Location Map

SECTION 5-T13S-R19E

NOT TO SCALE

Planting Schedule

SYM	QTY	COMMON NAME	SIZE	COND.
RSM		'RED SUNSET' MAPLE ACER RUBRUM 'RED SUNSET'	2-1/2" CAL.	B & B
WP		WHITE PINE PINUS STROBUS	10'-12' HT.	B & B
SSC		'SPRING SNOW' CRAB MALUS 'SPRING SNOW'	2" CAL.	B & B
CP		'CAPITAL' PEAR PYRUS CALLERYANA 'CAPITAL'	2" CAL.	B & B
MR		MEDILAND ROSE ROSA 'MEINVEBLE'	5 GAL.	CONT.
RTD		REDTWIG DOGWOOD CORNUS SERICEA	5 GAL.	CONT.

Parking Summary

EXISTING TOTAL REQUIRED SPACES:

1 PER BEDROOM + 1 PER 10 UNITS
(ADDITIONAL 1 PER 10 UNITS APPLIED TO 4-PLEXES ONLY)

EACH EXISTING UNIT WITH THE 9 LARGE BUILDINGS (EXISTING BUILDINGS 7-14 & 21) = 36 UNITS
EACH EXISTING 3 BEDROOM UNITS = 108 BEDROOMS

EACH EXISTING UNIT WITH THE 2 SMALL BUILDINGS (EXISTING BUILDINGS 6 & 22) = 8 UNITS
EACH EXISTING 2 BEDROOM UNITS = 16 BEDROOMS

EXISTING SPACES REQUIRED = 124 + 4.4 = 129 SPACES

PROPOSED TOTAL REQUIRED SPACES:

DUPLEX (3 BEDROOM UNITS) (PROPOSED BUILDINGS 1-8) = 16 UNITS = 48 SPACES

SINGLE DWELLING UNITS (2 SPACES PER DWELLING UNIT REGARDLESS OF # OF BEDROOMS)
TYPE I (2 BEDROOM UNITS) (PROPOSED BUILDINGS 13-20,22,24,26,29-31) = 14 UNITS = 28 SPACES
TYPE II (3 BEDROOM UNITS) (PROPOSED BUILDINGS 9-12,21,23,25,27,28,32)= 10 UNITS = 20 SPACES

CLUBHOUSE/OFFICE (1 PER 300 SQ. FT.) 1775 SQ. FT. = 6 SPACES

TOTAL EXISTING SPACES REQUIRED= 129 SPACES
TOTAL PROPOSED SPACES REQUIRED= 102 SPACES
TOTAL SPACES REQUIRED = 231 SPACES

EXISTING PARKING PROVIDED:

EACH EXISTING UNIT WITH THE 9 LARGE BUILDINGS (EXISTING BUILDINGS 7-14 & 21) INCLUDES 4 SPACES
(2 CAR GARAGE AND 2 SPACES IN THE DRIVE) 36 UNITS = 144 SPACES

EACH EXISTING UNIT WITH THE 2 SMALL BUILDINGS (EXISTING BUILDINGS 6 & 22) INCLUDES 2 SPACES
(1 CAR GARAGE AND 1 SPACE IN THE DRIVE) 8 UNITS = 16 SPACES

COMMON SPACES = 32 SPACES (INCLUDES 2 ACCESSIBLE, 1 VAN)

TOTAL EXISTING SPACES PROVIDED = 192 SPACES

PROPOSED PARKING PROVIDED:

EACH DUPLEX UNIT INCLUDES 4 SPACES (PROPOSED BUILDINGS 1-8)
(2 CAR GARAGE AND 2 SPACES IN THE DRIVE) 16 UNITS = 64 SPACES

EACH SINGLE DWELLING UNIT INCLUDES 4 SPACES
(2 CAR GARAGE AND 2 SPACES IN THE DRIVE) 14 TYPE I UNITS (PROPOSED BUILDINGS 13-20,22,24,26,29-31) = 56 SPACES
(2 CAR GARAGE AND 2 SPACES IN THE DRIVE) 10 TYPE II UNITS (PROPOSED BUILDINGS 9-12,21,23,25,27,28,32)= 40 SPACES

TOTAL EXISTING SPACES PROVIDED= 192 SPACES
TOTAL PROPOSED SPACES PROVIDED= 160 SPACES

TOTAL SPACES PROVIDED = 352 SPACES (INCLUDES 2 ACCESSIBLE, 1 VAN)

Legend

- W — EXISTING WATERLINE
- EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER LINE
- GAS — EXISTING GAS LINE
- SAN — PROPOSED SANITARY SEWER
- A/E — ACCESS EASEMENT
- U/E — UTILITY EASEMENT
- D/E — DRAINAGE EASEMENT
- PROPOSED BUILDING STRUCTURES
- PROPOSED CONCRETE PAVEMENT
- EXISTING LIGHT

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Mark	Description	Date
1	City Comments	4/2/15

Designed by: R.W
Drawn by: R.W
Submitted by: A.JG
Checked by: A.JG
Reviewed by: A.JG
Date: 02/17/15
Plot scale: 1"=50'
File name: 135272-SP.dwg
Plot date: 3/30/15

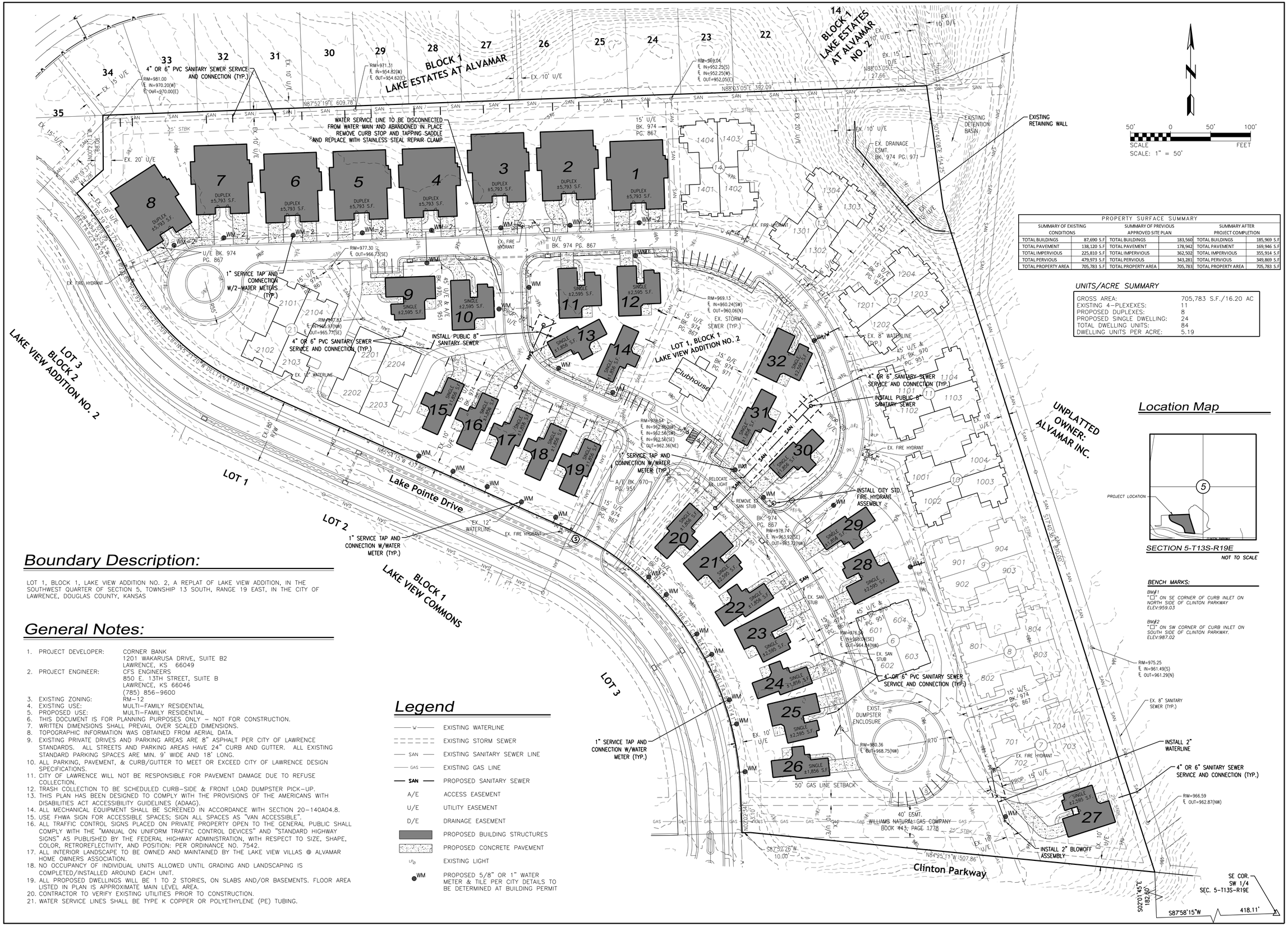
Lot 1, Block 1
Lake View Addition No. 2
Lawrence, KS

