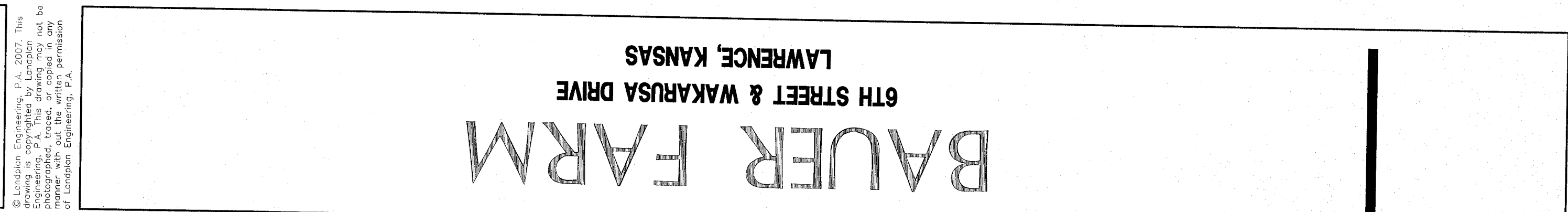


Landplan Engineering, P.A.

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 Telex 252524
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 1600 Commonwealth Drive
 48106
 Dearborn, Michigan 48122



80 40 0 40 80

NORTH

SCALE: 1" = 80'

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FOR CONSTRUCTION

BAUER FARM
Lawrence, Kansas

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 19 EAST, DOUGLAS COUNTY, KANSAS; THENCE NORTH 88°11'50" EAST ALONG THE SOUTHWEST LINE OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 19 EAST, DOUGLAS COUNTY, FOR A DISTANCE OF 126.82 FEET; THENCE NORTH 01°48'22" EAST ALONG THE SOUTHWEST LINE OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 19 EAST, DOUGLAS COUNTY, FOR A DISTANCE OF 159.16 FEET; WEST FOR A DISTANCE OF 68.54 FEET; THENCE NORTH 59°16'30" WEST FOR A DISTANCE OF 127.48 FEET; WEST FOR A DISTANCE OF 214.48 FEET; WEST FOR A DISTANCE OF 20.37 FEET; WEST FOR A DISTANCE OF 105.21 FEET; WEST FOR A DISTANCE OF 85.37 FEET; THENCE NORTH 04°31'20" WEST FOR A DISTANCE OF 190.24 FEET; WEST FOR A DISTANCE OF 121.93 FEET; THENCE NORTH 88°11'50" EAST FOR A DISTANCE OF 219.53 FEET TO A POINT OF CLOSURE; THENCE ALONG A CURVE, BEING THE FRONTING WALL, CENTRAL ANGLE OF 38°33'23" A RADIUS OF 760.00 FEET FOR A LENGTH OF 174.98 FEET TO A POINT OF BEGINNING; THENCE ALONG A CURVE, BEING THE BACKING WALL, CENTRAL ANGLE OF 38°42'41" A RADIUS OF 760.00 FEET FOR A LENGTH OF 174.98 FEET TO A POINT OF BEGINNING; THENCE NORTH 88°11'50" EAST FOR A DISTANCE OF 59.99 FEET; THENCE NORTH 01°48'22" EAST FOR A DISTANCE OF 127.48 FEET; WEST FOR A DISTANCE OF 68.54 FEET; THENCE NORTH 59°16'30" WEST FOR A DISTANCE OF 127.48 FEET; WEST FOR A DISTANCE OF 214.48 FEET; WEST FOR A DISTANCE OF 20.37 FEET; WEST FOR A DISTANCE OF 105.21 FEET; WEST FOR A DISTANCE OF 85.37 FEET; THENCE NORTH 04°31'20" WEST FOR A DISTANCE OF 190.24 FEET; WEST FOR A DISTANCE OF 121.93 FEET; THENCE NORTH 88°11'50" EAST FOR A DISTANCE OF 219.53 FEET TO THE POINT OF BEGINNING, 43.98 FEET MORE OR LESS.

1.	Developer:	Free State Holdings, Inc. 110 McDonald Drive Suite 192 Lawrence, KS 66044	Free State Group, LLC. 110 McDonald Drive Suite 192 Lawrence, KS 66044
2.	Land Planner:	Treanor Architects 110 McDonald Drive Suite 192 Lawrence, KS 66044	Landplan Engineering, P.A. 1310 Wakarusa Dr. Lawrence, KS 66049
3.	Engineer/Surveyor:	Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049	
4.	Existing Land Use:	Undeveloped	
5.	Proposed Land Use:	Mixed Use Commercial/Retail/Residential	
6.	Existing Zoning:	PCD-2 and PRD-2	
7.	Proposed Zoning:	PCD-2, PRD-3, PCD-1	

PHASE	ESTIMATED TIME OF CONSTRUCTION*
I	2007/2008
II	2007/2008
III	2008/2009
IV	2009/2010
V	2009/2010
VI	2010/2011

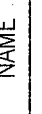
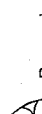
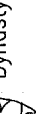
BUILDING TYPE	TOTAL UNITS	1 BEDROOM	2 BEDROOM	3 BEDROOM	PARKING REQUIRED	PARKING PROVIDED
1" CUSHION HOME	15		N/A			
2" CUSHION HOME	15	15	0	0	2 SP. / UNIT 1.5 SP. / 1.62 BR UNIT	53
1" STARTER HOME	22		N/A		2 SP. / UNIT	44
1" ROW HOME	117	0	71	46	2 SP. / UNIT	234
1" WILSON HOME	38	8	18	12	1.5 SP. / 1 BR UNIT 1.5 SP. / 2 BR UNIT 2.5 SP. / 3 BR UNIT	69
1" CLUBHOUSE (1,400 SF/2,800 NSF)	N/A	N/A	N/A		N/A	
RETAIL (1,000 SF/700 NSF)	N/A	N/A	N/A		1 SP. / 200 NSF	10
RECREATION (5,000 NSF)	4	0	4	0	1.5 SP. / 2 BR UNIT	N/A
FINNIS CENTER (3,400 SF/2,820 NSF)	N/A	N/A	N/A		N/A	0
MCC. 24-SHEET PARKING	N/A	N/A	N/A		N/A	146
TOTAL	211					410

BLOCK	LOT	BUILDING AREA (SQ FT)	LOT AREA (SQ FT)	GRASS COVER AREA (SQ FT)	NET COVER AREA (SQ FT)	PAVING AREA (SQ FT)
BLOCK ONE	LOT 5	5,000	59,858	5,000	5,000	1,397,700 U.S.F.

BLOCK, LOT	BUILDING AREA (SF)	LOT AREA (SF)	CHALK COAT (SQ. YD)	NET FLOOR AREA (SQ. FT)	PAVING (SQ. YD)	PAVING REQUIRED	PAVING FINISHED	ADA PAVING REQUIRED	ADA PAVING FINISHED
BLOCK FINE, LOT 2	24,000	128,569	41,500 (248 SQ.FT.)	4,306	1.59' / 200 N.S.F.	102	143	5	5
BLOCK SW, LOT 1	7,000	55,845	14,000	9,800	1.59' / 200 N.S.F.	49	53	3	3
BLOCK SW, LOT 2	30,000 RESIDENTIAL	157,842	14,000 RESIDENTIAL (100 2-4R UNITS)	5,100	1.5 9' / 2 4R UNIT	152	169	6	6
BLOCK SW, LOT 3	3,000 CLUBHOUSE	10,400	3,000 CLUBHOUSE	2,100	N/A				
			6,000 RESID.	4,358	1.59' / 200 N.S.F.				
			17,775 OFFICE	12,443	1.59' / 200 N.S.F.	104	71**	3	3
			12,000 RESIDENTIAL (13 2-4R UNITS)	N/A	1.5 9' / 2 4R UNIT				
			6,000 RESID.	4,218	1.59' / 200 N.S.F.	99	72**	3	3
			16,475 OFFICE	11,553	1.59' / 200 N.S.F.				
	11,250	53,597	11,250 RESIDENTIAL (13 2-4R UNITS)	N/A	1.5 9' / 2 4R UNIT				
BLOCK SW, LOT 4			6,150 RESID.	4,306	1.59' / 200 N.S.F.	44	38	2	2
	6,150	39,457	6,150 OFFICE	4,206	1.59' / 200 N.S.F.	14	1	1	1
BLOCK SW, LOT 5			21,565	1,610	1.59' / 200 N.S.F.	46	66	3	3
BLOCK SW, LOT 6	12,500	70,223	12,500	9,000	1.59' / 200 N.S.F.	35	57	3	3
BLOCK SW, LOT 7	10,000	45,622	10,000	7,000	1.59' / 200 N.S.F.	26	43	2	2
BLOCK SW, LOT 8	7,000	38,735	7,000	5,040	1.59' / 200 N.S.F.	11	32	2	2
BLOCK SW, LOT 9	3,100	30,191	3,100	2,170	1.59' / 200 N.S.F.	23	52	3	3
BLOCK SW, LOT 10	6,300	30,075	6,300	4,410	1.59' / 200 N.S.F.	7	11	1	1
BLOCK SW, LOT 11	1,200	24,877	1,200	1,290	1.59' / 200 N.S.F.	23	35	2	2
BLOCK SW, LOT 12	3,700	20,618	3,700	2,590	1.59' / 200 N.S.F.	23	63	3	3
BLOCK SW, LOT 13	6,200	44,038	6,200	4,410	1.59' / 200 N.S.F.	72	80	4	4
MISC. ON-STREET PAVING:	N/A	N/A			N/A				
TOTAL		80,224	306,250			753	980	42	42
TOTAL COMPLEX/RETAIL									
TOTAL OFFICE/SMK									
TOTAL CIVIC/CULTURAL									
TOTAL RESIDENTIAL									

* INCLUDES 74 UNDERGROUND STALLS
 ** INCLUDES 26 UNDERGROUND STALLS

OFFICE (POD) BUILDING INFORMATION & PARKING SUMMARY									
BLOCK, LOT	BUILDING AREA (SF)	LOT AREA (SF)	OFFICE FLOOR PLAN AREA (SF)	LOT FLOOR AREA (SF)	PARKING PROVIDED	PARKING REQUIRED	PARKING PROVIDED	PARKING REQUIRED	PARKING PROVIDED
BLOCK 9ME, LOT 5	5,000	59,898	5,000	3,550	1	19	2	2	2

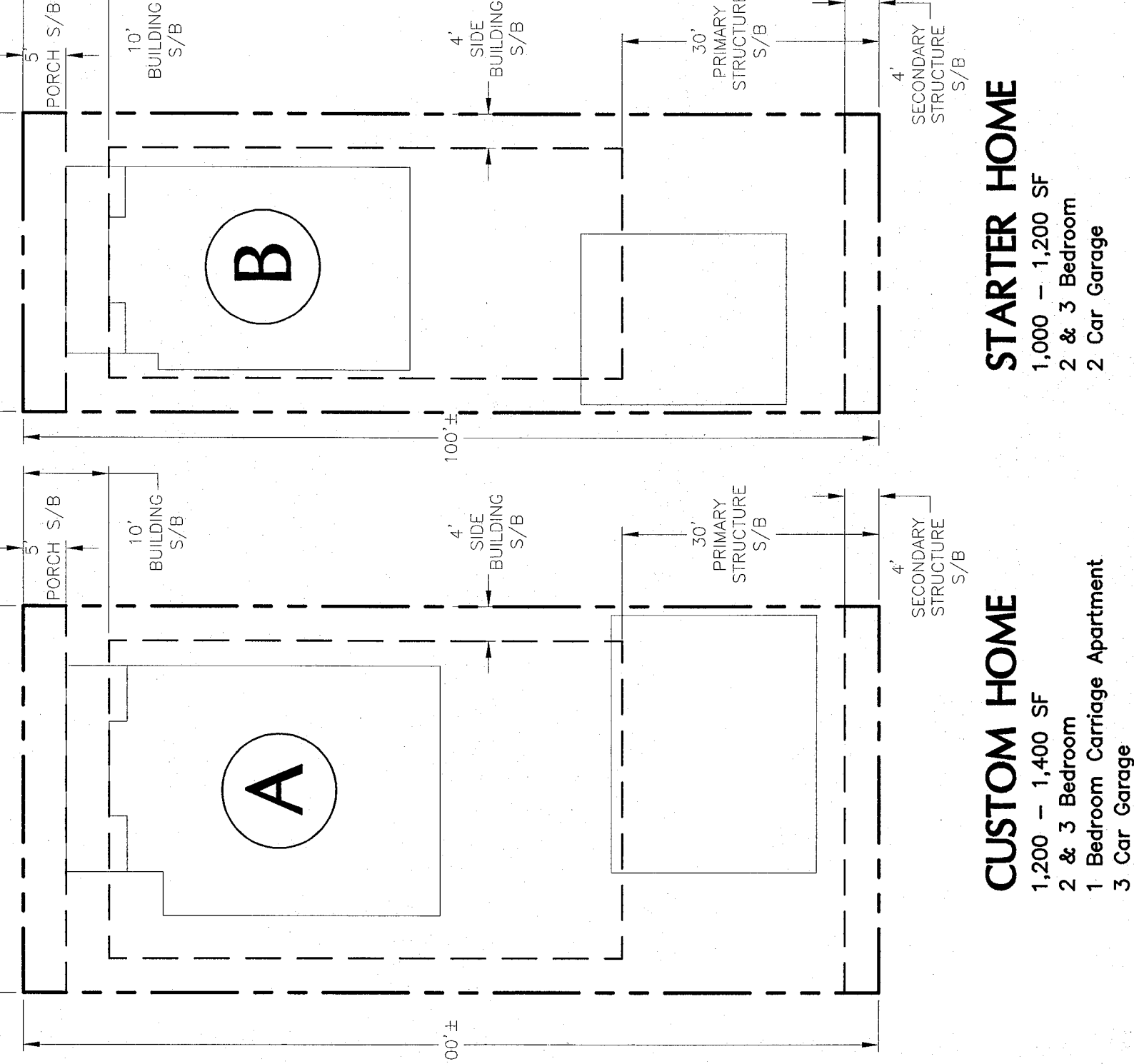
PLANT SCHEDULE			
SYMBOL	NAME	CONDITION	SIZE
	Daisy Elm - <i>Ulmus parviflorus</i> 'Daisy'	B&B	2" OAL
	Imperial Lustrous - <i>Chelidonium majus</i> 'Imperial'	B&B	2" OAL
	Northern Red Oak - <i>Quercus rubra</i>	B&B	2" OAL
	Pacific Sunset Maple - <i>Acer rubrum</i> 'Pacific Sunset'	B&B	2" OAL

