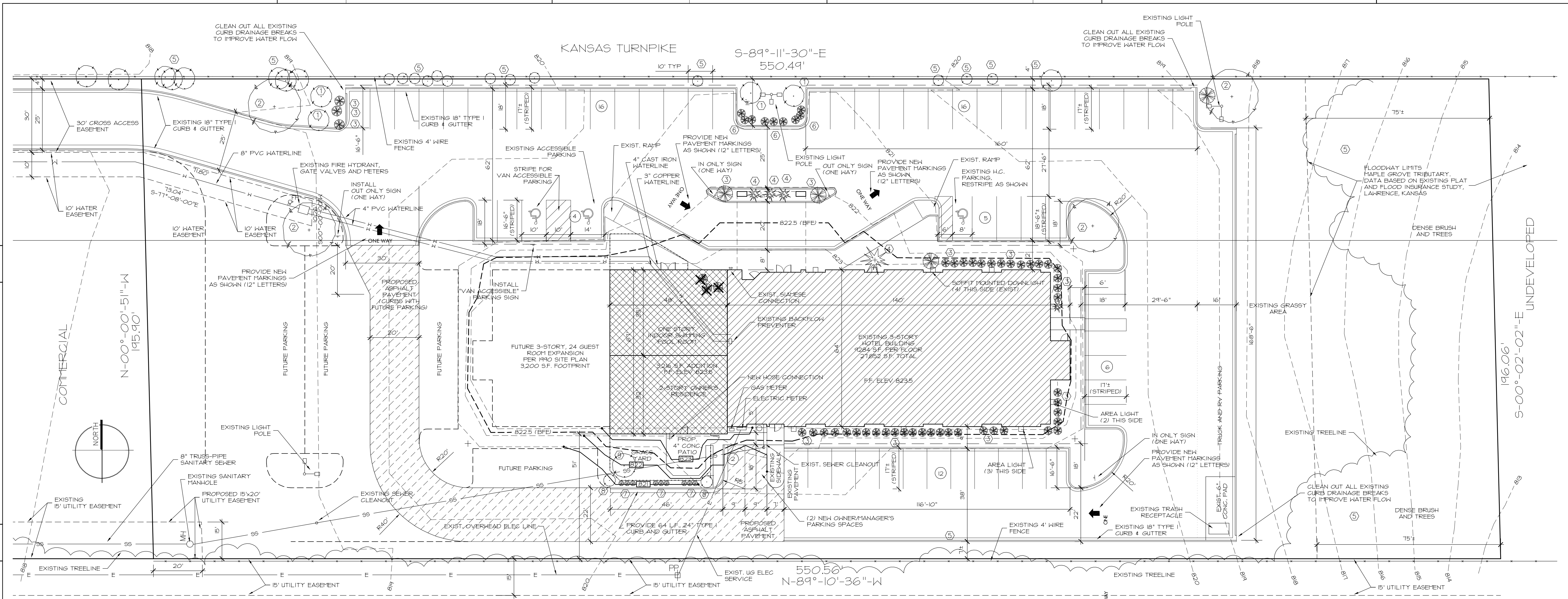
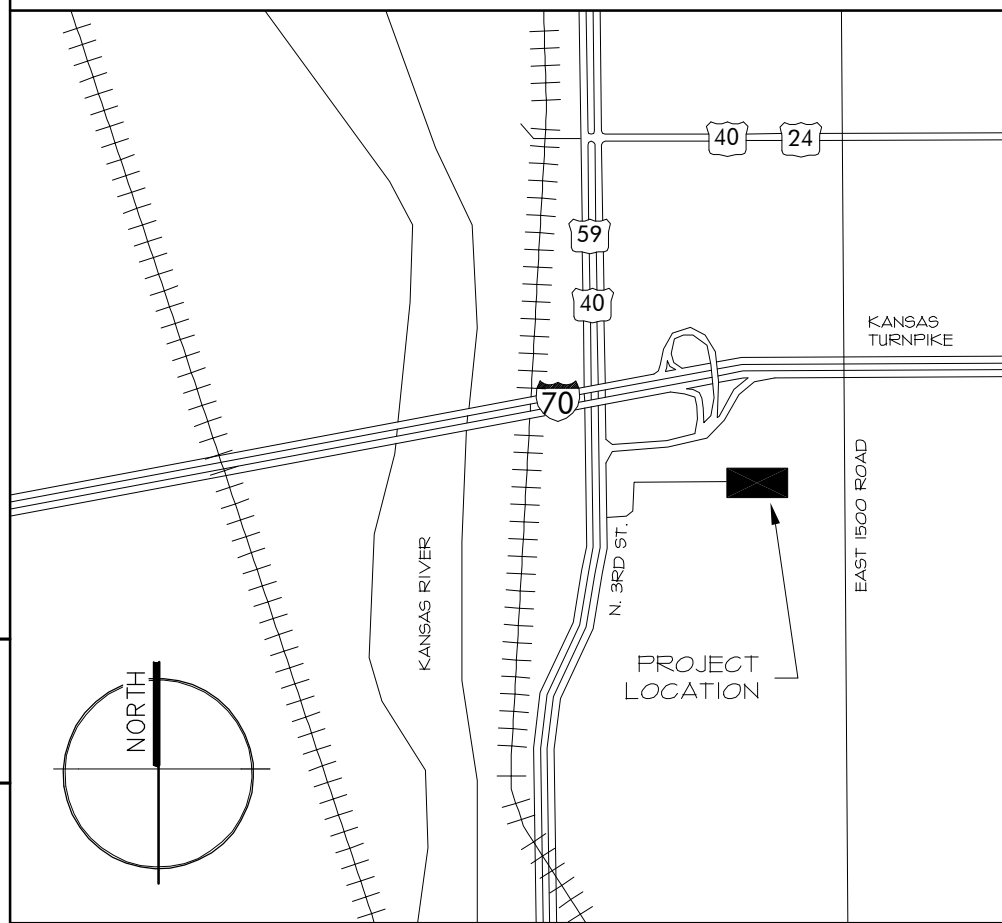




