

SHARED PARKING INFORMATION:

PARKING SUMMARY	USE CATEGORY	APARTMENTS	DUPLEX	INDEPEN- -DENT/ ASSISTED LIVING	GOLF CART STORAGE/ MULTI-PURPOSE	FITNESS/WELL- -NESS AREA	POOL AREA	GOLF COURSE/ CLUBHOUSE	BANQUET FACILITY AREA	OUTDOOR GRILLE BY POOL (ACCESSORY)			
		MULTI-DWELLING STRUC-TURE	DUPLEX	INDEPEN- -DENT/ ASSISTED LIVING	EVENT CENTER, SMALL FLEET STORAGE	PERSONAL IMPROVE-ME NTACT-IVE REC.	ACTIVE RECREATION	PASSIVE RECREATION	EVENT CENTER, LARGE	FAST ORDER FOOD OR QUALITY RESTAURANT			
	PARKING SPACES REQUIRED	1 PER BDRM (500 BEDS) + 1 PER 10 UNITS (260)	1 PER BDRM (12 BEDS)	1 PER INDEPENDENT LIVING UNIT (100) + 0.5 PER ASSISTED LIVING UNIT (0)	1 SPACE PER 3 PERSONS BASED ON MAX OCCUPANCY OF 207 + 1 PER 1.5 EMPLOYEES (3)	67% @ 1/1500 (19,734 S.F.) 33% @ 1000 (9,920 S.F.) BIKE PARKING - 1 PER 10 AUTO	1 PER 500 S.F. OF CUSTOMER SERVICE AREA, OUTDOOR POOL (40,267 S.F.) INDOOR POOL (4,614 S.F.) BIKE PARKING - 1 PER 10 AUTO	4 SPACES PER HOLE (27 HOLES) + 22 FOR UNIVERSITY GOLF PRACTICE FACILITY BIKE PARKING - 1 PER 10 AUTO SPACES	1 SPACE PER 4 PERSONS BASED ON MAX OCCU- PANCY OF 450 + 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) BIKE PARKING - 5			
PARKING PROVIDED		528[A][B][C]	12	100	71 BIKE - 5	90	91	130 [H] BIKE - 12	129 BIKE - 12	17	TOTAL USED	EXCESS SPACES	TOTAL PROVIDED
	LOT 1				8 BIKE - 5			43 BIKE - 12	48 BIKE - 12		99	0	99 BIKE - 24
	LOT 2	329 [A]			3				4		336	0	336
	LOT 3 [J]	200 [B][C]	12 [E]	100 [D]							312	0	312
	LOT 4				8	81	82	74		5	250	0	250
	LOT 5 BIRDIE WAY [I]								69		0		0
	TOTAL	529	12	100	64 [F]	81 [F]	82 [F]	117 [F]	121 [F]	5 [G]	1111	0	1111

A LOT 2A: BLDGS - A, B, C = 168 UNITS - 312 BEDS; INTERIOR PARKING = 146; EXTERIOR PARKING 183; TOTAL = 329 SPACES REQUIRED. PARKING HAS BEEN REQUIRED & PROVIDED ON LOT 2, EXCLUDING PARKING ON BIRDIE WAY
B LOT 2B: BLDGS - H, I, J = 1 BED UNITS = 18 SPACES REQUIRED. PARKING HAS BEEN REQUIRED & PROVIDED ON LOT 3, EXCLUDING PARKING ON BIRDIE WAY
C LOT 2B: BLDGS - K, 48 UNITS - 172 BEDS; 182 SPACES REQUIRED. PARKING HAS BEEN REQUIRED & PROVIDED ON LOT 3, EXCLUDING PARKING ON BIRDIE WAY
D LOT 2B: BLDGS - J, ASSISTED/INDEPENDENT LIVING - 100 UNITS - 100 SPACES REQUIRED. DENSITY = 24 STUDIO X 4 = 96; 36 - 1 BED UNITS X 4 = 224; 20 - 2 BED UNITS X 6 = 120 100 SPACES REQUIRED
E LOT 2B, DUPLEX D4 E = (4 BEDS); DUPLEX F & G = (8 BEDS) = 1 SPACE PER BEDROOM = 12 SPACES REQUIRED
F OFF STREET PARKING FOR NON-RESIDENTIAL USES HAS BEEN REDUCED TO 90% OF THE REQUIRED AMOUNT PER THE APPROVED PRELIMINARY DEVELOPMENT PLAN.
G OFF STREET PARKING REDUCED TO 5 SPACES FOR EMPLOYEE PARKING ONLY. PARKING FOR USE SHARED WITH OTHER USES ON SITE.
H OFF STREET PARKING FOR GOLF COURSE, PRACTICE FACILITY, SHARED BETWEEN LOT 1 AND LOT 4 AND BIRDIE WAY.
I PARKING ON BIRDIE WAY - 73 SPACES ON LOT 2 & 41 SPACES ON LOT 3.
J FINAL DEVELOPMENT PLAN FOR LOT 3 NOT SUBMITTED. PARKING IS ESTIMATED AT THIS TIME.

LEGAL DESCRIPTION:

LOT 1, ALVAMAR INC. ONE ADDITION NO. 2

ALLOWED NON RESIDENTIAL USES:

- RETAIL USES AS ACCESSORY TO THE GOLF COURSE
- OFFICE USES ACCESSORY TO THE DIRECT OPERATION OF THE GOLF COURSE AND EVENT CENTER OR MANAGEMENT OF ACCESSORY USES DIRECTLY ASSOCIATED WITH THE GOLF COURSE
- EATING AND DRINKING ESTABLISHMENTS TO INCLUDE EVENT CENTER (TO BE OPERATED AS A BANQUET/RECEPTION FACILITY ONLY), FAST ORDER FOOD; QUALITY RESTAURANT; AND ACCESSORY BAR USES.

