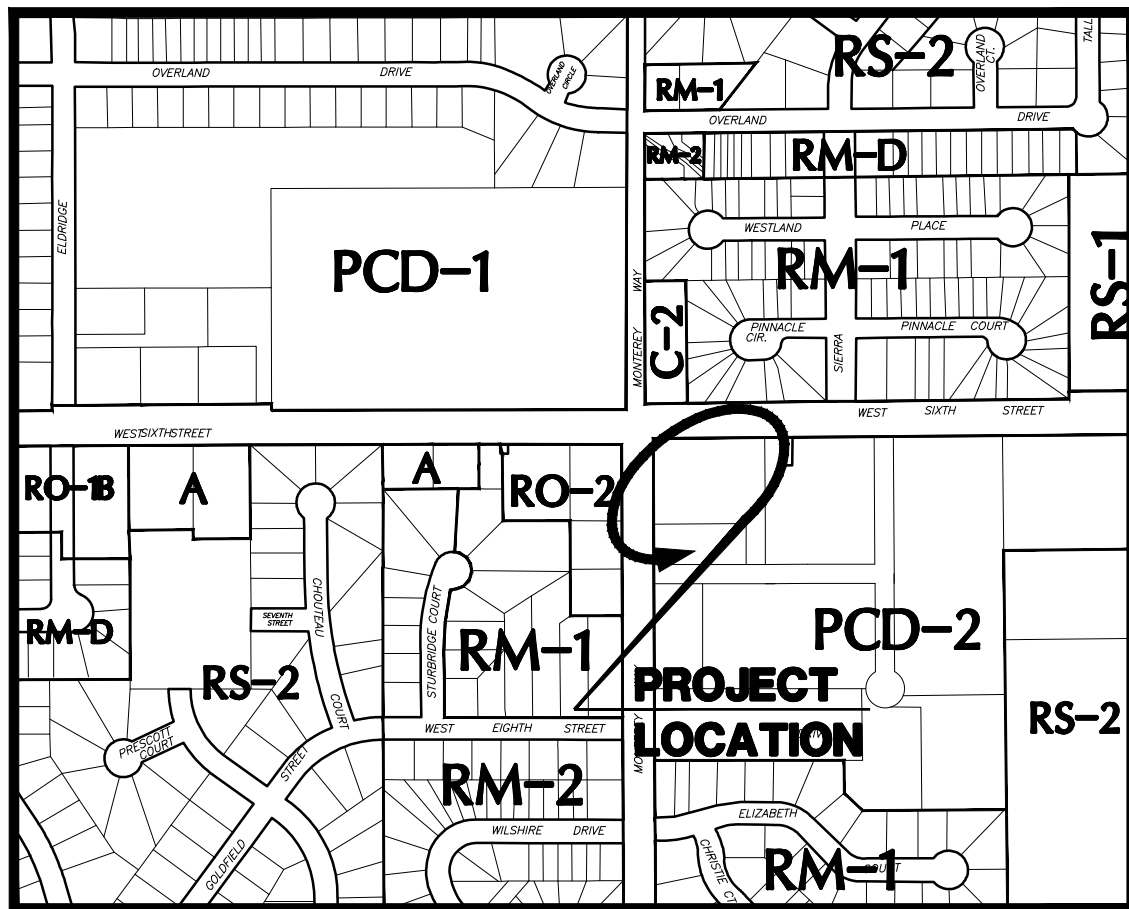


### SURROUNDING ZONING



### SITE SUMMARY (LOT ONE)

Residential	Area (Sq. Ft.)	Funeral Home	Area (Sq. Ft.)
Existing Buildings	8,532	Proposed Buildings	8,532
Existing Pavement	33,397	Proposed Pavement	31,410
Existing Impervious	Subtotal 41,919	Proposed Impervious	Subtotal 39,942
Existing Pervious	27,812	Proposed Pervious	29,799
Property Area	69,741		69,741

### INTERIOR LANDSCAPE REQUIREMENTS

NO. OF STALLS X 280 X 0.15 = REQUIRED INTERIOR LANDSCAPE 1 TREE PER 3,000 SF LANDSCAPE OPEN SPACE  
75 X 280 X 0.15 = 3,150 S.F. REQUIRED 29,799/3,000 = 10 TREES REQUIRED  
9,802 S.F. PROPOSED 21 TREES SHOWN

