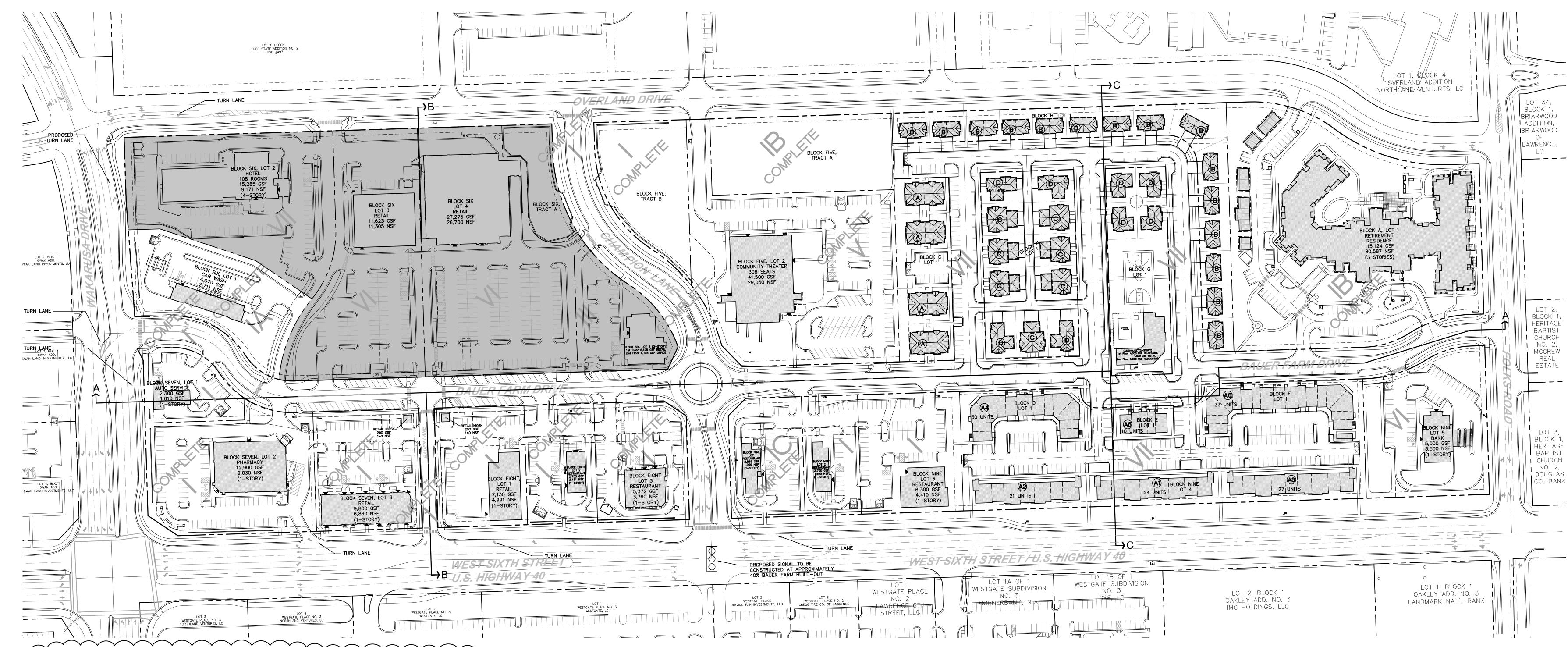
# 



	BLOCK FIVE, LOT 2 THEATER	19,029	128,099	41,500 (300 SEATS)	N/A	1 SP. / 3 SEATS	100	139	5	5	
	BLOCK SIX, LOT 1 CAR WASH	4,070	51,961	4,070 RETAIL	2,711	1 SP. / 500 N.S.F.	6	13	1	1	
	BLOCK SIX, LOT 2 HOTEL	15,285	91,570	61,140	N/A	1/ROOM + 1/1.5 EMPLOYEES	111	85	4	5	
•	BLOCK SIX, LOT 3 RETAIL	11,623	92,723	11,623 - RETAIL	11,305	1 SP. / 200 N.S.F.	57	91	4	4	
>	BLOCK SIX, LOT 4	27,275	116,528	27,275 - RETAIL	26,700	1 SP. / 200 N.S.F.	134	141	5	8	
>				6,125 - RETAIL	5,818	1 SP. / 200 N.S.F.	29				
	BLOCK SIX, LOT 5 OFFICE/RETAIL	6,125	31,055	6,125 - OFFICE	5,818	1 SP. / 200 N.S.F.	29	21	2	2	
7											
	BLOCK SEVEN, LOT 1 VACANT	2,300	22,135	2,300 - RETAIL	1,610	1 SP. / 200 N.S.F.	9	15	1	1	١ ٠
	BLOCK SEVEN, LOT 2 CVS/PHARMACY	12,900	70,200	12,900 - RETAIL	9,030	1 SP. / 200 N.S.F.	46	70	3	3	
>	BLOCK SEVEN, LOT 3 RETAIL	9,800	45,622	9,800 - RETAIL	7,252	1 SP. / 200 N.S.F.	37	54	3	4	
	BLOCK EIGHT, LOT 1 TIRE STORE	7,130	38,735	7,130 - RETAIL	4,991	1 SP. / 200 N.S.F.	25	31	2	2	
7	BLOCK EIGHT, LOT 2 TACO BELL	2,755	30,191	2,755 - RESTAURANT	2,481	1 SP. / 200 N.S.F.	13	24	2	2	
	BLOCK EIGHT, LOT 3 RETAIL/STARBUCKS	5,372	39,074	5,372 - RESTAURANT	3,760	1 SP. / 200 N.S.F.	19	36	2	2	
	BLOCK NINE, LOT 1 BURGER KING	2,855	31,233	2,855 - RESTAURANT	1,999	1 SP. / 200 N.S.F.	10	29	2	2	
	BLOCK NINE, LOT 2 VACANT	2,700	24,262	2,700 - RESTAURANT	1,890	1 SP. / 200 N.S.F.	10	20	1	1	
	BLOCK NINE, LOT 3 VACANT	6,300	44,038	6,300 - RESTAURANT	4,410	1 SP. / 200 N.S.F.	23	61	3	3	
	MISC. ON-STREET PARKING	N/A	N/A	N/A	N/A	N/A	N/A	66	N/A	3	
			_								

