

MEMORANDUM

FROM : Paul Werner
TO : Scott McCullough, Sandra Day
RE : Alvamar - Phasing
DATE : February 8, 2016

This is a tentative schedule of events we are foreseeing on the Alvamar Property.

Milestones:

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- **Upon Approval of Development Plan(s):**
 - Acquire permit and begin renovation of existing clubhouse, located at 1809 Crossgate Drive, Proposed Lot 1.
 - Move in earth moving equipment per Access Plan outlined later in this memo and begin grading for new “street” (Name of new street to be provided; for this memo, it will be called “street”)
 - Complete “street” to an all-weather surface prior to building permits being issued for Lots 2A, 2B and 3. This excludes building permits related to the clubhouse located at 1809 Crossgate Drive, proposed Lot 1.
- **Upon Completion of All-Weather Construction Road**
 - Acquire permits and begin construction of structures on Lot 2A & 2B
 - Acquire permits and begin construction of structures on Lot 3
- **Fall 2016:**
 - Complete renovation of existing clubhouse
 - Tear down existing cart barn and public clubhouse
 - Begin construction on new pools and amenities
- **Spring 2017:**
 - Complete new “street” to City standards

- Complete construction of new structures
 - Note: No new structures to be occupied until “street” is complete

Details:

- **Existing Clubhouse**

Renovation of the existing clubhouse will begin immediately upon receiving an approved building permit.

We anticipate a majority of the work to be interior, with minor deck/patio additions planned to the south and west. We also plan to add an addition to the east end of the building, which will be approximately 2,500 square feet in size. This addition would be a second story above the existing storage area. We also plan on removing the existing mezzanine. The square footage of the addition would be an 8% increase in the footprint and a 12% increase in the overall square footage.

It is critical that this renovation be completed as soon as possible, ideally early fall, in order to complete the pool amenity package by April of 2017.

Related applications required

1. Final Plat
2. Preliminary and Final Development Plan Approval

- **Development Plans**

Upon approval of the Final Development Plans and revised Preliminary Development Plans, the owner of Alvamar will begin construction of the new “street”. This “street” will connect Bob Billings Parkway to the existing private drive “Crossgate” to the north of the clubhouse.

Also required are a Final Plat, Public Improvement Plans and a detailed grading plan. All erosion and sediment control measures need to be completed at the very beginning of the project. This includes detention basins which may act as sediment basins. These basins will need to be cleaned out during the final phase of construction.

In order to generate the fill needed to build this new street, and to gain access to its location, construction will have to begin with **grading** some of the multi-family buildings’ **pad sites** along Crossgate Drive. **Construction of buildings shall not be permitted until the all-weather access road is installed and related construction traffic can be directed to use the “access road”**. In addition, the installation of a pond to the west of Crossgate will be required for fill, as well as for future stormwater management of the development. Due to the timing of this

construction, excavation equipment will have to be delivered to the site from Crossgate Drive, north of Clinton Parkway. This equipment can be delivered to the site at convenient time, such as, avoiding traffic generated by Bishop Seabury. Once this equipment is delivered it will remain on site during the mass grading efforts. After this equipment is delivered, the only “construction” vehicles that will be required to come and go from the site will be for the construction workers.

During the mass grading for the new “street”, signs will be posted at the Crossgate Drive entrance at Bob Billings Parkway, directing any construction deliveries to use Crossgate Drive, north of Clinton Parkway.

Related applications required

1. Final Plat
2. Public Improvement Plan
3. Preliminary and Final Development Plan Approval
4. A KDHE approved Notice of Intent (NOI) and corresponding SWP3 needs to be provided prior to construction (this includes a grading plan).
5. Depending upon upstream drainage areas a US Army Corps, DWR and Kansas Wildlife and Parks permits maybe needed.

▪ **Construction of the ‘Amenity package’**

This construction would include the structures shown on Lot 3.

▪ **Construction of the Multi-Family buildings**

This would include the structures shown on Lot 2A and 2B.

The goal is to have the construction on Lots 2A, 2B, and 3 completed for opening in spring of 2017, including the ‘New Access **public street**’.

▪ **Access Plan**

Rough grading of proposed new access road, south of 15th street, will begin as soon as possible ~~no sooner than approval of the Final Development Plan, or~~ **upon** approval of the first Final Development Plan and public improvement plans by the City.

