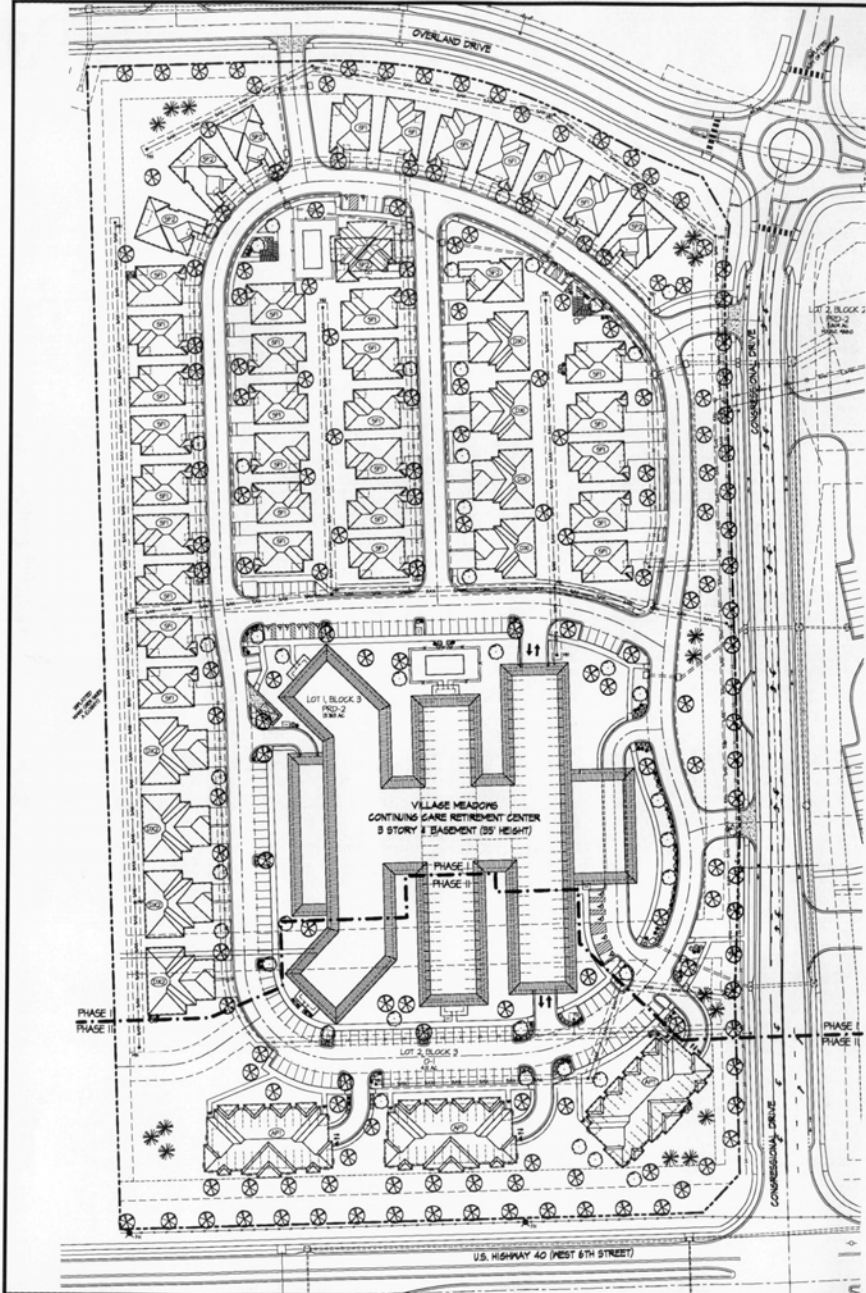




LEGAL DESCRIPTION:

WAKARUSA PLACE ADDITION BLOCK 3 LOT 1
WAKARUSA PLACE ADDITION BLOCK 3 LOT 2

GENERAL NOTES:

11. CURRENT ZONING: RES-2 & D-1
12. CURRENT USE: VACANT
13. PROPOSED USE: RETIREMENT COMMUNITY
14. LAND AREA:
LOT 1: 18.367 AC. 340'x500' S&E PT. V-
LOT 2: 4.818 AC. 170'x250' S&E PT. V-
TOTAL: 23.185 AC. 510'x500' S&E PT. V-
SITE COMMENTS BELOW.
15. DENSITY:
NOTE: DENSITY ONLY APPLIES TO INDEPENDENT LIVING UNITS, NOT ASSISTED OR ALDERSHIP UNITS.
16. WATER SERVICE: SINGLE WATER METER PROVIDED FOR BUILDING SERVICE AT C.C.R. CENTER.
17. TOPOG INFORMATION: FURNISHED BY PERKINS GROUP.
18. ALL ACCESSIBLE RAMPWAYS BY ADA STANDARDS.
19. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 2010 F.A.R. 201.01.01.
20. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL PARKING REQUIREMENTS, 24 C.F.R. CHAPTER 1, SUBCHAPTER A, APPENDIX B, OF THE FAIR HOUSING ACT OF 1968 AS AMENDED.
21. SITE PLAN FOR CITY APPROVAL ONLY, NOT FOR CONSTRUCTION.
22. 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, PREPARED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
23. OWNER WILL PROVIDE CITY PLANNING AND INSPECTION OFFICES WITH A POST OFFICE APPROVED SITE ADDRESSING SCHEME.
24. LIGHTING: A PHOTO-METRIC STUDY WILL BE PROVIDED TO THE CITY PRIOR TO RELEASE OF THE SITE PLAN.
25. TRASH: TRASH COMPACTOR SHALL BE PROVIDED BY DEVELOPER FOR LOCAL INDEPENDENT LIVING UNITS. TRASH TRUCKS SHALL BE PROVIDED BY THE CITY OF LAWRENCE.
26. CITY OF LAWRENCE NOT TO BE HELD RESPONSIBLE FOR DAMAGE BY TRASH TRUCKS.
27. PRE-EXISTING INDEPENDENT LIVING PHASE I SHALL BE BUILT OVER A PERIOD OF TIME - FROM SOUTH TO NORTH.
28. ALL PRIVATE DRIVEWAYS TO BE BUILT TO CITY STANDARDS.
29. FIRE PROTECTION: RETIREMENT CENTER & 3-10 DUPLEX APARTMENT BUILDINGS, EACH STRUCTURE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM. ANTICIPATE 30% OF UNITS TO HAVE A BASEMENT.
30. APARTMENT FOOTPRINT IS 50% OF TOTAL SQUARE FOOTAGE LISTED IN 2.3.10.2.3 SINCE EACH BUILDING IS TWO STORIES.
31. SQUARE FOOTAGE FOR UNDERGROUND BASEMENTS IN APARTMENT STRUCTURES AND PARK RETIREMENT STRUCTURES IS NOT INCLUDED IN ANY NUMBERS.

BUILDING INFORMATION:

CONTINUING CARE RETIREMENT CENTER									
PHASE	PHASE	TOTAL	TYPE	SIZE (SQ. FT.)	SUB-TOTAL	PARKING	REMARKS	PHASE	PHASE
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29	29	29
30	30	30	30	30	30	30	30	30	30
31	31	31	31	31	31	31	31	31	31
32	32	32	32	32	32	32	32	32	32
33	33	33	33	33	33	33	33	33	33
34	34	34	34	34	34	34	34	34	34
35	35	35	35	35	35	35	35	35	35
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37	37	37	37	37	37	37	37	37	37
38	38	38	38	38	38	38	38	38	38
39	39	39	39	39	39	39	39	39	39
40	40	40	40	40	40	40	40	40	40
41	41	41	41	41	41	41	41	41	41
42	42	42	42	42	42	42	42	42	42
43	43	43	43	43	43	43	43	43	43
44	44	44	44	44	44	44	44	44	44
45	45	45	45	45	45	45	45	45	45
46	46	46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49	49	49
50	50	50	50	50	50	50	50	50	50
51	51	51	51	51	51	51	51	51	51
52	52	52	52	52	52	52	52	52	52
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54	54	54	54	54	54	54	54	54	54
55	55	55	55	55	55	55	55	55	55
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57	57	57	57	57	57	57	57	57	57
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74	74	74	74	74	74	74	74	74	74
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81	81	81	81	81	81	81	81	81	81
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85	85	85	85	85	85	85	85	85	85
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87	87	87	87	87	87	87	87	87	87
88	88	88	88	88	88	88	88	88	88
89	89	89	89	89	89	89	89	89	89
90	90	90	90	90	90	90	90	90	90
91	91	91	91	91	91	91	91	91	91
92	92	92	92	92	92	92	92	92	92
93	93	93	93	93	93	93	93	93	93
94	94	94	94	94	94	94	94	94	94
95	95	95	95	95	95	95	95	95	95
96	96	96	96	96	96	96	96	96	96
97	97	97	97	97	97	97	97	97	97
98	98	98	98	98	98	98	98	98	98
99	99	99	99	99	99	99	99	99	99
100	100	100	100	100	100	100	100	100	100

PARKING INFORMATION:

CONTINUING CARE RETIREMENT CENTER			
TYPE	REQUIRED	PROVIDED	
REGULAR	200	104	
ACCESSIBLE	1	1	
OVERALL TOTAL	201	105	
BI-CYCLE	0	20	
INDEPENDENT LIVING UNITS			
TYPE	REQUIRED	PROVIDED	
REGULAR	208	14	
ACCESSIBLE	0	4	
ATTACHED GARAGES	0	100	
OVERALL TOTAL	208	118	
BI-CYCLE	0	20	
TYPICAL DIMENSIONS			
1" SPACES - 4' x 8' 6"	15' 6"	15' 6"	
5' SPACES - 4' x 20' 6"	15' 6"	15' 6"	
APPROACHES	7' - 4000 PS CONCRETE W/ 15' DAWD 12' C.C.H.		
DRIVEWAYS	10' 1" ASPHALT ON 4" GRAVEL		
PARKING AREAS	10' 1" ASPHALT ON 4" GRAVEL		
OVERALL TOTAL	4' CONC. 3" TYPICAL, EXCEPT AT PARKING STALLS (8'0")		

IMPERVIOUS SURFACE TABLE

EXISTING CONDITIONS			
TYPE	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
BUILDING FOOTPRINTS	0	0	0
PAVEMENT AREAS	0	0	0
TOTAL IMPERVIOUS	0	0	0
PROPOSED CONDITIONS			
TYPE	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
BUILDING FOOTPRINTS	22,644	22,644	22,644
PAVEMENT AREAS	7,672	7,672	7,672
TOTAL IMPERVIOUS	30,316	30,316	30,316
PROPERTY AREA	4,007,140	4,007,140	4,007,140
PERCENT IMPERVIOUS	0.756%	0.756%	0.756%

LANDSCAPING:

EXISTING CONDITIONS			
TYPE	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
ORIENTAL TREES	42	42	42
ORIENTAL TREES	18	18	18
ORIENTAL TREES	234	234	234
ORIENTAL TREES	230	230	230
PROPOSED CONDITIONS			
TYPE	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
ORIENTAL TREES	42	42	42
ORIENTAL TREES	18	18	18
ORIENTAL TREES	234	234	234
ORIENTAL TREES	230	230	230

41. MUST BE A MIN. OF (5) SPACES USED IN EACH CATEGORY.
42. ALL TAP AREAS TO BE REEDED WITH K-31 FIBRE.
43. REEDED INTERIOR LANDSCAPING AREA - (40'x200') (80' x 10'x40' 50' FT).
44. ALL MECHANICAL EQUIPMENT TO BE SCREENED PER CITY STANDARDS.

DENSITY CALCULATION:

NOTE: THE DENSITY IS BASED ON THE INDEPENDENT LIVING UNITS ONLY. THE USE PERMITTED FOR REVIEW ALLOWS FOR THE INCLUSION OF THE ASSISTED LIVING AND ALDERSHIP UNITS IN ADDITION TO THE OTHER UNITS.			
PHASE	LAND AREA (AC.)	# UNITS	DENSITY PER ACRE
1	18.367	104	5.66
2	4.818	118	24.47
TOTAL	23.185	222	9.61

LOCATION MAP:



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

paulwerner
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800 SHAWANNA DRIVE
PRAIRIE VILLAGE, KANSAS
66063-5004
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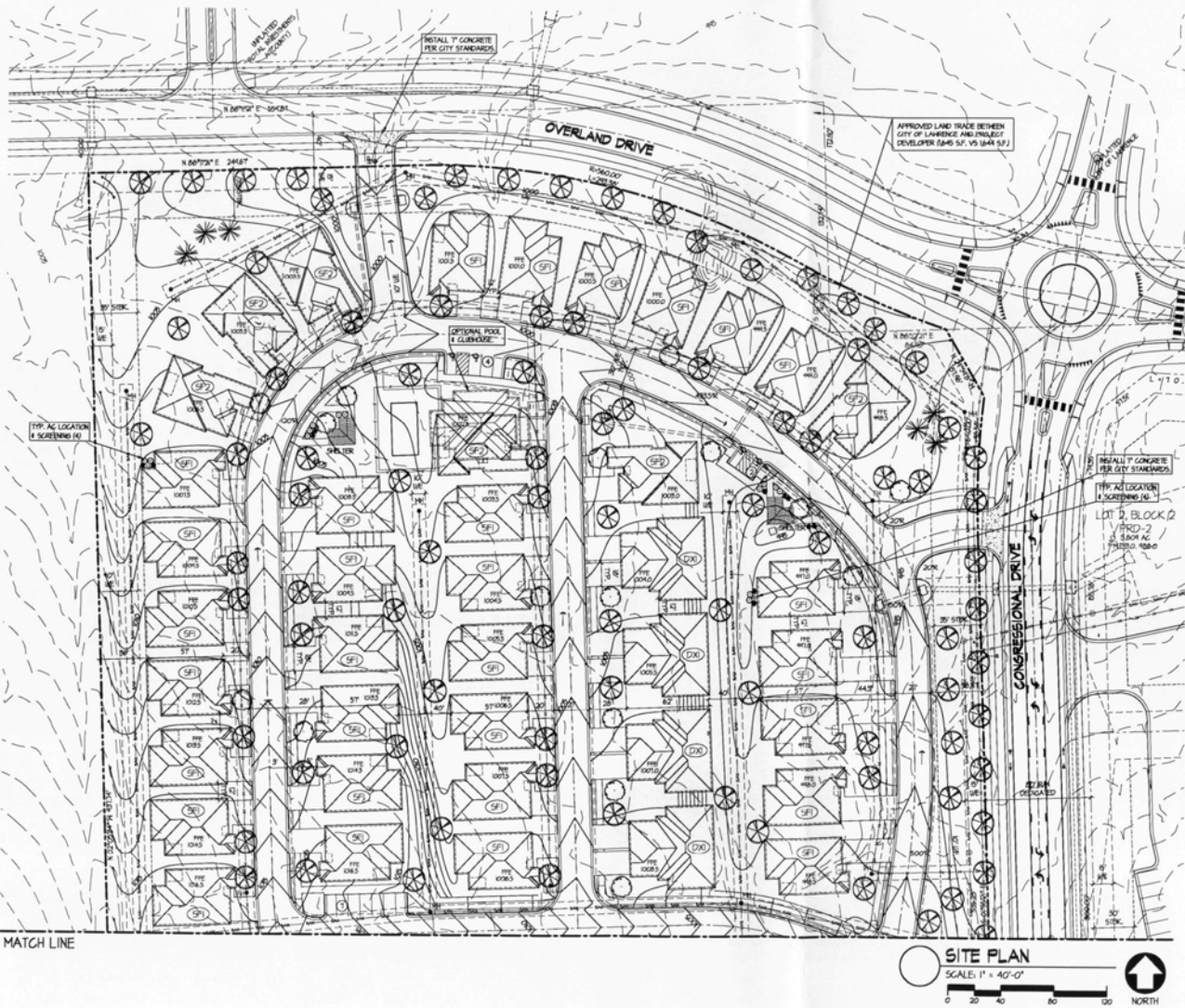
VILLAGE MEADOWS
NW CORNER AT SIXTH & CONGRESSIONAL
LAWRENCE, KANSAS