### SITE SUMMARY (LOT TWO)

Residential	Area (Sq. Ft.)	Office Bldg	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	4,800
Existing Pavement	0	Proposed Pavement	7,425
Existing Impervious	Subtotal 0	Proposed Impervious	Subtotal 12,225
Existing Pervious	21,899	Proposed Pervious	9,674
Property Area	21,899		21,899

### INTERIOR LANDSCAPE REQUIREMENTS

NO. OF STALLS X 280 X 0.15 = REQUIRED INTERIOR LANDSCAPE 1 TREE PER 3,000 SF LANDSCAPE OPEN SPACE  
19 X 280 X 0.15 = 798 S.F. REQUIRED 9,647/3,000 = 3 TREES REQUIRED  
3,017 S.F. PROPOSED 8 TREES SHOWN

### PLANT SCHEDULE

SYM.	QTY.	NAME	SIZE	COND.
EXISTING SHADE TREES				
5	GREEN SPIRE LINDEN	2" CAL.	B&B	
8	RED MAPLE	2" CAL.	B&B	
6	FRAXINUS AMERICANA 'AUTUMN PURPLE' - AUTUMN PURPLE ASH * SEE GENERAL NOTE #16	2" CAL.	B&B	
2	QUERCUS RUBRA - NORTHERN RED OAK	2" CAL.	B&B	
3	BRADFORD PEAR	2" CAL.	B&B	
3	BRADFORD PEAR 'CLEVELAND SELECT'	2" CAL.	B&B	
1	RIVER BIRCH	2" CAL.	B&B	
EXISTING ORNAMENTAL TREES				
3	CERCIS CANADENSIS - EASTERN REDBUD	1-1/2" CAL.	B&B	
EXISTING SHRUBS				
41	JUNIPERUS PITCHERMANA 'COMPACTA' - COMPACT PITCHER JUNIPER	3/8" MIN.	CONT.	
35	ELONIA MYRTILIFOLIA - BURNING BUSH	3/8" MIN.	CONT.	

\* TURF AREAS TO BE SEEDDED WITH K-31 FESCUE OR SODDED

### GENERAL NOTES

- EXISTING ZONING: PCD-2  
PROPOSED ZONING: PCD-2 WITH VETERINARY ADDED TO LAND USE
- CURRENT USE: LOT 1 (VACANT FUNERAL HOME), LOT 2 (VACANT LOT).  
PROPOSED USE: LOT 1 (VETERINARY), LOT 2 (OFFICE)
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES. APPENDIX A TO 28 CFR PART 36.
- THIS SITE PLAN WILL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04.8.
- ALL PUBLIC UTILITIES AND IMPROVEMENTS SHALL BE PROVIDED THROUGH BENEFIT DISTRICT FINANCING AND SHALL BE GUARANTEED OR INSTALLED BY OWNERS.
- LANDOWNERS SHALL PROVIDE FOR AND ESTABLISH AN AGENCY FOR THE MAINTENANCE OF COMMON OPEN/GREEN SPACE.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, RESTRICTIVE COVENANTS FOR USE OF THE LAND, BUILDINGS, AND STRUCTURES SHALL BE FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AND A COPY WILL BE PROVIDED TO THE PLANNING OFFICE.
- 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(S) SHALL COORDINATE WITH THE MUNICIPAL UTILITIES OFFICE FOR EXTENSION OF WATER LINES AND FOR THE PROVISIONS OF ANY ADDITIONAL UTILITY EASEMENTS REQUIRED.
- CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR DAMAGE TO PARKING LOTS OR DRIVES DUE TO WEIGHT OF REFUSE VEHICLES.
- CROSS ACCESS SHALL BE PROVIDED AND DEFINED FOR 6th AND COMET LANE LANE PCD AND C-4 WHEN SPECIFIC USES ARE PROPOSED FOR EACH PARCEL.
- DUMPSTER ENCLOSURE SHALL BE BUILT TO CITY STANDARDS WHEN THE ENCLOSURE IS USED FOR A DUMPSTER.
- GATES SHALL BE INSTALLED ON DUMPSTER ENCLOSURE WHEN LOT TWO IS DEVELOPED.
- ADDITIONAL SCREENING MATERIALS SHALL BE PROVIDED IF MECHANICAL EQUIPMENT IS NOT FULLY SCREENED AFTER (1) ONE GROWING SEASON, PER CITY CODE SECTION 20-14A04.8 (e)(2).
- PER CITY CODE SECTION 9-902(c)(7) PET WASTE SHALL BE DISPOSED OF AS SOLID WASTE OR SANITARY SEWAGE IN A TIMELY MANNER, TO PREVENT DISCHARGE TO THE STORM DRAINAGE SYSTEM.
- NO NEW ASH TREES (FRAXINUS SPP.) SHALL BE PLANTED ON SITE DUE TO POSSIBLE EMERALD ASH BORER. THOSE EXISTING SHALL BE REMOVED AS THEY DIE AND REPLACED WITH OTHER STREET TREE SPECIES LISTED IN THE APPROVED PLANT SCHEDULE BELOW.

