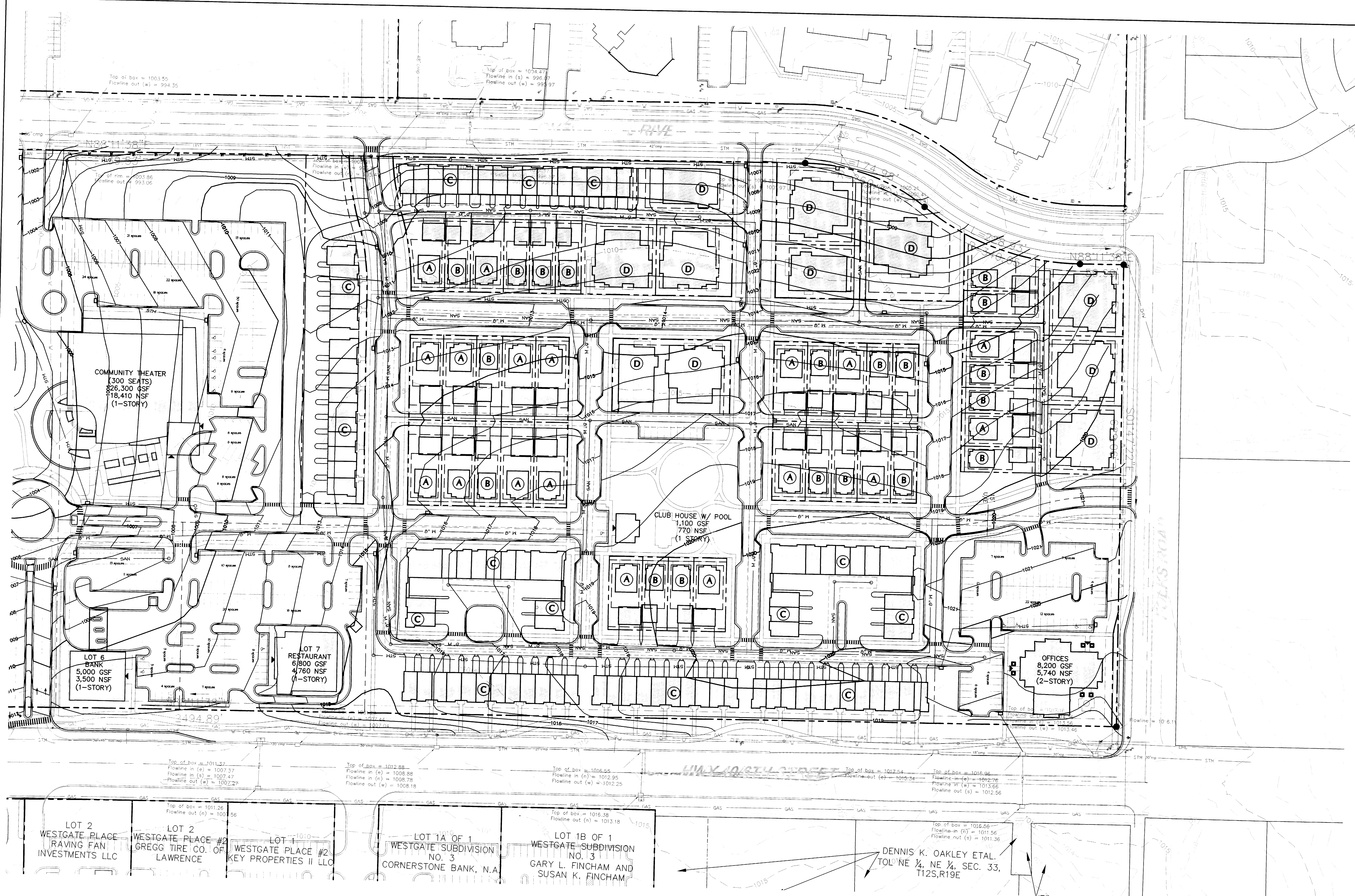


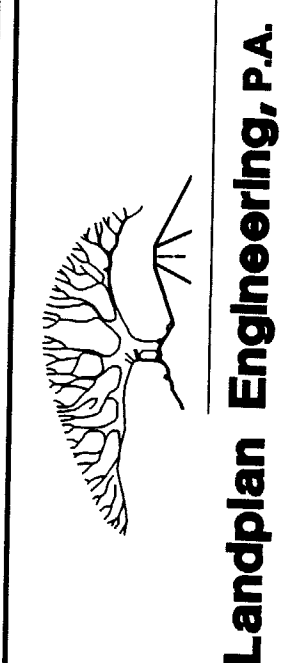
THIS DOCUMENT IS FOR
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FOR CONSTRUCTION

A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying



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BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

**EAST GRADING
&
UTILITY
PLAN**

REVISIONS
7.6.05 - RIGHT-IN ONLY

DATE: 3/08/2008
PROJECT NO.: 2003.686
DESIGNED BY: MTA/LRE
DRAWN BY: K.B./EMV
CHECKED BY: TAH

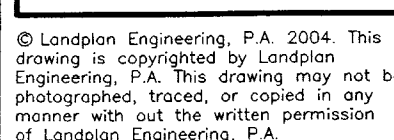
SHEET NO.
5
OF 6 SHEETS

Landplan Engineering, P.A.

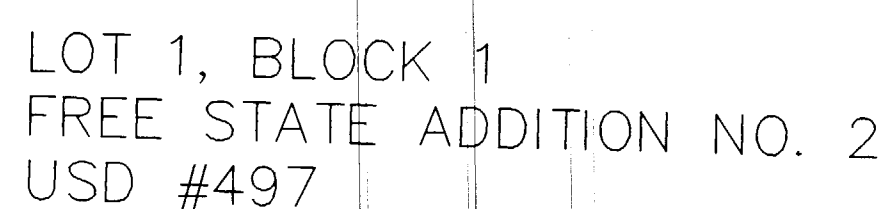
Civil Engineering
Landscape Architecture
Community Planning
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1101 Westgate Drive
 Suite 200
 Raleigh, NC 27607
 Tel: (919) 847-7500
 Fax: (919) 847-7501
info@landplan-pa.com
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Urbavest Exchange Building
 10000, Chongqing, China
 Tel: 86 (0)23-6344 4402
 Fax: 86 (0)23-6344 4403
 Tel: 86 (0)23-6344 4404
info@landplan-pa.com



NORTH **SCALE: 1" = 80'**

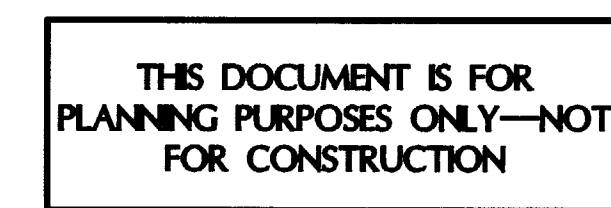


BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

Existing trees to remain

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* As each phase of development is constructed, a more definite number of trees to be saved will be determined. At such time, the specific site trees to be saved will be credited to the amount of site trees required.



A Preliminary Development Plan for

DAUER FARM

BAUER FARM

DRUGS & ADMIN

Lawrence, Kansas

Lawrence, Kansas

REVISIONS

7.6.05 – RIGHT-IN ONLY

.....

.....

DATE: 3/09/2005

PROJECT NO.:	2003,695
DESIGNED BY:	MTA/LPE

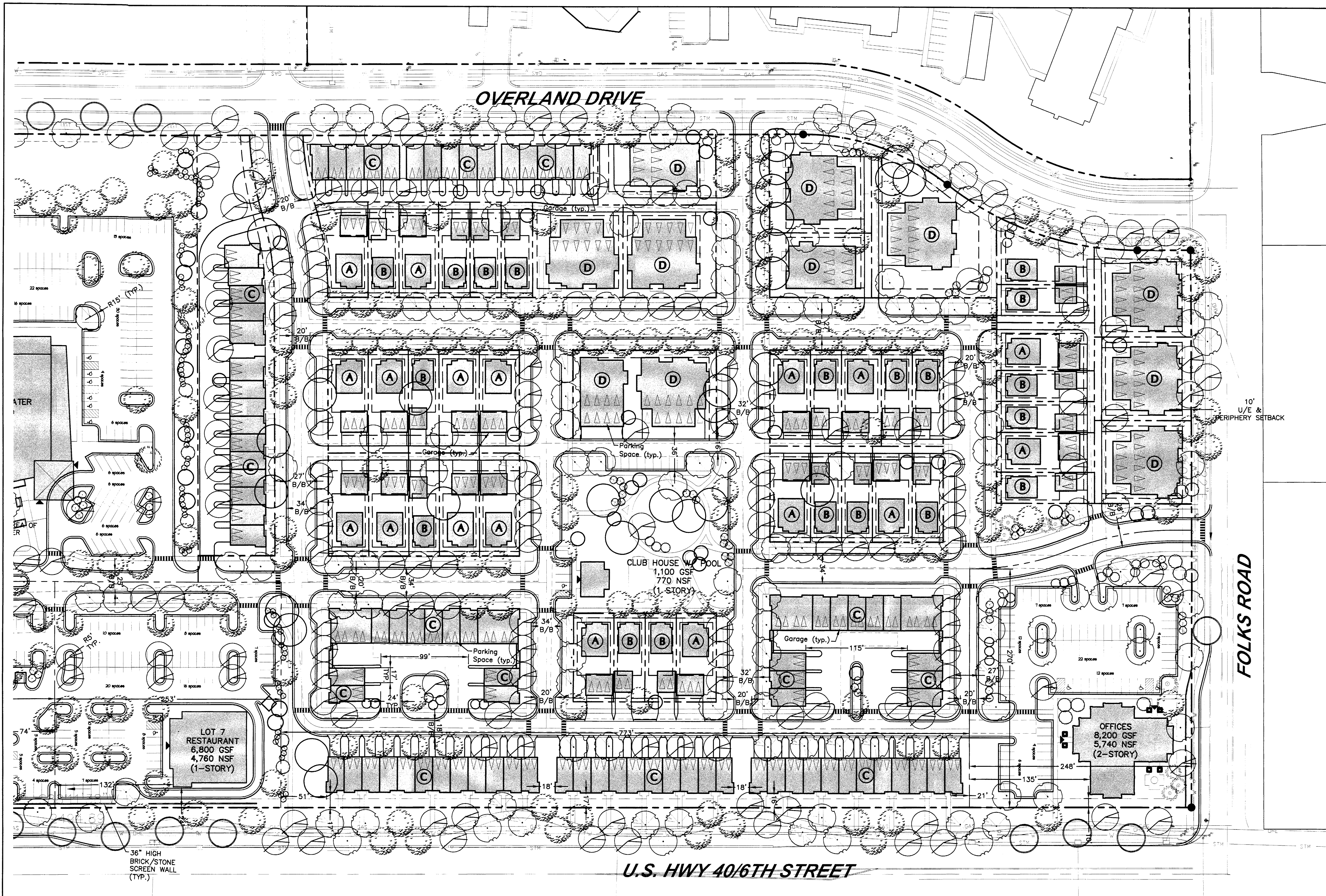
DRAWN BY: KJB/EMY
CHECKED BY: TAH

SHEET NO.

SHEET NO. 2

2

OF 6 SHEETS



PLANT SCHEDULE			
SYMBOL	NAME	CONDITION	SIZE
	Autumn Purple Ash - Fraxinus americana "Autumn Purple"	B&B	2" CAL.
	Lacebark Elm - Ulmus Parvifolia "Lacebark"	B&B	2" CAL.
	Northern Red Oak - Quercus Rubra	B&B	2" CAL.
	Thornless Honeylocust - Gleditsia Tricanthos "Inermis"	B&B	2" CAL.
	Eastern Redbud - Cercis Canadensis	B&B	1-1/2 - 1-3/4" CAL.
	Prairie Fire Crabapple - Malus Species "Prairie Fire"	B&B	1-1/2 - 1-3/4" CAL.
	Washington Hawthorn - Crataegus Phoenopyrum	B&B	1-1/2 - 1-3/4" CAL.
	Eastern White Pine - Pinus Strobus	B&B	6' HT.
	Colorado Blue Spruce - Picea pungens	B&B	6' HT.
	American Holly - Aquifolium Ilex Opaco	B&B	6' HT.
	Eastern Red Cedar - Juniperus virginiana	B&B	6' HT.
	Goldmound Spirea - Spirea japonica "goldmound"	CONT.	2 GAL.
	Compact Burning Bush - Euonymus alatus "compactus"	CONT.	2 GAL.
	Compact Pfitzer Juniper - Juniperus chinensis "pfitzeriana compacta"	CONT.	5 GAL.
	Existing Trees to Remain		

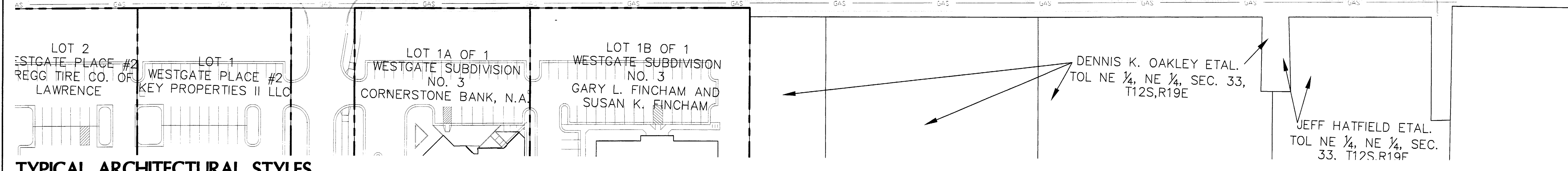
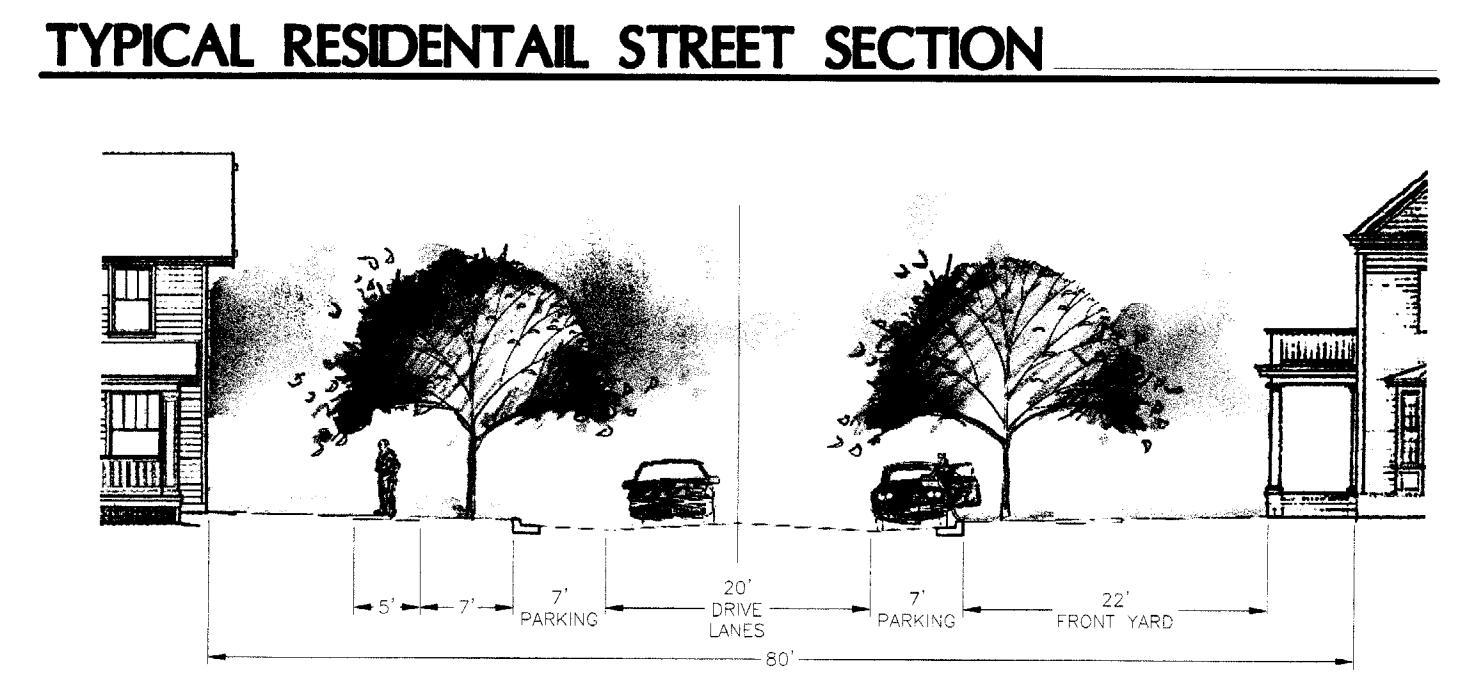
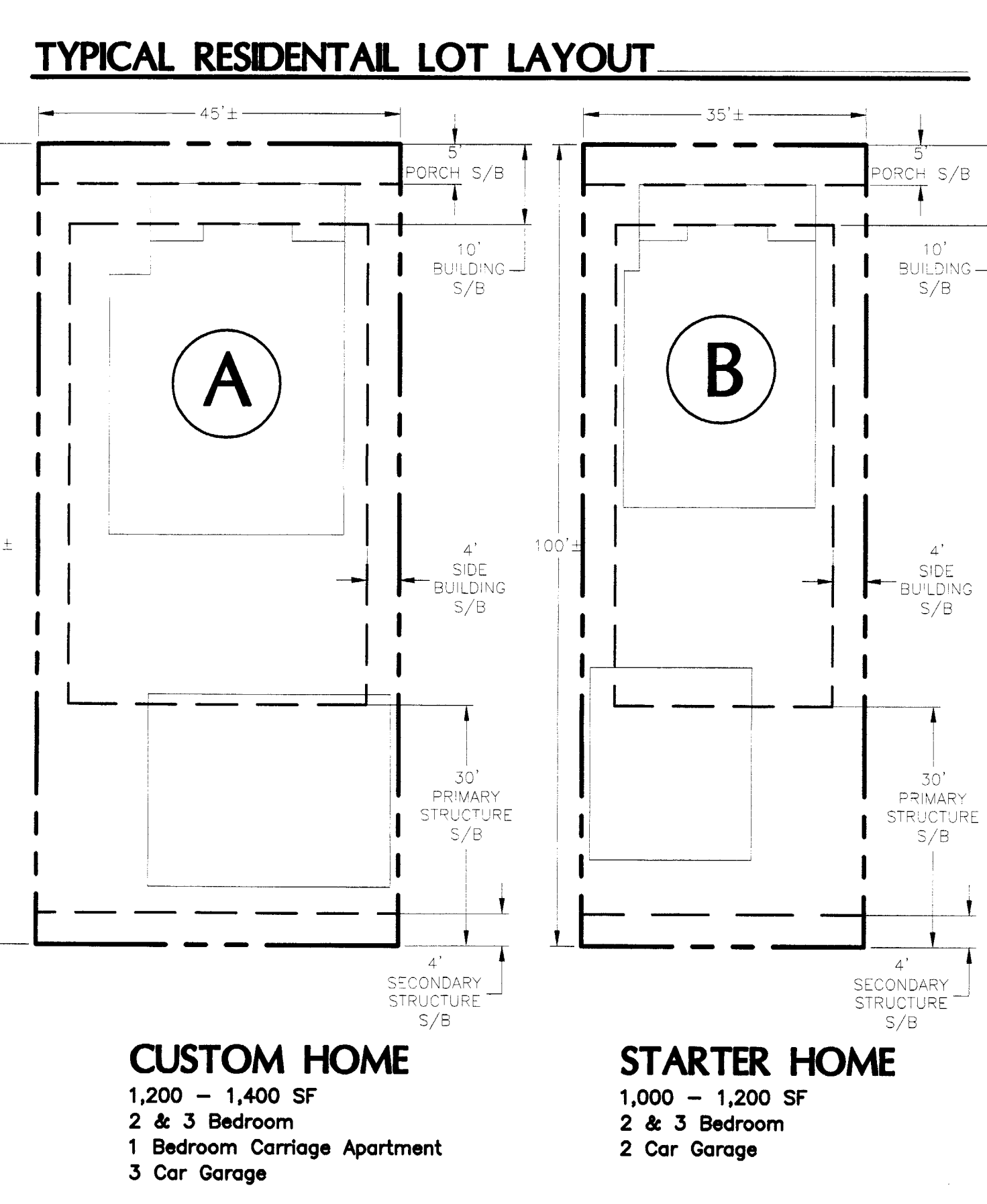
LANDSCAPING REQUIREMENTS

