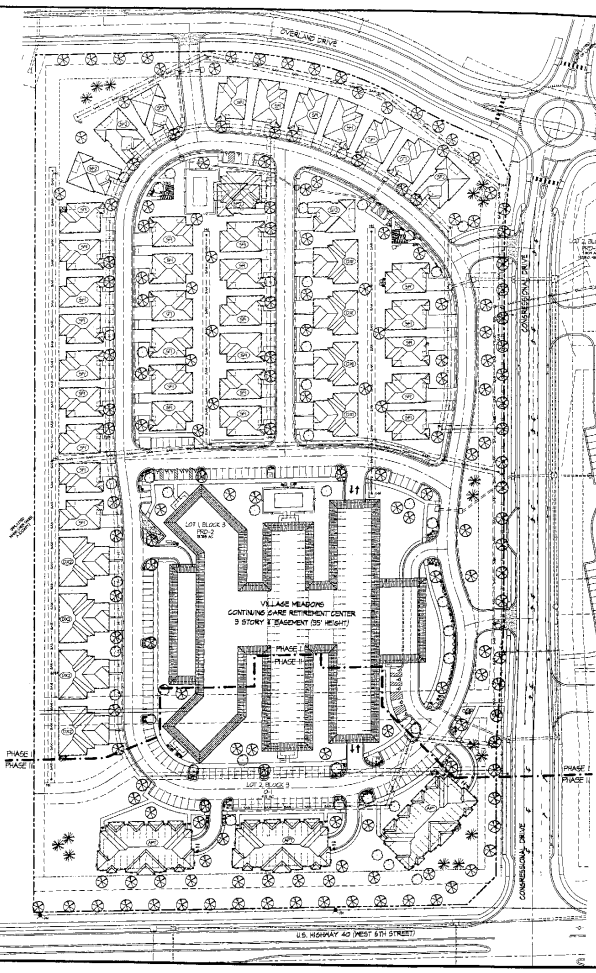


SITE PLAN
SCALE: 1" = 60'-0"
0 30 60 120 180
NORTH

LEGAL DESCRIPTION:

HACIENDA PLACE ADDITION BLOCK 3 LOT 1
HACIENDA PLACE ADDITION BLOCK 3 LOT 2

GENERAL NOTES:

1.1 CURRENT ZONING: PRD-3 & O-1
1.2 CURRENT USE: VACANT
1.3 PROPOSED USE: RETIREMENT COMMUNITY
1.4 LAND AREA: LOT 1: 18.1363 AC. 789,836 SQ. FT. +/-
LOT 2: 6.8 AC. 296,112 SQ. FT. +/-
TOTAL: 17.8174 AC. 1,086,948 SQ. FT. +/-
1.5 DENSITY: SITE COMMENTS BELOW.
1.6 NOTE: DENSITY ONLY APPLIES TO INDEPENDENT LIVING UNITS, NOT ASSISTED OR ALZHEIMER'S UNITS.
1.7 WATER SERVICE: SINGLE WATER METER PROVIDED FOR BUILDING SERVICE AT L.G.R. CENTER.
1.8 TOPO INFORMATION FURNISHED BY PERIDIAN GROUP.
1.9 ALL ACCESSIBLE RAMPS BY A.D.A. STANDARDS.
1.10 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX A, OF THE FAIR HOUSING ACT OF 1988, AS AMENDED.
1.11 SITE PLAN FOR CITY APPROVAL ONLY, NOT FOR CONSTRUCTION.
1.12 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY TO BE OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND STANDARD HIGHWAY SIGNS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SITE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
1.14 OWNER WILL PROVIDE CITY PLANNING AND INSPECTION OFFICES WITH A POST OFFICE APPROVED SITE ACCESSIBLE SCHEME.
1.15 LIGHTING: A PHOTOMETRIC STUDY WILL BE PROVIDED TO THE CITY PRIOR TO SITE PLAN OF THE SITE PLAN.
1.16 TRASH: TRASH COMPACTOR SHALL BE FURNISHED BY DEVELOPER FOR "CARE" INDEPENDENT LIVING UNITS WILL HAVE CURBSIDE TRASH PICK-UP FURNISHED BY THE CITY OF LAWRENCE.
1.17 CITY OF LAWRENCE NOT TO BE HELD RESPONSIBLE FOR DAMAGE BY TRASH TRUCKS.
1.18 FINISH GRADING INDEPENDENT UNITS IN PHASE I SHALL BE BUILT OVER A PERIOD OF TIME - FROM SOUTH TO NORTH.
1.19 ALL PRIVATE DRIVES TO BE BUILT TO CITY STANDARDS.
1.20 STRUCTURAL CURB AND GUTTER TO BE TYPE I, 24" PER CITY STANDARD EXCEPT WHERE PARKING SPACES ARE ADJACENT TO SIDEWALKS.

BUILDING INFORMATION:

CONTINUING CARE RETIREMENT CENTER:

		PH I	PH II	TOTAL	TYPE	SIZE (SQ.FT.)	SUB-TOTAL (SQ.FT.)	PARKING REQ'D
2.1	INDEPENDENT LIVING:	24	18	42	ONE-BEDROOM-A	728 #	30,576 #	# 1.0 = 42
		38	24	62	TWO-BEDROOM-B	896 #	55,552 #	# 1.5 = 93
		8	6	14	TWO-BEDROOM-C	1,248 #	17,472 #	# 1.5 = 21
		8	4	20	ONE-BEDROOM-D	652 #	13,040 #	# 1.0 = 20
	SUB-TOTALS	68	52	138			116,640 #	176
2.2	ASSISTED LIVING:	4	-	4	ONE-BEDROOM-E	728 #	2,912 #	# .5 = 2
		16	16	32	TWO-BEDROOM-F	864 #	27,648 #	# .5 = 16
		4	-	4	ONE-BEDROOM-G	576 #	2,304 #	# .5 = 2
		10	-	10	ONE-BEDROOM-H	528 #	5,280 #	# .5 = 5
		12	-	12	TWO-BEDROOM-I	936 #	11,232 #	# .5 = 6
	SUB-TOTALS	46	16	62			51,376 #	31
2.3	ALZHEIMER'S UNITS:	24		24	STUDIO-J	260 #	6,240 #	# .25 = 6
	SUB-TOTALS	24		24			6,240 #	6
2.4	SUPPORT AREAS:				COMMON AREAS		30,000 #	-
					ENCLOSED SERVICES		50,000 #	50
	SUB-TOTALS							50
2.5	TOTALS:				UNITS		55,616 #	171
					SUPPORT AREAS		80,000 #	50
		130	68	198			203,616 #	221

INDEPENDENT LIVING UNITS:

		PH I	PH II	TOTAL	TYPE	FOOTPRINT (SQ.FT.)	SUB-TOTAL (SQ.FT.)	PARKING REQ'D
2.6	SINGLE FAMILY UNIT SF1:	32	-	32	THREE-BEDROOM	2,200 #	70,400 #	# 2.0 = 64
2.7	SINGLE FAMILY UNIT SF2:	9	-	9	TWO-BEDROOM	2,284 #	14,564 #	# 2.0 = 12
2.8	DUPLEX UNIT TOW1:	8	-	8	TWO-BEDROOM	1,600 #	12,800 #	# 1.5 = 12
2.9	DUPLEX UNIT TOW2:	8	-	8	TWO-BEDROOM	1,200 #	9,600 #	# 1.5 = 12
2.10	APARTMENT UNITS:	-	24	24	TWO-BEDROOM	1,600 #	38,400 #	# 1.5 = 36
2.11	APARTMENT UNITS:	-	24	24	THREE-BEDROOM	2,000 #	48,000 #	# 2.5 = 60
2.12	APARTMENT DUPLEXES:	-	-	-	COMMON AREA	5,000 #	5,000 #	-
2.13	CLUBHOUSE:				COMMON AREA	3,000 #	3,000 #	# 1000 = 10
	TOTALS	57	48	105			201,764 #	206

2.14 FIRE PROTECTION: RETIREMENT CENTER & (3) M-PLEX APARTMENT BUILDINGS, EACH SUBSTANTIALLY PROTECTED BY AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM.
2.15 TOTAL BUILDING SQUARE FOOTAGE FOR 2.6 TO 2.12 MAY BE TWICE THAT OF THE FOOTPRINT SPECIFIED. ANTICIPATE 20% OF UNITS TO HAVE A BASEMENT.
2.16 APARTMENT FOOTPRINT IS 50% OF TOTAL SQUARE FOOTAGE LISTED IN 2.6 TO 2.12 SINCE EACH BUILDING IS TWO STORIES.
2.17 SQUARE FOOTAGE FOR UNDERGROUND BASEMENTS IN APARTMENT STRUCTURES AND MAIN RETIREMENT STRUCTURE IS NOT INCLUDED IN ANY NUMBERS.

PARKING INFORMATION:

3.1 CONTINUING CARE RETIREMENT CENTER:

TYPE:	REQUIRED:	PROVIDED:
REGULAR	200	434
ACCESSIBLE	7	8
INCREMENTAL VALETS	8	22
TOTAL	215	464
BICYCLE	15	20

3.2 INDEPENDENT LIVING UNITS:

TYPE:	REQUIRED:	PROVIDED:
REGULAR	206	14
ACCESSIBLE	0	4
ATTACHED GARAGES	0	100
DRIVEWAY SPACES	0	100
INCREMENTAL SPACE	0	7
TOTAL	206	225
BICYCLE	0	3

3.3 TYPICAL DIMENSIONS: 90° SPACES - 9' X 18' (18.5' X 1.5' OVERHANG AT SIDEWALKS) SIDEWALKS HAVE BEEN INCREASED TO 6.5' TO ALLOW FOR OVERHANG
90° SPACES - 9' X 20' (5' ON 8' ISLE)

3.4 PAVEMENT: APPROACHES: 7" - 4,000 PSI CONCRETE W/ #5 BARS 12" O.C.D.A.
DRIVEWAYS: MIN. 7" ASPHALT ON 4" GRAVEL
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL
SIDEWALKS: 4" (CONC.) 5" TYPICAL EXCEPT AT PARKING STALLS (6.5')

3.5 ALL DRIVEWAYS TO SINGLE-FAMILY OR DUPLEX UNITS WILL BE A MINIMUM OF 30 FEET FROM CURB.
3.6 PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRIVEWAYS.