### LEGAL DESCRIPTION - LOT ONE

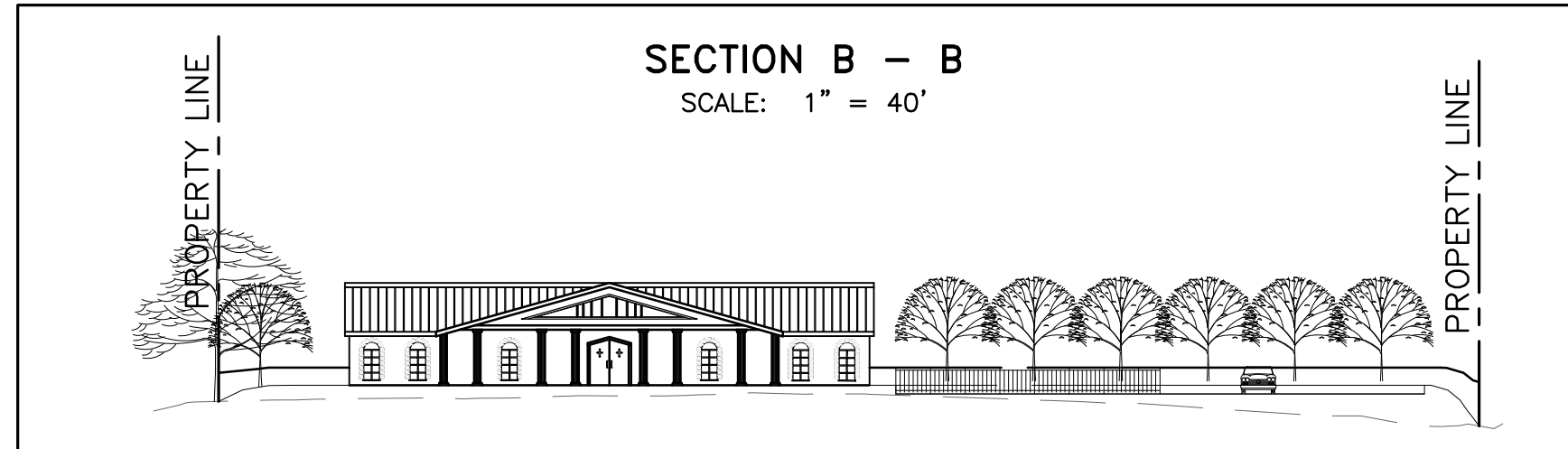
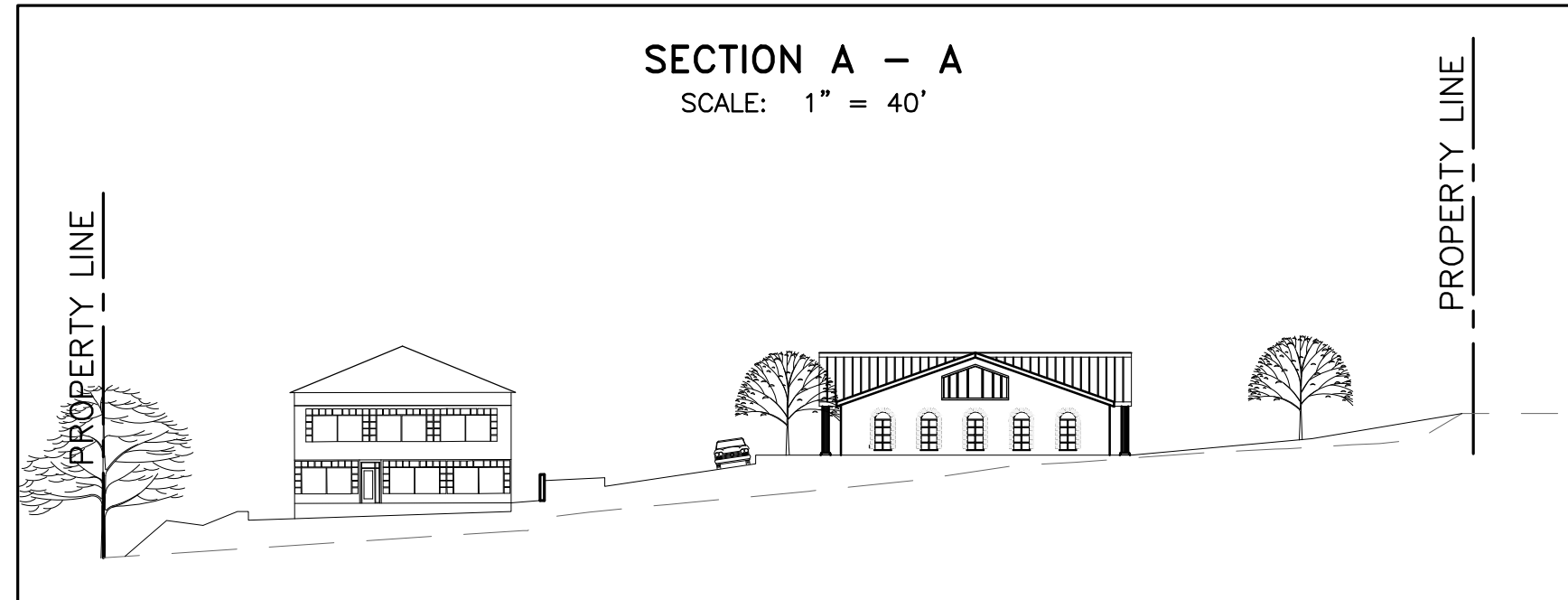
LOT 1, BLOCK ONE, MONTEREY BAY ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