1 SITE PLAN
1" = 20'-0"



LOCATION MAP
NOT TO SCALE

LOT 3 OF THE EAST EXIT SUBDIVISION. A SUBDIVISION IN LAWRENCE, DOUGLAS COUNTY, KANSAS

OWNERSHIP
KRISHAN CORPORATION
C/O BISMARCK INN
1130 NORTH 3RD
LAWRENCE, KANSAS 66044

CURRENT ZONING C-4 PROPOSED ZONING C-4	
ADJACENT USES NORTH - TURNPIKE RS-I EAST - UNDEVELOPED SOUTH - COMMERCIAL (M-2, C-4) WEST - COMMERCIAL (C-4)	
EXISTING DEVELOPMENT 53 UNIT, 3-STORY HOTEL	
PROPOSED DEVELOPMENT 3,216 S.F. FOOTPRINT, 2-STORY, INDOOR POOL AND OWNER'S RESIDENCE ADDITION. ±18' EAVE HEIGHT, ±32' RIDGE HEIGHT	
AREA CALCULATIONS THIS PHASE SITE AREA 107,916 S.F. (.248A)	
EXISTING BLDG	8,447 S.F. (.19A)
PROPOSED BLDG	3,216 S.F. (.071A)
EXISTING PVT	36,791 S.F. (.84A)
PROPOSED PVT	7,601 S.F. (.17A)
TOTAL IMPERVIOUS	56,061 S.F. (.129A)
TOTAL PERVIOUS	51,855 S.F. (.119A)
AREA CALCULATIONS FUTURE PHASE SITE AREA 107,916 S.F. (.248A)	
BUILDING ADDITION	3,200 S.F. (.071A)
ADDITIONAL PAVEMENT	9,754 S.F. (.28A)
TOTAL IMPERVIOUS	69,015 S.F. (.164A)
TOTAL PERVIOUS	38,901 S.F. (.84A)

STORM WATER NOTE:
FLOODPLAIN DEVELOPMENT PERMIT FP-04-05-03

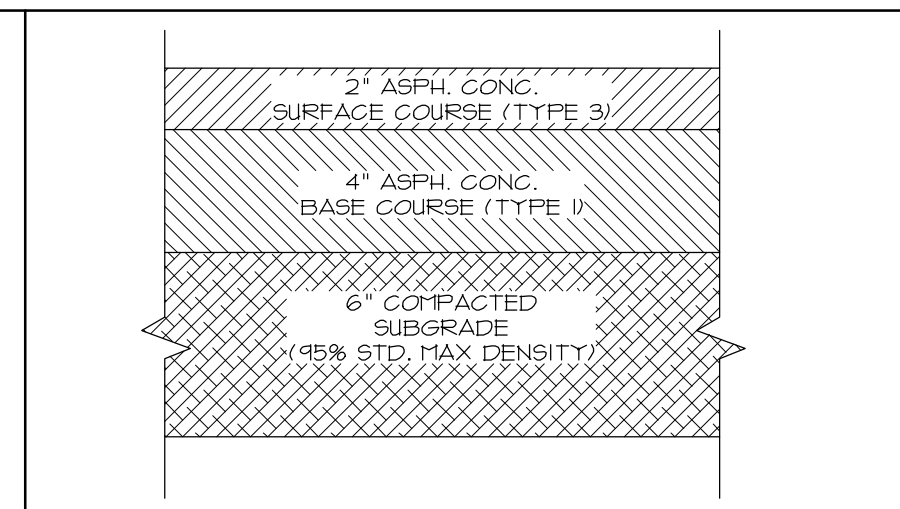
THIS SITE IS IN THE 100 YEAR FLOOD PLAIN AND IS NOT REQUIRED TO HAVE ON SITE STORM DETENTION. EXISTING AND PROPOSED FLOOR ELEVATIONS ARE BASED ON 1990 FEMA MAP BASE FLOOD ELEVATION OF 822.5

