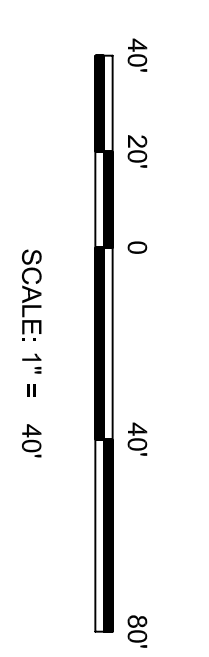
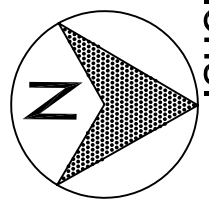


GENERAL NOTES

1. Phase 1 shown on this Site Plan consists of two parts, Phase 1A and Phase 1B. Phasing lines are used to indicate surface conditions. Phase 1B will not be built at the same time as Phase 1A, but will be completed within the City regulated Planning Commission timeline.
2. Plat lines showing Lots 1 & 2 may not coincide with phasing lines.
3. A portion of the property north of Building 1 is intended to be re-platted after Phase 1B is complicated.
4. All drives and walkways are accessible.
5. Accessible Route Per ICC/ANSI 117.1 = -----
6. See Sheet 3.1 and 3.2 for Parking Layouts.
7. All landscape and irrigation for Phase 1A and 1B, shall be completed by the end of Phase 1B.



① SITE PLAN - PHASE 1A
1" = 40'-0"

June 5, 2009

SITE PLAN-PHASE 1A

SITE PLAN DATA - PHASE 1

Land area within Property Lines: 476,493 Sq. Ft./10.998AC
 Land area - Phase 1: 238,189 Sq. Ft./5.47 AC
 Number of Units Proposed: 96 (1) Bedroom Units and 24 (2) Bedroom Units
 Number of Buildings: 2
 Number of Stories: 3 (Building 1), 4 (Building 2)
 Maximum Height of Buildings: 50'-0"
 Gross Floor Area Building 1: 71,440 Sq Ft
 Gross Floor Area Building 2: 93,048 Sq Ft
 Occupancy Types: R2, S2 and A3 per IBC 2006
 Construction Type: Type V-A and Type I-A (at ground floor garage spaces of Building 2)
 Total Building Coverage: 57,733 Sq. Ft
 Hard Surface Area, Phase 1: 72,754 Sq. Ft
 Landscape Area, Phase 1: 107,702 Sq. Ft
 Present Zoning Classification: R1 and R2
 Proposed Zoning Requested: Planned Development Multifamily (PD MF)
 Parking Spaces Required: Buildings 1&2: 169 Resident, 24 Guest
 Parking Spaces Provided: See Parking Plans, Sheet 3
 Handicapped Spaces Required: (2) Building 1, (2) Building 2
 Handicapped Spaces Provided: See Parking Plans, Sheet 3

HANDICAPPED ACCESSIBLE UNITS

(See Floor Plans)
 Required Number of Points per House Bill 1221 for 120 Units - 54
 - All ANSI Type B units are adaptable.

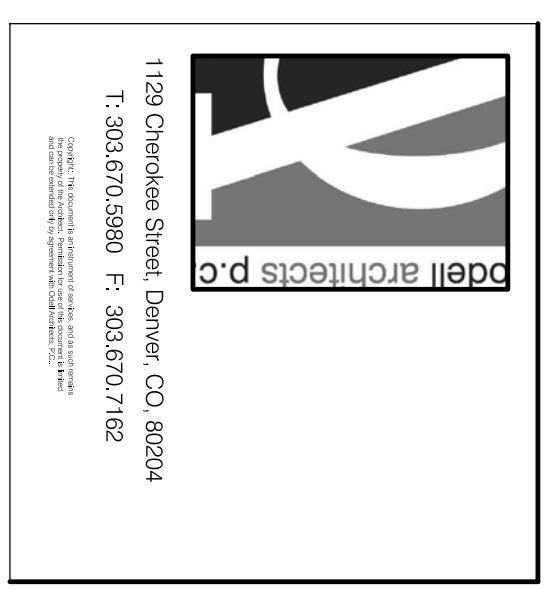
- ANSI Type A: Building 1 - 20 Units located on Ground Floor - 120 Points
- ANSI Type B: Building 1 - 35 Units
- ANSI Type A: Building 2 - 10 Units Located on the Ground Floor - 60 Points
- ANSI Type B: Building 2 - 55 Units

PHASING OVERVIEW - 1A *

1. The households in the existing 10 'family' units located on the north side of Kentucky Avenue will be relocated by the Owner.
2. These 10 units and the AHA maintenance shop behind them will be razed. The AHA administrative offices located on the site will remain open.
3. The temporary construction office/trailer will be situated on Parcel B. Parcel B will also act as a secured storage and staging area for the contractor. All existing fire lanes and utility easements will remain in place.
4. Temporary firelane easement, resident parking lot, and two detention ponds constructed
5. The construction of 120 units of senior housing in two buildings will occur along Kentucky Avenue, on approximately 3.41 Acres of the Lot 1 Plat Line/Phase 1A.

* Refer to Civil Documents for Utility and Demolition Phasing Information

No.	Description	Date
1		
2		
3		
4		
5		
6		



SHEET 2.1