BEARINGS ARE REFERENCED TO RECORD DEED LEGAL DESCRIPTION

<u>LEGEND</u> EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE EXISTING SANITARY CLEANOUT PROPOSED SANITARY CLEANOUT PROPOSED SANITARY A-LOK EXISTING FIRE HYDRANT PROPOSED FIRE HYDRANT EXISTING GUY WIRE EXISTING LIGHT POLE PROPOSED LIGHT POLE EM © EXISTING ELECTRIC METER EM © PROPOSED ELECTRIC METER EXISTING GAS METER PROPOSED GAS METER EXISTING WATER METER PROPOSED WATER METER EXISTING CABLE BOX EXISTING ELECTRIC TRANSFORMER PROPOSED ELECTRIC TRANSFORMER EXISTING TELEPHONE BOX EXISTING UTILITY POLE EXISTING WATER VALVE PROPOSED WATER VALVE PROPOSED DOWN SPOUT PROPOSED HANDICAPPED SPACE EXISTING HANDICAPPED SPACE IRON PIPE CAP #2001006115 SET RECORD BORE HOLE DRILL HOLE IRON PIPE REBAR MONUMENT PERMANENT MONUMENT RIGHT OF WAY MARKER STONE : EXISTING STREET SIGN EXISTING BOLLARD EXISTING ROOF DRAIN EXISTING SPRINKLER VALVE EXISTING MAILBOX EXISTING FLAGPOLE BOONE COUNTY SURVEY FINISH GRADE TOP OF PAVEMENT FINISH FLOOR RADIAL LINE CENTERLINE 0,000 SQUARE FEET 00.00 AC **ACRES** EXISTING FENCE PROPOSED FENCE EXISTING UNDERGROUND ELECTRIC PROPOSED UNDERGROUND ELECTRIC EXISTING OVER—HEAD ELECTRIC PROPOSED OVER-HEAD ELECTRIC EXISTING UNDERGROUND TELEPHONE PROPOSED UNDERGROUND TELEPHONE EXISTING OVER—HEAD TELEPHONE

PROPOSED OVER—HEAD TELEPHONE

EXISTING FIBER OPTIC CABLE

PROPOSED GAS

----- PROPOSED SANITARY

EXISTING WATER PROPOSED WATER

PROPOSED STORM SEWER ----- CATV ----- EXISTING CABLE TELEVISION ———— o o o — EXISTING FLOWLINE (F)

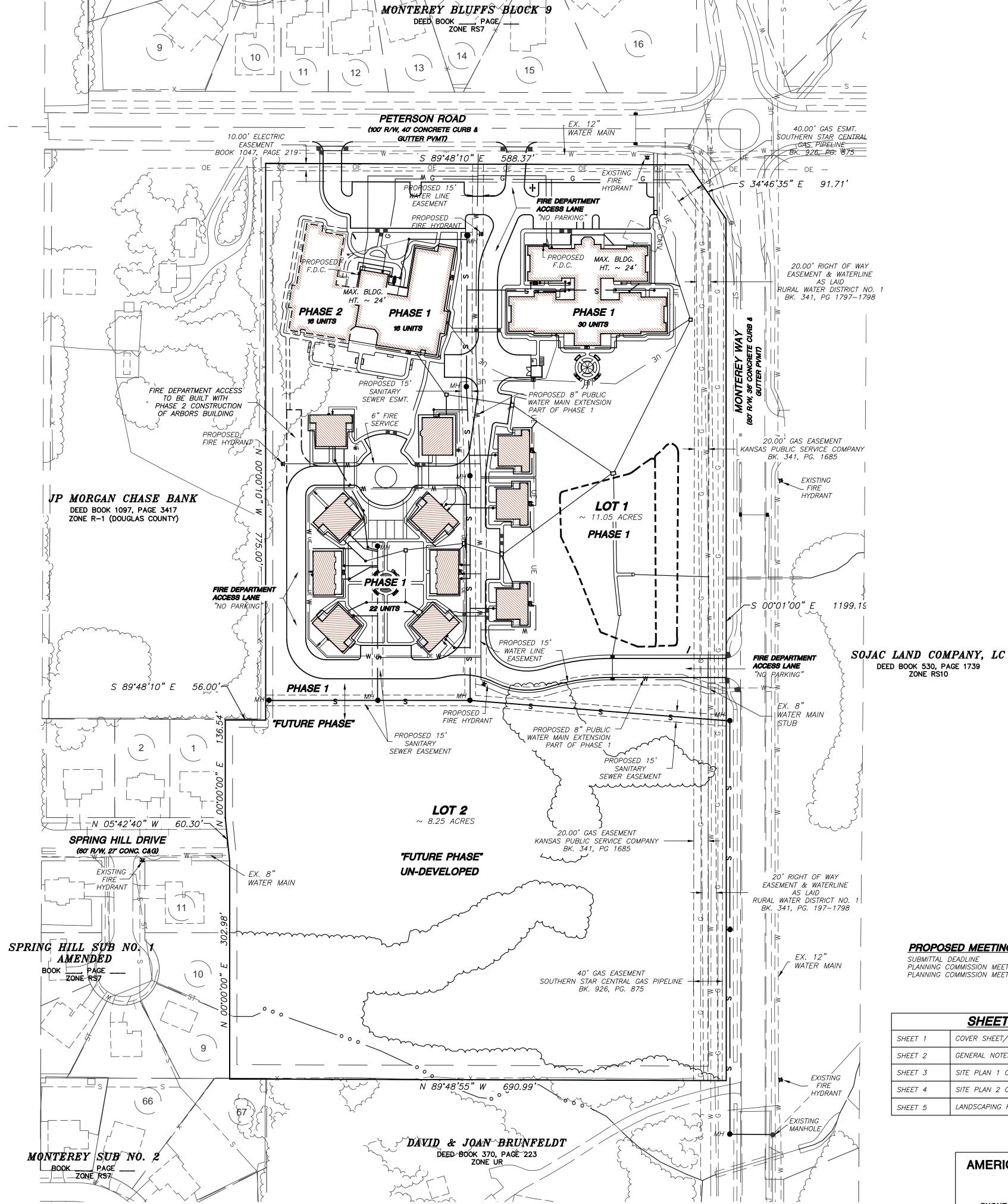
PROPOSED CONTOUR __ ___ __ __ __ __ EXISTING CONTOUR

