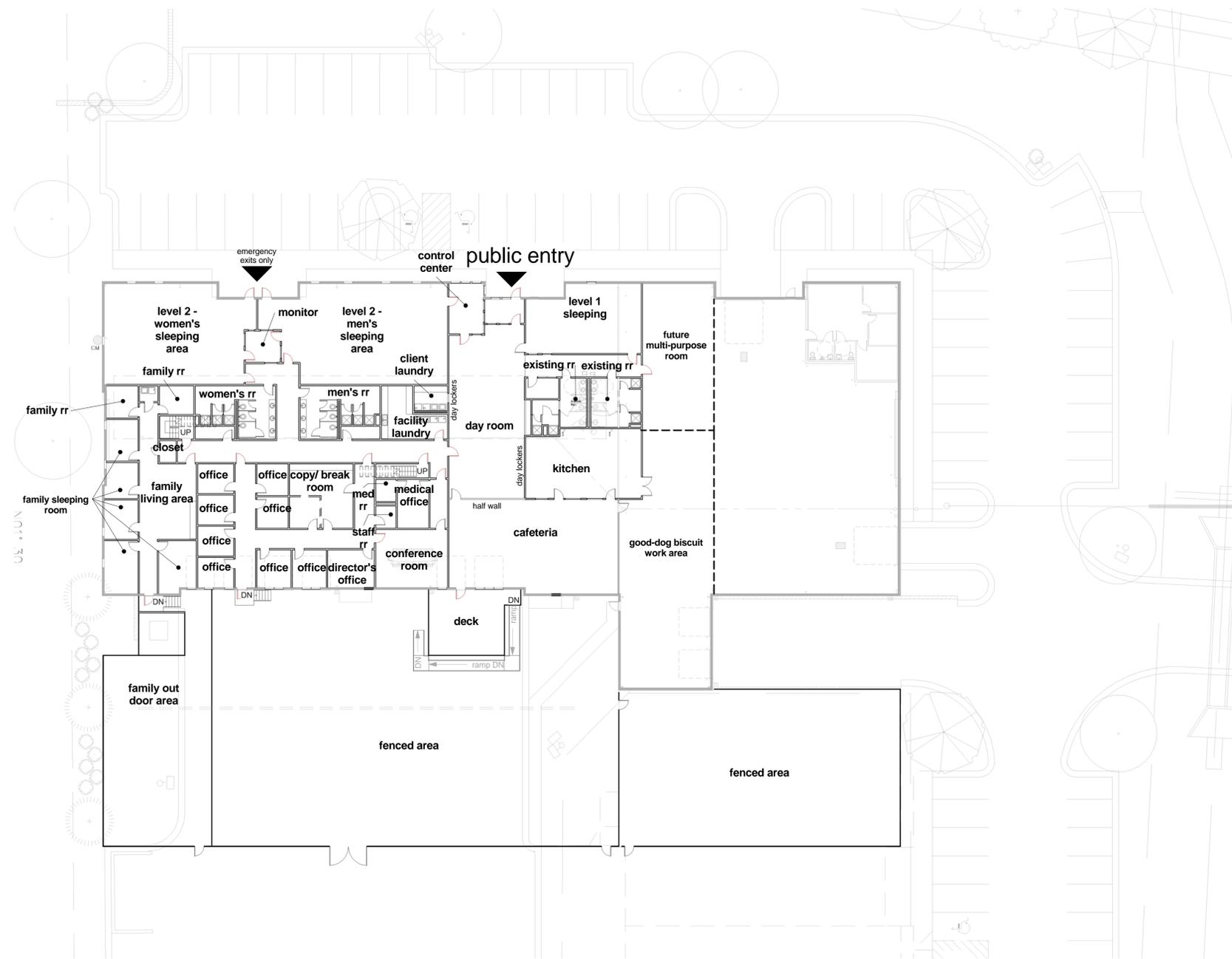
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SHEET NO. 2 of 2

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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