

BAUER FARM

Att. A
PDP

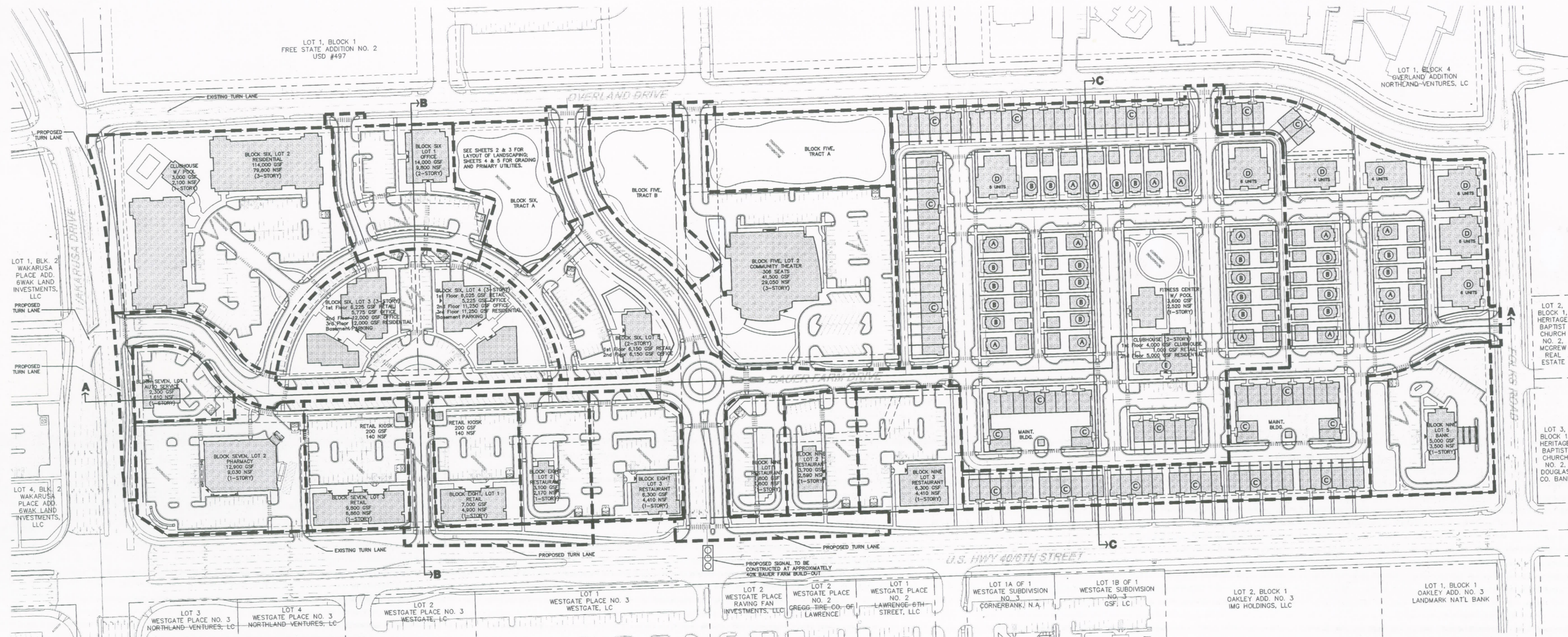
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BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

REVISIONS
7.8.05 - RIGHT-IN ONLY
1.11.06 - CHAMPION LANE
10.03.06 - PHARMACY, COM. THEATRE
3.07.07 - PER CC CONDITIONS
6.27.07 - PHARMACY
7.8.07 - PER DEPT. COMMENTS
8.3.07 - PER DEPT. COMMENTS
11.29.07 - WAKARUSA MEDIAN BREAK

