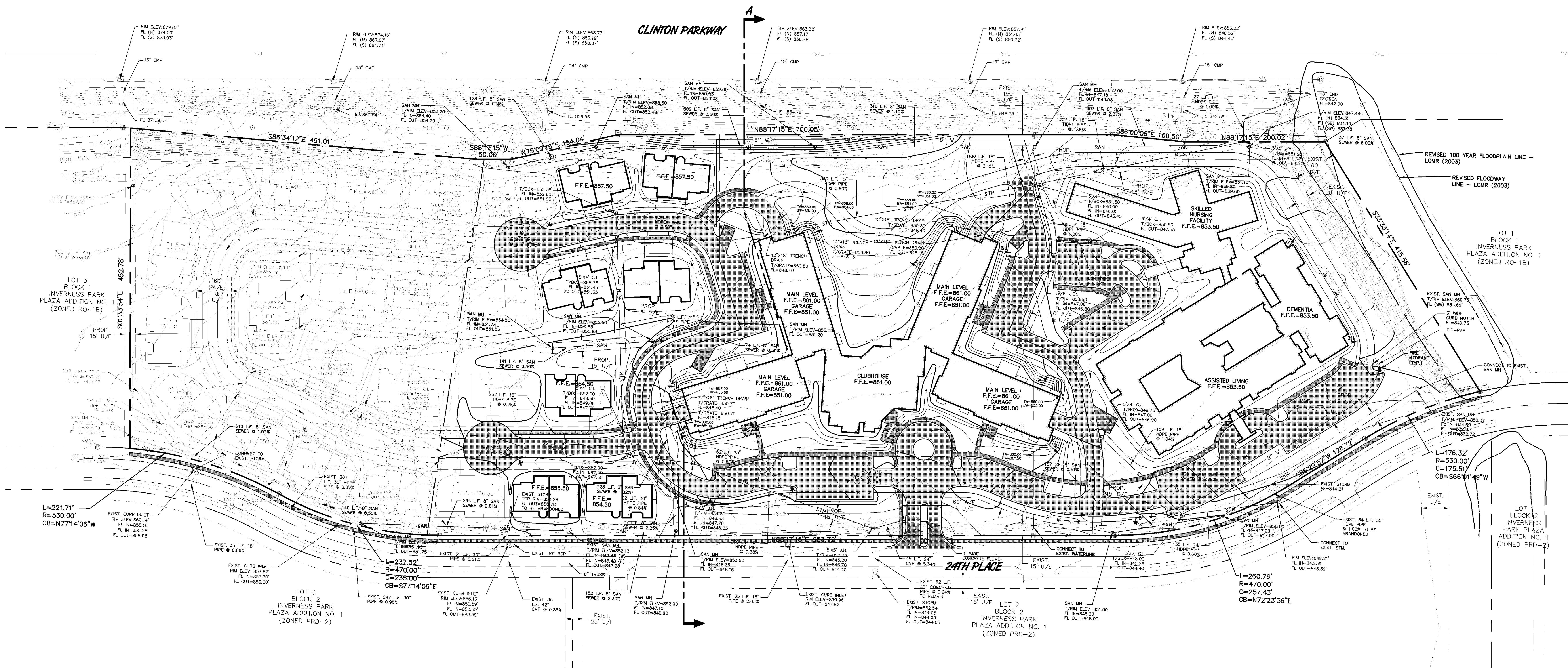
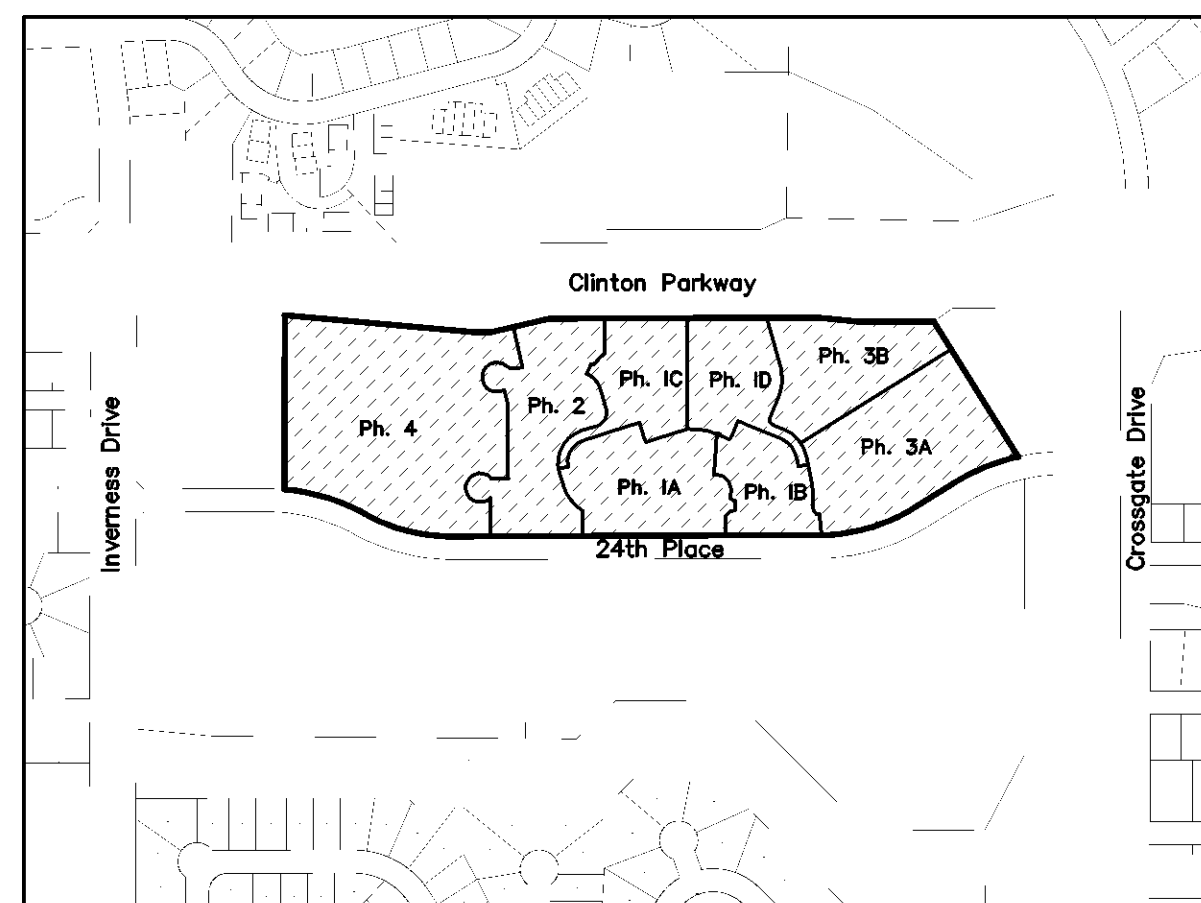