PARKING CALCULATIONS
1 SPACE PER GUEST ROOM = 53 SPACES
1 SPACE PER 2 EMPLOYEE/SHIFT = 2 SPACES
TOTAL REQUIRED = 55 SPACES
TOTAL PROVIDED = 61 SPACES (INCLUDES (3) ACCESSIBLE SPACES)

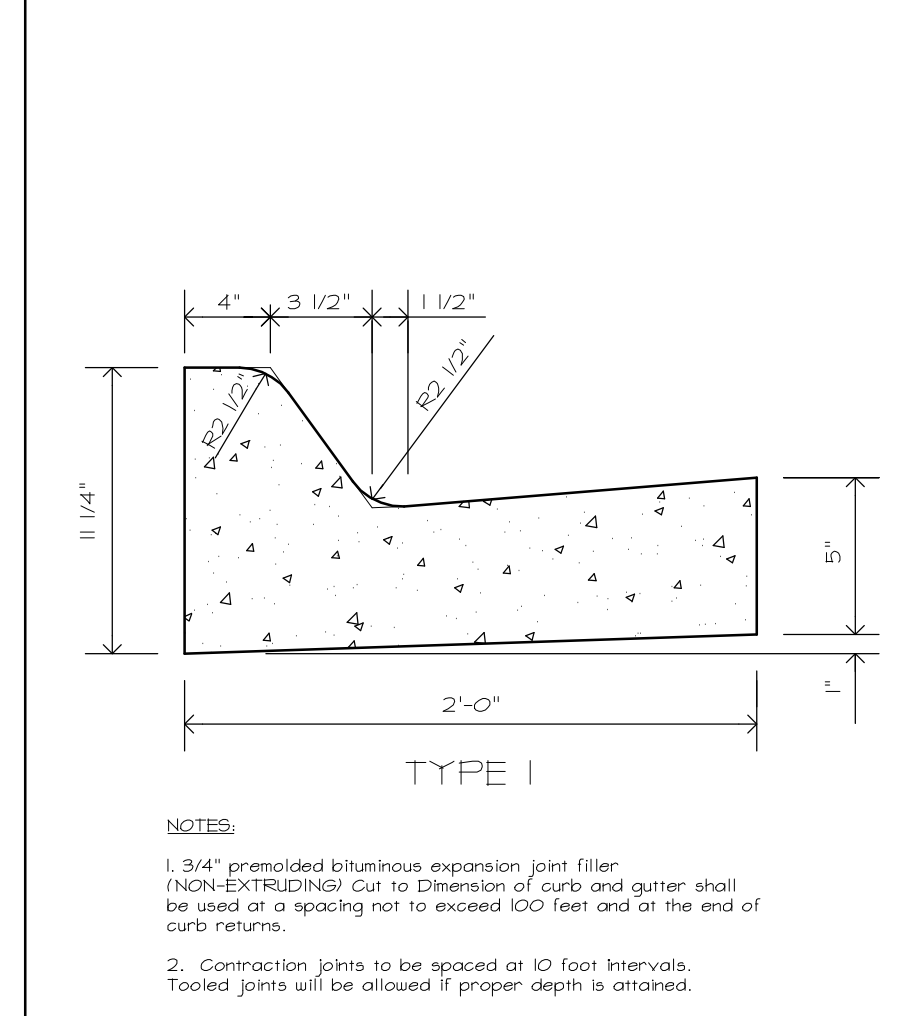
EROSION CONTROL
EROSION CONTROL SHALL BE PRACTICED DURING CONSTRUCTION. (SEE SWP3 PLAN)