### LEGAL DESCRIPTION - LOT TWO

LOT 2, BLOCK ONE, MONTEREY BAY ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

BENCHMARK #1: TOP OF BRASS CAP IN MONUMENT BOX - NORTH WEST CORNER SECTION 34 - 12 - 19 CL INTERSECTION OF 6TH STREET AND MONTEREY WAY.  
ELEV. = 1005.68  
DATUM: STATE PLANE

BENCHMARK #2: NORTH RIM - STORM MANHOLE AT NORTH WEST CORNER OF 6TH & MONTEREY WAY  
ELEV. = 1004.55  
DATUM: STATE PLANE

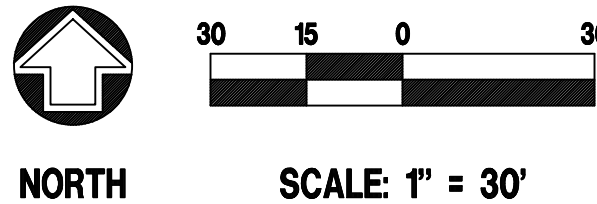


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Approved and Released

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

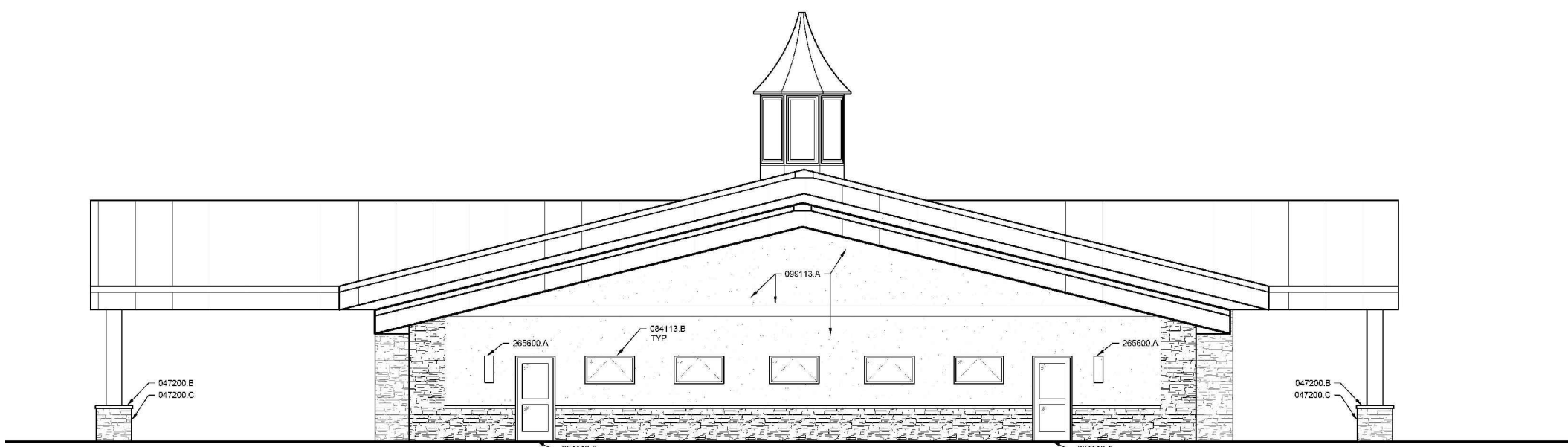
City of Lawrence  
Douglas County  
Planning & Development Services