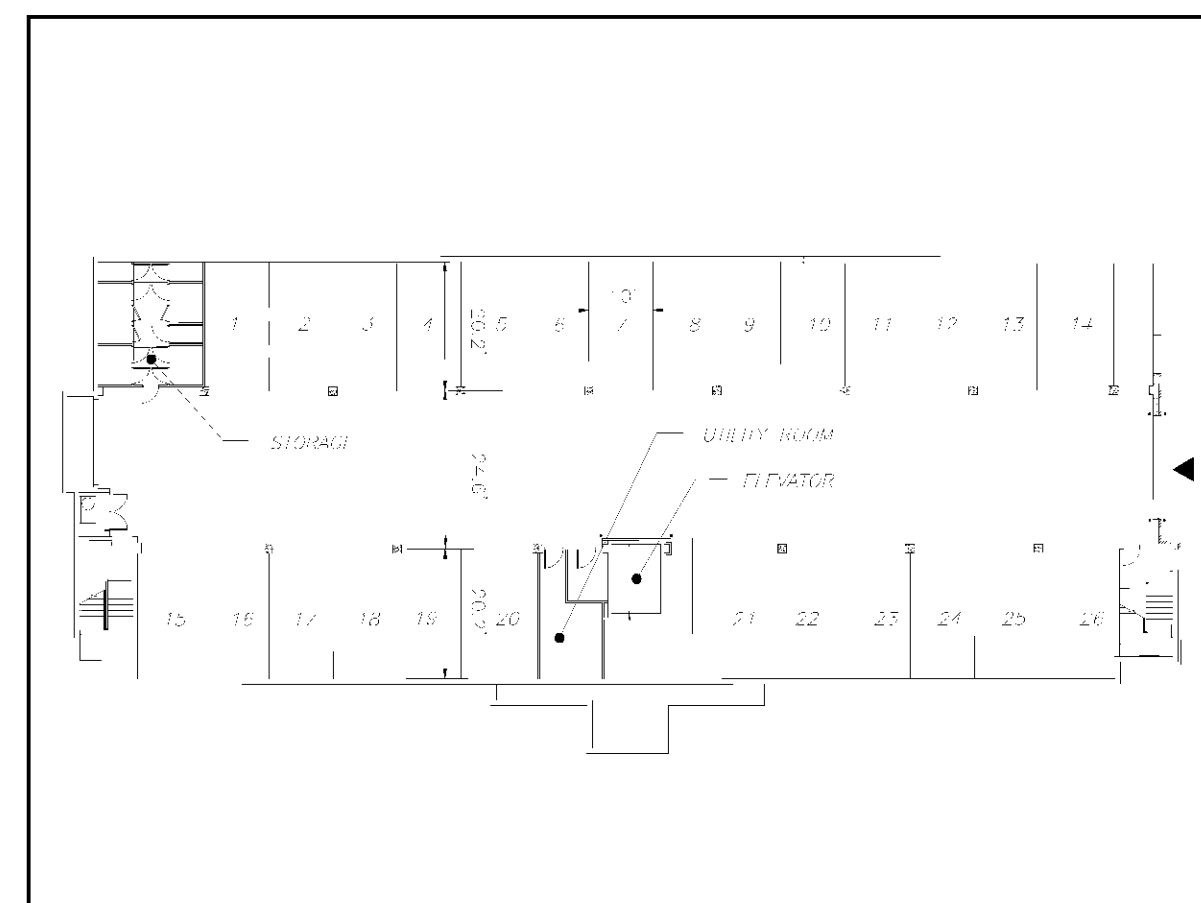
GENERAL NOTES

- DEVELOPER: Inverness Park Limited Partnership
11506 Nicholas Street, Suite 200
Omaha, Nebraska 68154
- LANDPLANNER: Landplan Engineering, P.A.
1310 Wakarusa Dr.
Lawrence, Kansas, 66049.
- ENGINEER/SURVEYOR: Landplan Engineering, P.A.
1310 Wakarusa Dr., Lawrence,
Kansas, 66049.
- Topographic information obtained from Landplan Engineering field survey
completed July, 2004.
- Existing Land Use: Undeveloped
- Proposed Land Use: Senior Residence Facilities
- Existing Zoning: R0-1B
- Proposed Zoning: R0-1B
- Private drives and parking areas to be per City of Lawrence standards (Min.
5' depth asphalt).
- All parking spaces to be min. 9' wide and 18' long, unless otherwise shown.
- The developer will purchase, install and maintain STOP signs at all the exits
from the property to a public street. The developer shall be responsible
for the cost of these STOP signs.
- All streets and parking areas to have 24" concrete curb and gutter, unless
otherwise shown.
- New concrete aprons and ADA ramps shall be according to current City of
Lawrence standards.
- The Developer shall coordinate the relocation of the existing utilities and
extension of the utilities including any utility easement(s) required with the
appropriate Municipal Utilities offices.
- Public improvements for this development to be privately financed.
- All turf areas disturbed during the progress of this project shall be graded
