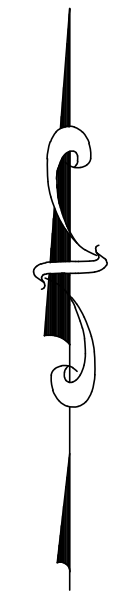


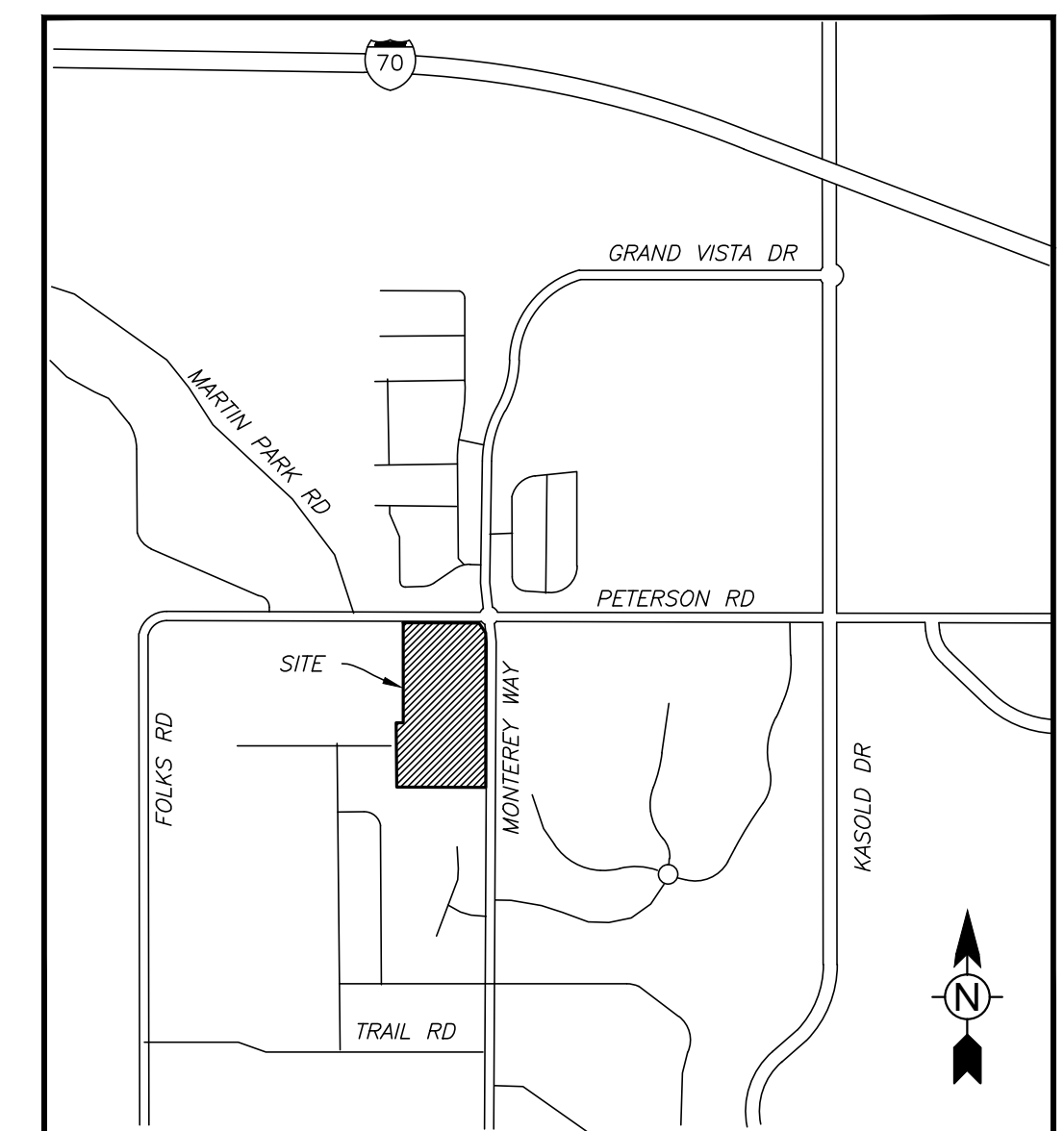