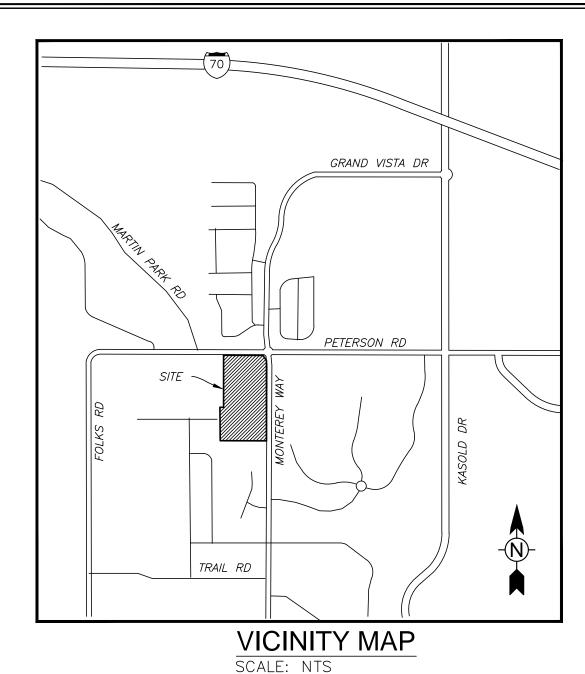
PROPOSED FIBER OPTIC CABLE

EXISTING SANITARY FORCEMAIN

------ PROPOSED SANITARY FORCEMAIN

PRELIMINARY DEVELOPMENT PLAN ASSISTED LIVING BY AMERICARE LAWRENCE, KS





JEFFERY E. SMITH HOMES COLUMBIA, MO 65205 C/ BRIAN KIMES

CONTRACT PURCHASER MARICO HOLDINGS, LLC

C/O HENLEY MONTGOMERY AMERICARE SYSTEMS, INC 2415 CARTER LANE #105 COLUMBIA, MO 65203 *573–442–5188*

SITE DATA:

573–443–2021

ADDRESS: 3901 PETERSON ROAD GROSS AREA: 20.69 ACRES PREVIOUSLY DEDICATED RIGHT-OF-WAY: 1.39 ACRES NET AREA: 19.30 ACRES

NOTE: THE OVERALL TRACT WILL BE PLATTED INTO TWO SEPARATE LOTS AS SHOWN ON THIS PLAN.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYING IN THE CITY OF LAWRENCE, AND IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89° 48' 08" WEST, 660.65 FEET; THENCE SOUTH 00° 00' 08" EAST 825.00 FEET; THENCE NORTH 89° 48' 08" WEST, 56.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SPRING HILL SUBDIVISION NO. 1 AMENDED; THENCE SOUTH 00° 00' 00" EAST, 136.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT IN SAID SUBDIVISION; THENCE SOUTH 05° 42' 38" EAST, 60.30 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK 4, IN SAID SUBDIVISION; THENCE SOUTH 00° 00' 00" EAST, 302.98 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 4, IN SAID SUBDIVISION; THENCE SOUTH 89 48' 55" EAST, 710.99 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00° 00' 59" WEST, 1324.33 FEET TO THE POINT OF BEGINNING.

*EXCEPT THAT PART OF THE TRACT DEDICATED FOR STREET RIGHT-OF-WAY TO THE CITY OF LAWRENCE RECORDED IN BOOK 912, PAGE, 1347 OF THE RECORDS OF DOUGLASS COUNTY, KANSAS CONTAINING 19.30 ACRES.

BENCHMARK DATA

CHISLED "+" ON EAST RIM OF SECOND SANITARY MANHOLE EAST OF MONTEREY WAY AND ±1000' SOUTH OF PETERSON ROAD ELEV= 943.73'

(NAVD88 DATUM)

<u>BM #2</u> TOP CENTER LIP OF RAILROAD SPIKE IN EAST FACE OF THE FIRST POWER POLE WEST OF MARTIN PARK ROAD ON THE SOUTH SIDE OF PETERSON ROAD ELEV= 1011.19' (NAVD88 DATUM)

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YR FLOODPLAIN AS SHOWN BY THE DOUGLAS COUNTY FLOOD INSURANCE RATE MAP #20045C0156D DATED AUGUST 5, 2010.

SHEET 1 OF 5

SHEET INDEX			
SHEET 1	COVER SHEET/LEGEND/GENERAL NOTES		
SHEET 2	GENERAL NOTES / DETAILS		
SHEET 3	SITE PLAN 1 OF 2		
SHEET 4	SITE PLAN 2 OF 2		
SHEET 5	LANDSCAPING PLAN		

PLANNING COMMISSION MEETING DECEMBER 16, 2013

PLANNING COMMISSION MEETING DECEMBER 18, 2013

PROPOSED MEETING SCHEDULE

SUBMITTAL DEADLINE

AMERICARE SYSTEMS, INC. PROJECT DEVELOPMENT 2415 CARTER LANE # 105 COLUMBIA, MO 65203

PHONE: (573) 442-5188, FAX: (573)442-5277

OCTOBER 14, 2013

	REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE	
A	CITY COMMENTS	11/25/2013	
	LAW	RENCE, KA	NSAS
			PMENT PLAN

DEVELOPER: AMERICARE PROPERITES, INC. ENGINEER: AMERICARE PROPERTIES. INC.

GENERAL NOTES:

EXISTING ZONING:

PROPOSED ZONING

RM 12 WITH PD OVERLAY RS 10 LOW DENSITY MULTI-DWELLING RESIDENTIAL SINGLE FAMILY RESIDENTIAL

EXISTING LAND USE: VACANT LOT

<u>PROPOSED LAND USE:</u> MULTI-DWELLING RESIDENTIAL

PERMITTED USES:

GROUP LIVING THAT WILL INCLUDE THE FOLLOWING: 1. ASSISTED LIVING FACILITY (ALF & ARBORS BLDGS 2. INDEPENDENT LIVING COTTAGES CLUBHOUSE FOR PRIVATE RECREATION ACTIVITIES 4. SOME COVERED PARKING IN COTTAGE AREA

PROPOSED PHASING SCHEDULE:

PHASE 1

APPROXIMATE LAND AREA: 11.05 ACRES CONSTRUCTION SCHEDULE : START DATE ~ LATE SPRING 2014 COMPLETION DATE ~ FALL 2015

BUILDING DENSITY : 7.6 UNITS / ACRE AT FULL BUILD-OUT OF PHASES 1 & 2

* BUILDING DENSITY : 4.4 UNITS / ACRE AT FULL BUILD-OUT OF PHASE 1 & 2 IF THE OVERALL 19.3 ACRE TRACT IS USED IN THE CONSTRUCTION SCHEDULE: UNDETERMINED

"PHASE 2"

