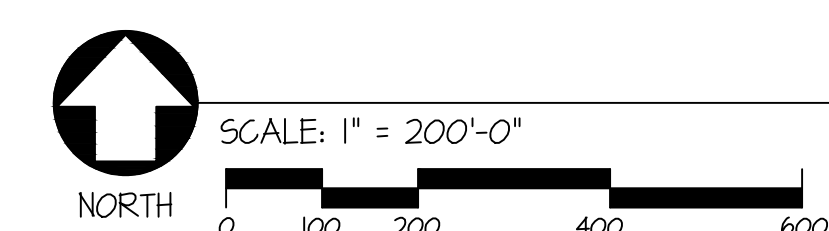
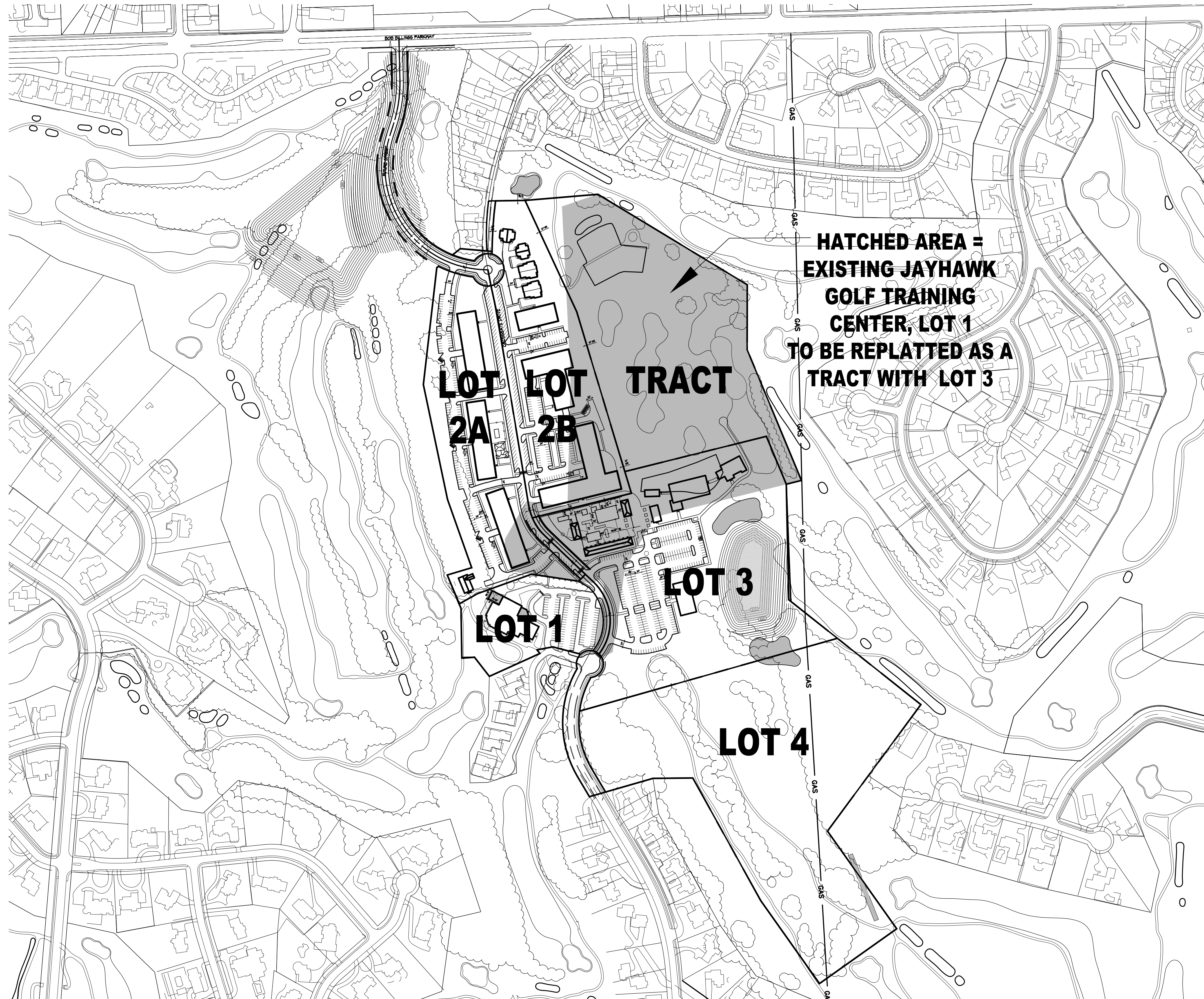


# ALVAMAR

## LOT 1, 2A, 2B & 3 PRELIMINARY DEVELOPMENT PLAN LAWRENCE, KANSAS



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**ALVAMAR LOT 1, 2A, 2B & 3  
PRELIMINARY  
DEVELOPMENT PLAN**

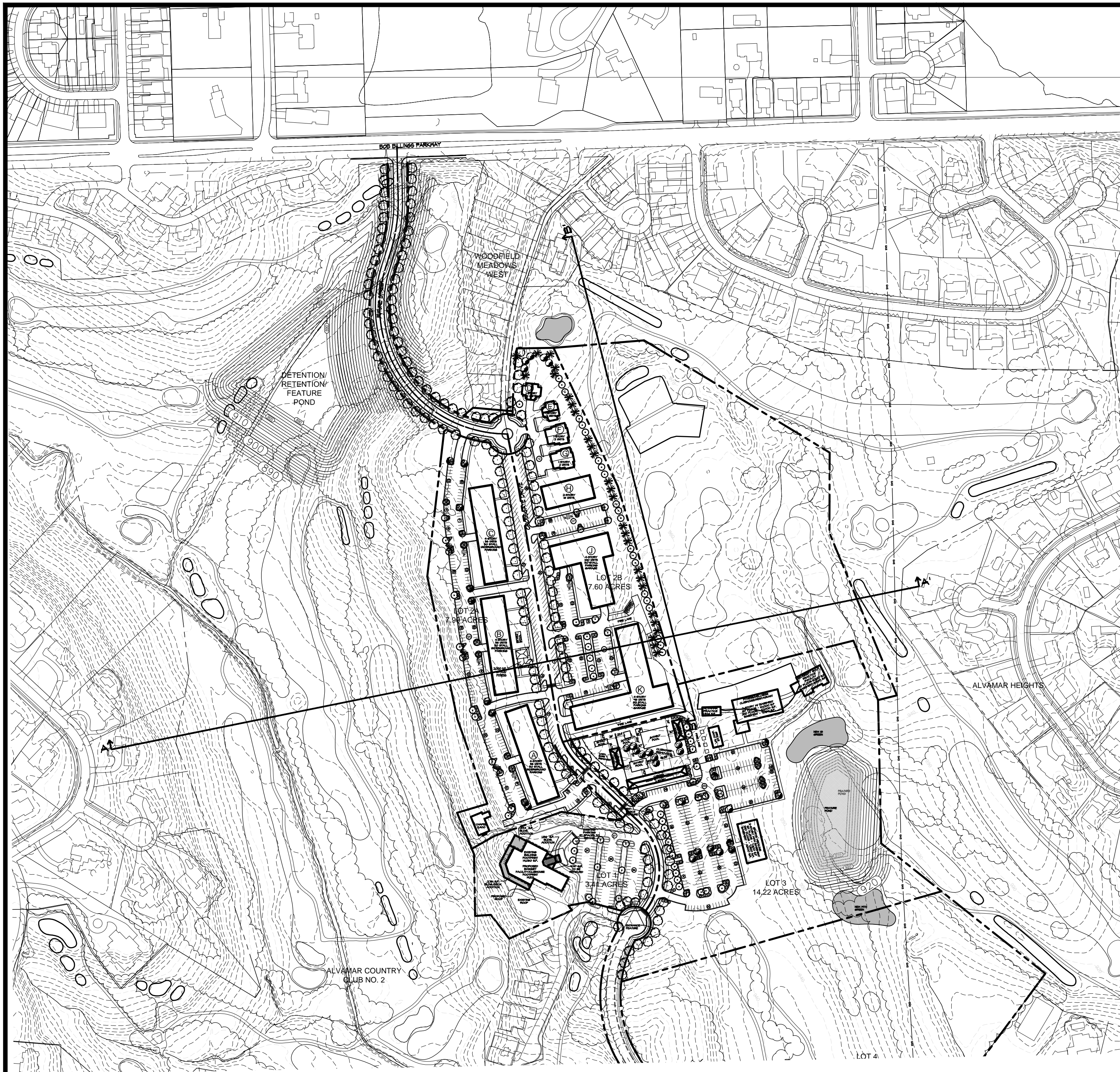
LAWRENCE, KANSAS

PROJECT # 213-560

RELEASE: 1.0 DATE: 2.16.16  
1.1 3.01.16

COVER





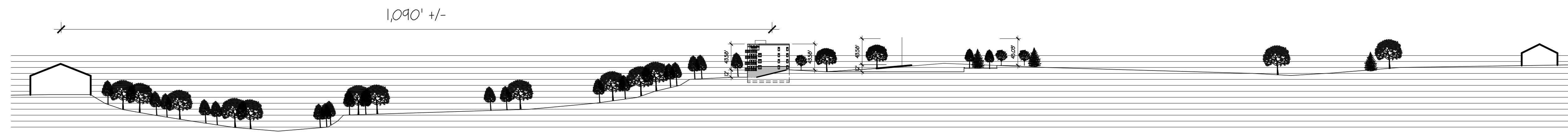
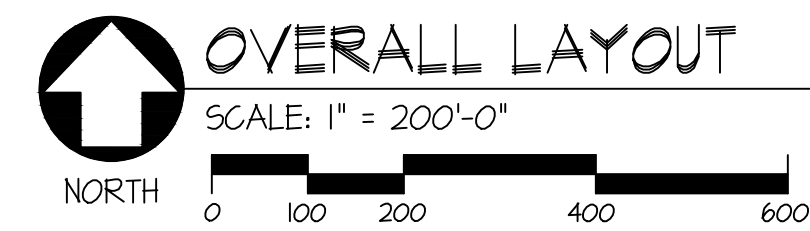
### IMPERVIOUS SURFACE SUMMARY:

LOT 1: 3.41 ACRES (148,482 SQ. FT. +/-)			POST DEVELOPMENT SUMMARY:		
EXISTING SUMMARY:	SQ. FT.	%	SQ. FT.	%	
BUILDING FOOTPRINT:	14,060	12%	19,321	13%	
PAVEMENT AREAS:	61,306	41%	54,524	40%	
TOTAL IMPERVIOUS:	75,446	53%	73,845	53%	
TOTAL PERVIOUS:	73,036	41%	64,637	41%	
PROPERTY AREA:	148,482	100%	148,482	100%	

