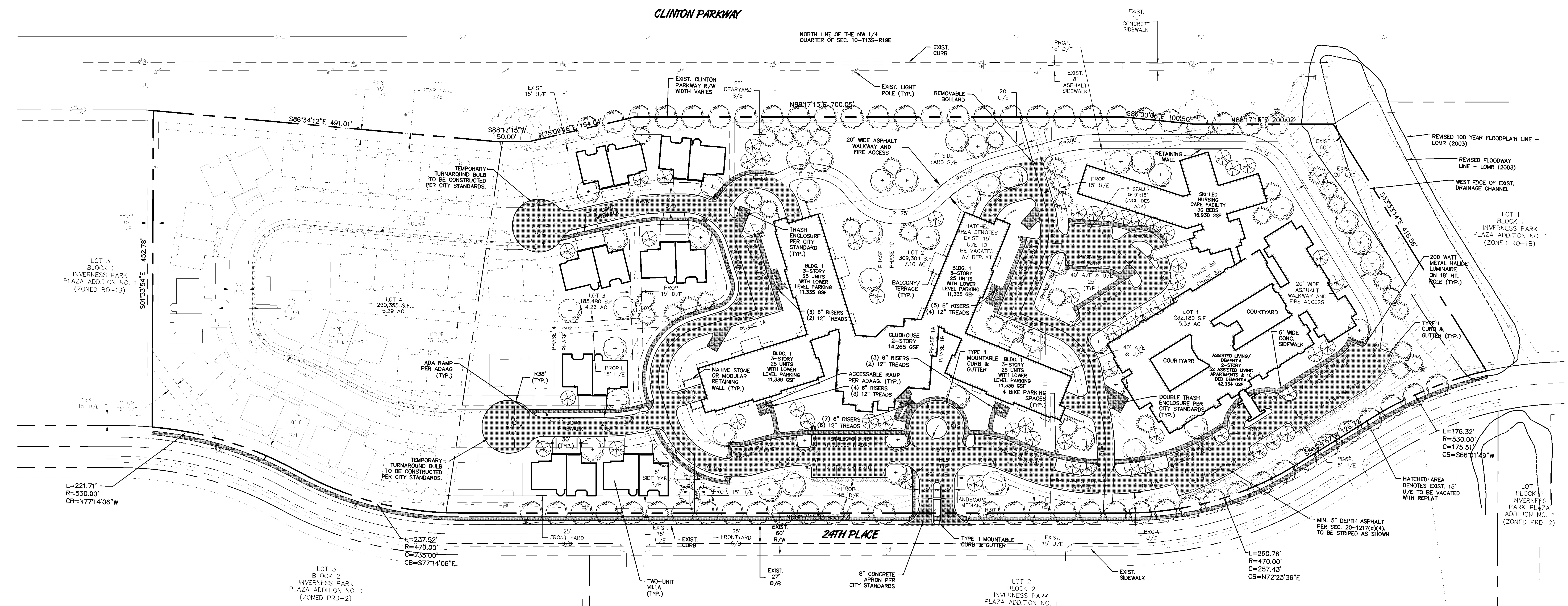
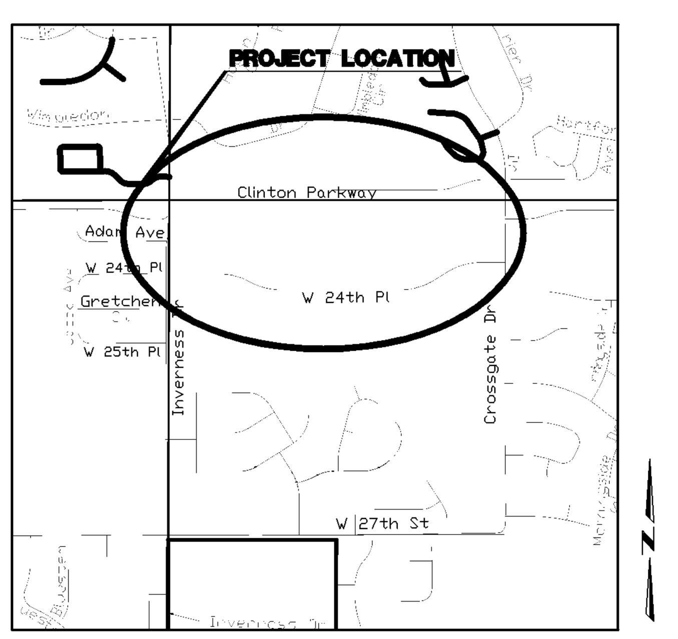


LOCATION MAP

SCALE: 1"=1000'



LEGAL DESCRIPTION

A PORTION OF LOTS 2 & 3, BLOCK ONE, INVERNESS PARK PLAZA ADDITION NO. 1, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 33°33'19" EAST, ALONG THE EAST LINE OF SAID LOT 2, 415.56 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE NORTH RIGHT–OF–WAY LINE OF 24TH PLACE; THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE ON A 530.00 FOOT RADIUS CURVE TO THE LEFT WITH A 175.51 FOOT CHORD BEARING SOUTH 66°01'44" WEST, AN ARC DISTANCE OF 176.32 FEET; THENCE SOUTH 56°29'52" WEST, ALONG SAID RIGHT–OF–WAY LINE, 126.72 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ON A 470.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 257.43 FOOT CHORD BEARING SOUTH 72°23'31" WEST, AN ARC DISTANCE OF 260.76 FEET; THENCE SOUTH 88°17'10" WEST, ALONG SAID RIGHT–OF–WAY LINE, 953.72 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ON A 470.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 235.00 FOOT CHORD BEARING NORTH 77°14'11" WEST, AN ARC DISTANCE OF 237.52 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ON 530.00 FOOT RADIUS CURVE TO THE LEFT WITH A 220.10 FOOT CHORD BEARING NORTH 74°44'34" WEST, AN ARC DISTANCE OF 221.71 FEET; THENCE NORTH 01°34'07" WEST, 452.78 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF CLINTON PARKWAY; THENCE SOUTH 86°34'17" EAST, ALONG SAID RIGHT–OF–WAY LINE, 491.01 FEET; THENCE NORTH 88°17'10" EAST, ALONG SAID RIGHT–OF–WAY LINE, 50.00 FEET; THENCE NORTH 75°09'11" EAST, ALONG SAID RIGHT–OF–WAY LINE, 154.04 FEET; THENCE NORTH 88°17'10" EAST, ALONG SAID RIGHT–OF–WAY LINE, 700.05 FEET; THENCE SOUTH 86°00'11" EAST, ALONG SAID RIGHT–OF–WAY LINE, 100.50 FEET; THENCE NORTH 88°17'10" EAST, ALONG SAID RIGHT–OF–WAY LINE, 200.02 FEET TO THE POINT OF BEGINNING. CONTAINS 21.977 ACRES, MORE OR LESS.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
SHADE TREES				
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	MIN. 2" CAL.	17
	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	MIN. 2" CAL.	17
	NORTHERN RED OAK	QUERCUS RUBRA	MIN. 2" CAL.	17
	PATMORE ASH	FRAXINUS PENNSYLVANICA	MIN. 2" CAL.	17
	RED SUNSET MAPLE	ACER RUBRUM	MIN. 2" CAL.	15
COLUMNAR TREES				
	ARMSTRONG MAPLE	ACER RUBRUM 'ARMSTRONG'	MIN. 1 1/2" CAL.	16
	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	MIN. 1 1/2" CAL.	15
	COLUMNAR EUROPEAN HORNBEAM	CARPINUS BETULUS ' COLUMNARIS'	MIN. 1 1/2" CAL.	15
	REDMOND LINDEN	GLEDISTIA TRIACANTHOS 'INERMIS'	MIN. 1 1/2" CAL.	15
	SKYLINE HONEYLOCUST	TILIA AMERICANA 'REDMOND'	MIN. 1 1/2" CAL.	15
ORNAMENTAL TREES				
	EASTERN REDBUD	CERCIS CANADENSIS	MIN. 1 1/2" CAL.	24
	PRAIRIFIRE CRABAPPLE	MALUS SPECIES 'PRAIRIFIRE'	MIN. 1 1/2" CAL.	23
	SNOWDRIFT CRABAPPLE	MALUS SPECIES 'SNOWDRIFT'	MIN. 1 1/2" CAL.	23
	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSGALLI 'INERMIS'	MIN. 1 1/2" CAL.	23
CONIFEROUS TREES				
	EASTERN WHITE PINE	PINUS STROBUS	MIN. 6'–8' HT.	17
	AUSTRIAN PINE	PINUS NIGRA	MIN. 6'–8' HT.	17
	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	MIN. 6'–8' HT.	16
SHRUBS				
	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUM'	5 GAL.	17
	GOLD FLAME SPIRAEA	SPIRAEA x BUMALDA 'GOLD FLAME'	2 GAL.	17
	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.	12
	DWARF CRANBERRY BUSH VIBURNUM	VIBURNUM TRILOBUM 'COMPACTUM'	2 GAL.	17

AREA ALONG WEST EDGE OF EXISTING DRAINAGE CHANNEL TO BE HERBICIDED, TILLED AND SEEDED WITH NATIVE COOL SEASON GRASSES.

LANDSCAPING REQUIREMENTS

Section 20–14A04.3 – 1 Tree per 40 lf of Street Frontage

Phases I–4 Street Trees Required: 83
Phases I–4 Street Trees Provided: 83

Section 20–14A04.3(e) – 1 Tree for every 2500 sf of landscaped open space.

Trees required: 219
Trees provided: 219

SITE SUMMARY

GROSS AREA: 957,319 S.F./ 21.977 ACRES
R/W AREA: 0 S.F./ 0 ACRES
NET AREA: 957,319 S.F./ 21.977 ACRES

PHASE IA	Area (Sq. Ft.)		Area (Sq. Ft.)	PHASE II	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	25,600 (24%)	Existing Buildings	0	Proposed Buildings (7)	31,108 (24%)
Existing Pavement	0	Proposed Pavement	31,830 (30%)	Existing Pavement	0	Proposed Pavement	34,553 (28%)
Existing Impervious	0	Proposed Impervious Subtotal	57,430	Existing Impervious	0	Proposed Impervious Subtotal	65,661
Existing Pervious	106,116	Proposed Pervious	48,686 (46%)	Existing Pervious	125,192	Proposed Pervious	59,531 (48%)
Net Area	106,116		106,116	Net Area	125,192		125,192
PHASE IB	Area (Sq. Ft.)		Area (Sq. Ft.)	**PHASE IIIA**	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	11,355 (19%)	Existing Buildings	0	Proposed Buildings	42,034 (28%)
Existing Pavement	0	Proposed Pavement	15,265 (26%)	Existing Pavement	0	Proposed Pavement	29,465 (20%)
Existing Impervious	0	Proposed Impervious Subtotal	26,620	Existing Impervious	0	Proposed Impervious Subtotal	71,499
Existing Pervious	58,723	Proposed Pervious	32,103 (55%)	Existing Pervious	148,821	Proposed Pervious	77,322 (52%)
Net Area	58,723		58,723	Net Area	148,821		148,821
PHASE IC	Area (Sq. Ft.)		Area (Sq. Ft.)	**PHASE IIIB**	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	11,335 (16%)	Existing Buildings	0	Proposed Buildings	16,930 (18%)
Existing Pavement	0	Proposed Pavement	17,341 (25%)	Existing Pavement	0	Proposed Pavement	25,169 (26%)
Existing Impervious	0	Proposed Impervious Subtotal	28,676	Existing Impervious	0	Proposed Impervious Subtotal	42,099
Existing Pervious	70,242	Proposed Pervious	41,566 (59%)	Existing Pervious	95,184	Proposed Pervious	53,085 (56%)
Net Area	70,242		70,242	Net Area	95,184		95,184
PHASE ID	Area (Sq. Ft.)		Area (Sq. Ft.)	**PHASE IV**	Area (Sq. Ft.)		Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	11,335 (16%)	Existing Buildings	0	Proposed Buildings(19)	84,436 (30%)
Existing Pavement	0	Proposed Pavement	21,505 (31%)	Existing Pavement	0	Proposed Pavement	45,770 (16%)
Existing Impervious	0	Proposed Impervious Subtotal	32,840	Existing Impervious	0	Proposed Impervious Subtotal	130,206
Existing Pervious	70,256	Proposed Pervious	37,416 (53%)	Existing Pervious	282,785	Proposed Pervious	152,579 (54%)
Net Area	70,256		70,256	Net Area	282,785		282,786

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'

DEVELOPMENT SCHEDULE

PHASES	BUILDING FOOTPRINT (SF)	GROSS FLOOR SPACE (SF)	NET FLOOR SPACE (SF)	NO. UNITS	UNIT TYPE	PARKING RATIO *	PARKING REQUIRED *	PARKING PROVIDED	TOTAL ADA PROVIDED	DEVELOPMENT SCHEDULE	COMMENTS
PHASE IA Building 1 – Independent Living Apartments	11,335	34,005	23,804	25	(4) 1 BDRM (21) 2 BDRM	1.5 SPACES/1 BEDROOM UNIT 1.5 SPACES/2 BEDROOM UNIT	6 32 > 38	38	2	2005	INCL. 26 STALLS UNDERGROUND
Building 2 – Clubhouse	14,265	28,530	19,971	N/A	N/A	N/A	N/A	20	1	2005	
PHASE IB Building 1 – Independent Living Apartments	11,335	34,005	23,804	25	(4) 1 BDRM (21) 2 BDRM	1.5 SPACES/1 BEDROOM UNIT 1.5 SPACES/2 BEDROOM UNIT	6 32 > 38	38	2	2006	INCL. 26 STALLS UNDERGROUND
PHASE IC Building 1 – Independent Living Apartments	11,335	34,005	23,804	25	(4) 1 BDRM (21) 2 BDRM	1.5 SPACES/1 BEDROOM UNIT 1.5 SPACES/2 BEDROOM UNIT	6 32 > 38	38	2	2007	INCL. 26 STALLS UNDERGROUND
PHASE ID Building 1 – Independent Living Apartments	11,335	34,005	23,804	25	(4) 1 BDRM (21) 2 BDRM	1.5 SPACES/1 BEDROOM UNIT 1.5 SPACES/2 BEDROOM UNIT	6 32 > 38	38	2	2008	INCL. 26 STALLS UNDERGROUND
PHASE 2 Two–Unit Villas	4,444	4,444	N/A	14	N/A	2 SPACES/UNIT	28	56	N/A	2005	
PHASE 3A Building 1 – Assisted Living Dementia	42,034	84,068	58,847	52 (16 BEDS)	(28) 1 BDRM (24) 2 BDRM N/A	1.5 SPACES/1 BEDROOM UNIT 1.5 SPACES/2 BEDROOM UNIT 1 SPACE/3 BEDS	42 36 > 78 5	*45 5	2	2009	*VARIANCE APPROVED 10/7/04
PHASE 3B Building 1 – Skilled Nursing Facility	16,930	16,930	11,851	30 BEDS	N/A	1 SPACE/3 BEDS	10	25	1	2010	
PHASE 4 Two–Unit Villas	4,444 ea.	4,444 ea.	N/A	38	N/A	2 SPACES/UNIT	76	152	N/A	2011	

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

North

Scale: 1"=60'–0"

A U.P.R. for

THE FOUNTAINS RETIREMENT CENTER

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

1310 Wakarusa Drive
Lawrence, Kansas 66049
tele (785)843–7530
fax (785)843–2410
email: info@landplan-pa.com

Livestock Exchange Building
1600 Genessee, Suite 400
Kansas City, Missouri 64102
tele (816)221–2234
fax (816)221–2644
email: kclandplan@landplan-pa.com

Landplan Engineering, P.A.

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LAYOUT & LANDSCAPE PLAN

REVISIONS
10.13.04 PER DEPT. COMMENTS
10.14.04 FIRE ACCESS ROAD

DATE:	09/10/04
PROJECT NO.:	04638
DWG. ID:	04638upr-glo
DESIGNED BY:	LPE/TSP
DRAWN BY:	AVG
CHECKED BY:	ADM

SHEET NO. 1 OF 2 SHEETS

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