APPROXIMATE LAND AREA: N/A PART OF PHASE 1 CONSTRUCTION SCHEDULE : UNDETERMINED

"FUTURE UN-DEVELOPED PHASE"

APPROXIMATE LAND AREA : 8.25 ACRES

PROPOSED BUILDING AREAS:

PHASE 1 CONSTRUCTION

ASSISTED LIVING FACILTY :20,226 SQ. FT. * MAX. BUILDING ARBORS PHASE 1 : 13,220 SQ. FT. HEIGHTS. ~ 24' COTTAGES & CLUBHOUSE : 23,666 SQ. FT. PHASE 1 BUILDING AREA : 57,112 SQ. FT. AVERAGE ROOF HEIGHT 16' PHASE 2 — "FUTURE" CONSTRUCTION

ARBORS PHASE 2 : 10,502 SQ. FT. *TOTAL BUILDING AREA AFTER FULL BUILD-OUT

PROPOSED DWELLING UNITS:

PHASE 1 CONSTRUCTION

ASSISTED LIVING FACILITY: 30 UNITS ARBORS FACILITY PHASE 1 : 16 UNITS INDEPENDENT LIVING COTTAGES: 22 UNITS
PHASE 1 = 68 UNITS

PHASE 2 - "FUTURE" CONSTRUCTION

BUILDING CODE DATA:

A. APPLICABLE CODES: "ALF & ARBORS BUILDINGS

IFGC 2012

LIFE SAFETY CODE 2000 B. TYPE OF OCCUPANCY (IBC)= INSTITUTIONAL "I-1" C. TYPE OF CONSTRUCTION (IBC) = TYPE 5A PROTECTED COMBUSTIBLE, 1-STORY HEIGHT (14'-2")

D. FULLY SPRINKLERED BUILDING, NFPA-13

A. APPLICABLE CODES: "CLUBHOUSE, DUPLEX & TRIPLEX BUILDINGS

LIFE SAFETY CODE 2000 B. TYPE OF OCCUPANCY (IBC) = CLUBHOUSE - ASSEMBLEY "A-2" TRIPLEX - R-2 RESIDENTIAL (IRC) DUPLEX — TWO FAMILY DWELLING 1-STORY HEIGHT - (

COTTAGES — NFPA—13D

~ 9 TO 10 STAFF

80 PARKING SPACES PROVIDED, INCLUDING

24 SPACES FOR INDEPENDENT LIVING UNITS

LOADING SPACES PROVIDED = 3 @ 10'X50'

<u>LIGHTING SCHEDULE</u>

A -\(\)- 12'

B -_- 42"

<u>STYLE HEIGHT QTY.</u> <u>STYLE</u>

31

 $C \longrightarrow C \longrightarrow C$ GROUND LIGHT

31

LIGHTPOLE

BOLLARD

56 SPACES FOR ASSISTED LIVING UNITS

6 SPACES PROVIDED "SEE SHEET 2"

6 VAN ACCESSIBLE HANDICAP

BICYCLE PARKING:

C. TYPE OF CONSTRUCTION (IBC) = CLUBHOUSE - TYPE 5A TRIPLEX - TYPE 5A DUPLEX - TYPE 5A PROTECTED COMBUSTIBLE, 1-STORY HEIGHT (14'-2") D. FULLY SPRINKLERED BUILDING, CLUBHOUSE - NFPÁ-13R

PHASE 2 - "FUTURE"

CONSTRUCTION

EMPLOYEES

PHASE 1 CONSTRUCTION

ASSISTED LIVING FACILITY ~ *5 TO 6 STAFF* 6-2 PM 2 PM TO 10 PM ~ 2−3 STAFF

6-2 PM 10 PM TO 6 AM ~ 1−2 STAFF THIS CAN VARY WITH CARE NEEDS

2 PM TO 10 PM ~ 2-3 STAFF 10 PM TO 6 AM ~ 1−2 STAFF

6-2 PM ~ 5 TO 6 STAFF 2 PM TO 10 PM ~ 4-5 STAFF *10 PM TO 6 AM ∼ 3−4 STAFF*

THIS CAN VARY WITH CARE NEEDS

THIS CAN VARY WITH CARE NEEDS * NUMBERS ABOVE REPRESENT TOTAL EMPLOYEE COUNT IN ARBORS AT

PARKING DATA

REQUIRED: 62 ASSISTED LIVING UNITS AT 0.5 SPACE/UNIT= 31 SPACES 22 INDEPENDENT LIVING UNITS AT 1 SPACE/ UNIT= 22 SPACES 16 EMPLOYEES @ MAXIMUM SHIFT* 1 SPACE/EMPLOYEE = 16 SPACES

