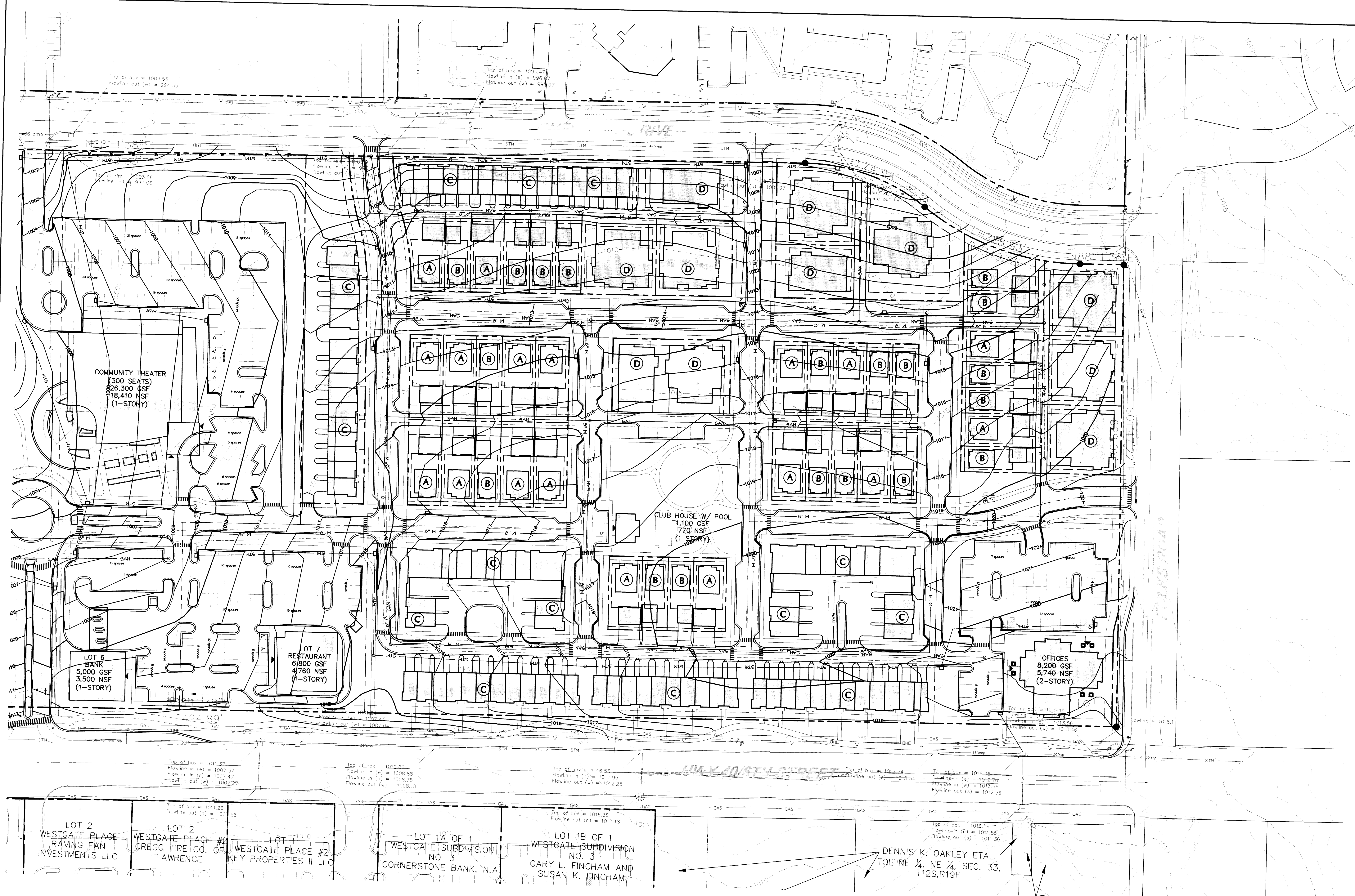
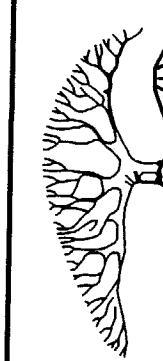




A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

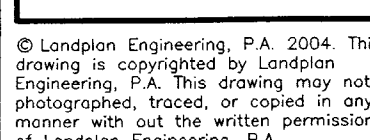
BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSASEAST GRADING
&
UTILITY
PLANREVISIONS
7.6.05 - RIGHT-IN ONLYDATE: 3/08/2008
PROJECT NO.: 2003.686
DESIGNED BY: MTA/LRE
DRAWN BY: K.B./EMV
CHECKED BY: TAHSHEET NO.
5
OF 6 SHEETS

Landplan Engineering, P.A.

