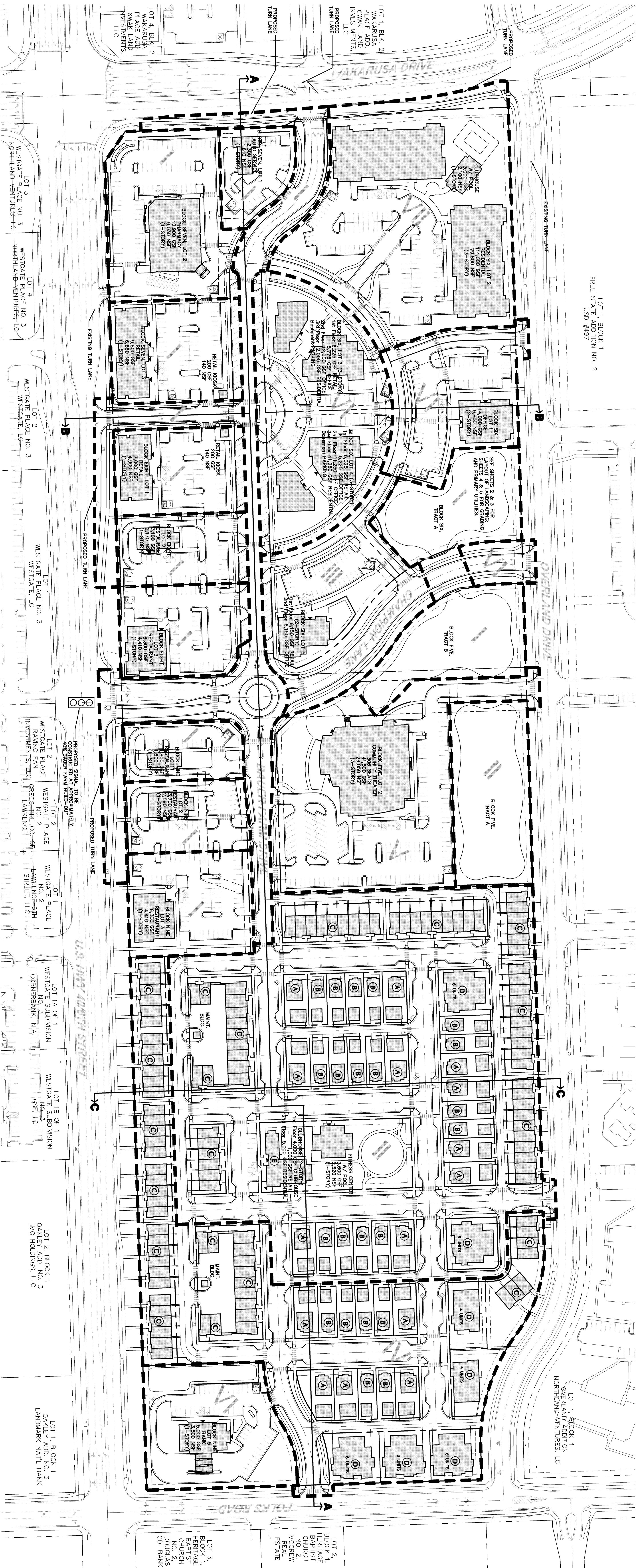


# BAUER FARM



## COMMERCIAL (PCD) BUILDING INFORMATION & PARKING SUMMARY

|                        | BLK#                  | LOT                | BALANCE<br>MKT (\$) | LOT<br>MKT (\$)                    | GROSS FLOOR<br>AREA (SQ FT)          | NET FLOOR<br>AREA (SQ FT) | PARKING<br>RATIO | PARKING<br>REQUIRED | PARKING<br>PROVIDED | ADA PARKING<br>REQUIRED | ADA PARKING<br>PROVIDED |
|------------------------|-----------------------|--------------------|---------------------|------------------------------------|--------------------------------------|---------------------------|------------------|---------------------|---------------------|-------------------------|-------------------------|
| TOTAL                  | BLK# FINE, LOT 2      | 24,000             | 128,690             | 41,200 (26 SQ FT)                  | 9,800                                | 1 SQ. / 3 UNITS           | 102              | 143                 | 5                   | 5                       |                         |
|                        | BLK# FINE, LOT 1      | 7,000              | 50,881              | 14,000                             | 114,000 RESIDENTIAL (108 2-BR UNITS) | 1.5 SQ. / 2-BR UNIT       | 46               | 53                  | 3                   | 3                       |                         |
|                        | BLK# 59, LOT 2        | 30,000 RESIDENTIAL | 150,553             | 3,100 CLUBHOUSE                    | 17,075 OFFICE                        | N/A                       | 182              | 169*                | 6                   | 6                       |                         |
|                        | BLK# 59, LOT 3        | 12,000             | 53,339              | 6,235 OFFICE                       | 17,075 OFFICE                        | 1 SQ. / 200 NSF.          | 104              | 71**                | 3                   | 3                       |                         |
| TOTAL                  | BLK# 59, LOT 4        | 11,250             | 53,397              | 12,000 RESIDENTIAL (13 2-BR UNITS) | N/A                                  | 1.5 SQ. / 2-BR UNIT       |                  |                     |                     |                         |                         |
|                        | BLK# 59, LOT 5        | 6,150              | 30,517              | 6,025 OFFICE                       | 11,553                               | 1 SQ. / 200 NSF.          | 99               | 72**                | 3                   | 3                       |                         |
|                        | BLK# 59, LOT 1        | 2,200              | 22,115              | 16,875 OFFICE                      | 11,553                               | 1.5 SQ. / 2-BR UNIT       | 44               | 28                  | 2                   | 2                       |                         |
|                        | BLK# 59, LOT 2        | 12,500             | 70,030              | 11,550 RESIDENTIAL (13 2-BR UNITS) | 6,150 OFFICE                         | 1 SQ. / 200 NSF.          | 9                | 15                  | 1                   | 1                       |                         |
