

BAUER FARM

6.22.09 REVISIONS TO PDP EXCLUDE:
POD-ZONED PROPERTY (NW CORNER, 6TH ST
& FOLKS RD.) AND PRD-ZONED PROPERTY
(APPROX. EAST HALF OF PLANNED AREA -
REFER TO FDP 1-2-09).

**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
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BAUER FARM

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

COMMERCIAL (PCD) BUILDING INFORMATION & PARKING SUMMARY

BLOCK, LOT	BUILDING AREA (SQ. FT.)	LOT AREA (SQ. FT.)	GROSS FLOOR AREA (SQ. FT.)	NET FLOOR AREA (SQ. FT.)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADJ. PARKING REQUIRED	ADJ. PARKING PROVIDED	TOTAL COMMENTS/REMARKS
BLOCK 7#E, LOT 2	24,000	128,089	41,900 (206 SQ.FT.)	N/A	1 SP. / 3 UNITS	402	143	5	5	
BLOCK 8#E, LOT 2	7,000	50,981	14,000	9,800	1 SP. / 200 N.S.F.	109	53	3	3	
BLOCK 9#E, LOT 2	31,875	104,635	55,655 RESIDENTIAL (96 2-BR UNITS)	14.5 SP. / 2-BR UNIT	126	164*	5	5	5	
BLOCK 3#E, LOT 3	4,305	51,991	4,305 RETAIL	2,711	1 SP. / 500 N.S.F.	6	13	1	1	
			4,246 RETAIL	2,872	1 SP. / 200 N.S.F.					
BLOCK 3#E, LOT 4	12,000	53,335	19,355 RETAIL	13,629	1 SP. / 200 N.S.F.	104	71**	3	3	
			12,000 RESIDENTIAL (12 2-BR UNITS)	N/A	14.5 SP. / 2-BR UNIT					
BLOCK 3#E, LOT 5	11,250	53,337	4,065 RETAIL	2,832	1 SP. / 200 N.S.F.					
			18,655 RETAIL	12,919	1 SP. / 200 N.S.F.	99	72**	3	3	
			11,250 RESIDENTIAL (12 2-BR UNITS)	N/A	14.5 SP. / 2-BR UNIT					
BLOCK 5#E, LOT 6	6,500	39,517	6,150 RETAIL	4,305	1 SP. / 200 N.S.F.	44	28	2	2	
			6,150 RETAIL	4,305	1 SP. / 200 N.S.F.					
BLOCK 5#E, LOT 7	2,200	22,135	6,150 RETAIL	1,610	1 SP. / 200 N.S.F.	9	15	1	1	
BLOCK 5#E, LOT 8	10,000	70,200	12,900	9,870	1 SP. / 200 N.S.F.	46	70	3	3	
BLOCK 5#E, LOT 9	10,000	45,822	10,000	7,600	1 SP. / 200 N.S.F.	35	54	3	3	
BLOCK 6#E, LOT 1	7,200	38,735	7,200	5,040	1 SP. / 200 N.S.F.	26	43	2	2	
BLOCK 6#E, LOT 2	7,200	30,914	7,200	4,481	1 SP. / 200 N.S.F.	13	24	2	2	
BLOCK 6#E, LOT 3	7,200	30,914	7,200	4,410	1 SP. / 200 N.S.F.	23	51	3	3	
BLOCK 6#E, LOT 4	1,800	24,837	1,800	1,350	1 SP. / 200 N.S.F.	7	11	1	1	
BLOCK 6#E, LOT 5	3,700	30,618	3,700	2,580	1 SP. / 200 N.S.F.	13	35	2	2	
BLOCK 6#E, LOT 6	6,300	44,038	6,300	4,410	1 SP. / 200 N.S.F.	23	63	3	3	
BLOCK 6#E, LOT 7	N/A	N/A	N/A	N/A	N/A	N/A	61	3	3	
WEC. IN-STREET PARKING	N/A									
TOTAL			827,075	290,735		725	555	42	42	
TOTAL COMMENTS/REMARKS			72,000							
TOTAL OFFICE/PARK			58,380							
TOTAL OFF-CYCLABLE			41,200							
TOTAL RESIDENTIAL			118,675 (110 2-BR UNITS)							

INCLUDED IN UNDERGROUND PARKING

INCLUDED IN UNDERGROUND BUILDING

** INCLUDES 26 UNDERGROUND STALLS

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	PARKING REQUIRED	PARKING PROVIDED
BLOCK 100E LOT 5	5,000	59,988	5,000	3,500	1 SP. / 200 N.S.F.	18	42	2	2

RESIDENTIAL (PRD) BUILDING INFORMATION & PARKING SUMMARY

BUILDING TYPE	TOTAL UNITS	BEDROOM			PARKING SPOT	PARKING PROVIDED	PARKING REQUIRED
		1	2	3			
1 st CLOSET HOME	15	N/A			2 SP / UNIT	53	45
CHANCE HOUSE	15	15	0	0	1.5 SP / 142 BR UNIT		
1 st STREET HOME	22	N/A			2 SP / UNIT	24	24
TRM HOME	117	0	71	46	2 SP / UNIT	44	44
2 nd WAGON HOUSE	38	8	18	12	1.5 SP / 1 BR UNIT 1.5 SP / 2 BR UNIT 2.5 SP / 3 BR UNIT	69	76 (75NEW)
1 st CLOSET (KAO 67/200 NR)	N/A				N/A		
1 st RETAIL (KAO 67/180 NR)	N/A				1 SP / 200 SQ'	10	
RESIDENT (KAO 68)	4	0	4	0	1.5 SP / 2 BR UNIT		
FITNESS CENTER (KAO 67/200 NR)	N/A				N/A	N/A	N/A
WCC, 6th STREET PARKING	N/A				N/A		
	211					410	345

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

COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNITS	DWELLING UNIT DENSITY
6.57	9.67	211	21.36
16.44			

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NET RESIDENTIAL USE ACRES	REQUIRED RECREATION ACRES (20% OF NET)	PROVIDED RECREATION ACRES
16.44	3.29	2.18

III	2009/2010	Public improvements associated with each phase to be provided via private funding
N	2008/2010	

V	2010/2011
VI	2010/2011
VII	2011/2012

GENERAL NOTES

- | | | | |
|----|--------------------|--|---|
| 1. | Owners: | Free State Holdings, Inc.
150 McDonald Drive
Lawrence, KS 66044 | Free State Group, LLC
150 McDonald Drive
Lawrence, KS 66044 |
| 2. | Land Planner: | Boyer Farms Residential, LLC
150 McDonald Drive
Lawrence, KS 66044 | CVS Pharmacy, LLC
5800 Shawnee Blvd.
Northland Hills, KS |
| 3. | Engineer/Surveyor: | Trenor Architects
150 McDonald Drive
Lawrence, KS 66044 | Land Engineering,
1510 Woodward Drive
Lawrence, KS 66049 |
| 4. | Existing Land Use: | Undeveloped | |
| 5. | Proposed Land Use: | Mixed Use Commercial/Retail/Residential | |
| 6. | Existing Zoning: | PDO-2 and PRD-2 | |
| 7. | Proposed Zoning: | PD0-2, PR0-3, PD0-1 | |

ESTIMATED PHASING SCHEDULE

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

development phases are 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]

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

THIS DOCUMENT IS FOR
PLANNING PURPOSES ONLY—NOT
FOR CONSTRUCTION

A Preliminary Development Plan for

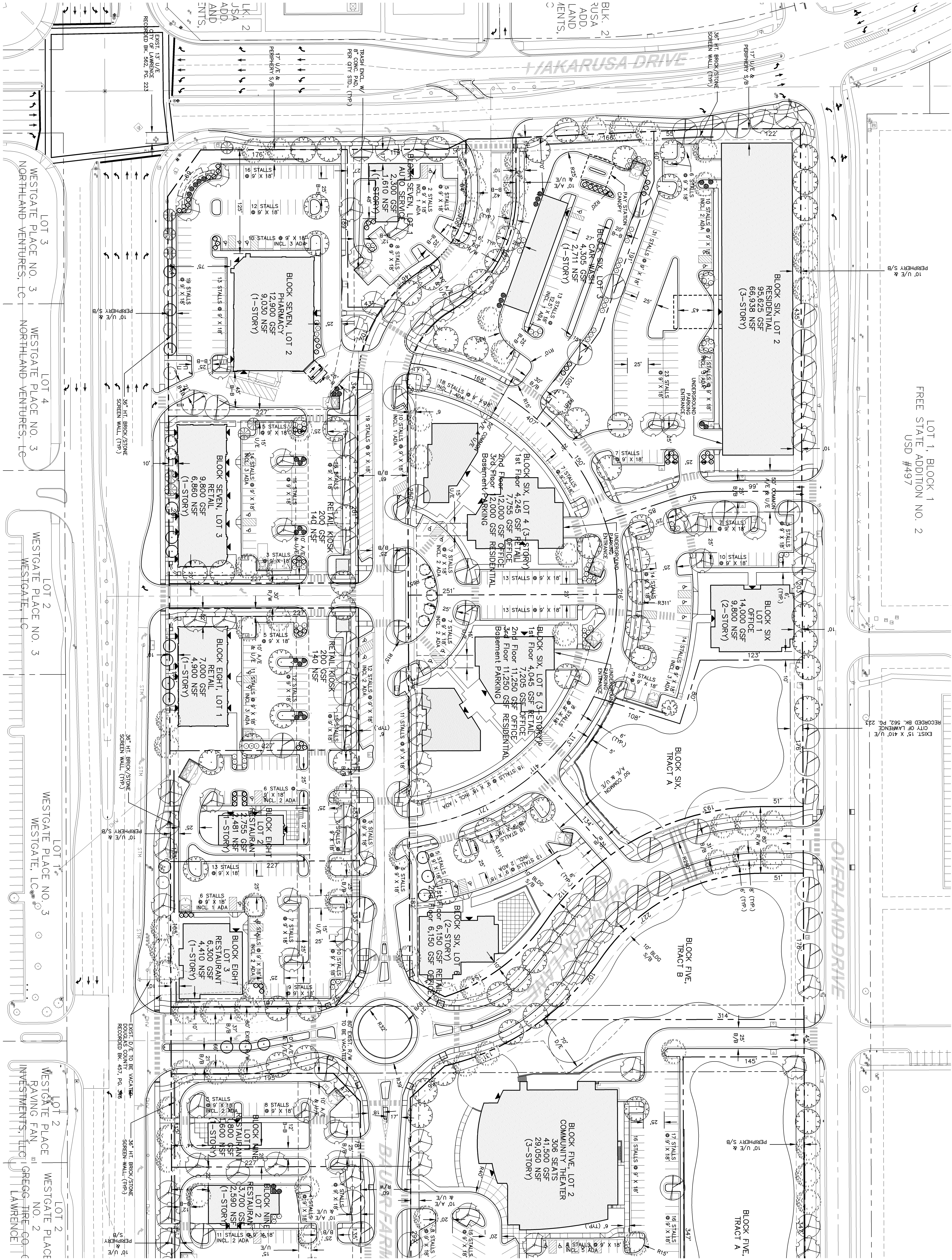
BAUER FARM

Lawrence, Kansas

DATE:	3/9/2005
PROJECT NO.:	2003,695
DESIGNED BY:	MTA/LPE
DRAWN BY:	BS
CHECKED BY:	TAH

1
OF 6 SHEETS

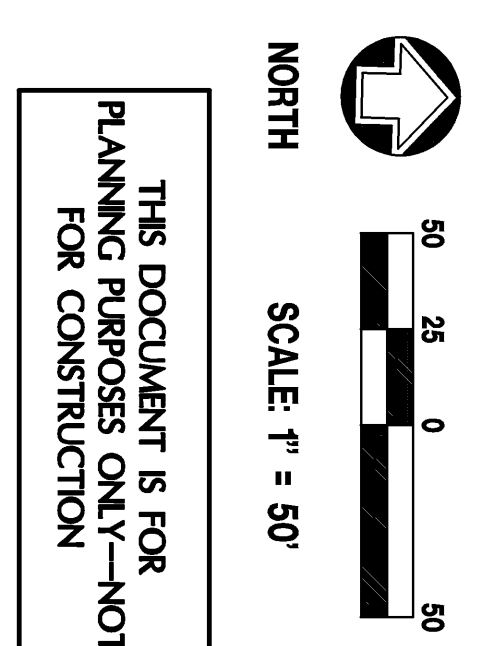
LOT 1, BLOCK 1
FREE STATE ADDITION NO. 2
USD #497



SYMBOL	NAME	CONDITION	SIZE
	Dynamis Elm - Ulmus parvifolia 'Dynamis'	B&B	2" OAL
	Imperial Acacia - Gleditsia triacanthos 'Imperial'	B&B	2" OAL
	Northern Red Oak - Quercus rubra	B&B	2" OAL
	Pacific Street Maple - Acer rubrum 'Pacific Street'	B&B	2" OAL
	Amur Maple - Acer ginnala	B&B	2" OAL
	Eastern Redbud - Cercis canadensis	B&B	2" OAL
	Goldenrain tree - Koeleria paniculata	B&B	2" OAL
	American Holly - Ilex opaca	B&B	2" OAL
	Eastern Red Cedar - Juniperus virginiana	B&B	2" OAL
	Eastern White Pine - Pinus strobus	B&B	6" HT
	Colorado Blue Spruce - Picea pungens	B&B	6" HT
	American Holly - Ilex opaca	B&B	6" HT
	Eastern Red Cedar - Juniperus virginiana	B&B	6" HT
	Compact Filter Juniper - Juniperus chinensis 'Plumosa Compact'	CONT.	36" HT
	Dwarf Korean Lilac - Syringa meyeri 'Palibet'	CONT.	36" HT
