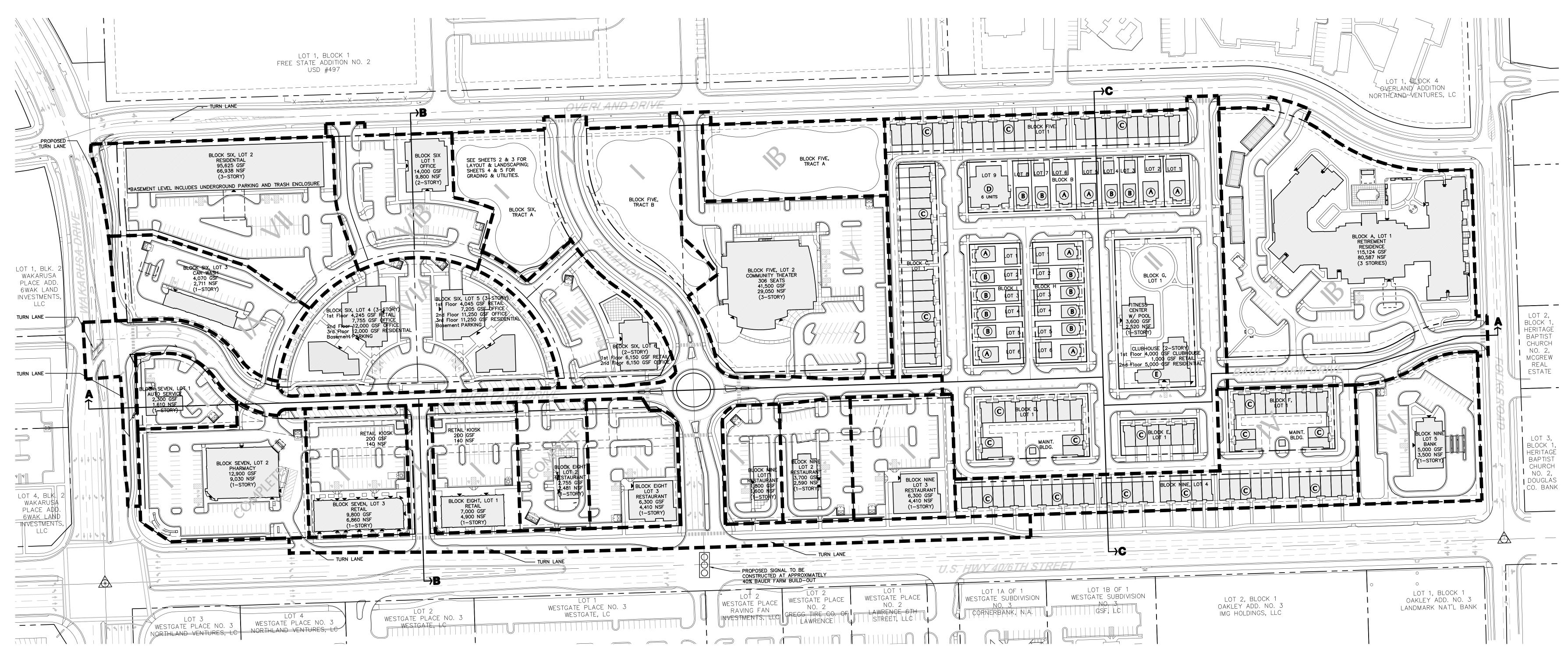
BAUER FARM



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	31,875	104,636	95,625 RESIDENTIAL (84 2-BR UNITS)	N/A	1.5 SP. / 2-BR UNIT	126	148*	5	5	
BLOCK SIX, LOT 3	4,070	51,961	4,070 RETAIL	2,711	1 SP. / 500 N.S.F.	6	13	1	1	
			4,245 RETAIL	2,972	1 SP. / 200 N.S.F.					
BLOCK SIX, LOT 4	12,000	53,359	19,755 OFFICE	13,829	1 SP. / 200 N.S.F.	104	71**	3	3	
			12,000 RESIDENTIAL (13 2-BR UNITS)	N/A	1.5 SP. / 2-BR UNIT					
			4,045 RETAIL	2,832	1 SP. / 200 N.S.F.					
BLOCK SIX, LOT 5	11,250	5 11,250	53,397	18,455 OFFICE	12,919	1 SP. / 200 N.S.F.	99	72**	3	3
			11,250 RESIDENTIAL (13 2-BR UNITS)	N/A	1.5 SP. / 2-BR UNIT					
BLOCK SIX, LOT 6	0.450	70.457	6,150 RETAIL	4,305	1 SP. / 200 N.S.F.	4.4	28	0		
BLUCK SIA, LUI 0	6,150	39,157	6,150 OFFICE	4,305	1 SP. / 200 N.S.F.	44	44 20	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	45,622	10,000	7,417	1 SP. / 200 N.S.F.	38	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	2,481	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	51	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	N/A	61	N/A	3	
TOTAL		827,076	290,500			728	955	42	45	
TOTAL COMMERCIAL/RETAIL			71,765			•	* INCLU	JDES 64 UNDER	GROUND STALL:	
TOTAL OFFICE/BANK			58,360				** INCLU	JDES 26 UNDER	GROUND STALLS	
TOTAL CIVIC/CULTURAL			41,500							
	1	1		7						

RESIDENTIAL	(PRD)	BUILDING	INFORMATION	&	PARKING	SUMMAR
17000011111	\ \. \ /	D U U U U U U U U U U				

BUILDING TYPE	TOTAL UNITS	1 BEDROOM	2 BEDROOM	3 BEDROOM	Parking Ratio	PARKING REQUIRED	PARKING PROVIDED	
"A" CUSTOM HOME	8		N/A		2 SP. / UNIT	- 28	24	
CARRIAGE HOUSE	8	8	0	0	1.5 SP. / 1&2 BR UNIT	20	24	
"B" STARTER HOME	12		N/A		2 SP. / UNIT	24	24	
"C" ROW HOME	110	0	66	44	2 SP. / UNIT	220	220	
					1.5 SP. / 1 BR UNIT			
"D" MANSION HOUSE	6	1	3	2	1.5 SP. / 2 BR UNIT	13	12	
					2.5 SP. / 3 BR UNIT		(TANDEM)	
"E" CLUBHOUSE (4,000 GSF/2,800 NSF)	N/A		N/A		N/A			
RETAIL (1,000 GSF/700 NSF)	N/A		N/A		1 SP. / 200 NSF	10	0	
RESIDENTIAL (5,000 GSF)	4	0	4	0	1.5 SP. / 2 BR UNIT			
FITNESS CENTER (3,600 GSF/2,520 NSF)	N/A		N/A		N/A	N/A	0	
RETIREMENT RESIDENCE	124	106	18	0	1 SP. / 3 BEDS	48	77	
MISC. ON-STREET PARKING	N/A		N/A		N/A	N/A	104	
TOTAL	272					343	461	

OPEN SPACE ACREAGE
3.30

PCD RESIDENTIAL DENSITY, PER SECTION 20-1008(A):

TOTAL RESIDENTIAL

GROSS PCD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNTIS	DWELLING UNIT DENSITY
25.89	9.22 AC	16.67	110	6.60
	•			

118,875 (110 2-BR UNITS)

PRD RESIDENTIAL DENSITY, PER SI GROSS PRD ACREAGE	COMMERCIA			net residential <i>i</i>	ACREAGE	TOTAL DWELLING UNTIS	DWELLING UN	
	SECTION 20-10						0.00	
TOTAL		LIL					0.10	101
TOTAL		272					343	461
MISC. ON-STREET PARKING		N/A		N/A		N/A	N/A	104
RETIREMENT RESIDENCE		124	106	18	0	1 SP. / 3 BEDS	48	77
FITNESS CENTER (3,600 GSF/2,5	520 NSF)	N/A		N/A		N/A	N/A	0
RESIDENTIAL (5,000 GSF)		4	0	4	0	1.5 SP. / 2 BR UNIT		
1121/112 (1,000 031/100 1131	F)	N/A		N/A		1 SP. / 200 NSF	10	0
RETAIL (1,000 GSF/700 NSF								

OFFICE (POD) BUILDING INFORMATION & PARKING SUMMARY

BLOCK, LOT	BUILDING	LOT	GROSS FLOOR	NET FLOOR	Parking	PARKING	PARKING	PARKING	PARKING
	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	Ratio	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BLOCK NINE, LOT 5	5,000	59,988	5,000	3,500	1 SP. / 200 N.S.F.	18	42	2	2

GENERAL NOTES

	EINEKAL	NO 163	
1.	Owners:	Free State Holdings, Inc. 110 McDonald Drive Suite 192 Lawrence, KS 66044	Free State Group, LLC 110 McDonald Drive Suite 192 Lawrence, KS 66044
		Bauer Farms Residential, LLC PO Box 1797 Lawrence, KS 66044	Kansas CVS Pharmacy, Ll
		Lawrence Tunnel Wash, LLC 602 Indian Trail Court Smithville, MO 64089	Bauer Farm Retail Pad 1, 110 McDonald Drive Suite 192 Lawrence, KS 66044

305 Vinyard Town Center #324 Morgan Hill, CA 95037 2. Land Planner: Treanor Architects Landplan Engineering, P.A. 1310 Wakarusa Drive 110 McDonald Drive

Suite 192

Lee & Karen Schmidt

Pete G. & Diana L. Bernal

Lawrence, KS 66044

3. Engineer/Surveyor: Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049

4. Existing Land Use: Undeveloped/Retail 5. Proposed Land Use: Mixed Use Commercial/Retail/Residential 6. Existing Zoning: PCD-2 and PRD-2 7. Proposed Zoning: PCD-2, PRD-3, POD-1

ESTIMATED PHASING SCHEDULE

PHASE	ESTIMATED TIME OF CONSTRUCTION*	* Development phasing lines as shown are preliminary and are subject to
	2008	modification at developer's discretion.
IA	2010	Alphabetical [sub]phase designations do
IB	2010/2011	not denote sequence of construction.
II	2011/2012	Public improvements associated with each
III	2012	phase to be provided via private funding
IV	2011/2012	or via benefit district financing [subject
٧	2012	to public hearing].
VI	2012	
VIA	2012	
VIB	2012	

VII 2012

Lawrence, KS 66049

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 56°16'38" WEST FOR A DISTANCE OF 68.54 FEET; THENCE NORTH 01°44'48" WEST FOR A DISTANCE OF 295.42 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 2139.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°34'21" 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 43.88 ACRES MORE OR LESS.

SCALE: 1" = 80'

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A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

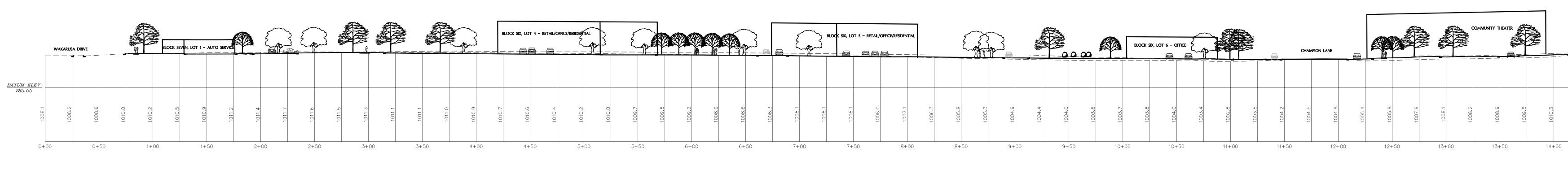
.6.05 - RIGHT-IN ONLY 11.06 - CHAMPION LANE 10.03.06 - PHARMACY, COM. THEAT 3.07.07 - PER CC CONDITIONS 6.27.07 - PHARMACY 7.6.07 - PER DEPT. COMMENTS 8.3.07 - PER DEPT. COMMENTS 11.29.07 – WAKARUSA MEDIAN BREA 1.18.08 - PER DEPT. COMMENTS

6.22.09 - B6, L2,3,4,5; B8, L2 22.09 - PER DEPT. COMMENTS 8.24.09 - PER PC CONDITIONS 1.20.10 - RETIREMENT RESIDENCE 2.25.10 - PER DEPT. COMMENTS 3.10.10 - PER DEPT. COMMENTS

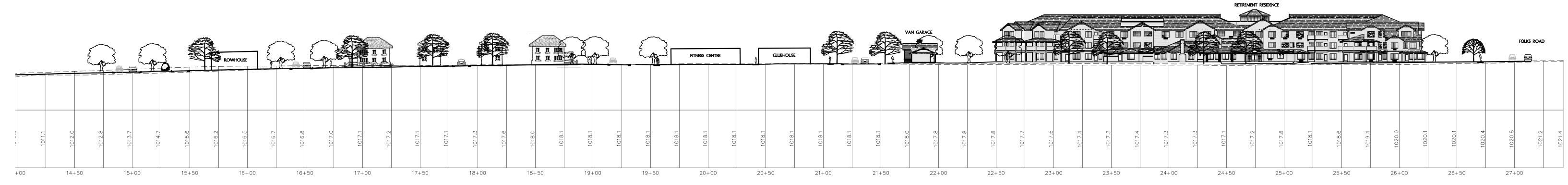
5.09.08 - PER CC CONDITIONS

3/9/2005 PROJECT NO.: DESIGNED BY: MTA/LPE DRAWN BY: CHECKED BY:

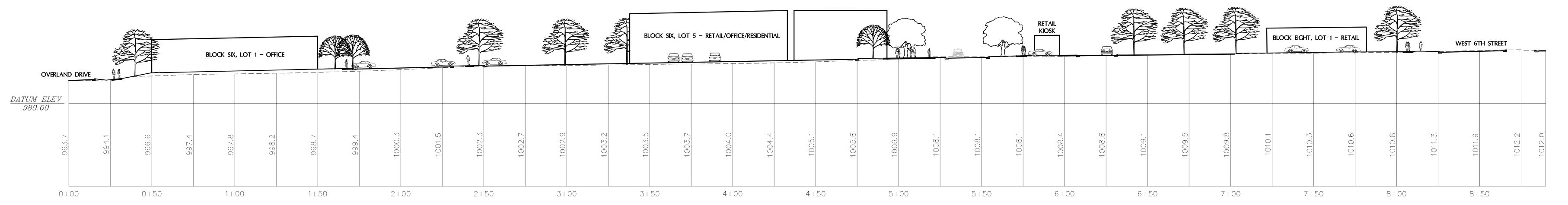
DATE: PROJECT NO.: MTA/LPE DRAWN BY: CHECKED BY:



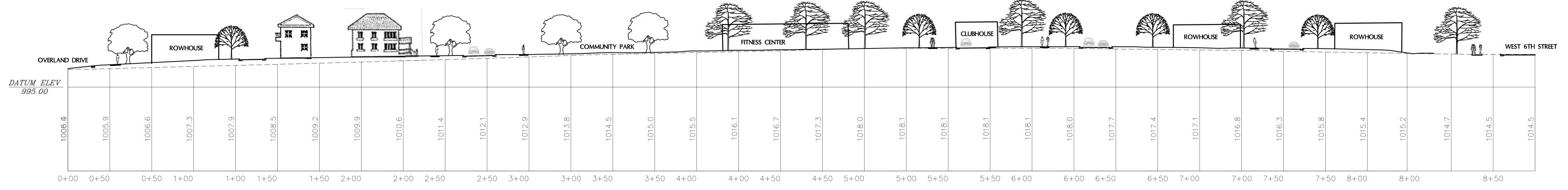
WEST/EAST SECTION "A" - WEST HALF



WEST/EAST SECTION "A" - EAST HALF



NORTH/SOUTH SECTION "B"



NORTH/SOUTH SECTION "C"

NOTE: SEE SHEET 1 of 6 FOR SECTION LOCATIONS

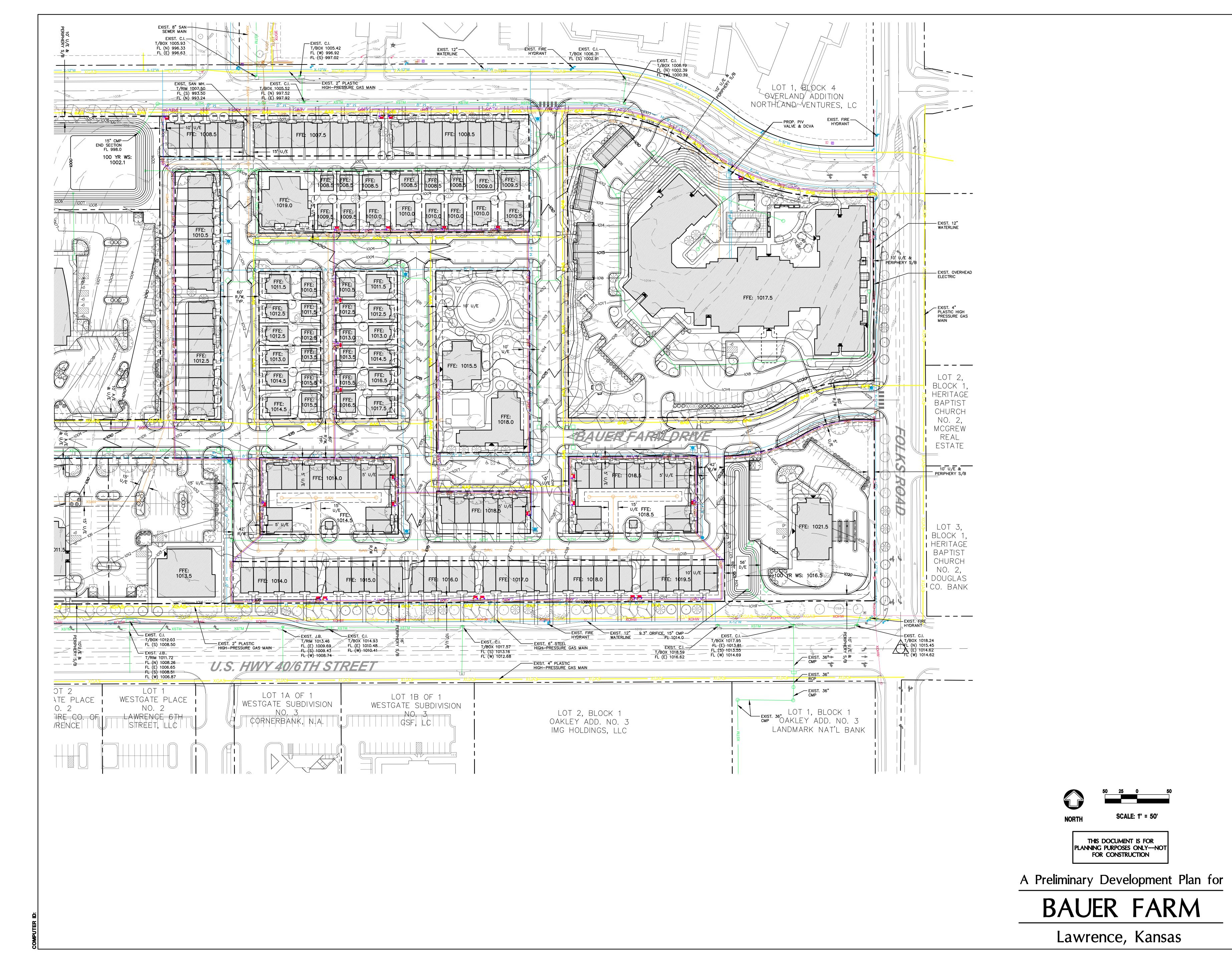
A Preliminary Development Plan for

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BAUER FARM

Lawrence, Kansas



Civil Engineering

Landscape Archite
Community Planning
Surveying
Surveying

Livestock
1310 Wakarusa Drive 1600 Ge
Lawrence, Kansas 66049 Kansas 1610 (785)843-7530 tele (816) fax (785)843-2410 fax (816) fax

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STH STREET & WAKARUSA DRIVE

EAST GRADING & UTILITY PLAN

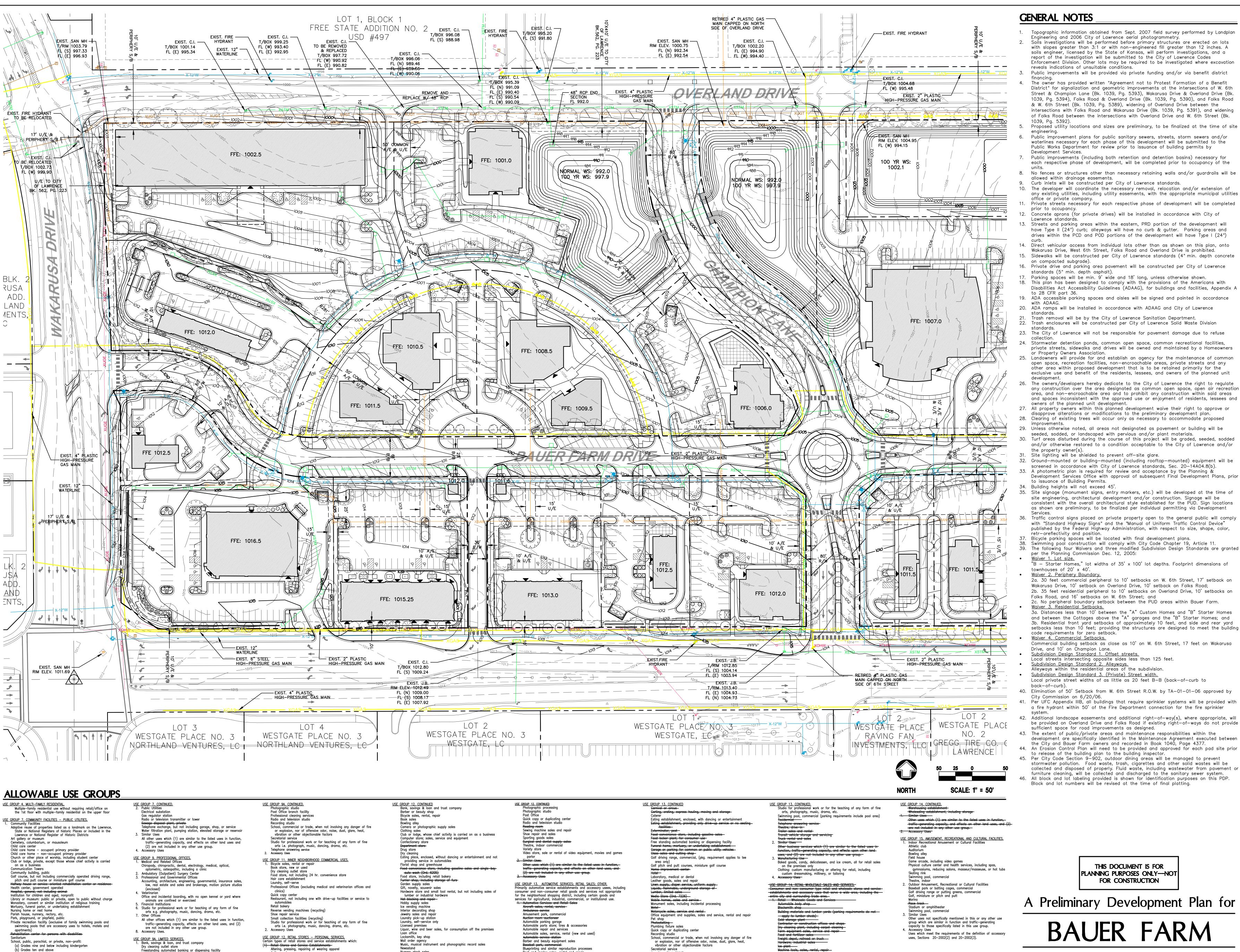
| REVISIONS | 7.6.05 - RIGHT-IN ONLY | 1.11.06 - CHAMPION LANE | 10.03.06 - PHARMACY, COM. THEATER | 3.07.07 - PER CC CONDITIONS | 6.27.07 - PHARMACY | 7.6.07 - PER DEPT. COMMENTS | 8.3.07 - PER DEPT. COMMENTS | 11.29.07 - WAKARUSA MEDIAN BREAK | 1.18.08 - PER DEPT. COMMENTS | 5.09.08 - PER CC CONDITIONS | 6.22.09 - B6, L2,3,4,5; B8, L2 | 7.22.09 - PER DEPT. COMMENTS | 8.24.09 - PER PC CONDITIONS | 1.20.10 - RETIREMENT RESIDENCE | 2.25.10 - PER DEPT. COMMENTS | 3.10.10 - PER DEPT. PER

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

EET NO.

5

OF 6 SHEET



Boat and marine sales, rental and repair

Business machine rental, repair, sales

Bus passenger station

Car or truck wash

Sex Shop (Ord. 7226)

Skating rink, commercial

Sexually Oriented Media Store (Ord. 7226)

Mini-warehouse facilities

Sexually Oriented Cabaret (Ord. 7226)

Sexually Oriented Motion Picture Theatre (Ord. 7226)

Pawnshop ——

Nursery stock sales

Appliance, furniture, home furnishings, sales, rental repair

Art supply sales

Automobile service stations

Optical goods, sales

Pawnshop (Ord. 5033)

Paint and wall paper sales

orthopedic or medical appliance sales

reestanding automated banking or dispensing facility

Funeral home, mortuary or undertaking establishment

Laboratory, medical or dental

Loan office

Personnel services

Studio for professional work or for teaching of any form of fine

arts e.a. photography, music, dancing, drama, etc.

GENERAL NOTES

- Topographic information obtained from Sept. 2007 field survey performed by Landplan Engineering and 2006 City of Lawrence aerial photogrammetry. Soils 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 soils engineer, licensed by the State of Kansas, will perform investigations, and 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
- reveals indications of unsuitable conditions. Public improvements will be provided via private funding and/or via benefit district The owner has provided written "Agreement not to Protest Formation of a Benefit District" for signalization and geometric improvements at the intersections of W. 6th Street & Champion Lane (Bk. 1039, Pg. 5393), Wakarusa Drive & Overland Drive (Bk. 1039, Pg. 5394), Folks Road & Overland Drive (Bk. 1039, Pg. 5390), and Folks Road & W. 6th Street (Bk. 1039, Pg. 5389), widening of Overland Drive between the intersections with Folks Road and Wakarusa Drive (Bk. 1039, Pg. 5391), and widening
- of Folks Road between the intersections with Overland Drive and W. 6th Street (Bk. Proposed utility locations and sizes are preliminary, to be finalized at the time of site engineering.
- Public improvement plans for public sanitary sewers, streets, storm sewers and/or waterlines necessary for each phase of this development will be submitted to the Public Works Department for review prior to issuance of building permits by Development Services.
- Public improvements (including both retention and detention basins) necessary for each respective phase of development, will be completed prior to occupancy of the
- 8. No fences or structures other than necessary retaining walls and/or quardrails will be
- allowed within drainage easements. Curb inlets will be constructed per City of Lawrence standards. 10. The developer will coordinate the necessary removal, relocation and/or extension of any existing utilities, including utility easements, with the appropriate municipal utilities
- Concrete aprons (for private drives) will be installed in accordance with City of Lawrence standards. 13. Streets and parking areas within the eastern, PRD portion of the development will
- have Type II (24") curb; alleyways will have no curb & gutter. Parking areas and drives within the PCD and POD portions of the development will have Type I (24")
- 14. Direct vehicular access from individual lots other than as shown on this plan, onto Wakarusa Drive, West 6th Street, Folks Road and Overland Drive is prohibited. 15. Sidewalks will be constructed per City of Lawrence standards (4" min. depth concrete
- on compacted subgrade). 16. Private drive and parking area pavement will be constructed per City of Lawrence standards (5" min. depth asphalt). 17. Parking spaces will be min. 9' wide and 18' long, unless otherwise shown.
- 18. 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
- 19. ADA accessible parking spaces and aisles will be signed and painted in accordance 20. ADA ramps will be installed in accordance with ADAAG and City of Lawrence
- Trash removal will be by the City of Lawrence Sanitation Department. 22. Trash enclosures will be constructed per City of Lawrence Solid Waste Division
- 23. The City of Lawrence will not be responsible for pavement damage due to refuse
- 24. Stormwater detention ponds, common open space, common recreational facilities, private streets, sidewalks and drives will be owned and maintained by a Homeowners or Property Owners Association
- 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. 26. 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. All property owners within this planned development waive their right to approve or disapprove alterations or modifications to the preliminary development plan.
- 28. Clearing of existing trees will occur only as necessary to accommodate proposed improvements. 29. Unless otherwise noted, all areas not designated as pavement or building will be
- seeded, sodded, or landscaped with pervious and/or plant materials. Turf areas disturbed during the course of this project will be graded, seeded, sodded
- and/or otherwise restored to a condition acceptable to the City of Lawrence and/or the property owner(s). Site lighting will be shielded to prevent off—site glare. Ground-mounted or building-mounted (including rooftop-mounted) equipment will be
- screened in accordance with City of Lawrence standards. Sec. 20-14A04.8(b). A photometric plan is required for review and acceptance by the Planning & Development Services Office with approval of subsequent Final Development Plans, prior to issuance of Building Permits.
- site engineering, architectural development and/or construction. Signage will be consistent with the overall architectural style established for the PUD. Sign locations as shown are preliminary, to be finalized per individual permitting via Development 36. Traffic control signs placed on private property open to the general public will comply
- with "Standard Highway Signs" and the "Manual of Uniform Traffic Control Device" published by the Federal Highway Administration, with respect to size, shape, color, retr-oreflectivity and position. Bicycle parking spaces will be located with final development plans.
- Swimming pool construction will comply with City Code Chapter 19, Article 11. 39. The following four Waivers and three modified Subdivision Design Standards are granted per the Planning Commission Dec. 12, 2005:
- "B Starter Homes," lot widths of 35' x 100' lot depths. Footprint dimensions of townhouses of 20' x 40'. Waiver 2. Periphery Boundary. 2a. 30 feet commercial peripheral to 10' setbacks on W. 6th Street, 17' setback on
- Wakarusa Drive, 10' setback on Overland Drive, 10' setback on Folks Road; 2b. 35 feet residential peripheral to 10' setbacks on Overland Drive, 10' setbacks on Folks Road, and 16' setbacks on W. 6th Street; and 2c. No peripheral boundary setback between the PUD areas within Bauer Farm.
- Waiver 3. Residential Setbacks. 3a. Distances less than 10' between the "A" Custom Homes and "B" Starter Homes and between the Cottages above the "A" garages and the "B" Starter Homes; and 3b. Residential front yard setbacks of approximately 10 feet, and side and rear yard setbacks less than 10 feet; providing the structures are designed to meet the building code requirements for zero setback. Waiver 4. Commercial Setbacks.
- Commercial building setback as close as 10' on W. 6th Street, 17 feet on Wakarusa Drive, and 10' on Champion Lane.
- <u>Subdivision Design Standard 1. Offset streets.</u> Local streets intersecting opposite sides less than 125 feet.
- <u>Subdivision Design Standard 2. Alleyways</u> Alleyways within the residential areas of the subdivision.
- Subdivision Design Standard 3. (Private) Street width. Local private street widths of as little as 20 feet B-B (back-of-curb to back-of-curb).
- 40. Elimination of 50' Setback from W. 6th Street R.O.W. by TA-01-01-06 approved by City Commission on 6/20/06.
- 41. Per UFC Appendix IIIB, all buildings that require sprinkler systems will be provided with a fire hydrant within 50' of the Fire Department connection for the fire sprinkler 42. Additional landscape easements and additional right—of—way(s), where appropriate, will
- sufficient space for road improvements as designed. 43. The extent of public/private areas and maintenance responsibilities within the development are specifically identified in the Maintenance Agreement executed between the City and Bauer Farm owners and recorded in Book 1040, Page 4377.
- 44. An Erosion Control Plan will need to be provided and approved for each pad site prior to release of the building plan to the building inspector. 45. Per City Code Section 9-902, outdoor dining areas will be managed to prevent
- stormwater pollution. Food waste, trash, cigarettes and other solid wastes will be collected and disposed of properly. Fluid waste, including wastewater from pavement or furniture cleaning, will be collected and discharged to the sanitary sewer system. All block and lot labeling provided is shown for identification purposes on this PDP. Block and lot numbers will be revised at the time of final platting.

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A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

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WEST GRADING UTILITY

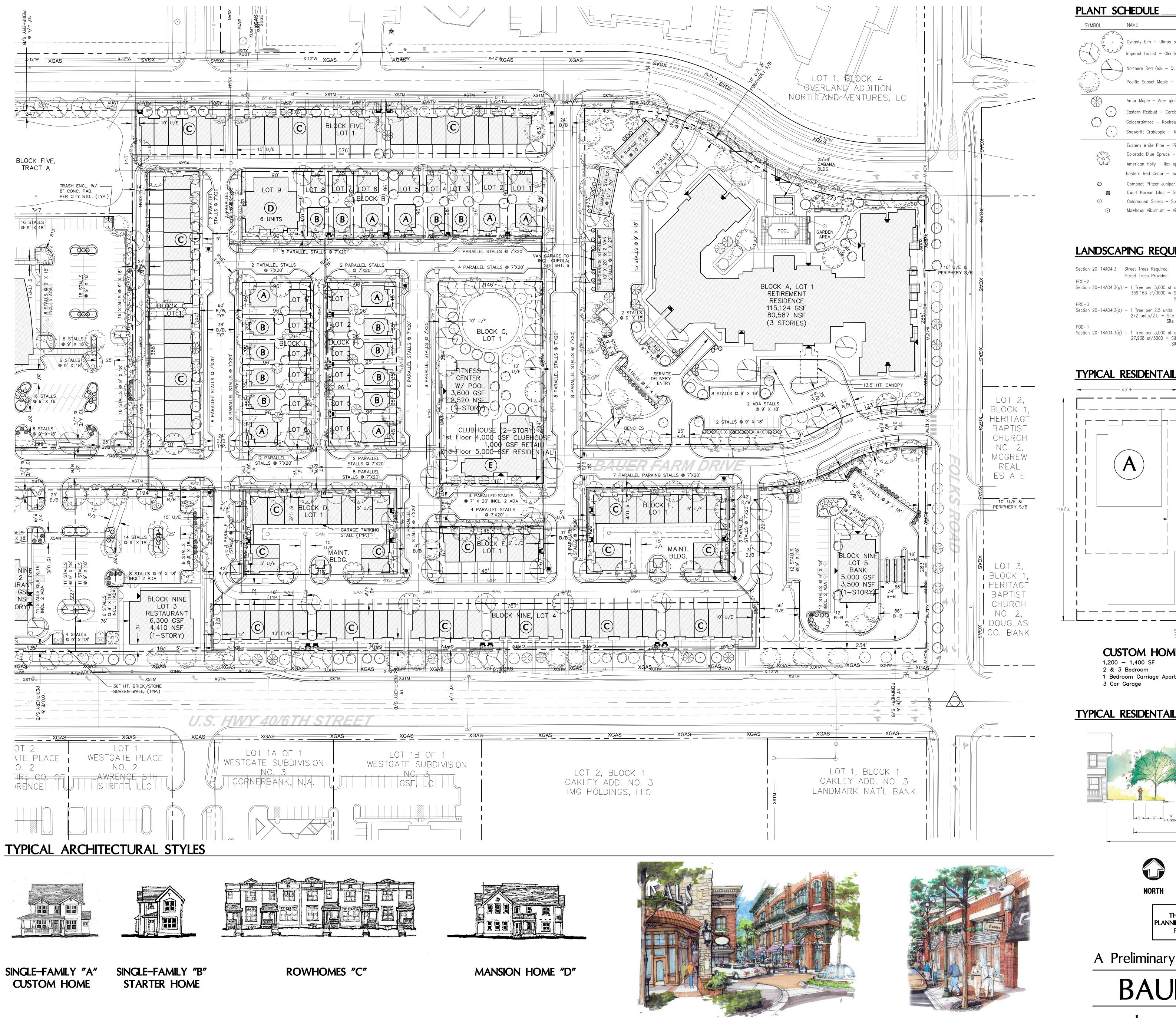
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1.20.10 - RETIREMENT RESIDENCE

2.25.10 - PER DEPT. COMMENTS

3.10.10 - PER DEPT. COMMENTS

PROJECT NO. **DESIGNED BY:** MTA/LPE DRAWN BY: CHECKED BY: SHEET NO.



COMMERCIAL/RETAIL CONCEPT A

COMMERCIAL/RETAIL CONCEPT B

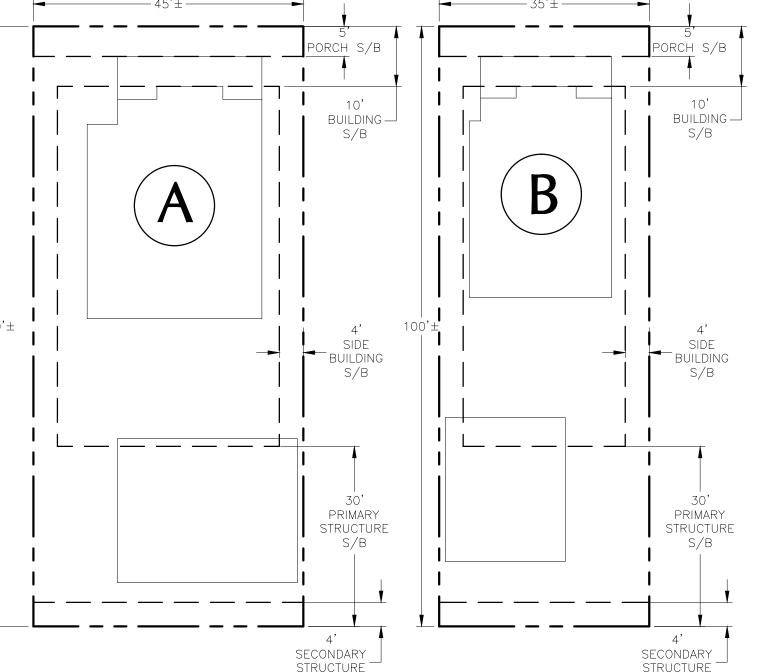
PLANT SCHEDULE CONDITION → Dynasty Elm — Ulmus parvifolia 'Dynasty' Imperial Locust — Gleditsia tricanthos 'Imperial Northern Red Oak — Quercus rubra Pacific Sunset Maple — Acer rubrum 'Pacific Sunset' 2" CAL. B&B Amur Maple — Acer ginnala Eastern Redbud — Cercis canadensis Goldenraintree - Koelreuteria paniculata Snowdrift Crabapple — Malus 'Snowdrift' Eastern White Pine — Pinus strobus Colorado Blue Spruce — Picea pungens American Holly — llex opaca 6'HT. Eastern Red Cedar — Juniperus virginiana Compact Pfitzer Juniper- Juniperus chinensis 'Pfitzeriana Compacta' CONT. 36" HT. Dwarf Korean Lilac — Syringa meyeri 'Palibin' 36" HT. 36" HT. Goldmound Spirea — Spiraea japonica 'Goldmound' Mowhawk Viburnum - Viburnum x burkwoodii x corlesii 'Mowhawk' CONT. 36"HT.

LANDSCAPING REQUIREMENTS

Section 20-14A04.3 - Street Trees Required: 503 Street Trees Provided: 503 Section 20-14A04.3(g) - 1 Tree per 3,000 sf open space

272 units/2.5 = Site Trees required: 109 Section 20-14A04.3(q) - 1 Tree per 3,000 sf open space 27,938 sf/3000 = Site Trees required: 10

TYPICAL RESIDENTAIL LOT LAYOUT

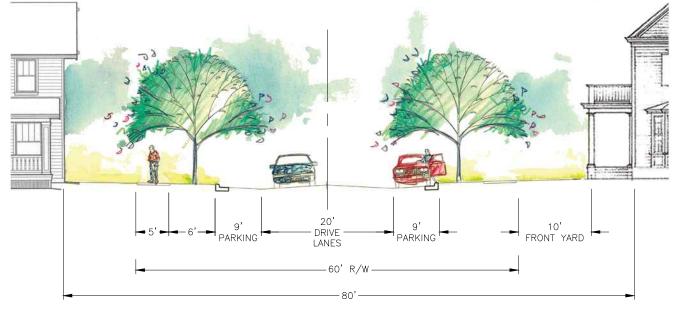


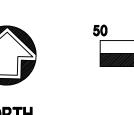
Site Trees provided: 10

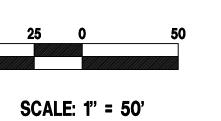
CUSTOM HOME 1,200 - 1,400 SF 2 & 3 Bedroom 1 Bedroom Carriage Apartment 3 Car Garage

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

TYPICAL RESIDENTAIL STREET SECTION







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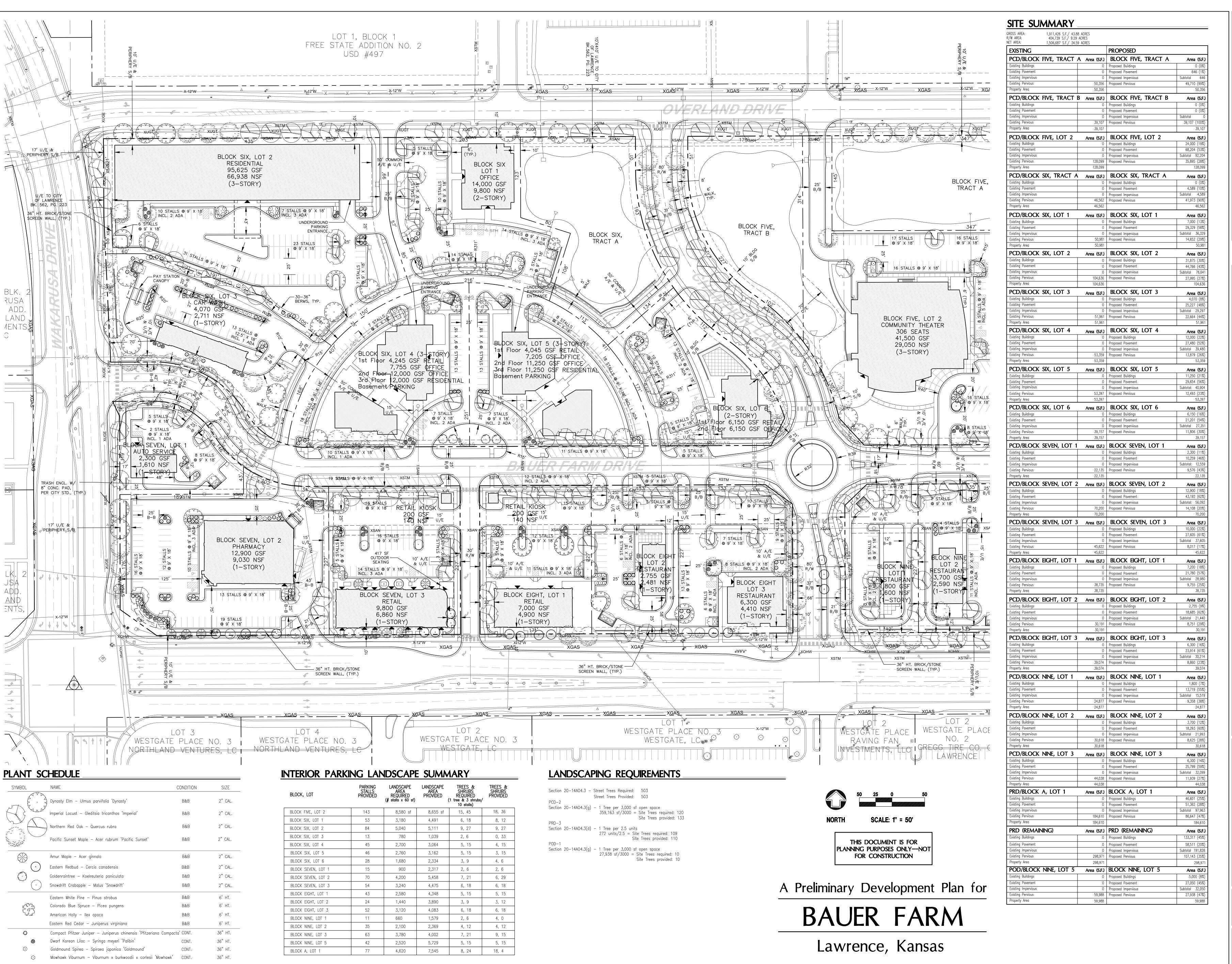
Lawrence, Kansas

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EAST LAYOUT LANDSCAPE

.6.05 - RIGHT-IN ONLY 5.22.09 - B6, L2,3,4,5; B8, L2 7.22.09 - PER DEPT. COMMENTS 8.24.09 - PER PC CONDITIONS .20.10 - RETIREMENT RESIDENCE 2.25.10 - PER DEPT. COMMENTS 3.10.10 - PER DEPT. COMMENTS

CHECKED BY:



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6TH STREET & WAKARUSA DRIVE

VEST LAYOUT & LANDSCAPE PLAN

REVISIONS
7.6.05 - RIGHT-IN ONLY
1.11.06 - CHAMPION LANE
10.03.06 - PHARMACY, COM. THEATER
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
1.18.08 - PER DEPT. COMMENTS
5.09.08 - PER CC CONDITIONS
6.22.09 - B6. L2.3.4.5; R8. L2

1.18.08 - PER DEPT. COMMENTS
5.09.08 - PER CC CONDITIONS
6.22.09 - B6, L2,3,4,5; B8, L2
7.22.09 - PER DEPT. COMMENTS
8.24.09 - PER PC CONDITIONS
1.20.10 - RETIREMENT RESIDENCE
2.25.10 - PER DEPT. COMMENTS
3.10.10 - PER DEPT. COMMENTS

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

SHEET NO.

OF 6 SHEETS



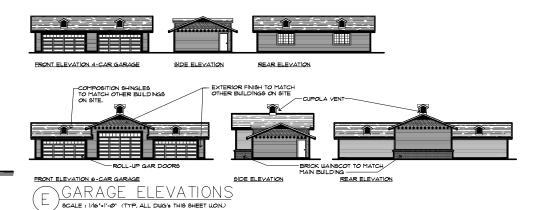
SOUTH ELEVATION

9CALE: 1/16":1"-0" (TYP. ALL DUG'S THIS SHEET U.ON.)



BEAST ELEVATION

SCALE: 1/16":1"-0" (TYP. ALL DUC'S THIS SHEET U.ON)





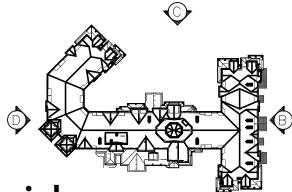
NORTH ELEVATION

SCALE : 1/16'=1'-0' (TYP, ALL DUG'S THIS SHEET WON)



WEST ELEVATION

SCALE: 1/6':1'-0' (TYP. ALL DUG'S THIS SHEET U.ON.)





Lawrence Retirement Residence