DATE: 3/9/2008
PROJECT NO.: 2008.696
DESIGNED BY: MTA/LPE
DRAWN BY: BS/APB
CHECKED BY: TAH

SHEET NO.
1
OF 6 SHEETS



COMMERCIAL (PCD) BUILDING INFORMATION & PARKING SUMMARY

| BLOCK, LOT | BUILDING AREA (SF) | LOT AREA (SF) | GROSS FLOOR AREA (SF) | NET FLOOR AREA (SF) | PARKING RATIO | PARKING REQUIRED | PARKING PROVIDED | ADA PARKING REQUIRED | ADA PARKING PROVIDED |
|-------------------------|---------------------------------------|---------------|---|---------------------|---------------------|------------------|------------------|----------------------|----------------------|
| BLOCK FIVE, LOT 2 | 24,000 | 128,099 | 41,500 (306 SEATS) | N/A | 1 SP. / 3 SEATS | 102 | 143 | 5 | 5 |
| BLOCK SIX, LOT 1 | 7,000 | 50,981 | 14,000 | 9,800 | 1 SP. / 200 N.S.F. | 49 | 53 | 3 | 3 |
| BLOCK SIX, LOT 2 | 38,000 RESIDENTIAL 3,000 CLUBHOUSE | 156,593 | 114,000 RESIDENTIAL (108 2-BR UNITS) 3,100 CLUBHOUSE | 2,100 | 1.5 SP. / 2-BR UNIT | 162 | 168* | 6 | 6 |
| BLOCK SIX, LOT 3 | 12,000 | 53,359 | 12,775 OFFICE | 12,443 | 1 SP. / 200 N.S.F. | 104 | 71** | 3 | 3 |
| BLOCK SIX, LOT 4 | 11,250 | 53,397 | 12,000 RESIDENTIAL (13 2-BR UNITS) 6,025 RETAIL | 4,218 | 1.5 SP. / 2-BR UNIT | 99 | 72** | 3 | 3 |
| BLOCK SIX, LOT 5 | 6,150 | 38,157 | 16,475 OFFICE | 11,553 | 1 SP. / 200 N.S.F. | 44 | 28 | 2 | 2 |
| BLOCK SEVEN, LOT 1 | 2,300 | 22,135 | 2,300 | 1,610 | 1 SP. / 200 N.S.F. | 9 | 15 | 1 | 1 |
| BLOCK SEVEN, LOT 2 | 12,900 | 70,200 | 12,900 | 9,030 | 1 SP. / 200 N.S.F. | 46 | 70 | 3 | 3 |
| BLOCK SEVEN, LOT 3 | 10,000 | 45,822 | 10,000 | 7,000 | 1 SP. / 200 N.S.F. | 35 | 57 | 3 | 3 |
| BLOCK EIGHT, LOT 1 | 7,200 | 38,735 | 7,200 | 5,040 | 1 SP. / 200 N.S.F. | 26 | 43 | 2 | 2 |
| BLOCK EIGHT, LOT 2 | 3,100 | 30,191 | 3,100 | 2,170 | 1 SP. / 200 N.S.F. | 11 | 32 | 2 | 2 |
| BLOCK EIGHT, LOT 3 | 6,300 | 39,074 | 6,300 | 4,410 | 1 SP. / 200 N.S.F. | 23 | 52 | 3 | 3 |
| BLOCK NINE, LOT 1 | 1,800 | 24,877 | 1,800 | 1,260 | 1 SP. / 200 N.S.F. | 7 | 11 | 1 | 1 |
| BLOCK NINE, LOT 2 | 3,700 | 30,618 | 3,700 | 2,590 | 1 SP. / 200 N.S.F. | 13 | 35 | 2 | 2 |
| BLOCK NINE, LOT 3 | 6,300 | 44,038 | 6,300 | 4,410 | 1 SP. / 200 N.S.F. | 23 | 63 | 3 | 3 |
| MISC. ON-STREET PARKING | N/A | N/A | N/A | N/A | N/A | 72 | N/A | N/A | N/A |
| TOTAL | | 827,076 | 308,250 | | | 753 | 985 | 42 | 42 |
| TOTAL COMMERCIAL/RETAIL | | | 72,000 | | | | | | |
| TOTAL OFFICE/BANK | | | 54,400 | | | | | | |
| TOTAL CM/CULTURAL | | | 41,500 | | | | | | |
| TOTAL RESIDENTIAL | | | 137,250 (134 2-BR UNITS) | | | | | | |

| PCD RESIDENTIAL DENSITY, PER SECTION 20-1000(G): | GROSS PCD ACREAGE | COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E | NET RESIDENTIAL ACREAGE | TOTAL DWELLING UNITS | DWELLING UNIT DENSITY |
|--|-------------------|--|-------------------------|----------------------|-----------------------|
| | 75.89 | 9.22 AC | 16.67 | 134 | 8.04 |

RESIDENTIAL (PRD) BUILDING INFORMATION & PARKING SUMMARY

| BUILDING TYPE | TOTAL UNITS | 1 BEDROOM | 2 BEDROOM | 3 BEDROOM | PARKING RATIO | PARKING REQUIRED | PARKING PROVIDED |
|--------------------------------------|-------------|-----------|-----------|-----------|---|------------------|------------------|
| "A" CUSTOM HOME | 15 | | N/A | | 2 SP. / UNIT | 53 | 45 |
| CARRIAGE HOUSE | 15 | 15 | 0 | 0 | 1.5 SP. / 182 BR UNIT | 44 | 44 |
| "B" STARTER HOME | 22 | | N/A | | 2 SP. / UNIT | 234 | 234 |
| "C" ROW HOME | 117 | 0 | 71 | 46 | 2 SP. / UNIT | 69 | 76 (TANDEM) |
| "D" MANHOLE HOUSE | 38 | 8 | 18 | 12 | 1.5 SP. / 1 BR UNIT 1.5 SP. / 2 BR UNIT 2.5 SP. / 3 BR UNIT | 10 | 0 |
| "E" CLUBHOUSE (4,000 GSF/2,800 NSF) | N/A | | N/A | | 1 SP. / 200 NSF | N/A | 0 |
| RETAIL (1,000 GSF/700 NSF) | N/A | | N/A | | 1.5 SP. / 2 BR UNIT | N/A | 0 |
| RETAIL (5,000 GSF) | 4 | 0 | 4 | 0 | 1.5 SP. / 2 BR UNIT | N/A | 149 |
| FITNESS CENTER (2,600 GSF/2,520 NSF) | N/A | | N/A | | N/A | N/A | 0 |
| MISC. ON-STREET PARKING | N/A | | N/A | | N/A | N/A | 149 |
| TOTAL | 211 | | | | | 410 | 548 |

| PRD RESIDENTIAL DENSITY, PER SECTION 20-1000(G): | GROSS PRD ACREAGE | COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E | NET RESIDENTIAL ACREAGE | TOTAL DWELLING UNITS | DWELLING UNIT DENSITY |
|--|-------------------|--|-------------------------|----------------------|-----------------------|
| | 16.44 | 6.58 | 9.86 | 211 | 21.40 |

| PRD OPEN AIR RECREATION AREA, PER SECTION 20-1000(G): | GROSS PRD ACREAGE | R/W & OFF-STREET PKG. | NET RESIDENTIAL USE ACREAGE | REQUIRED RECREATION ACREAGE (20% OF NET) | PROVIDED RECREATION ACREAGE |
|---|-------------------|-----------------------|-----------------------------|--|-----------------------------|
| | 16.44 | 7.84 | 8.60 | 1.72 | 2.18 |

OFFICE (POD) BUILDING INFORMATION & PARKING SUMMARY

| BLOCK, LOT | BUILDING AREA (SF) | LOT AREA (SF) | GROSS FLOOR AREA (SF) | NET FLOOR AREA (SF) | PARKING RATIO | PARKING REQUIRED | PARKING PROVIDED |
|-------------------|--------------------|---------------|-----------------------|---------------------|--------------------|------------------|------------------|
| BLOCK NINE, LOT 5 | 5,000 | 59,988 | 5,000 | 3,500 | 1 SP. / 200 N.S.F. | 18 | 42 |

GENERAL NOTES

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

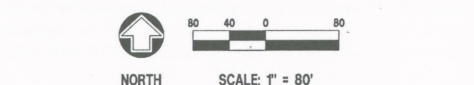
* Development phasing lines as shown are preliminary and are subject to modification at developer's discretion.

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST, DOUGLAS COUNTY, KANSAS; THENCE NORTH 88°11'38" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FOR A DISTANCE OF 126.82 FEET; THENCE NORTH 01°48'22" WEST FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°16'38" WEST FOR A DISTANCE OF 18.54 FEET; THENCE NORTH 01°44'48" WEST FOR A DISTANCE OF 255.42 FEET; THENCE NORTH 28°04'13" WEST FOR A DISTANCE OF 27.64 FEET; THENCE NORTH 01°55'21" WEST FOR A DISTANCE OF 30.97 FEET; THENCE NORTH 04°19'09" WEST FOR A DISTANCE OF 85.37 FEET; THENCE NORTH 04°13'20" WEST FOR A DISTANCE OF 160.25 FEET; THENCE NORTH 01°55'21" WEST FOR A DISTANCE OF 123.60 FEET; THENCE NORTH 88°11'38" EAST FOR A DISTANCE OF 2139.51 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°33'23" A RADIUS OF 250.00 FEET FOR A LENGTH OF 174.98 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°14'21" A RADIUS OF 340.00 FEET FOR A LENGTH OF 228.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°11'38" EAST FOR A DISTANCE OF 59.99 FEET; THENCE SOUTH 01°47'22" EAST FOR A DISTANCE OF 629.06 FEET; THENCE SOUTH 88°11'38" WEST FOR A DISTANCE OF 2494.89 FEET TO THE POINT OF BEGINNING, CONTAINING 43.86 ACRES MORE OR LESS.



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FOR CONSTRUCTION

A Preliminary Development Plan for
BAUER FARM
Lawrence, Kansas