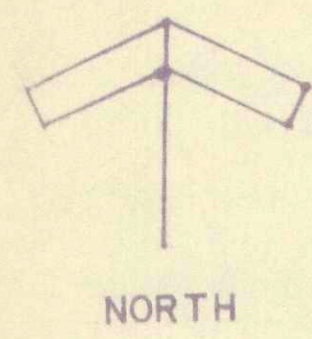


ALVAMAR ESTATES

EXISTING CONTOURS
CONTOUR INTERVALS - 5'

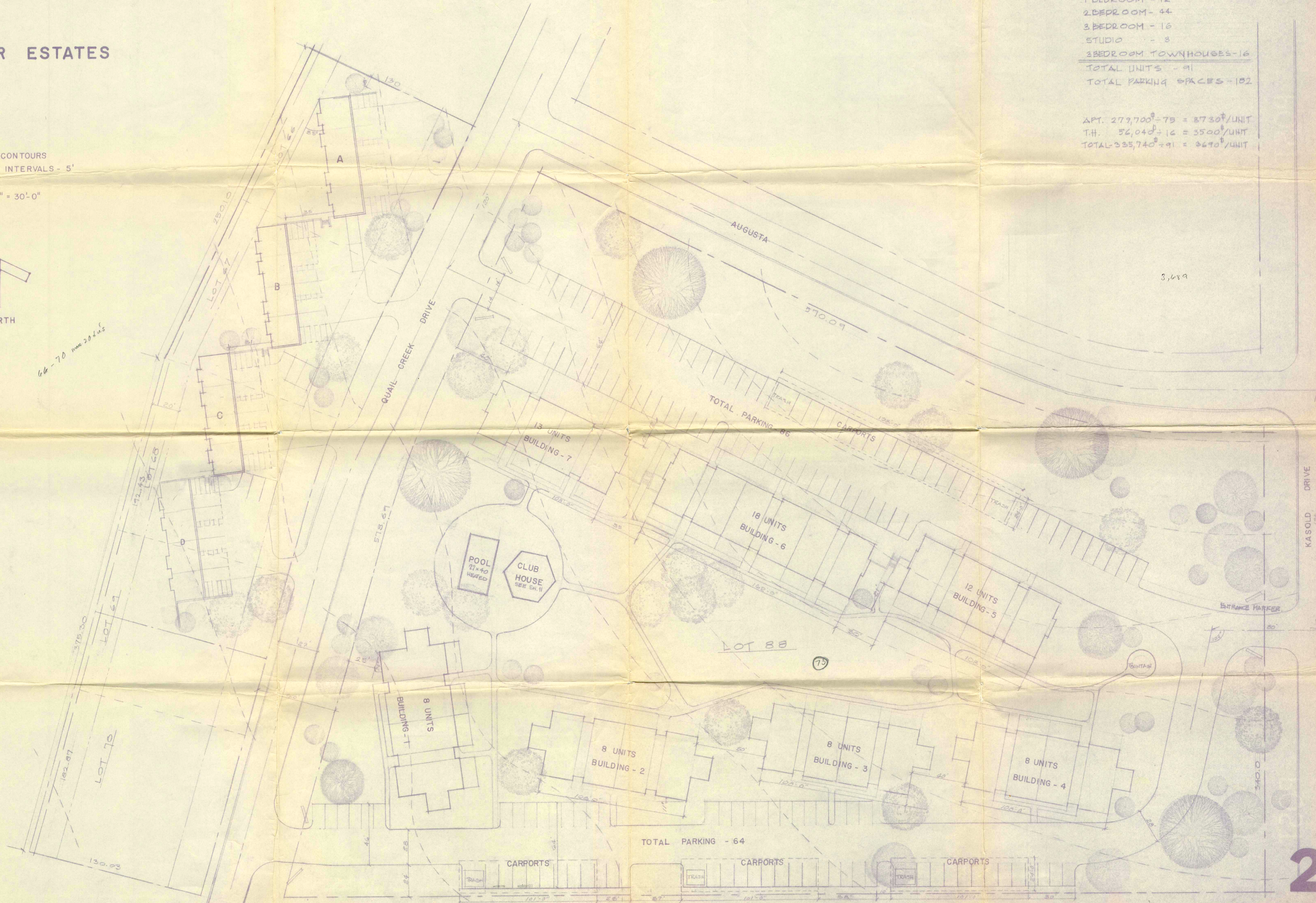
SCALE - 1" = 30'-0"