| TOTAL                  | BLK# 59, LOT 3        | 10,000             | 46,522              | 7,000                              | 9,800                                | 1 SQ. / 200 NSF.          | 36               | 46                  | 3                   | 3                       |                         |
|                        | BLK# 59, LOT 4        | 7,250              | 30,735              | 7,250                              | 5,000                                | 1 SQ. / 200 NSF.          | 28               | 43                  | 2                   | 2                       |                         |
|                        | BLK# 59, LOT 1        | 3,100              | 30,914              | 6,300                              | 4,410                                | 1 SQ. / 200 NSF.          | 23               | 32                  | 3                   | 3                       |                         |
|                        | BLK# 59, LOT 2        | 6,300              | 30,914              | 6,300                              | 4,410                                | 1 SQ. / 200 NSF.          | 13               | 35                  | 3                   | 3                       |                         |
| TOTAL                  | BLK# FINE, LOT 1      | 1,800              | 24,877              | 1,800                              | 2,550                                | 1 SQ. / 200 NSF.          | 7                | 11                  | 1                   | 1                       |                         |
|                        | BLK# FINE, LOT 2      | 3,700              | 30,618              | 3,700                              | 4,410                                | 1 SQ. / 200 NSF.          | 23               | 42                  | 3                   | 3                       |                         |
|                        | BLK# FINE, LOT 3      | 6,300              | 44,038              | 6,300                              | 4,410                                | 1 SQ. / 200 NSF.          | 21               | 67                  | 3                   | 3                       |                         |
|                        | MISC. ON-SITE PARKING | N/A                |                     | N/A                                | N/A                                  |                           | 753              | 985                 | 42                  | 42                      |                         |
| TOTAL COMMERCE/RETAIL  |                       |                    | 627,078             | 308,250                            |                                      |                           |                  |                     |                     |                         |                         |
| TOTAL OFFICE/GENERAL   |                       |                    | 72,000              | 54,000                             |                                      |                           |                  |                     |                     |                         |                         |
| TOTAL CIVIC/RECREATION |                       |                    | 41,200              | 17,120 (13 2-BR UNITS)             |                                      |                           |                  |                     |                     |                         |                         |