Section 20-14A04.3 - Street Trees Required: 160
Street Trees Provided: 164

PGD-2
Section 20-14A04.3(c) - 1 Tree per unit - Site Trees required: 245
PGD-2
Section 20-14A04.3(g) - 1 Tree per 3,000 sq ft of open space - Site Trees provided: 167

PGD-1
Section 20-14A04.3(g) - 1 Tree per 3,000 sq ft of open space - Site Trees required: 78
159,134 sq ft/3000 = Site Trees provided: 131

* As each phase of development is constructed, a more definite number of trees to be sowed will be determined. At such time, the specific site trees to be sowed will be credited to the amount of site trees required.



EAST LAYOUT & LANDSCAPE PLAN

DATE: 3/09/2005
PROJECT NO.: 2005.696
DESIGNED BY: HTA/LPE
DRAWN BY: KJB/GMY
CHECKED BY: TAH

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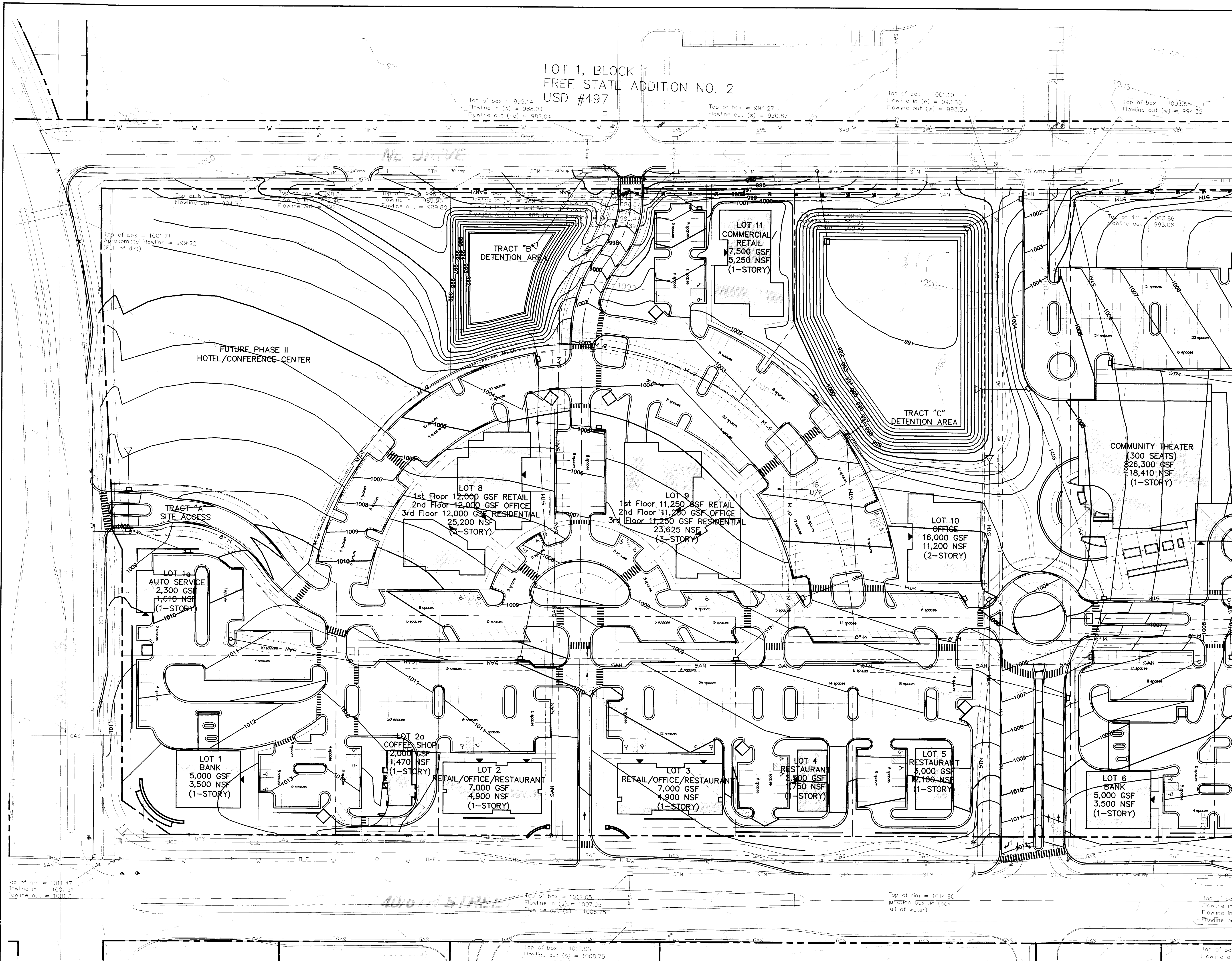
A Preliminary Development Plan for
BAUER FARM
Lawrence, Kansas

SHEET NO. **3**
OF 6 SHEETS

LANDPLAN Engineering, P.A.