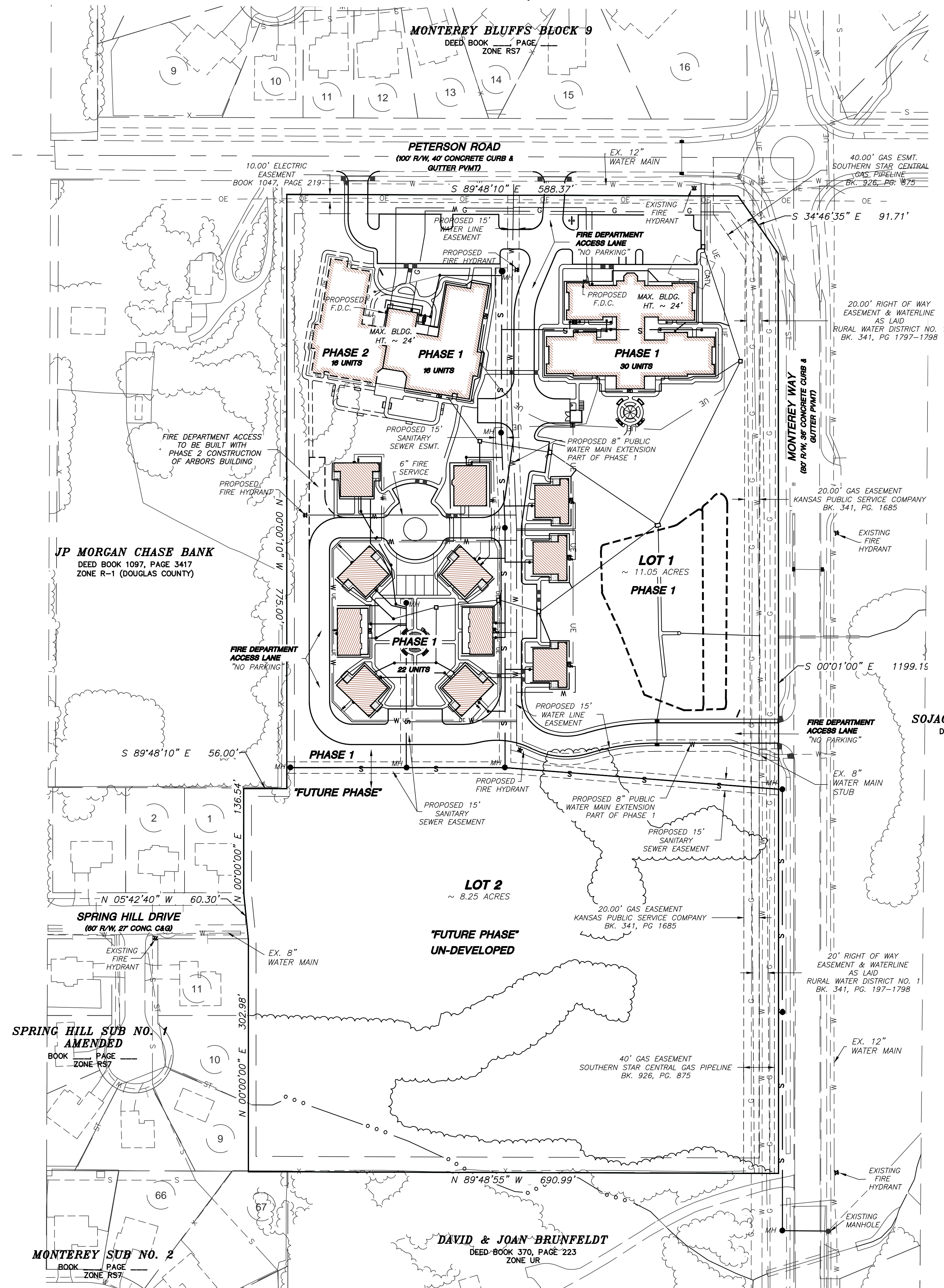
PRELIMINARY DEVELOPMENT PLAN ASSISTED LIVING BY AMERICARE LAWRENCE, KS