Until the new, **all-weather**, access road can be utilized, construction traffic will be forced to use Crossgate Drive north of Clinton Parkway by barricading access from using Bob Billings Parkway via signs and a barricade placed south of the Ogden property. **Construction traffic shall be limited to that required to construct the new all-weather access road.** Construction traffic, exceeding large pick-up trucks, will be coordinated around school traffic at Bishop Seabury.

~~Once construction on Lot 2A and 2B is heavily underway, Access from Bob Billings Parkway to the south shall be blocked prior to transporting any earth moving equipment to the site to begin construction of the all-weather access road. There will be a gate, per the approval of the City Fire Marshal, installed south of 1522 Crossgate Drive (Ogden Residence). There will also be signs stating “No Access to Alvamar” posted at Crossgate Drive and Bob Billings Parkway. Ideally the time between when all traffic must use Crossgate Drive to when the new “street” will be open to construction traffic, will be a very short period of time.~~

~~I would anticipate the “street” being used for several months and then shutting it down to finish it and then opening it back up again once completed. The finishing of the street should be able to be completed during a time when large construction vehicles will not be required on site very often. The street shall be completed prior to issuance of a Certificate of Occupancy for any building or structure, excluding the clubhouse, located at 1809 Crossgate Drive, within the development.~~

After completion of the all weather access road and permits are issued for the construction of the new facilities for Lots 2A, 2B, and 3, all patron access to Alvamar will be on Crossgate Drive north of Clinton Parkway and construction traffic for constructing the new structures on Lots 2A, 2B, and 3 shall use the new all-weather access road from Bob Billings Parkway with the intention of separating club patron traffic from construction traffic. Construction traffic shall include all delivery vehicles, contractor and subcontractor vehicles, cement trucks, etc.

Phase1: Initialization of Construction

1. Earth Moving Equipment delivered to site via Crossgate Drive/Clinton Parkway.
2. All erosion and sediment control measures need to be completed at the very beginning of the project. This includes detention basins which may act as sediment basins. These basins will need to be cleaned out during the final phase of construction.
3. Access closed to Crossgate Drive south of Ogden Property, 1522 Crossgate Drive.
4. Signage added to Bob Billings Parkway notice of Street Closed. Use Clinton Parkway access.
5. Coordinate with Bishop Seabury and neighbors on moving in equipment.
6. Begin rough grading.

Phase 2: All Weather Surface for new “Street”

1. Complete construction of all-weather surface, acceptable to Fire Department’s code standards, prior to issuance of a building permit for Lots 2a, 2b, or 3.
2. Regular residential and patron access to Alvamar restricted to south leg of Crossgate Drive from Clinton Parkway.
3. All construction access for Lots 2a, 2b and 3 shall be restricted to all-weather access drive (new “Street”).
4. All residents north of the Ogden Residence to Bob Billings Parkway, shall be restricted to the existing north (private street) leg of Crossgate Drive.

Phase 3: Completion of new “street” construction prior to issuance of Certificates of Occupancy.

1. Complete Street to city Standards including sidewalks on both sides of street.
2. Complete street prior to issuance of any certificates of occupancy.
3. Complete connection to the north leg of Crossgate Drive.

▪ **Signage**

The developer shall provide detailed signage and specific language directing traffic and indicating street closures to the City for approval by the Public Works Director. Signage shall direct contractors and Alvamar patrons to access as appropriate. Additionally, the developer shall install construction fencing south of 1522 Crossgate Drive (Ogden residence) prior to grading of the site.

Signage and strict conversations with subcontractors and suppliers will be provided to deter all construction traffic from using Crossgate Drive south of Bob Billings Parkway.

See attached signage map

▪ **Ponds**

More details about other activity on the course will be provided once the drainage study(ies) have been analyzed.

All erosion and sediment control measures need to be completed at the very beginning of the project. This includes detention basins which may act as sediment basins. These basins will need to be cleaned out during the final phase of construction.