**Civil Engineering
Landscape Architecture
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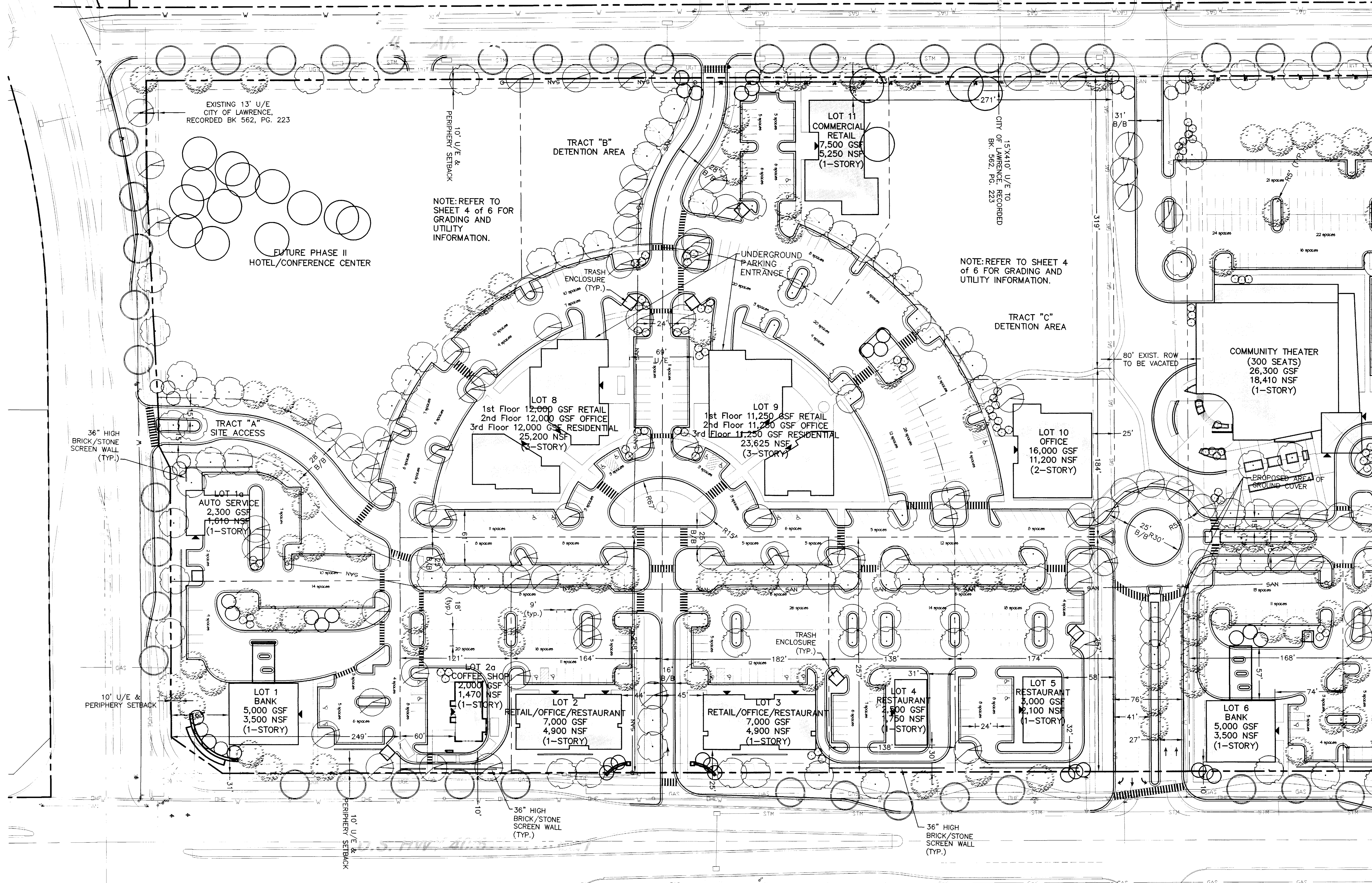
1425 Westchester Drive
Lawrenceville, Georgia 30046
Phone: (770) 962-2100
Fax: (770) 962-2110

Lawrenceville, Georgia Building
Department 100
Room 279, Marietta 30067
Phone: (404) 875-2644
Fax: (404) 875-2644



