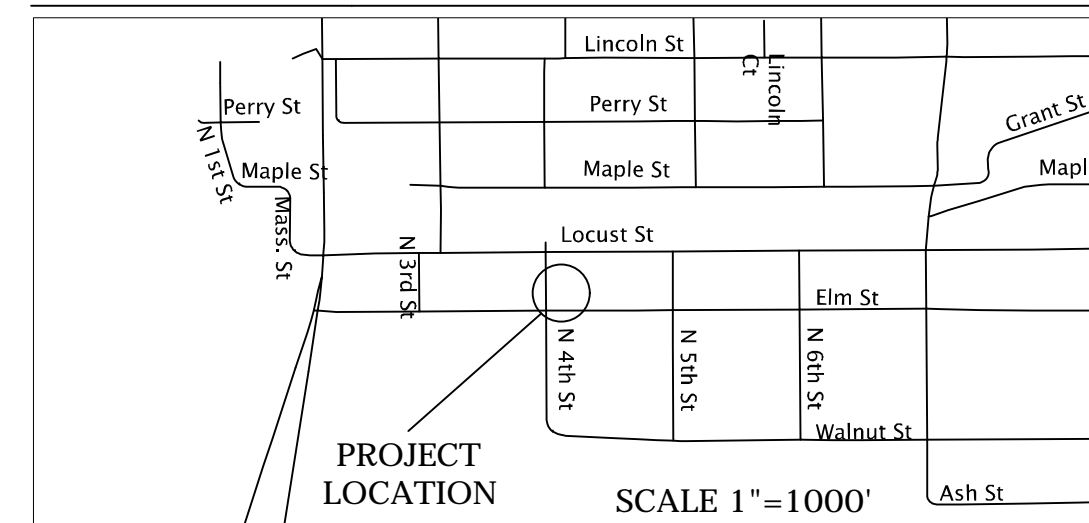


DEVELOPMENT SUMMARY

IMPERVIOUS SURFACE SUMMARY			
Existing Summary	Area (SQ. FT.)	Summary After Project Completion	Area (SQ. FT.)
Existing Building	2,625	Proposed Buildings	2,625
Existing Pavement	90	Proposed Pavement	90
Existing Impervious	2,715	Proposed Impervious	2,715
Existing Pervious	35	Proposed Pervious	35
Property Area	2,750		2,750
BUILDING COVERAGE 95.4%		BUILDING COVERAGE 95.4%	
IMPERVIOUS LOT COVERAGE 95.4%		IMPERVIOUS LOT COVERAGE 95.4%	

PARKING SUMMARY		
PARKING REQUIREMENT	S.F./# OF UNITS	PARKING REQUIRED
RETAIL - 1 PER 300 S.F.	800	3 SPACES
NON-GROUND FLOOR DWELLING - 1 PER BEDROOM	2	2 SPACES
MANUFACTURING AND PRODUCTION, LIMITED 1 PER 1000 SF PLUS 1 PER VEHICLE USED	1,625 S.F. 0 VEHICLE	2 SPACES
TOTAL		7 SPACES
NO OFF-STREET PARKING PRESENTLY EXISTS AND NONE CAN BE PROVIDED BASED ON NO NON-BUILDING AREAS		
PARKING PROVIDED		
ON-STREET PARKING DIRECTLY ADJACENT TO SITE	5	
ADDITIONAL ON-STREET PARKING WITHIN 150' OF SITE	15	
ADA HANDICAP SPACES	-0-	
BICYCLE PARKING	4	

LOCATION MAP



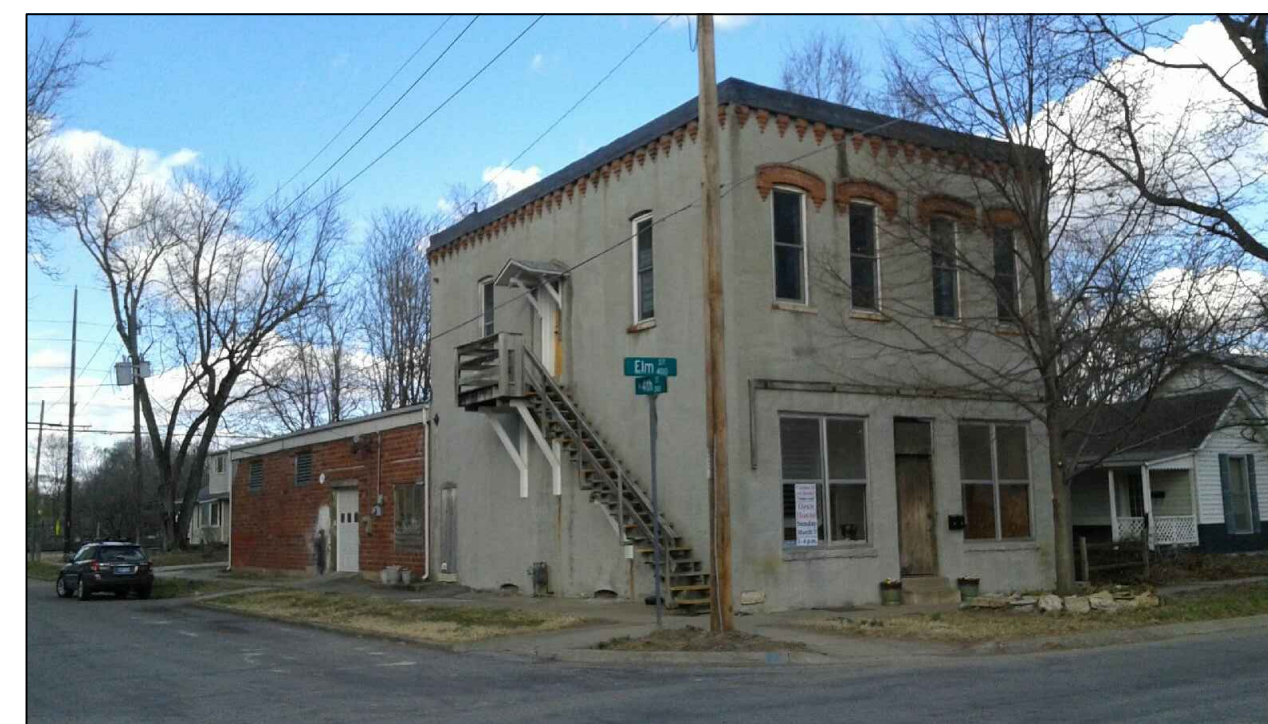
LEGAL DESCRIPTION

NORTH LAWRENCE ELM STREET LOT 168 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

Owner: Margretta de Vries
255 North Michigan Street, Unit 44
Lawrence, Kansas 66044

- Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2015 & 2016.
- Existing Land Use: Non-Ground Floor Dwelling, Manufacturing and Production, Limited & Retail
- Proposed Land Use: Non-Ground Floor Dwelling, Manufacturing and Production, Limited & Retail
- Current Zoning: RS5 - Residential (Rezoning Pending)
- No part of the property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD per FEMA Flood Insurance Rate Map (FIRM) Panel 176 of 460, Map # 20045C0176E, Map Revised September 2, 2015.
- Trash will be collected and stored in individual polycarts on existing concrete pad adjacent to alley. The City of Lawrence will not be responsible or pavement damage due to refuse collection.
- Exterior storage of materials, equipment or products is prohibited. Exterior fabrication of products is prohibited.
- The maximum noise level associated with the Manufacturing and Production, Limited use shall not violate the provisions of the City's noise ordinance.
- Truck deliveries or pick-ups of supplies or products, associated with the nonresidential uses are allowed only from 7 a.m. to 9 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.



SOUTHWEST ELEVATION VIEW (EXISTING)
NOT TO SCALE

ISSUE DATES
AUGUST 28, 2017
SEPTEMBER 15, 2017

SHEET 1 OF 1



SCALE: 1" = 16'
0 16' 32'

SPECIAL USE PERMIT SITE PLAN for 401 ELM STREET

Approved and Released	
	Case No. _____
	Approval Date: _____
	Release Date: _____
	Planner: _____
	_____ of _____ Sheets
	Asst./Director: _____
City of Lawrence Douglas County PLANNING & DEVELOPMENT SERVICES	