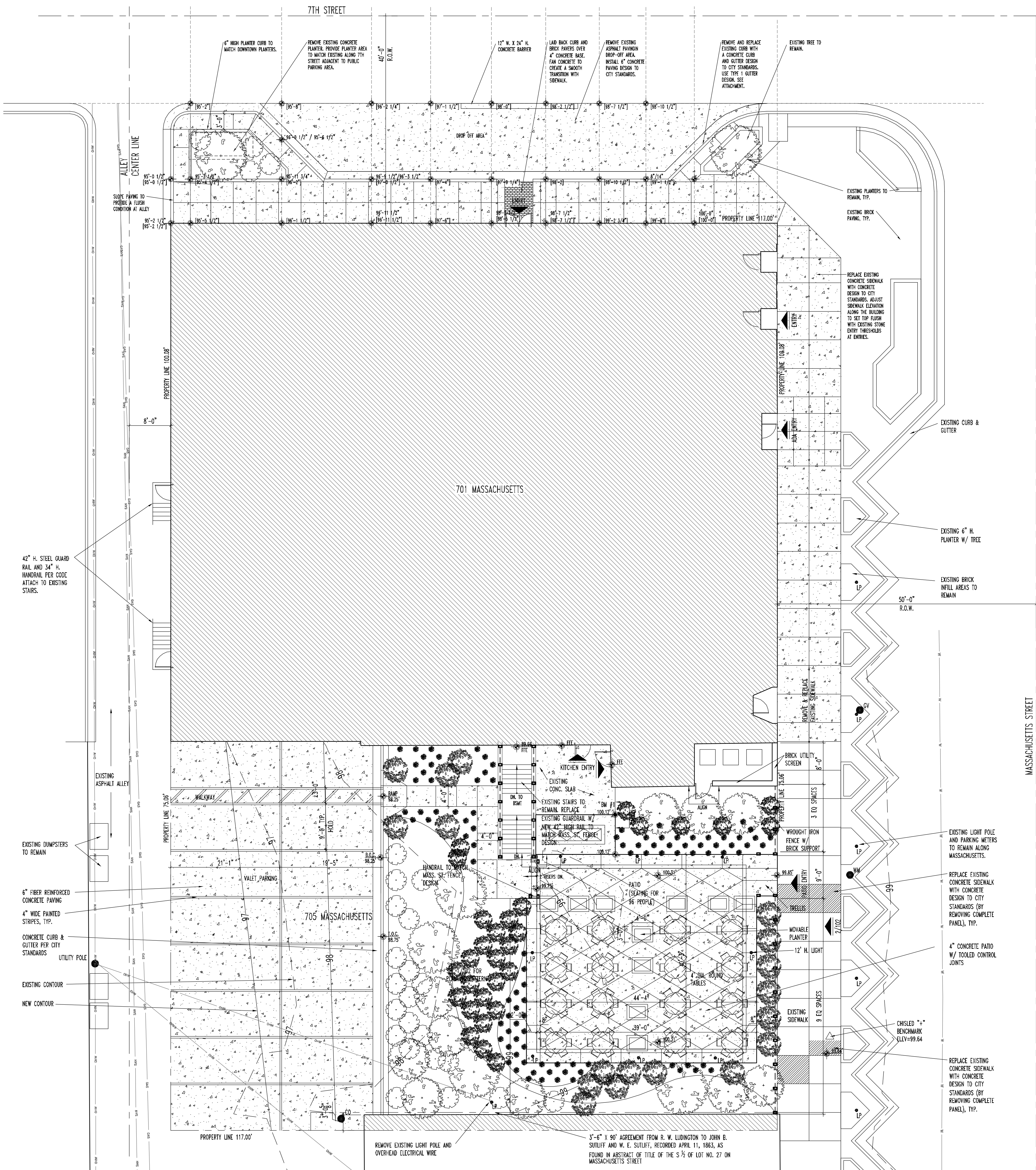




Legal Description

Lots 21, 23, 25 and the north 1/2 of lot 27 on Massachusetts Street, in the City of Lawrence, Douglas County Kansas.

General Notes

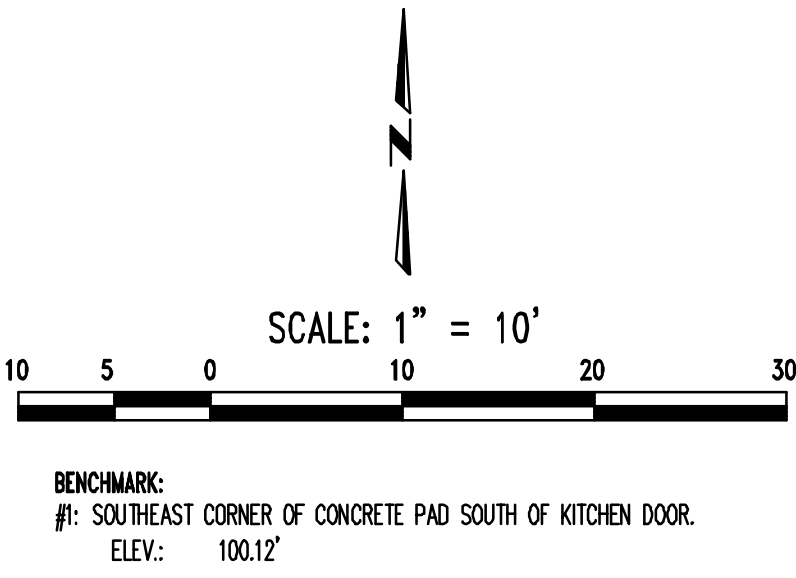
- 1. DEVELOPER: Eldridge Holdings, LLC
Lawrence, Kansas 66044
- 2. LANDSCAPE ARCHITECT: YSR Design, 4500 West 90th Terrace, Suite 301, Prairie Village, Kansas 66207
- 3. ENGINEER/SURVEYOR: Landplan Engineering, P.A., 1310 Wakarusa Dr., Lawrence, Kansas, 66049.
- 4. Topographic information obtained from field survey performed by Landplan Engineering, July 2004.
- 5. Zoning: C-3
- 6. Existing Land Use: Hotel/Restaurant
- 7. Proposed Land Use: Hotel/Restaurant
- 8. All parking spaces to be min. 9' wide and 18' long, unless otherwise shown.
- 9. Existing saw-tooth curb and gutter and parking stalls along Massachusetts to remain.
- 10. Paving is to be installed in accordance with City Standards.
- 11. Landscaping on public R.O.W. to be installed to City requirements.
- 12. Public buildings comply with ADA standards.

Site Summary

701 Massachusetts		705 Massachusetts	
Gross site Area:			
Net Site Area:	11,700 S.F.		8,775 S.F.
Gross Bldg. Area:	31,400 S.F.		355 S.F.
Number of Stories:	5 plus basement		NA
Total Parking Required:	0		0
Total Parking Provided:	0		16
Landscaped Open Space	NA		NA
Required:	NA		NA
Provided:	NA		NA
Interior Parking Lot Landscaping:			
Required:	NA		NA
Provided:	NA		NA

701 Massachusetts	Area (Sq. Ft.)	Proposed Buildings	Area (Sq. Ft.)
Existing Buildings	31,400	Proposed Buildings	31,400
Existing Pavement	0	Proposed Pavement	0
Existing Impervious	11,700	Proposed Impervious	11,700
Existing Pervious	0	Proposed Pervious	0
Property Area	11,700		11,700

705 Massachusetts	Area (Sq. Ft.)	Proposed Buildings	Area (Sq. Ft.)
Existing Buildings	355	Proposed Buildings	355
Existing Pavement	300	Proposed Pavement	5,405
Existing Impervious	655	Proposed Impervious	5,760
Existing Pervious	8420	Proposed Pervious	3,015
Property Area	8,775		8,775



1 SITE AND PAVING PLAN
SCALE: 1" = 10'-0"

Eldridge Hotel

Site & Paving Plan

sabatini architects

INC.

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www.sabatiniarchitects.com

Project:

Revisions:

Issue Date: 09.23.05
Scale: AS NOTED
Project No.: 04250.010
Drawn By:
Checked By: DMS
Title: SITE AND PAVING PLAN

Sheet No.:

A101