

LEGAL DESCRIPTION:

ALVAMAR ESTATES LOT 88 LESS SOUTH 30 FEET THEREOF OF 6.836 ACRES

PROJECT SUMMARY:

LOT A	
1.1	CURRENT ZONING: RUD
1.2	EXISTING USE: MULTI-FAMILY RESIDENTIAL
1.3	LAND AREA: 282,384 SF. (6.483 AC.)
1.4	DENSITY ZONED:
1.5	DEVELOPED DENSITY: EXISTING: TOTAL - 75 UNITS (151 BEDS) PROPOSED: TOTAL - 95 UNITS (183 BEDS) 3 - STUDIO UNITS 12 - 1 BEDROOM UNITS 44 - 2 BEDROOM UNITS 16 - 3 BEDROOM UNITS

GENERAL NOTES:

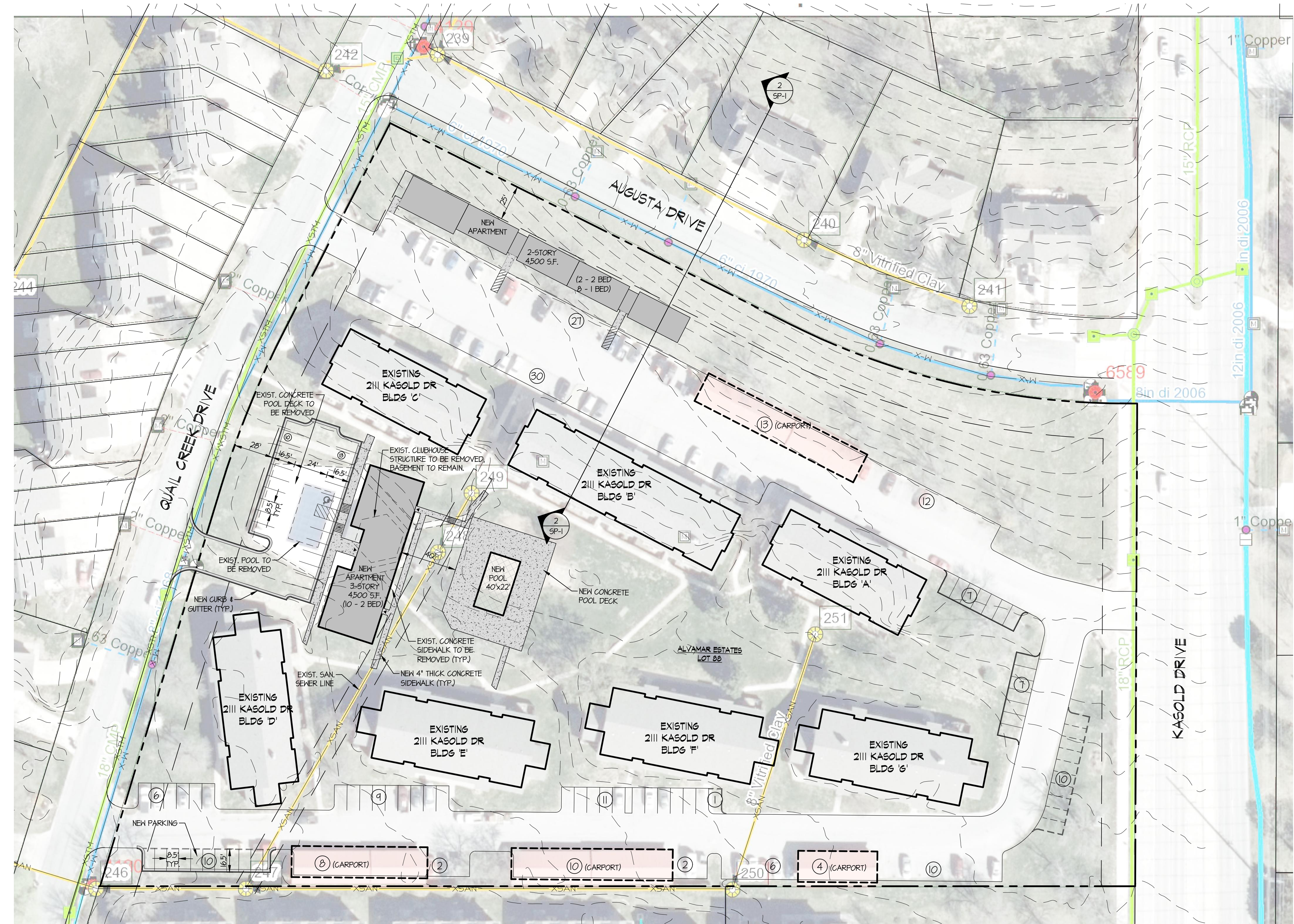
- ALL LIGHTS WILL BE LESS THAN 150 WATT
- PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.
- 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.
- INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.

PARKING INFORMATION:

4.0	EXISTING PARKING:	TYPE: REGULAR ACCESSIBLE TOTAL:	EXISTING: 150 0 152 (115 SURFACE, 35 CARPORT)
4.1	PARKING REQUIRED:	1 PER BEDROOM (183 BEDROOMS) + 1 PER 10 UNITS (95 UNITS = 10) = 193 SPACES	
4.2		TYPE: REGULAR ACCESSIBLE TOTAL:	REQUIRED: 184 4 188 PROVIDED: 196 1 197 (11 - SHOWN DASHED, NOT INCLUDED) (162 SURFACE, 35 CARPORT)
3.5	PAVEMENT:	APPROACHES: DRIVES: PARKING AREAS:	7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W. MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE

RELEASES

1.0 SITE PLAN SUBMITTAL



1 SITE PLAN SCALE: 1" = 40' NORTH

PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION REDUCED PRINT NOT TO SCALE

paulwerner ARCHITECTS

123 W. 8th STREET SUITE B2 LAWRENCE, KS 66044 OFFICE: 785.832.0804 FAX: 785.832.0890

QUAIL CREEK APARTMENTS NEW CLUBHOUSE/POOL 2111 KASOLD DRIVE LAWRENCE, KANSAS

PROJECT # 217-680 OCTOBER 2017

RELEASE: 1.0 DATE: XX.XX.XX

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