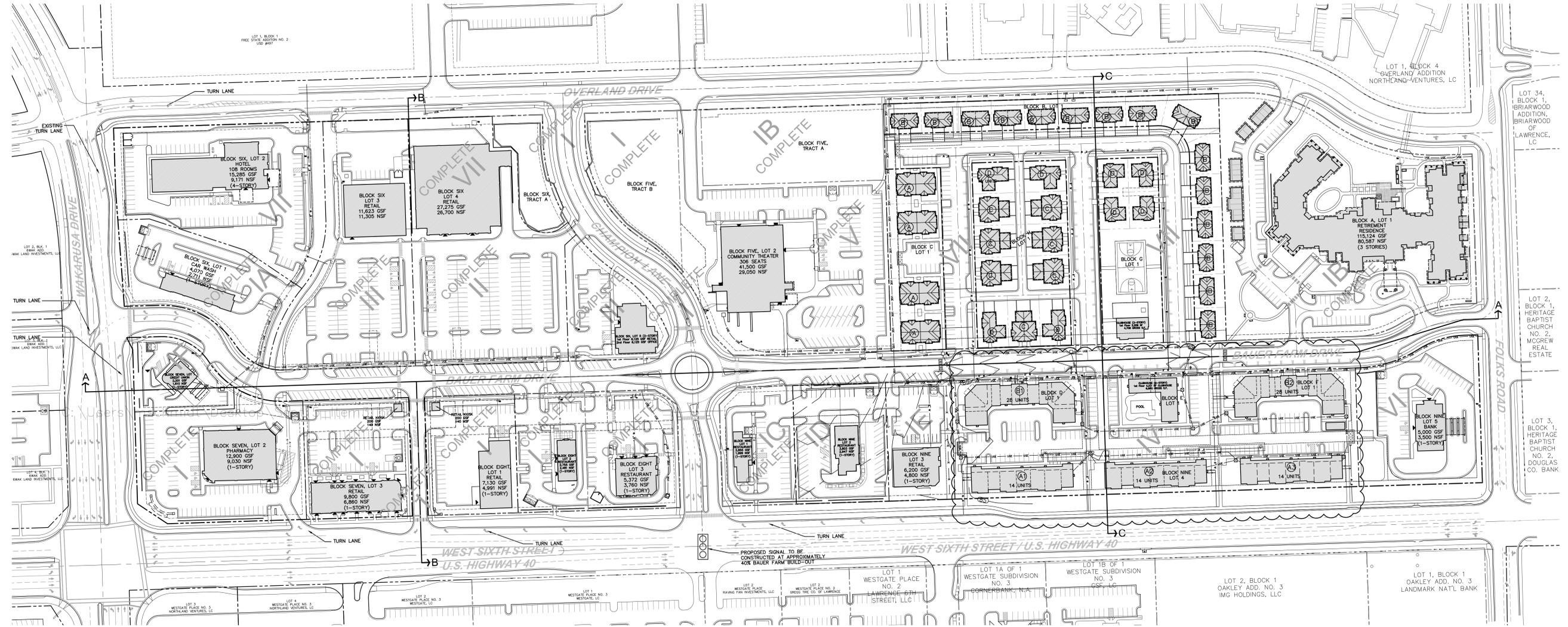


# BAUER FARM



## COMMERCIAL (PCD) BUILDING INFORMATION & PARKING SUMMARY

BLOCK/LOT	BUILDING AREA (SF)	LOT AREA (SF)	GROSS FLOOR AREA (SF)	APPROVED PLAN	NET FLOOR AREA (SF)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED
BLOCK FIVE LOT 2	19,029	128,099	41,500 (300 SEATS)	FDP-1-112	N/A	1 SP./3 SEATS	100	139	5	5
BLOCK SIX LOT 1	4,070	51,961	4,070 RETAIL	FDP-8-8-09	2,711	1 SP./500 N.S.F.	6	13	1	1
BLOCK SIX LOT 2	15,285	91,570	61,140	PDP-14-00	N/A	1 ROOM + 111.5 EMPLOYEES	111	85	4	5
BLOCK SIX LOT 3	11,623	92,723	11,623 RETAIL	FDP-14-0207	11,305	1 SP./200 N.S.F.	57	91	4	4
BLOCK SIX LOT 4	27,275	116,582	27,275 RETAIL	FDP-14-0207	26,700	1 SP./200 N.S.F.	134	141	5	8
BLOCK SIX LOT 5	6,125	31,055	6,125 OFFICE	PDP-15-0055	5,818	1 SP./200 N.S.F.	29	21	2	2
BLOCK SEVEN LOT 1	2,201	22,110	2,201 CREDIT UNION	FDP-15-0073	1,810	1 SP./200 N.S.F.	9	9	1	1
BLOCK SEVEN LOT 2	12,800	70,200	12,800 RETAIL	FDP-5-7-09	9,030	1 SP./200 N.S.F.	46	70	3	3
BLOCK SEVEN LOT 3	9,800	45,622	9,800 RETAIL	FDP-5-7-09	7,252	1 SP./200 N.S.F.	37	54	3	4
BLOCK EIGHT LOT 1	7,130	38,735	7,130 RETAIL	FDP-12-0093	4,991	1 SP./200 N.S.F.	25	31	2	2
BLOCK EIGHT LOT 2	2,755	30,191	2,755 RESTAURANT	FDP-5-7-09	2,481	1 SP./200 N.S.F.	13	24	1	2
BLOCK EIGHT LOT 3	5,372	39,074	5,372 RESTAURANT	FDP-12-6-11	3,760	1 SP./200 N.S.F.	19	36	2	2
BLOCK NINE LOT 1	2,855	31,233	2,855 RESTAURANT	FDP-5-2-11	1,989	1 SP./200 N.S.F.	10	29	2	2
BLOCK NINE LOT 2	3,800	39,015	3,800 RESTAURANT		2,947	1 SP./200 N.S.F.	11	46	2	2
BLOCK NINE LOT 3	4,500	29,300	4,500 RETAIL		3,125	1 SP./200 N.S.F.	16	19	1	2
MISC. ON-STREET PARKING	N/A	N/A	N/A		N/A	N/A	N/A	66	N/A	3
<b>TOTAL</b>	<b>87,480</b>	<b>209,173</b>					<b>652</b>	<b>890</b>	<b>39</b>	<b>48</b>
TOTAL COMMERCIAL/RETAIL										199,447
TOTAL OFFICE/BANK										8,326
TOTAL CULTURAL										41,500

\*\* Note: Shaded rows are applicable to Bauer Farm N.W. PD and not altered with this application. Bauer Farm NW is unchanged in this PD but is shown for contextual purposes only.

PCD RESIDENTIAL DENSITY, PER SECTION 20-100(B)	
GROSS PCD ACREAGE	COMMERCIAL BLDG. AREA, RW, TRACTS & DIE
25.89	9.22 AC

PRD RESIDENTIAL DENSITY, PER SECTION 20-100(A)				
GROSS PRD ACREAGE	COMMERCIAL BLDG. AREA, RW, TRACTS & DIE	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNITS	DWELLING UNIT DENSITY
16.44	1.07	15.37	292	22.25

PRD COMMON OPEN SPACE, PER SECTION 20-100(B)				
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	3.08

## RESIDENTIAL (PRD) BUILDING INFORMATION & PARKING SUMMARY

BUILDING TYPE	TOTAL UNITS	1 BEDROOM	2 BEDROOM	3 BEDROOM	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
'X' ROWHOUSE	16				1.5 SP./UNIT	24	49
'F' 12 BEDROOM DUPLEX	30				2 SP./UNIT	60	80
'C' 23 BEDROOM DUPLEX	14				2 SP./UNIT	28	24
'M' 12 BEDROOM SINGLE	8				2 SP./UNIT	16	12
A1-APARTMENT BUILDING	14	4	4		1.5 SP./1 BR UNIT 1.5 SP./2 BR UNIT 2.5 SP./3 BR UNIT	6 6 15	15
A2-APARTMENT BUILDING	14	4	4	6	1.5 SP./1 BR UNIT 1.5 SP./2 BR UNIT 2.5 SP./3 BR UNIT	6 6 15	15
A3-APARTMENT BUILDING	14	4	4	6	1.5 SP./1 BR UNIT 1.5 SP./2 BR UNIT 2.5 SP./3 BR UNIT	6 6 15	15
B1-APARTMENT BUILDING	28	18	8	2	1.5 SP./1 BR UNIT 1.5 SP./2 BR UNIT 2.5 SP./3 BR UNIT	27 12 5	22
B2-APARTMENT BUILDING	28	18	8	2	1.5 SP./1 BR UNIT 1.5 SP./2 BR UNIT 2.5 SP./3 BR UNIT	27 12 5	22
CLUBHOUSE (5,000 GSF/2,800 NSF)	N/A				N/A		
RETAIL (1,000 GSF/700 NSF)	N/A				1 SP./200 NSF	7	5
RESIDENTIAL (5,000 GSF)	2	0	2	0	1.5 SP./2 BR UNIT		
FITNESS CENTER (3,800 GSF/2,500 NSF)	N/A				N/A		
RETIREMENT RESIDENCE	125	108	17	0	1 SP./1.3 BEDS	49	77
MISC. ON-STREET PARKING	N/A				N/A	N/A	24
GARAGE PARKING	N/A				N/A	N/A	16
<b>TOTAL</b>	<b>292</b>					<b>352</b>	<b>420</b>