PROJECT # 24380
SEPTEMBER 10, 2004

RELEASE: 1.0 DATE: 10/01/04
2.0 DATE: 10/26/04

S-1
PLANNING DOCUMENTS

REDUCED PRINT
NOT TO SCALE



LEGAL DESCRIPTION:

MACARISA PLACE ADDITION BLOCK 3 LOT 1
MACARISA PLACE ADDITION BLOCK 3 LOT 2

GENERAL NOTES:

1. CURRENT ZONING: RPD-2 & 0-1
2. CURRENT USE: VACANT
3. PROPOSED USE: RETIREMENT COMMUNITY
4. LAND AREA: LOT 1: 0.380 AC. 54,928 SQ. FT. +/-
LOT 2: 0.380 AC. 54,928 SQ. FT. +/-
TOTAL: 0.760 AC. 109,856 SQ. FT. +/-
5. DENSITY: SITE COMMENTS BELOW
6. NOTES: DENSITY ONLY APPLIES TO INDEPENDENT LIVING UNITS, NOT ASSISTED OR ALZHEIMER'S UNITS.
7. WATER SERVICE: SINGLE WATER METER PROVIDED FOR BUILDING SERVICE AT C.C.R. CENTER.
8. TOPSO INFORMATION FURNISHED BY PERKINS GROUP.
9. ALL ACCESSIBLE RAMP BY ADA STANDARDS.
10. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
11. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX I, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
12. SITE PLAN FOR CITY APPROVAL ONLY, NOT FOR CONSTRUCTION.
13. 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 SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
14. OWNER WILL PROVIDE CITY PLANNING AND INSPECTION OFFICES WITH A POST OFFICE APPROVED SITE ADDRESSING SCHEME.
15. LIGHTING: A PHOTO-METRIC STUDY WILL BE PROVIDED TO THE CITY PRIOR TO RELEASE OF THE SITE PLAN.
16. TRASH: TRASH COMPACTOR SHALL BE PROVIDED BY DEVELOPER FOR C.C.R. INDEPENDENT LIVING UNITS WILL HAVE GROUND-LEVEL TRASH PICK-UP FURNISHED BY THE CITY OF LAWRENCE.
17. CITY OF LAWRENCE NOT TO BE HELD RESPONSIBLE FOR DAMAGE BY TRASH TRUCKS.
18. PRE-EXISTING INDEPENDENT UNITS IN PHASE I SHALL BE BUILT OVER A PERIOD OF TIME - FROM SOUTH TO NORTH.
19. ALL PRIVATE DRIVEWAYS TO BE BUILT TO CITY STANDARDS.
20. STRUCTURAL GRID AND CENTER TO BE TYPE L 3/4" PER CITY STANDARDS EXCEPT WHERE PARKING SPACES ARE ADJACENT TO SIDEWALKS.

BUILDING INFORMATION:

CONTINUING CARE RETIREMENT CENTER:									
	PH	FIN	TOTAL	TYPE	SIZE (SQ. FT.)	SUB-TOTAL (SQ. FT.)	PARKING	RECORD	
21. INDEPENDENT LIVING:	1	8	42	ONE-BEDROOM-H	128 #	5,376 #	10	# 10 + 42	
	24	18	62	TWO-BEDROOM-H	104 #	6,608 #	10	# 10 + 62	
	8	8	16	THREE-BEDROOM-H	174 #	2,944 #	10	# 10 + 16	
	8	4	12	ONE-BEDROOM-L	128 #	1,600 #	10	# 10 + 12	
SUB-TOTALS:	41	38	79			16,528 #	40		
22. ASSISTED LIVING:	4	4	8	ONE-BEDROOM-E	128 #	1,024 #	10	# 10 + 8	
	8	8	16	TWO-BEDROOM-E	104 #	1,664 #	10	# 10 + 16	
	4	4	8	THREE-BEDROOM-E	174 #	1,392 #	10	# 10 + 8	
	10	10	20	ONE-BEDROOM-L	128 #	2,560 #	10	# 10 + 20	
	12	12	24	TWO-BEDROOM-L	104 #	2,496 #	10	# 10 + 24	
SUB-TOTALS:	38	38	76			10,576 #	50		
23. ALZHEIMER'S UNITS:	24	24	48	STUDIO-L	260 #	12,480 #	10	# 10 + 48	
SUB-TOTALS:	24	24	48			12,480 #	10		
24. SUPPORT AREAS:				COMMON AREAS	30,000 #	30,000 #	10		
				BUILDING SERVICES	30,000 #	30,000 #	10		
SUB-TOTALS:						60,000 #	20		
25. TOTALS:				UNITS		105,008 #	171		
				SUPPORT AREAS		60,000 #	30		
						165,008 #	201		
INDEPENDENT LIVING UNITS:									
	PH	FIN	TOTAL	TYPE	FOOTPRINT (SQ. FT.)	SUB-TOTAL (SQ. FT.)	PARKING	RECORD	
26. SINGLE FAMILY UNIT 1971:	1	8	32	THREE-BEDROOM	2,500 #	81,200 #	10	# 10 + 32	
27. SINGLE FAMILY UNIT 1972:	8	8	16	THREE-BEDROOM	2,394 #	38,304 #	10	# 10 + 16	
28. DUPLEX UNIT 1971:	8	8	16	THREE-BEDROOM	1,800 #	28,800 #	10	# 10 + 16	
29. DUPLEX UNIT 1972:	8	8	16	THREE-BEDROOM	2,000 #	32,000 #	10	# 10 + 16	
30. APARTMENT UNITS:	24	24	48	THREE-BEDROOM	1,400 #	67,200 #	10	# 10 + 48	
31. APARTMENT UNITS:	24	24	48	THREE-BEDROOM	2,000 #	96,000 #	10	# 10 + 48	
32. APARTMENT BLOBS:	-	-	-	COMMON AREA	5,000 #	5,000 #	10	# 10 + 0	
33. GROUNDWATER:	-	-	-	COMMON AREA	3,000 #	3,000 #	10	# 10 + 0	
TOTALS:	51	51	102			225,504 #	10		
FIRE PROTECTION: RETIREMENT CENTER & 150 IN-PLEX APARTMENT BUILDINGS:									
EACH STRUCTURE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM.									
TOTAL BUILDING SQUARE FOOTAGE FOR 2.8 TO 3.0 MAY BE TRAIL THAT OF THE FOOTPRINT SPECIFIED.									
ANTICIPATE 30% OF UNITS TO HAVE A BASEMENT.									
26. APARTMENT FOOTPRINT IS 30% OF TOTAL SQUARE FOOTAGE LISTED IN 2.1 TO 2.5 SINCE EACH BUILDING IS TWO STORIES.									
27. SQUARE FOOTAGE FOR UNDERGROUND BASEMENTS IN APARTMENT STRUCTURES AND MAIN RETIREMENT STRUCTURE IS NOT INCLUDED IN ANY NUMBERS.									

paul werner
ARCHITECTS

848 COLUMBIA DRIVE
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DEVELOPER:

MACARISA PLACE GROUP, LLC
610 LAWRENCE & LEVY
855 BRANNA DRIVE
PRINCE VILLAGE, KANSAS
66068-0561
OFFICE: 785.838.3999
FAX: 785.838.3999

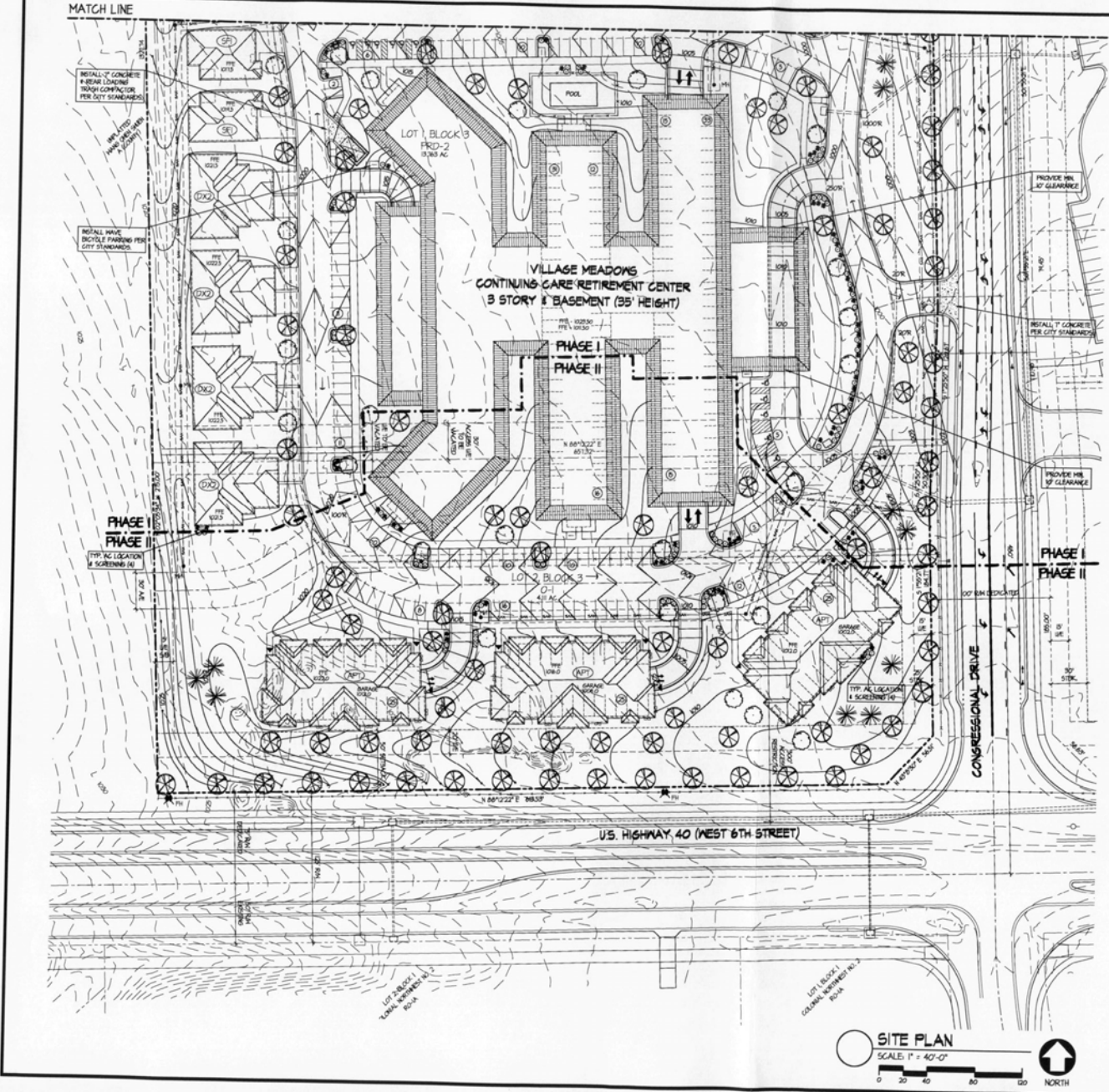
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VILLAGE MEADOWS
NW CORNER AT SIXTH & CONGRESSIONAL
LAWRENCE, KANSAS

PROJECT # 24380
SEPTEMBER 10, 2004

RELEASE: 10/10/04
DATE: 10/26/04

S-2
PLANNING DOCUMENTS



PARKING INFORMATION:

3.1 CONTINUING CARE RETIREMENT CENTER:	TYPE:	REQUIRED:	PROVIDED:
	RESIDENT	200	104
3.2 INDEPENDENT LIVING UNITS:	TYPE:	REQUIRED:	PROVIDED:
	RESIDENT	200	104
3.3 TYPICAL DIMENSIONS:	TYPE:	REQUIRED:	PROVIDED:
	RESIDENT	200	104
3.4 PAVEMENT:	TYPE:	REQUIRED:	PROVIDED:
	RESIDENT	200	104
3.5 ALL DRIVEWAYS TO SINGLE-FAMILY OR DUPLEX UNITS SHALL BE A MINIMUM OF 20 FEET FROM CURB.	TYPE:	REQUIRED:	PROVIDED:
	RESIDENT	200	104

IMPERVIOUS SURFACE TABLE

EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING FOOTPRINTS	BUILDING FOOTPRINTS
PAVEMENT AREAS	PAVEMENT AREAS
TOTAL IMPERVIOUS	TOTAL IMPERVIOUS
PROPERTY AREA	PROPERTY AREA

LANDSCAPING:

EXISTING CONDITIONS	PROPOSED CONDITIONS
SHADE TREES	SHADE TREES
ORNAMENTAL TREES	ORNAMENTAL TREES
CONIFER TREES	CONIFER TREES
DECIDUOUS TREES	DECIDUOUS TREES
EVERGREEN TREES	EVERGREEN TREES

4.1 MUST BE A MIN. OF 10 SPECIES USED IN EACH CATEGORY.
4.2 ALL TREE AREAS TO BE SEEDING WITH 10-15 FEET.
4.3 REQUIRED INTERIOR LANDSCAPING AREA = (FACILITY) (FNU) + (FNU) 50 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 USE PROVIDED BY THE REVIEW AGENCIES FOR THE INCLUSION OF THE ASSIGNED LIVING AND ALDERMAN'S UNITS IN ADDITION TO THE OTHER UNITS.	LAND AREA	# INC. UNITS	# TOTAL UNITS	DENSITY PER ACRE
5.2 MAXIMUM DENSITY IS BASED ON 1 UNIT PER 3000 SQUARE FEET.	1	13,760 AC	138	10.05 UNITS/AC
5.3 LAND AREA SHOWN WILL BE REPLANTED PRIOR TO CONSTRUCTION.	1 & 2	17,874 AC	208	11.64 UNITS/AC

paul werner
ARCHITECTS

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DEVELOPER:
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FAX: 785.832.0890

VILLAGE MEADOWS
N.W. CORNER AT SIXTH & CONGRESSIONAL
LAWRENCE, KANSAS

PROJECT # 24360
SEPTEMBER 10, 2004

RELEASE: 2.0
DATE: 10/26/04

S-3
PLANNING DOCUMENTS

REDUCED PRINT
NOT TO SCALE