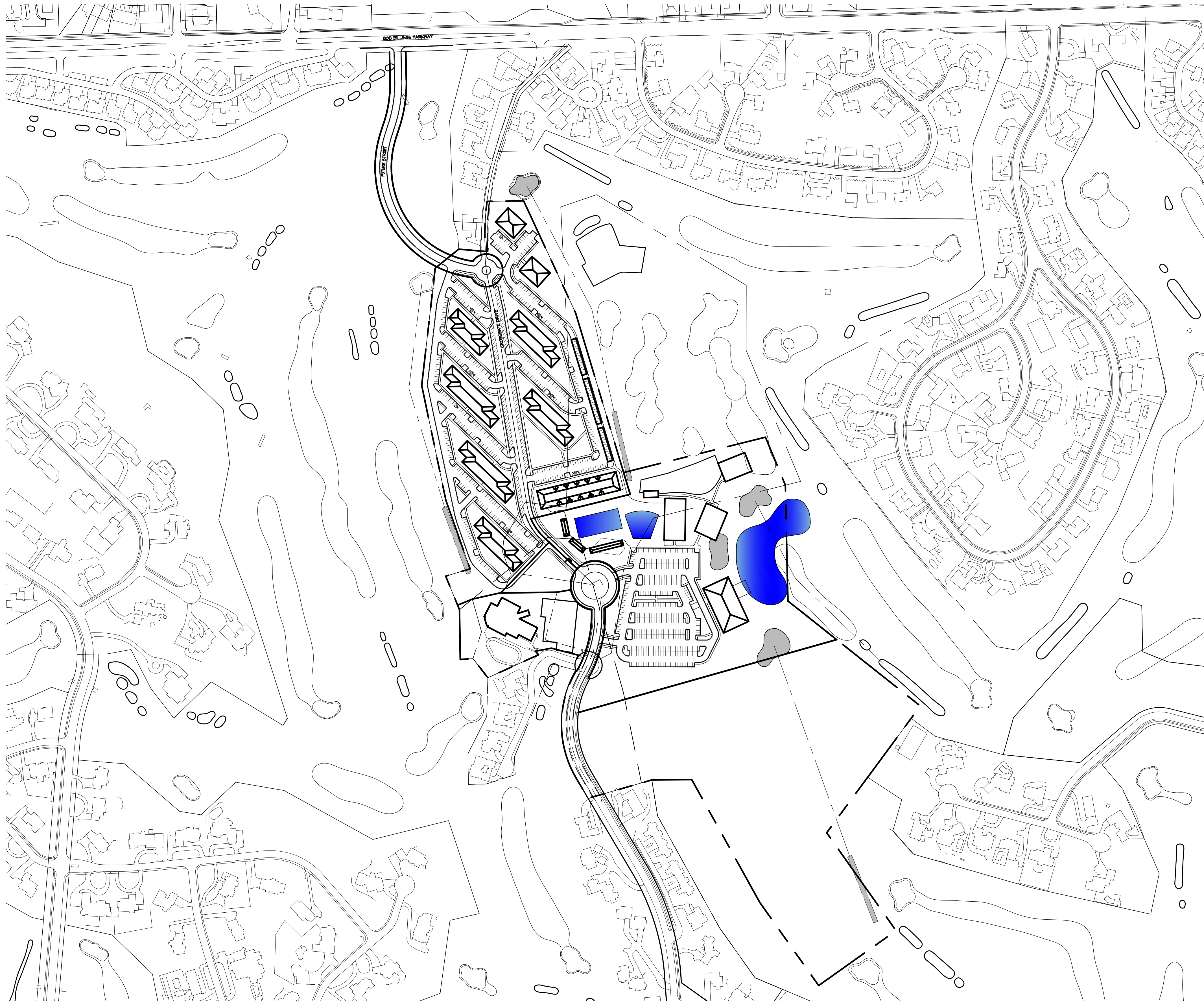


ALVAMAR

PRELIMINARY DEVELOPMENT PLAN LAWRENCE, KANSAS



SCALE: 1" = 200'-0"

0 100 200 400 600

paulwerner
ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890
INFO@PAULWERNERARCHITECTS.COM