	Amur Maple - <i>Acer ginnalo</i>	BAB	2' OL
	Eastern Redbud - <i>Cercis canadensis</i>	BAB	2' OL
	Goldenrain tree - <i>Koeleria paniculata</i>	BAB	2' OL
	Prinsepia Chinensis - <i>Mulus "Prinsepia"</i>	BAB	2' OL
	Eastern White Pine - <i>Pinus strobus</i>	BAB	6' HT.
	Colorado Blue Spruce - <i>Picea pungens</i>	BAB	6' HT.
	American Holly - <i>Ilex opaco</i>	BAB	6' HT.
	Eastern Red Cedar - <i>Juniperus virginiana</i>	BAB	6' HT.
	Concord Pfitzer Juniper - <i>Juniperus chinensis "Pfitzeriana Compacta"</i>	CONV.	36' HT.
	Dwarf Korean Lilac - <i>Syringa meyeri "Palatin"</i>	CONV.	36' HT.
	Goldmann Spruce - <i>Spirea japonica "Goldmann"</i>	CONV.	36' HT.
	Moroccan Yucca - <i>Yucca filifera "Morticola"</i>	CONV.	36' HT.

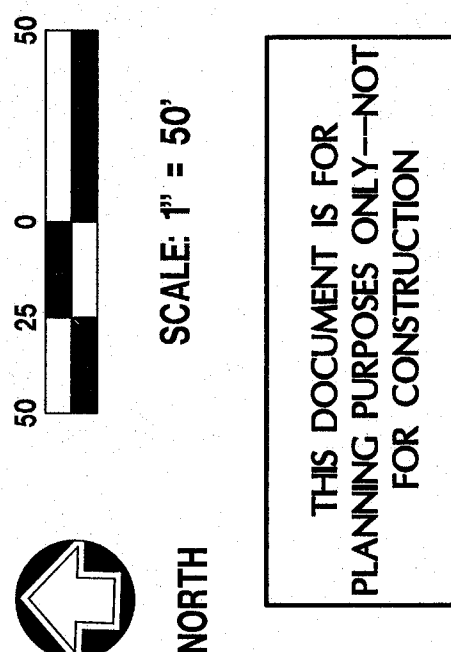
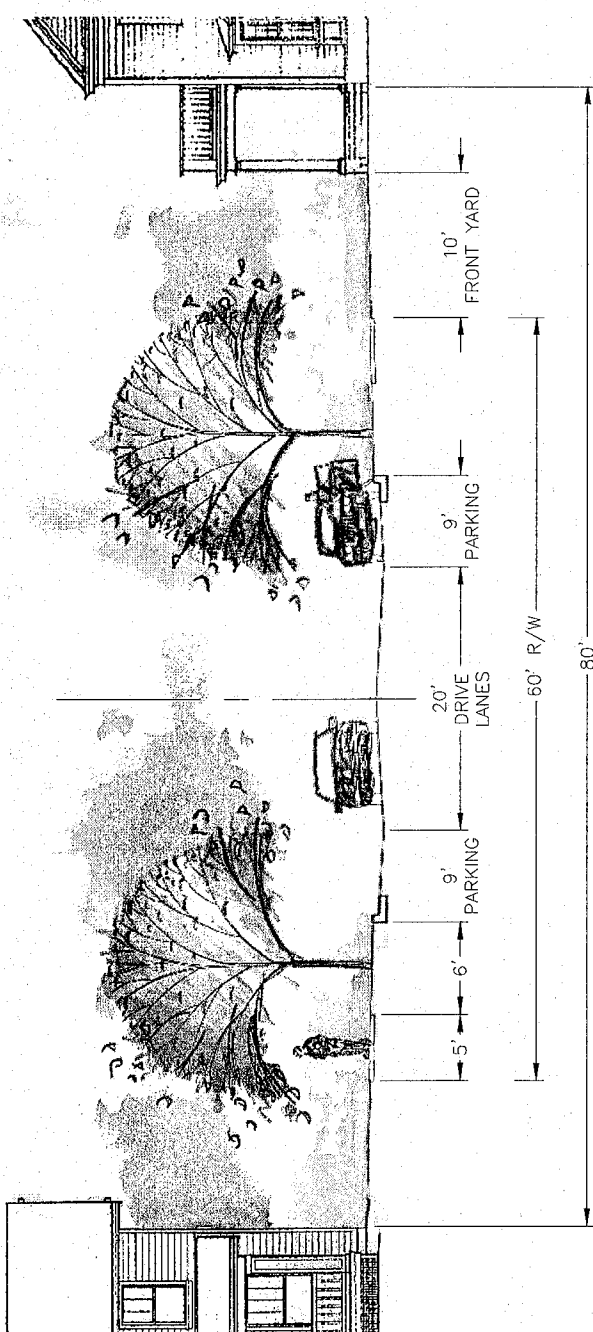
LANDSCAPING REQUIREMENTS

[illegible]

