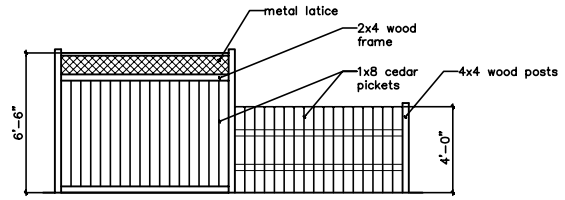
Property Information for 917 Delaware

Lot is zoned RS5

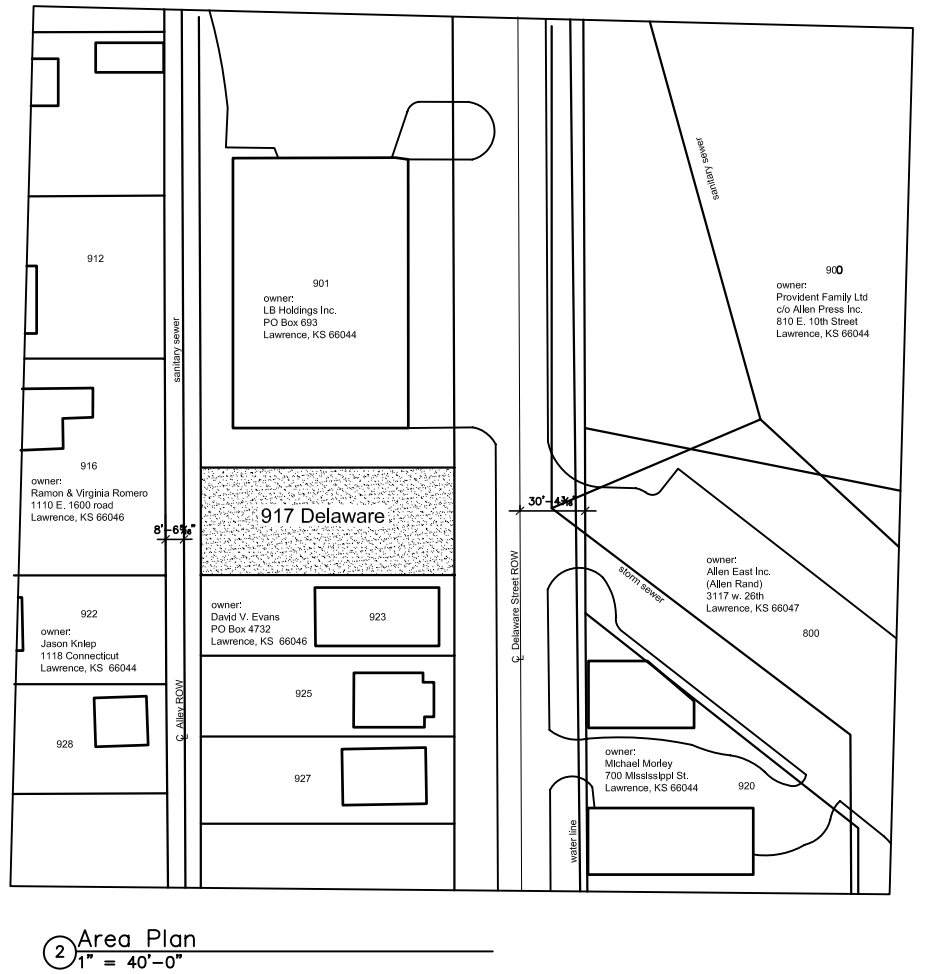
Legal Information:
DELAWARE STREET LT 35;ALSO BEGAT PT 117 FT E OF NW COR SD LT35 & ON W LINE DELAWARE STREET TH S 50 FT TO PT ON S LINE SD LT 35 EXTENDED TH W ALONG SD SLINE LT 35 EXTENDED TO SE COR LT 35 TH N ALONG E LINE LT 35 TO NE COR THEREOF TH E TO PT BEG (U00015 & 2477A COMBINED 1988)

