

Ameira Orchids Assisted Living

PLANNED DEVELOPMENT DISTRICT

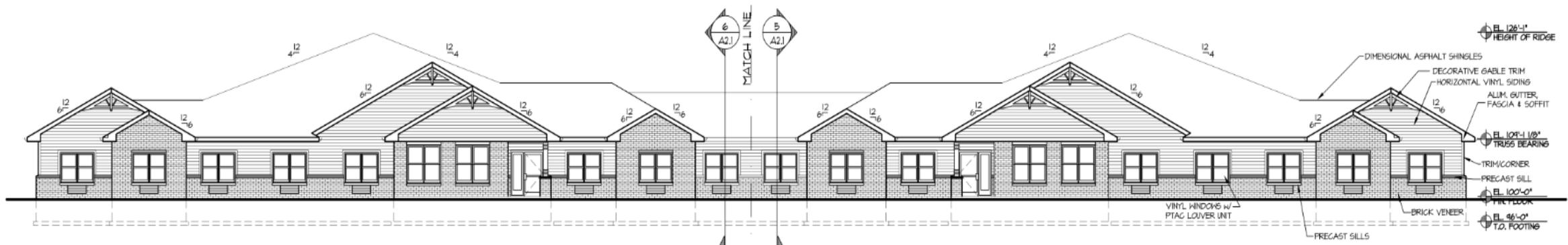
Project Description

The proposed project is for the design and construction of two single-story 50-bed Community Based Residential Facilities (CBRFs).

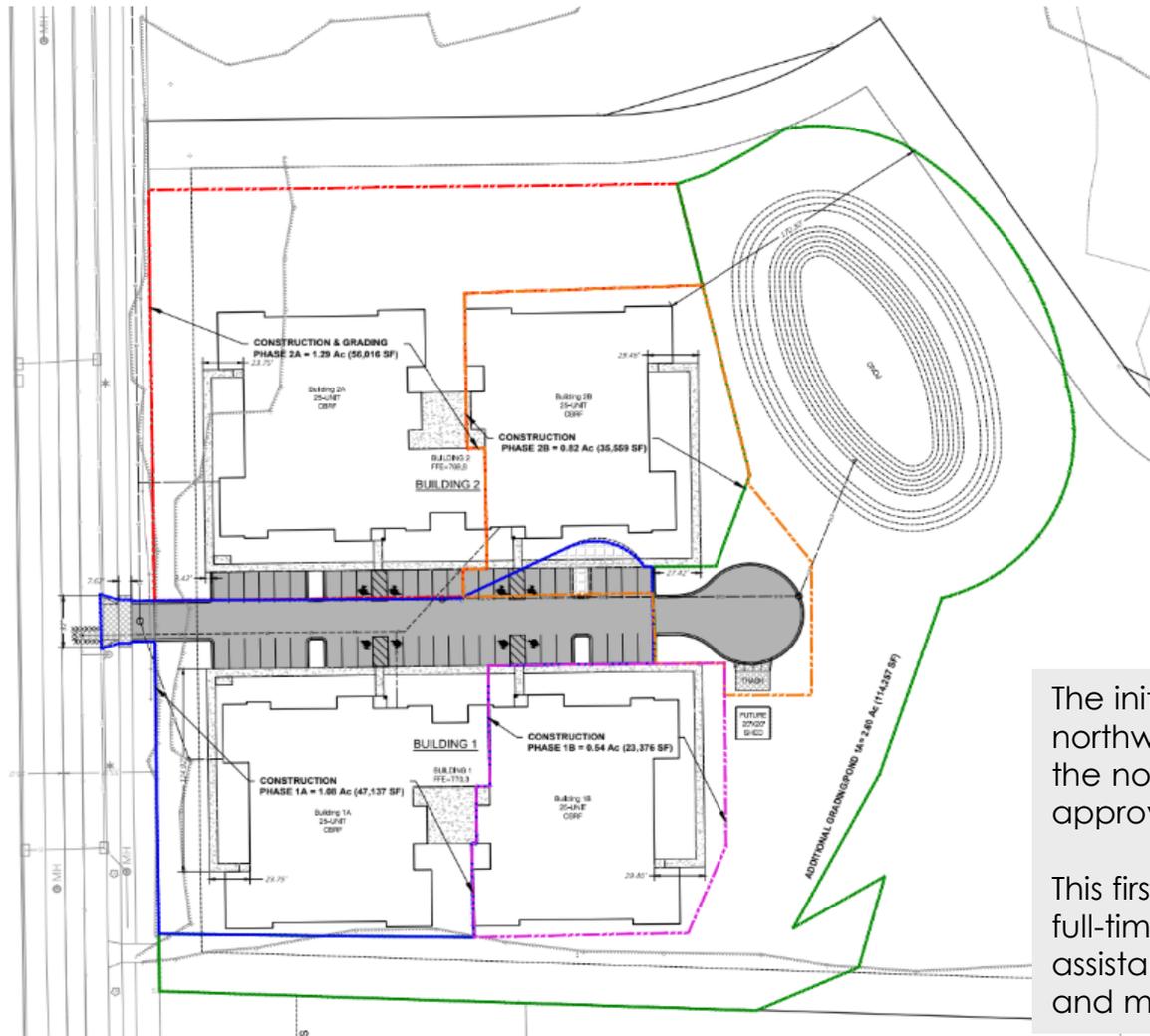
The buildings will be licensed by the DHS for advanced age, Alzheimer's/dementia, and terminally ill. The amenities provided offer support and care to the residents residing in the CBRF buildings.