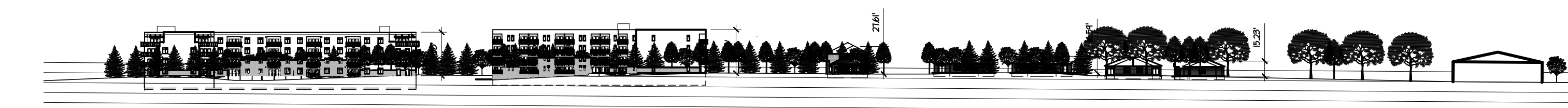
LOT 2A: 7.40 ACRES (343,962 SQ. FT. +/-)			POST DEVELOPMENT SUMMARY:		
EXISTING SUMMARY:	SQ. FT.	%	SQ. FT.	%	
BUILDING FOOTPRINT:	0	0%	63,300	18%	
PAVEMENT AREAS:	46,214	13%	126,083	37%	
TOTAL IMPERVIOUS:	46,214	13%	194,383	55%	
TOTAL PERVIOUS:	297,748	87%	154,579	45%	
PROPERTY AREA:	343,962	100%	343,962	100%	

LOT 2B: 7.60 ACRES (331,081 SQ. FT. +/-)			POST DEVELOPMENT SUMMARY:		
EXISTING SUMMARY:	SQ. FT.	%	SQ. FT.	%	
BUILDING FOOTPRINT:	0	0%	73,411	24%	
PAVEMENT AREAS:	20,653	9%	110,211	33%	
TOTAL IMPERVIOUS:	20,653	9%	180,280	51%	
TOTAL PERVIOUS:	302,434	41%	140,799	43%	
PROPERTY AREA:	331,081	100%	331,081	100%	

LOT 3: 14.22 ACRES (614,263 SQ. FT. +/-)			POST DEVELOPMENT SUMMARY:		
EXISTING SUMMARY:	SQ. FT.	%	SQ. FT.	%	
BUILDING FOOTPRINT:	1,291	1%	50,261	2%	
PAVEMENT AREAS:	43,462	7%	155,104	25%	
TOTAL IMPERVIOUS:	50,761	8%	316,076	51%	
TOTAL PERVIOUS:	563,502	42%	303,187	44%	
PROPERTY AREA:	614,263	100%	614,263	100%	



SECTION A - A' SCALE: 1" = 100'-0"



SECTION B - B' SCALE: 1" = 100'-0"

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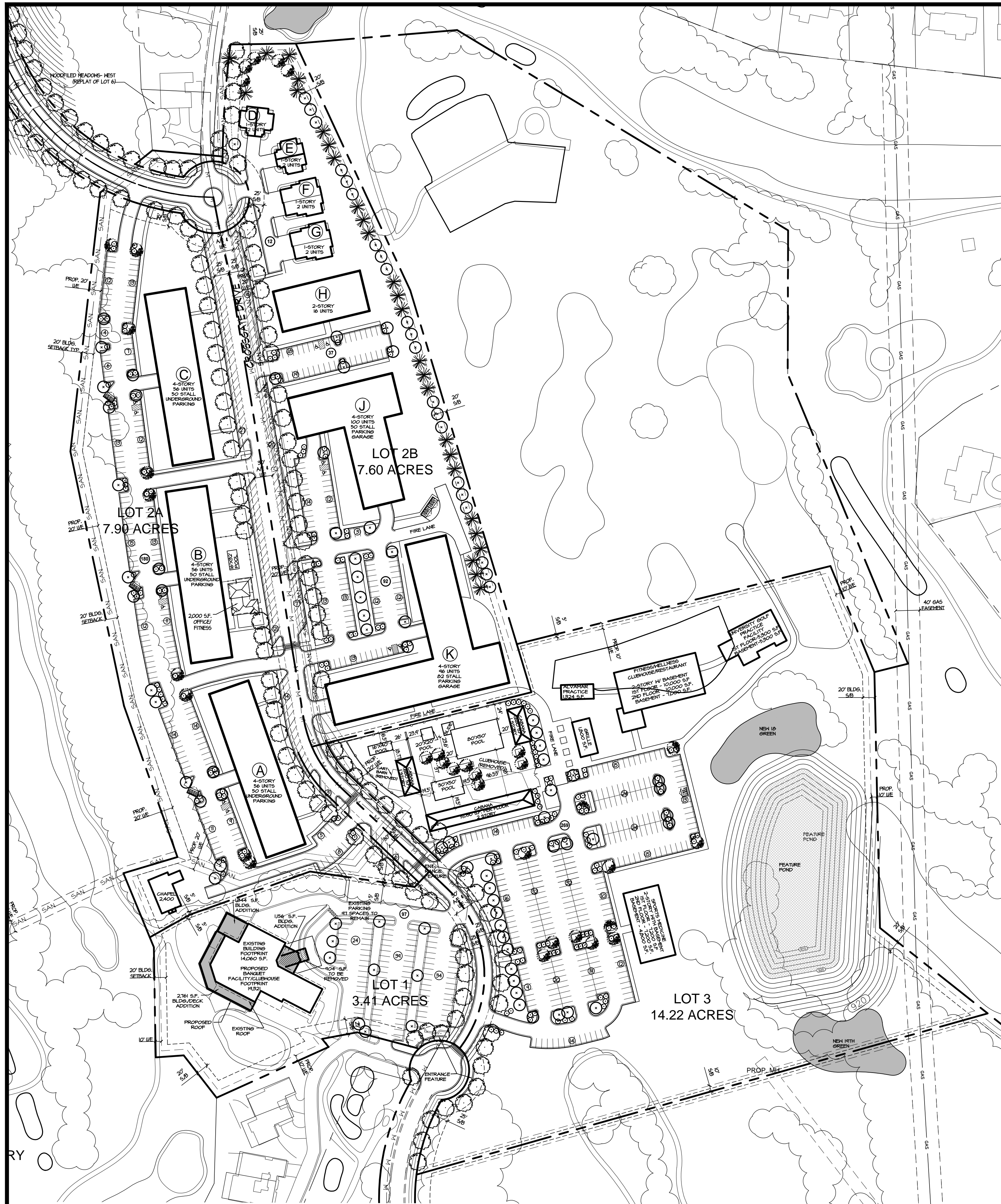
**ALVAMAR LOT 1, 2A, 2B & 3  
PRELIMINARY  
DEVELOPMENT PLAN**

LAURENCE, KANSAS

PROJECT # 213-560

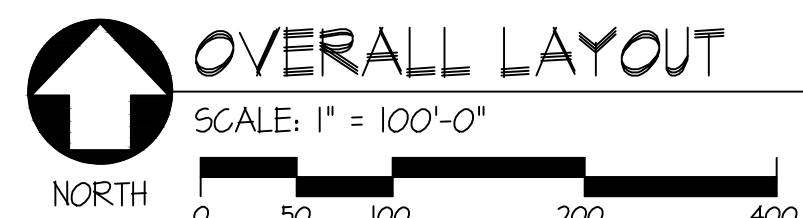
RELEASE:	DATE:
1.0	2.16.16
1.1	3.01.16





**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.



**LEGAL DESCRIPTION:**

PENDING APPROVAL OF FINAL PLAT FOR LOT 1-3 - ALVAMAR INC. ONE ADDITION (DEVELOPMENT PROPOSAL FOR LOT 4 IS NOT INCLUDED AT THIS TIME AND IS SHOWN FOR CONTEXT ONLY)

**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 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.
- SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 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 UNIFORM 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 20-60L, OR RECEIVE A WAIVER FROM PLANNING DIRECTOR OR 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 OR 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.
- THE SWIMMING POOL CONSTRUCTION WILL COMPLY WITH CITY CODE CHAPTER 14, ARTICLE II.
- 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 OWNERS 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.
- SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS.
- PROPERTY OWNER SHALL MAINTAIN COMMON OPEN SPACE ON LOTS 1 - 4
- FINAL DEVELOPMENT PLANS FOR THIS PROPERTY ARE REQUIRED TO BE PRESENTED TO THE PLANNING COMMISSION FOR APPROVAL FOLLOWING THE NOTICE REQUIREMENTS OF SECTION 20-130(G).
- PHASING PLAN SHALL BE SUBMITTED WITH THE FIRST FINAL DEVELOPMENT PLAN FOR REMODEL OF THE EXISTING CLUBHOUSE ON LOT 1, CONSTRUCTION OF IMPROVEMENTS PROPOSED ON LOTS 2 AND 3, AND STREET AND UTILITY INSTALLATION.
- SHARED PARKING REVIEW AND FINAL PARKING SPACE REQUIREMENTS WILL OCCUR WITH REVIEW OF EACH FINAL DEVELOPMENT PLAN SUBMISSION.
- THE BANQUET/RECEPTION FACILITY SHALL ONLY BE USED FOR CONVENTIONAL BANQUET/RECEPTION USES. THE NIGHTCLUB USE ASSIGNED TO THIS FACILITY FOR DEVELOPMENT CODE PURPOSES SHALL NOT PROVIDE A RIGHT TO USE THE FACILITY AS A BAR OR NIGHTCLUB OPERATION.
- A REVISED TRAFFIC IMPACT STUDY, STATING PROPOSED USES, SHALL BE REQUIRED WITH THE SUBMISSION OF A FUTURE APPLICATION FOR A PRELIMINARY DEVELOPMENT PLAN FOR LOT 1 AND LOT 4.
- PRIVATE PARKING ALONG THE GOLF COURSE HOLES WILL BE SCREENED FROM ERRANT GOLF BALLS PER STAFF APPROVAL.
- ROUNDABOUTS WILL NEED TO BE DESIGNED APPROPRIATELY WITH PUBLIC IMPROVEMENT PLANS TO SUPPORT TURNING TRUCK TRAFFIC AND PEDESTRIAN CROSSINGS.
- THE FEATURE PONDS WILL BE PRIVATELY OWNED AND MAINTAINED. THE LAND OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE FEATURE PONDS. FAILURE TO MAINTAIN THE FEATURE PONDS WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. THE FEATURE POND(S) WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS).

**LANDSCAPING CALCULATION**

	Lot 1	Lot 2A	Lot 2B	Lot 3
Parking Stalls Provided	93	180	131	255
Interior Parking Lot Greenspace Provided (SF)	10,275	7,667	6,366	10,562
Interior Parking Lot Greenspace Required (SF)	3,720	7,200	5,240	10,200
Interior Parking Lot Shrubs Provided	Exst.	56	40	77
Interior Parking Lot Shrubs Required	28	54	40	77
Interior Parking Lot Trees Provided	10	28	16	26
Interior Parking Lot Trees Required	10	18	14	26
Perimeter Parking Lot Frontage (FT)	160	45	306	252
Perimeter Parking Lot Trees Provided	7 (double as street trees)	2	13 (double as street trees)	11
Perimeter Parking Lot Trees Required	7	2	13	11
Crossgate Street Trees Provided	10	31	30	23
Crossgate Street Trees Required	370 L.F. /40=10	1,219 L.F. /40=31	1,188 L.F./40=30	855 L.F./40=22

**SITE SUMMARY:**

PROJECT SUMMARY	CURRENT ZONING	PROPOSED ZONING	CURRENT USE	PROPOSED USE	LAND AREA	PROPOSED UNITS	PROPOSED UNITS PER ACRE
LOT 1	RM24-PD	RM24-PD	PASSIVE RECREATION	PASSIVE RECREATION	3.41	148,482	
LOT 2A	RM24-PD	RM24-PD	PASSIVE RECREATION	MULTI DWELLING STRUCTURE	7.90	343,962	168
LOT 2B	RM24-PD	RM24-PD	PASSIVE RECREATION	ASSISTED LIVING/ MULTI DWELLING STRUCTURE	7.60	331,087	164
LOT 3	RM24-PD	RMQ-PD	PASSIVE RECREATION	VARIED USES - SEE TABLE BELOW	14.22	619,263	
LOT 4	RM24-PD	RM24-PD	PASSIVE RECREATION	PASSIVE RECREATION	17.32	754,588	
TOTAL					50.44	2,197,382	332

**SHARED PARKING INFORMATION:**

PARKING SUMMARY	USE CATEGORY	APARTMENTS	FITNESS/WELLNESS AREA	POOL AREA	GOLF COURSE	BANQUET FACILITY AREA	INDEPEN -DENT/ ASSISTED LIVING	RESTAURANT IN CLUBHOUSE (ACCESSORY)	OUTDOOR GRILLE BY POOL (ACCESSORY)	FUTURE OFFICE	DUPLEX	TOTAL
		MULTI-DWELLING STRUCTURE	PERSONAL IMPROVEMENT/ACT-IVE REC.	PARTICIPANT SPORTS & RECREATION, OUTDOOR	PASSIVE RECREATION	QUALITY & ACCESSORY RESTAURANT (2)	INDEPEN -DENT/ ASSISTED LIVING	FAST ORDER FOOD OR QUALITY RESTAURANT	FAST ORDER FOOD OR QUALITY RESTAURANT	OFFICE	DUPLEX	
PARKING SPACES REQUIRED		1 PER BDRM (500 BEDS) + 1 PER 10 UNITS (280) [A]	80% @ 1/500 + 20% @ 1/200 = 1 PER 200 S.F. (22,700 S.F.)	1 PER 500 S.F. OF CUSTOMER SERVICE AREA (40,000 S.F.)	4 SPACES PER HOLE (27 HOLES) + 20 FOR UNIVERSITY GOLF PRACTICE FACILITY	[D] 1 SPACE PER 3 PERSONS BASED ON MAX OCCUPANCY OF 400 + 1 PER EMPLOYEE (9)	1 PER INDEPENDENT LIVING UNIT (100) + 0.5 PER ASSISTED LIVING UNIT (0)	1 PER PER 100 SF OF CUSTOMER SERVICE AREA (3,400 S.F.) PLUS 1 PER EMPLOYEE ON LARGEST SHIFT (10)	1 PER 100 SF OF CUSTOMER SERVICE AREA (1,200 S.F.) PLUS 1 PER EMPLOYEE ON LARGEST SHIFT (5)	1 PER 300 S.F.	1 PER BDRM (12 BEDS)	<b>1112 [C]</b>
PARKING PROVIDED	LOT 1				43	54						<b>97</b>
	LOT 2A	330 [A]										<b>330</b>
	LOT 2B	163 [A]					98				12	<b>273</b>
	LOT 3		53	56	72	16		10	5	57		<b>269</b>
	LOT 4											<b>0</b>
Crossgate		37	16	0 [B]	59 [B]	2						<b>114</b>
<b>TOTAL</b>	<b>530 [A]</b>	<b>53 [C]</b>	<b>72 [C]</b>	<b>115 [C]</b>	<b>129 [C]</b>	<b>100</b>	<b>10 [C]</b>	<b>5 [C]</b>	<b>57 [C]</b>	<b>12</b>		<b>1083 [C]</b>

- A LOT 2A: BLDGS - A, B, C = 168 UNITS - 312 BEDS; INTERIOR PARKING = 150, EXTERIOR PARKING = 180; TOTAL = 329 SPACES REQUIRED  
 B LOT 2B: BLDGS - F, G - 1 BED UNITS = 18 SPACES REQUIRED  
 C LOT 2B: BLDGS - J, ASSISTED/INDEPENDENT LIVING - 100 UNITS - 100 SPACES REQUIRED; DENSITY = (24 STUDIO X .4 = 9.6; 56 - 1 BED UNITS X .4 = 22.4; 2 - 2 BED UNITS X .6 = 1.2) 100 SPACES REQUIRED  
 D LOT 2B: BLDGS - K, 96 UNITS - 172 BEDS; 182 SPACES REQUIRED  
 E LOT 2B: DUPLEX D & E (4 BEDS); DUPLEX F & G (8 BEDS) = 1 SPACE PER BEDROOM = 12 SPACES REQUIRED  
 F ADDITIONAL SPACES ALLOWED FOR GOLF AND BANQUET FACILITY (111) TOTAL 37 USED FOR APARTMENTS ON 2B  
 G OTHER THAN RESIDENTIAL UNITS PARKING HAS BEEN PROVIDED AT 90% OF THE REQUIRED AMOUNT.  
 H ANY BANQUETS OVER 354 PEOPLE SHALL BE COORDINATED WITH THE CLOSURE OF SOME OTHER ACTIVITIES IN ORDER TO PROVIDE THE NECESSARY PARKING  
 I PARKING FOR EMPLOYEES

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**ALVAMAR LOT 1, 2A, 2B & 3  
PRELIMINARY  
DEVELOPMENT PLAN**

LAWRENCE, KANSAS

PROJECT # 213-560

RELEASE: 1.0 DATE: 2.16.16  
1.1 3.01.16



**LANDSCAPING TABLE:**

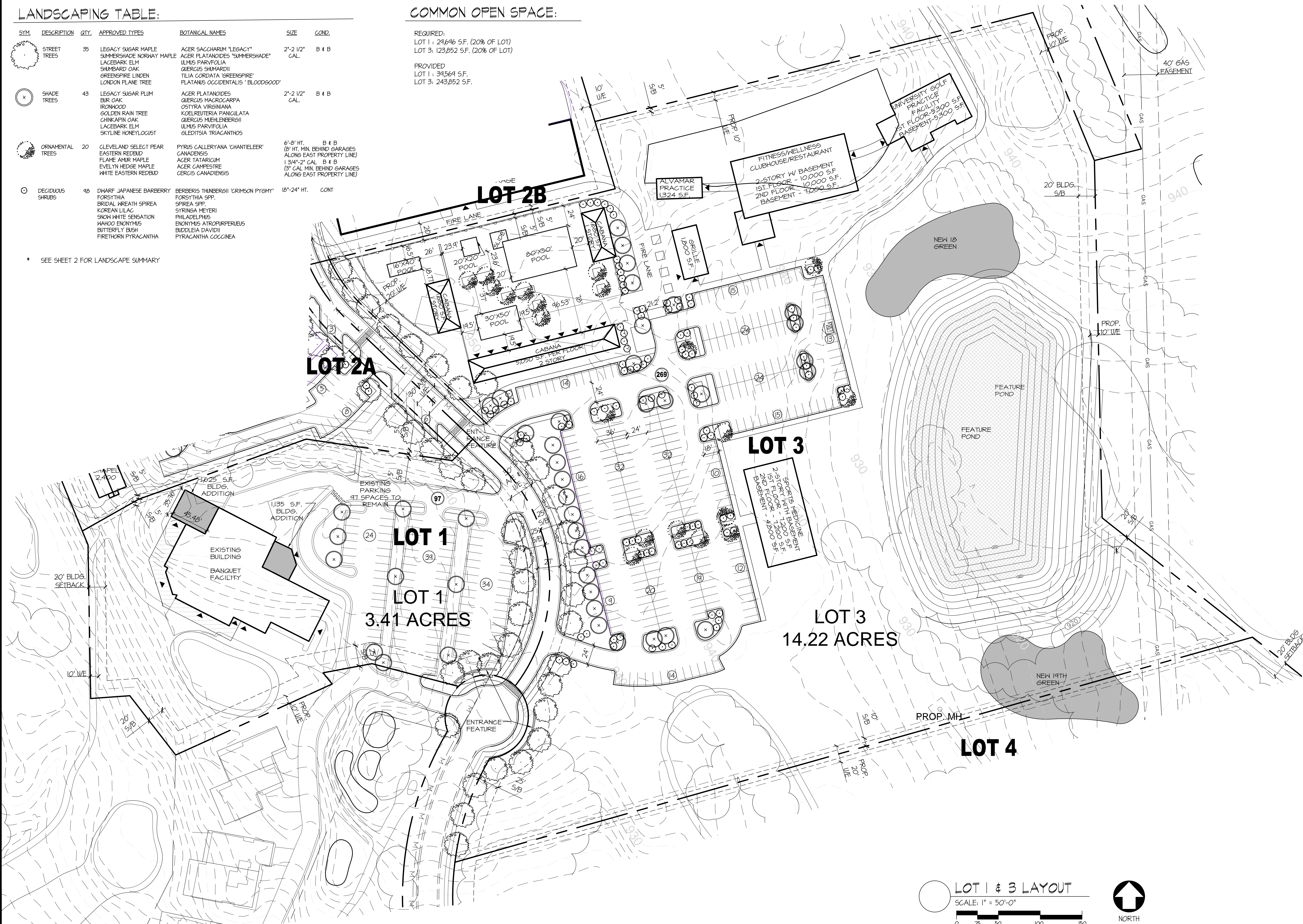
SYM	DESCRIPTION	QTY	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
(Tree symbol)	STREET TREES	35	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHUMBARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCCHARIM "LEGACY" ACER PLATANOIDES "SUMMERSHADE" ULMUS PARVIFOLIA QUERCUS SHUMARDII TILIA CORDATA "GREENSPIRE" PLATANUS OCCIDENTALIS "BLOODGOOD"	2'-2 1/2" CAL.	B 4 B
(Tree symbol)	SHADE TREES	43	LEGACY SUGAR PLUM BUR OAK IRONWOOD GOLDEN RAIN TREE GHINKAPIN OAK LACEBARK ELM SKYLINE HONEYLOCUST	ACER PLATANOIDES QUERCUS MACROCARPA OSTYRA VIRGINIANA KOELREUTERIA PANICULATA QUERCUS MELENBERGII ULMUS PARVIFOLIA GLEDTISIA TRIACANTHOS	2'-2 1/2" CAL.	B 4 B
(Tree symbol)	ORNAMENTAL TREES	20	CLEVELAND SELECT PEAR EASTERN REDBUD FLAME AMB MAPLE EVELYN HEDGE MAPLE WHITE EASTERN REDBUD	PYRUS CALLERYANA "CHANTELIER" CANADENSIS ACER TATARICUM ACER CAMPESTRE CERCIS CANADENSIS	6'-8" HT. (8' HT. MIN. BEHIND GARAGES ALONG EAST PROPERTY LINE) 1 3/4"-2" CAL. B 4 B (8" CAL. MIN. BEHIND GARAGES ALONG EAST PROPERTY LINE)	B 4 B
(Shrub symbol)	DECIDUOUS SHRUBS	40	DWARF JAPANESE BARBERRY FORSYTHIA BRIDAL WREATH SPIREA KOREAN LILAC SNOW WHITE SENGATION NAHOO ENONTHMUS BUTTERFLY BUSH FIRETHORN PYRACANTHA	BERBERIS THUNBERGII "CRIMSON PYGM" FORSYTHIA SPP. SPIREA SPP. SYRINGA MEYERI PHILADELPHUS ENONTHMUS ATROPURPUREUS BIDOLEIA DAVIDII PYRACANTHA COCCINEA	10"-24" HT.	CONT

\* SEE SHEET 2 FOR LANDSCAPE SUMMARY

**COMMON OPEN SPACE:**

REQUIRED:  
LOT 1 : 24,646 S.F. (20% OF LOT)  
LOT 3: 123,852 S.F. (20% OF LOT)

PROVIDED:  
LOT 1 : 34,564 S.F.  
LOT 3: 243,852 S.F.



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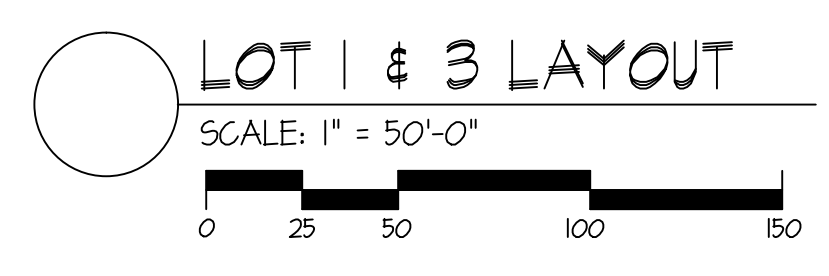
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**ALVAMAR LOT 1, 2A, 2B & 3**  
**PRELIMINARY**  
**DEVELOPMENT PLAN**

LAURENCE, KANSAS

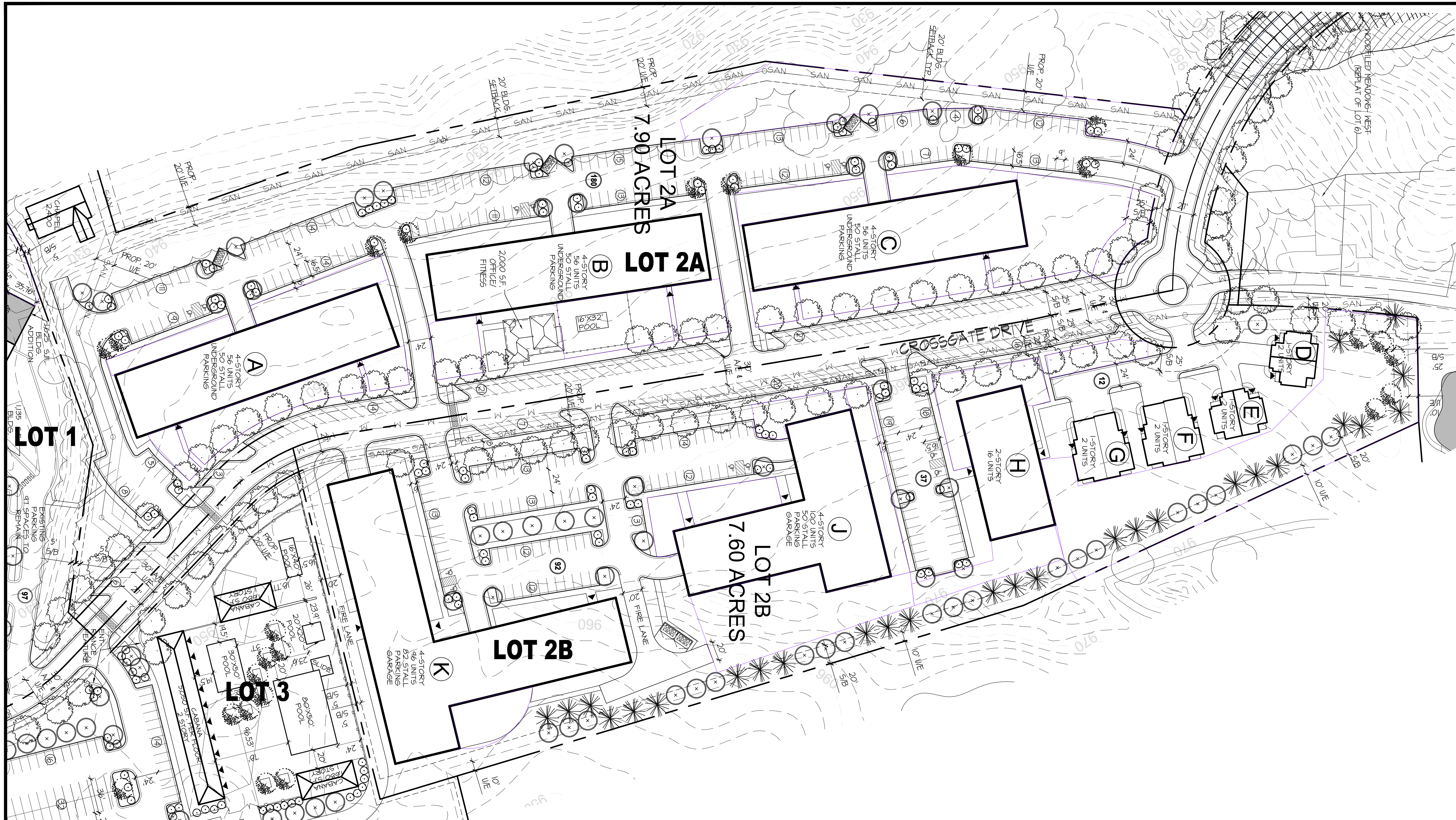
PROJECT # 213-560

RELEASE: 1.0 DATE: 2.16.16  
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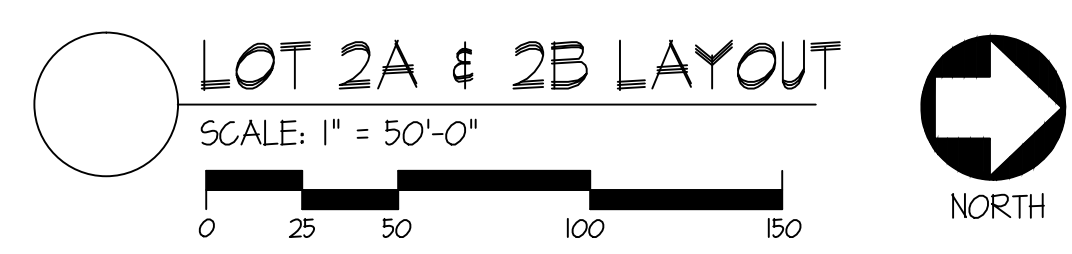
**LANDSCAPING TABLE:**

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.	ORNAMENTAL TREES	14
○	STREET TREES	63	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHIMBARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCCHARUM 'LEGACY' ACER PLATANOIDES 'SUMMERSHADE' ULMUS PARVIFOLIA QUERCUS SHIMARDII TILIA CORDATA 'GREENSPIRE' PLATANUS OCCIDENTALIS 'BLOODGOOD'	2'-2 1/2" CAL.	B & B	○	CLEVELAND SELECT PEAR EASTERN REDBUD FLAME AMIR MAPLE EVELYN HEDGE MAPLE WHITE EASTERN REDBUD
⊗	SHADE TREES	57	LEGACY SUGAR PLUM BUR OAK IRONWOOD GOLDEN RAIN TREE CHINKAPIN OAK LACEBARK ELM SKYLINE HONEYLOCUST	ACER PLATANOIDES QUERCUS MACROCARPA OSTYRA VIRGINIANA KOELREUTERIA PANICULATA QUERCUS MUEHLBERGII ULMUS PARVIFOLIA GLEDITSIA TRIACANTHOS	2'-2 1/2" CAL.	B & B	○	PYRUS CALLERYANA 'CHANTELIER' CANADENSIS ACER TATARICUM ACER CAMPESTRE CERCIS CANADENSIS
★	EVERGREEN TREES	27	EASTERN RED CEDAR VANDERWOLF LIMBER PINE WHITE PINE	JUNIPERUS VIRGINIANA PINUS FLEXILIS PINUS STROBUS			○	(8' HT. MIN. BEHIND GARAGES ALONG EAST PROPERTY LINE) 1 3/4"-2" CAL. B & B (8' CAL. MIN. BEHIND GARAGES ALONG EAST PROPERTY LINE)
○	DECIDUOUS SHRUBS	43	DWARF JAPANESE BARBERRY FORSYTHIA BRIDAL WREATH SPIREA KOREAN LILAC SNOW WHITE SENSATION WAHOO ENONYMUS BUTTERFLY BUSH FIRETHORN PYRACANTHA	BERBERIS THUNBERGII 'CRIMSON PYGMY' FORSYTHIA SPP. SPIREA SPP. SYRINGA MEYERI PHILADELPHUS ENONYMUS ATRORHIZORHIZUS BUDDLEIA DAVIDII PYRACANTHA COCCINEA	18"-24" HT.	CONT		

**COMMON OPEN SPACE:**

REQUIRED:  
LOT 2A : 68,792 S.F. (20% OF LOT)  
ALONG EAST PROPERTY LINE  
LOT 3: 66,217 S.F. (20% OF LOT)

PROVIDED  
LOT 2A : 14,584 S.F.  
LOT 2B: 11,688 S.F.



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**ALVAMAR LOT 1, 2A, 2B & 3  
PRELIMINARY  
DEVELOPMENT PLAN**

LAWRENCE, KANSAS

PROJECT # 213-560

RELEASE: DATE:  
1.0 2.16.16  
1.1 3.01.16