\*\* Note: 188 parking spaces were required but 78 were provided. 77 parking stalls were permitted in construction by Planning Commission on 03/22/10. This reduction applies only to the independent and/or assisted living use and may not be converted to a multi-dwelling structure without addressing the parking requirement.

## 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	59,888	5,000	3,500	1 SP./200 N.S.F.	18	42

## GENERAL NOTES

- Owners:
  - \*\*Free State Holdings, Inc. 1040 Vermont St Lawrence, KS 66044
  - \*\*Free State Group, LLC 605 W 47TH ST STE 100 Kansas City, MO 64112
  - Bauer Farm Retail Pad 2, LLC PO Box 1797 Lawrence, KS 66044
  - Cole CV Lawrence KS, LLC 1 CVS DR Woosocket, RI 02895
  - Theatre Lawrence, LLC 1501 New Hampshire St Lawrence, KS 66044
  - Lawrence Tunnel Wash, LLC 14510 Tilman Rd Smithville, MO 64089
  - Wakarusa Investors LLC 6834 S University Blvd STE 415 Centennial, CO 80122
- Land Planner/Engineer:
  - Treanor Architects 1040 Vermont Street Lawrence, KS 66044
  - Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049
- Surveyor:
  - Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049
- Existing Land Use: Undeveloped/Retail, Assisted and Independent Living and Multi-Dwelling Residential.
- Proposed Land Use: Mixed Use Commercial/Retail/Residential (Assisted and Independent Living and Multi-Dwelling)
- Existing Zoning: PCD-2, POD, and PRD-2
- No change zoning is being proposed.
- The maximum allowed SF for the Bauer Farm PUD and the maximum allowed SF for Bauer Farm N.W. PD per ordinance 8986 maximum retail area shall not exceed 50,000 SF. Maximum cap for retail SF for Northeast corner of 6th & Wakarusa is 122,000 GSF.

\*\* Note: Owners included in this application are noted. Remaining property owners have previously waived right to approve or disapprove alterations or modifications to the PDP.

## ESTIMATED PHASING SCHEDULE

PHASE	ESTIMATED TIME OF CONSTRUCTION	CURRENT STATUS
I	COMPLETE	COMPLETE: CVS, FDP-5-1-10; Helix Retail, FDP-5-7-8; Taco Bell, FDP-5-7-8; Discount Tire, FDP-5-7-8; revised FDP-12-0093; Starbucks, FDP-12-1-11; Bank, FDP-15-0073; Chicago Block Five, Tract B, Chicago Lane Development; Tractor has been met and signal will be installed by summer 2016.
IA	COMPLETE 2010**	COMPLETE: Car Wash, FDP-8-8-09
IB	COMPLETE 2010/2011**	COMPLETE: Drainage and retention facility, FDP-4-6-10 and FDP-14-0058
IC	COMPLETE 2011**	COMPLETE: Burger King, FDP-5-2-11
ID	2015/2016	INCOMPLETE: Restaurant, Block 9, Lot 2
IE	2015/Planning/2016	INCOMPLETE: Retail, Block 9, Lot 3
IF	2016	INCOMPLETE: Credit Union, Block 7, Lot 1
II	2015	COMPLETE: Sprouts Greer, FDP-14-0207
III	2015	INCOMPLETE: Future retail office Bauer Farm N.W. PD
IV	2016	INCOMPLETE: Multi-family Residential, FDP-6-22-2015
V	COMPLETE 2012**	COMPLETE: Theater, FDP-1-12-12 (Phase 7)
VI	2016/2017	PROPOSED: Bank, Lot 5, Block 9
VII	2016/2017	NOTE: Located in the Bauer Farm N.W. PD INCOMPLETE: Hotel Building, FDP-14-0207; Block C, Lot 1; Block 14, Lot 1; Block G, Lot 1

## 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 SOUTHWEST 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°12'02" WEST FOR A DISTANCE OF 160.25 FEET; THENCE NORTH 01°52'12" WEST FOR A DISTANCE OF 123.60 FEET; THENCE NORTH 88°11'38" EAST FOR A DISTANCE OF 219.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°33'22" 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 01°47'22" EAST FOR A DISTANCE OF 629.08 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.

- Bauer Farm Retail Pad 1, LLC PO Box 1797 Lawrence, KS 66044
- Halle Properties, LLC 20225 N Scottsdale Rd Dept 1100 Scottsdale, AZ 85255
- Sachi Real Estate, LLC PO BOX 1797 Lawrence, KS 66044
- \*\*Bauer Farm Residential, LLC PO BOX 1797 Lawrence, KS 66044
- Pete G. Bernal 8100 E 22nd St Bldg 30C Wichita, KS 67226
- Lawrence Retirement Residence, LLC 9310 NE Vancouver Mall Drive, Suite 200 Vancouver, WA 98662
- Big Yellow Dog LLC 750 N 1500 Rd Lawrence, KS 66049
- Treanor Architects 1040 Vermont Street Lawrence, KS 66044
- Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049



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

## A Preliminary Development Plan for

# BAUER FARM

Lawrence, Kansas

1040 Vermont Street  
Lawrence, Kansas 66044  
Office: 785.842.4858  
Fax: 785.842.7536  
www.treanorarchitects.com

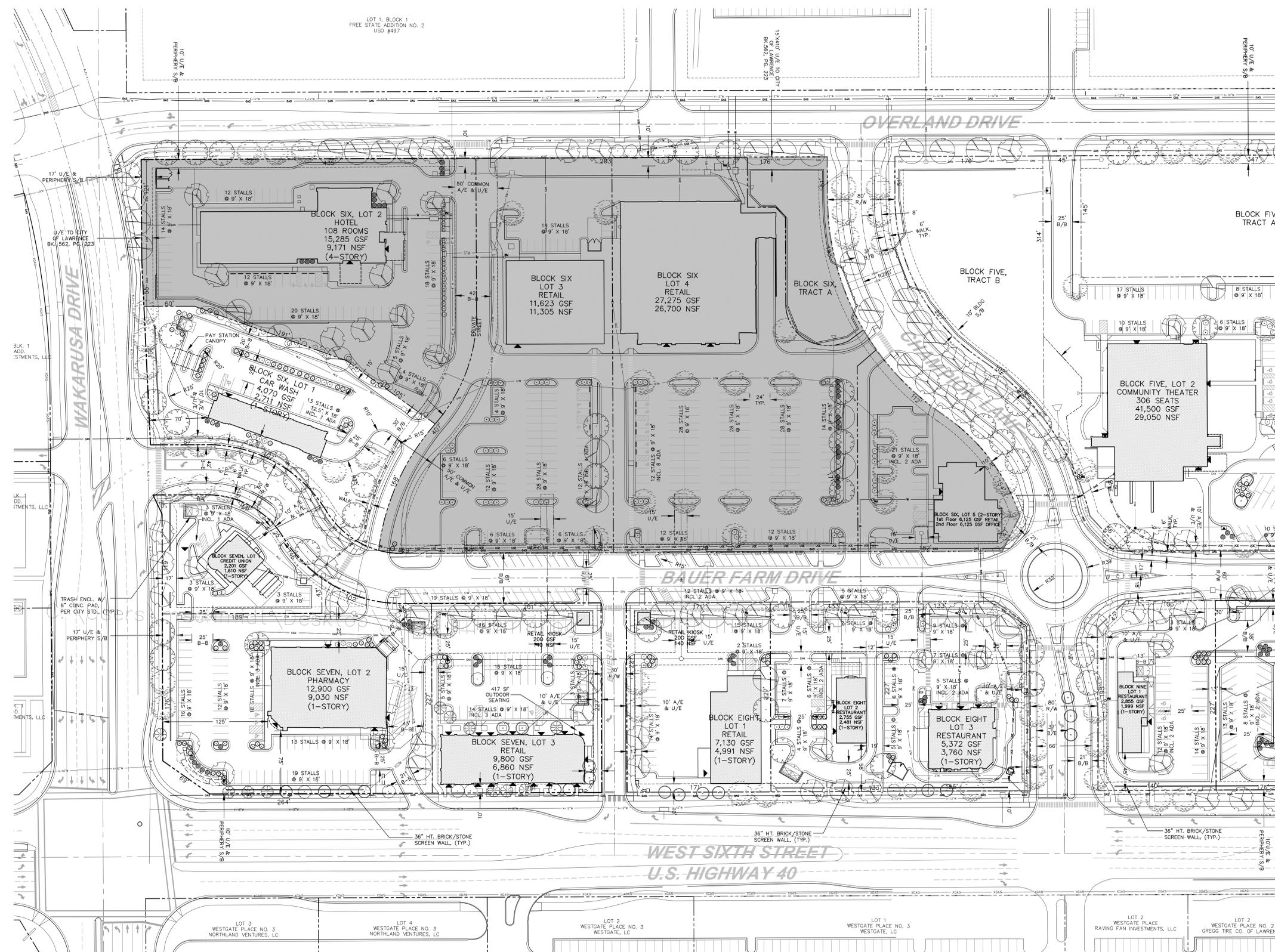
**TREANOR**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN • CIVIL ENGINEERING  
ARCHITECTS P.A.