TYPICAL RESIDENTAIL LOT LAYOUT



TYPICAL RESIDENTAIL STREET SECTION



A Preliminary Development Plan for

BAUER FARM

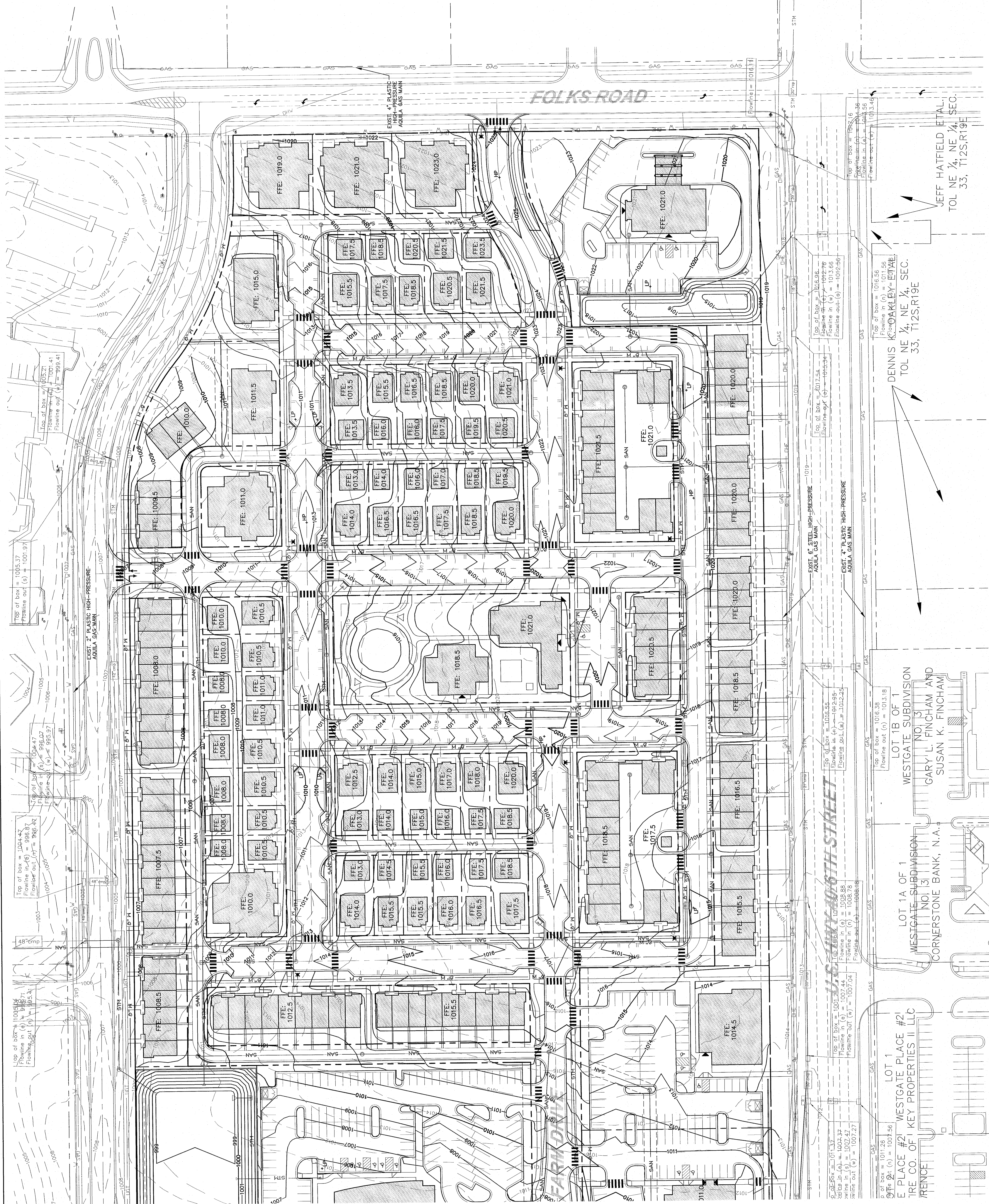
Lawrence, Kansas

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A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas





NORTH

SCALE: 1" = 80'

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A Plat Exhibit for

BAUER FARM

Lawrence, Kansas



NET RESIDENTIAL USE ACREAGE	P/W & OFF-STREET PAVG.	GROSS PWD ACREAGE	REQUIRED RECREATION ACREAGE (20% OF NET)	PROVIDED RECREATION ACREAGE
8.69	7.84	16.53	1.74	2.18

PRD-3 OPEN AIR RECREATION AREA

PER SECTION 20-1006(G)

NORTH 



SCALE: 1" = 50'

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An Open Air Recreation Area Exhibit for