SCALE: 1" = 80'
0 40 80 160
BEARINGS ARE REFERENCED TO RECORD DEED LEGAL DESCRIPTION

LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- MH ● PROPOSED SANITARY MANHOLE
- CO ⊙ EXISTING SANITARY CLEANOUT
- CO ⊙ PROPOSED SANITARY CLEANOUT
- CO ⊙ EXISTING SANITARY A-LOK
- FH ⊙ EXISTING FIRE HYDRANT
- FH ⊙ PROPOSED FIRE HYDRANT
- EW ⊙ EXISTING GUY WIRE
- LP ⊙ EXISTING LIGHT POLE
- LP ⊙ PROPOSED LIGHT POLE
- EM ⊙ EXISTING ELECTRIC METER
- EM ⊙ PROPOSED ELECTRIC METER
- GM ⊙ EXISTING GAS METER
- GM ⊙ PROPOSED GAS METER
- WM ⊙ EXISTING WATER METER
- WM ⊙ PROPOSED WATER METER
- CB ⊙ EXISTING CABLE BOX
- ET ⊙ EXISTING ELECTRIC TRANSFORMER
- ET ⊙ PROPOSED ELECTRIC TRANSFORMER
- TE ⊙ EXISTING TELEPHONE BOX
- UP ⊙ EXISTING UTILITY POLE
- WV ⊙ EXISTING WATER VALVE
- WV ⊙ PROPOSED WATER VALVE
- WD ⊙ PROPOSED DOWN SPOUT
- HC ⊙ PROPOSED HANDICAPPED SPACE
- HC ⊙ EXISTING HANDICAPPED SPACE
- IP ⊙ IRON PIPE CAP #2001066115
- ES ⊙ EXISTING SET
- (REC) ⊙ RECORD BORE HOLE
- BM ⊙ BENCH MARK
- DH ⊙ DRILL HOLE
- IP ⊙ IRON PIPE
- RB ⊙ REBAR
- PM ⊙ PERMANENT MONUMENT
- RW ⊙ RIGHT OF WAY MARKER
- STONE ⊙ STONE
- B ⊙ EXISTING STREET SIGN
- B ⊙ EXISTING BOLLARD
- B ⊙ EXISTING ROOF DRAIN
- B ⊙ EXISTING SPRINKLER VALVE
- B ⊙ EXISTING MAILBOX
- B ⊙ EXISTING FLAGPOLE
- BCS ⊙ BOONE COUNTY SURVEY
- F/G ⊙ FINISH GRADE
- T/C ⊙ TOP OF CURB
- T/P ⊙ TOP OF PAVEMENT
- FF ⊙ FINISH FLOOR
- (R) ⊙ RADIAL LINE
- (C) ⊙ CENTERLINE
- 0,000 ⊙ SQUARE FEET
- 00.00 AC ⊙ ACRES
- X ⊙ EXISTING FENCE
- X ⊙ PROPOSED FENCE
- UE ⊙ EXISTING UNDERGROUND ELECTRIC
- UE ⊙ PROPOSED UNDERGROUND ELECTRIC
- OE ⊙ EXISTING OVER-HEAD ELECTRIC
- OE ⊙ PROPOSED OVER-HEAD ELECTRIC
- UT ⊙ EXISTING UNDERGROUND TELEPHONE
- UT ⊙ PROPOSED UNDERGROUND TELEPHONE
- OT ⊙ EXISTING OVER-HEAD TELEPHONE
- OT ⊙ PROPOSED OVER-HEAD TELEPHONE
- FO ⊙ EXISTING FIBER OPTIC CABLE
- FO ⊙ PROPOSED FIBER OPTIC CABLE
- G ⊙ EXISTING GAS
- G ⊙ PROPOSED GAS
- S ⊙ EXISTING SANITARY
- S ⊙ PROPOSED SANITARY
- FM ⊙ EXISTING SANITARY FORCEMAIN
- FM ⊙ PROPOSED SANITARY FORCEMAIN
- W ⊙ EXISTING WATER
- W ⊙ PROPOSED WATER
- ST ⊙ EXISTING STORM SEWER
- ST ⊙ PROPOSED STORM SEWER
- CATV ⊙ EXISTING CABLE TELEVISION
- RD ⊙ PROPOSED ROOF DRAIN
- ○ ⊙ EXISTING FLOWLINE (R)
- ○ ⊙ EXISTING TREELINE
- ○ ⊙ PRESERVED TREELINE
- ○ ⊙ PROPOSED CONTOUR
- ○ ⊙ EXISTING CONTOUR