This will be a beautiful and great addition to the neighborhood, giving residents of the community options to choose from when it comes to long-term care in a home-like setting.

Full build-out is roughly an \$8 million private investment, which will add to the tax basis, result in approximately 80 to 90 new jobs in total, and serve 100 elderly residents in need of care within the area.



Site Plan: Blue - Phase 1 Construction; Green - Phase 1 Grading



**PRELIMINARY
NOT FOR
CONSTRUCTION**

DIETERS OUTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 258-1181
Hearing Impaired TDD (800) 542-2389
www.DietersOutline.com

SITE DATA TABLE LEGEND

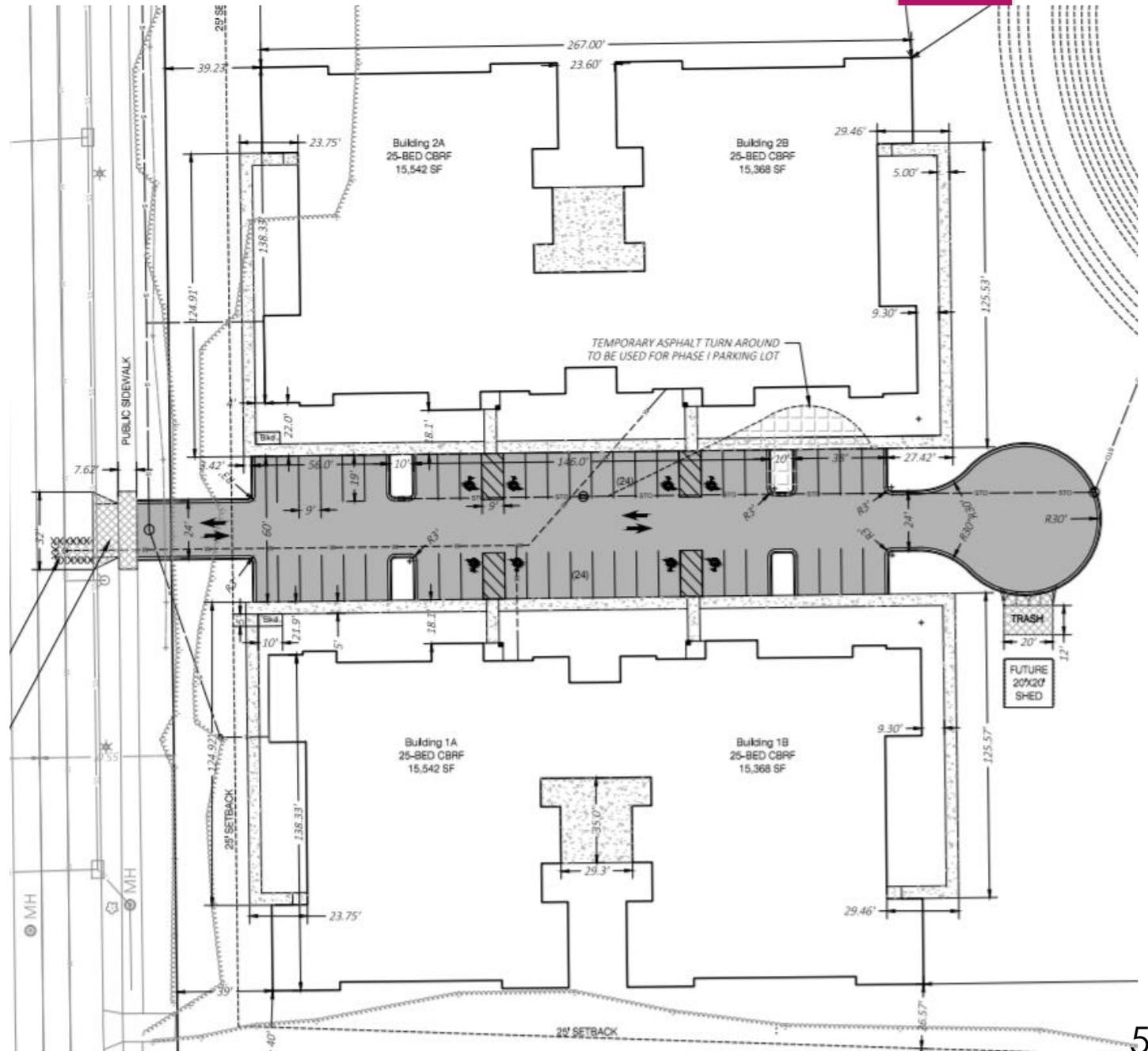
- CONSTRUCTION PHASE 1A (BUILDING/PAVEMENT) = 1.08 Ac (47,137 SF)
- GRADING/POND/STORM SEWER PHASE 1A = 2.60 Ac (114,257 SF)
- TOTAL DISTURBANCE PHASE 1A = 3.68 Ac (161,394 SF)
- CONSTRUCTION PHASE 1B (BUILDING/PAVEMENT) = 0.54 Ac (23,376 SF)
- CONSTRUCTION & GRADING PHASE 2A = 1.29 Ac (56,016 SF)
- CONSTRUCTION PHASE 2B (BUILDING/PAVEMENT) = 0.82 Ac (35,559 SF)