NET FLOOR AREA (SF)

PARKING PARKING ADA PARKING ADA PARKING REQUIRED PROVIDED REQUIRED PROVIDED

558 896 40 48

COMMERCIAL (PCD) BUILDING INFORMATION + PARKING SUMMARY

LOT AREA (SF)

BUILDING AREA (SF)

CD RESIDENTIAL DENSITY, PER SEC	TION 20-1008(A):					
GROSS PCD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E					
25.89	9.22 AC					
RD RESIDENTIAL DENSITY, PER SECTION 20-1007(A):						

TOTAL COMMERCIAL/RETAIL

TOTAL OFFICE/BANK

TOTAL CIVIC/CULTURAL

	GROSS PCD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E				. /
,	25.89 PRD RESIDENTIAL DENSITY, PER SEC	9.22 AC CTION 20 <del>-1007</del> (A):				
	GROSS PRD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNTIS	DWELLING UNIT DENSITY	
	16.44	1.07	15.37	342	22.25	
	PRD COMMMON OPEN SPACE, PER S	EECTION 20-1006(G):				
	GROSS PRD ACREAGE	R/W & OFF-STREET PKG.	NET RESIDENTIAL USE ACREAGE	REQUIRED OPEN SPACE ACREAGE (20% OF NET)	PROVIDED OPEN SPACE ACREAGE	
	16.44	1.07	15.37	3.07	3.26	

158,903

6,125

41,500

857,426 206,528

RESIDENTIAL	(PRD)	BUILDING	<b>INFORMAT</b>	TION +	PARKING	SUMMAR	Y

BUILDING TYPE	TOTAL UNITS	1 BEDROOM	2 BEDROOM	3 BEDROOM	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
"A" ROWHOUSE	16		N/A		1.5 SP. / UNIT	24	49
		8	0	0			
"B" 1/2 BEDROOM DUPLEX	30		N/A		1.5 SP. / UNIT	45	60
"C" 2/3 BEDROOM DUPLEX	14		N/A		1.5 SP. / UNIT	21	24
"D" 1/2 BEDROOM SINGLE	8		N/A		1.5 SP. / UNIT	12	12
		6			1.5 SP. / 1 BR UNIT	9	7
A1 - APARTMENT BUILDING	24		12		1.5 SP. / 2 BR UNIT	18	14
				6	2.5 SP. / 3 BR UNIT	15	13
		9			1.5 SP. / 1 BR UNIT	14	12
A2 - APARTMENT BUILDING	21		6		1.5 SP. / 2 BR UNIT	9	7
				6	2.5 SP. / 3 BR UNIT	15	15
		9			1.5 SP. / 1 BR UNIT	14	12
A3 - APARTMENT BUILDING	27		9		1.5 SP. / 2 BR UNIT	14	12
				9	2.5 SP. / 3 BR UNIT	23	18
		24			1.5 SP. / 1 BR UNIT	36	28
A4 - APARTMENT BUILDING	30		2		1.5 SP. / 2 BR UNIT	3	2
				4	2.5 SP. / 3 BR UNIT	10	8
		5			1.5 SP. / 1 BR UNIT	8	6
A5 - APARTMENT BUILDING	10		3		1.5 SP. / 2 BR UNIT	5	4
				2	2.5 SP. / 3 BR UNIT	5	4
		24			1.5 SP. / 1 BR UNIT	36	28
A6 - APARTMENT BUILDING	33		2		1.5 SP. / 2 BR UNIT	3	2
				7	2.5 SP. / 3 BR UNIT	18	14
CLUBHOUSE (5,000 GSF/2,800 NSF)	N/A		N/A		N/A		
RETAIL (1,000 GSF/700 NSF)	N/A		N/A		1 SP. / 200 NSF	18	18
RESIDENTIAL (5,000 GSF)	5	3	2	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	47
TOTAL	342					423	493