	Goldenrain Spruce - Spirea japonica 'Goldrain'	CONT.	36" HT
	Korolkow Viburnum - Viburnum x burkwoodii x corollae 'Korolkow'	CONT.	36" HT

BLOCK, LOT	PARKING PROVIDED	LANDSCAPE REQUIRED (if area > 60 sf)	TREES & SHRUBS PROVIDED
BLOCK FIVE, LOT 2	143	6,580 sf	8,655 sf
BLOCK SIX, LOT 1	53	3,180	4,441
BLOCK SIX, LOT 2	84	5,040	5,111
BLOCK SIX, LOT 3	13	780	1,039
BLOCK SIX, LOT 4	45	2,700	3,064
BLOCK SIX, LOT 5	46	2,760	3,162
BLOCK SIX, LOT 6	28	1,680	2,334
BLOCK SEVEN, LOT 1	15	900	2,317
BLOCK SEVEN, LOT 2	70	4,200	5,448
BLOCK SEVEN, LOT 3	54	3,240	4,475
BLOCK EIGHT, LOT 1	43	2,580	4,348
BLOCK EIGHT, LOT 2	24	1,440	3,890
BLOCK EIGHT, LOT 3	52	3,120	4,483
BLOCK NINE, LOT 1	11	580	1,579
BLOCK NINE, LOT 2	35	2,100	2,389
BLOCK NINE, LOT 3	63	3,180	4,002
BLOCK NINE, LOT 5	42	2,520	5,729

LANDSCAPING REQUIREMENTS
Section 20-1404.3 - Street Trees Required: 561
Section 20-1404.3(1) - 1 tree per 3,000 sf of open space
Section 20-1404.3(2) - 353,197 sf/3,000 = 118 trees required
Section 20-1404.3(3) - 1 tree per 2.5 units
Section 20-1404.3(4) - 271 units/2.5 = 108 trees required
Section 20-1404.3(5) - 27,010 sf/3,000 = 9 trees required
Section 20-1404.3(6) - 27,010 sf/3,000 = 9 trees required



SITE SUMMARY			
EXISTING	PROPOSED	Area (SF)	Area (SF)
PCD/BLOCK FIVE, TRACT A	BLOCK FIVE, TRACT A	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK FIVE, TRACT B	BLOCK FIVE, TRACT B	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK FIVE, LOT 2	BLOCK FIVE, LOT 2	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SIX, TRACT A	BLOCK SIX, TRACT A	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SIX, LOT 1	BLOCK SIX, LOT 1	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SIX, LOT 2	BLOCK SIX, LOT 2	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SIX, LOT 3	BLOCK SIX, LOT 3	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SIX, LOT 4	BLOCK SIX, LOT 4	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SIX, LOT 5	BLOCK SIX, LOT 5	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SIX, LOT 6	BLOCK SIX, LOT 6	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SEVEN, LOT 1	BLOCK SEVEN, LOT 1	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SEVEN, LOT 2	BLOCK SEVEN, LOT 2	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK SEVEN, LOT 3	BLOCK SEVEN, LOT 3	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK EIGHT, LOT 1	BLOCK EIGHT, LOT 1	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK EIGHT, LOT 2	BLOCK EIGHT, LOT 2	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK EIGHT, LOT 3	BLOCK EIGHT, LOT 3	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK NINE, LOT 1	BLOCK NINE, LOT 1	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK NINE, LOT 2	BLOCK NINE, LOT 2	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302
PCD/BLOCK NINE, LOT 3	BLOCK NINE, LOT 3	0	Area (SF)
Existing Building	Proposed Building	0	644,173
Existing Pavement	Proposed Pavement	0	644,173
Existing Trees	Proposed Trees	50,326	431,302

A Preliminary Development Plan for
BAUER FARM
Lawrence, Kansas

DATE: 3/9/2024
PROJECT NO.: 2006466
DESIGNED BY: MFL/PL
DRAWN BY: BS
CHECKED BY: TAH

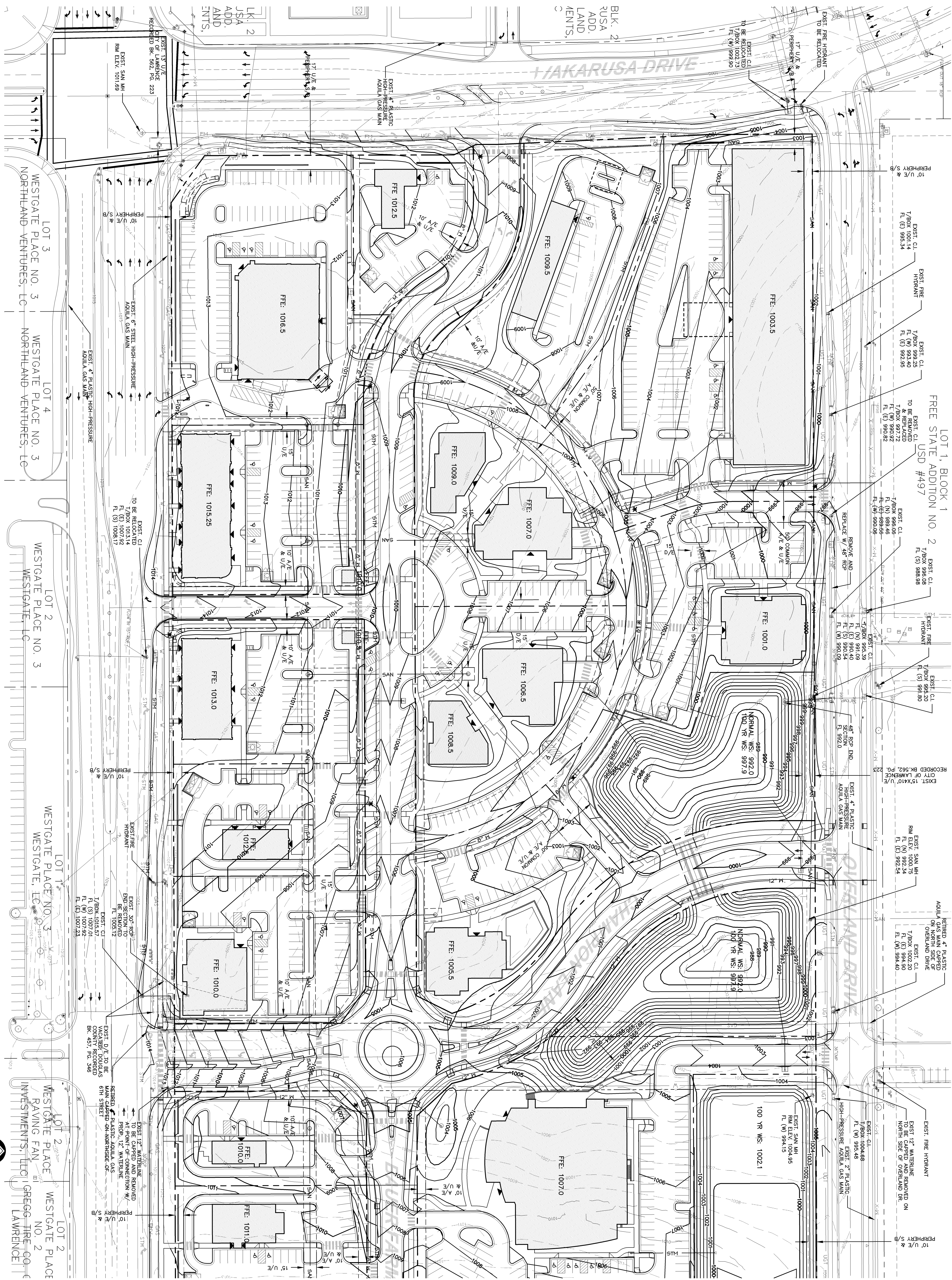
SHEET NO. 2
OF 6 SHEETS

WEST LAYOUT & LANDSCAPE PLAN

REVISIONS

1745 - RIGHT TURN ONLY
1746 - COMMON LANE TRAFFIC
1747 - PER CITY COMMENTS
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Landplan Engineering, P.A.
1510 Wakarusa Drive
Lawrence, KS 66044
Tel: (781) 451-1234
Fax: (781) 451-1234
Email: info@landplan-pa.com



GENERAL NOTES

1. Topographic information obtained from Sept. 2007 field survey performed by Landmark Survey, Inc. shall be used for all proposed developments.
2. Site investigations will be performed before primary structures are erected on lots with slopes greater than 3:1, or with non-engineered fill greater than 12 inches. A report of the investigation will be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation financing.
3. All excavations shall be backfilled with compacted fill to original ground level.
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44. All excavations shall be backfilled with compacted fill to original ground level.
45. All excavations shall be backfilled with compacted fill to original ground level.

A Preliminary Development Plan for

THIS DOCUMENT IS FOR
PLANNING PURPOSES ONLY--
FOR CONSTRUCTION

BAUER FARM
Lawrence, Kansas

RESPONSE	DATE	DATE	REMARKS	BY	CHKD BY	SHEET NO.
7.6.50 - REPT-1 ONLY	3/9/2006	3/9/2006				4
11.1.06 - COMPLAN PLAN	3/9/2006	3/9/2006				
10.1.06 - PHASMAP, COM, THEATER	3/9/2006	3/9/2006				
5.0.07 - RE-3 COMMENTS	6/22/07 - RE 12,34,5,8,9,12	6/22/07 - RE 12,34,5,8,9,12				
6.2.07 - PHASMAP	7.2.07 - RE REPT COMMENTS	7.2.07 - RE REPT COMMENTS				
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BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