The initial phase of the project will consist of the 25-bed half of the northwest building, along with the driveway, parking stalls along the northwest building, and a temporary turn-around. Pending approvals, construction will begin in May/June of 2020.

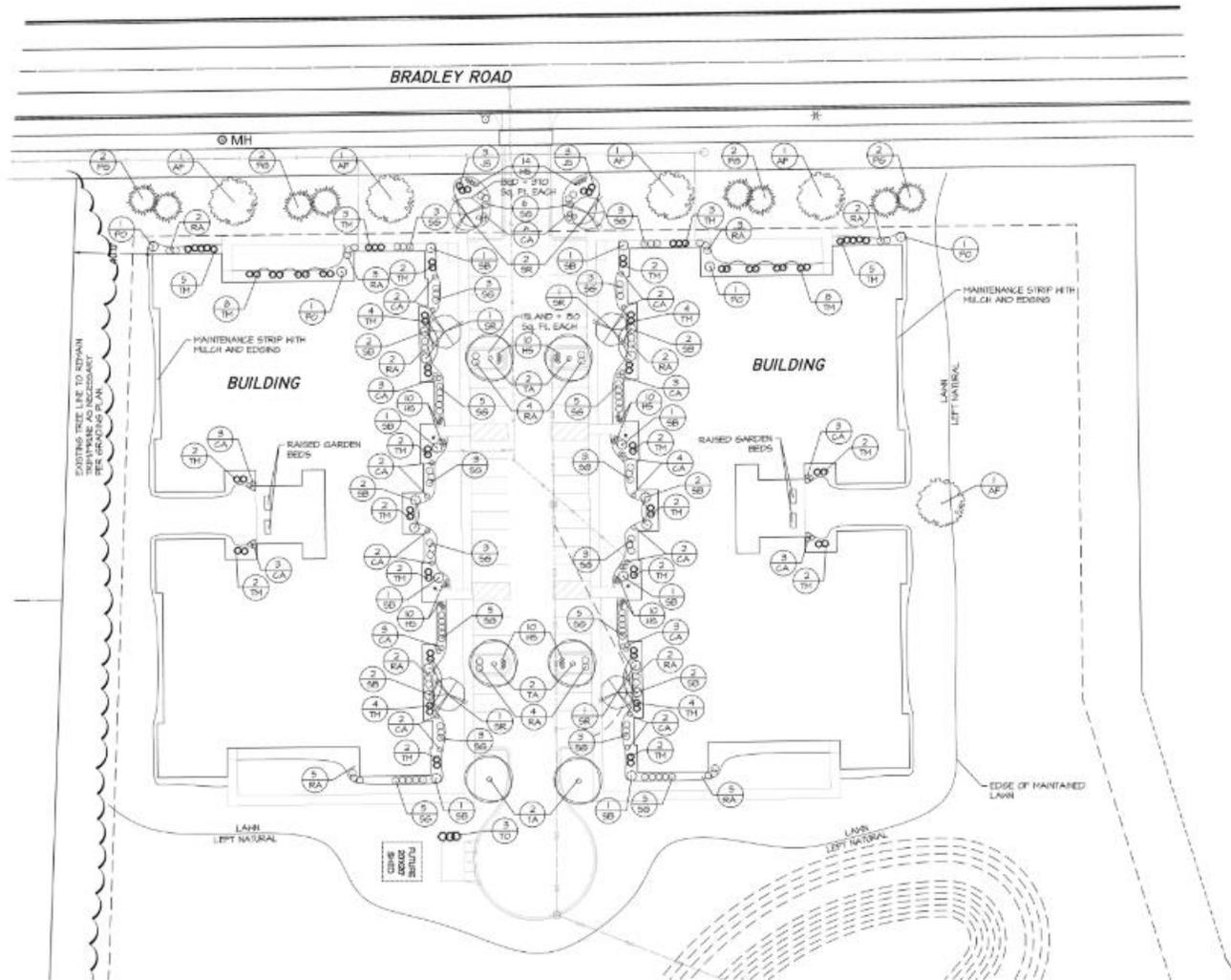
This first phase will create roughly 22 new jobs, both part-time and full-time positions. These positions will include nurse on call, resident assistants, activity personnel, cooks, dietary aids, housekeeping, and maintenance.