## 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 NINE, LOT 5	5,000	59,988	5,000	3,500	1 SP. / 200 N.S.F.	18	42	2	2

AL NOTES			LEGAL DESCRIPTION
Free State Holdings, Inc.	Free State Group, LLC	Bauer Farm Retail Pad 1, LLC	COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST, DOUGLAS COUNTY,
1040 Vermont Street	110 McDonald Dr., Ste 192	PO Box 1797	

GENERAL 1040 Vermont Street 110 McDonald Dr., Ste 192 PO Box 1797 Lawrence, KS 66044 Lawrence, KS 66044 Lawrence, KS 66044 Bauer Farm Retail Pad 2, LLC Cole CV Lawrence KS, LLC Halle Properties, LLC PO Box 1797 PO Box 880 20225 N Scottsdale Rd Dept 1100 Lawrence, KS 66044 Sparks, MD 21152 Scottsdale, AZ 85255 Theatre Lawrence, LLC Pete G. Bernal Sachi Real Estate, LLC 8100 E 22nd St Blda 30C 8831 Long Street 1501 New Hampshire St Lawrence, KS 66044 Wichita, KS 67226 Lenexa, KS 66215 Lawrence Tunnel Wash, LLC Lawrence Retirement Residence, LLC Bauer Farm Residential LLC 602 Indian Trail Court 9310 NE Vancouver Mall Drive, Suite 200 PO BOX 1797 Smithville, MO 64089 Vancouver, WA 98662 Lawrence, KS 66044 Landplan Engineering, P.A. Treanor Architects 2. Land Planner: 1040 Vermont Street 1310 Wakarusa Drive Lawrence, KS 66049 Lawrence, KS 66044 Engineer/Surveyor: Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049

Existing Zoning: PCD-2 and PRD-2 Proposed Zoning to amend only portion of PCD.

### ESTIMATED PHASING SCHEDULE

5. Proposed Land Use: Mixed Use Commercial/Retail/Residential

PHASE	OF CONSTRUCTION*	* Developr prelimin
Ì	2008	) modifica
IA	2010**	Alphabe
IB	2010/2011**	not den
IC	2011**	Public in
II	2014/2015	] 🗸 phase t
III	2015	or via b
IV	2011/2012	to publi
V	2012**	** Complet
VI	2012	] {
VIA	2014	] /

2014

2015/2016

4. Existing Land Use: Undeveloped/Retail

ment phasing lines as shown are nary and are subject to ation at developer's discretion. etical [sub]phase designations do note sequence of construction. improvements associated with each to be provided via private funding benefit district financing [subject] olic hearing].

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.

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

A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°33'23" A

RADIUS OF 260.00 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°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

DISTANCE OF 2139.53 FEET TO A POINT OF CURVATURE; THENCE ALONG

SCALE: 1" = 80' THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY--NO FOR CONSTRUCTION

A Preliminary Development Plan for

# BAUER FARM

Lawrence, Kansas

**OVERALL** 

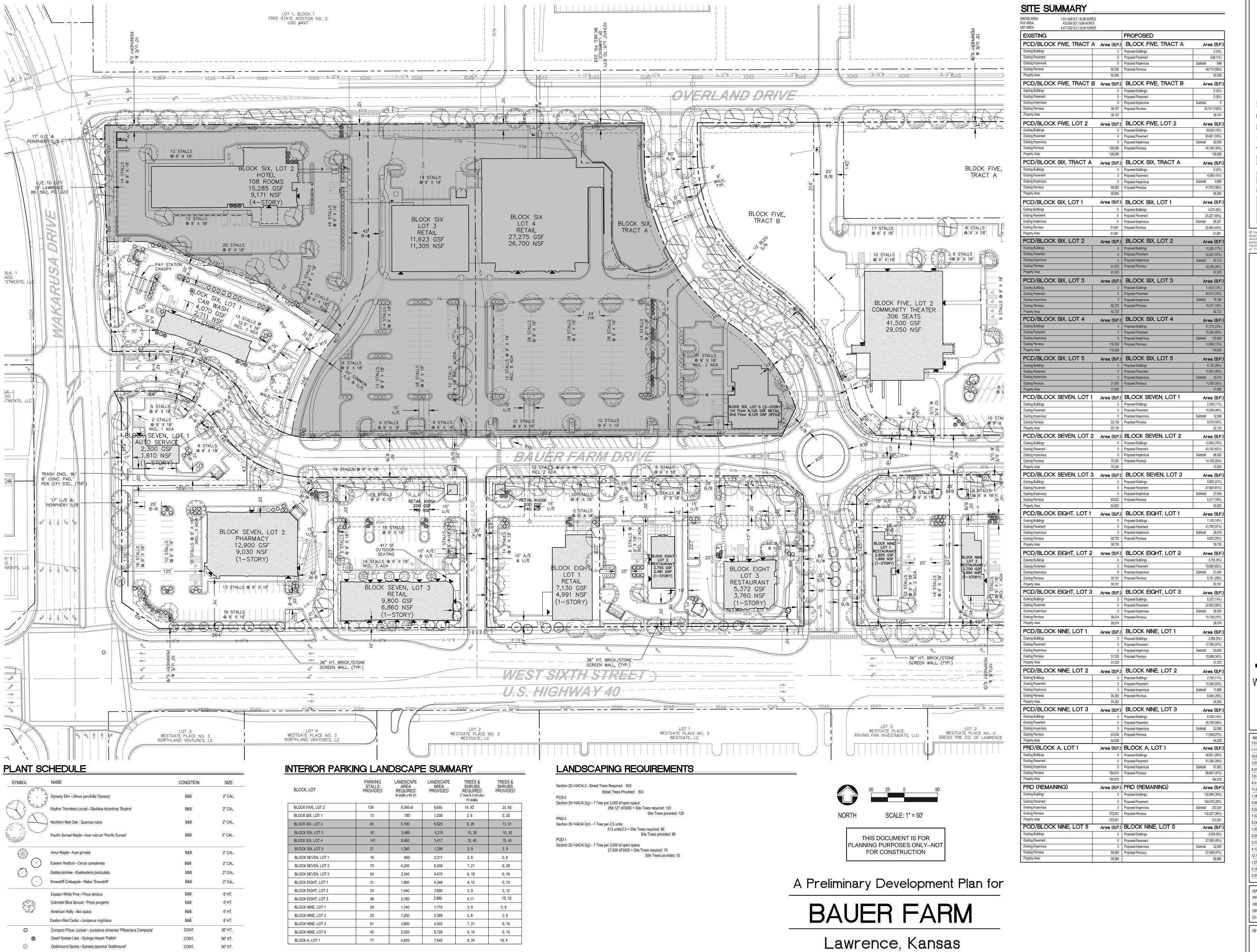
REVISIONS 7.6.05 - RIGHT-IN ONLY 1.11.06 - CHAMPION LANE 10.03.06 - PHARMACY, COM, THEATER 3.07.07 - PER CC CONDITIONS 6.27.07 - PHARMACY 7.6.07 - PER DEPT. COMMENTS 8.3.07 - PER DEPT. COMMENTS 11.29.07 - WAKARUSA MEDIAN BREAK 1.18.08 - PER DEPT. COMMENTS 5.09.08 - PER CC CONDITIONS 6.22.09 - B6, L2,3,4,5; 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. COMMENTS 4.12.10 - PER CC CONDITIONS 12.15.10 - BLOCK 9, LOTS 1 & 2

2.18.14 - GROCERY/RETAIL/RESIDENTA 3.31.14 - PER CITY COMMENTS PROJECT NO. DESIGNED BY DRAWN BY:

of 6 sheets

CHECKED BY: SHEET NO.

1.27.11 - PER DEPT. COMMENTS



36" HT.

36" HT.

CONT.

CONT.

Goldmound Spirea - Spiraea japonica 'Goldmound'

Mowhawk Viburnum - Viburnum x burkwoodii x corlesii 'Mowhawk'

Treanor Architects, P.A. 2014. This manner with out the written permission of Treanor Architects, P.A.