\*\* INCLUDES 26 UNDERGROUND STALLS

## RESIDENTIAL (PRD) BUILDING INFORMATION & PARKING SUMMARY

| BUILDING TYPE                           | TOTAL UNITS | BEDROOM |    |    | PARKING SPOTS  | PARKING PROVIDED | PARKING (THOUS) |
|---|-------------|---------|----|----|--|------------------|-----------------|
|   |             | 1       | 2  | 3  |  |                  |                 |
| 1 <sup>st</sup> CLOSET HOME             | 15          | N/A     |    |    | 2 SP / UNIT  | 53               | 45              |
| CHARGE HOSE                             | 15          | 15      | 0  | 0  | 1.5 SP / 142 BR UNIT   |                  |                 |
| 2 <sup>nd</sup> STREET HOME             | 22          | N/A     |    |    | 2 SP / UNIT  | 24               | 24              |
| TR. HOME NAME                           | 117         | 0       | 71 | 46 | 2 SP / UNIT  | 44               | 44              |
| 2 <sup>nd</sup> WAGON HOUSE             | 38          | 8       | 18 | 12 | 1.5 SP / 1 BR UNIT<br>1.5 SP / 2 BR UNIT<br>2.5 SP / 3 BR UNIT | 69               | 76<br>(THOUS)   |
| 1 <sup>st</sup> CLOSET (KAO 67/200 NRT) | N/A         |         |    |    | N/A  |                  |                 |
| TR. 2ND (KAO 67/180 NRT)                | N/A         |         |    |    | N/A  |                  |                 |
| RESIDENT (KAO 68)                       | 4           | 0       | 4  | 0  | 1.5 SP / 2 BR UNIT   | 10               |                 |
| FITNESS CENTER (KAO 67/200 NRT)         | N/A         |         |    |    | N/A  |                  |                 |
| MCC. ON-STREET PARKING                  | N/A         |         |    |    | N/A  |                  |                 |
|   | 211         |         |    |    |  | 410              | 366             |

PRO RESIDENTIAL DENSITY, PER SECTION 20-1007(A)

|                   |   |                         |                      |                       |
|-------------------|---|-------------------------|----------------------|-----------------------|
| 16.44             | 6.58  | 9.86                    | 211                  | 21.40                 |
| GROSS PRO ACREAGE | COMMERCIAL BLDG. AREA,<br>R/W, TRACTS & D/E | NET RESIDENTIAL ACREAGE | TOTAL DWELLING UNITS | DWELLING UNIT DENSITY |

PRO OPEN AIR RECREATION AREA, PER SECTION 20-1006(G)

|                           |      |  |      |                           |      |                       |      |                 |       |
|---------------------------|------|--|------|---------------------------|------|-----------------------|------|-----------------|-------|
| PROVIDED RECREATION ACRES | 2.18 | REQUIRED RECREATION ACRES (20% OF NET) | 1.72 | NET RESIDENTIAL USE ACRES | 8.60 | R/W & OFF-STREET PKG. | 7.84 | GROSS PWD ACRES | 16.44 |
|---------------------------|------|--|------|---------------------------|------|-----------------------|------|-----------------|-------|

♦♦ INCLUDES 26 UNDERGROUND STALLS

## GENERAL NOTES

1. Developer: Free State Holdings, Inc.  
Free State Holdings, Inc.  
110 Midwood Drive  
Suite 192  
Lawrence, KS 66044  
Lawrence, KS 66044
2. Land Planner: Tracey Architects  
110 Midwood Drive  
Suite 192  
Lawrence, KS 66044  
Lawrence, KS 66044
3. Engineer/Surveyor: Landline 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: PD-2 and PD-2
7. Proposed Zoning: PD-2, PRD-3, PD-1

## ESTIMATED PHASING SCHEDULE

| PHASE | ESTIMATED TIME OF CONSTRUCTION* |
|-------|---------------------------------|
| I     | 2008                            |
| II    | 2008                            |
| III   | 2009/2010                       |
| IV    | 2009/2010                       |
| V     | 2010/2011                       |
| VI    | 2010/2011                       |
| VII   | 2011/2012                       |

Development phasing lines as shown are preliminary and are subject to modification at developer's discretion. Alphabetical [sub]phase designations do not denote sequence of construction.