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

## OVERALL PLAN

REVISIONS	DATE	BY
3.07.07 - PER CC CONDITIONS		
6.27.07 - PHARMACY		
7.6.07 - PER DEPT. COMMENTS		
8.3.07 - PER DEPT. COMMENTS		
11.07.07 - WAKARUSA MEDIAN BREAK		
1.18.08 - PER DEPT. COMMENTS		
5.08.08 - PER CC CONDITIONS		
6.22.08 - BE, L2, 3, 4, 5, 6, L2		
7.22.08 - PER DEPT. COMMENTS		
8.24.09 - PER CC CONDITIONS		
1.20.10 - RETIREMENT RESIDENCE		
2.25.10 - PER DEPT. COMMENTS		
3.16.10 - PER DEPT. COMMENTS		
4.12.10 - PER CC CONDITIONS		
12.15.10 - BLOCK 9 LOTS 1 & 2		
3.31.14 - PER CITY COMMENTS		
5.20.14 - PER CITY COMMENTS		
10.19.15 - PER CITY COMMENTS		
12.02.15 - PER CITY COMMENTS		

DATE: 3/9/2005  
PROJECT NO.: 20101227  
DESIGNED BY: MTA/PL  
DRAWN BY: BS  
CHECKED BY: BS



**SITE SUMMARY**

EXISTING	PROPOSED/ COMPLETED	Area (S.F.)	Area (S.F.)	Area (S.F.)
<b>PCD/BLOCK FIVE, TRACT A</b>				
Existing Buildings	Proposed Buildings	0	0	0 (0%)
Existing Pavement	Proposed Pavement	0	646	646 (1%)
Existing Impervious	Proposed Impervious	0	646	646 (1%)
Existing Permeous	Proposed Permeous	55,356	49,719	49,719 (90%)
Property Area	Proposed Permeous	55,356	55,356	55,356 (100%)
<b>PCD/BLOCK FIVE, TRACT B</b>				
Existing Buildings	Proposed Buildings	0	0	0 (0%)
Existing Pavement	Proposed Pavement	0	0	0 (0%)
Existing Impervious	Proposed Impervious	0	0	0 (0%)
Existing Permeous	Proposed Permeous	38,107	38,107	38,107 (100%)
Property Area	Proposed Permeous	38,107	38,107	38,107 (100%)
<b>PCD/BLOCK FIVE, LOT 2</b>				
Existing Buildings	Proposed Buildings	0	19,521	19,521 (35%)
Existing Pavement	Proposed Pavement	0	63,891	63,891 (95%)
Existing Impervious	Proposed Impervious	0	83,412	83,412 (95%)
Existing Permeous	Proposed Permeous	126,099	45,169	45,169 (35%)
Property Area	Proposed Permeous	126,099	126,099	126,099 (100%)
<b>PCD/BLOCK SIX, TRACT A</b>				
Existing Buildings	Proposed Buildings	0	4,070	4,070 (9%)
Existing Pavement	Proposed Pavement	0	4,581	4,581 (9%)
Existing Impervious	Proposed Impervious	0	4,581	4,581 (9%)
Existing Permeous	Proposed Permeous	46,562	41,973	41,973 (90%)
Property Area	Proposed Permeous	46,562	46,562	46,562 (100%)
<b>PCD/BLOCK SIX, LOT 1</b>				
Existing Buildings	Proposed Buildings	0	4,070	4,070 (9%)
Existing Pavement	Proposed Pavement	0	25,227	25,227 (48%)
Existing Impervious	Proposed Impervious	0	29,297	29,297 (53%)
Existing Permeous	Proposed Permeous	91,591	22,681	22,681 (25%)
Property Area	Proposed Permeous	91,591	91,591	91,591 (100%)
<b>PCD/BLOCK SIX, LOT 2</b>				
Existing Buildings	Proposed Buildings	0	15,281	15,281 (27%)
Existing Pavement	Proposed Pavement	0	92,627	92,627 (57%)
Existing Impervious	Proposed Impervious	0	107,908	107,908 (64%)
Existing Permeous	Proposed Permeous	91,570	24,258	24,258 (26%)
Property Area	Proposed Permeous	91,570	91,570	91,570 (100%)
<b>PCD/BLOCK SIX, LOT 3</b>				
Existing Buildings	Proposed Buildings	0	11,621	11,621 (20%)
Existing Pavement	Proposed Pavement	0	64,573	64,573 (95%)
Existing Impervious	Proposed Impervious	0	76,194	76,194 (95%)
Existing Permeous	Proposed Permeous	92,723	16,527	16,527 (18%)
Property Area	Proposed Permeous	92,723	92,723	92,723 (100%)
<b>PCD/BLOCK SIX, LOT 4</b>				
Existing Buildings	Proposed Buildings	0	27,275	27,275 (29%)
Existing Pavement	Proposed Pavement	0	76,526	76,526 (95%)
Existing Impervious	Proposed Impervious	0	103,801	103,801 (95%)
Existing Permeous	Proposed Permeous	116,582	12,721	12,721 (11%)
Property Area	Proposed Permeous	116,582	116,582	116,582 (100%)
<b>PCD/BLOCK SIX, LOT 5</b>				
Existing Buildings	Proposed Buildings	0	6,125	6,125 (20%)
Existing Pavement	Proposed Pavement	0	13,891	13,891 (48%)
Existing Impervious	Proposed Impervious	0	20,016	20,016 (48%)
Existing Permeous	Proposed Permeous	31,055	11,559	11,559 (37%)
Property Area	Proposed Permeous	31,055	31,055	31,055 (100%)
<b>PCD/BLOCK SEVEN, LOT 1</b>				
Existing Buildings	Proposed Buildings	0	2,200	2,200 (10%)
Existing Pavement	Proposed Pavement	0	11,758	11,758 (53%)
Existing Impervious	Proposed Impervious	0	13,958	13,958 (53%)
Existing Permeous	Proposed Permeous	22,135	8,177	8,177 (37%)
Property Area	Proposed Permeous	22,135	22,135	22,135 (100%)
<b>PCD/BLOCK SEVEN, LOT 2</b>				
Existing Buildings	Proposed Buildings	0	9,800	9,800 (18%)
Existing Pavement	Proposed Pavement	0	43,102	43,102 (62%)
Existing Impervious	Proposed Impervious	0	56,902	56,902 (62%)
Existing Permeous	Proposed Permeous	70,200	14,198	14,198 (20%)
Property Area	Proposed Permeous	70,200	70,200	70,200 (100%)
<b>PCD/BLOCK SEVEN, LOT 3</b>				
Existing Buildings	Proposed Buildings	0	9,800	9,800 (23%)
Existing Pavement	Proposed Pavement	0	27,850	27,850 (61%)
Existing Impervious	Proposed Impervious	0	37,650	37,650 (61%)
Existing Permeous	Proposed Permeous	45,622	8,219	8,219 (18%)
Property Area	Proposed Permeous	45,622	45,622	45,622 (100%)
<b>PCD/BLOCK EIGHT, LOT 1</b>				
Existing Buildings	Proposed Buildings	0	7,130	7,130 (18%)
Existing Pavement	Proposed Pavement	0	21,780	21,780 (57%)
Existing Impervious	Proposed Impervious	0	28,910	28,910 (57%)
Existing Permeous	Proposed Permeous	38,735	9,825	9,825 (25%)
Property Area	Proposed Permeous	38,735	38,735	38,735 (100%)
<b>PCD/BLOCK EIGHT, LOT 2</b>				
Existing Buildings	Proposed Buildings	0	2,750	2,750 (9%)
Existing Pavement	Proposed Pavement	0	18,621	18,621 (67%)
Existing Impervious	Proposed Impervious	0	21,371	21,371 (67%)
Existing Permeous	Proposed Permeous	30,191	8,751	8,751 (29%)
Property Area	Proposed Permeous	30,191	30,191	30,191 (100%)
<b>PCD/BLOCK EIGHT, LOT 3</b>				
Existing Buildings	Proposed Buildings	0	4,737	4,737 (17%)
Existing Pavement	Proposed Pavement	0	18,887	18,887 (68%)
Existing Impervious	Proposed Impervious	0	23,624	23,624 (68%)
Existing Permeous	Proposed Permeous	26,361	12,858	12,858 (48%)
Property Area	Proposed Permeous	26,361	26,361	26,361 (100%)
<b>PCD/BLOCK NINE, LOT 1</b>				
Existing Buildings	Proposed Buildings	0	2,850	2,850 (9%)
Existing Pavement	Proposed Pavement	0	17,780	17,780 (57%)
Existing Impervious	Proposed Impervious	0	20,630	20,630 (57%)
Existing Permeous	Proposed Permeous	31,223	10,588	10,588 (34%)
Property Area	Proposed Permeous	31,223	31,223	31,223 (100%)
<b>PCD/BLOCK NINE, LOT 2</b>				
Existing Buildings	Proposed Buildings	0	3,881	3,881 (11%)
Existing Pavement	Proposed Pavement	0	25,880	25,880 (63%)
Existing Impervious	Proposed Impervious	0	29,761	29,761 (63%)
Existing Permeous	Proposed Permeous	38,983	10,270	10,270 (26%)
Property Area	Proposed Permeous	38,983	38,983	38,983 (100%)
<b>PCD/BLOCK NINE, LOT 3</b>				
Existing Buildings	Proposed Buildings	0	6,300	6,300 (14%)
Existing Pavement	Proposed Pavement	0	25,759	25,759 (63%)
Existing Impervious	Proposed Impervious	0	32,059	32,059 (63%)
Existing Permeous	Proposed Permeous	44,038	11,559	11,559 (27%)
Property Area	Proposed Permeous	44,038	44,038	44,038 (100%)
<b>PRD/BLOCK A, LOT 1</b>				
Existing Buildings	Proposed Buildings	0	48,801	48,801 (52%)
Existing Pavement	Proposed Pavement	0	91,362	91,362 (98%)
Existing Impervious	Proposed Impervious	0	97,963	97,963 (98%)
Existing Permeous	Proposed Permeous	194,810	86,847	86,847 (44%)
Property Area	Proposed Permeous	194,810	194,810	194,810 (100%)
<b>PRD (REMAINING)</b>				
Existing Buildings	Proposed Buildings	0	118,624	118,624 (32%)
Existing Pavement	Proposed Pavement	0	121,859	121,859 (33%)
Existing Impervious	Proposed Impervious	0	145,283	145,283 (40%)
Existing Permeous	Proposed Permeous	372,651	131,486	131,486 (35%)
Property Area	Proposed Permeous	372,651	372,651	372,651 (100%)
<b>POD/BLOCK NINE, LOT 5</b>				
Existing Buildings	Proposed Buildings	0	5,000	5,000 (8%)
Existing Pavement	Proposed Pavement	0	27,060	27,060 (45%)
Existing Impervious	Proposed Impervious	0	32,060	32,060 (53%)
Existing Permeous	Proposed Permeous	58,986	27,889	27,889 (47%)
Property Area	Proposed Permeous	58,986	58,986	58,986 (100%)

**PLANT SCHEDULE**

SYMBOL	NAME	CONDITION	SIZE
	Dynasty Elm - <i>Ulmus parviflora</i> 'Dynasty'	B&B	2" CAL.
	Skyline Thornless Locust - <i>Geosia tricanthos</i> 'Skyline'	B&B	2" CAL.
	Northern Red Oak - <i>Quercus rubra</i>	B&B	2" CAL.
	Pacific Sunset Maple - <i>Acer rubrum</i> 'Pacific Sunset'	B&B	2" CAL.
	Amur Maple - <i>Acer ginnala</i>	B&B	2" CAL.
	Eastern Redbud - <i>Cercis canadensis</i>	B&B	2" CAL.
	Goldenshrine - <i>Koeleria paniculata</i>	B&B	2" CAL.
	Snowdrift Crabapple - <i>Malus Snowdrift</i>	B&B	2" CAL.
	Eastern White Pine - <i>Pinus strobus</i>	B&B	6" HT.
	Colorado Blue Spruce - <i>Picea pungens</i>	B&B	6" HT.
	American Holly - <i>Ilex opaca</i>	B&B	6" HT.
	Eastern Red Cedar - <i>Juniperus virginiana</i>	B&B	6" HT.
	Compact Pfitzer Juniper - <i>Juniperus chinensis</i> 'Pfitzeriana Compacta'	CONT.	36" HT.
	Dwarf Korean Lilac - <i>Syringa meyeri</i> 'Palibin'	CONT.	36" HT.
	Goldmound Spirea - <i>Spiraea japonica</i> 'Goldmound'	CONT.	36" HT.
	Mowhawk Viburnum - <i>Viburnum x burkwoodii</i> 'x confesii' 'Mowhawk'	CONT.	36" HT.

**INTERIOR PARKING LANDSCAPE SUMMARY**

BLOCK/LOT	PARKING STALLS PROVIDED	LANDSCAPE AREA REQUIRED (8' stalls x 60' ft)	LANDSCAPE AREA PROVIDED	TREES & SHRUBS REQUIRED (1 tree & 3 shrubs)	TREES & SHRUBS PROVIDED
BLOCK FIVE, LOT 2	139	8,340 sf	8,655	14, 42	23, 65
BLOCK SIX, LOT 1	13	780	1,039	2, 6	0, 33
BLOCK SIX, LOT 2	85	5,100	6,625	9, 26	11, 31
BLOCK SIX, LOT 3	91	5,460	4,215	10, 28	10, 30
BLOCK SIX, LOT 4	141	8,460	3,417	15, 45	15, 45
BLOCK SIX, LOT 5	21	1,260	1,299	3, 9	3, 9
BLOCK SEVEN, LOT 1	12	480	908	1, 3	1, 3
BLOCK SEVEN, LOT 2	70	4,200	5,458	7, 21	6, 29
BLOCK SEVEN, LOT 3	54	3,240	4,475	6, 18	6, 18
BLOCK EIGHT, LOT 1	31	1,860	4,348	4, 12	5, 15
BLOCK EIGHT, LOT 2	24	1,440	3,890	3, 9	3, 12
BLOCK EIGHT, LOT 3	36	2,160	2,880	4, 11	15, 18
BLOCK NINE, LOT 1	29	1,740	1,770	3, 9	3, 9
BLOCK NINE, LOT 2	46	2,760	2,369	5, 15	5, 15
BLOCK NINE, LOT 3	23	1,380	4,002	3, 9	3, 9
BLOCK NINE, LOT 5	42	2,520	5,729	5, 15	5, 15
BLOCK A, LOT 1	77	4,620	5,485	8, 24	18, 4

**LANDSCAPING REQUIREMENTS**

Section 20-14A04.3 - Street Trees Required: 503  
 Street Trees Provided: 503  
 PCD-2 Section 20-14A04.3(d) - 1 Tree per 3,000 ft of open space  
 358,127 sf/3000 = Site Trees required: 120  
 Site Trees provided: 128  
 PRD-3 Section 20-14A04.3(d) - 1 Tree per 2.5 units  
 213 units/2.5 = Site Trees required: 86  
 Site Trees provided: 96  
 POD-1 Section 20-14A04.3(g) - 1 Tree per 3,000 ft of open space  
 27,598 sf/3000 = Site Trees required: 10  
 Site Trees provided: 10

\*\*\* NOTE: Development of individual pad sites may be calculated per current landscape design standards of Article 10, Land Development Code.

**LANDSCAPING REQUIREMENTS**



THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

A Preliminary Development Plan for

**BAUER FARM**

Lawrence, Kansas

1040 Vermont Street  
 Lawrence, Kansas 66044  
 Office: 785.842.4858  
 Fax: 785.842.7536  
 www.treanorarchitects.com



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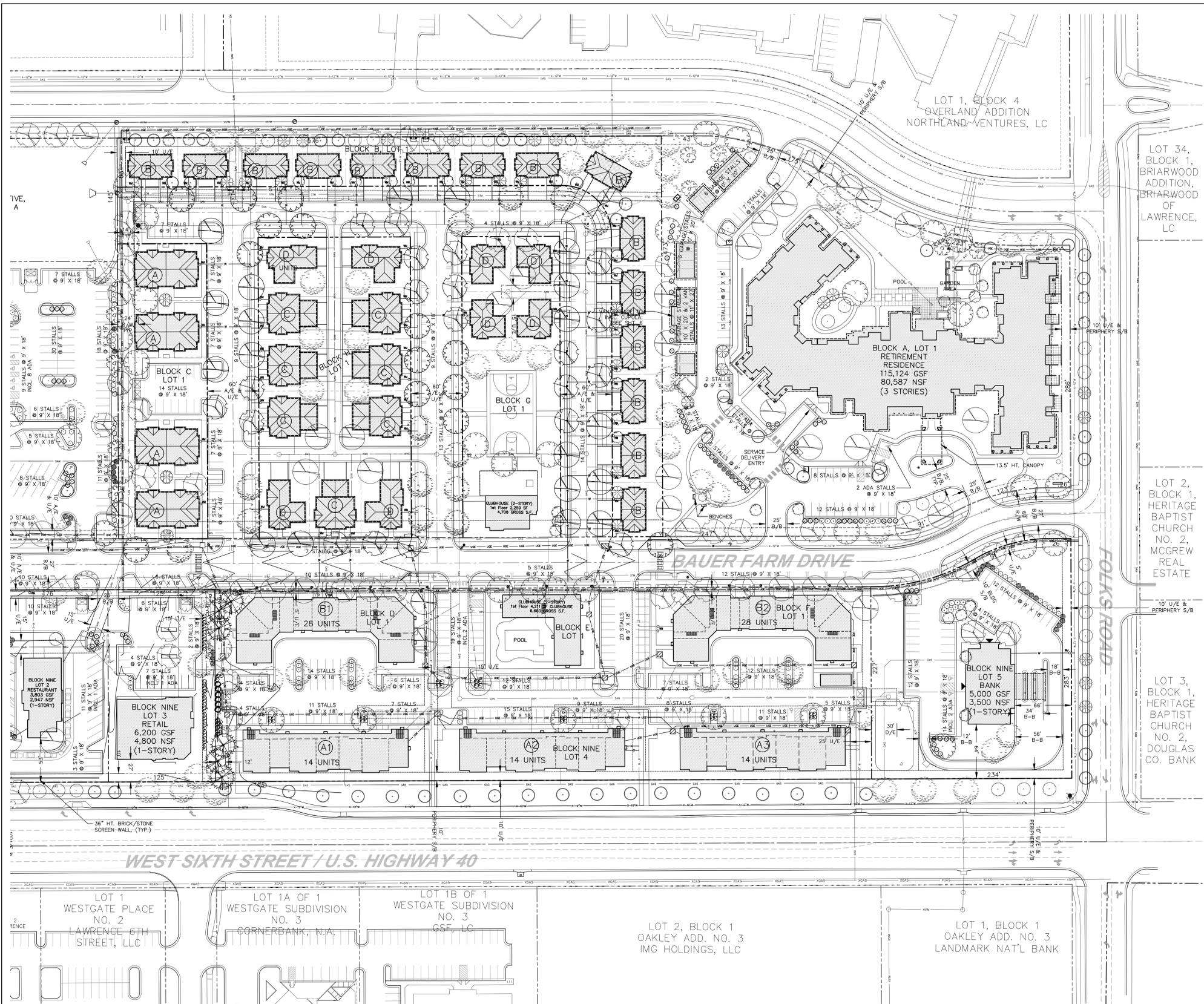
**BAUER FARM**  
 6TH STREET & WAKARUSA DRIVE  
 LAWRENCE, KANSAS

**WEST LAYOUT & LANDSCAPE PLAN**

REVISIONS

NO.	DATE	DESCRIPTION
1.07.07	-	PER CC CONDITIONS
6.27.07	-	PHARMACY
7.07.07	-	PER DEPT. COMMENTS
8.07.07	-	PER DEPT. COMMENTS
1.18.08	-	PER DEPT. COMMENTS
5.09.08	-	PER CC CONDITIONS
6.22.08	-	BE, L2, J4.5, BE, L2
7.22.08	-	PER DEPT. COMMENTS
8.24.08	-	PER CC CONDITIONS
1.26.10	-	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
2.16.14	-	GROCERY/RETAIL/RESIDENTIAL
3.31.14	-	PER CITY COMMENTS
10.19.15	-	PER CITY COMMENTS
12.02.15	-	PER CITY COMMENTS

DATE: 3/9/2018  
 PROJECT NO.: 2003.008  
 DESIGNED BY: MTA/PPE  
 DRAWN BY: BS  
 CHECKED BY: BS



### PLANT SCHEDULE

SYMBOL	NAME	CONDITION	SIZE
	Dynasty Elm - Ulmus parvifolia 'Dynasty'	B&B	2" CAL.
	Skyline Thornless Locust - Gleditsia tricanthos 'Skyline'	B&B	2" CAL.
	Northern Red Oak - Quercus rubra	B&B	2" CAL.
	Pacific Sunset Maple - Acer rubrum 'Pacific Sunset'	B&B	2" CAL.
	Amur Maple - Acer ginnala	B&B	2" CAL.
	Eastern Redbud - Cercis canadensis	B&B	2" CAL.
	Goldenrain Tree - Koeleria paniculata	B&B	2" CAL.
	Snowdrift Crabapple - Malus 'Snowdrift'	B&B	2" CAL.
	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 Pfitzer Juniper - Juniperus chinensis 'Pfitzeriana Compacta'	CONT.	36" HT.
	Dwarf Korean Lilac - Syringa meyeri 'Palibor'	CONT.	36" HT.
	Goldmound Spirea - Spirea japonica 'Goldmound'	CONT.	36" HT.
	Moehawk Viburnum - Viburnum x burkwoodii x corseii 'Moehawk'	CONT.	36" HT.

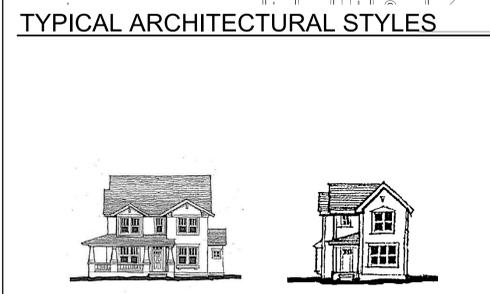
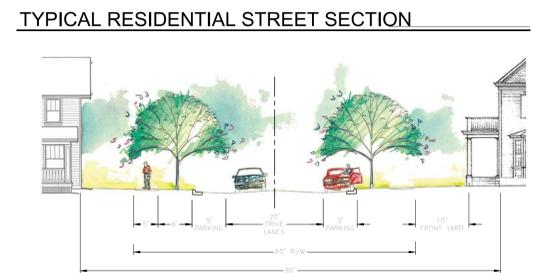
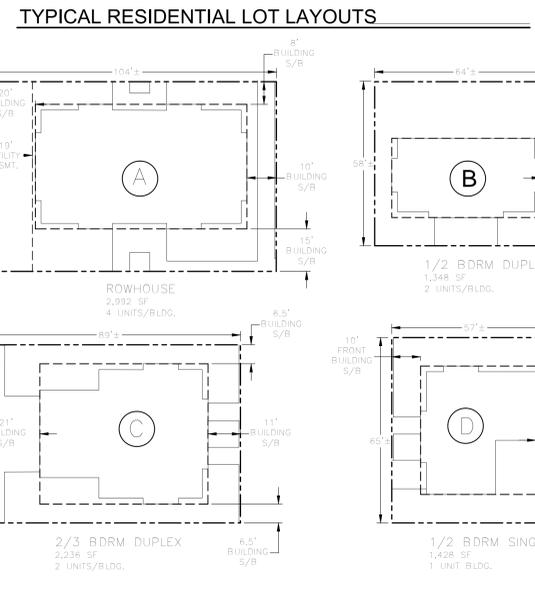
### LANDSCAPING REQUIREMENTS

Section 20-14A04.3 - Street Trees Required: 503  
 Street Trees Provided: 503

PCD-2  
 Section 20-14A04.3(j) - 1 Tree per 3,000 of open space  
 358,127 sf/3000 = Site Trees required: 120  
 Site Trees provided: 128

PRD-3  
 Section 20-14A04.3(j) - 1 Tree per 2.5 units  
 218 units/2.5 = Site Trees required: 88  
 Site Trees provided: 100

POD-1  
 Section 20-14A04.3(j) - 1 Tree per 3,000 of open space  
 27,935 sf/3000 = Site Trees required: 10  
 Site Trees provided: 10



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A Preliminary Development Plan for  
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 Lawrence, Kansas

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

EAST LAYOUT & LANDSCAPE PLAN

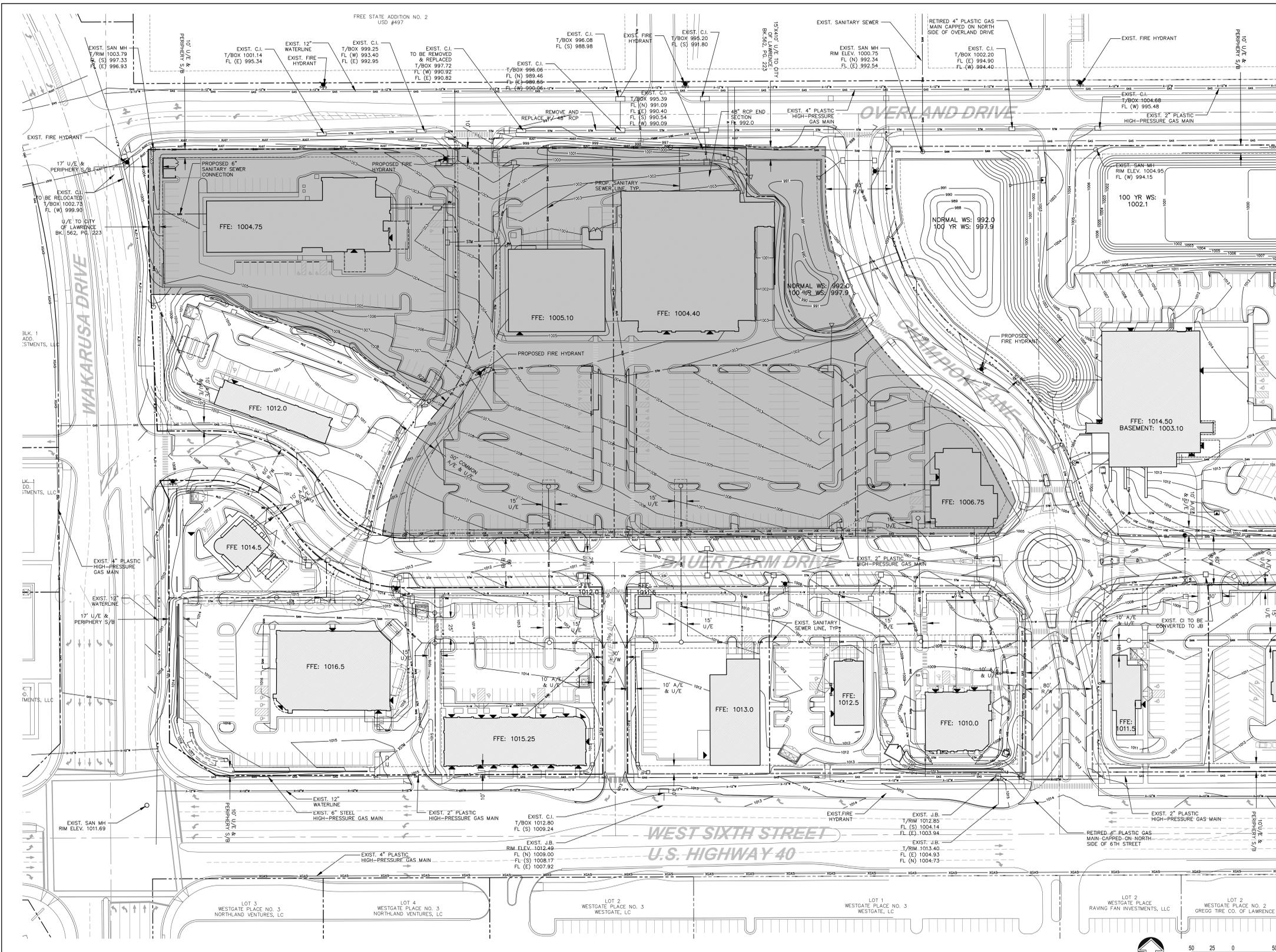
### REVISIONS

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
6.22.08	- BK, L2,3,4,5, 88, L2
7.22.08	- PER DEPT. COMMENTS
8.24.08	- PER CC CONDITIONS
1.26.10	- RETIREMENT RESIDENCE
2.25.10	- PER DEPT. COMMENTS
3.16.10	- PER DEPT. COMMENTS
4.12.10	- PER CC CONDITIONS
12.15.10	- BLOCK 8, LOTS 1 & 2
1.27.11	- PER DEPT. COMMENTS
2.16.14	- GROCERY/RETAIL/RESIDENTIAL
3.31.14	- PER CITY COMMENTS
5.20.14	- PER CITY COMMENTS
10.19.15	- PER CITY COMMENTS
12.02.15	- PER CITY COMMENTS

DATE: 3/9/2005  
 PROJECT NO.: 2003.608  
 DESIGNED BY: MTA/LPE  
 DRAWN BY: BS  
 CHECKED BY: BS

SHEET NO. **3**  
 OF 6 SHEETS

COMPUTER ID:



**GENERAL NOTES**

- Topographic information obtained from Sept. 2007 field survey performed by Landplan Engineering and 2006 City of Lawrence aerial photography.
- 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 2 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 financing.
- 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, W. 6th Street & Overland Drive, W. 6th Street (Bk. 1039, Pg. 5393), Wokorusa 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 Wokorusa Drive (Bk. 1039, Pg. 5391), and widening of Folks Road between the intersections with Overland Drive and W. 6th Street (Bk. 1039, Pg. 5392).
- 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 units.
- 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.
- 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.
- Private streets necessary for each respective phase of development will be completed prior to occupancy.
- Concrete aprons (for private drives) will be installed in accordance with City of Lawrence standards.
- Streets and parking areas within the eastern, PRD portion of the development will have Type II (24") curbs; alleyways will have no curb & gutter. Parking areas and drives within the PCD and POD portions of the development will have Type I (24") curb.
- Direct vehicular access from individual lots other than as shown on this plan, onto Wokorusa Drive, West 6th Street, Folks Road and Overland Drive is prohibited.
- Sidewalks will be constructed per City of Lawrence standards (4" min. depth concrete on compacted subgrade).
- Private drive and parking area pavement will be constructed per City of Lawrence standards (5" min. depth asphalt).
- Parking spaces will be min. 9' wide and 18' long, unless otherwise shown.
- 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.
- ADA accessible parking spaces and aisles will be signed and painted in accordance with ADAAG.
- ADA ramps will be installed in accordance with ADAAG and City of Lawrence standards.
- Trash removal will be by the City of Lawrence Sanitation Department.
- Trash enclosures will be constructed per City of Lawrence Solid Waste Division standards.
- The City of Lawrence will not be responsible for pavement damage due to refuse collection.
- 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 development.
- 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 occupancy of the 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.
- 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 (roof-top-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 Department with approval of subsequent Final Development Plans, prior to issuance of Building Permits.
- Building heights will not exceed 45'.
- Site signage (monument signs, entry markers, etc.) will be developed at the time of site engineering, architectural 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 Services.
- 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 Devices" published by the Federal Highway Administration, with respect to size, shape, color, reflectivity 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 April 21, 2014:
  - Waiver 1. **Property Boundaries.**
    - 2a. 30 feet commercial peripheral to 10' setbacks on W. 6th Street, 17' setback on Wokorusa 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 2. **Residential Setbacks.**
    - 3a. Distances less than 10' between the Residential Structures; 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 3. **Commercial Setbacks.**
    - Commercial building setback as close as 10' on W. 6th Street, 17 feet on Wokorusa Drive, and 10' on Champion Lane.
- Subdivision Design Standard 1. **Offset streets.**
  - Local streets intersecting opposite sides less than 125 feet.
- Subdivision Design Standard 2. **Alleyways.**
  - 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).
- Elimination of 50' Setback from W. 6th Street R.O.W. by TA-01-01-06 approved by City Commission on 6/20/06.
- Per LUF Appendix III, all buildings that require sprinkler systems will be provided with a fire hydrant within 50' of the Fire Department connection for the fire sprinkler system.
- 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.
- 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. This agreement will be reviewed and re-executed if needed to each Final Development Plan for Bauer Farm.
- 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.
- Per City Code Section 9-022, 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 parking lots, 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 be revised at the time of final platting.
- 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 Department.
- At the intersection of Champion Ln. and W. 6th st., the development threshold has been met for signalization and will be installed summer 2016. Refer to Phase chart on sheet 1.

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**BAUER FARM**  
6TH STREET & WAKORUSA DRIVE  
LAWRENCE, KANSAS

**WEST GRADING & UTILITY PLAN**

REVISIONS	DATE	BY
3.07.07 - PER CC CONDITIONS		
6.27.07 - PHARMACY		
7.07.07 - PER DEPT. COMMENTS		
8.30.07 - PER DEPT. COMMENTS		
11.29.07 - WAKORUSA MEDIAN BREAK		
1.10.08 - PER DEPT. COMMENTS		
4.12.10 - PER CC CONDITIONS		
5.09.08 - PER CC CONDITIONS		
6.22.09 - BK. 12.3.4.5. BK. L2		
7.22.09 - PER DEPT. COMMENTS		
8.24.09 - PER CC 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 6.2		
1.27.11 - PER DEPT. COMMENTS		
2.16.14 - GROCERY/RETAIL/RESIDENTIAL		
3.31.14 - PER CITY COMMENTS		
5.20.14 - PER CITY COMMENTS		
10.19.15 - PER CITY COMMENTS		
10.02.15 - PER CITY COMMENTS		

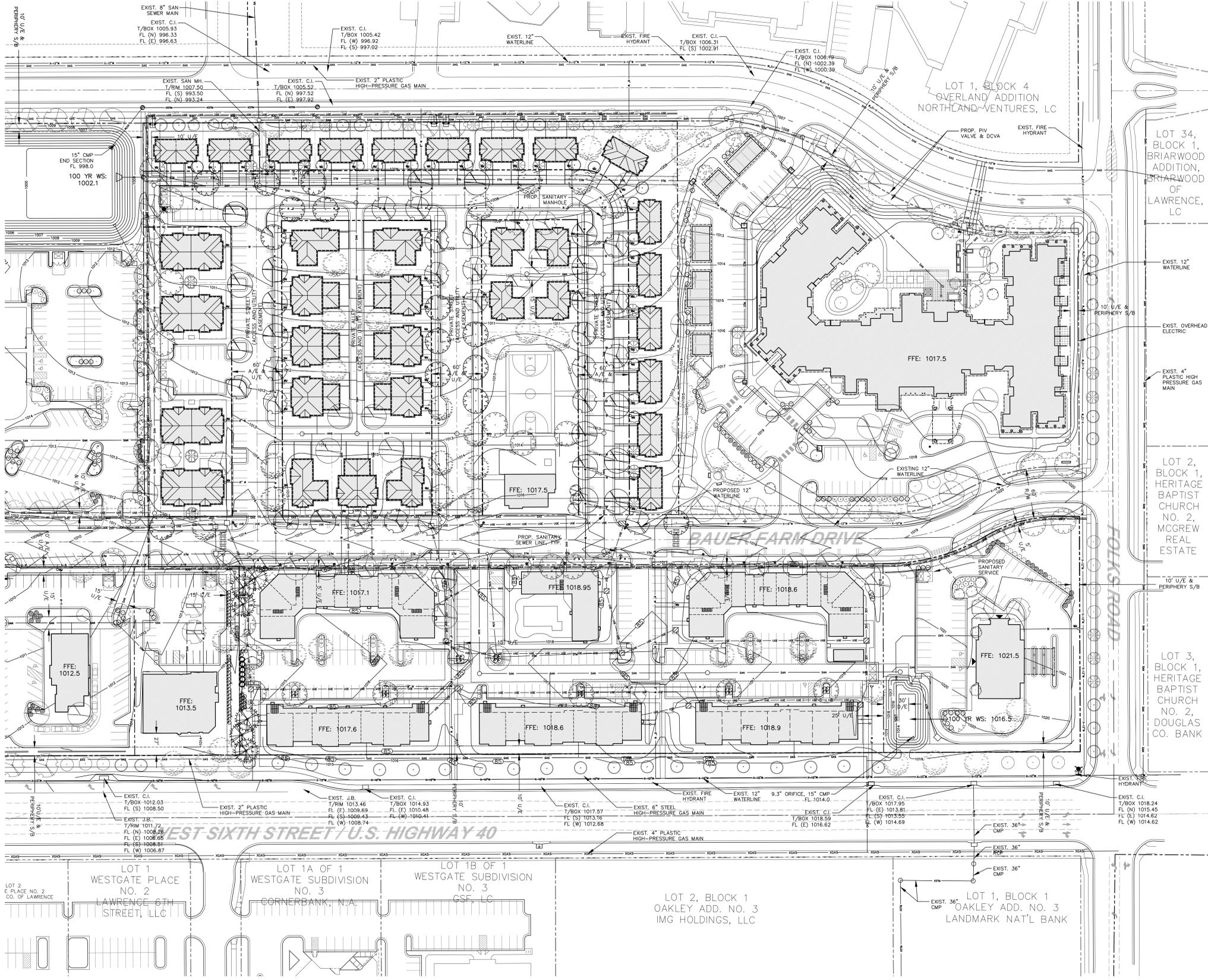
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**A Preliminary Development Plan for**  
**BAUER FARM**  
Lawrence, Kansas

DATE: 3/9/2015  
PROJECT NO.: 2013-005  
DESIGNED BY: MTA/PE  
DRAWN BY: BS  
CHECKED BY: BS  
SHEET NO. 4  
OF 6 SHEETS

**ALLOWABLE USE GROUPS**

- USE GROUP 4. MULTI-FAMILY RESIDENTIAL.** Multiple-family residential use without requiring retail/office on the 1st floor with multiple-family residential on the upper floor.
- USE GROUP 5. COMMUNITY FACILITIES - PUBLIC UTILITIES.**
  - 1. Community facilities
  - 2. Public utility
- USE GROUP 6. COMMUNITY FACILITIES - PUBLIC UTILITIES.**
  - 1. Community facilities
  - 2. Public utility
- USE GROUP 7. CONTINUED.**
  - 1. Public utility
  - 2. Gas regulator station
  - 3. Radio and television station
  - 4. Telephone exchange
  - 5. Water treatment plant, pumping station, elevated storage reservoir
  - 6. Similar uses
  - 7. All other uses which (1) are similar to the listed uses in function, and (2) are not included in any other use group.
- USE GROUP 8. PROFESSIONAL OFFICES.**
  - 1. Medical and related offices
  - 2. Accounting, architecture, engineering, governmental, insurance
  - 3. Professional and Consulting Offices, government, insurance
  - 4. Accessory uses
  - 5. All other uses which (1) are similar to the listed uses in function, and (2) are not included in any other use group.
- USE GROUP 9A. LIMITED RESIDENTIAL.**
  - 1. Single-family detached
  - 2. Single-family attached
  - 3. Accessory uses
  - 4. All other uses which (1) are similar to the listed uses in function, and (2) are not included in any other use group.
- USE GROUP 9B. LIMITED RESIDENTIAL.**
  - 1. Single-family detached
  - 2. Single-family attached
  - 3. Accessory uses
  - 4. All other uses which (1) are similar to the listed uses in function, and (2) are not included in any other use group.
- USE GROUP 10. RETAIL STORES - PERSONAL SERVICES.**
  - 1. Retail stores and service establishments
  - 2. Accessory uses
  - 3. All other uses which (1) are similar to the listed uses in function, and (2) are not included in any other use group.
- USE GROUP 11. ANER NEIGHBORHOOD COMMERCIAL USES.**
  - 1. Bicycle sales, rental or repair
  - 2. Book store, new or used
  - 3. Dry cleaning outlet store
  - 4. Food store, not including 24 hr. convenience store
  - 5. Hair care establishment
  - 6. Laundry, self-service
  - 7. Professional offices (excluding medical and veterinarian offices and clinics)
  - 8. Quick copy center
  - 9. Restaurant, not including one with drive-up facilities or service
  - 10. Retail store
  - 11. Retail store and service establishments
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- USE GROUP 12. CONTINUED.**
  - 1. Bank, savings & loan, and trust company
  - 2. Photographic studio
  - 3. Professional office
  - 4. Real estate office
  - 5. Retail store
  - 6. Retail store and service establishments
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- USE GROUP 13. CONTINUED.**
  - 1. Art, photography, music, drama, etc.
  - 2. Automobile repair and service
  - 3. Barber and beauty shop
  - 4. Book store
  - 5. Child day care center
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- USE GROUP 14. CONTINUED.**
  - 1. Automobile repair and service
  - 2. Barber and beauty shop
  - 3. Book store
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- USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES.**
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- USE GROUP 16. RETAIL, WHOLESALE SALES AND SERVICES.**
  - 1. Automobile repair and service
  - 2. Barber and beauty shop
  - 3. Book store
  - 4. Child day care center
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  - 42. Child day



**UTILITY LINE LEGEND**

- SAN EXISTING SANITARY SEWER
- GAS EXISTING NATURAL GAS LINE
- X12"W EXISTING 12-INCH WATER LINE
- X8"W EXISTING 8-INCH WATER LINE
- 1.5"W EXISTING 1.5-INCH WATER LINE
- X-W EXISTING WATER LINE (SIZE UNKNOWN)
- STM EXISTING STORM SEWER
- UGT EXISTING UNDERGROUND TELEPHONE / FIBER OPTIC LINE
- CATV CABLE TV LINE
- UGE UNDERGROUND ELECTRIC LINE
- SAN PROPOSED SANITARY SEWER
- GAS PROPOSED NATURAL GAS LINE
- 8"W PROPOSED 8" WATER LINE
- UGT PROPOSED UNDERGROUND TELEPHONE / FIBER OPTIC LINE
- STM PROPOSED STORM SEWER LINE

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ARCHITECTS P.A.

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

**EAST GRADING  
&  
UTILITY PLAN**

REVISIONS

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
6.22.08	- BE, L2,3,4,5, 88, L2
7.22.08	- PER DEPT. COMMENTS
8.24.08	- PER PC CONDITIONS
1.26.10	- 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
2.16.14	- GROCERY/RETAIL/RESIDENTIAL
3.31.14	- PER CITY COMMENTS
5.20.14	- PER CITY COMMENTS
10.19.15	- PER CITY COMMENTS
12.02.15	- PER CITY COMMENTS



THIS DOCUMENT IS FOR  
PLANNING PURPOSES ONLY-NOT  
FOR CONSTRUCTION

A Preliminary Development Plan for

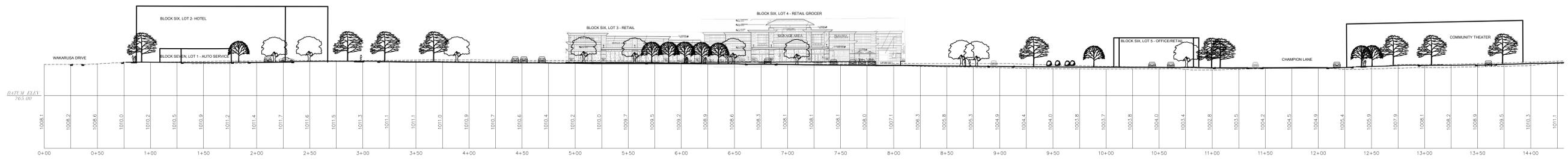
**BAUER FARM**

Lawrence, Kansas

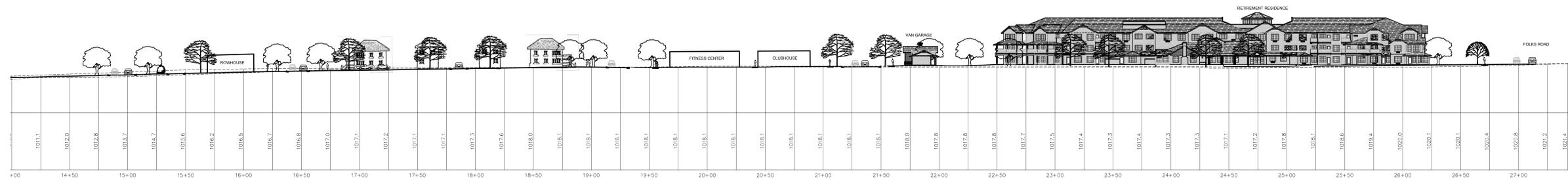
DATE: 3/9/2005  
PROJECT NO.: 2003.898  
DESIGNED BY: MTA/LPE  
DRAWN BY: BS  
CHECKED BY: BS

SHEET NO.  
**5**  
OF 6 SHEETS

COMPUTER ID:



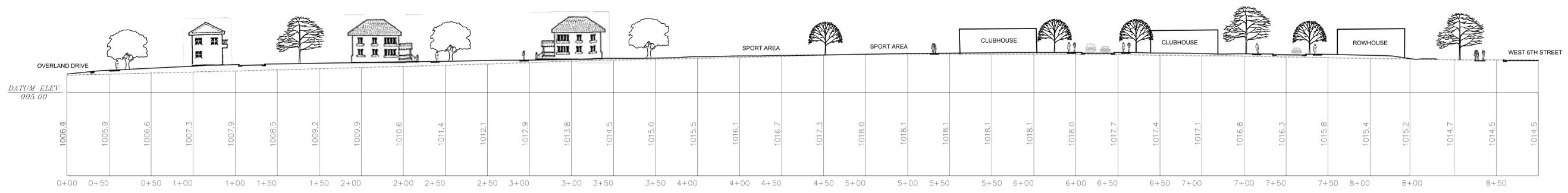
WEST/EAST SECTION "A" - WEST HALF



WEST/EAST SECTION "A" - EAST HALF



NORTH/SOUTH SECTION "B"



NORTH/SOUTH SECTION "C"

THIS DOCUMENT IS FOR  
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NOTE: SEE SHEET 1 OF 6 FOR  
SECTION LOCATIONS

A Preliminary Development Plan for  
**BAUER FARM**  
Lawrence, Kansas

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

SITE  
SECTIONS

REVISIONS	
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	
6.22.08 - BK, L2,3,4,5, 88, L2	
7.22.08 - PER DEPT. COMMENTS	
8.24.08 - PER PC CONDITIONS	
1.28.10 - RETIREMENT RESIDENCE	
2.25.10 - PER DEPT. COMMENTS	
3.15.10 - PER DEPT. COMMENTS	
4.12.10 - PER CC CONDITIONS	
12.15.10 - BLOCK 8, LOTS 1 & 2	
1.27.11 - PER DEPT. COMMENTS	
2.18.14 - GROCERY/RETAIL/RESIDENTIAL	
3.31.14 - PER CITY COMMENTS	
5.20.14 - PER CITY COMMENTS	
10.19.15 - PER CITY COMMENTS	
12.02.15 - PER CITY COMMENTS	

DATE: 3/9/2005  
PROJECT NO.: 2003-808  
DESIGNED BY: MTA/LPE  
DRAWN BY: BS  
CHECKED BY: BS

SHEET NO.  
**6**  
OF 6 SHEETS

COMPUTER ID: