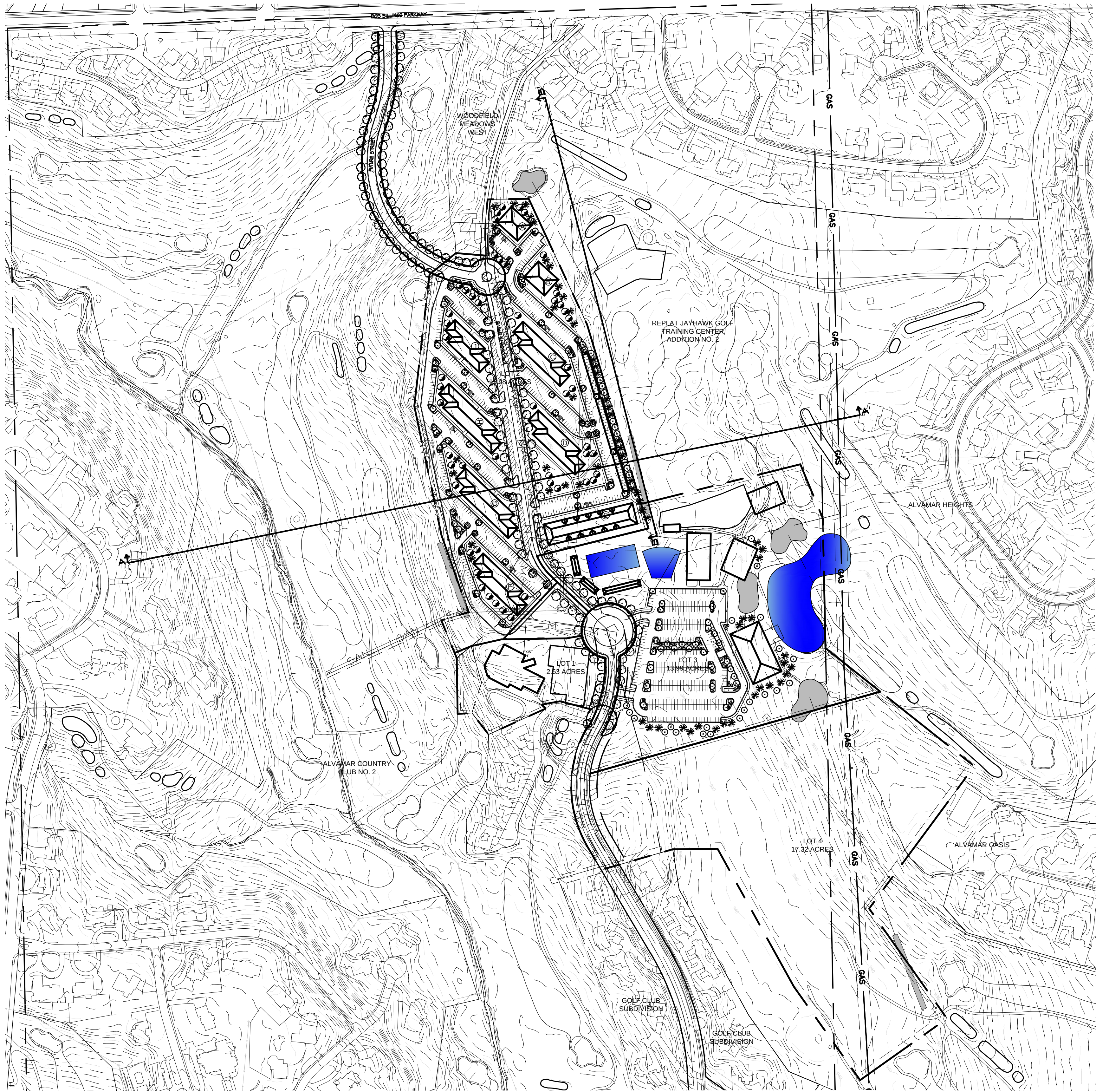


LEGAL DESCRIPTION:

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 (114,603 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: 13.99 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
PROPOSED ZONING: RM24
CURRENT USE: PASSIVE RECREATION
PROPOSED USE: FUTURE DEVELOPMENT
LAND AREA: 17.32 ACRES (754,500 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		
3.3	TYPE:	REQUIRED:	PROVIDED:
	REGULAR	456	531
	ACCESSIBLE	9	13
	TOTAL:	465	544
	BICYCLE (1 PER 4 SPACES)	136	140 (7 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: 7" - 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 FUTURE SITE PLAN WILL ADDRESS PARKING DETAILS

LOT 4 - PARKING INFORMATION:

- 3.7 FUTURE DEVELOPMENT

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643 MASSACHUSETTS
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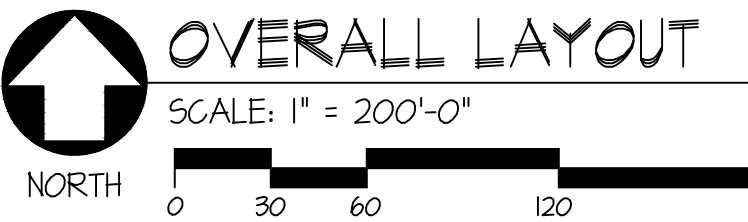
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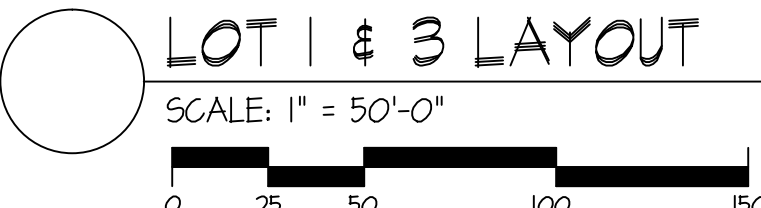
ALVAMAR
PRELIMINARY
DEVELOPMENT PLAN

LAWRENCE, KANSAS

PROJECT # 213-560

RELEASE: 1.0 DATE: 5.18.15
1.1 8.5.15





RELEASE:	DATE:
1.0	5.18.15
1.1	8.5.15