



SYM	PLANT	QTY	SIZE	REMARKS
SM 19	RED SUNSET MAPLE ACER RUBRUM 'RED SUNSET'	2-1/2"	CAL	B & B
MA 7	MARSHALL'S SEEDLESS ASH FRAXINUS FRAXINOSA 'MARSHALL'S SEEDLESS'	2-1/2"	CAL	B & B
APA 45	AUTUMN PURPLE ASH FRAXINUS AMERICANA 'AUTUMN PURPLE'	2-1/2"	CAL	B & B
LSM 28	LEGACY SUGAR MAPLE ACER SACCHARUM 'LEGACY'	2-1/2"	CAL	B & B
RVS 0	RIVER BIRCH BETULA NEGRA	2-1/2"	CAL	B & B
BO 15	BUR OAK QUERCUS MACROCARPA	2-1/2"	CAL	B & B
LPT 12	LONDON PLANETREE PLATANUS X ACERFOLIA	2-1/2"	CAL	B & B
RP 23	WHITE PINE PINUS STROBUS	10'-12"	HT.	B & B
BBS 47	'BABY BLUE' SPRUCE PICEA PLUNGENS VAR. GLAUCA 'BABY BLUE'	8'-10"	HT.	B & B
VSP 23	'VANDERWOLF' PINE PINUS FLEXILIS 'VANDERWOLF'	8'-10"	HT.	B & B
SRU 0	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	6"	HT.	B & B
VPC 1	'VELVET PILLAR' CRAB MALUS 'VELVET PILLAR'	2"	CAL.	B & B
RC 13	ROYAL CRAB MALUS 'ROYAL'	2"	CAL.	B & B
SSC 20	'SPRING SNOW' CRAB MALUS 'SPRING SNOW'	2"	CAL.	B & B
PRC 2	'PRAIRIFIRE' CRAB MALUS 'PRAIRIFIRE'	2"	CAL.	B & B
RB 17	REDBUD CERCIS CANADENSIS	2"	CAL.	B & B
CC 2	'CENTURION' CRAB MALUS 'CENTURION'	2"	CAL.	B & B
CP 6	'CAPITAL' PEAR PYRUS CALLERYANA 'CAPITAL'	2"	CAL.	B & B
WD N/A	WILD WOODS MISCANTHUS SINENSIS 'DRACULINUS'	3	GAL.	CONT.
RTD N/A	RED TONGUE DOGWOOD CORNUS SERICEA	5	GAL.	CONT.
VRTD N/A	VAREGATED RED TONGUE DOGWOOD CORNUS ALBA 'VARIEGATA'	5	GAL.	CONT.
AKS N/A	'ANTHONY WATERER' SPIREA SPIREA X BAMBALDA 'ANTHONY WATERER'	5	GAL.	CONT.
SGJ N/A	'SEA GREEN' JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	5	GAL.	CONT.
MP N/A	MUGO PINE PINUS MUGO VAR. PUMILO	5	GAL.	CONT.
CPB N/A	'COPPER BEAR' ROSEBERRY BERBERIS THUNBERGII ATROPURPUREA 'COPPER BEAR'	5	GAL.	CONT.
LPS N/A	'LITTLE PRINCESS' SPIREA SPIREA JAPONICA 'LITTLE PRINCESS'	5	GAL.	CONT.
GM N/A	'GOLDMOUND' SPIREA SPIREA X BAMBALDA 'GOLDMOUND'	5	GAL.	CONT.
CH N/A	CHINA HOLLY ILEX X MESERIERAE	5	GAL.	CONT.
RLB N/A	RED LEAF DOGWOOD BERBERIS THUNBERGII VAR. ATROPURPUREA	5	GAL.	CONT.
MR N/A	MEDLAND ROSE ROSA MEXICANA	5	GAL.	CONT.
YCA N/A	ADAM'S NEEDLE YUCCA YUCCA FLAMENTOSA	5	GAL.	CONT.
AV N/A	ALLEGHANY WILBURDIA WILBURDIA X RHYNDOSPHAROS 'ALLEGHANY'	5	GAL.	CONT.
HY N/A	HICKS VIEW TAXUS X MEDIA 'HICKS VIEW'	30"-36"	HT.	CONT.
FT N/A	'FAIRVIEW' YUCCA TAXUS X MEDIA 'FAIRVIEW'	24"-30"	HT.	CONT.
BB N/A	BURNING BUSH EUONYMUS ALATUS 'CONTRACTUS'	24"-30"	HT.	CONT.
HOS N/A	HENRY'S GARNET SWEETSPICE ITEA VIRGINICA 'HENRY'S GARNET'	5	GAL.	CONT.
HFG N/A	HAMELEN FOUNTAIN GRASS FESTUCA ALPICOLOIDES 'HAMELEN'	5	GAL.	CONT.
BCI N/A	'BLUE CHIP' JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5	GAL.	CONT.
SDD N/A	'STELLA DE ORO' GRASS HEMEROCALLIS 'STELLA DE ORO'	1	GAL.	CONT.
SC N/A	SEASONAL COLOR FRANCOA ANNUALIS 'MUMS'	1	GAL.	CONT. & PLANTS

**Lake View Villas @ Alvamar**  
 2250 Lake Pointe Dr.  
 Lot 1, Block 1  
 Lake View Addition #2

**Site Plan**  
 Layout and Landscape Plan

**REVISIONS:**

MAY 20, 2004
AUG. 13, 2004
SEPT 10, 2004
NOV. 2, 2004
JUN. 26, 2006
AUG. 04, 2006

**PROJECT RECORD:**

DIGITAL I.D.:	03113-SP1
PROJECT NO.:	03113
DATE:	APRIL 20, 2004
DRAWN BY:	KV
CHECKED BY:	MK
SHEET NO.	1 OF 3 SHEETS

**Built Structures**

**Open Space/Buffer**

NOTE: BUILDINGS 9-22 TO SPRINKLER PER CITY OF LAWRENCE FIRE DEPARTMENT.

- General Notes:**
- PROJECT DEVELOPER: GRISHAMORE GROUP, P.O. BOX 25683, OVERLAND PARK, KS 66225
  - PROJECT ENGINEER: PERDAN GROUP, INC., 500 ROCKLEDGE ROAD SUITE A, LAWRENCE, KS 66049 (785)838-3339 FAX (785)838-3339
  - EXISTING ZONING: RM-1
  - CURRENT USE: AGRICULTURAL
  - PROPOSED USE: MULTI-FAMILY RESIDENTIAL
  - THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
  - WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
  - TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY PERDAN GROUP, INC. - DECEMBER 2003.
  - PRIVATE DRIVES AND PARKING AREAS TO BE 8" ASPHALT PER CITY OF LAWRENCE STANDARDS (1" BM-2 50% RAP BASE). ALL STREETS AND PARKING AREAS TO HAVE 24" CURB AND GUTTER. ALL STANDARD PARKING SPACES TO BE MIN. 9' WIDE AND 18' LONG.
  - ALL PARKING, PAVEMENT, & CURB/GUTTER TO MEET OR EXCEED CITY OF LAWRENCE DESIGN SPECIFICATIONS.
  - CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
  - TRASH COLLECTION TO BE SCHEDULED CURB-SIDE & FRONT LOAD DUMPSTER PICK-UP.
  - A DETAILED PHOTOMETRIC LIGHTING PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF SITE PLAN.
  - THIS 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 28 CFR PART 36.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1404A.8.
  - USE PARK SIGN FOR ACCESSIBLE SPACES; SIGN ALL SPACES AS "VAN ACCESSIBLE".
  - 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. 7942.
  - ALL INTERIOR LANDSCAPE TO BE OWNED AND MAINTAINED BY THE LAKE VIEW VILLAGES & ALVAMAR HOME OWNERS ASSOCIATION.
  - A STORM WATER POLLUTION PREVENTION PLAN (SWPP3) MUST BE PROVIDED FOR THIS PROJECT. THIS PROJECT WILL NOT BE RELEASED FOR BUILDING PERMITS, AND NO CONSTRUCTION ACTIVITY, INCLUDING SOIL DISTURBANCE OR REMOVAL OF VEGETATION, SHALL COMMENCE UNTIL AN APPROVED SWPP3 HAS BEEN OBTAINED.
  - NO OCCUPANCY OF INDIVIDUAL UNITS ALLOWED UNTIL GRADING AND LANDSCAPING IS COMPLETED/INSTALLED AROUND EACH UNIT.

**Development Summary:**

**IMPERVIOUS SURFACE SUMMARY:**

	GROSS AREA:	704,173 S.F.
EXISTING BUILDINGS:	0 S.F.	PROPOSED BUILDINGS: 198,056 S.F.
EXISTING PAVEMENT:	0 S.F.	PROPOSED PAVEMENT: 178,712 S.F.
EXISTING IMPERVIOUS:	0 S.F.	PROPOSED IMPERVIOUS: 376,789 S.F.
EXISTING PERVIOUS:	704,173 S.F.	PROPOSED PERVIOUS: 327,495 S.F.
GROSS AREA:	704,173 S.F.	GROSS AREA: 704,173 S.F.

**UNITS/ACRE SUMMARY**

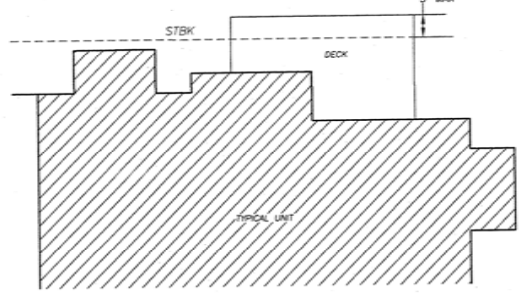
GROSS AREA:	704,173 S.F./16.16 AC
PROPOSED 4-FLEXES:	26
TOTAL DWELLING UNITS:	154
DWELLING UNITS PER ACRE:	104/16.16
	6.44 DU'S PER ACRE

**Parking Summary:**

PHASE NO.	PARKING REQUIRED	PARKING REQ'D	PARKING PROVIDED	ACCESS REQ'D	ACCESS PROVIDED
1	RM-1 1.5 SPACES PER 2 BOR. 40 (2 BOR UNITS) x 1.5	60	86	1	2
1	RM-1 2.5 SPACES PER 3 BOR. 64 (3 BOR UNITS) x 2.5	160	262	-	-

TOTAL REQUIRED SPACES = 246 (INCLUDES 1 VAN ACCESSIBLE)  
 TOTAL PROVIDED SPACES = 348 (INCLUDES 2 VAN ACCESSIBLE)  
 EACH UNIT WITH IN THE LARGE BUILDINGS INCLUDE 4 SPACES (2 CAR GARAGE AND 2 SPACES IN THE DRIVE)  
 EACH UNIT WITH IN THE SMALL BUILDINGS INCLUDE 2 SPACES (1 CAR GARAGE AND 1 SPACE IN THE DRIVE)  
 COMMON SPACES = 32 (INCLUDES 2 VAN ACCESSIBLE)  
 \*\*\* BICYCLE PARKING REQUIRED/PROVIDED = 5

**Typical Deck:**

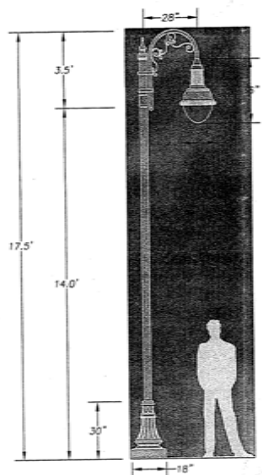


- NOTE: 1. 20-1306 (S)(3) PER CODE 1979, 20-1306.  
 2. MAXIMUM 150 S.F. TYPICAL.  
 3. ADDITIONAL ENVIRONMENT REQUIRED BY B2A APPROVAL AND SITE PLAN REVISION AS APPLICABLE.  
 4. MAXIMUM PROJECTION ALLOWED FOR OPEN STAIRWAY INTO A REQUIRED YARD SHALL NOT EXCEED THREE (3) FEET.