IMPERVIOUS SURFACE SUMMARY:

LOT 1: 5.051 ACRES (220,012 SQ. FT. +/-)

EXISTING SUMMARY:	SQ. FT.	%	POST DEVELOPMENT SUMMARY:	SQ. FT.	%
BUILDING FOOTPRINT:	14,668	7%	BUILDING FOOTPRINT:	29,041	13%
PAVEMENT AREAS:	62,510	28%	PAVEMENT AREAS:	63,213	29%
TOTAL IMPERVIOUS:	77,178	35%	TOTAL IMPERVIOUS:	92,320	42%
TOTAL PERVIOUS:	141,084	65%	TOTAL PERVIOUS:	127,642	58%
PROPERTY AREA:	220,012	100%	PROPERTY AREA:	220,012	100%

GENERAL NOTES:

- ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b).
- ALL REQUIRED ACCESSIBLE SIDEWALK RAMP PER A.D.A. 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 15 FEET OF THE PUBLIC SANITARY SEWER OF PUBLIC WATERLINE. NO OTHER STRUCTURES OR LANDSCAPING SHALL BE PLACED WITHIN UTILITY EASEMENT OR WITHIN 8 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.
- PROPERTY OWNER WAIVES RIGHTS 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. ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.
- SITE LIGHTING IS NOT BEING ADDED AT THIS TIME. A PHOTOMETRIC PLAN WILL BE PROVIDED IN THE FUTURE, PRIOR TO LIGHT INSTALLATION, IF NEW LIGHTING IS DESIRED.
- 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.
- PER CITY CODE SECTION 9-402, THE PATIO AREA WILL BE MANAGED TO PREVENT STORMWATER POLLUTION. FOOD WASTE, TRASH, CIGARETTES AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY. COLLECTION MUST BE FREQUENT ENOUGH TO PREVENT WASTES CARRIED OFF BY WIND OR STORMWATER RUNOFF. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO PREVENT CONTAMINATION OF STORMWATER RUNOFF. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM
- TYPICAL DIMENSIONS:
 - REGULAR SPACES - 9' X 18' (6.5' + 1.5' OVERHANG AT SIDEWALKS)
 - ADA SPACES - 9' X 16.5' OR 18' (9' AISLE)
- PAVEMENT:
 - APPROACHES: T" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
 - PARKING 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.
 - SIDEWALKS: 4" CONCRETE WITH COMPACTED SUBGRADE UNLESS OTHERWISE NOTED

SITE SUMMARY:

PROJECT SUMMARY		CURRENT ZONING	PROPOSED ZONING	CURRENT USE	PROPOSED USE	LAND AREA		PROPOSED UNITS	PROPOSED UNITS PER ACRE
	LOT 1	R57/RM12	RM24-PD	PASSIVE RECREATION	PASSIVE RECREATION & CLUBHOUSE	ACRES	SQUARE FEET		
	TOTAL				EVENT CENTER & FLEET STORAGE	5.05	220,012	0	0.00

LANDSCAPING TABLE:

LANDSCAPING CALCULATION		Lot 1
Parking Stalls Provided		101
Interior Parking Lot Greenspace Provided (SF)		10,275
Interior Parking Lot Greenspace Required (SF)		4,040
Interior Parking Lot Shrubs Provided		Exist.
Interior Parking Lot Shrubs Required		31
Interior Parking Lot Trees Provided		11
Interior Parking Lot Trees Required		11
Perimeter Parking Lot Frontage (FT)		160
Perimeter Parking Lot Trees Provided		7 (double as street trees)
Perimeter Parking Lot Trees Required		7
Birdie Way Street Trees Provided		10
Birdie Way Street Trees Required		370 L.F. /40=10
Common Open Space Provided		46,081
Common Open Space Required (20% of site)		44,002

SYM	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	STREET TREES	10	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHIMBARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SAGCHARUM "LEGACY" ACER PLATANOIDES "SUMMERSHADE" ULMUS PARVIFOLIA QUERCUS SUMMARDII TILIA CORDATA "GREENSPIRE" PLATANUS OCCIDENTALIS "BLOODGOOD"	2"-2 1/2" CAL.	B & B
	SHADE TREES	11	LEGACY SUGAR PLUM BUR OAK IRONWOOD GOLDEN RAIN TREE CHINKAPIN OAK LACEBARK ELM SKYLINE HONEYLOCUST	ACER PLATANOIDES QUERCUS MACROCARPA OSTYIA VIRGINIANA KOELREUTERIA PANICULATA QUERCUS MUEHLERII ULMUS PARVIFOLIA GLEDTISIA TRIACANTHOS	2"-2 1/2" CAL.	B & B



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
LAURENCE, KS 66044
OFFICE: 785.841.6355
FAX: 785.841.6342

© PAUL WERNER ARCHITECTS, L.L.C.
THIS DRAWING IS COPYRIGHTED WORK BY
PAUL WERNER ARCHITECTS, L.L.C. THIS
DRAWING MAY NOT BE PHOTOCOPIED,
TRACED OR COPIED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF PAUL
WERNER ARCHITECTS, L.L.C.

ALVAMAR
LOT 1
FINAL DEVELOPMENT PLAN

PROJECT # 213-560

RELEASE:	DATE:
1.0	8.23.16
1.1	9.20.16
1.2	11.14.16
2.0	1.9.17
2.1	2.16.17