Public improvements associated with each phase to be provided via private funding or via benefit district financing [subject to public hearing].

## LEGAL DESCRIPTION

[illegible]

LOT 1, BLOCK 1  
OAKLEY ADD. NO. 3  
LANDMARK NAT'L BANK

LOT 1, BLOCK 1  
OAKLEY ADD. NO. 3  
LANDMARK NAT'L BANK

# A Preliminary Development Plan for

# BAUER FARM

Lawrence, Kansas



**Landplan Engineering, P.A.**

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# BAUER FARM

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

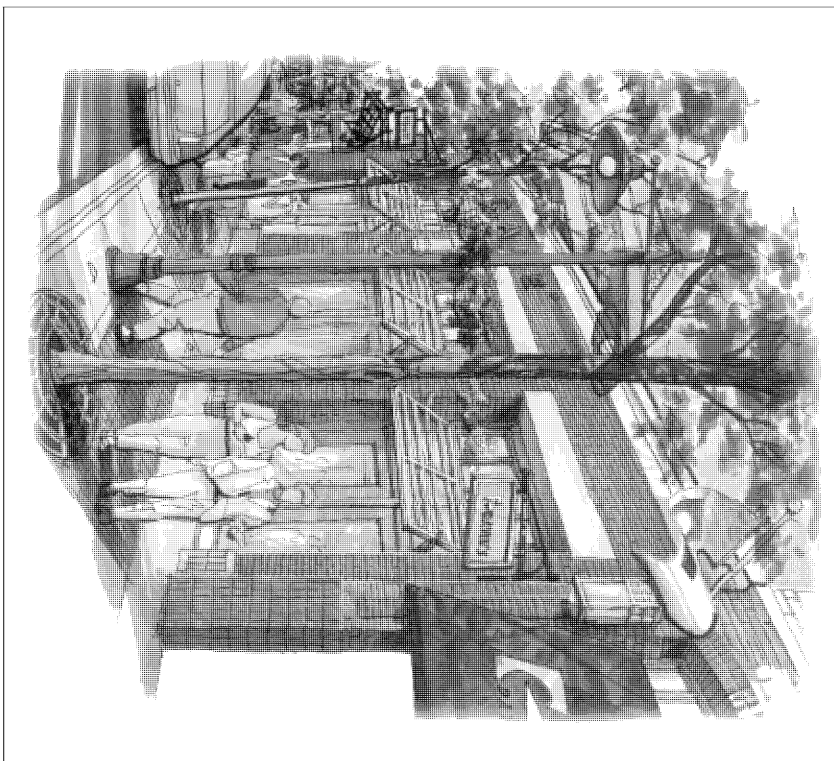
|                                   |                      |
|-----------------------------------|----------------------|
| REVISIONS                         | DATE:                |
| 7.6.09 - RIGHT - ONLY             | 3/9/2008             |
| 11.06.06 - CHAIRMAN LANE          | PROJECT NO: 2003.669 |
| 10.03.06 - PHARMACY, COM. THEATRE | DESIGNED BY: MTA/JPE |
| 3.07.07 - PER. CO. CONDITIONS     | DRAWN BY: BS/APB     |
| 6.23.07 - PHARMACY                | CHECKED BY: TAP      |
| 7.6.07 - PER DEPT. COMMENTS       |                      |
| 8.3.07 - PER DEPT. COMMENTS       |                      |
| 11.29.07 - WAKINUSA MEDIAN CROSS  |                      |
| SHEET NO.                         |                      |