BUILDER:
GENE FRITZEL CONSTRUCTION
643 MASSACHUSETTS
SUITE 300
LAWRENCE, KS 66044
OFFICE: 785.841.6355
FAX: 785.841.6342

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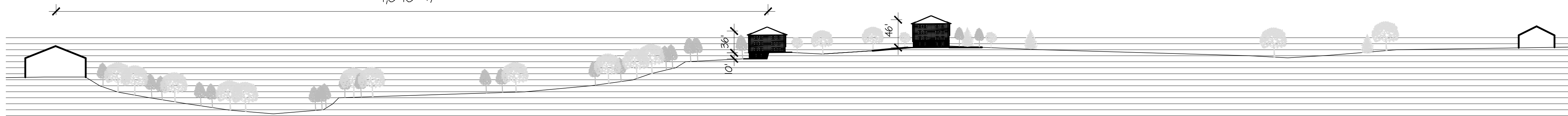
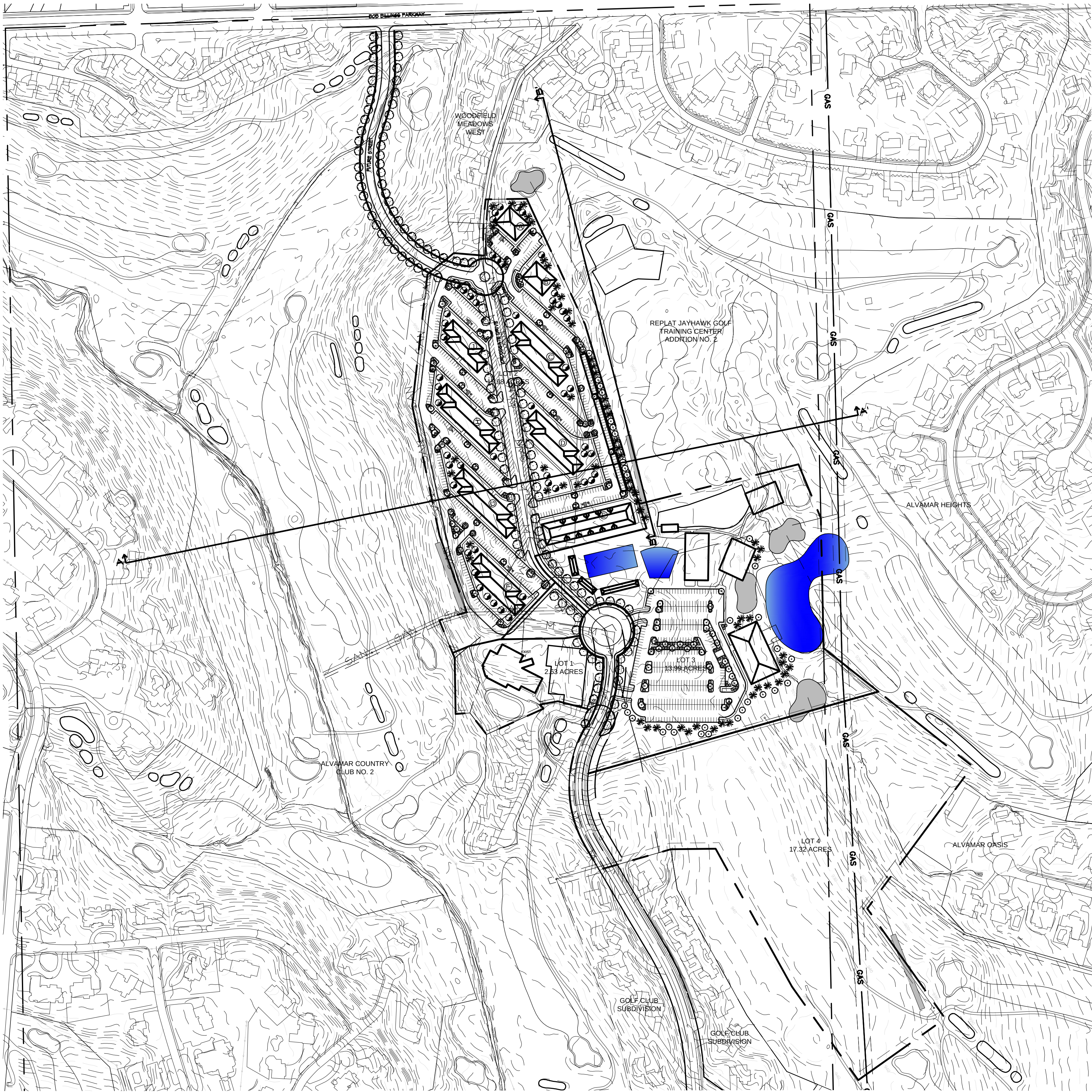
**ALVAMAR
PRELIMINARY
DEVELOPMENT PLAN**