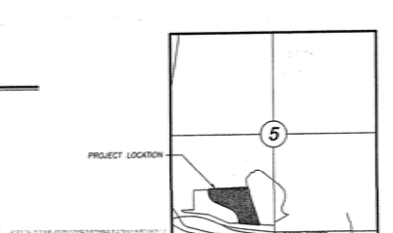
**Street Light Detail**

**SPECIFICATIONS**  
 ARCHITECTURAL AREA LIGHTING  
 PROMENADE SERIES

HEAD: PRMD  
 ARM: TR8  
 POLE: 083-4R14  
 COLOR: BLK



**Location Map**



SECTION 5-T13S-R19E  
 NOT TO SCALE

SCALE: 1" = 60'

**BENCH MARKS:**

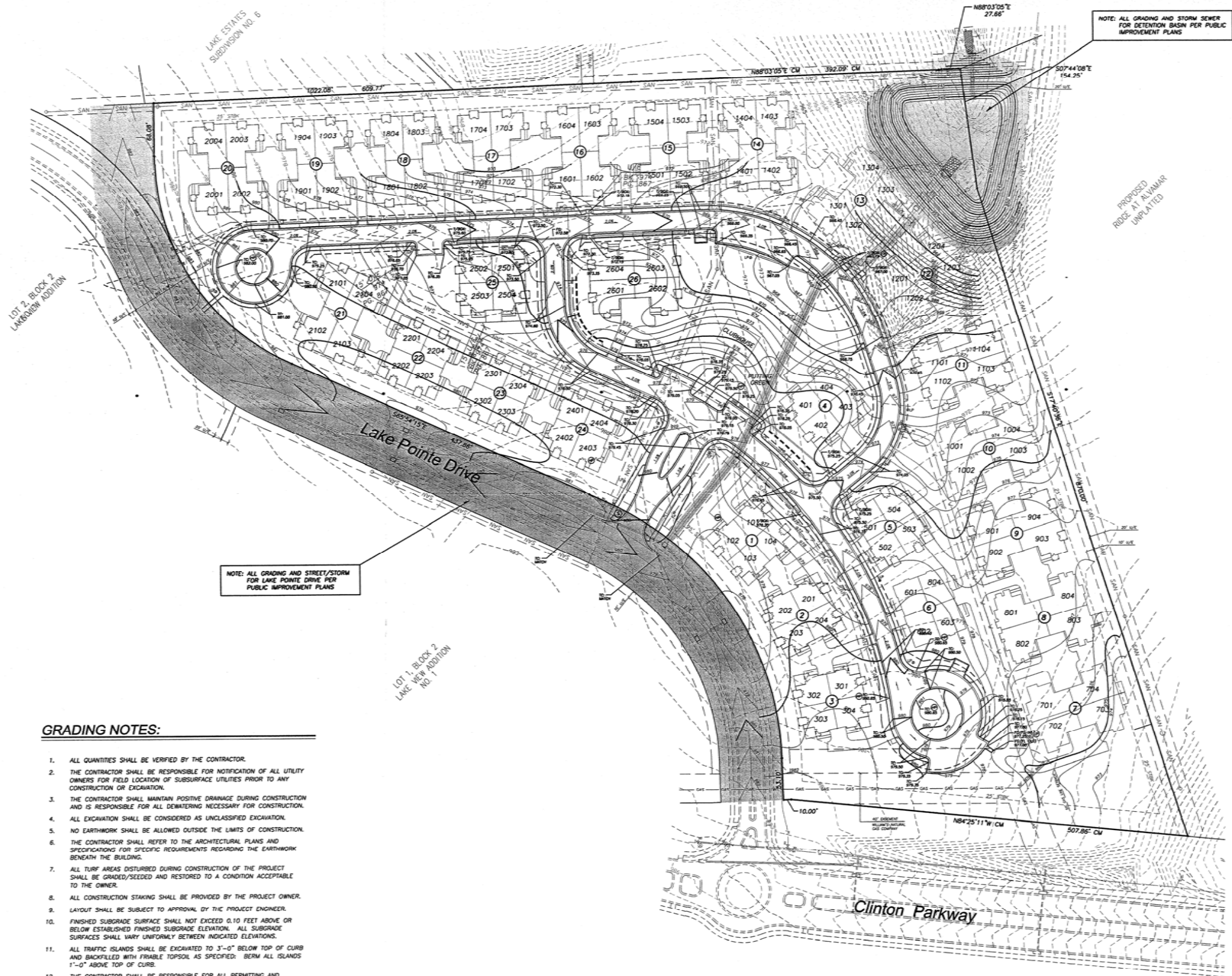
- BM#1 "C" ON SE CORNER OF CURB INLET ON NORTH SIDE OF CLINTON PARKWAY ELEV=98.03  
 BM#2 "C" ON SW CORNER OF CURB INLET ON SOUTH SIDE OF CLINTON PARKWAY ELEV=97.02

**FILE COPY**



Peridian Group, Inc.