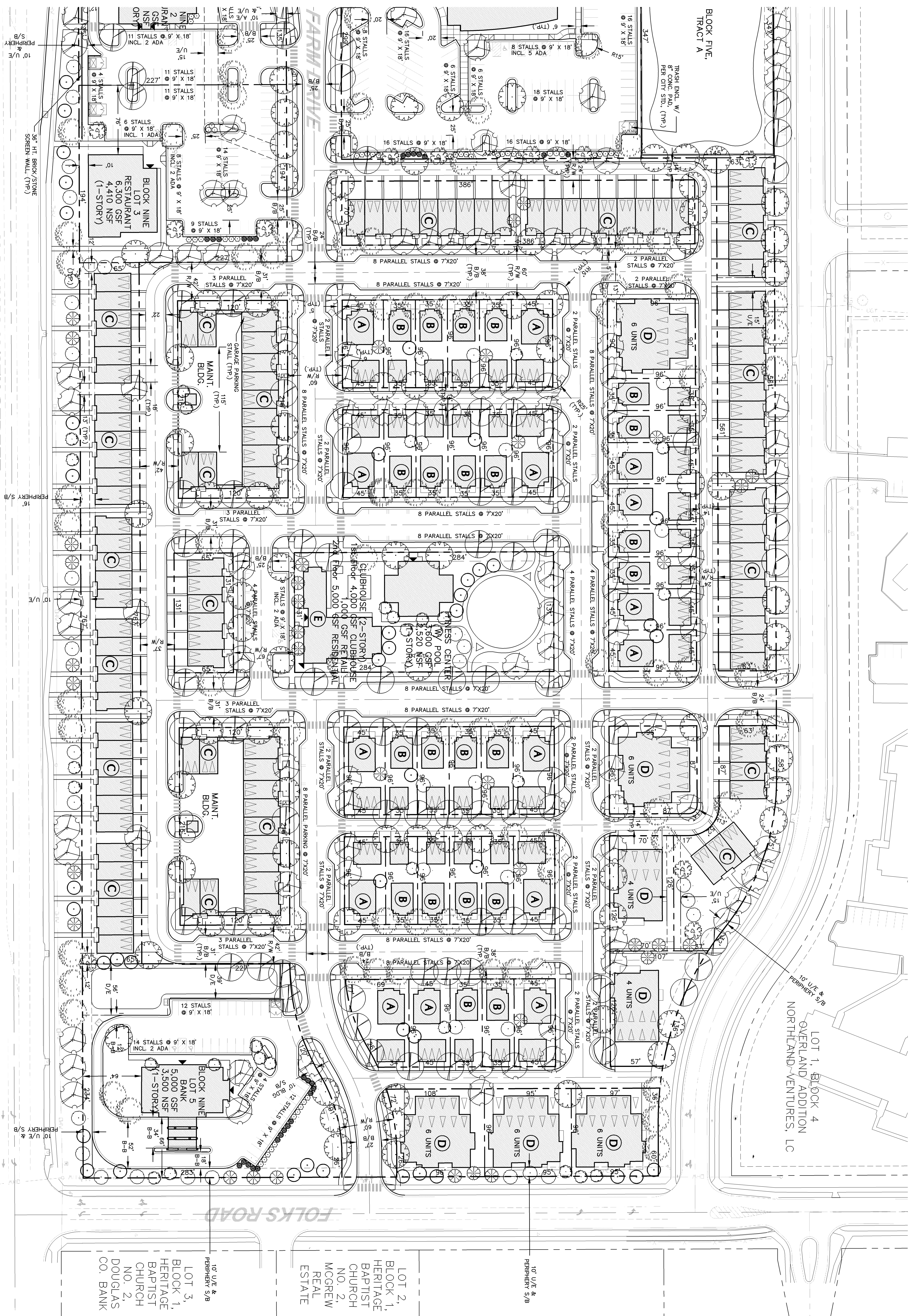
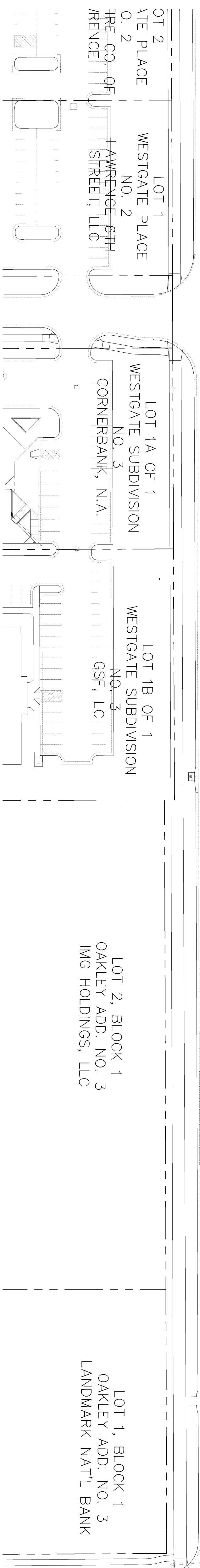