▪ **Golf Course**

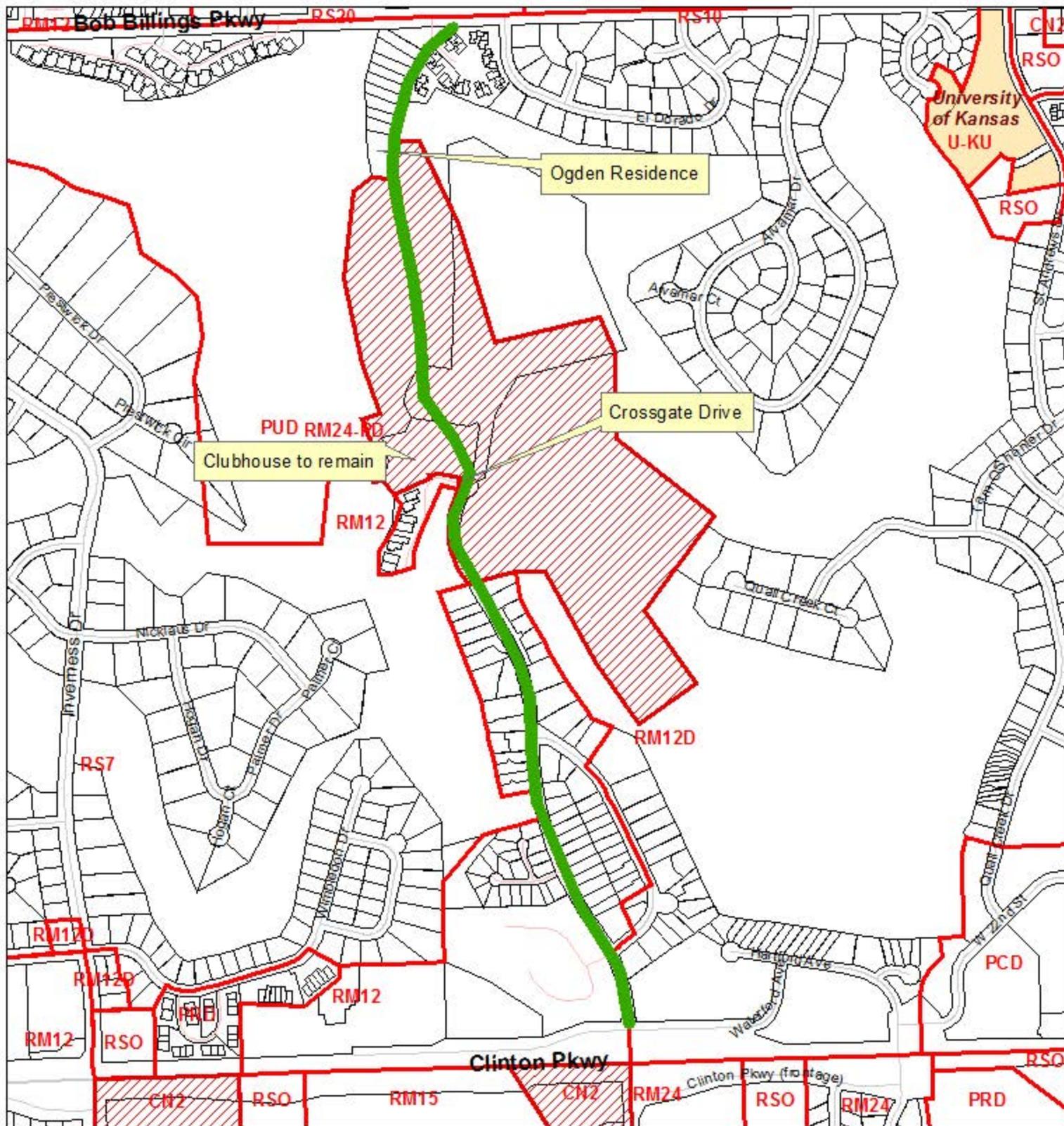
The course will be reconfigured to play as 27 holes. The development team is pursuing proposals and analysis from several golf course architects to determine the final layout and design of the course(s).

It is the developer’s intent to keep all or some of the golf course open and operational during construction.