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

LOT 1, BLOCK 1
FREE STATE ADDITION NO. 2
USD #497



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.
	Prairiefire Crabapple - Malus Species "Prairiefire"	B&B	1-1/2 - 1-3/4" CAL.
	Washington Hawthorn - Crataegus Phoenosyrium	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 - Aquifoliaceae Ilex Opaca	B&B	6" HT.
	Eastern Red Cedar - Juniperus virginiana	B&B	6" HT.
	Goldmound Spirea - Spirea Japonica "goldmound"	CONT.	2 CAL.
	Compact Burning Bush - Euonymus alatus "compactus"	CONT.	2 CAL.
	Compact Pfitzer Juniper- Juniperus chinensis "pfitzeriana compacta"	CONT.	5 GAL.
	Existing Trees to Remain		

INTERIOR PARKING LANDSCAPE SUMMARY

PHASE	PARKING SPACES PROVIDED	LANDSCAPE AREA REQUIRED (6' wide x 60' ft)	LANDSCAPE AREA PROVIDED	TREES & SHRUBS REQUIRED (1 tree & 3 shrubs/10 stalls)	TREES & SHRUBS PROVIDED
Lot 1	41	2460 sf	5866 sf	4, 12	9, 3
Lot 1a	19	1140	1732	2, 6	11, 3
Lot 2	45	2700	3623	5, 15	12
Lot 2a	39	2340	3731	4, 12	9, 3
Lot 3	55	3300	3962	6, 18	12, 3
Lot 4	39	2340	3355	4, 12	12
Lot 5	41	2460	3567	5, 15	13
Lot 6	36	2160	4349	4, 12	13, 3
Lot 7	91	5460	5526	10, 30	24
Lot 8	89	5340	5625	9, 27	14, 12
Lot 9	110	6600	7776	11, 33	16, 18
Lot 10	31	1860	2900	4, 12	5, 9
Lot 11	44	2640	5315	5, 15	14
Community Theater	156	9360	8637	16, 48	37, 32
Offices	84	5040	9939	9, 27	17, 27

LANDSCAPING REQUIREMENTS

Section 20-1404.3 - Street Trees Required: 160
Street Trees Provided: 164
PRD-2 Section 20-1404.3(c) - 1 Tree per unit - Site Trees required: 245 *
Site Trees provided: 167 *
POD-2 Section 20-1404.3(g) - 1 Tree per 3,000 sf of open space
233,896 sf/3000 = Site Trees required: 78
Site Trees provided: 131
POD-1 Section 20-1404.3(g) - 1 Tree per 3,000 sf of open space
156,134 sf/3000 = Site Trees required: 66
Site Trees provided: 45
* 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.