## COMMERCIAL/RETAIL B



## 115 HWY 40/6TH STREET



| SYMBOL | NAME  | CONVENTION | SIZE      |
|--------|---|------------|-----------|
|        | Dyrosy Elm – <i>Ulmus parvifolius</i> 'Dyrosy'                | B&B        | 2" OUL    |
|        | Imperial Locust – <i>Gleditsia bicoloris</i> 'Imperial'       | B&B        | 2" OUL    |
|        | Northern Red Oak – <i>Quercus rubra</i>                       | B&B        | 2" OUL    |
|        | Pacific Sunset Maple – <i>Acer glabrum</i> 'Pacific Sunset'   | B&B        | 2" OUL    |
|        | Amar Maple – <i>Acer glabrum</i>                              | B&B        | 2" OUL    |
|        | Eastern Redbud – <i>Cercis canadensis</i>                     | B&B        | 2" OUL    |
|        | Goldenrobin – <i>Asplenopteris paniculata</i>                 | B&B        | 2" OUL    |
|        | Piedmont Creeper – <i>Wisteria floribunda</i>                 | B&B        | 2" OUL    |
|        | Eastern White Pine – <i>Pinus strobus</i>                     | B&B        | 6" HT     |
|        | Colorado Blue Spruce – <i>Picea pungens</i>                   | B&B        | 6" HT     |
|        | American Holly – <i>Ilex opaca</i>                            | B&B        | 6" HT     |
|        | Eastern Red Cedar – <i>Juniperus virginiana</i>               | B&B        | 6" HT     |
|        | Compact Silver Juniper – <i>Juniperus chinensis</i> 'Polaris' | COMT       | 3 1/2" HT |
|        | Dwarf Korean Elm – <i>Ulmus parvifolius</i> 'Palmis'          | COMT       | 3 1/2" HT |
|        | Gambel's Spirea – <i>Spiraea japonica</i> 'Goldmound'         | COMT       | 3 1/2" HT |
|        | Mormon Spirea – <i>Spiraea japonica</i> 'Mormon'              | COMT       | 3 1/2" HT |
|        | Lambert's Yucca – <i>Yucca filamentosa</i> 'Cornell Dwarf'    | COMT       | 3 1/2" HT |

|      | Section 20-16A(3)-g  | Sheet Trees Provided:  | 561  |
|------|--|------------------------|------|
| Rd-2 | Section 20-16A(3)-g - 1 Tree per .0001 of open space = 362,500 / 1000 = 363 trees provided | Sheets trees provided: | 121  |
| Rd-2 | Section 20-16A(4)-c - 1 tree per 2,500 sq ft = 85 trees required                           | Sheets trees provided: | 149* |
| Rd-2 | Section 20-16A(4)-c - 1 tree per 2,500 sq ft = 85 trees required                           | Sheets trees provided: | 85   |
| Rd-1 | Section 20-16A(3)-g - 1 Tree per .0001 of open space = 72,918 / 1000 = 73 trees provided   | Sheets trees provided: | 10*  |

\* In each phase of development is constructed more dense details specific of times to be moved as well as the amount of trees to be planted. Site trees to be saved will be credited to the amount of site trees required.

The image displays two floor plans for apartment units, labeled 'CUSTOM HOME' and 'STARTER HOME'. Each plan includes a living area, a kitchen, a bathroom, and a bedroom, with a central hallway connecting them. The 'CUSTOM HOME' plan features a larger living area with a fireplace and a larger kitchen with a breakfast bar. The 'STARTER HOME' plan is more compact, with a smaller living area and a kitchen. Both plans include a balcony or porch area. The dimensions for each unit are provided, along with the total square footage for each.

