

BAUER FARM

PHASE 1

Brenda R. Riehl 10/20/08
CHAIR
LAWRENCE - DOUGLAS COUNTY PLANNING COMMISSION

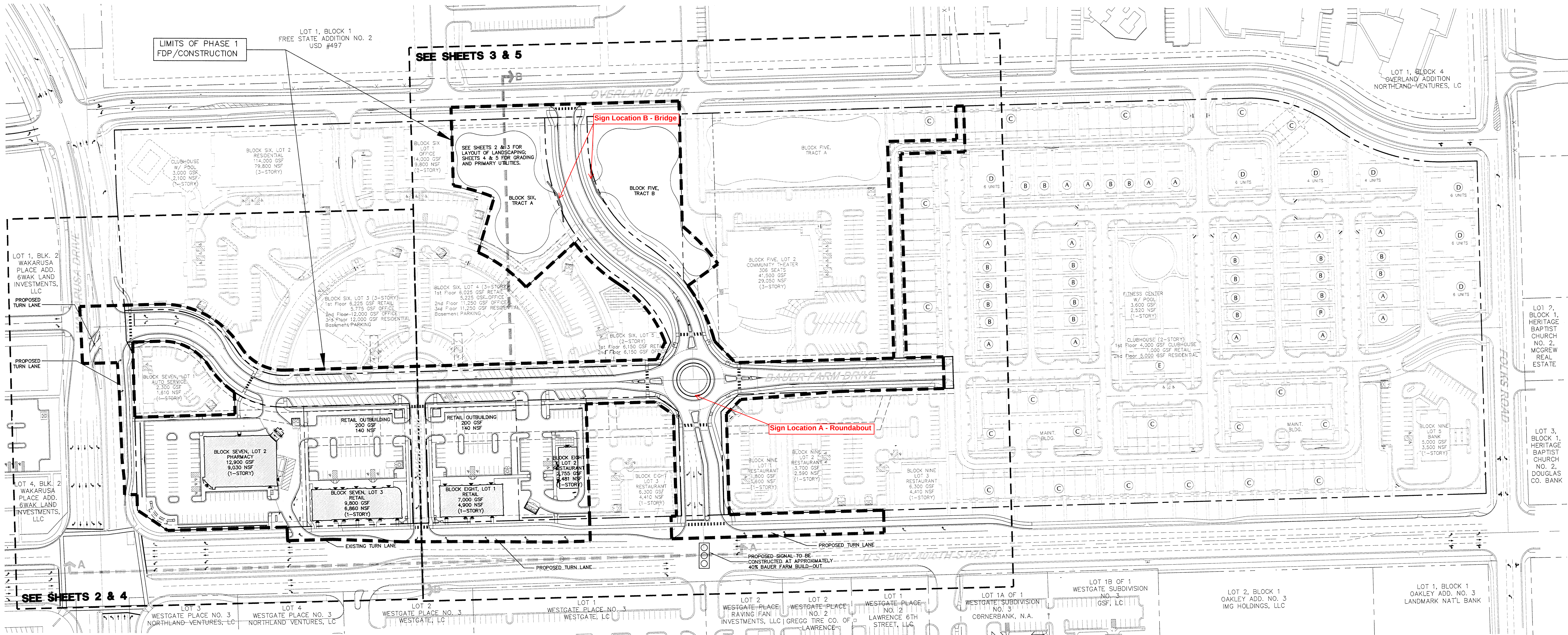
Scott McCullough 10/20/08
SECRETARY
LAWRENCE - DOUGLAS COUNTY PLANNING COMMISSION

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

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BAUER FARM - Phase 1
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS



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	158,593	114,000 RESIDENTIAL (108 2-BR UNITS) 3,100 CLUBHOUSE	N/A	1.5 SP. / 2-BR UNIT	162	168*	6	6
BLOCK SIX, LOT 3	12,000	53,359	6,225 RETAIL 17,775 OFFICE	4,358 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	N/A 4,218	1.5 SP. / 2-BR UNIT	99	72**	3	3
BLOCK SIX, LOT 5	6,150	39,157	6,150 RETAIL 6,150 OFFICE	4,305 4,305	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	54	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	2,755	30,191	2,755	2,461	1 SP. / 200 N.S.F.	13	24	2	2
BLOCK EIGHT, LOT 3	6,300	39,074	6,300	4,410	1 SP. / 200 N.S.F.	23	31	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	3,780	30,616	3,780	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
PUR. ON-STREET PARKING	N/A	N/A	N/A	N/A	N/A	26	N/A	1	1
PL1 ON-STREET PARKING	N/A	N/A	N/A	N/A	N/A	36	N/A	2	2
TOTAL		827,076	307,905			755	963	42	45
TOTAL COMMERCIAL/RETAIL			71,655 (72,000 ALLOWED)						
TOTAL OFFICE/BANK			54,400						
TOTAL CMC/CULTURAL			41,500						
TOTAL RESIDENTIAL			137,250 (134 2-BR UNITS)						

PCD RESIDENTIAL DENSITY, PER SECTION 20-100B(4):

GROSS PCD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNITS	DWELLING UNIT DENSITY
25.89	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	N/A	N/A	2 SP. / UNIT	30	30
CARRIAGE HOUSE	15	15	0	0	1.5 SP. / 1&2 BR UNIT	23	45
"B" STARTER HOME	22	N/A	N/A	N/A	2 SP. / UNIT	44	44
"C" ROW HOME	117	0	71	46	2 SP. / UNIT	234	234
"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	57	76 (TANDEM)
"E" CLUBHOUSE (4,000 GSF/2,800 NSF)	N/A	N/A	N/A	N/A	N/A	10	0
RETAIL (1,000 GSF/700 NSF)	N/A	N/A	N/A	N/A	1 SP. / 200 NSF	5	0
RESIDENTIAL (5,000 GSF)	4	0	4	0	1.5 SP. / 2 BR UNIT	6	0
FITNESS CENTER (3,600 GSF/2,520 NSF)	N/A	N/A	N/A	N/A	N/A	N/A	0
MISC. ON-STREET PARKING	N/A	N/A	N/A	N/A	N/A	N/A	145
TOTAL	211					410	543

PRD RESIDENTIAL DENSITY, PER SECTION 20-100B(4):

GROSS PRD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNITS	DWELLING UNIT DENSITY
16.44	6.57	9.87	211	21.38

PRD OPEN AIR RECREATION AREA, PER SECTION 20-100B(6):

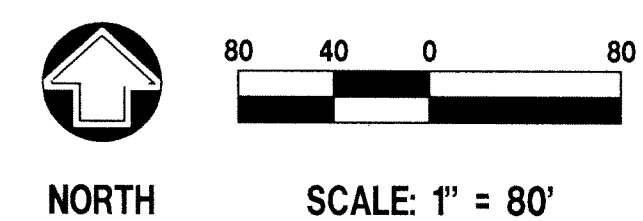
GROSS PRD ACREAGE	R/W & OFF-STREET PKG.	NET RESIDENTIAL USE ACREAGE	REQUIRED RECREATION ACREAGE (20% OF NET)	PROVIDED RECREATION ACREAGE
16.44	7.85	8.61	1.72	2.18

GENERAL NOTES

- Developer: Free State Holdings, Inc.
110 McDonald Drive
Suite 192
Lawrence, KS 66044
- Land Planner: Landplan Engineering, P.A.
Suite 192
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, PCD-1

LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK ONE, LOTS 1 AND 2, BLOCK TWO, TRACTS A AND B AND ADJACENT RIGHTS-OF-WAY AGREEABLE THERETO, BASED ON THE FINAL PLAT OF BAUER FARM 1ST PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.



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Douglas County Register of Deeds
Book: 18 Page: 272
Record #: 289793
Date Recorded: 10/21/2008 2:55:04 PM
Authorized By: [Signature]

A Final Development Plan for
BAUER FARM - Phase 1
Lawrence, Kansas

DATE: 5/19/08
PROJECT NO.: 2008-005
DESIGNED BY: MTA/ALP
DRAWN BY: BS
CHECKED BY: TAH

SHEET NO.
1
OF 6 SHEETS