General Notes

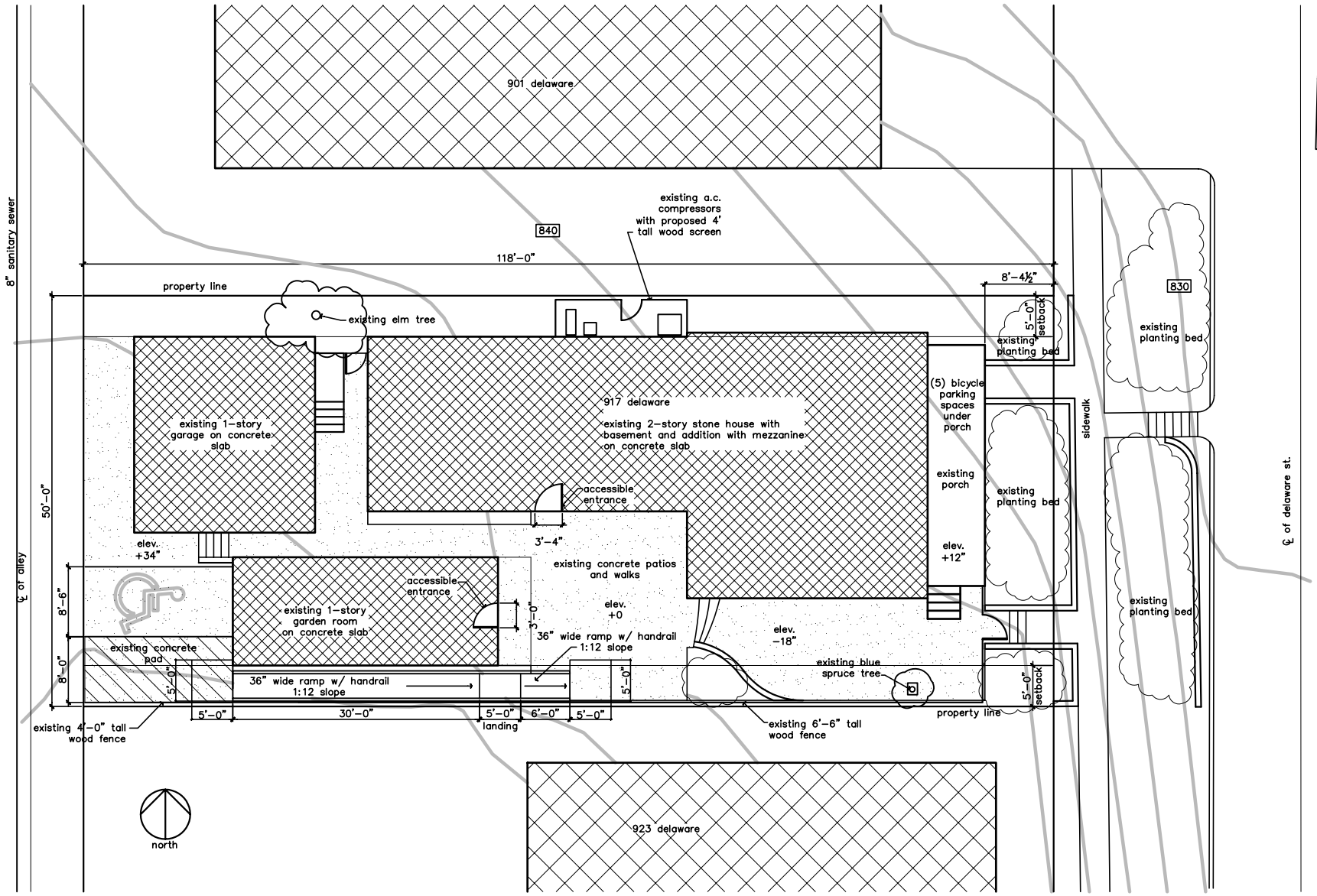
1. This site plan has been designed to comply with the Americans With Disabilities Act guidelines.
2. Topographic and utility information shown was derived from GIS data on file at the City of Lawrence Planning Department.
3. This document is for plan approval and not for construction.
4. No site lighting currently exists. If provided in the future, it will comply with the City of Lawrence Municipal Code.
5. Existing concrete driveway adjacent to alley is 4" of concrete over 4" of gravel.
6. Trash is currently removed from site with typical residential curbside service. No enclosure is proposed.
7. Photographs of the existing structure/site submitted with HRC Review documents.
8. Per City Code Section 9-902, the outdoor dining area will be managed to prevent stormwater pollution. Food waste, trash, cigarettes and other solid wastes will be collected and disposed of properly. Fluid waste, including wastewater from pavement or furniture cleaning , will be collected and discharged in the sanitary sewer system.



3 Existing Fence
1/4" = 1'-0"



2 Area Plan
1" = 40'-0"



1 Site Plan
1/8" = 1'-0"

Existing square footage:

existing 2-story house with basement	899sf x 2 floors 1798 sf
existing addition with mezzanine	831.6 sf (1st flr) +693.6 sf (mezzanine) 1525.2 sf
existing garage	523.6 sf
existing garden room	416 sf
	4262.8 total sf

Proposed Use:

existing house	899 sf (main floor)
existing addition	583 sf
existing garden room	416 sf
	1898 total sf commercial
existing house	899 sf (2nd floor)
existing addition with mezzanine	942.2 sf
existing garage	523.6 sf
	2364.8 total sf residential

Property Surface Summary:

existing:	
existing building :	2,670.2 sf
existing pavement :	2,165.8 sf
existing impervious:	4,836 sf
existing pervious area:	1,064 sf
Property area:	5,900 sf
proposed:	
proposed building :	2,670.2 sf
proposed pavement:	2,262.6 sf
total impervious:	4,932.8 sf
total pervious:	967.2 sf
Property area:	5,900 sf

Parking Informaton:

existing house	899 sf (main floor)
existing garden room	416 sf
	1315 total sf customer service area

1315 sf / 100 sf = 13.1 parking spaces required

1 ADA van accessible space to be provided on-site. The remaining parking to be provided by the off-site parking agreements found in deed book _____, page _____.

5 bicycle spaces will be provided at the front of the existing stone house.

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Krause Residence
917 Delaware
Lawrence, KS 66044

Issue:
S U P site/area plan revised submittal

Project:
0622

Drawn:
sv

site plan

sheet:
A1.0

1 december 2006