LAWRENCE, KANSAS

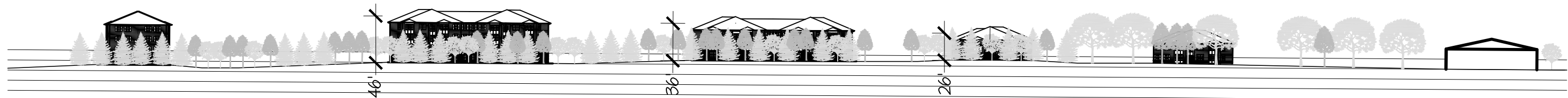
PROJECT # 213-560

RELEASE:	DATE:
1.0	5.18.15
1.1	8.5.15

J:\Project\213-000\213-560\CAD & CAD PDF\SSW\CAD\PDF\SUBSET 2 - NOTES AND GENERAL LAYOUT.dwg, 8/6/2015 10:25:59 AM, DWG TO PDF-163



SECTION A - A' SCALE: 1" = 100'-0"



SECTION B - B' SCALE: 1" = 100'-0"

LEGAL DESCRIPTION:

PENDING APPROVAL OF PRELIMINARY PLAT FOR ALVAMAR INC. ONE ADDITION

GENERAL SITE PLAN NOTES:

- 1.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b).
- 1.2 ALL REQUIRED ACCESSIBLE SIDEWALK RAMP PER A.D.A. STANDARDS.
- 1.3 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 1.4 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 II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 1.5 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- 1.6 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 1.7 INFORMATION TAKEN FROM AERIAL PHOTOS, TOPOGRAPHIC SURVEY, AVAILABLE DOCUMENTS, AND ON SITE INVESTIGATIONS.
- 1.8 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.
- 1.9 MAXIMUM BUILDING HEIGHT SHALL BE 45 FEET PER CITY CODE 20-601.
- 1.10 SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH PLANNING AND DEVELOPMENT SERVICES.
- 1.11 NO STRUCTURES OR LANDSCAPING SHALL BE PLACED WITHIN 8 FEET OF THE PUBLIC SANITARY SEWER OR PUBLIC WATERLINE.
- 1.12 THE SWIMMING POOL CONSTRUCTION WILL COMPLY WITH CITY CODE CHAPTER 19, ARTICLE II.
- 1.13 SLOPE EXTERIOR WALKS A MINIMUM OF 1/4" PER FOOT (BUT NOT GREATER THAN 1:20) SO THAT ALL EXTERIOR DRAINAGE WILL BE AWAY FROM STRUCTURE TO EXTERIOR.

LOT 1 - PROJECT SUMMARY:

CURRENT ZONING: R51/RM2
PROPOSED ZONING: R51/RM2
CURRENT USE: PASSIVE RECREATION
PROPOSED USE: PASSIVE RECREATION
LAND AREA: 2.63 ACRES (114,683 SQ. FT. +/-)
DENSITY PROPOSED: EXISTING CLUBHOUSE (FUTURE PD OVERLAY TO BE SUBMITTED)

LOT 3 - PROJECT SUMMARY:

CURRENT ZONING: PUD/R51
CURRENT USE: RM24
PROPOSED USE: ACTIVE AND PASSIVE RECREATION
LAND AREA: 13.91 ACRES (604,510 SQ. FT. +/-)
DENSITY PROPOSED: N/A

LOT 2 - PROJECT SUMMARY:

CURRENT ZONING: PUD/R51
PROPOSED ZONING: RM24
CURRENT USE: PASSIVE RECREATION
PROPOSED USE: MULTI-DWELLING STRUCTURE
LAND AREA: 15.98 ACRES (696,053 SQ. FT. +/-)
DENSITY PROPOSED: 18.21 UNITS/AC. (242 UNITS PROPOSED; 383 UNITS ALLOWED)