COMMUNITY PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
500 ROCKLEDGE ROAD, SUITE A  
LAWRENCE, KANSAS 66049  
TEL (785) 838-3338 FAX (785) 838-3339



NOTE: ALL GRADING AND STREET/STORM FOR LAKE POINTE DRIVE PER PUBLIC IMPROVEMENT PLANS

NOTE: ALL GRADING AND STORM SEWER FOR DETENTION BASIN PER PUBLIC IMPROVEMENT PLANS

**GRADING NOTES:**

- 1. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY OWNERS FOR FIELD LOCATION OF SUBSURFACE UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 3. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND IS RESPONSIBLE FOR ALL Dewatering NECESSARY FOR CONSTRUCTION.
- 4. ALL EXCAVATION SHALL BE CONSIDERED AS UNCLASSIFIED EXCAVATION.
- 5. NO EARTHWORK SHALL BE ALLOWED OUTSIDE THE LIMITS OF CONSTRUCTION.
- 6. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SPECIFIC REQUIREMENTS REGARDING THE EARTHWORK BENEATH THE BUILDING.
- 7. ALL TURF AREAS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE GRADED/SEEDED AND RESTORED TO A CONDITION ACCEPTABLE TO THE OWNER.
- 8. ALL CONSTRUCTION STAKING SHALL BE PROVIDED BY THE PROJECT OWNER.
- 9. LAYOUT SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
- 10. FINISHED SUBGRADE SURFACE SHALL NOT EXCEED 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION. ALL SUBGRADE SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
- 11. ALL TRAFFIC ISLANDS SHALL BE EXCAVATED TO 3"-0" BELOW TOP OF CURB AND BACKFILLED WITH FRABLE TOPSOIL AS SPECIFIED. BERM ALL ISLANDS 1'-0" ABOVE TOP OF CURB.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING AND FOLLOWING ALL APPLICABLE STATE AND LOCAL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
- 13. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AROUND ALL AREA INLETS AND CURB INLETS UNTIL ASPHALT PAVEMENT HAS BEEN INSTALLED. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- 14. ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE.

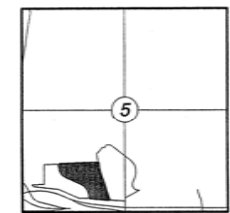
**Lake View Villas @ Alvarar**

N.E. Corner of Clinton Parkway & K-10 Hwy

**Site Plan**

Grading and Drainage Plan

Location Map



SECTION 5-T13S-R19E

NOT TO SCALE

REVISIONS:

MAY 20, 2004
AUG. 13, 2004
SEPT 10, 2004
NOV. 2, 2004
JUN. 26, 2006



**Memorandum**  
**City of Lawrence – Douglas County**  
**Planning & Development Services**

**TO:** SP-6-60-06 File

**FROM:** Dan Warner, Long-Range Planner

**CC:** Adrian Jones, Senior Plan Reviewer

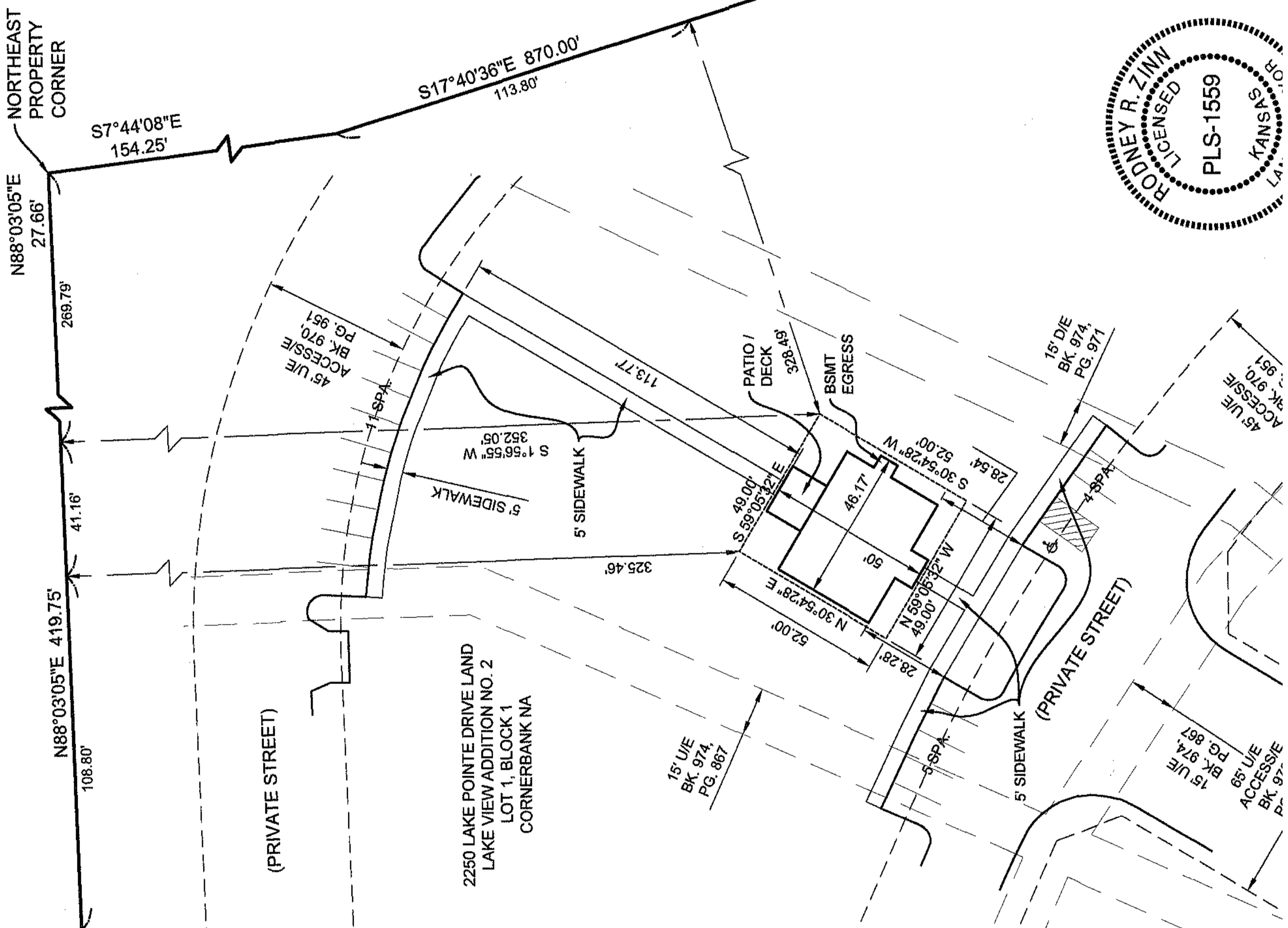
**Date:** 12/5/11

**RE:** Minor Site Plan Approval – Club House Changes

Staff has administratively approved a minor site plan revision for a change in the building and property layout for the Lake Pointe Club House, located at 2250 Lake Pointe. The revision includes sidewalks that connect the club house to streets to the north and south.

See the attached exhibit.

# LEGAL DESCRIPTION - CONDOMINIUM SURVEY



NORTHEAST  
PROPERTY  
CORNER

N88°03'05"E  
27.66'

269.79'

S7°44'08"E  
154.25'

S17°40'36"E 870.00'  
113.80'

N88°03'05"E 419.75'

108.80'

41.16'

(PRIVATE STREET)

2250 LAKE POINTE DRIVE LAND  
LAKE VIEW ADDITION NO. 2  
LOT 1, BLOCK 1  
CORNERBANK NA

45' U/E  
BK. 970,  
PG. 951  
ACCESS/E

5' SIDEWALK

S 1°56'55" W  
352.05'

5' SIDEWALK

325.46'

PATIO /  
DECK  
328.49'

BSMT  
EGRESS

S 59°05'32" E  
49.00'

N 30°54'28" E  
52.00'

S 30°54'28" W  
52.00'

M 2°21'32" W  
46.17'

N 59°05'32" E  
49.00'

50'

28.28'

28.54'

15' D/E  
BK. 974,  
PG. 971

5' SPA

(PRIVATE STREET)

15' U/E  
BK. 974,  
PG. 867  
ACCESS/E  
BK. 970,  
PG. 951

45' U/E  
BK. 970,  
PG. 951  
ACCESS/E