

November 24, 2004

To Whom It May Concern:

Re: Water's Edge Addition
Notice of Site Plan Consideration pending before the Lawrence-Douglas County
Planning Office

This letter is being sent to the owner of property adjoining Water's Edge. It is being sent for the purpose of informing the property owner and other interested parties about the proposed improvements. This letter does not grant the recipient and/or property owner any legal rights to challenge the proposed development, instead, it is being provided solely to advise adjoining property owners of the pending proposed development. For further information, contact Dan Sabatini at 331.3399 or Lawrence Planning Department at 832.3150.

Water's Edge desires to create off-street parking along Indiana Street adjacent to their property line similar to Owen's Floral. This information is being submitted to the Lawrence-Douglas County Planning Office and the Public Works Office on November 24, 2004, for review and approval. A site plan is enclosed for your review.

This work is intended to provide convenient customer parking and reduce the parking in the neighborhood. Construction activities will be limited.

Susan Davis, Deb Spencer and I appreciate your time and consideration. We hope this project will meet with your acceptance. If you have questions, please call.

Respectfully,

Dan Sabatini
Sabatini & Associates Architects, Inc.

cc: Susan Davis
Deb Spencer
Lawrence Planning Department

Enclosures: Site plan

sabatini
architects i n c .

November 24, 2004

Planning Department, City Hall
6 East 6th Street
Lawrence, Kansas

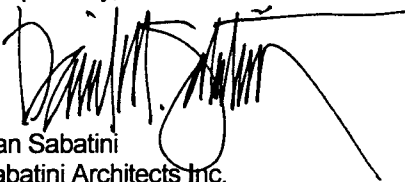
805 A NEW HAMPSHIRE ST. LAWRENCE, KS 66044.2739
T. 785.331.3399 F. 785.331.0840

Re: Water's Edge Proposed Off-Street Parking
Certification of Notice of Site Plan Consideration pending before the Lawrence-Douglas County
Planning Office

The attached list of adjoining property owners have been notified by the mailing of the attach letter to each owner.

If you have questions, please call.

Respectfully,



Dan Sabatini
Sabatini Architects Inc.

cc: Susan Davis, Deb Spencer

620 West 9TH
Michael Treanor & Teresa Baker et al Trustees
1512 Prestwick Court
Lawrence, Kansas, 66047

836 A-C Indiana
Michael Treanor & Teresa Baker et al Trustees
1512 Prestwick Court
Lawrence, Kansas, 66047

837 Indiana
Thomas & Rosemary Boyd
837 Indiana
Lawrence, Kansas, 66044

847 Indiana
M.C. & P. Q. Spencer
16 Marsh Tower Lane
Savannah, Georgia 31411

708 West 9th
Carlton & Tammy Howell
708 West 9th
Lawrence, Kansas, 66044

900 Mississippi
Shirley & Leroy Gross
519 Kasold Drive
Lawrence, Kansas, 66049

701 West 9th
Nancy & Patrick Flavin, Gaye & Thomas Groene
1011 Westdale Road
Lawrence, Kansas, 66049

900 Indiana
Garth Terlizzi
P.O. Box 1881
Lawrence, Kansas, 66044

PROPERTY LOCATION: 847 INDIANA

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PROPERTY LEGAL DESCRIPTION: LOTS 11 & 12, IN BLOCK 8, IN JAMES FIRST ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS

LOT AREA: 11,700 S.F. 10.269 ACRES

BUILDING COVERAGE:
OPEN AREA - 10,700 S.F.
PAVED AREA - 3400 S.F.
TOTAL IMPERVIOUS AREA - 4400 S.

ZONING: C-5 (LIMITED COMMERCIAL)
NEIGHBORING ZONES: N, S, E, W: ALL C-5

BUILDING OCCUPANCY TYPE

CONSTRUCTION TYPE V-M

OCCUPANCY TYPE B

occurrence of:

AMERICAN CODE - ARCHITECTONAL BUILDING CODE 1997

MINDING AREA: 1,000 SF

PROPOSED DEFINITION

OFF-STREET PARKING - 7 PARKING SPACES

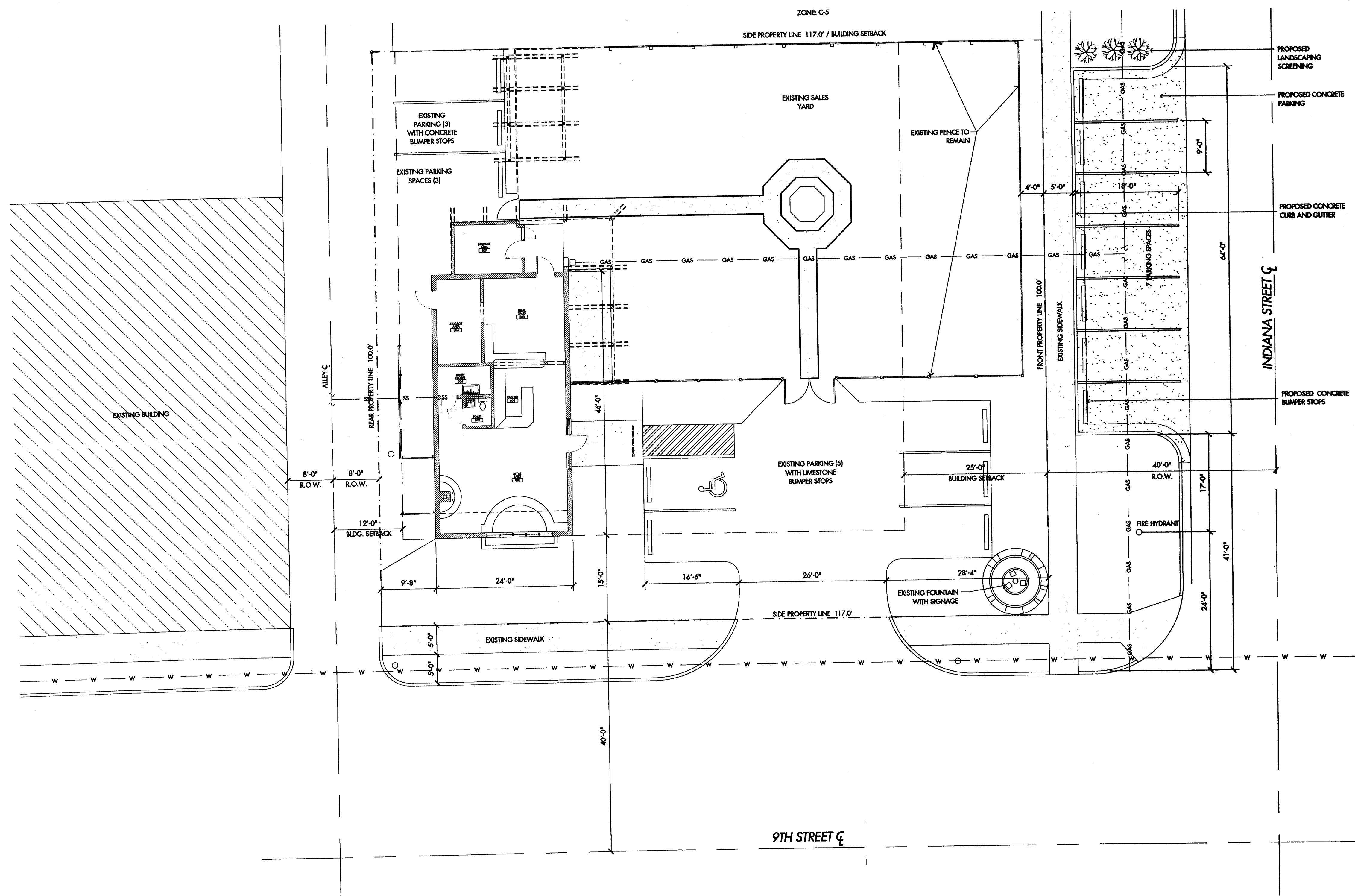
EXISTING BUILDING SQUARE FOOTAGE: 10

OFF-STREET PARKING SPACES:

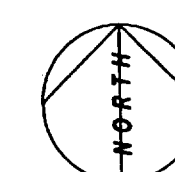
PROVIDED-15 (ONE HAND

(INCL 1)

REQUIRED-5



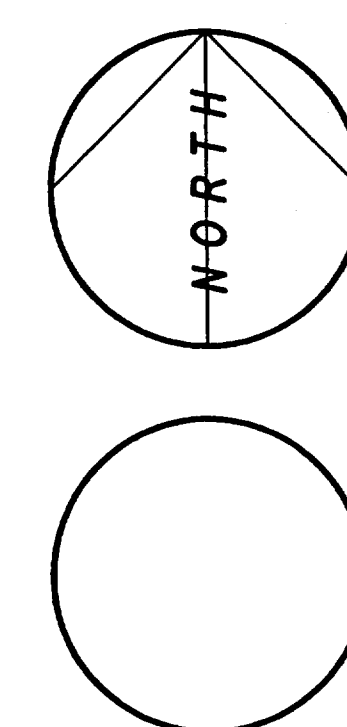
1 PROPOSED PARKING PLAN



Water's Edge
847 INDIANA | LAWRENCE, KANSAS

sabatini
architects
i n c

805 A NEW HAMPSHIRE STREET, LAWRENCE, KS 66044
T. 785.331.3399 F. 785.331.0846
www.sabatiniarchitects.com



Revisions:

Issue Date: 11.24.04
Scale: AS NOTED
Project No.: 04270.010
Drawn By:
Checked By:
Title:
PROPOSED SITE PLAN

Sheet No.:

A10



Indiana St

W 9th St