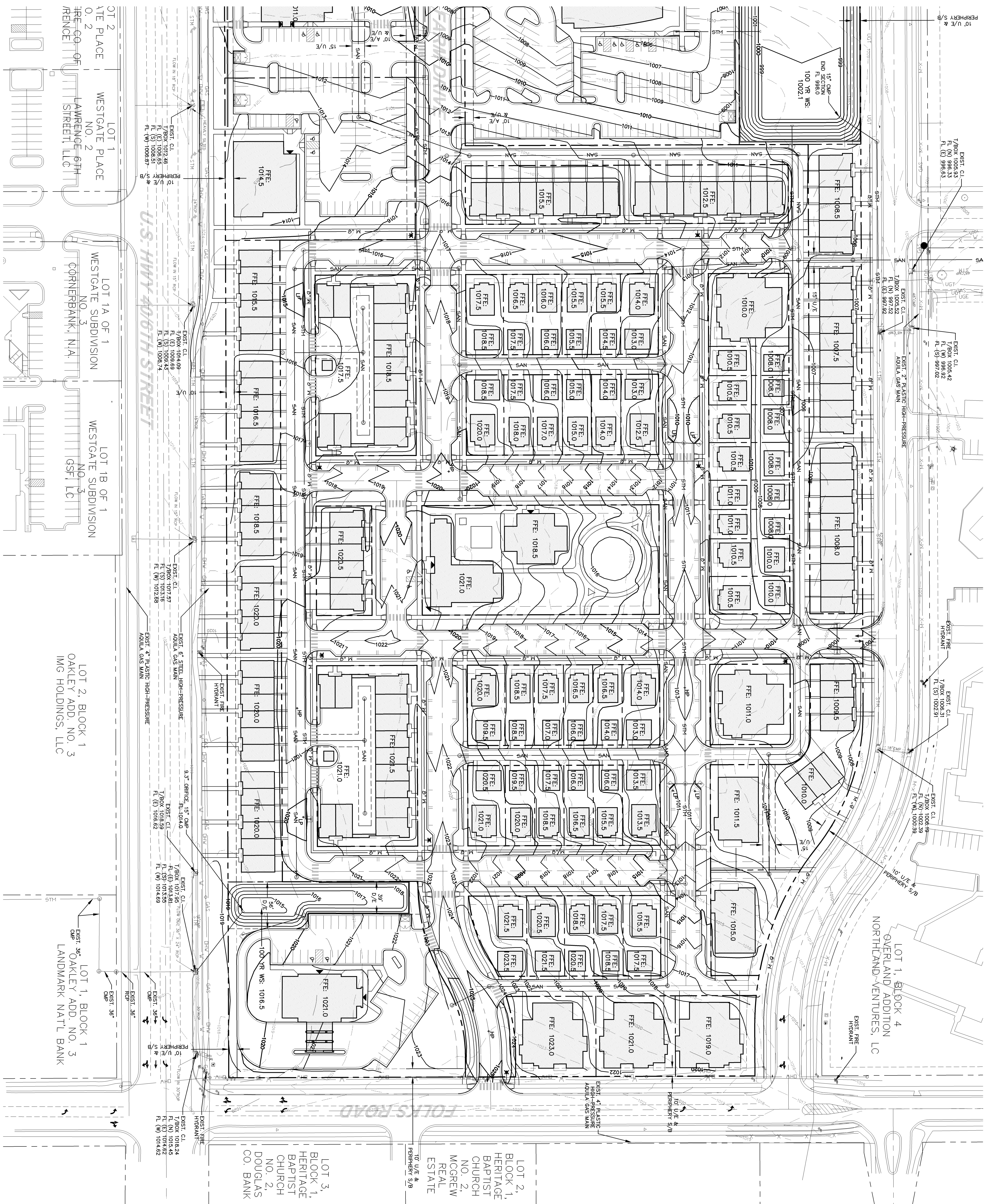


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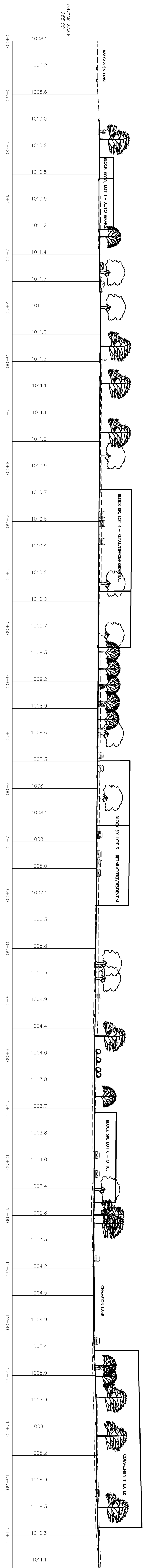


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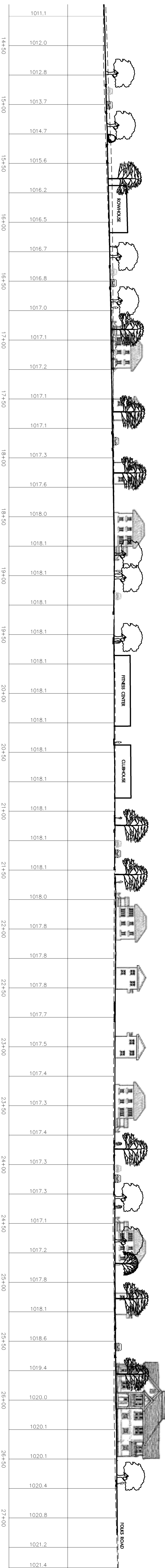
SCALE: 1" = 50'

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FOR CONSTRUCTION

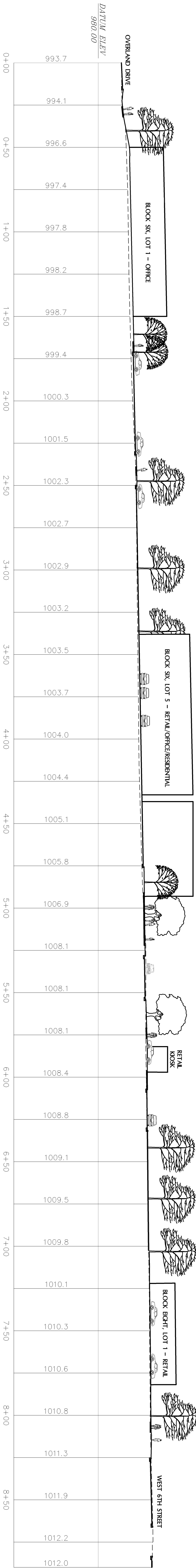
A Preliminary Development Plan for
BAUER FARM
Lawrence, Kansas



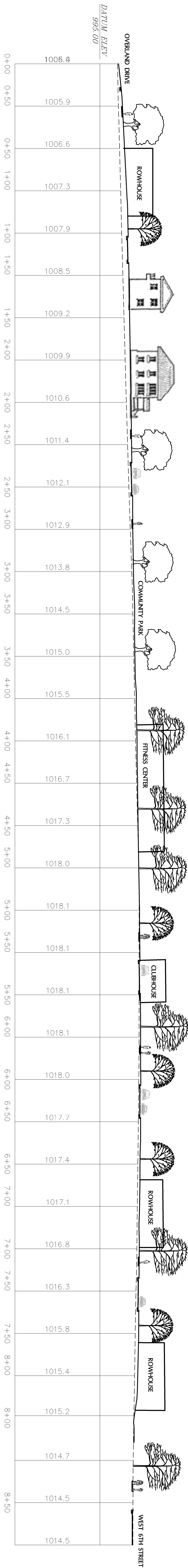
WEST/EAST SECTION "A" - WEST HALF



WEST/EAST SECTION "A" - EAST HALF (Refer to FDP 1-2-09)



NORTH/SOUTH SECTION "B"



NORTH/SOUTH SECTION "C"
(Refer to FDP 1-2-09)

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

BAUER FARM
Lawrence, Kansas