

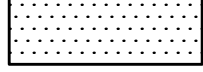
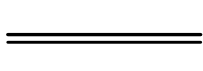
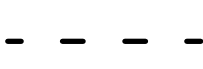

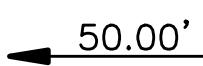


LEGEND

-  PROPOSED BUILDING
-  PROPOSED P.C.C. SIDEWALK
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CURB & GUTTER
-  PROPERTY LINE
-  EXISTING TRAFFIC SIGN
-  DIMENSION TO PROPERTY LINE

NOTES

1. ALL PROPOSED SIDEWALK SHALL MATCH EXISTING SIDEWALK AT JOINTS.
2. PARKING LOT STRIPING SHALL BE EPOXY PAINT.
3. SIDEWALK SHALL BE REPLACED 5' FROM BACK OF CURB EAST OF THIS LOCATION. WEST OF THIS LOCATION SIDEWALK SHALL BE PLACED 8.8' FROM IDENTIFIED LOCATIONS ON THE ASSISTED LIVING BUILDING. TRANSITION SHALL BE MADE IN FIELD FROM ALIGNING WITH BACK OF CURB TO ALIGNING WITH BUILDING AND SHALL NOT EXCEED 8'. SIDEWALK SHALL ALIGN WITH EXISTING ADA RAMP AT ROUNDABOUT NEAR STATION 15+20 AND MATCH EXISTING AT STATION 18+00.

DATA BOX

PROPOSED SITE AREAS		
• PROJECT GROSS AREA OF SITE	EXISTING	PROPOSED
• WETLAND AREA	29.96 AC.	29.96 AC.
• FLOODPLAIN AREA	0.00 AC.	0.00 AC.
• DETENTION POND AREA	0.00 AC.	0.00 AC.
• LANDSCAPED AREA	21.00 AC.	1.21 AC.
• PROPOSED ADDITIONAL IMPERVIOUS		19.49 AC.
• TOTAL IMPERVIOUS AREA	7.75 AC.	1.51 AC.
• TOTAL IMPERVIOUS COVERAGE	25.87%	9.26 AC.
		30.91%
ADDITIONAL SITE INFORMATION		
• PROPOSED PROJECT IMPACTED AREA	6.23 AC.	
• NUMBER OF LOTS	6	
• TOTAL NUMBER OF BUILDINGS AFTER IMPROVEMENT (3 PROPOSED ADDITIONS, 1 AREA TO BE REMODELED)	3	
• BUILDING AREA	381,975 S.F.	
• GROSS FLOOR AREA RATIO	0.293	
• PROPOSED INDEPENDENT LIVING UNITS	76 UNITS	
• PROPOSED ASSISTED LIVING UNITS	14 UNITS	
• PROPOSED MEMORY SUPPORT UNITS	16 UNITS	
• TOTAL PROPOSED UNITS	106 ADDITIONAL UNITS	

EXISTING PARKING DATA

UNIT/PARKING TYPE	PARKING PROVIDED
• 16 PATIO HOMES	32 ENCLOSED SPACES
• 87 INDEPENDENT LIVING	85 ENCLOSED SPACES
• 32 ASSISTED LIVING	125 ENCLOSED SPACES
• 30 SKILLED NURSING	
• 16 MEMORY SUPPORT	
181 TOTAL UNITS	242 TOTAL SPACES PROVIDED

REQUIRED PARKING		
PATIO HOMES	16 X 1.25 =	20 SPACES
INDEPENDENT LIVING	87 X 0.5 =	44 SPACES
ASSISTED LIVING	32 X 0.33 =	11 SPACES
SKILLED NURSING	30 X 0.33 =	10 SPACES
MEMORY SUPPORT	16 X 0.33 =	5 SPACES
EMPLOYEE PARKING		45 SPACES
TOTAL SPACES REQUIRED		135 SPACES

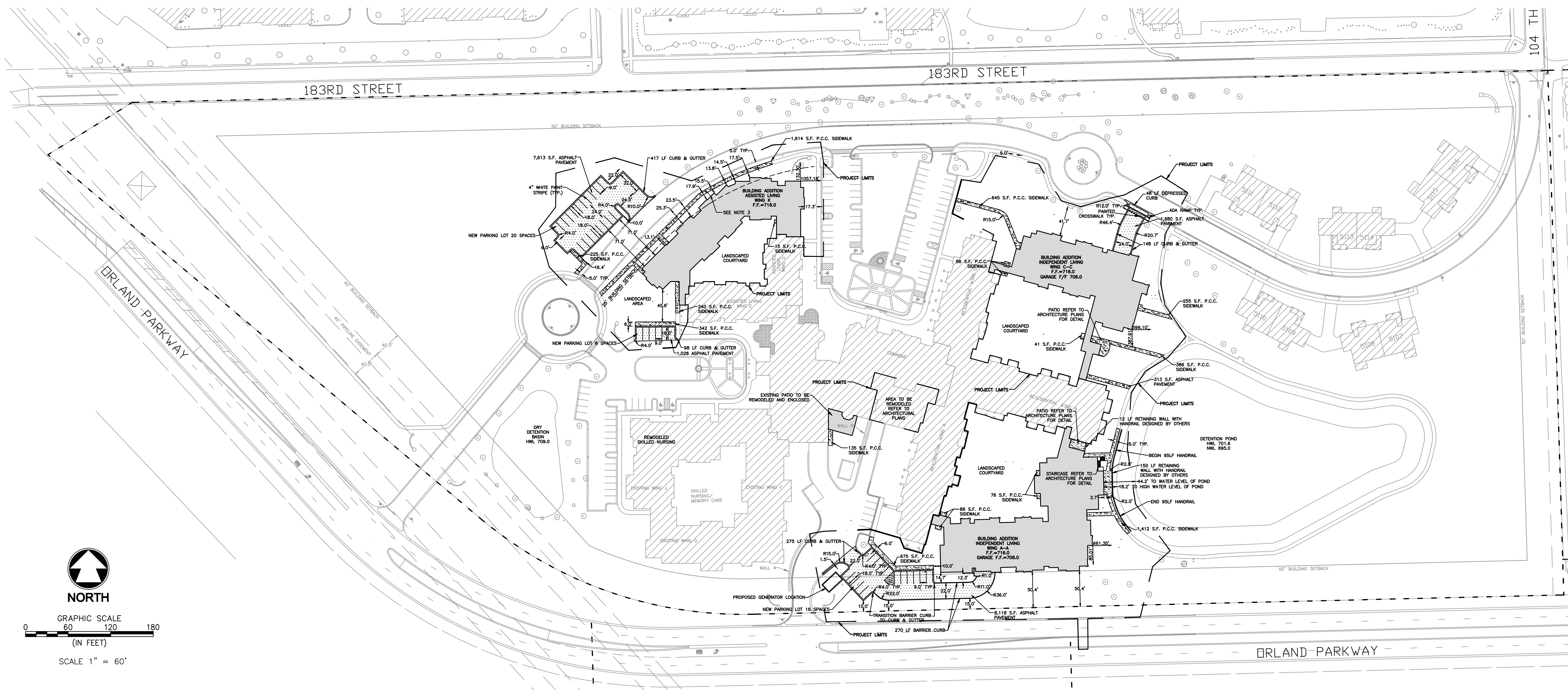
PROPOSED PARKING DATA

UNIT/PARKING TYPE	PARKING PROVIDED
• 16 PATIO HOMES*	32 ENCLOSED SPACES*
• 163 INDEPENDENT LIVING	140 ENCLOSED SPACES
• 46 ASSISTED LIVING	139 SURFACE SPACES
• 46 SKILLED NURSING	
• 16 MEMORY SUPPORT	
287 TOTAL UNITS	311 TOTAL SPACES PROVIDED

REQUIRED PARKING		
PATIO HOMES	16 X 1.25 =	20 SPACES
INDEPENDENT LIVING	163 X 0.5 =	82 SPACES
ASSISTED LIVING	46 X 0.25 =	12 SPACES
SKILLED NURSING	46 X 0.25 =	12 SPACES
MEMORY SUPPORT	16 X 0.25 =	4 SPACES
EMPLOYEE PARKING		75 SPACES
TOTAL SPACES REQUIRED		214 SPACES

11 ADA PARKING STALLS PROVIDED 8 ADA PARKING STALLS REQUIRED

*ONLY 10 PATIO HOMES WITH 20 ENCLOSED SPACES WERE CONSTRUCTED IN 2003, THE REMAINING 6 PATIO HOMES AND 12 ENCLOSED SPACES MAY BE CONSTRUCTED AT A LATER DATE



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DATE BY
25 JAN 2010
 PROJECT
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 MAP
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