PROPOSED LIGHTING
175W MH DOWNLIGHTS MOUNTED IN SOFFIT OF NORTH SIDE OF ADDITION

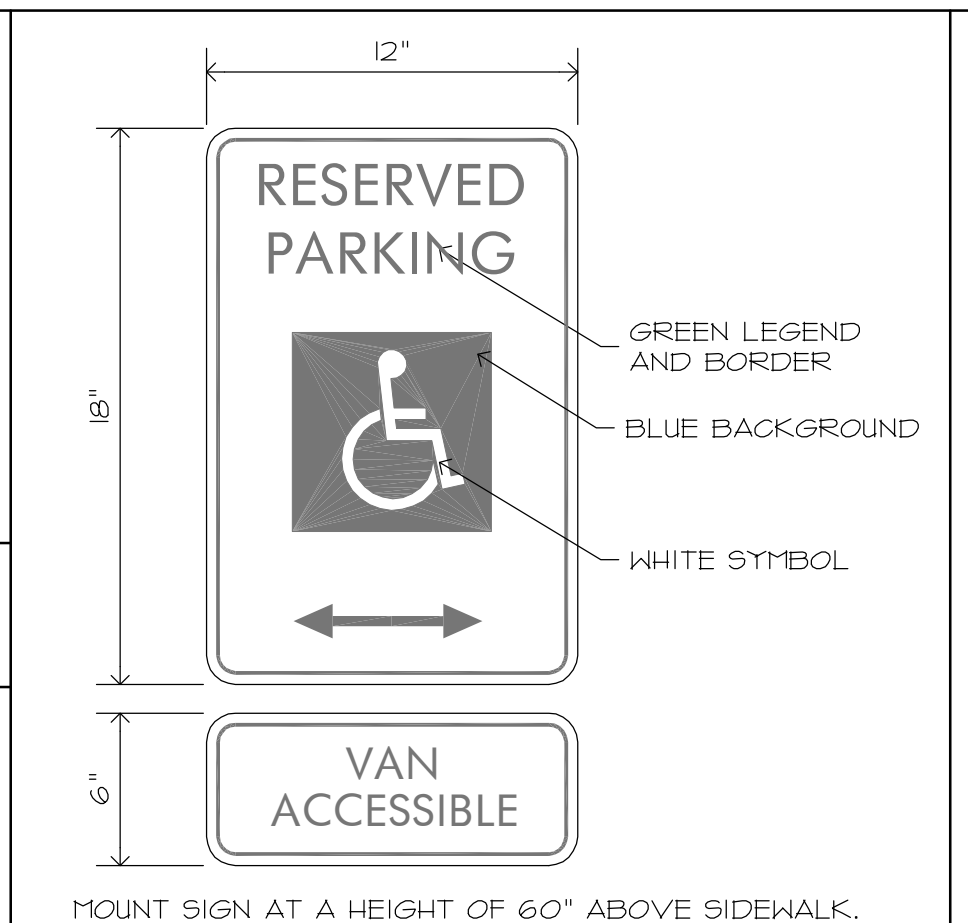
UTILITIES
WATER & SEWER:
City of Lawrence
ELECTRIC:
Kansas Power and Light
GAS:
Aquila
TELEPHONE:
Southwestern Bell



PAVEMENT DETAIL



CURB DETAIL



H.C. PARKING SIGN

Landscape Requirements: 1 tree/3000 S.F. of landscaped open space 36,000/3000 = 12 req. trees. Tree and screening Requirements are met with existing and proposed vegetation.

The size, grading and condition of landscape materials shall be specified according to American Association of Nurseryman Standards.

LANDSCAPE NOTES

EXISTING LANDSCAPING			
KEY	NAME	SIZE	QUANTITY
1	Eastern Redbud <i>Cercis canadensis</i>	4"c	4
2	Green Ash <i>Fraxinus pennsylvanica lanceolata</i>	6"	4
3	Goldflame Spirea <i>Spiraea goldflame</i>	3'	45 apprx.
4	Pfitzer Juniper <i>Juniperus chinensis HV</i>	3-4'	4
5	Existing trees misc. varieties	exist.	numerous/dense
6	Redleaf Barberry <i>Berberis thunbergi HV</i>	3'	9
PROPOSED LANDSCAPING			
KEY	NAME	SIZE	QUANTITY
7	Redleaf Barberry <i>Berberis thunbergi HV</i>	3'	9
8	Goldflame Spirea <i>Spiraea goldflame</i>	3'	2
9	Eastern Redbud <i>Cercis canadensis</i>	4"c	1

LEGAL DESCRIPTION

SITE NOTES

LANDSCAPE NOTES

LANDSCAPE NOTES

LANDSCAPE NOTES

LANDSCAPE NOTES

BISMARCK INN
INDOOR POOL & OWNER'S RESIDENCE
1130 NORTH 3RD STREET, LAWRENCE, KANSAS

Hernly ASSOCIATES
920 Massachusetts
Lawrence, Kansas 66044
785 - 749 - 5806
FAX 785 - 749 - 1515

SITE PLAN

Date: 04/20/04
Drawn by: M1YERS
Checked by:
Revisions: 05/06/04

C1.0