69 SPACES * 1/25 = 3 HANDICAP SPACES

69 TOTAL SPACES REQUIRED, INCLUDING 3 HANDICAP SPACE, ONE OF WHICH SHALL BE VAN ACCESSIBLE.

BICYCLE PARKING - NONE REQUIRED AS PER ART. 9 SEC. 20-902 LOADING SPACES REQUIRED = 3 @ 10'X50'

LIGHTING NOTE

ALL LIGHT SOURCES SHALL BE INDIRECT, DIFFUSED, OR SHIELDED-TYPE FIXTURES, INSTALLED TO REDUCE GLARE AND THE CONSEQUENT INTERFERENCE WITH BOUNDARY STREET AND ADJACENT PROPERTY

*ANTIQUE STYLE LIGHTING SPACED THRU-OUT THE PROJECT IN THE MAIN PARKING AREA AND OUTER DRIVEWAY AND INDEPENDENT COTTAGE AREA.

- LIGHT POLES: MAX HEIGHT IS 12 FEET - BOLLARDS: 42" TALL LOCATED ALONG THE MAIN PEDESTRIAN SIDEWALKS TO

ASSISTED LIVING FACILITIES AND INDEPENDENT COTTAGE AREA. - GROUND LIGHTS: < 1 FT TALL AT MAIN PROJECT MONUMENT SIGN SITE LIGHTING IS VERY SUBDUED. A HIGH ENOUGH ILLUMINATION LEVEL IS

SUPPLIED TO MAKE RESIDENTS, STAFFING AND VISITORS FEEL SECURE BUT LOW ENOUGH TO NOT BE INTRUSIVE TO ANY OF SURROUNDING PROPERTIES.

ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH THE THE CITY LAWRENCE, KANSAS LAND DEVELOPMENT CODE. *A PRELIMINARY SITE LIGHTING PLAN IS INCLUDED WITH THE SUBMITTAL OF THE PRELIMINARY DEVELOPMENT PLAN AND A FINAL PHOTOMETRIC PLAN SHALL BE INCLUDED WITH THE FINAL DEVELOPMENT PLAN.

PRELIMINARY DEVELOPMENT PLAN NOTES:

1. IT IS THE INTENT OF THIS PLAN TO MEET THE REQUIREMENTS OF ARTICLE 13, SECTION 20-1304 OF THE LAWRENCE KANSAS LAND DEVELOPMENT CODE, FOR A PRELIMINARY DEVELOPMENT PLAN

ARE IMMEDIATELY ADJACENT TO THIS PROJECT AND READILY AVAILABLE.

- 2. THERE IS PROPOSED PHASING FOR THIS PROJECT PLAN IS AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN SUBMITTED.
- 3. PROVISION AND FINANCING OF ROADS, SANITARY SEWER, WATER AND OTHER PUBLIC SERVICES: INSTALLATION OF PUBLIC IMPROVEMENTS TO BE PROVIDED BY PRIVATE FINANCING, CONNECTION TO THE PUBLIC WATER AND WASTEWATER MANAGEMENTS SYSTEM WILL BE THRU

INSTALLATION OF UNDERGROUND UTILITIES AND COST OF ANY RELOCATION TO BE COORDINATED WITH THE CITY AND OWNER AND DISCUSSED PRIOR TO THE START OF ANY

PRIVATE SERVICE LINE CONNECTIONS. THE CONNECTION TO THE ABOVE DESCRIBED SERVICES

ALL NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES, EXCEPT THE OVERHEAD ELECTRIC ALONG PETERSON ROAD WILL BE UNDERGROUND.