LANDSCAPE

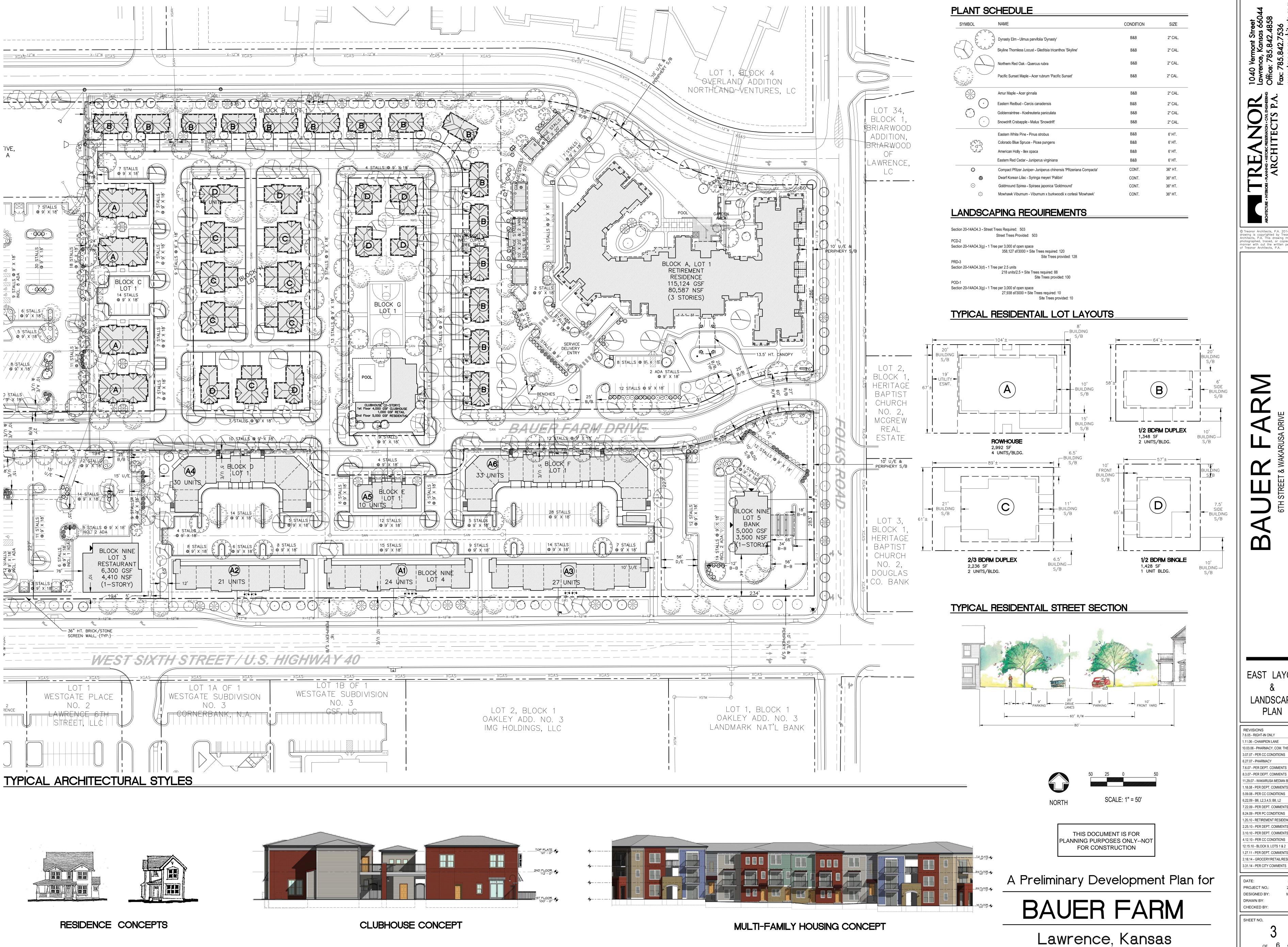
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12.15.10 - BLOCK 9, LOTS 1 & 2 1.27.11 - PER DEPT. COMMENTS 2.18.14 - GROCERY/RETAIL/RESIDENTAI 3.31.14 - PER CITY COMMENTS 2003,695

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

SHEET NO.

of 6 sheets



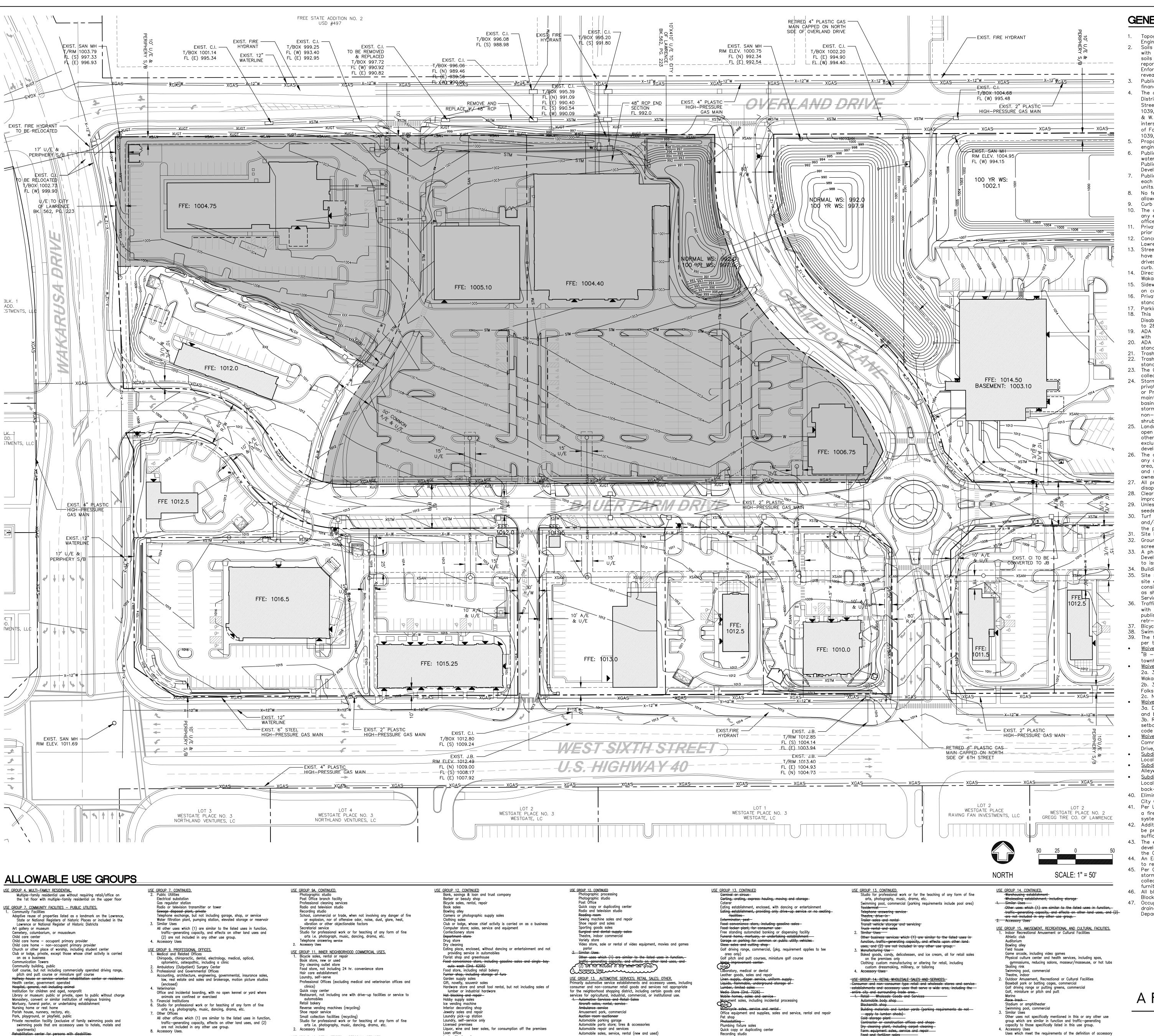
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EAST LAYOUT LANDSCAPE

7.6.05 - RIGHT-IN ONLY 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

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DESIGNED BY: DRAWN BY: CHECKED BY: SHEET NO.



Automobile service station

Bus passenger station

Car or truck wash

Barber and beauty equipment sale:

Blueprinting and similar reproduction processe

Boat and marine sales, rental and repair

Business machine rental, repair, sales

Locksmith, key shop

Mail order agency

Nursery stock sales

Paint and wall paper sales

Pawnshop (Ord. 5033)

orthopedic or medical appliance sales

Newsstand

Music, musical instrument and phonographic record sales

USE GROUP 12. RETAIL STORES — PERSONAL SERVICES.

Antique sales

Art supply sales

Certain types of retail stores and service establishments which:
(1) Retail Stores and Service Establishments
Attenting, pressing, repairing of wearing apparel

Appliance, furniture, home furnishings, sales, rental repair

USE GROUP 9A. LIMITED SERVICES.

Loan office

Personnel services

Dry cleaning outlet store

Laboratory, medical or dental

. Bank, savings & loan, and trust company

Fréestanding automated banking or dispensing facility

Funeral home, mortuary or undertaking establishment

School, public, parochial, or private, non-profit:

(b) Grades ten and above

Theatre, live (if indoors)

(a) Grades nine and below including kindergarten

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

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

**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, Pa. 5394), Folks Road & Overland Drive (Bk. 1039, Pa. 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. 1039, Pa. 5392).

Proposed utility locations and sizes are preliminary, to be finalized at the time of site engineerina. 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

7. 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 guardrails 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

office or private company. 11. Private streets necessary for each respective phase of development will be completed 12. 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 & autter. 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

to 28 CFR part 36. 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. the detention pond will be privately—owned and maintained. The land owner is responsible for the maintenance of the detention basin. Failure to maintain the detention pond will result in the loss of the stormwater detention credit. The detention pond will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees,

shrubbery, berms, fences, and walls). Landowners will provide for and establish an agency for the maintenance of common 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

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.

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 Plannina &

Development Services Office with approval of subsequent Final Development Plans, prior to issuance of Building Permits. 34. Building heights will not exceed 45'. 35. Site signage (monument signs, entry markers, etc.) will be developed at the time of 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. The following four Waivers and three modified Subdivision Design Standards are granted

per the Planning Commission Dec. 12, 2005:

<u>Waiver 1. Lot size.</u> "B — Starter Homes," lot widths of 35' x 100' lot depths. Footprint dimensions of

townhouses of 20' x 40'. <u>Waiver 2. Periphery Boundary.</u> 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. <u>Waiver 3. Residential Setbacks.</u>

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. Subdivision Design Standard 2. Alleyways.

Alleyways within the residential areas of the subdivision. <u>Subdivision Design Standard 3. (Private) Street width.</u>

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

be provided on Overland Drive and Folks Road if existing right-of-ways do not provide 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. 46. 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. 47. Occupancy permits for proposed buildings will not be issued until the required public drainage improvements are complete, final inspected and accepted by the Public Works

> THIS DOCUMENT IS FOR LANNING PURPOSES ONLY--NOT FOR CONSTRUCTION

A Preliminary Development Plan for

# BAUER FARM

Lawrence, Kansas

Feed and fertilizer sales

Pawnshop ——

Freight depot, railroad or truck

Machine tools, sales, rental, repair

Mini-warehouse facilities

Sexually Oriented Cabaret (Ord. 7226)

Sexually Oriented Motion Picture Theatre (Ord. 7226)

Hardware, industrial sales

uses, Sections 20-2002(2) and 20-2002(3).

School, commercial or trade, when not involving any danger of fire

or explosion, nor of offensive odor, noise, dust, glare, heat

vibration or other objectionable factors

Sexually Oriented Media Store (Ord. 7226)

Sex Shop (Ord. 7226)

Skating rink, commercial

Freanor Architects, P.A. 2014. This

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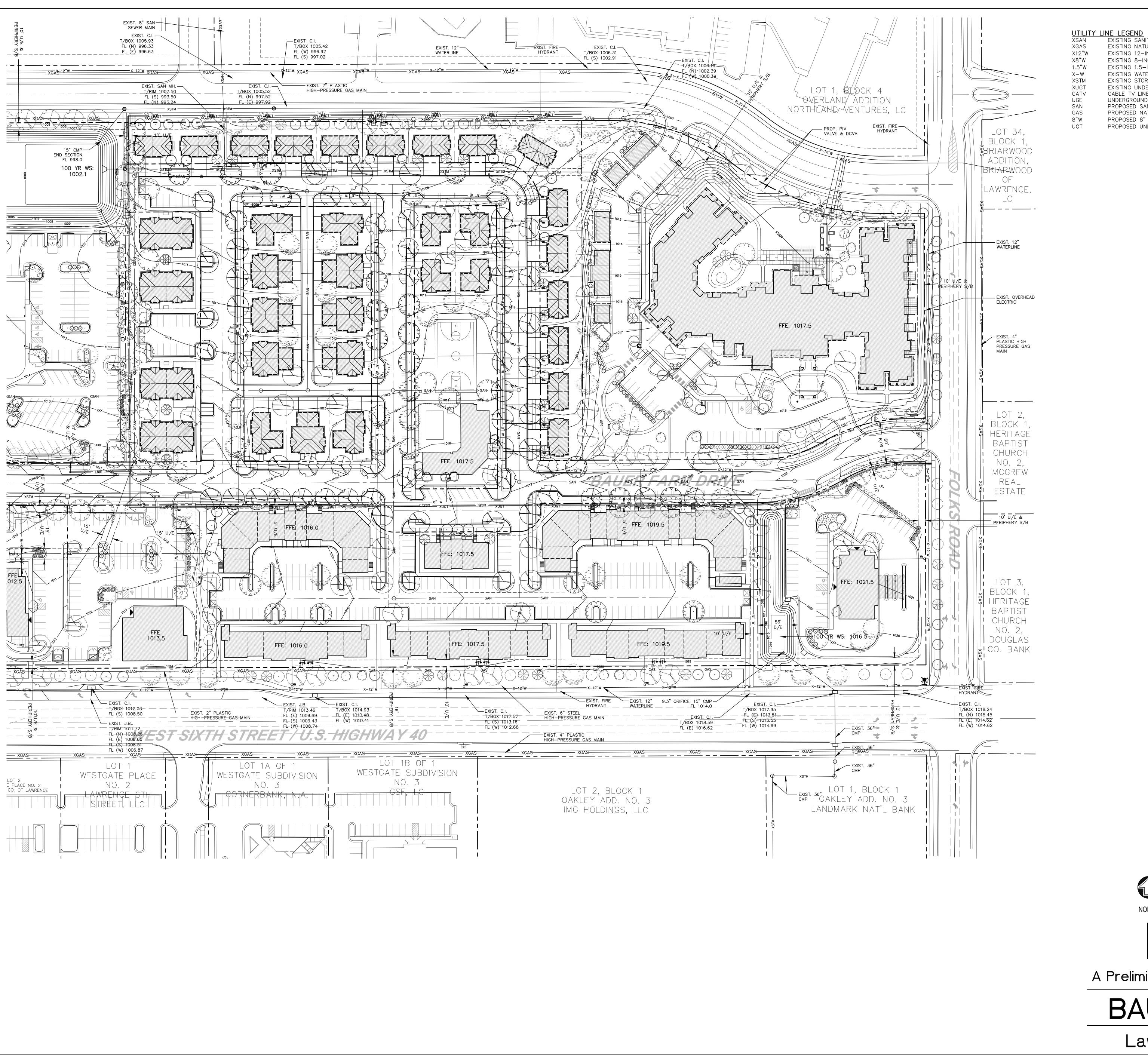
WEST GRADING **PLAN** 

REVISIONS 7.6.05 - RIGHT-IN ONLY 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. COMMENTS 4.12.10 - PER CC CONDITIONS 12.15.10 - BLOCK 9, LOTS 1 & 2 1.27.11 - PER DEPT. COMMENTS 2.18.14 - GROCERY/RETAIL/RESIDENTA 3.31.14 - PER CITY COMMENTS

PROJECT NO. 2003,695 DESIGNED BY MTA/LPE DRAWN BY: CHECKED BY:

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EXISTING SANITARY SEWER EXISTING NATURAL GAS LINE EXISTING 12-INCH WATER LINE EXISTING 8-INCH WATER LINE EXISTING 1.5-INCH WATER LINE

EXISTING WATER LINE (SIZE UNKNOWN) EXISTING STORM SEWER EXISTING UNDERGROUND TELEPHONE / FIBER OPTIC LINE

CABLE TV LINE UNDERGROUND ELECTRIC LINE PROPOSED SANITARY SEWER

PROPOSED NATURAL GAS LINE PROPOSED 8" WATER LINE PROPOSED UNDERGROUND TELEPHONE / FIBER OPTIC LINE

SCALE: 1" = 50'

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A Preliminary Development Plan for