IMPERVIOUS SURFACE TABLE

EXISTING CONDITIONS:	SQ.FT.	AC.	PROPOSED CONDITIONS:	SQ.FT.	AC.
BUILDING FOOTPRINTS:	0	0	BUILDING FOOTPRINTS:	224,068	5.146
PAVEMENT AREAS:	0	0	PAVEMENT AREAS:	178,972	4.093
TOTAL IMPERVIOUS:	0	0	TOTAL IMPERVIOUS:	403,040	9.239
TOTAL PERVIOUS:	776,628	17.674	TOTAL PERVIOUS:	373,868	8.575
PROPERTY AREA:	776,628	17.674	PROPERTY AREA:	776,628	17.674

LANDSCAPING:

SYM.	DESCRIPTION:	QTY.	APPROVED TYPES:	BOTANICAL NAMES:	SIZE:	COMM:
	SHADE TREES	114	SCARLET OAK	QUERCUS COCCINEA	2"-3 1/2" CAL	B & B
			WHITE OAK	QUERCUS ALBA		
			RIVER BIRCH	BETULA NIGRA		
			CLUMPING BIRCH	BETULA PAPYRIFERA		
			RED MAPLE	ACER RUBRUM		
			SUGAR MAPLE	ACER SACCHARUM		
	ORNAMENTAL TREES	42	NORDEN'S CATALPA	CATALPA SPECIOSA	1 1/2"-2" CAL	B & B
			KOREAN DOGWOOD	CORNUS KOUSA		
			DOUGLAS GRAPEAPPLE	MALUS DOUGLAS		
			EASTERN REDBUD	CERCIS CANADENSIS		
	CONIFEROUS TREES	16	WHITE PINE	PINUS STROBUS	6'-8' HT.	CONT.
			ORIENTAL SPRUCE	PICEA ORIENTALIS		
			COLORADO SPRUCE	PICEA PUNGENS		
			WHITE FIR	ABIES CONCOLOR		
	DECIDUOUS SHRUBS	23M	RED BARBERRY		18"-24" HT.	CONT.
			LEATHERLEAF VIBURNUM			
			BEAUTY BUSH			
			DWARF KOREAN LILAC			
	EVERGREEN SHRUBS	23M	CARMEL CREEPER		18"-24" HT.	CONT.
			CREEPING ROSEMARY			
			PFITZER JUNIPER			
			SAN HARBOR JUNIPER			
			ENGLISH YEW			

4.1 MIX OF A MIN. OF (3) SPECIES EXISTS IN EACH CATEGORY.
4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE.
4.3 REQUIRED INTERIOR LANDSCAPING AREA = (776,628) (15%) = 117,495 SQ. FT.
4.4 ALL MECHANICAL EQUIPMENT TO BE SCREENED PER CITY STANDARDS.

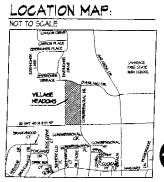
DENSITY CALCULATION:

5.1 NOTE: THE DENSITY IS BASED ON THE INDEPENDENT LIVING UNITS ONLY. THE "PRD" PERMITTED SPECIAL REVIEW ALLOWS FOR THE INCLUSION OF THE ASSISTED LIVING AND ALZHEIMER'S UNITS IN ADDITION TO THE OTHER UNITS.
5.2 MAXIMUM DENSITY IS BASED ON UNIT PER 3,500 SQUARE FEET.
5.3 LAND AREA SHOWN WILL BE REPLATTED PRIOR TO CONSTRUCTION.

PHASE	LAND AREA	# (NO.) UNITS	# TOTAL UNITS	DENSITY PER CODE
I	13.783 AC.	198	198	10.09 UNC
I & II	17.674 AC.	206	310	11.84 UNC

LOCATION MAP:

NOT TO SCALE



SITE PLAN DOCUMENTS:

S-1 COVER SHEET; OVERALL PLAN & NOTES
S-2 SITE PLAN; NORTH END PLAN & NOTES
S-3 SITE PLAN; SOUTH END PLAN & NOTES

REDUCED PRINT
NOT TO SCALE

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SUITE 1002
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NOTICE: REPORT OF PAUL WERNER ARCHITECTS, L.L.C. THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PAUL WERNER ARCHITECTS, L.L.C. THE DRAWINGS MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL WERNER ARCHITECTS, L.L.C.

VILLAGE MEADOWS

NW CORNER 1/4 SIXTH & CONGRESSIONAL
LAWRENCE, KANSAS

PROJECT # 24360

SEPTEMBER 10, 2004

RELEASE:	DATE:
1.0	9/10/04
2.0	10/28/04

C.C. REVIEW LD COPY
1/11/05.

S-1
PLANNING DOCUMENTS

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