SITE SUMMARY

PROJ. AREA	1.91143 S.F. / 43.9 ACRES		
P/W AREA	60,861 S.F. / 1.4 ACRES		
NET AREA	1,850,611 S.F. / 42.5 ACRES		
PCD/LOT 1 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 1	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	5,000 (106)
Existing Pavement	0	Proposed Pavement	25,919 (206)
Existing Improvements	0	Proposed Improvements	Subtotal: 30,919
Existing Perimeter	51,360	Proposed Perimeter	26,471 (405)
Property Area	51,360		51,360
PCD/LOT 1a (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 1a	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	2,300 (95)
Existing Pavement	0	Proposed Pavement	12,760 (515)
Existing Improvements	0	Proposed Improvements	Subtotal: 15,060
Existing Perimeter	24,889	Proposed Perimeter	9,929 (405)
Property Area	24,889		24,889
PCD/LOT 2 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 2	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	7,000 (175)
Existing Pavement	0	Proposed Pavement	16,733 (145)
Existing Improvements	0	Proposed Improvements	Subtotal: 23,733
Existing Perimeter	42,412	Proposed Perimeter	16,679 (306)
Property Area	42,412		42,412
PCD/LOT 2a (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 2a	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	2,300 (95)
Existing Pavement	0	Proposed Pavement	22,889 (736)
Existing Improvements	0	Proposed Improvements	Subtotal: 24,889
Existing Perimeter	31,342	Proposed Perimeter	8,453 (215)
Property Area	31,342		31,342
PCD/LOT 3 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 3	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	7,000 (156)
Existing Pavement	0	Proposed Pavement	23,600 (206)
Existing Improvements	0	Proposed Improvements	Subtotal: 30,600
Existing Perimeter	46,766	Proposed Perimeter	16,166 (355)
Property Area	46,766		46,766
PCD/LOT 4 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 4	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	2,500 (70)
Existing Pavement	0	Proposed Pavement	23,079 (175)
Existing Improvements	0	Proposed Improvements	Subtotal: 25,579
Existing Perimeter	35,524	Proposed Perimeter	7,145 (205)
Property Area	35,524		35,524
PCD/LOT 5 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 5	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	3,000 (76)
Existing Pavement	0	Proposed Pavement	29,439 (665)
Existing Improvements	0	Proposed Improvements	Subtotal: 32,439
Existing Perimeter	44,714	Proposed Perimeter	12,275 (275)
Property Area	44,714		44,714
PCD/LOT 6 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 6	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	5,000 (115)
Existing Pavement	0	Proposed Pavement	26,964 (636)
Existing Improvements	0	Proposed Improvements	Subtotal: 31,964
Existing Perimeter	43,017	Proposed Perimeter	11,053 (275)
Property Area	43,017		43,017
PCD/LOT 7 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 7	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	6,800 (106)
Existing Pavement	0	Proposed Pavement	42,471 (665)
Existing Improvements	0	Proposed Improvements	Subtotal: 49,271
Existing Perimeter	64,608	Proposed Perimeter	15,337 (245)
Property Area	64,608		64,608
PCD/LOT 8 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 8	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	12,000 (156)
Existing Pavement	0	Proposed Pavement	33,734 (674)
Existing Improvements	0	Proposed Improvements	Subtotal: 65,734
Existing Perimeter	79,363	Proposed Perimeter	14,249 (105)
Property Area	79,363		79,363
PCD/LOT 9 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 9	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	11,250 (115)
Existing Pavement	0	Proposed Pavement	57,972 (655)
Existing Improvements	0	Proposed Improvements	Subtotal: 69,222
Existing Perimeter	88,443	Proposed Perimeter	19,221 (225)
Property Area	88,443		88,443
PCD/LOT 10 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 10	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	8,000 (235)
Existing Pavement	0	Proposed Pavement	14,757 (465)
Existing Improvements	0	Proposed Improvements	Subtotal: 22,757
Existing Perimeter	32,260	Proposed Perimeter	6,503 (295)
Property Area	32,260		32,260
PCD/LOT 11 (EXISTING)	Area (Sq. Ft.)	(PROPOSED) LOT 11	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	7,500 (165)
Existing Pavement	0	Proposed Pavement	21,880 (465)
Existing Improvements	0	Proposed Improvements	Subtotal: 29,380
Existing Perimeter	46,001	Proposed Perimeter	16,621 (365)
Property Area	46,001		46,001
THEATER (EXISTING)	Area (Sq. Ft.)	(PROPOSED) THEATER	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	26,300 (165)
Existing Pavement	0	Proposed Pavement	86,331 (526)
Existing Improvements	0	Proposed Improvements	Subtotal: 112,631
Existing Perimeter	185,546	Proposed Perimeter	52,915 (526)
Property Area	185,546		185,546
OFFICES (SE) (EXISTING)	Area (Sq. Ft.)	(PROPOSED) OFFICES (SE)	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	8,200 (115)
Existing Pavement	0	Proposed Pavement	36,055 (506)
Existing Improvements	0	Proposed Improvements	Subtotal: 44,255
Existing Perimeter	72,773	Proposed Perimeter	26,516 (295)
Property Area	72,773		72,773
PRD (EXISTING)	Area (Sq. Ft.)	(PROPOSED) PRD	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	162,667 (276)
Existing Pavement	0	Proposed Pavement	220,000 (316)
Existing Improvements	0	Proposed Improvements	Subtotal: 382,667
Existing Perimeter	716,241	Proposed Perimeter	303,574 (426)
Property Area	716,241		716,241
FAM. CEN./HOTEL (EXIST.)	Area (Sq. Ft.)	(PROP) FAM. CEN./HOTEL	Area (Sq. Ft.)
Existing Buildings	0	Proposed Buildings	0
Existing Pavement	0	Proposed Pavement	976 (14)
Existing Improvements	0	Proposed Improvements	Subtotal: 976
Existing Perimeter	136,303	Proposed Perimeter	135,328 (996)
Property Area	136,303		135,303



SCALE: 1" = 50'