VICINITY MAP
SCALE: NTS

OWNER
JEFFERY E. SMITH HOMES
PO BOX 7688
COLUMBIA, MO 65205
C/ J BRIAN KIMES
573-443-2021

CONTRACT PURCHASER
MARICO HOLDINGS, LLC
C/O HENLEY MONTGOMERY
AMERICARE SYSTEMS, INC
2415 CARTER LANE #105
COLUMBIA, MO 65203
573-442-5188

SITE DATA:
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, 660.85 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, 502.88 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
BM #1
CHISELED "x" ON EAST RIM OF SECOND SANITARY MANHOLE EAST OF MONTEREY WAY AND ±1000' SOUTH OF PETERSON ROAD
ELEV= 943.73'
(NAVD88 DATUM)
BM #2
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 #20045C01560 DATED AUGUST 5, 2010.

PROPOSED MEETING SCHEDULE
SUBMITTAL DEADLINE: OCTOBER 14, 2013
PLANNING COMMISSION MEETING: DECEMBER 16, 2013
PLANNING COMMISSION MEETING: DECEMBER 18, 2013

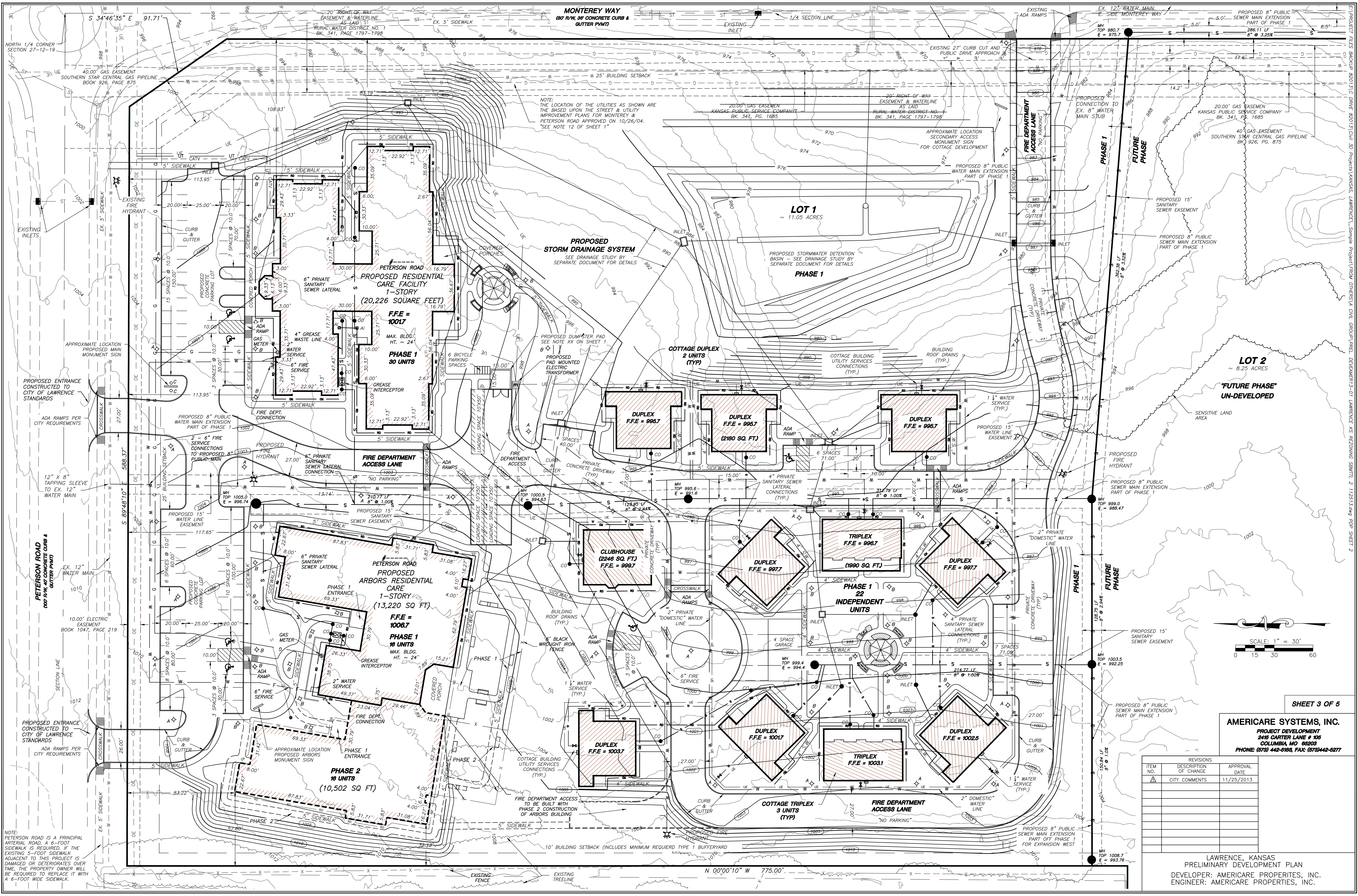
SHEET INDEX	
SHEET 1	COVER SHEET/LEGEND/GENERAL NOTES
SHEET 2	GENERAL NOTES / DETAILS
SHEET 3	SITE PLAN 1 OF 2
SHEET 4	SITE PLAN 2 OF 2
SHEET 5	LANDSCAPING PLAN

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
Δ	CITY COMMENTS	11/25/2013

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

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

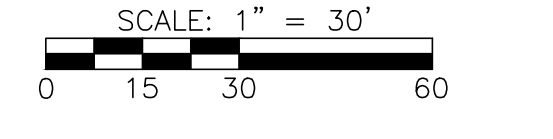
PROJECT FILES BACKUP 8/20/13 10:30 AM PROJECTS\KANSAS LAWRENCE\Sample Project\FROM OFFICES\A CIVIL GROUP\PROJECT DEVELOPMENT\13-01 LAWRENCE KS REZONING\SMITH 2 112513.dwg 0/01 SHEET 1



NOTE: THE LOCATION OF THE UTILITIES AS SHOWN ARE BASED UPON THE STREET & UTILITY IMPROVEMENT PLANS FOR MONTEREY & PETERSON ROAD APPROVED ON 10/26/04. SEE NOTE 12 OF SHEET 1"

PROPOSED STORM DRAINAGE SYSTEM
SEE DRAINAGE STUDY BY SEPARATE DOCUMENT FOR DETAILS

PROPOSED STORMWATER DETENTION BASIN - SEE DRAINAGE STUDY BY SEPARATE DOCUMENT FOR DETAILS



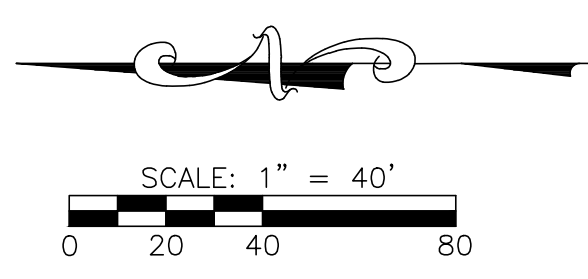
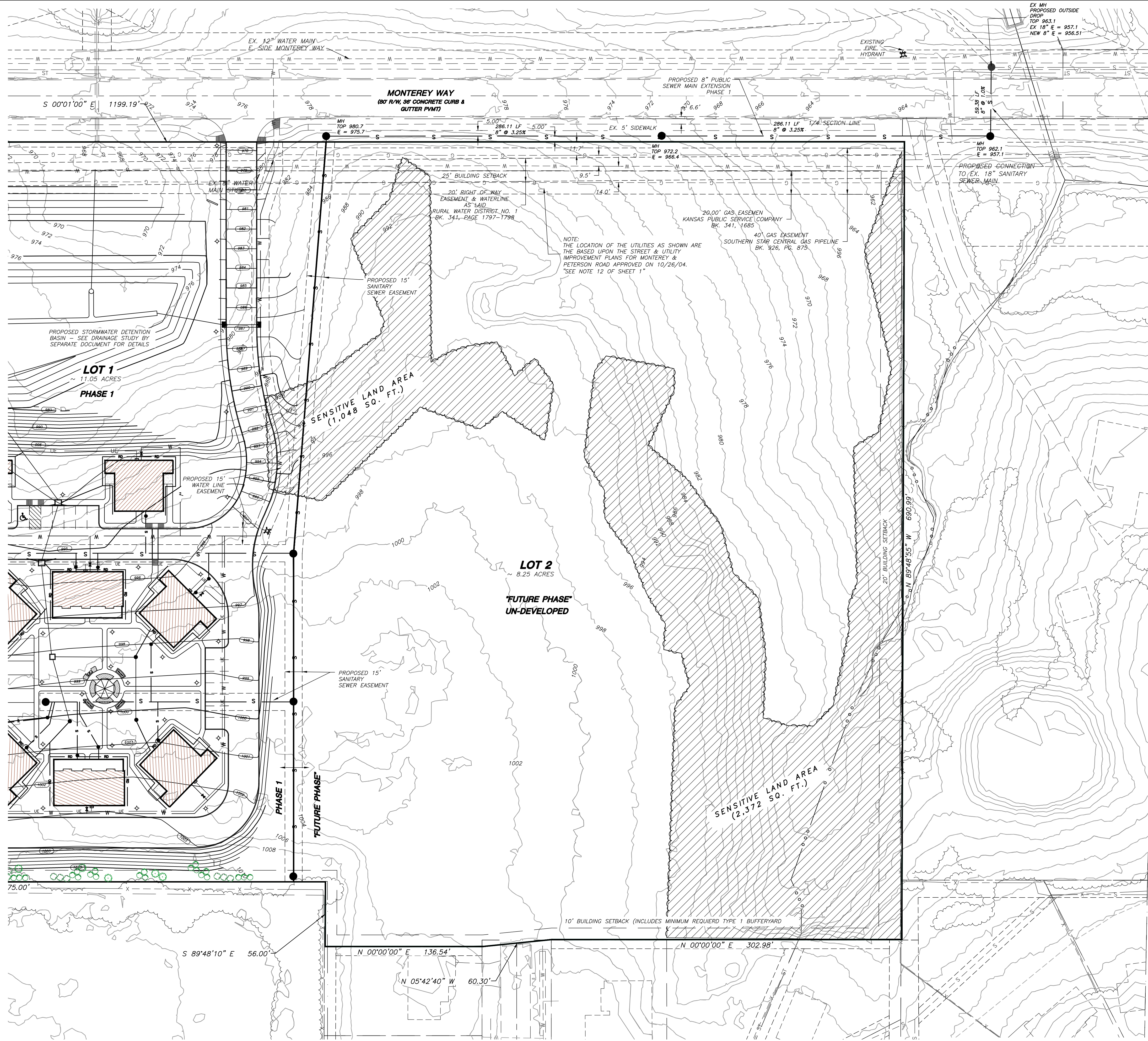
SHEET 3 OF 5

AMERICARE SYSTEMS, INC.
PROJECT DEVELOPMENT
8416 CARTER LANE # 100
COLUMBIA, MO 65209
PHONE: (673) 442-5188, FAX: (673) 442-8277

REVISIONS	APPROVAL
ITEM NO.	DATE
1	11/25/2013
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

NOTE: PETERSON ROAD IS A PRINCIPAL ARTERIAL ROAD. A 6-FOOT SIDEWALK IS REQUIRED. IF THE EXISTING 5-FOOT SIDEWALK ADJACENT TO THIS PROJECT IS DAMAGED OR DETERIORATES OVER TIME, THE PROPERTY OWNER WILL BE REQUIRED TO REPLACE IT WITH A 6-FOOT WIDE SIDEWALK.



SHEET 4 OF 5

AMERICARE SYSTEMS, INC.
PROJECT DEVELOPMENT
8416 CARTER LANE # 100
COLUMBIA, MO 65209
PHONE: (673) 442-5188, FAX: (673) 442-8277

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
Δ	CITY COMMENTS	11/25/2013

LAURENCE, KANSAS
PRELIMINARY DEVELOPMENT PLAN
DEVELOPER: AMERICARE PROPERTIES, INC.