**CUSTOM HOME**  
 1,200 – 1,400 SF  
 2 & 3 Bedroom  
 1 Bedroom Carriage Apartment  
 3 Car Garage

**STARTER HOME**  
 1,000 – 1,200 SF  
 2 & 3 Bedroom  
 2 Car Garage

## BAUER FARM

# Lawrence, Kansas

**REVISIONS**

7.6.05 - RIGHT-IN ONLY

1.11.06 - CHAMPION LANE

10.03.08 - PHARMACY, COM. THEATRE

3.07.07 - PER CC CONDITIONS

6.27.07 - PHARMACY

7.6.07 - PER DEPT. COMMENTS

8.3.07 - PER DEPT. COMMENTS

11.29.07 - WAKARUSA MEDIAN BREAK

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



**Landplan Engineering, P.A.**

**Civil Engineering**  
**Landscape Architecture**  
**Community Planning**  
**Surveying**

1310 Wakarusa Drive  
Lawrence, Kansas 66049  
tele (785)843-7530  
fax (785)843-2410  
landplan@landplan-pa.com

**Livestock Exchange Building**  
1600 Genessee, Suite 400  
Kansas City, Missouri 64102  
tele (816)221-2234  
fax (816)221-2644  
kclandplan@landplan-pa.com








**SCALE: 1" = 50'**

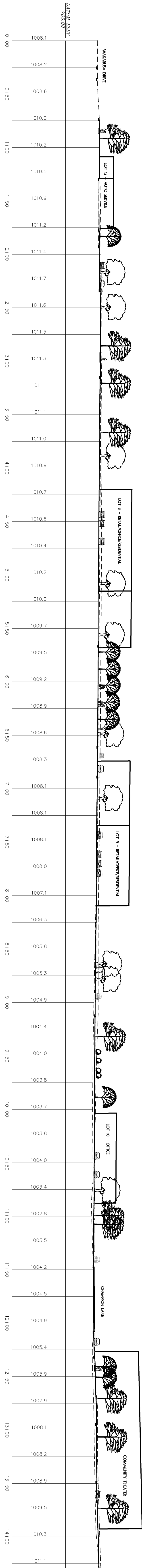
**NORTH**



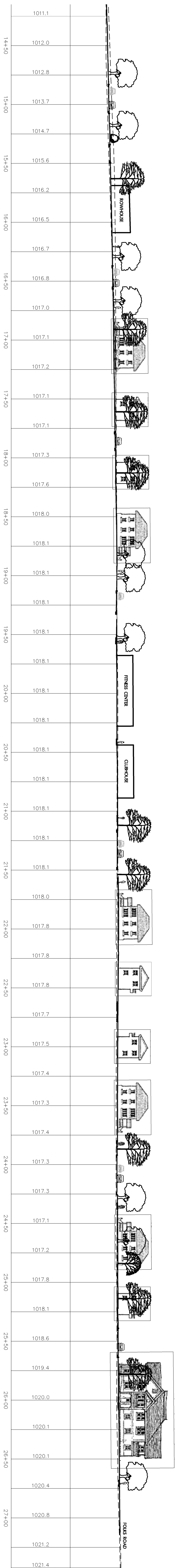
|                                   |   |  |  |   |  |  |   |
|-----------------------------------|---|--|--|---|--|--|---|
| SHEET NO. <b>5</b><br>OF 6 SHEETS | DATE: 3/9/2004<br>PROJECT NO.: 2004-088<br>DESIGNED BY: JAL/PLP<br>DRAWN BY: BSJ/PLP<br>CHECKED BY: TAW | <b>EAST GRADING<br/>&amp;<br/>UTILITY<br/>PLAN</b> | <b>BAUER FARM</b><br>6TH STREET & WAKARUSA DRIVE<br>LAWRENCE, KANSAS | REVISIONS:<br>7/4/03 - CORRECT ONLY<br>1/1/04 - REFIN-A ONLY<br>1/1/04 - REFIN-B ONLY<br>1/1/07 - REFIN-C COMMENTS<br>6/2/07 - REFIN-D<br>7/6/07 - REFIN-E COMMENTS<br>8/3/07 - REFIN-F COMMENTS<br>11/29/07 - WAKARUSA RIVER BEDROCK | © Landplan Engineering, P.A. 2007<br>1500 Wakarusa Drive<br>Lawrence, Kansas 66044<br>Tel: (785)343-7334<br>Fax: (785)343-2410<br><a href="mailto:landplan@landplan-pa.com">landplan@landplan-pa.com</a> |  <p><b>Civil Engineering<br/>Landscape Architecture<br/>Community Planning<br/>Surveying</b></p> <p><b>Landplan Engineering, P.A.</b></p> | Livestock Exchange Building<br>1210 Wakarusa Drive<br>Kansas City, Missouri 64102<br>Tel: (816)321-2234<br>Fax: (816)321-2644<br><a href="mailto:landplan@landplan-pa.com">landplan@landplan-pa.com</a> |
|-----------------------------------|---|--|--|---|--|--|---|

|  |  |   |  |
|--|--|---|--|
| <p><b>Landmark Engineering, P.A.</b></p> |  | <p><b>Civil Engineering<br/>Landscape Architecture<br/>Community Planning<br/>Surveying</b></p> | <p><b>Livestock Exchange Building<br/>1600 Genesee, Suite 400<br/>Kansas City, Missouri 64102</b><br/>Tel (816) 521-2234<br/>fax (816) 521-2444<br/><a href="mailto:landmark@landmark-pa.com">landmark@landmark-pa.com</a></p> |
|--|--|---|--|

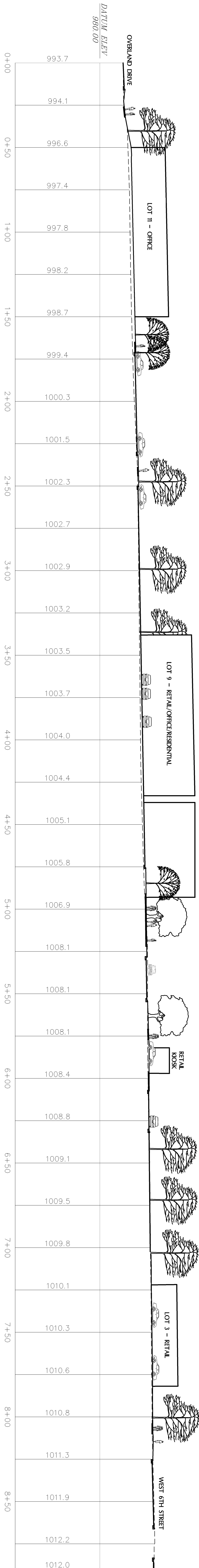




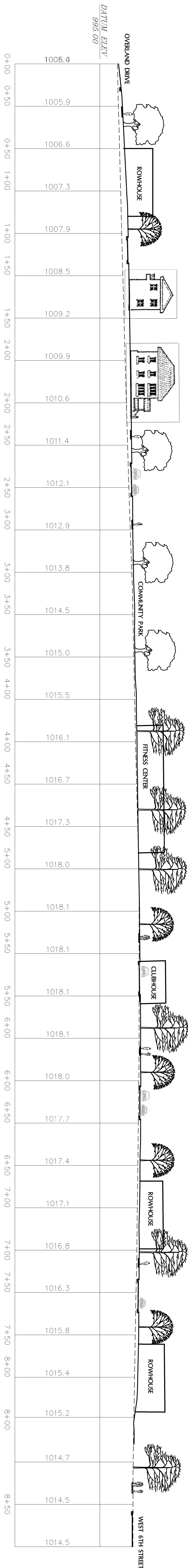
**WEST/EAST SECTION "A" - WEST HALF**



**WEST/EAST SECTION "A" - EAST HALF**



## NORTH/SOUTH SECTION "B"



**NORTH/SOUTH SECTION "C"**

**NOTE: SEE SHEET 1 of 6 FOR SECTION LOCATIONS**

THIS DOCUMENT IS FOR  
PLANNING PURPOSES ONLY—NOT  
FOR CONSTRUCTION

# A Preliminary Development Plan for

**BAUER FARM**  
Lawrence, Kansas