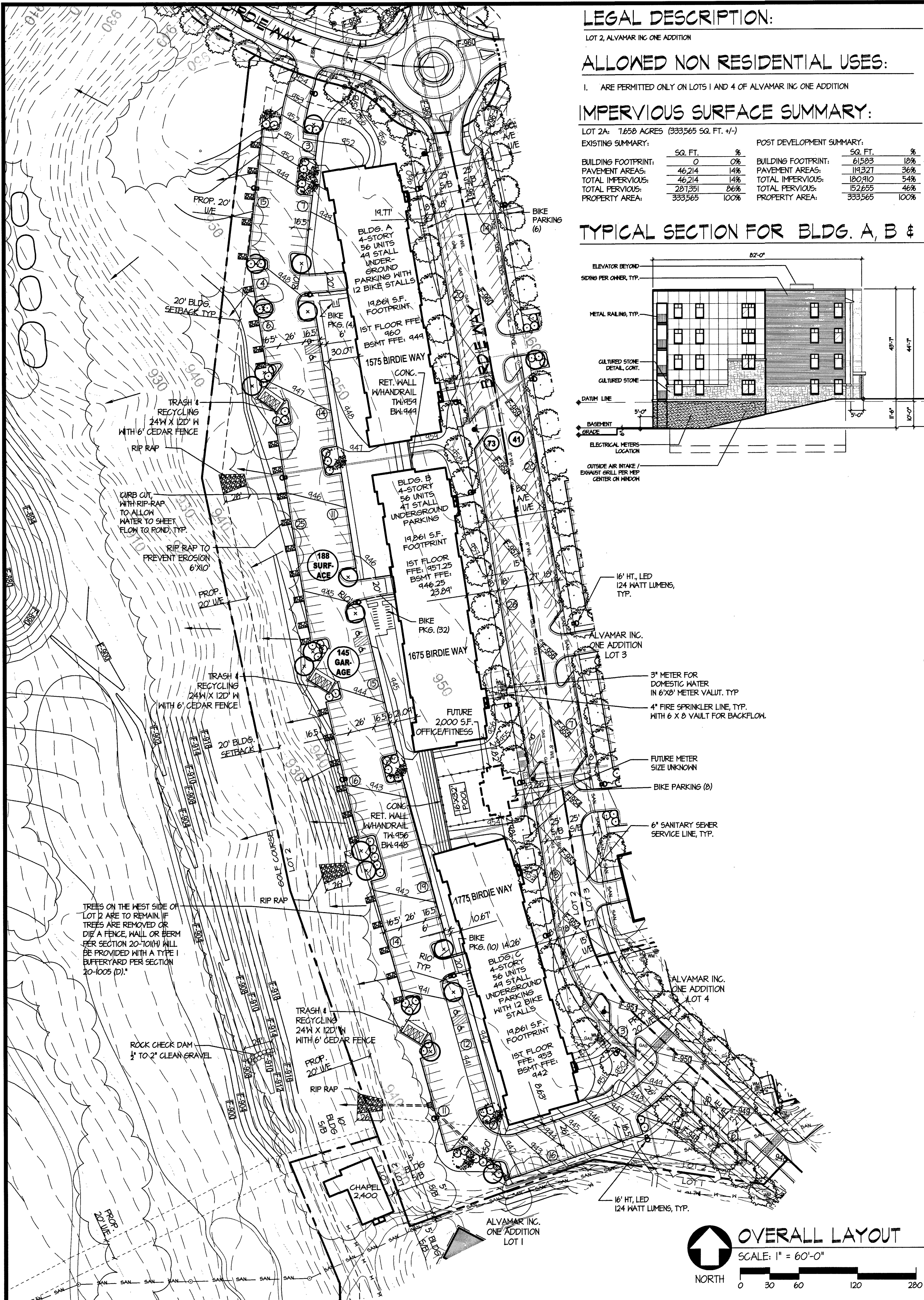




LEGAL DESCRIPTION:

LOT 2, ALVAMAR INC ONE ADDITION

ALLOWED NON RESIDENTIAL USES:

1. ARE PERMITTED ONLY ON LOTS 1 AND 4 OF ALVAMAR INC ONE ADDITION

IMPERVIOUS SURFACE SUMMARY:

LOT 2A: 1.658 ACRES (333,565 SQ. FT. +/-)

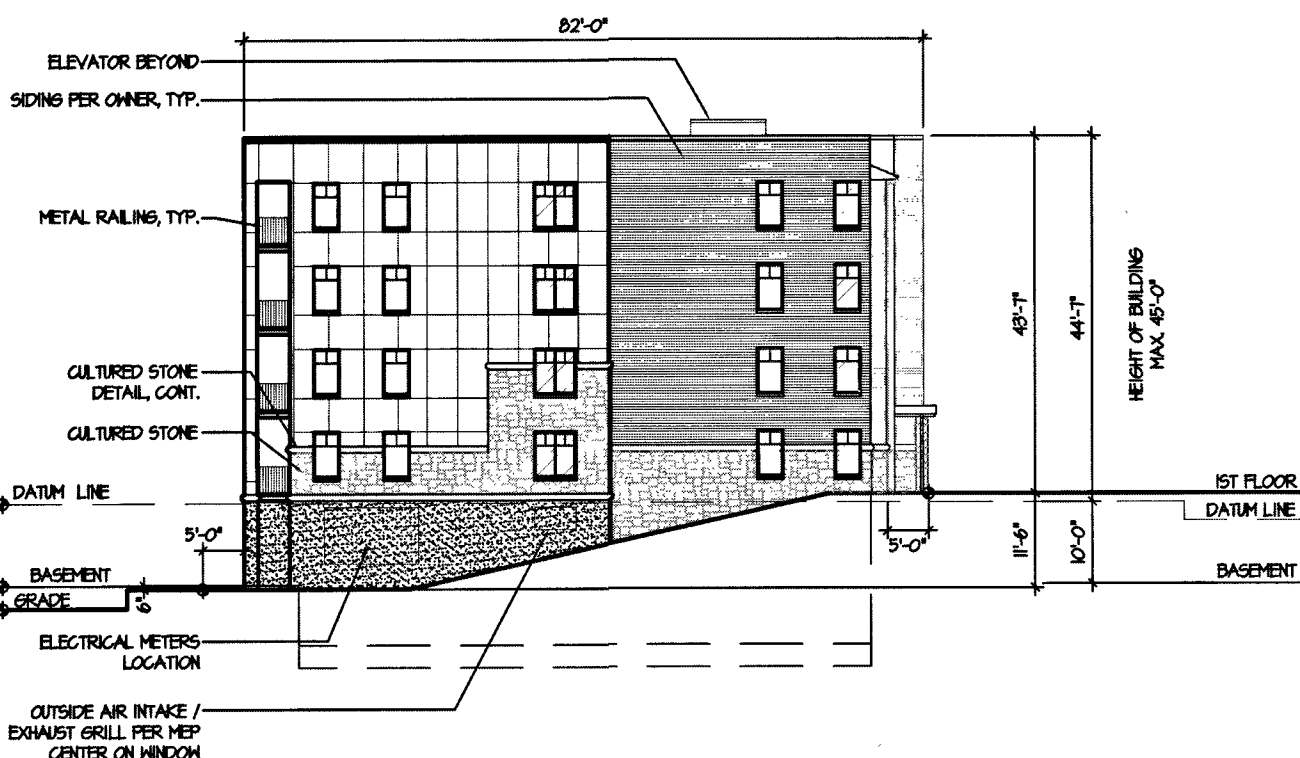
EXISTING SUMMARY:

BUILDING FOOTPRINT: 0
PAVEMENT AREAS: 46,214
TOTAL IMPERVIOUS: 46,214
TOTAL PERVIOUS: 287,351
PROPERTY AREA: 333,565

POST DEVELOPMENT SUMMARY:

BUILDING FOOTPRINT: 61,593
PAVEMENT AREAS: 115,321
TOTAL IMPERVIOUS: 180,910
TOTAL PERVIOUS: 152,655
PROPERTY AREA: 333,565

TYPICAL SECTION FOR BLDG. A, B & C



GENERAL SITE PLAN NOTES:

- ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b).
- ALL REQUIRED ACCESSIBLE SIDEWALK RAMPS PER ADA STANDARDS.
- 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.
- THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- PLAN FOR CITY APPROVAL ONLY CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- INFORMATION TAKEN FROM AERIAL PHOTOS, TOPOGRAPHIC SURVEY, AVAILABLE DOCUMENTS, AND ON SITE INVESTIGATIONS.
- 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, RETROREFLECTIVITY, AND POSITION.
- MAXIMUM BUILDING HEIGHT SHALL BE 45 FEET PER CITY CODE 20-601, OR RECEIVE A WAIVER FROM PLANNING COMMISSION.
- SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH PLANNING AND DEVELOPMENT SERVICES.
- NO BUILDING STRUCTURES SHALL BE PLACED WITHIN UTILITY EASEMENTS OR WITHIN 5 FEET OF THE PUBLIC SANITARY SEWER OF PUBLIC WATERLINE. NO OTHER STRUCTURES OR LANDSCAPING SHALL BE PLACED WITHIN UTILITY EASEMENT OR WITHIN 5 FEET OF THE PUBLIC SANITARY SEWER OR PUBLIC WATERLINE.
- 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.
- OWNER WAIVES RIGHT TO PROTEST CHANGES TO THIS DEVELOPMENT PLAN.
- APPLICANT SHALL SUBMIT A COMPLETE DRAINAGE STUDY FOR REVIEW AND APPROVAL BY THE CITY STORMWATER ENGINEER CONCURRENT WITH EACH FINAL DEVELOPMENT PLAN APPLICATION FOR ANY LOT OR PHASE OF THE DEVELOPMENT. OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL MAINTAIN COMMON OPEN SPACE.
- SHARED PARKING REVIEW AND FINAL PARKING SPACE REQUIREMENTS WILL OCCUR WITH REVIEW OF EACH FINAL DEVELOPMENT PLAN SUBMISSION.
- ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.
- SWIMMING POOL CONSTRUCTION WILL COMPLY WITH CITY CODE CHAPTER 14, ARTICLE II.
- TYPICAL DIMENSIONS: REGULAR SPACES - 9' X 12' (16.5' X 15' OVERHANG AT SIDEWALKS) ADA SPACES - 9' X 16.5' OR 18' (4' AISLE)
- PAVEMENT: APPROACHES: 7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W. DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE CURB & GUTTER: TYPE I CURB AND GUTTER THROUGHOUT SITE UNLESS SPECIFIED DIFFERENTLY.

LANDSCAPING TABLE:

LANDSCAPING CALCULATION		Lot 2	
Parking Stalls Provided	188		
Interior Parking Lot Greenspace Provided (SF)	8,603		
Interior Parking Lot Greenspace Required (SF)	7,520		
Interior Parking Lot Shrubs Provided	57		
Interior Parking Lot Shrubs Required	57		
Interior Parking Lot Trees Provided	25		
Interior Parking Lot Trees Required	19		
Perimeter Parking Lot Frontage (FT)	45		
Perimeter Parking Lot Trees Provided	2		
Perimeter Parking Lot Trees Required	2		
Birdie Way Street Trees Provided	37		
Birdie Way Street Trees Required	1,435.48/436 =		
Common Open Space Provided	74,584		
Common Open Space Required (20% of site)	66,713		
Recreational Open Space Required (50% of Common Open Space) S.F.	33,357		
Recreational Open Space Provided S.F.	34,137		

ALL GRASS AREAS TO BE SEEDED WITH TURF TYPE SEED MIX FOR ZONE 6.

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	STREET TREES	32	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 1/2" CAL.	B & B
	SHADE TREES	18	LEGACY SUGAR PLUM BUR OAK IRONWOOD GOLDEN RAIN TREE CHINKAPIIN OAK LACEBARK ELM SKYLINE HONEYLOCUST	ACER PLATANOIDES QUERCUS MACROCARPA OSTYRA VIRGINIANA KOELREUTERIA PANICULATA QUERCUS MUEHLBERGII ULMUS PARVIFOLIA GLEDTISIA TRIACANTHOS	2 1/2" CAL.	B & B
	EVERGREEN TREES	0	EASTERN RED CEDAR VANDERWOLF LINDER PINE WHITE PINE	JUNIPERUS VIRGINIANA PINUS FLEXILIS PINUS STROBUS	6' MIN.	B & B
	DECIDUOUS SHRUBS	51	DWARF JAPANESE BARBERRY FORSYTHIA BRIDAL WREATH SPIREA KOREAN LILAC SNOW WHITE SENSATION WAXWOOD ENONYMUS BUTTERFLY BUSH FIRETHORN PYRACANTHA	BERBERIS THUNBERGII 'CRIMSON PYGMY' FORSYTHIA SPP. SPIREA SPP. SYRINGA MEYERI PHILADELPHUS ENONYMUS ATROPURPUREUS BIDDLEIA DAVIDII PYRACANTHA COCCINEA	24" HT.	2 GAL.
	ORNAMENTAL TREES	7	CLEVELAND SELECT PEAR EASTERN REDBUD FLAME AMAR MAPLE EVELYN HEDGE MAPLE WHITE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTELIER' CANADENSIS ACER TATARICUM ACER CAMPESTRE CERCIS CANADENSIS	1 3/4" CAL.	B & B

SITE SUMMARY:

PROJECT SUMMARY	PREVIOUS ZONING	CURRENT ZONING	CURRENT USE	PROPOSED USE	LAND AREA		PROPOSED UNITS	PROPOSED UNITS PER ACRE
					ACRES	SQUARE FEET		
LOT 2	RS7/PUD	RM24-PD	PASSIVE RECREATION	MULTI DWELLING STRUCTURE/ CLUBHOUSE WITH OFFICE (2,000 S.F.) AND POOL	7.66	333,565	168	21.94
TOTAL					7.66	333,565	168	21.94

SHARED PARKING INFORMATION:

PARKING SUMMARY	USE CATEGORY	APART-MENTS	DUPLEX	INDEPEN- DENT/ ASSISTED LIVING	CHAPEL	FITNESS/ WELL- NESS AREA	POOL AREA	GOLF COURSE/ CLUBHOUSE	BANQUET FACILITY AREA	OUTDOOR GRILLE BY POOL (ACCESSORY)	TOTAL USED	EXTRA SPACES FOR FUTURE USES	TOTAL PROVIDED
		MULTI-DWELLIN G STRUC- TURE	DUPLEX	INDEPEN- DENT/ ASSISTED LIVING	CAMPUS OR COMMUNITY INSTITUTION	PERSONAL IMPROVE-MEN TACT-IVE REC.	PARTICIPANT SPORTS & RECREATION, OUTDOOR	PASSIVE RECREATION	QUALITY & ACCESSORY RESTAURANT	FAST ORDER FOOD OR QUALITY RESTAURANT			
PARKING SPACES REQUIRED		1 PER BDRM (500 BEDS) + 1 PER 10 UNITS (280) & 83 BIKE STALLS	1 PER BDRM (12 BEDS)	1 PER INDEPENDENT LIVING UNIT (100) + 0.5 PER ASSISTED LIVING UNIT (0)	1 PER 4 SEATS IN ASSEMBLY SPACE (100 SEATS) BIKE PARKING - 1 PER 10 AUTO SPACES	67% @ 1/500 (19,734 S.F.) 33% @ 1/200 (9,928 S.F.)	1 PER 500 S.F. OF CUSTOMER SERVICE AREA (43,685 S.F.)	4 SPACES PER HOLE (27 HOLES) + 22 FOR UNIVERSITY GOLF PRACTICE FACILITY BIKE PARKING - 1/10 AUTO SPACES	1 SPACE PER 4 PERSONS BASED ON MAX OCCU-PANCY OF 480 + 1 PER EMPLOYEE (9) BIKE PARKING - 1 PER 10 AUTO SPACES	1 PER 100 SF OF CUSTOMER SERVICE AREA (1,200 S.F.) PLUS 1 PER EMPLOYEE ON LARGEST SHIFT (5)	1107	3	99
		528	12	100	25	90	88	130	129	5	1107	3	99
PARKING PROVIDED	LOT 1	329 [A]			5			43	48		96	3	99
	LOT 2	84 BIKE STALLS									329	4	333
	LOT 3	200 [B]	12 [D]	100 [C]							312		312
	LOT 4					81	80	74		5	240	10	250
	LOT 5										0		0
	BIRDIE WAY				18				69		87	27	114
	TOTAL	529	12	100	23 [C]	81 [D]	80 [E]	117 [F]	117 [G]	5 [H]	1064	47	1111

- A LOT 2: BLDGS - A, B, C = 168 UNITS - 312 BEDS; INTERIOR PARKING = 146, EXTERIOR PARKING 183; TOTAL = 329 SPACES REQUIRED
B LOT 3: BLDGS - H, I, J - 1 BED UNITS = 18 SPACES REQUIRED
C LOT 3: BLDGS - K, L, M - 172 BEDS; 182 SPACES REQUIRED
D LOT 3: BLDGS - N, O, P, Q, R, S, T, U, V, W, X, Y, Z - 100 UNITS - 100 SPACES REQUIRED.
DENSITY = (24 STUDIO X 4 = 96; 56 - 1 BED UNITS X 4 = 224; 20 - 2 BED UNITS X 6 = 12) 100 SPACES REQUIRED
E LOT 3: DUPLEX D4 E - (4 BEDS); DUPLEX F & G - (8 BEDS) = 1 SPACE PER BEDROOM = 12 SPACES REQUIRED
OTHER THAN RESIDENTIAL UNITS, PARKING HAS BEEN PROVIDED AT 40% OF THE REQUIRED AMOUNT

SIGNATURES:
PATRICK KELLY - CHAIR OF PLANNING COMMISSION
SCOTT MCCULLOUGH - SECRETARY OF PLANNING COMMISSION
9/27/2016

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 LOT 2 FINAL DEVELOPMENT PLAN LAWRENCE, KANSAS

PROJECT # 213-560

RELEASE: 1.0 8.4.16
1.1 9.12.16
1.2 9.14.16
1.3 9.20.16

DATE: 8.4.16
9.12.16
9.14.16
9.20.16



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**ALVAMAR APARTMENTS
BUILDINGS A, B, & C**
LAURENCE, KS

RELEASE:	DATE:
CITY SUBMITTAL	6.28.2016
CITY SUBMTL NO.2	9.08.2016
BIKE PARKING	9.14.2016

A-200



Douglas County Register of Deeds
Book: 18 Page: 985-987
Receipt #: 487973
Recorred: 3
Cashed: Initials: nec
Authorized By: *Ray Palmer*
Recording Fee: \$78.00
Date Recorded: 9/28/2016 3:47:04 PM

SIGNATURES:

Patrick Kelly
PATRICK KELLY - CHAIR OF PLANNING COMMISSION

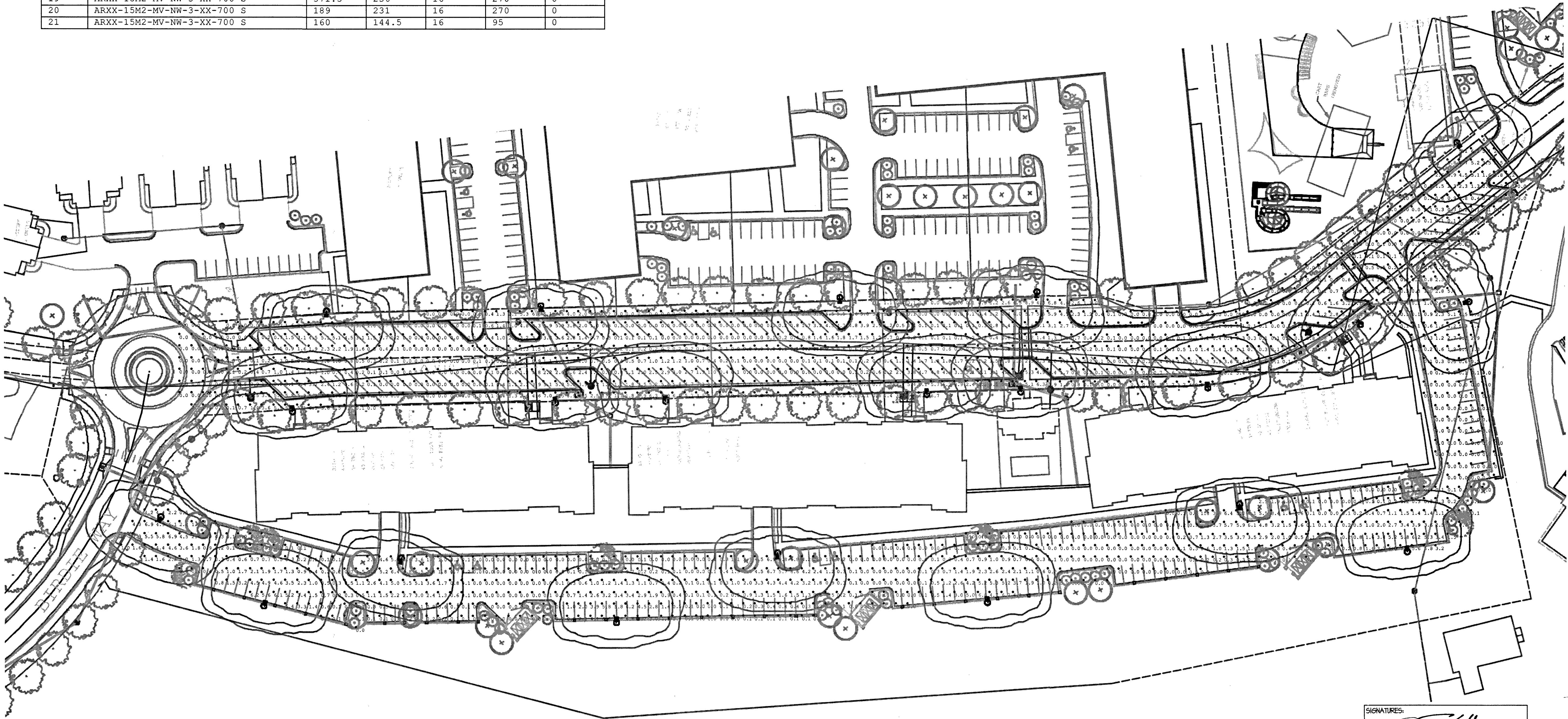
Scott McCullough 9/27/2016
SCOTT MCCULLOUGH - SECRETARY OF PLANNING COMMISSION

Book 18 Page 986

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	BUG Rating
	21	ARXX-15M2-MV-NW-3-XX-700	SINGLE	14955	0.850	ARXX-15M2-MV-NW-3-XX-700 S	124	2604	B2-U0-G2

Numeric Summary					
Label	CalcType	Avg	Max	Min	Max/Min
CalcPts_1	Illuminance	1.21	7.0	0.0	N.A.