Site Plan/Landscape Plan
2250 Lake Pointe Drive

Lake View Villas @ Alvamar
Revised Site Plan

Sheet reference number: 1

Sheet 1 of 3



PROPERTY SURFACE SUMMARY					
SUMMARY OF EXISTING CONDITIONS		SUMMARY OF PREVIOUS APPROVED SITE PLAN		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDINGS	87,690 S.F.	TOTAL BUILDINGS	183,560	TOTAL BUILDINGS	185,969 S.F.
TOTAL PAVEMENT	138,120 S.F.	TOTAL PAVEMENT	178,942	TOTAL PAVEMENT	169,946 S.F.
TOTAL IMPERVIOUS	225,810 S.F.	TOTAL IMPERVIOUS	362,502	TOTAL IMPERVIOUS	355,914 S.F.
TOTAL PERVIOUS	479,973 S.F.	TOTAL PERVIOUS	343,281	TOTAL PERVIOUS	349,869 S.F.
TOTAL PROPERTY AREA	705,783 S.F.	TOTAL PROPERTY AREA	705,783	TOTAL PROPERTY AREA	705,783 S.F.

UNITS/ACRE SUMMARY

GROSS AREA:	705,783 S.F./16.20 AC
EXISTING 4-PLEXEXES:	11
PROPOSED DUPLEXES:	8
PROPOSED SINGLE DWELLING:	24
TOTAL DWELLING UNITS:	84
DWELLING UNITS PER ACRE:	5.19

Location Map

Boundary Description:

LOT 1, BLOCK 1, LAKE VIEW ADDITION NO. 2, A REPLAT OF LAKE VIEW ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

General Notes:

1. PROJECT DEVELOPER: CORNER BANK, 1201 WAKARUSA DRIVE, SUITE B2, LAWRENCE, KS 66049
2. PROJECT ENGINEER: CFS ENGINEERS, 850 E. 13TH STREET, SUITE B, LAWRENCE, KS 66046, (785) 856-9600
3. EXISTING ZONING: RM-12
4. EXISTING USE: MULTI-FAMILY RESIDENTIAL
5. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
6. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
7. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
8. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AERIAL DATA.
9. EXISTING PRIVATE DRIVES AND PARKING AREAS ARE 8" ASPHALT PER CITY OF LAWRENCE STANDARDS. ALL STREETS AND PARKING AREAS HAVE 24" CURB AND GUTTER. ALL EXISTING STANDARD PARKING SPACES ARE MIN. 9' WIDE AND 18' LONG.
10. ALL PARKING, PAVEMENT, & CURB/GUTTER TO MEET OR EXCEED CITY OF LAWRENCE DESIGN SPECIFICATIONS.
11. CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
12. TRASH COLLECTION TO BE SCHEDULED CURB-SIDE & FRONT LOAD DUMPSTER PICK-UP.
13. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
14. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-140A04.8.
15. USE FHWA SIGN FOR ACCESSIBLE SPACES; SIGN ALL SPACES AS "VAN ACCESSIBLE".
16. 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" AS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION; PER ORDINANCE NO. 7542.
17. ALL INTERIOR LANDSCAPE TO BE OWNED AND MAINTAINED BY THE LAKE VIEW VILLAS @ ALVAMAR HOME OWNERS ASSOCIATION.
18. NO OCCUPANCY OF INDIVIDUAL UNITS ALLOWED UNTIL GRADING AND LANDSCAPING IS COMPLETED/INSTALLED AROUND EACH UNIT.
19. ALL PROPOSED DWELLINGS WILL BE 1 TO 2 STORIES, ON SLABS AND/OR BASEMENTS. FLOOR AREA LISTED IN PLAN IS APPROXIMATE MAIN LEVEL AREA.
20. CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. WATER SERVICE LINES SHALL BE TYPE K COPPER OR POLYETHYLENE (PE) TUBING.