Phase 1 Construction Phasing Plan

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Date: 2/16/2016



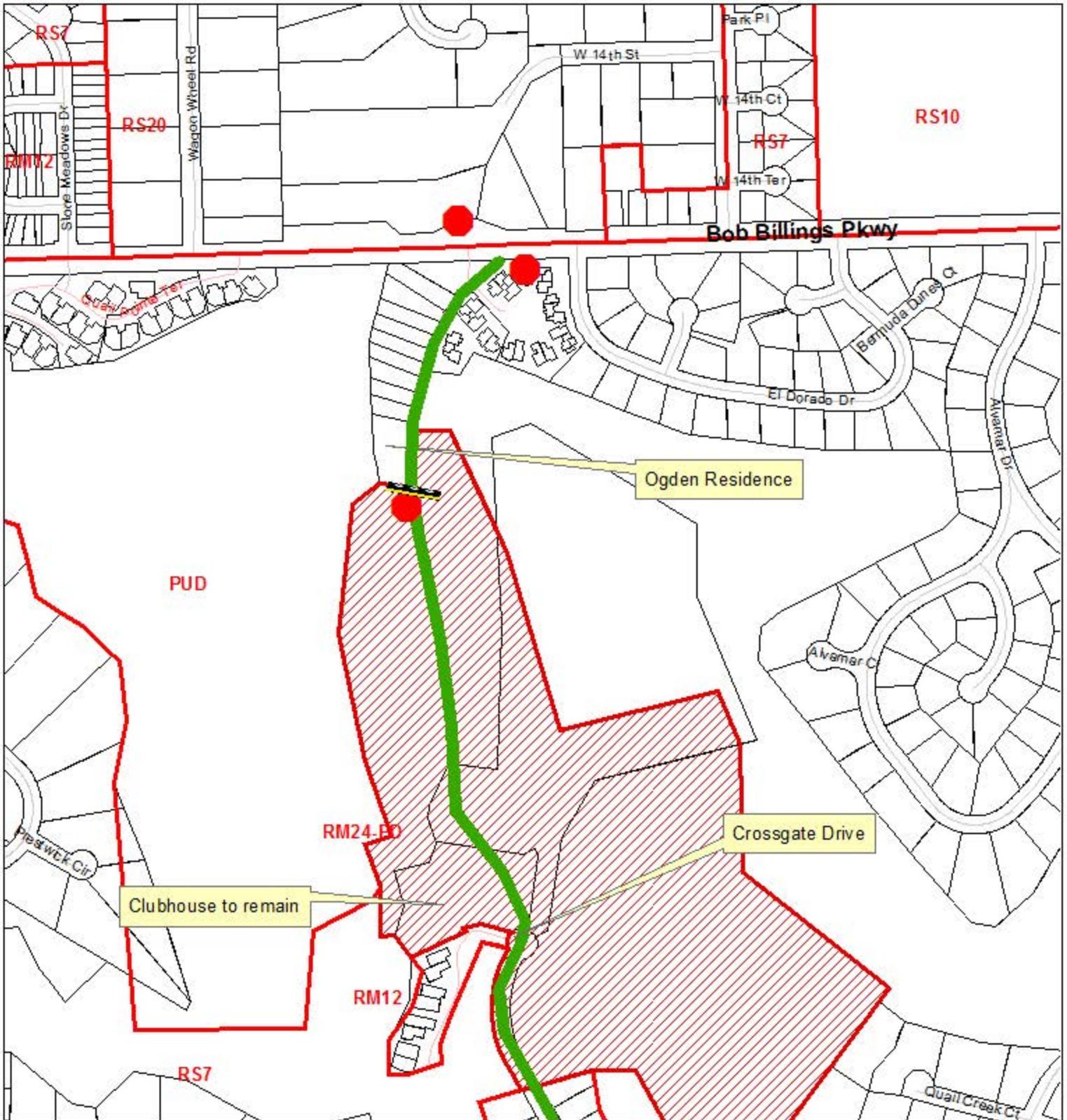
Phase 1

1. Earth Moving equipment delivered to site via Crossgate Drive/Clinton Parkway.
2. Construction of sediment basis and installation of all erosion control measures.
3. Access closed to Crossgate Drive south of Ogden Residence, 1522 Crossgate Drive.
4. Signage added to Boob Billings Parkway, Street closed. Use Clinton Parkway access.

Phase 1 Signage

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Phase 1 Signage



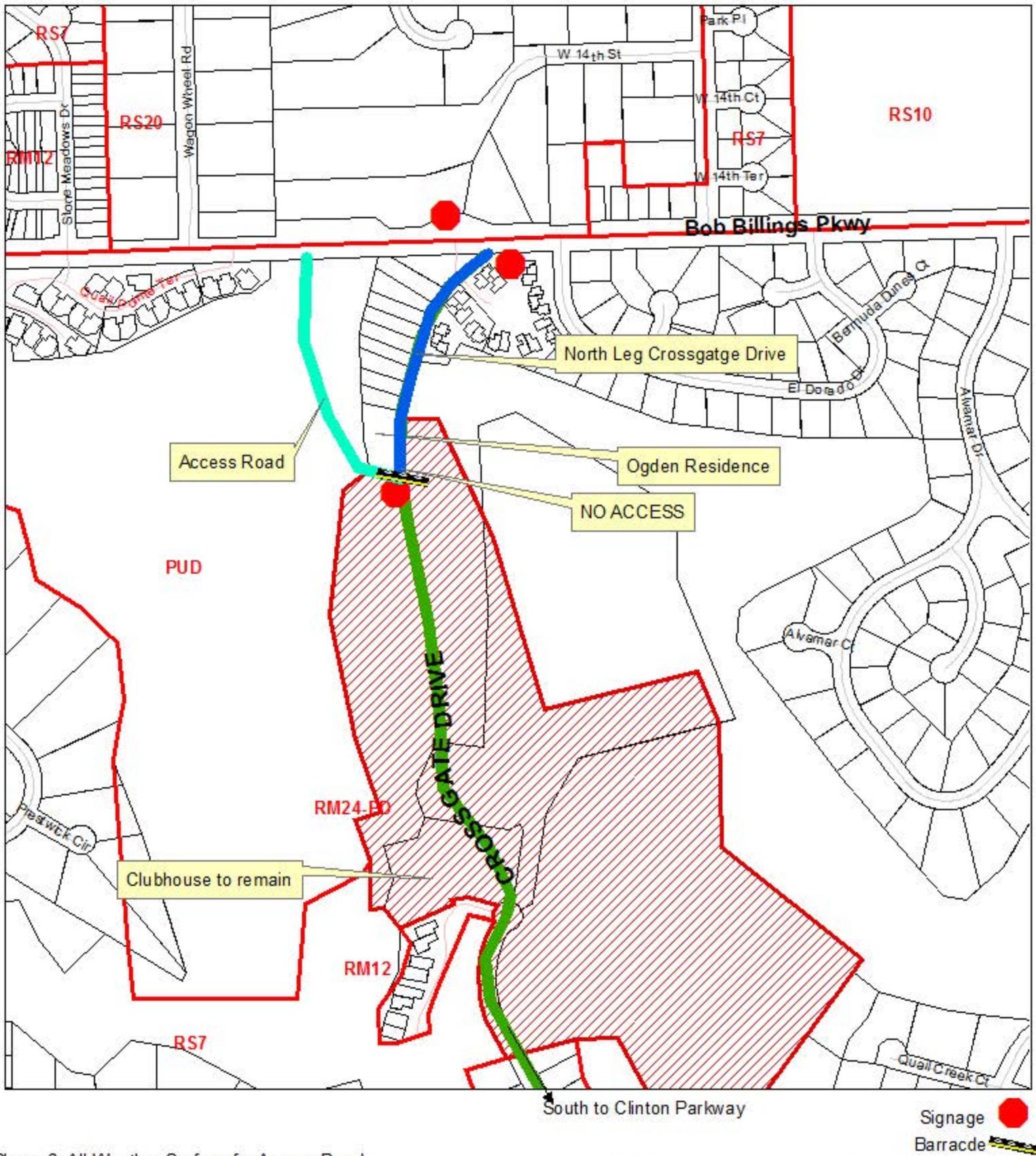
Barracade



Phase 2 All-Weather Access Road

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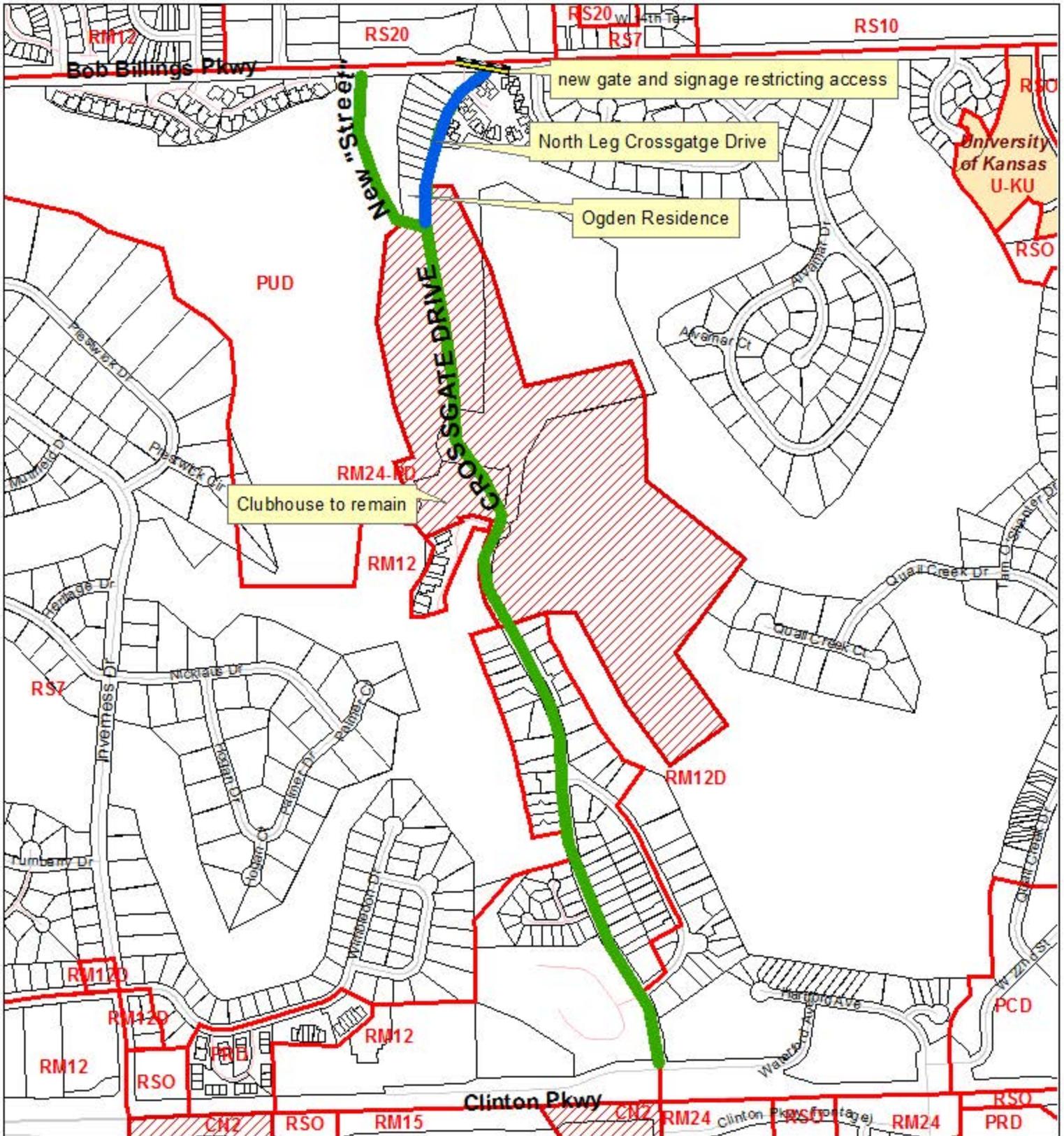
Phase 2: All-Weather Surface for Access Road

1. Complete construction of all-weather surface access road prior to issuance of a building permit for Lots 2A, 2B or 3.
2. Regular residential and patron access to Alvarado shall be restricted to the south leg of Crossgate Drive from Clinton Parkway.
3. All construction access for lots 2A, 2B and 3 shall be restricted to the all-weather access road (new "Street").
4. All residents north of the Ogden residence to Bob Billings Parkway, shall be restricted to the existing north leg of Crossgate Drive.

Phase 3 New Street

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Phase 3: Completion of new "Street"

1. Complete new "Street" to City Standards including sidewalks on both sides of street.
2. Complete street prior to issuance of any certificates of occupancy.
3. Complete connection to the north leg of Crossgate Drive.

Barracade 