- 4. ALL RECREATIONAL AREAS AND OPEN AREAS INDICATED ON THESE PLANS WILL BE PRIVATELY OWNED AND FOR THE EXCLUSIVE USE OF THE RESIDENTS OF THE PROPOSED FACILITIES. THE MAINTENANCE OF THESE AREAS WILL BE THE SOLE RESPONSIBILITY OF THE OWNER AND OPERATOR OF THIS THIS PROJECT.
- 5. STATEMENT TO SUBSTANCE OF COVENANTS GRANTS OF EASEMENTS AND RESTRICTIONS.
- 6. TENTATIVE DEDICATION CLAUSE "WE HEREBY DEDICATE TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA, AND NON-ENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PLANNED DEVELOPMENT."
- 7. PER SECTION 20-1304(d)(3)(iii)(t) IDENTIFYING WAIVERS, MODIFICATIONS, REDUCTIONS, AND VARIANCES THAT ARE BÈING REQUESTED AS PART OF THE PLAN APPROVAL AND SETTING FOR THE REASONS WHY, IN THE OPINION OF THE LANDOWNER, SUCH THAT SHALL BE ALLOWED, A. 20-810(e)(5)(i) VARIANCE FROM THE REQUIREMENT TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY ALONG PETERSON ROAD TO PROVIDE 150 FEET OF TOTAL RIGHT-OF-WAY FOR A PRINCIPAL ARTERIAL CLASSIFIED ROAD AND ALLOW THE EXISTING 100 FEET TOTAL

B. SECTION 5-1827 & 5-1828 VARIANCE FROM THE REQUIRED SIGN AREA FOR THE PROPOSED AREA MARKER AND INFORMATIONAL OR DIRECTIONAL SIGNS AND ALLOW THE REQUESTED SIGN AREAS AS PRESENTED IN THESE PLANS.

RIGHT-OF-WAY TO REMAIN.

- 8. A PRELIMINARY PHOTOMETRIC PLAN HAS BEEN SUPPLIED WITH THE SUBMITTAL OF THE PRELIMINARY DEVELOPMENT PLAN. A FINAL PHOTOMETRIC PLAN SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. SAID PHOTOMETRIC PLAN SHALL BE IN CONFORMANCE WITH LAWRENCE LAND DEVELOPMENT CODE.
- 9. THERE ARE NO EXISTING STRUCTURES, BUILDINGS OR PAVEMENT CURRENTLY EXISTING ON THE
- 10. TOPOGRAPHIC INFORMATION IS BASED ON GIS INFORMATION PROVIDED BY THE CITY OF LAWRENCE BASED ON NAVD88 VERTICAL DATUM.
- 11. THIS SITE PLAN IS INTENDED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDING, PARKING AND PEDESTRIAN ACCESS.
- 12. THE LOCATION OF THE UTILITIES AS SHOWN ARE BASED UPON THE STREET & UTILITY IMPROVEMENT PLANS FOR MONTEREY WAY & PETERSON ROAD APPROVED ON 10/26/04. AT THIS PRELIMINARY LEVEL OF DESIGN IT IS THE BEST INFORMATION INDICATING THE APPROXIMATE LOCATION OF THE UTILITIES ALONG THE EASTERN BOUNDARY OF THIS PROJECT. BEFORE BEGINNING ACTUAL FINAL DESIGN THE KANSAS ONE CALL SYSTEM WILL BE CONTACTED FOR UTILITY LOCATE REQUESTS. IN ADDITION TO ACTUAL FIELD POT HOLES BEING PERFORMED ON THE SOUTHERN STAR CENTRAL GAS PIPELINE AND OTHER UTILITIES AS NEEDED. AT THAT TIME AN ALTA FIELD SURVEY WILL BE PERFORMED TO DETERMINE THEIR TRUE HORIZONTAL & VERTICAL LOCATIONS.
- 13. THE DUMPSTER ENCLOSURE SHALL HAVE A 6' SCREENING WALL AND THE MATERIALS WILL BE BRICK THAT SHALL MATCH THE BRICK OF THE MAIN BUILDINGS.
- 14. THE OVERALL TRACT WILL BE PLATTED INTO TWO SEPARATE LOTS. LOT ONE TO THE NORTH WILL CONSIST OF PROPOSED PHASES 1 & 2 (~11.05 ACRES) INDICATED ON THESE PLANS. LOT 2 WILL CONSIST OF THE UN-DEVELOPED "FUTURE PHASE" (\sim 8.25 ACRES) ON THE SOUTHERN PORTION OF THE OVERALL
- 15. OCCUPANCY PERMITS FOR THE PROPOSED BUILDINGS WILL NOT BE ISSUE UNTIL THE REQUIRED STORMWATER DETENTION BASIN IS COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- 16. THE STORMWATER DETENTION BASIN WILL BE PRIVATELY OWNED AND MAINTAINED. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE. NO FENCES OR STRUCTURES OTHER THAT NECESSARY RETAINING WALLS AND OR GUARDRAILS WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS.
- 17. ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.