Final Development Plan  
**6th AND MONTEREY**  
Lawrence, Kansas

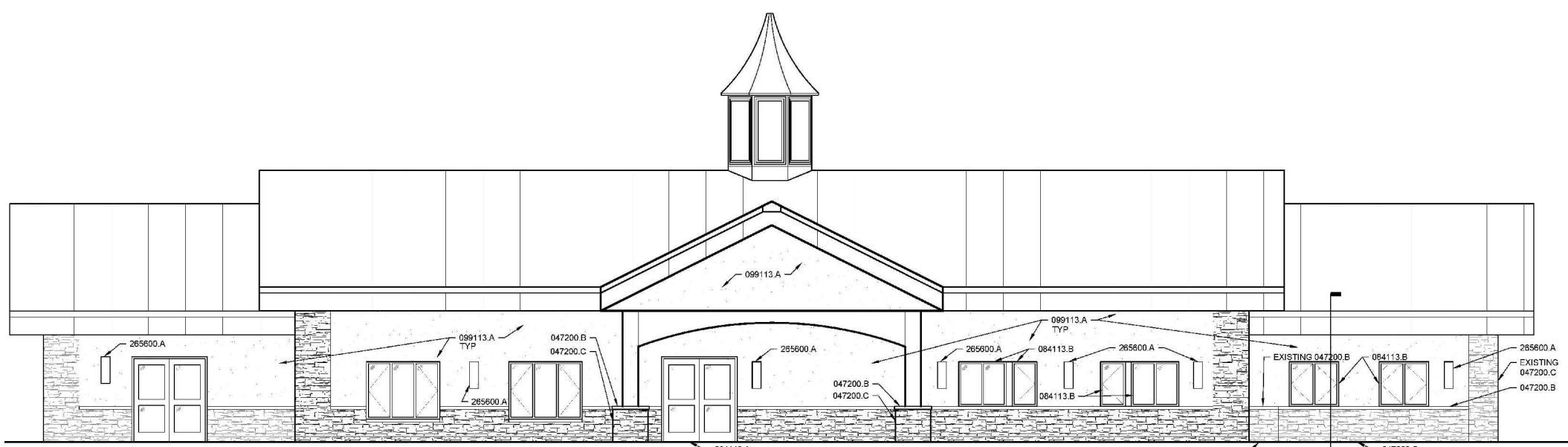


LOT 1 BUILDING ELEVATIONS



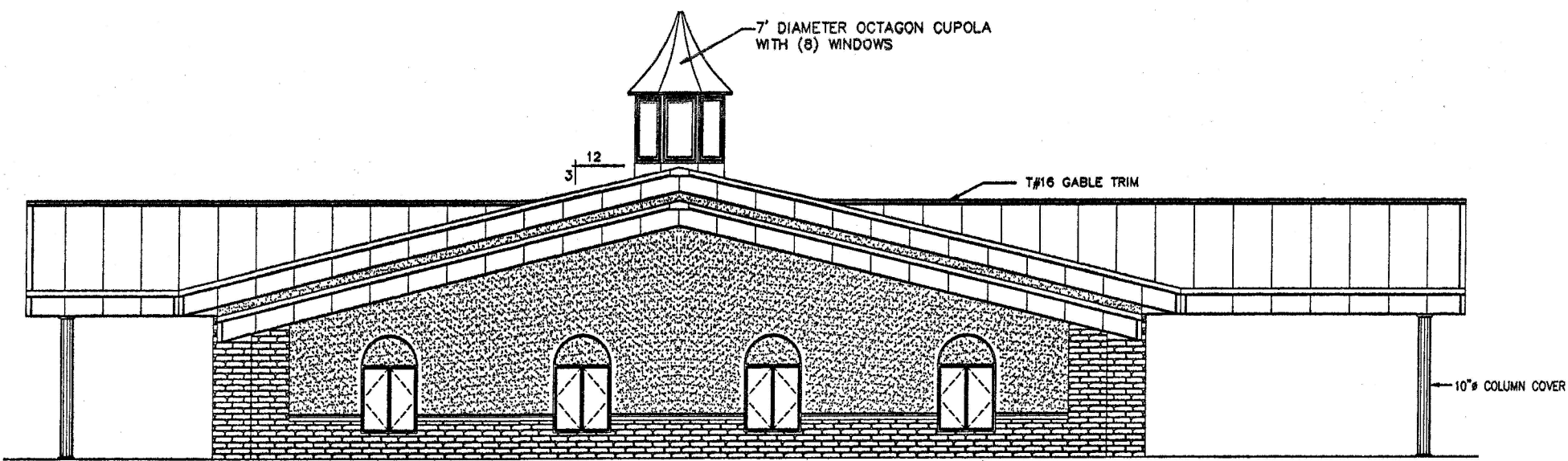
EAST ELEVATION

SCALE: 1" = 1'-0"



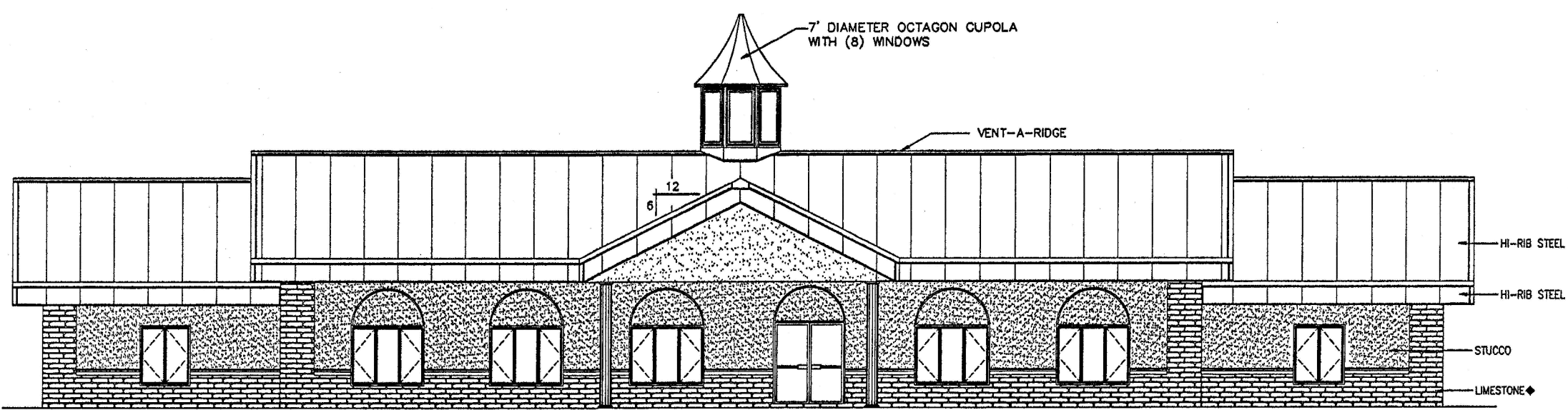
SOUTH ELEVATION

SCALE: 1" = 1'-0"



WEST ELEVATION

SCALE: 1" = 1'-0"



NORTH ELEVATION

SCALE: 1" = 1'-0"

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\_\_\_\_\_ of \_\_\_\_\_ Sheets  
City of Lawrence  
Douglas County  
Planner & Development Services

Final Development Plan  
**6th AND MONTEREY**  
Lawrence, Kansas

FINAL DEVELOPMENT PLAN  
6TH AND MONTEREY PCD  
6th STREET AND MONTEREY WAY  
LAWRENCE, KS

REVISIONS	
06/07/01	CITY PLANNING COMMENTS
06/12/01	PER. DEPT. COMMENTS
06/12/01	PLAN REVIEW COMMENTS
06/25/01	CITY PLANNING COMMENTS
07/28/05	AS-BUILT UPDATE
04/03/06	UPDATE PLANTING
08/26/14	LOT 1 CHANGE OF USE
10/06/14	DEPT. COMMENTS

DATE:	05/18/01
PROJECT NO.:	2001, 617
DESIGNED BY:	CLM
DRAWN BY:	GRS
CHECKED BY:	CLM

SHEET NO.	2
OF	1 SHEETS

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Community Planning  
Surveying

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