LOT 4 - PROJECT SUMMARY:

CURRENT ZONING: PUD/R51
CURRENT USE: RM24
PROPOSED USE: PASSIVE RECREATION
PROPOSED USE: FUTURE DEVELOPMENT
LAND AREA: 17.32 ACRES (754,588 SQ. FT. +/-)
DENSITY PROPOSED: SEE ATTACHED SHEET FROM AMERICARE SYSTEMS INC.; 415 UNITS ALLOWED)

LOT 1 - PARKING INFORMATION:

- 3.1 PARKING FOR LOT 1 IS NOT BEING ALTERED AT THIS TIME

LOT 2 - PARKING INFORMATION:

- 3.2 PARKING REQUIRED: 1 SPACE PER BEDROOM, + 1 PER 10 UNITS; 1 x 422 BEDROOMS + 43 SPACES = 465 SPACES

TYPE:	REQUIRED:	PROVIDED:
REGULAR	456	531
ACCESSIBLE	9	13
TOTAL:	465	544

BICYCLE (1 PER 4 SPACES) 136 140 (1 RACKS @ 20 SPACES EACH)

- 3.4 TYPICAL DIMENSIONS: R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS)
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
H' SPACES - 9' X 18' (5' OR 8' AISLE)

- 3.5 PAVEMENT: APPROACHES: 1" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W. - PER CITY STANDARDS
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE - PER CITY STANDARDS
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE - PER CITY STANDARDS

LOT 3 - PARKING INFORMATION:

- 3.6 PARKING REQUIRED: 341 SPACES
FITNESS/WEELNESS (PERSONAL IMPROVEMENT SERVICE) 1 PER 200 S.F. = 11,800 / 200 = 60 SPACES
POOL (PARTICIPANT SPORTS & RECREATION, OUTDOOR) 1 PER 500 S.F. OF CUSTOMER AREA = 62,102 / 500 = 124 SPACES
CLUBHOUSE (PARTICIPANT SPORTS & RECREATION, INDOOR) 1 PER 500 S.F. OF CUSTOMER AREA = 15,500 / 500 = 31 SPACES
BANQUET FACILITY (QUALITY AND ACCESSORY RESTAURANT) 1 PER 100 S.F. OF CUSTOMER AREA = 10,000 / 100 = 100 SPACES
HOTEL (HOTEL, MOTEL, EXTENDED STAY) 1 PER GUEST ROOM + 1 PER 15 EMPLOYEES = 24 ROOMS + 5 EMPLOYEES = 32 SPACES

PARKING PROVIDED: 354 SPACES

LOT 4 - PARKING INFORMATION:

- 3.7 FUTURE DEVELOPMENT

paulwerner
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ALVAMAR
PRELIMINARY
DEVELOPMENT PLAN

LAWRENCE, KANSAS

PROJECT # 213-560

RELEASE: 1.0 DATE: 5.18.15
1.1 8.5.15

OVERALL LAYOUT
SCALE: 1" = 200'-0"
NORTH
0 30 60 120

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LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	STREET TREES	4	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHIMBARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCHARUM 'LEGACY' ACER PLATANOIDES 'SUMMERSHADE' ULMUS PARVIFOLIA QUERCUS SHUMARDII TILIA CORDATA 'GREENSPIRE' PLATANUS OCCIDENTALIS 'BLOODGOOD'	2"-2 1/2" CAL	B & B

- 4.1 THERE MUST BE A MIN. OF (4) SPECIES USED IN EACH CATEGORY.
4.2 FUTURE STREET LENGTH = 1,074.81 FEET / 40' = 27 TREES X 2 = 54 STREET TREES REQUIRED, 54 TREES PROVIDED

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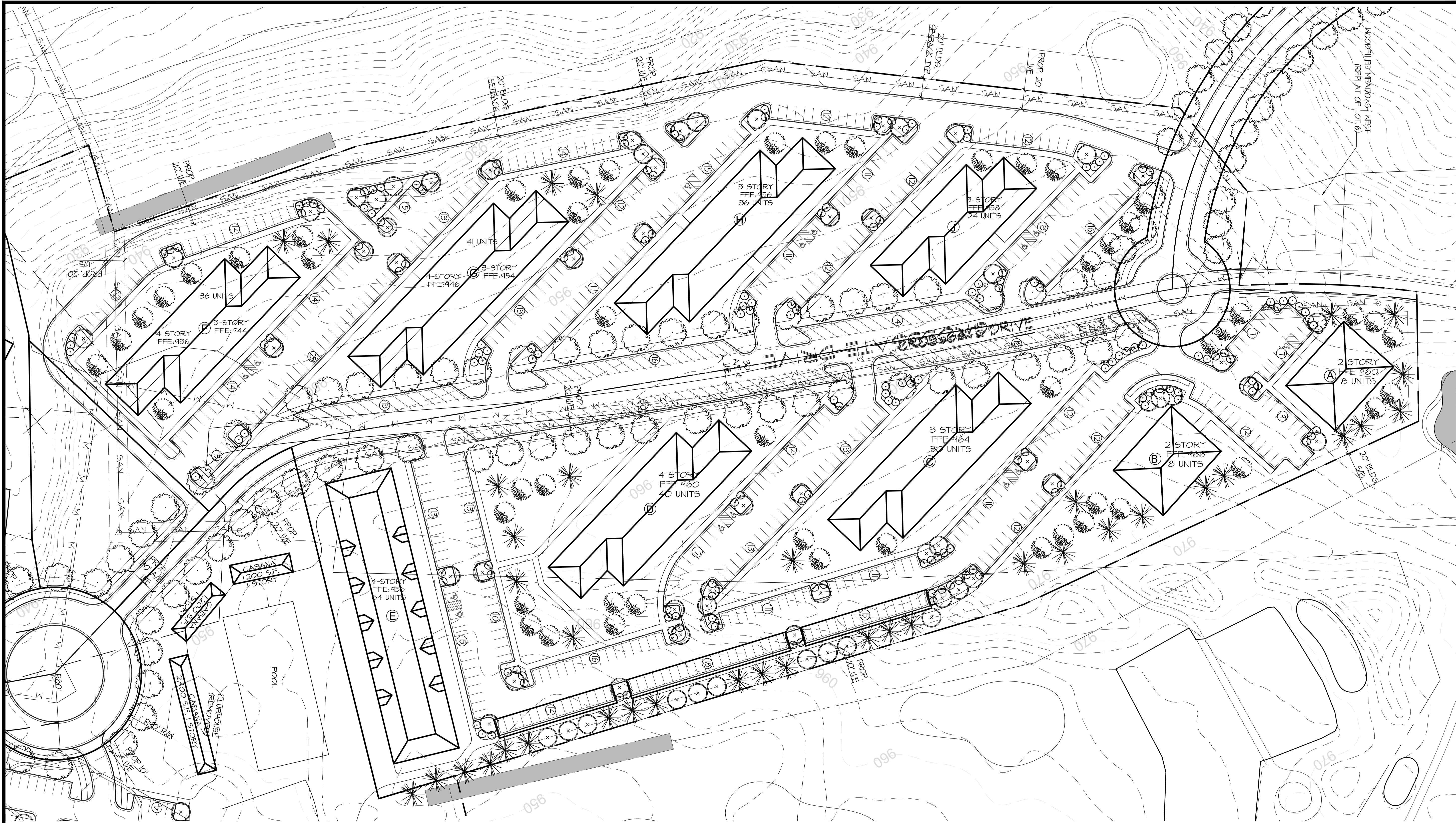
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ALVAMAR PRELIMINARY DEVELOPMENT PLAN

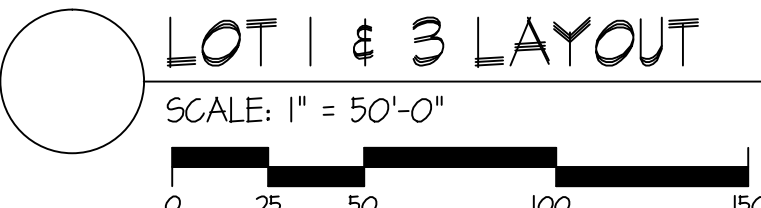
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PROJECT # 213-560

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LOT 2 LAYOUT
SCALE: 1" = 50'-0"
0 25 50 100 150





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