UTILITIES NATURAL GAS

GAS PIPELINE

BLACK HILLS ENERGY PO BOX 4660 CAROL STREAM, IL60197-4660 (888) 890-5554 WFRSITF

SOUTHERN STAR CENTRAL GAS PIPELINE 8195 COLE PARKWAY SHAWNEE, KS. 66227 BOB BATH (913) 387-9202

TELEPHONE / INTERNET

http://www.blackhillsenergy.com/

AT&T U-VERSE PO BOX 930170 DALLAS, TX (800) 288-2020

LAWRENCE FREENTET/ WICKED BROADBAND 2321 PONDEROSA DRIVE LAWRENCE, KS (785) 371-4214

1 RIVERFRONT PLAZA LAWRENCE, KS (785) 841-2100

WATER, SEWER, STORMWATER & TRASH SERVICE

CITY OF LAWRENCE 6 E. 6TH STREET

LAWRENCE, KS, 66044 *WATER & SEWER *STORMWATER

ANDY ENSZ MATT BOND *SOLID WASTE *STREETS (785) 832–3161 (785) 832–3142 (785) 832-3032 (785) 832-3021

ELECTRICITY WESTAR ENERGY CORPORATION

818 S. KANSAS AVENUE TOPEKA, KS. 66612 (785) 575-6300 WEBSITE: ttp://www.westarenergy.com CABLE TV

AT&T U-VERSE KNOLOGY 1 RIVERFRONT PLAZA PO BOX 930170 LAWRENCE, KS DALLAS, TX (785) 841-2100 (800) 288-2020

IMPERVIOUS AREA SUMMARY				
DESCRIPTION	SQ. FT.	PERCENT		
TOTAL SITE AREA	840,671	100%		
EXISTING IMPERVIOUS AREA	0	0.0%		
PROPOSED BUILDING AREA	67,614	8.0%		
PROPOSED PAVEMENT AREA	120,155	14.3%		
PROPOSED TOTAL IMPERVIOUS AREA	187,769	22.3%		
PROPOSED OPEN SPACE	652,902	77.7%		

PROJECT SIGNS



The Arbors by Americare Alzheimer's assisted living by Americare Customer AMERICARE Location Roberts Approved By

This is an original unpublished design created by Roberts Sign. Inc. for your personal sea, in confunction with an opplical translation of the compact personal sea, in confunction with an opplicate being planned by an Roberts Sign. Inc. is it not to be inclused to enjoy confusion, one is if to be opplied, responduced, critered or enhalled in any vi-____ Date_ 4-5-12__ Sales Rep. ___JR__

MAIN MONUMENT SIGN LOCATION AS SHOWN ON SHEET 2 ALONG PETERSON

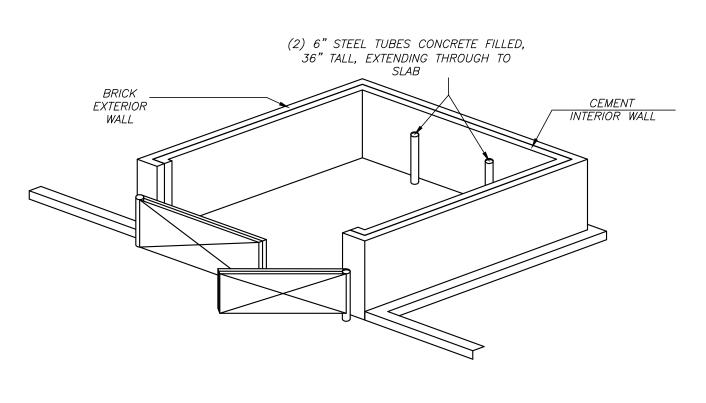
TOTAL BRICK SURFACE = 56 SQ. FT. PER FACE LETTERING AREA (INCLUDING LOGOS) = 19 SQ. FT PER FACE *SIGN WILL BE A TWO-SIDED

ARBORS SIGN LOCATION IN FRONT OF PROPOSED ARBORS BUILDING FOR DIRECTIONAL/INFORMATIONAL PURPOSES AND AS SHOWN ON SHEET 2. TOTAL BRICK SURFACE = 27.5 SQ. FT. PER FACE LETTERING AREA (INCLUDING LOGOS) = 10 SQ. FT *THE LETTERING ON THIS SIGN WILL BE ON ONE