Site Plan

- Two 50-bed, single story assisted living buildings
- Central driveway and surface parking
- Turn-around Access



Landscaping Plan



PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)							
QTY	SYMBOL	RECOMM. NAME	COMMON NAME	MIN. HGT.	PLANTING SIZE	TYPE	
5	AF	Acer x Freeman 'Autumn Blaze'	Autumn Blaze Maple	45'-60'	B / B	2 1/2"	Shade Tree
8	TA	Tilia americana 'Redmond'	Redmond Linden	35'-40'	B / B	2 1/2"	Shade Tree
6	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	15'-20'	B / B	2"	Ornamental Tree
8	PS	Picea glauca var. densata	Black Hills Spruce	25'-30'	B / B	5'	Evergreen Tree
3	TD	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	12'-15'	B / B	5'	Evergreen Tree
4	PD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	4'-6'	POT	36"	Deciduous Shrub
36	RA	Rhus aromatica 'Gro-low'	Gro Low Sweets	1'-2'	POT	2 6/8"	Deciduous Shrub
66	SB	Spiraea x 'Goldflame'	Goldflame Spiraea	3' x 3'	POT	2 6/8"	Deciduous Shrub
20	SB	Syringa x 'Blossoming'	Blossoming Purple Lilac	5' x 5'	POT	24"	Deciduous Shrub
6	JB	Juniperus sabina 'Broadhearth'	Broadhearth Juniper	2' x 4'	POT	5 6/8"	Evergreen Shrub
76	TH	Thuja x media 'Rangit'*	Rangit Yew	3' x 3'	POT	18"	Evergreen Shrub
46	CA	Colomatricosis australis 'Karl Foerster'	Karl Foerster Grass	42"-48"	POT	1 6/8"	Ornamental Grass
14	HB	Hemerocallis x 'Stella D'oro'	Stella D'oro Daylily	16"-24"	POT	1 6/8"	Perennial

GENERAL NOTES:

- 1) ALL FINISHED GRADES TO BE 1" BELOW TOP OF CURBS OR PAVEMENT.
- 2) BACKFILL AND GRADE ALL PLANTING AREAS WITH MIN. 12" BLENDED TOPSOIL.
- 3) ALL LAWN AREAS TO BE SEED UNLESS OTHERWISE NOTED.
- 4) ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- 5) ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1' RADIUS FOR EACH 1 INCH CALIPER. USE SHREDDED HARDWOOD MULCH AT 2" DEPTH.
- 6) PROVIDE MIN. 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
- 7) ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE PLASTIC EDGING.
- 8) ALL PLANTING BEDS TO BE MULCHED AT 2" DEPTH WITH STONE MULCH.