BAUER FARM

Lawrence, Kansas

BAUER FARM

**6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS**

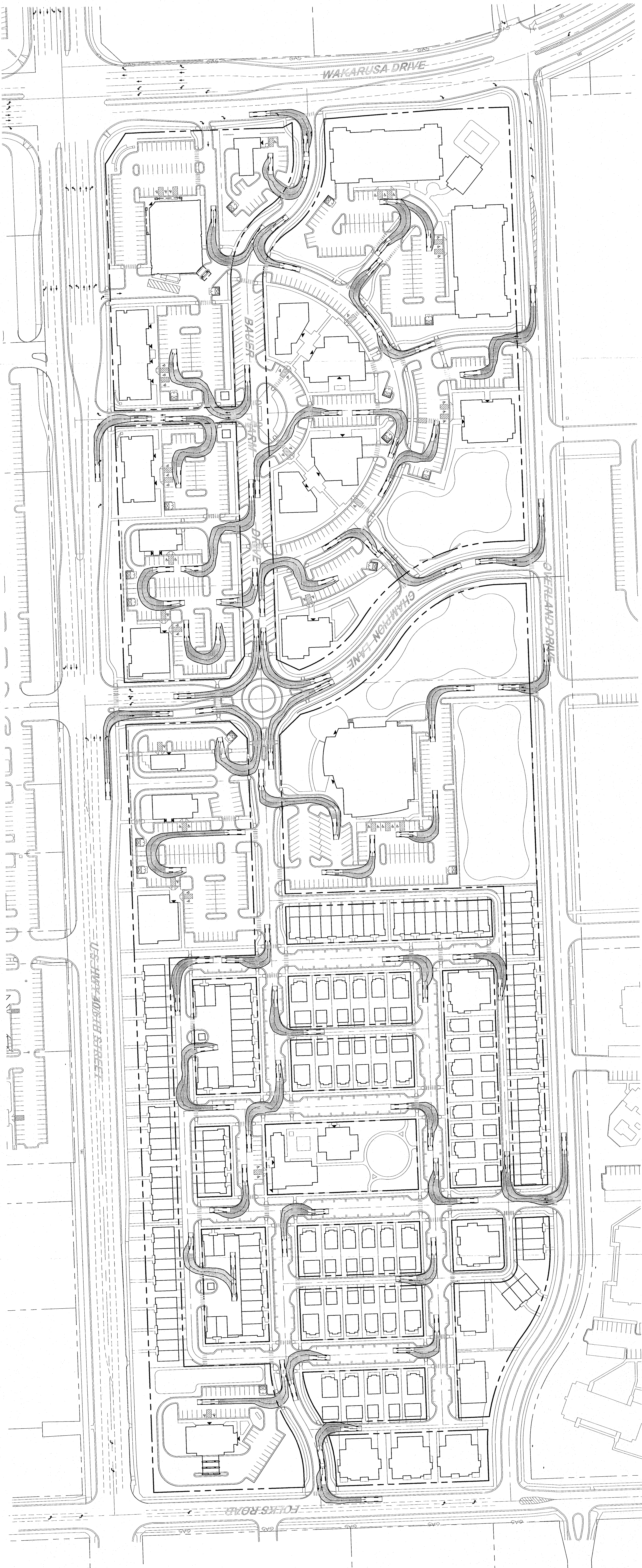


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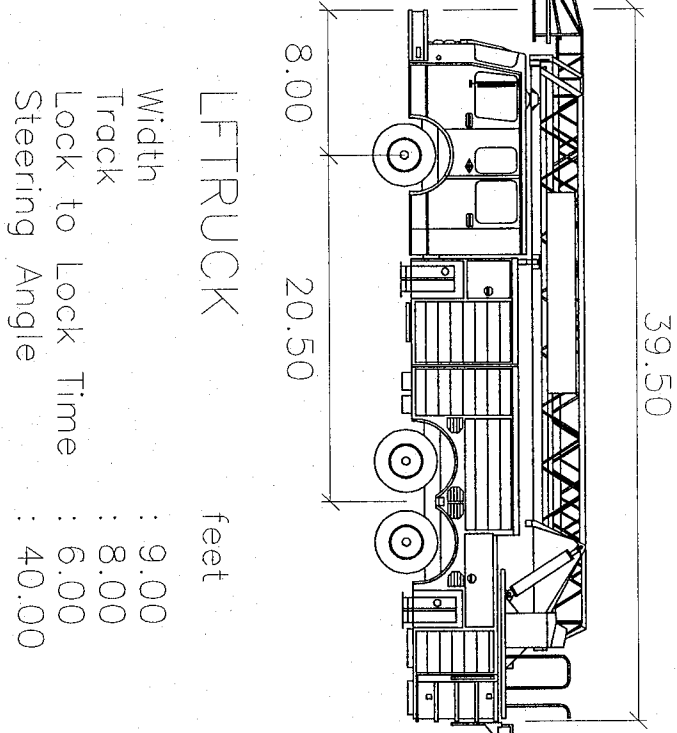
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landplan@landplan-pa.com

BAUER FARM



SIMULATED VEHICLE



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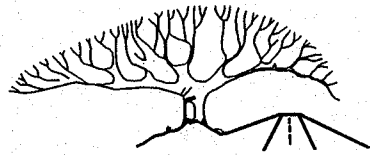
A Truck Turning Exhibit for

BAUER FARM

Lawrence, Kansas

BAUER FARM

6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS



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REVISIONS

NO.	DATE	DESCRIPTION
1	7/6/2007	PROJECT NO. 2005095
2	7/6/2007	DESIGNED BY: MTA/ALP
3	7/6/2007	DRAWN BY: TAA
4	7/6/2007	CHECKED BY: TAA

DATE	7/6/2007
PROJECT NO.	2005095
DESIGNED BY	MTA/ALP
DRAWN BY	TAA
CHECKED BY	TAA

SHEET NO.	1
OF 1 SHEETS	