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

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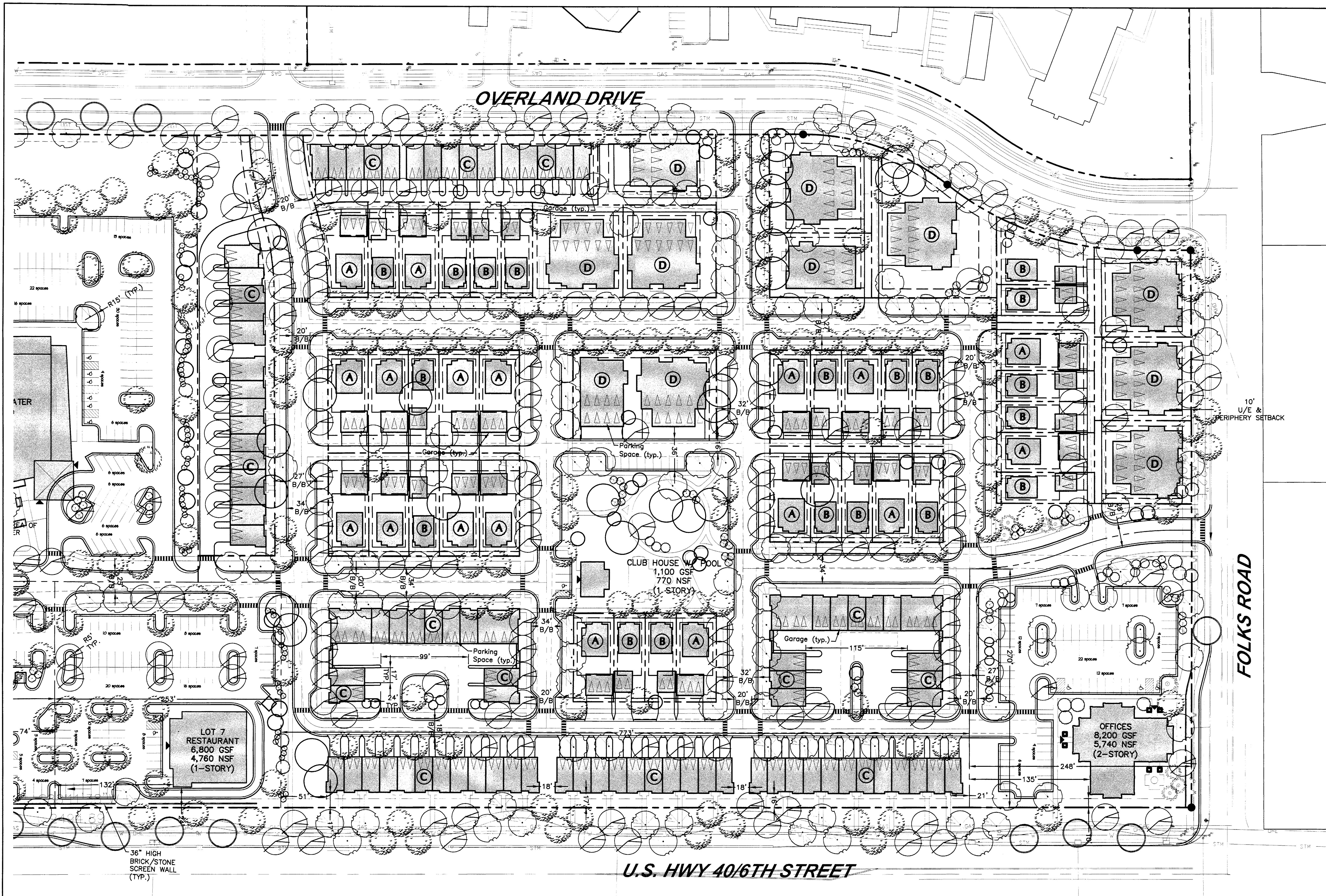
BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