BAUER FARM

Lawrence, Kansas

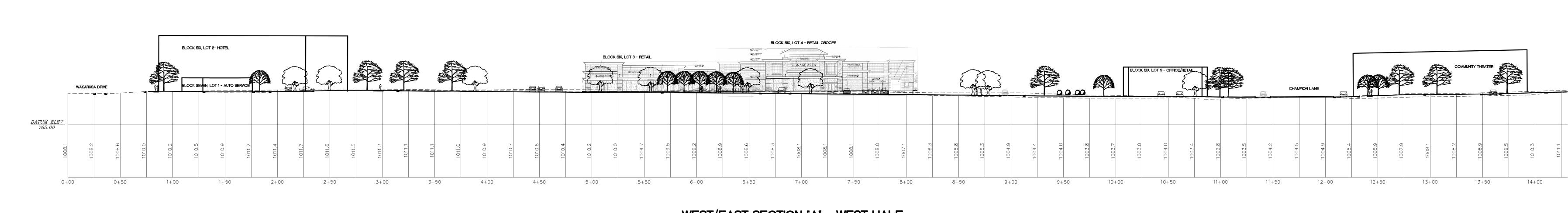
EAST GRADING UTILITY

7.6.05 - RIGHT-IN ONLY 1.11.06 - CHAMPION LANE 7.6.07 - PER DEPT. COMMENTS 8.3.07 - PER DEPT. COMMENTS 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 4.12.10 - PER CC CONDITIONS 12.15.10 - BLOCK 9, LOTS 1 & 2 1.27.11 - PER DEPT. COMMENTS

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

2.18.14 - GROCERY/RETAIL/RESIDENTA 3.31.14 - PER CITY COMMENTS

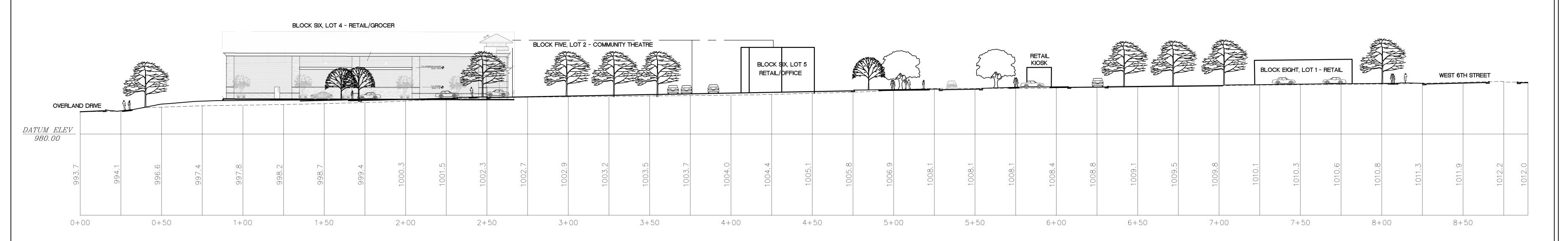
SHEET NO. of 6 sheets



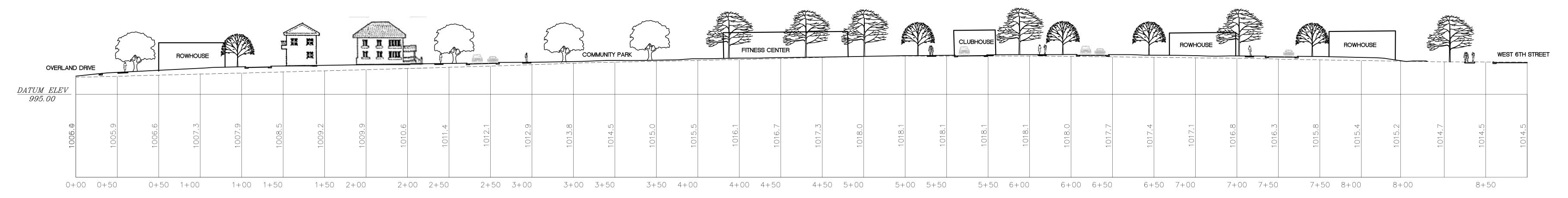
#### WEST/EAST SECTION "A" - WEST HALF



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



### NORTH/SOUTH SECTION "B"



NORTH/SOUTH SECTION "C"

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY--NOT FOR CONSTRUCTION

A Preliminary Development Plan for

BAUER FARM

NOTE: SEE SHEET 1 of 6 FOR

SECTION LOCATIONS

Lawrence, Kansas

SITE

REVISIONS 7.6.05 - RIGHT-IN ONLY 1.11.06 - CHAMPION LANE 7.6.07 - PER DEPT. COMMENTS 8.3.07 - PER DEPT. COMMENTS 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

> 1.27.11 - PER DEPT. COMMENTS 2.18.14 - GROCERY/RETAIL/RESIDENTAII 3.31.14 - PER CITY COMMENTS

PROJECT NO.: 2003,695 DESIGNED BY: MTA/LPE DRAWN BY: CHECKED BY:

4.12.10 - PER CC CONDITIONS 12.15.10 - BLOCK 9, LOTS 1 & 2

SHEET NO. of 6 sheets