Legend

- W — EXISTING WATERLINE
- EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER LINE
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- U/E — UTILITY EASEMENT
- D/E — DRAINAGE EASEMENT
- PROPOSED BUILDING STRUCTURES
- PROPOSED CONCRETE PAVEMENT
- LP — EXISTING LIGHT
- WM — PROPOSED 5/8" OR 1" WATER METER & TILE PER CITY DETAILS TO BE DETERMINED AT BUILDING PERMIT

BENCH MARKS:

BM#1
"CI" ON SE CORNER OF CURB INLET ON NORTH SIDE OF CLINTON PARKWAY
ELEV:959.03

BM#2
"CI" ON SW CORNER OF CURB INLET ON SOUTH SIDE OF CLINTON PARKWAY.
ELEV:987.02

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No.	Mark	Description	Date
1		City Comments	4/2/15

Designed by: R.LW
Drawn by: R.LW
Chkd by: AJG
Submitted by: AJG
Date: 02/17/15
Reviewed by: AJG
Plot scale: 1"=50'
File name: 135272-SP.dwg
Plot date: 3/30/15

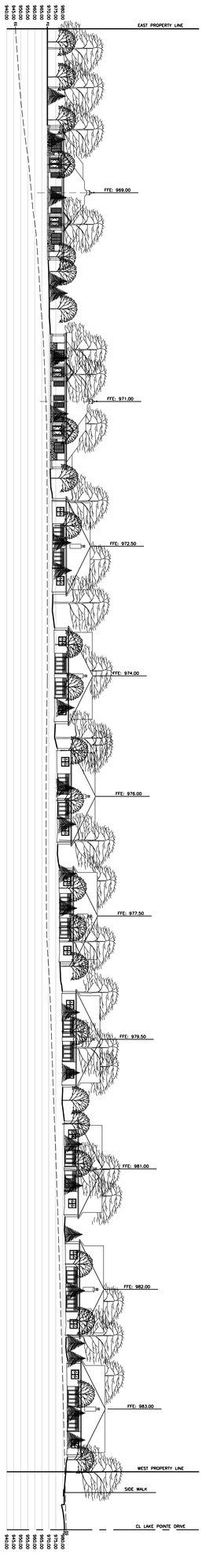
Lot 1, Block 1
Lake View Addition No. 2
Lawrence, KS

Utility Plan/Grading Plan
2250 Lake Pointe Drive

Lake View Villas @ Alvamar
Revised Site Plan

Sheet reference number: 2

Sheet 2 of 3



SCALE: 1" = 40'
40' 0 40' 80'
FEET

Sheet reference number: 3
Sheet 3 of 3

Lake View Villas @ Alvamar
Revised Site Plan

Lot 1, Block 1
Lake View Addition No. 2
Lawrence, KS

Site Section
2250 Lake Pointe Drive

Designed by: RLW		Date: 02/17/15
Dwn by: RLW	Ckd by: AJG	Reviewed by: AJG
Submitted by: AJG		Plot scale: 1"=50'
File name: 135272-SP.dwg Plot date: 3/30/15		

Mark	Description	Date
1	City Comments	4/2/15

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