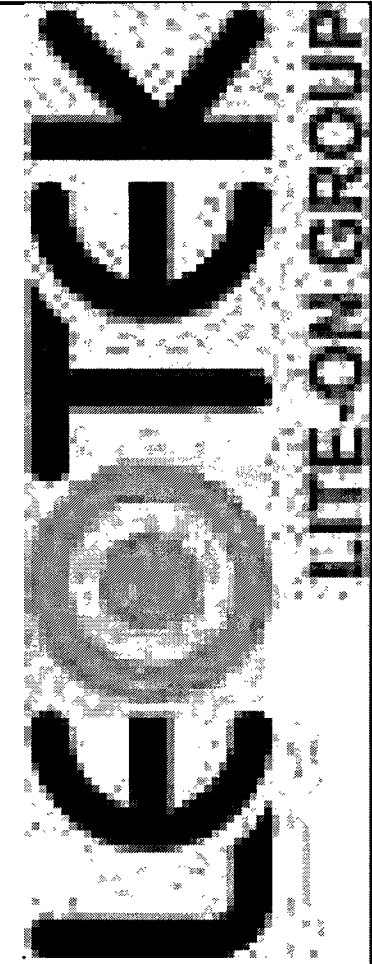
Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	ARXX-15M2-MV-NW-3-XX-700 S	48	55	16	246	0
2	ARXX-15M2-MV-NW-3-XX-700 S	136	-21	16	79	0
3	ARXX-15M2-MV-NW-3-XX-700 S	253	20	16	257	0
4	ARXX-15M2-MV-NW-3-XX-700 S	436	-35	16	90	0
5	ARXX-15M2-MV-NW-3-XX-700 S	573.5	24.5	16	270	0
6	ARXX-15M2-MV-NW-3-XX-700 S	752.5	-18	16	93	0
7	ARXX-15M2-MV-NW-3-XX-700 S	967	66.5	16	273	0
8	ARXX-15M2-MV-NW-3-XX-700 S	1110	25.5	16	98	0
9	ARXX-15M2-MV-NW-3-XX-700 S	1163	239.5	16	190	0
10	ARXX-15M2-MV-NW-3-XX-700 S	1152	376	16	311	0
11	ARXX-15M2-MV-NW-3-XX-700 S	1071	220	16	137	0
12	ARXX-15M2-MV-NW-3-XX-700 S	940.5	165	16	103	0
13	ARXX-15M2-MV-NW-3-XX-700 S	794.5	248	16	267	0
14	ARXX-15M2-MV-NW-3-XX-700 S	781	161.5	16	93.5	0
15	ARXX-15M2-MV-NW-3-XX-700 S	701	159	16	96	0
16	ARXX-15M2-MV-NW-3-XX-700 S	626.5	243	16	270	0
17	ARXX-15M2-MV-NW-3-XX-700 S	478	153.5	16	92	0
18	ARXX-15M2-MV-NW-3-XX-700 S	384.5	152	16	95.5	0
19	ARXX-15M2-MV-NW-3-XX-700 S	371.5	236	16	270	0
20	ARXX-15M2-MV-NW-3-XX-700 S	189	231	16	270	0
21	ARXX-15M2-MV-NW-3-XX-700 S	160	144.5	16	95	0



SIGNATURES:

PATRICK KELLY - CHAIR OF PLANNING COMMISSION

SCOTT MCCALLISTER - SECRETARY OF PLANNING COMMISSION



Revisions	
#	Comments

Drawn By:	
Checked By:	
Date:	2016/9/14
Scale:	

Photometric Plan for Alvamar	