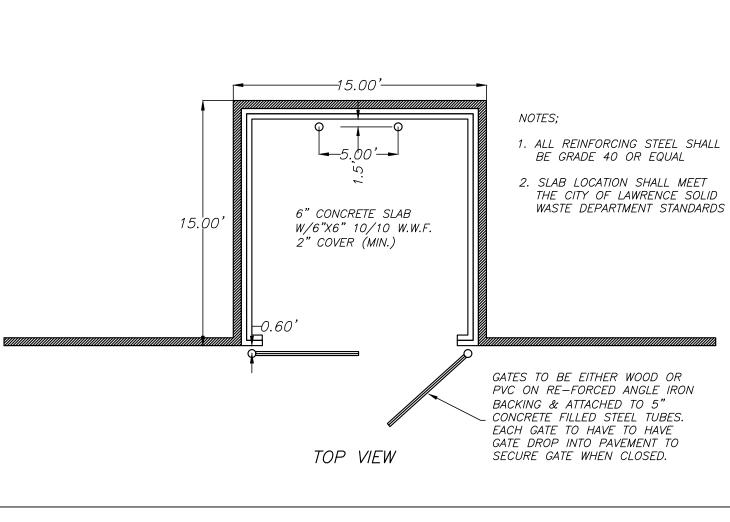
THE SIGNS SHOWN ON THESE PLANS ARE THE ONES TYPICALLY USED ON AMERICARE PROJECT WITH THIS CONCEPT. FROM INITIAL PLAN REVIEW IT APPEARS THAT THE AREA OF THE SIGNS INDICATED ABOVE ARE IN EXCESS OF THE AREAS ALLOWED UNDER THE CITY SIGN REGULATIONS. A VARIANCE TO APPLICATION TO ALLOW THE PROPOSED SIGN AREAS WILL BE SOUGHT FROM THE CITY OF LAWRENCE'S BOARD OF ZONING APPEALS.

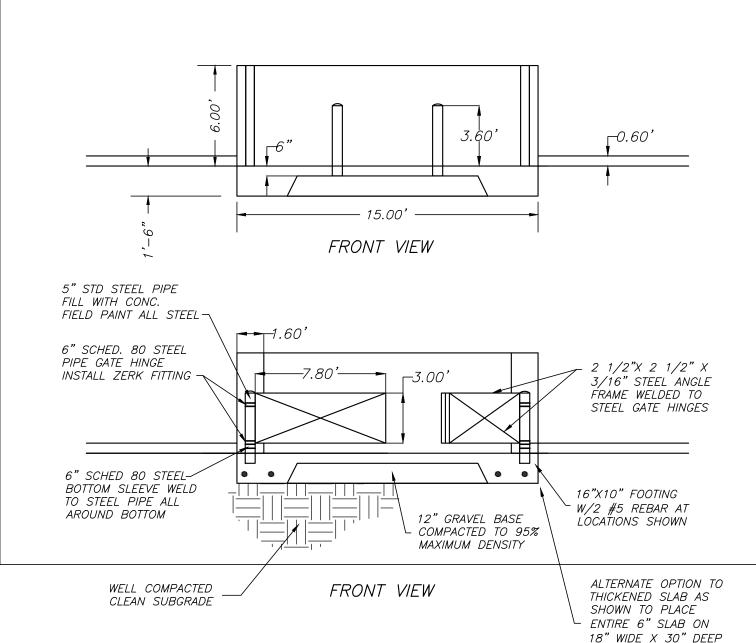
COTTAGE SIGN

LOCATION SHOWN AT THE PROJECT'S SECONDARY ACCESS POINT OFF OF MONTEREY WAY AS SHOWN ON SHEET 2. TOTAL BRICK SURFACE = 27.5 SQ. FT. PER FACE LETTERING AREA (INCLUDING LOGOS) = 10 SQ. FT *THE LETTERING ON THIS SIGN WILL BE ON ONE



PROPOSED DUMPSTER PAD





BRICK DUMPSTER ENCLOSURE DETAIL

SHEET 2 OF 5

STRIP FOOTINGS

OF SLAB.

AROUND PERIMETER

DESCRIPTION OF CHANGE APPROVAL DATE CITY COMMENTS 11/25/2013

REVISIONS

AMERICARE SYSTEMS, INC. PROJECT DEVELOPMENT 2415 CARTER LANE # 105 COLUMBIA, MO 65203 PHONE: (573) 442-5188, FAX: (573)442-5277

LAWRENCE, KANSAS PRELIMINARY DEVELOPMENT PLAN DEVELOPER: AMERICARE PROPERITES, INC. ENGINEER: AMERICARE PROPERTIES, INC.