Civil Engineering
Landscape Architecture
Surveying

1425 West 10th Street
Lawrence, Kansas 66044
Phone: (785) 843-2400
Fax: (785) 843-2405
www.landplan-engineering.com

**GENERAL NOTES**

- Developer: Free State Holdings, Inc., 110 McDonald Drive, Suite 192, Lawrence, KS 66044
- Landplanner: Treanor Architects, 110 McDonald Drive, Suite 192, Lawrence, KS 66044
- Engineer/Surveyor: Landplan Engineering, P.A., 1310 Wakarusa Drive, Lawrence, KS 66049
- Topography obtained from field survey performed by Landplan Engineering and City of Lawrence Aerial Topography.
- Existing Land Use: Undeveloped
- Existing Zoning: PCD-2 and PRD-2
- Proposed Zoning: PCD-2, PRD-2, PCD-1
- All public improvements to be provided via private financing. All public improvements, including detention basins, necessary for each phase of development shall be completed prior to occupancy of the units.
- All streets and parking areas within residential component of the site shall have Type II curb and gutter. Parking areas and drives within commercial development shall have Type I curb and gutter. All private streets necessary for each phase of development shall be completed prior to occupancy.
- Common open space, recreational facilities, private streets, sidewalks and drives shall be owned and maintained by the Homeowners Association of Bauer Farm. Public storm sewer necessary for this development and long range maintenance (such as repair or replacement of drainage structures) shall be the responsibility of the City of Lawrence. Routine maintenance (such as sediment removal within the wet detention basins, mowing, landscaping, and maintenance of pedestrian trails) shall be the responsibility of the Homeowners Association. Trees shall not be allowed within the bankline of open channels and detention basins.
- 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.
- City of Lawrence will not be responsible for pavement damage due to refuse collection.
- Landowners shall provide for and establish an agency for the maintenance of common open space, recreation facilities, non-encroachable areas, private streets and any other area within proposed development that is to be retained primarily for the exclusive use and benefit of the residents, lessees, and owners of the planned unit development.
- The owners/developers hereby dedicate to the City of Lawrence the right to regulate any construction over the area designated as common open space, open air recreation area, and non-encroachable area and to prohibit any construction within said areas and spaces inconsistent with the approved use or enjoyment of residents, lessees and owners of the planned unit development.
- No fences or structures shall be allowed within pedestrian and/or utility easements.
- Mechanical equipment shall be screened per section 20-14A04.8 (b)
- Proposed utility locations and sizes are preliminary, to be finalized at the time of site engineering.
- All areas disturbed during construction shall be seeded or sodded as specified by the owner(s).
- Clearing of existing trees shall occur only as necessary to accommodate proposed improvements.
- Building heights shall not exceed 45'.
- Direct vehicular access, from individual lots other than as shown on this plan, onto Wakarusa Drive, West 6th Street, and Overland Drive is prohibited.
- All curb inlets shall be constructed to City of Lawrence standards.
- Refer to City of Lawrence Zoning Ordinance Article 10, Section 20-1004(a) for permitted uses within the PRD area.
- Public improvement plans for the storm drainage necessary for each phase of this development will be submitted to the Public Works Department for review prior to release of the plan to the building inspector.
- Prior to any subsequent division of the subject property, the developer/owner will work with private utility companies to identify possible additional necessary utility easements. In the event that additional easements are warranted, these easements will be recorded via separate instrument with County Register of Deeds.
- All property owners of all properties with in this Planned Development waive their right to approve or disapprove any alterations or modifications to the preliminary development plan. Unless otherwise noted, all areas not designated as pavement or building shall be seeded, sodded, or landscaped with previous and/or plant materials.



NORTH



SCALE: 1" = 50'

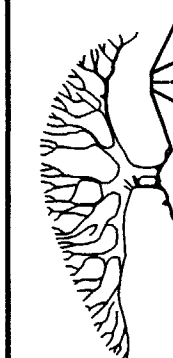
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A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

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BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

**WEST GRADING
&
UTILITY
PLAN**

REVISIONS
7.6.05 - RIGHT-IN ONLY

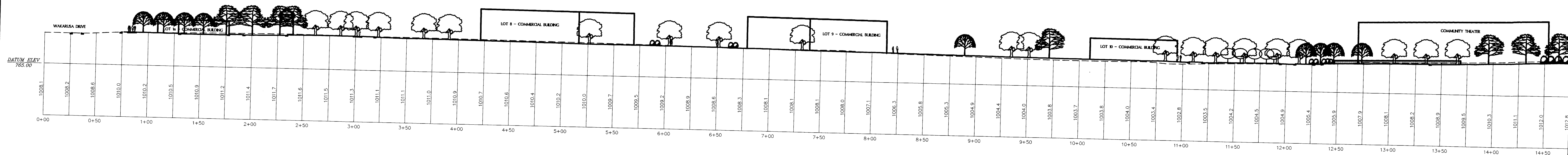
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PROJECT NO.: 2000.888
DESIGNED BY: MTA/LPE
DRAWN BY: KJB/ENY
CHECKED BY: TAH

SHEET NO.

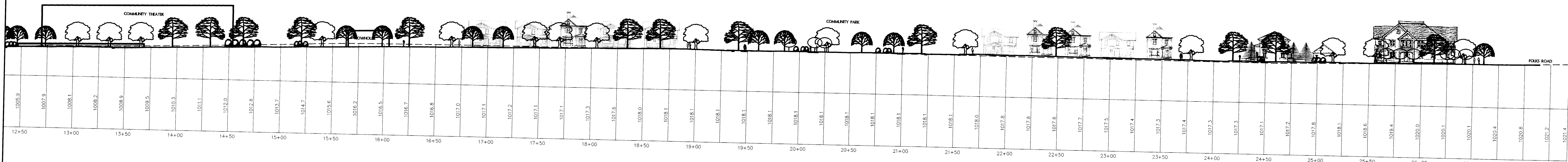
4

OF 6 SHEETS

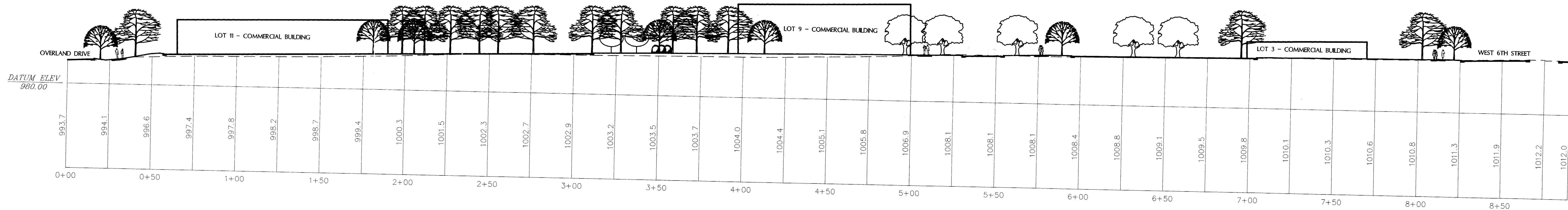
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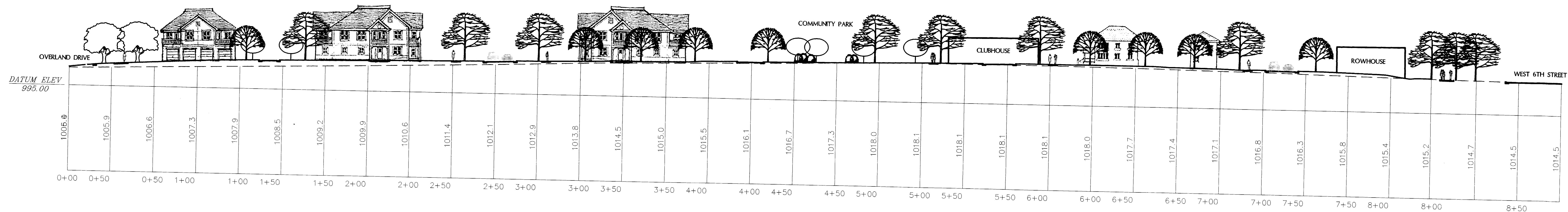
WEST/EAST SECTION "A" - WEST HALF



WEST/EAST SECTION "A" - EAST HALF



NORTH/SOUTH SECTION "B"



NORTH/SOUTH SECTION "C"

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NOTE: SEE SHEET 1 OF 6 FOR
SECTION LOCATIONS

A Preliminary Development Plan for
BAUER FARM
Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

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Fax: 781-842-2339
Email: info@landplan-pa.com

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BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

SITE
SECTIONS

REVISIONS
7.6.05 - RIGHT-IN ONLY

DATE: 3/08/2005
PROJECT NO: 2005.695
DESIGNED BY: MTA/LPE
DRAWN BY: KJB/BNV
CHECKED BY: TAH

SHEET NO.
6
OF 6 SHEETS