and otherwise restored to condition acceptable to the City of Lawrence
and/or the Owner.
- Easements will be as described on the Final Plat.
- The City of Lawrence is not responsible for pavement damage due to
refuse collection.
- Trash enclosure shall be constructed per the City of Lawrence Sanitation's
standards.
- This plan has been designed to comply with the provisions of the American
with Disabilities Act Accessibility Guidelines (ADAAG) for buildings and
Facilities, Appendix A, and the minimum provisions of the Final Fair Housing
Accessibility Guidelines, 24 CFR, Chapter 1, Subchapter I, Appendix II, of
the Fair Housing Act of 1968, as amended.

PHASING PLAN



UNDERGROUND PARKING LAYOUT



BENCHMARKS

- #1: CENTER FRONT FACE OF CURB INLET ON THE NORTH SIDE OF 24TH STREET
APPROXIMATELY 540 FEET EAST OF THE INTERSECTION OF 24TH AND INVERNESS
ELEV.: 860.01
- #2: NORTHWEST CORNER OF CURB INLET ON THE SOUTH SIDE OF CLINTON PARKWAY
APPROXIMATELY 430 FEET EAST OF THE INTERSECTION OF INVERNESS AND CLINTON
PARKWAY.
ELEV.: 879.60

SECTION A

NOT TO SCALE



A U.P.R. for
**THE FOUNTAINS
RETIREMENT CENTER**
Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
Phone: (785) 842-2324
Fax: (785) 842-2324
Email: info@landplaneng.com
Website: www.landplaneng.com

GRADING &
UTILITY
PLAN

REVISIONS
10.13.04 PER DEPT. COMMENTS
10.14.04 FIRE ACCESS ROAD

DATE: 09/10/04
PROJECT NO.: 04688
DWG. ID.: 04688-upr-grd
DESIGNED BY: LPE/TSP
DRAWN BY: AVG
CHECKED BY: ADM

SHEET NO.
2 OF 2 SHEETS