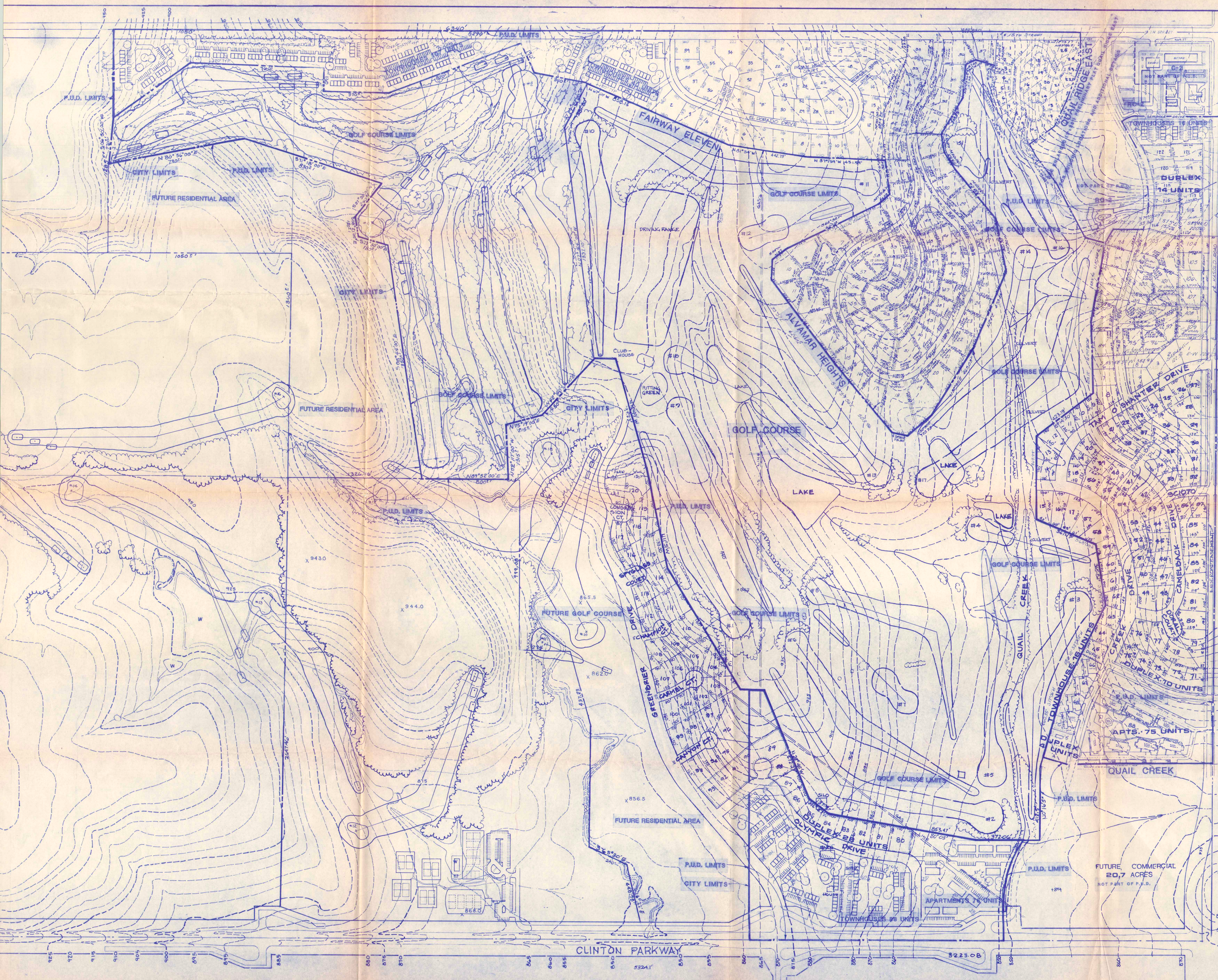


66-70 mm 20' x 15'

1 BEDROOM - 12
2 BEDROOM - 44
3 BEDROOM - 16
STUDIO - 3
3 BEDROOM TOWNHOUSES - 16
TOTAL UNITS - 91
TOTAL PARKING SPACES - 182

APT. $279,700 \div 75 = 3730 \text{¢/UNIT}$
T.H. $56,040 \div 16 = 3500 \text{¢/UNIT}$
TOTAL $335,740 \div 91 = 3690 \text{¢/UNIT}$





LEGAL DESCRIPTION
Beginning at the SE corner Section 3, T13S, R19E, thence north along east section line 5228.50' to NE corner of said section, thence west along north section line 6340', thence south 1285'±, thence east 1050'± to section line, thence south 1300'±, thence east along half section line 1326.76', thence south 999.08', thence east 294', thence southeasterly 437.23' to a point 1746.76' east and 1230' north of SW corner of said section, thence south 200', thence 565°30'E 240', thence 516°22'E 448.78' to south line of said section, thence east along south section line 3223.08' to point of beginning, excluding the following areas:

- 1) Beginning at the southeast corner Section 3, T13S, R19E, thence north along east section line 1015'±, thence west to centerline of Quail Creek Drive, thence N72°54'W 160', thence 517°08'W 87.95', thence southeasterly 412.5', thence west to centerline of Quail Creek, thence southeasterly along centerline of creek to a point on south section line, thence east along south section line to the Point of Beginning.
- 2) Beginning at the northeast corner Section 3, T13S, R19E, thence south along east section line 407', thence westerly along centerline of Seminole Drive 564.53', thence southerly along centerline of St. Andrew's Drive 657', thence west 173.27', thence 529°13'30"W 91.74', thence 377°46'W 117.77', thence N 25°36'W 200'± to northwest corner of Lot 111, thence N 29°11'11"W 162.67 feet, thence N 35°55'37"W 106.00 feet, thence N 35°55'37"W 81.00 feet, thence N 27°55'37"W 81'±, thence N 55°27'E 164'±, thence N 28°55'E 180'±, thence N 16°55'E 200'±, thence north to north sectionline, thence east 813'± to Point of Beginning.

The remaining area encompassing approximately 429 acres.

AREA TO BE REZONED FROM RS-2 TO P.U.D. TO RS-2.
AREA TO BE REZONED FROM RS-2 TO RS-2 (P.U.D.).

NOTE: ALL PARK AREAS SHOWN ON PLAT WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION COMPRISED OF PROPERTY OWNERS IN ALVAMAR.

LAND USE	ACRES
GOLF COURSE	255 ^Δ
RESIDENTIAL	126 [*]
TOTAL P.U.D.	381
COMMERCIAL	(NOT IN P.U.D.) 24
RESIDENTIAL - OFFICE	(NOT IN P.U.D.) 9
FUTURE RESIDENTIAL (OUTSIDE CITY LIMITS - NOT IN P.U.D.)	104
STREET R/W	(W/ LIMITS OF RESIDENTIAL P.U.D.) 45 (NOT W/ LIMITS OF P.U.D.) 9 TOTAL 54
TOTAL AREA W/ PROPERTY LIMITS	572

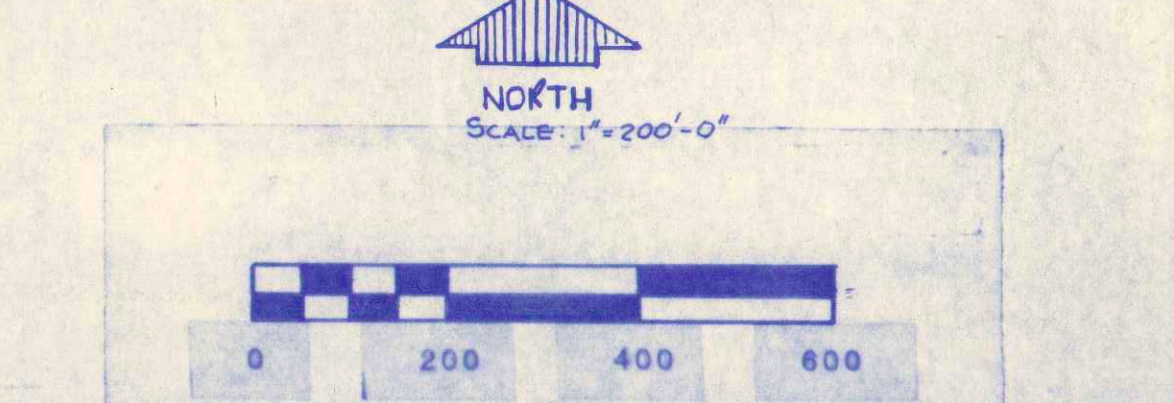
RESIDENTIAL	UNITS
APARTMENTS	151
TOWNHOUSES	287
DUPLEXES	51
SINGLE FAMILY	231
TOTAL	700

GROSS DENSITY PER FAMILY (INCLUDES STREET R/W)	26696 SQ. FT.
NET DENSITY PER FAMILY (EXCLUDES STREET R/W)	23709 SQ. FT.
* 40 ACRES ZONE RS-1	174 LIVING UNITS PERMITTED
8.6 ACRES ZONE RS-2	538
Δ 76 ACRES ZONE RS-1	805
18.5 ACRES ZONE RS-2	1151
LIVING UNITS SHOWN	700
	2185 TOTAL LIVING UNITS PERMITTED

ALVAMAR ESTATES

LAWRENCE, KANSAS

PRELIMINARY PLANNED COMMUNITY DEVELOPMENT ORDINANCE #3500



PAYNE & BROCKWAY, ENGINEERS
OLATHE, KANSAS

PETERS WILLIAMS KUBOTA
PLANNING
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