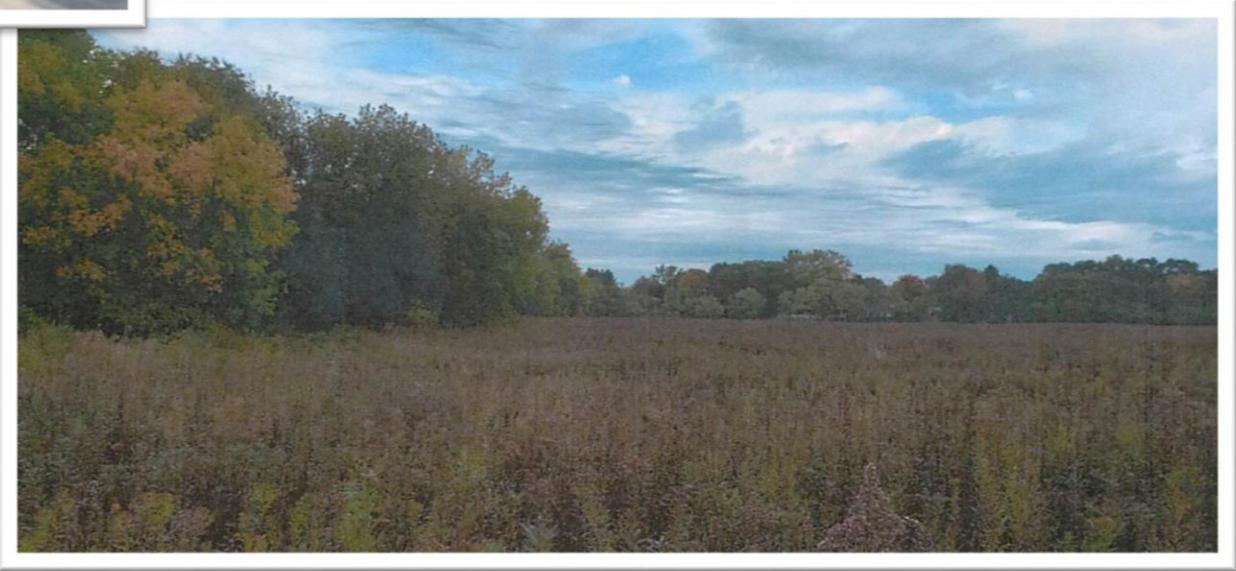
LANDSCAPE PLANTINGS PER PARKING LOT REQUIREMENTS

48 STALLS REQUIRES (12) TREES AND 1200 Sq. Ft. of PLANTING BED.
 1200 Sq. Ft. of PLANTING BED REQUIRES (48) SHRUBS AND (96) PERENNIALS.

Screening: West Side of Site



W Bradley Rd looking South at tree line

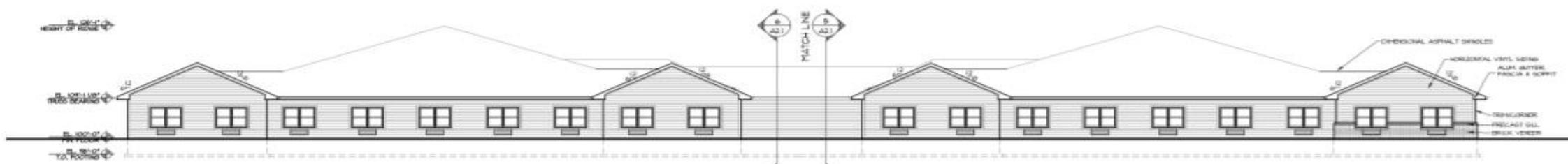


SW Looking North





1 BUILDING 2 WEST ELEVATION
SCALE 3/32" = 1'-0"



2 BUILDING 2 EAST ELEVATION
SCALE 3/32" = 1'-0"



3 BUILDING 2 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



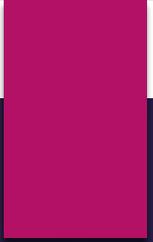
4 BUILDING 2 NORTH ELEVATION (Facing -Bradley Road)
SCALE 3/32" = 1'-0"



5 BUILDING 2 COURTYARD ELEVATION (Looking South)
SCALE 3/32" = 1'-0"



6 BUILDING 2 COURTYARD ELEVATION (Looking North)
SCALE 3/32" = 1'-0"



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