WEST LAYOUT & LANDSCAPE PLAN

REVISIONS
7.6.05 - RIGHT-IN ONLY

DATE: 3/09/2005
PROJECT NO.: 2005.005
DESIGNED BY: MTA/PE
DRAWN BY: KJB/BAV
CHECKED BY: TAH

SHEET NO. 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		

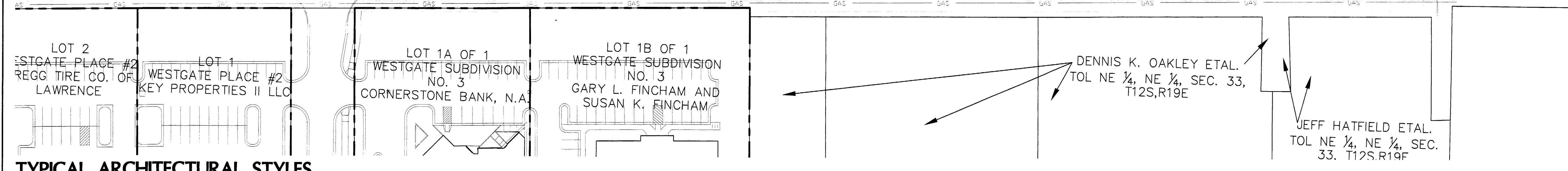
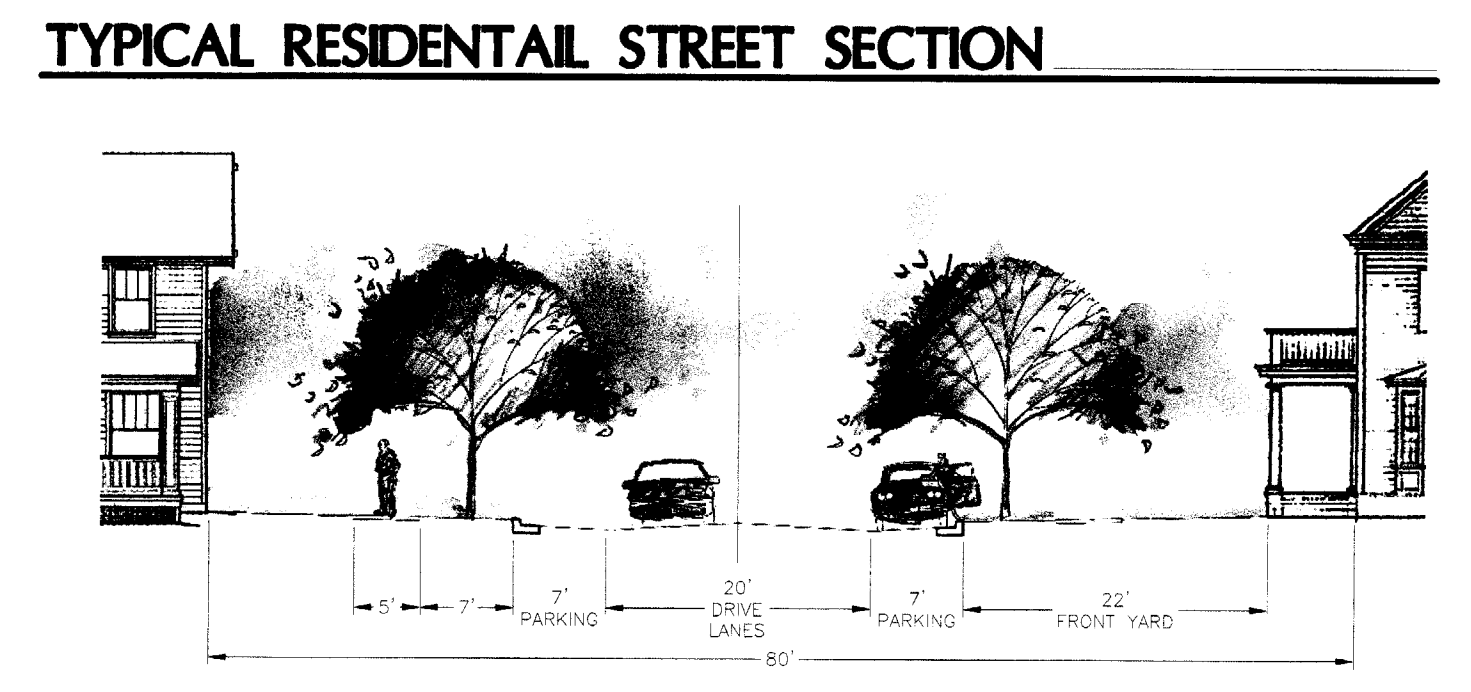
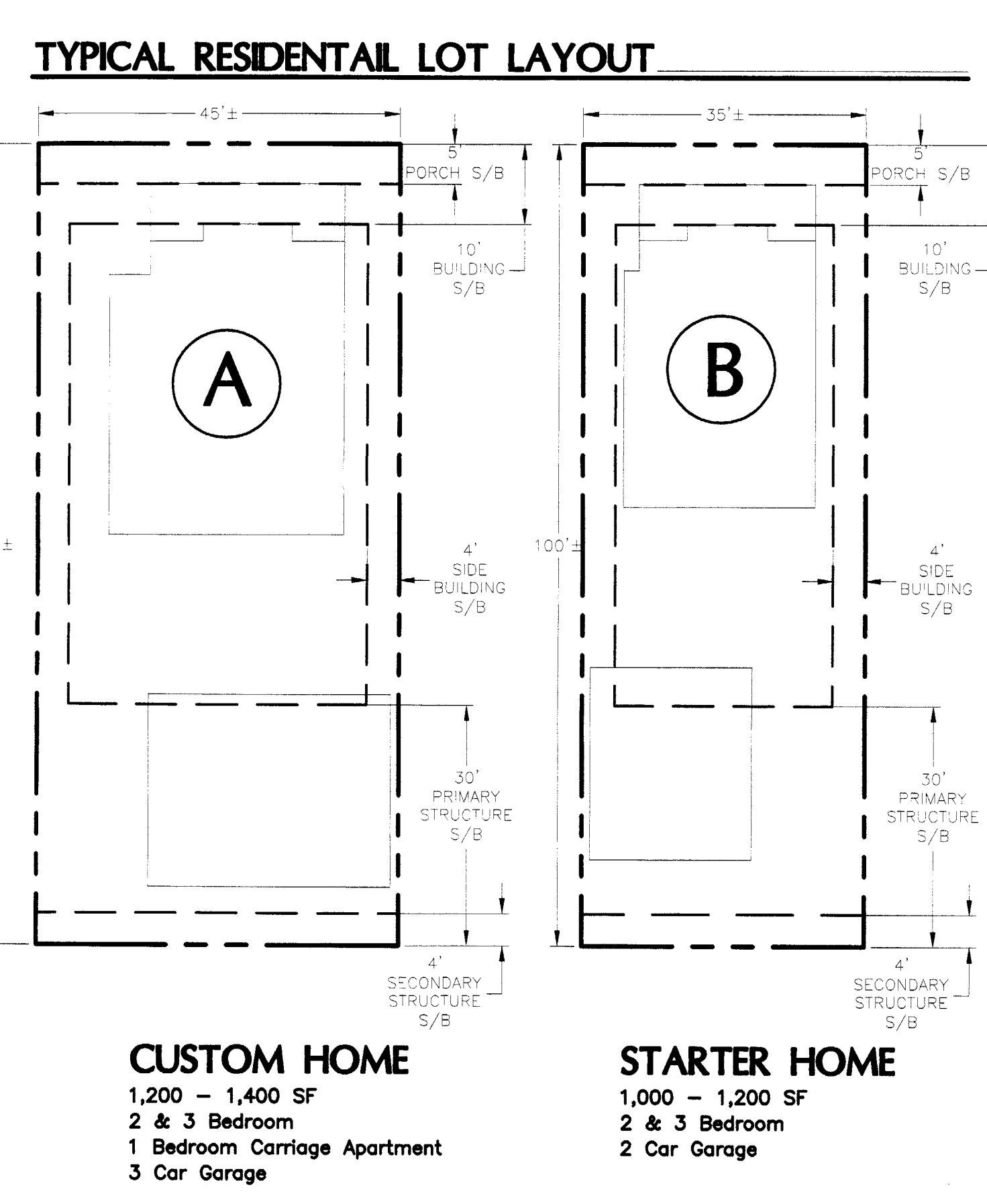
LANDSCAPING REQUIREMENTS

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
Section 20-14A04.3(g) - 1 Tree per 3,000 sq ft of open space - Site Trees provided: 131
Section 20-14A04.3(g) - 1 Tree per 3,000 sq ft of open space - Site Trees required: 66
Section 20-14A04.3(g) - 1 Tree per 3,000 sq ft of open space - Site Trees provided: 45

* 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.: 2005.898
DESIGNED BY: HTA/LPE
DRAWN BY: KJB/GMY
CHECKED BY: TAH

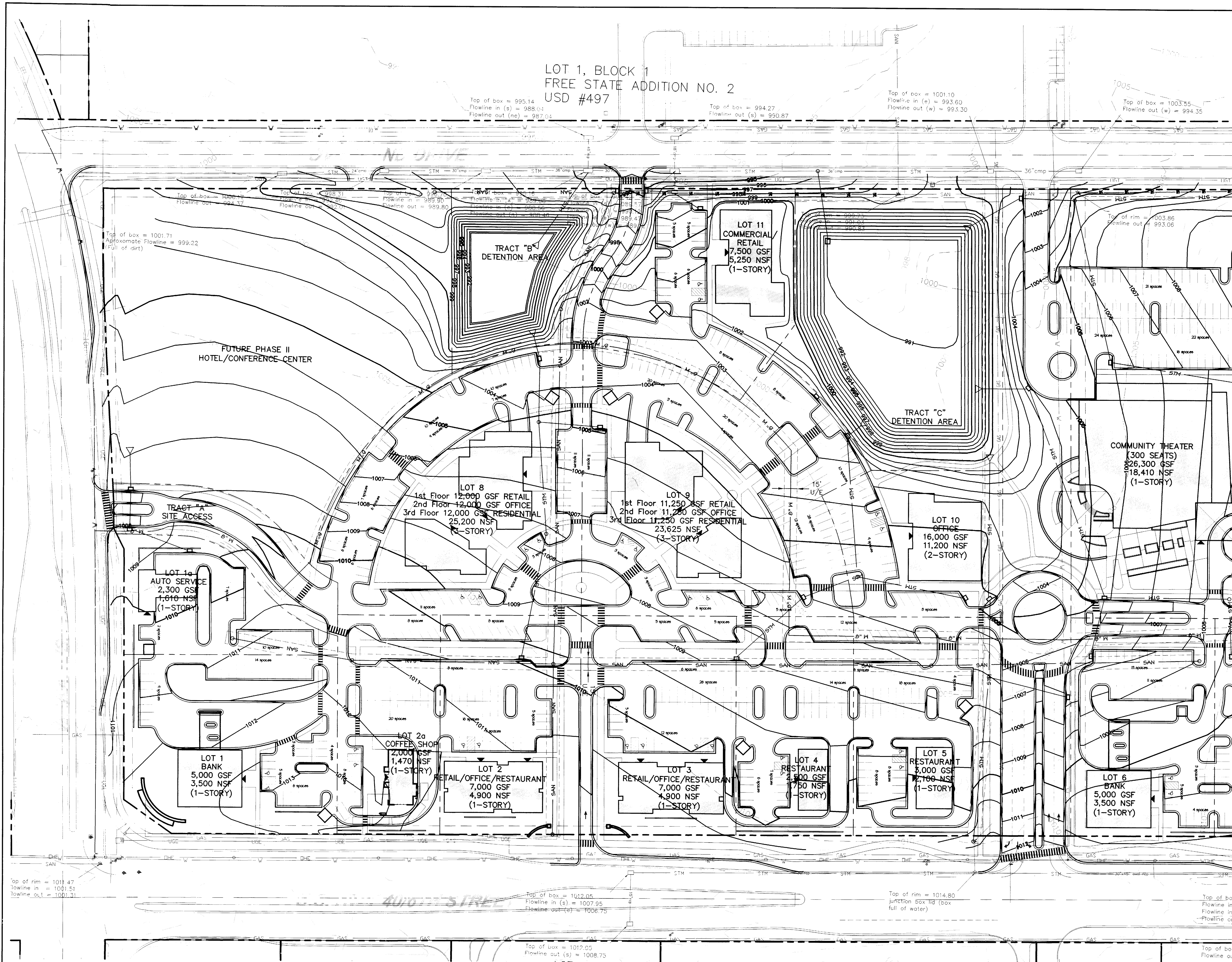
A Preliminary Development Plan for
BAUER FARM
Lawrence, Kansas

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

3
OF 6 SHEETS

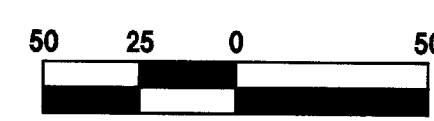


GENERAL NOTES

- Developer: Free State Holdings, Inc., 110 McDonald Drive, Suite 192, Lawrence, KS 66044
- Land planner: 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'

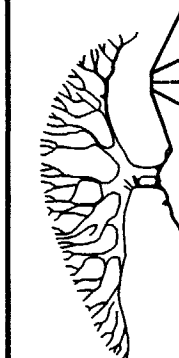
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FOR CONSTRUCTION

A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

Civil Engineering
Landscape Architecture
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BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

WEST GRADING
&
UTILITY
PLAN

REVISIONS
7.6.05 - RIGHT-IN ONLY

DATE: 3/06/2006
PROJECT NO.: 2000.888
DESIGNED BY: MTA/LPE
DRAWN BY: KJB/ENY
CHECKED BY: TAH

SHEET NO.
4
OF 6 SHEETS



A Preliminary Development Plan for
BAUER FARM
Lawrence, Kansas

SHEET NO. 6 OF 6 SHEETS

COMPUTER ID: