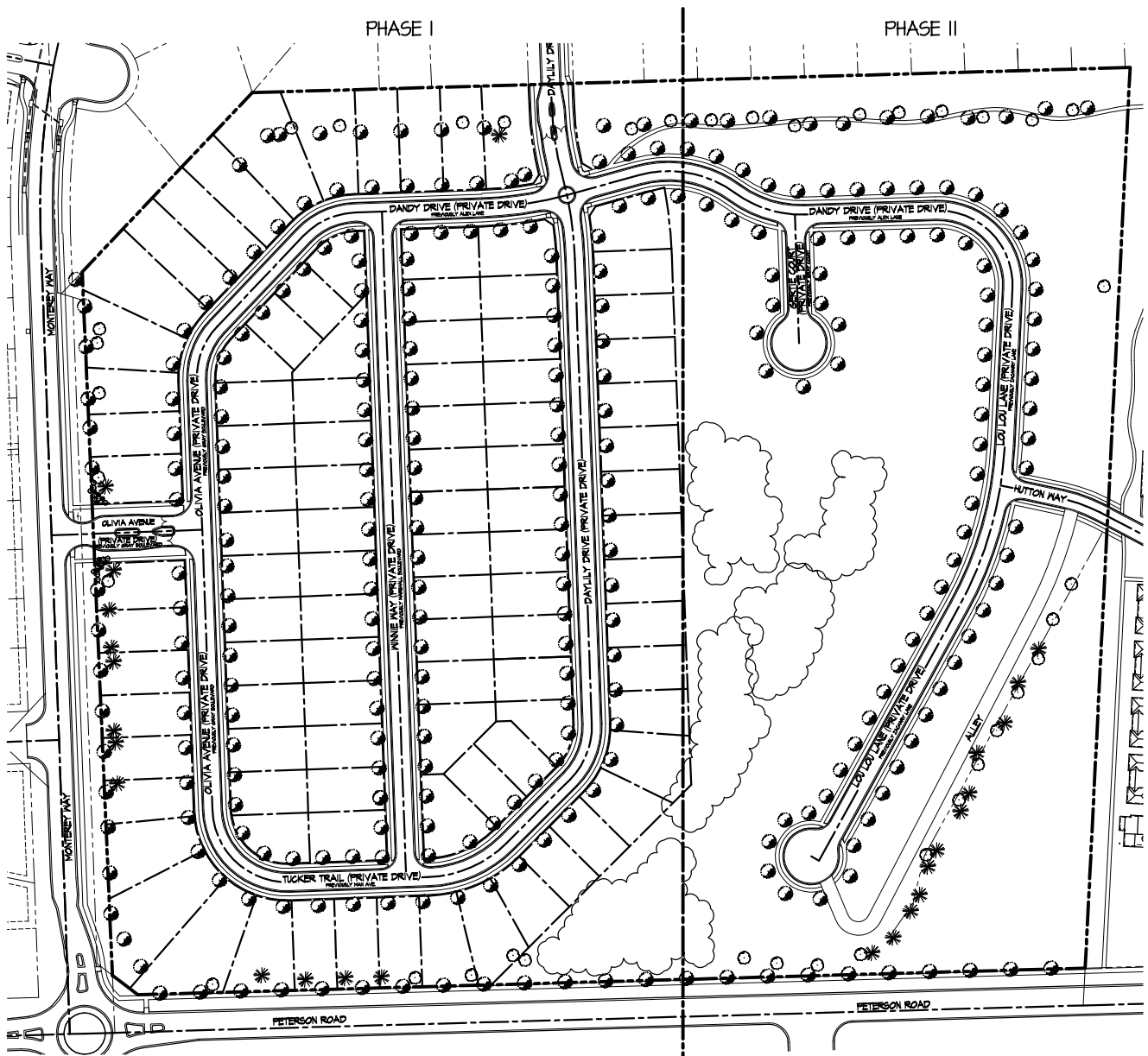


HUTTON FARMS WEST

EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

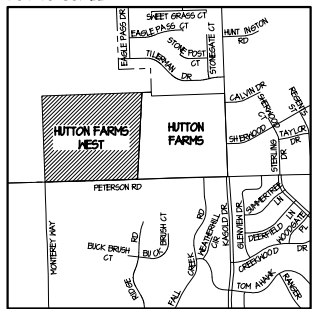


SHEET PDP-3

SHEET PDP-4



LOCATION MAP: NOT TO SCALE



PRELIMINARY DEVELOPMENT PLAN DOCUMENTS:

COVER	COVER SHEET;	OVERALL PLAN W/ SURROUNDING AREAS
PDP-1	PRELIMINARY DEVELOPMENT PLAN;	
PDP-2	PRELIMINARY DEVELOPMENT PLAN;	
PDP-3	PRELIMINARY DEVELOPMENT PLAN;	PHASE I & NOTES
PDP-4	PRELIMINARY DEVELOPMENT PLAN;	PHASE II & NOTES
PDP-5	UTILITY LAYOUT;	

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ARCHITECTS

545 COLUMBIA DRIVE
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DEVELOPER:
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643 MASSACHUSETTS, SUITE 300
LAWRENCE, KS 66044
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BUILDER:
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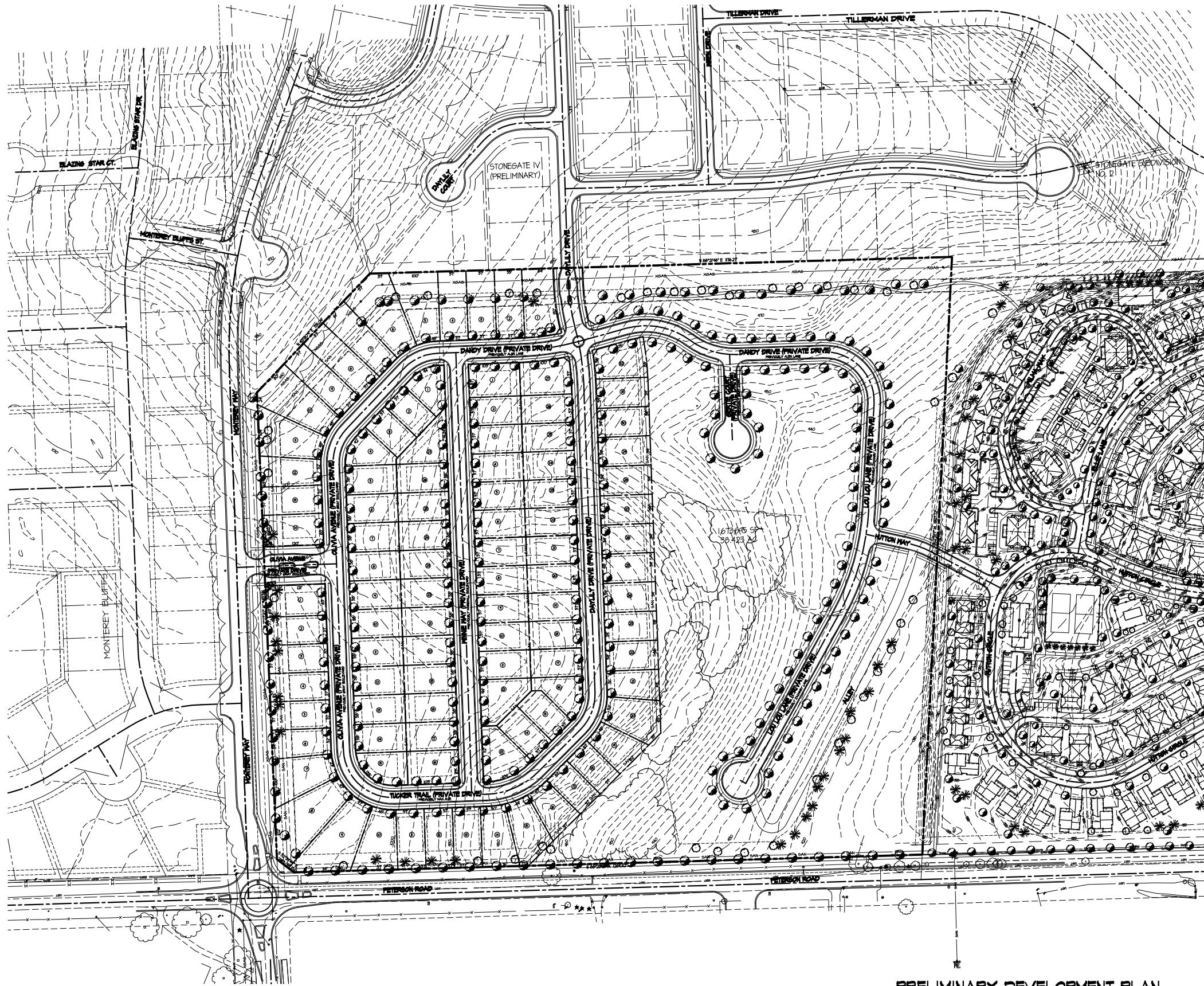
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HUTTON FARMS WEST
EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

PROJECT # 24110
DECEMBER 8, 2004

RELEASE: 1.0 DATE: 12/8/04
2.0 DATE: 2/1/05

COVER
PRELIMINARY DOCUMENTS



PRELIMINARY DEVELOPMENT PLAN
W/ SURROUNDING AREAS
SCALE: 1" = 100'-0"
0 50 100 200 300
NORTH

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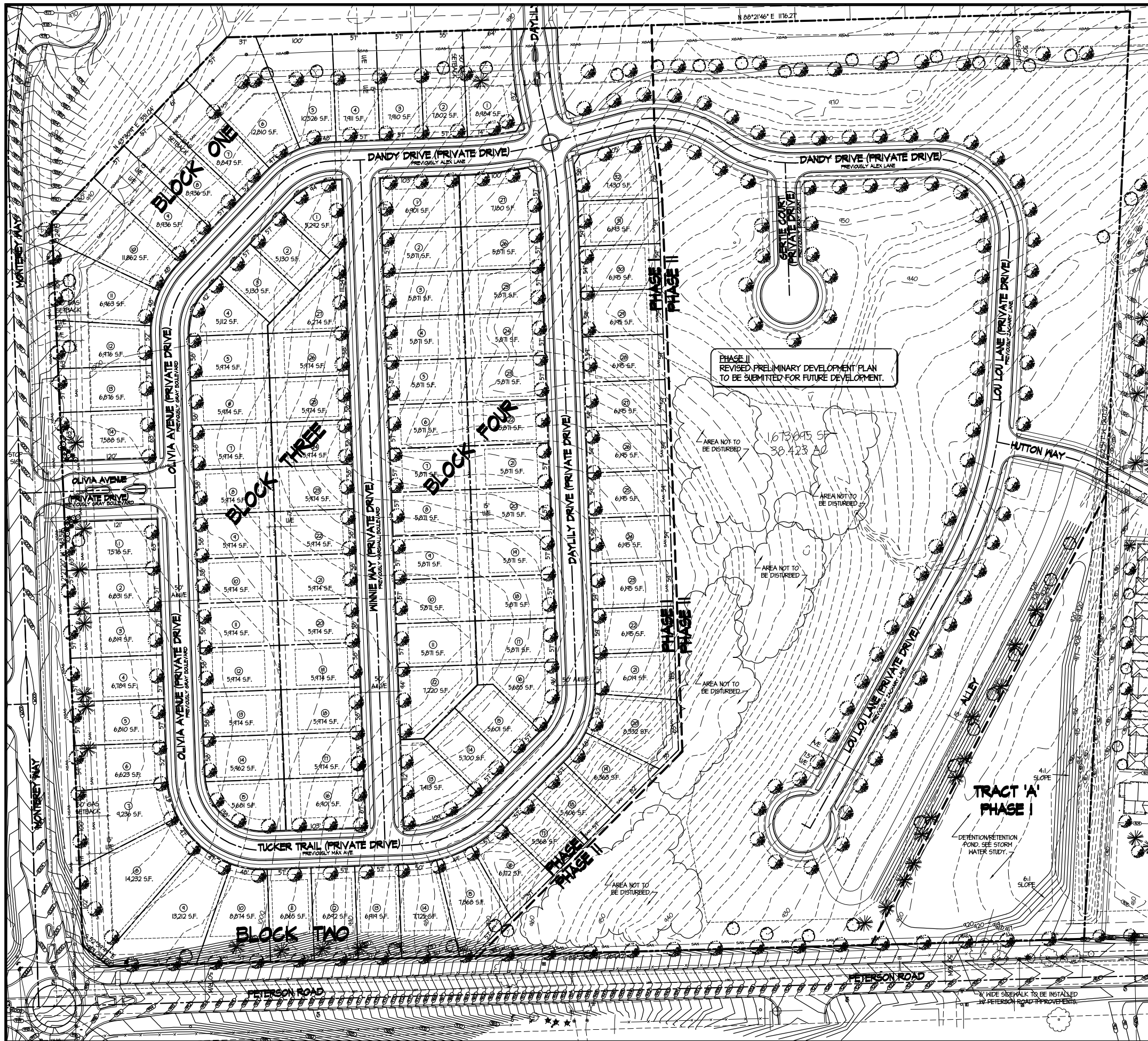
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2.0 DATE: 2/1/05

PDP-1
PRELIMINARY DOCUMENTS



PRELIMINARY
DEVELOPMENT PLAN
SCALE: 1" = 60'-0"
0 30 60 120 180
NORTH

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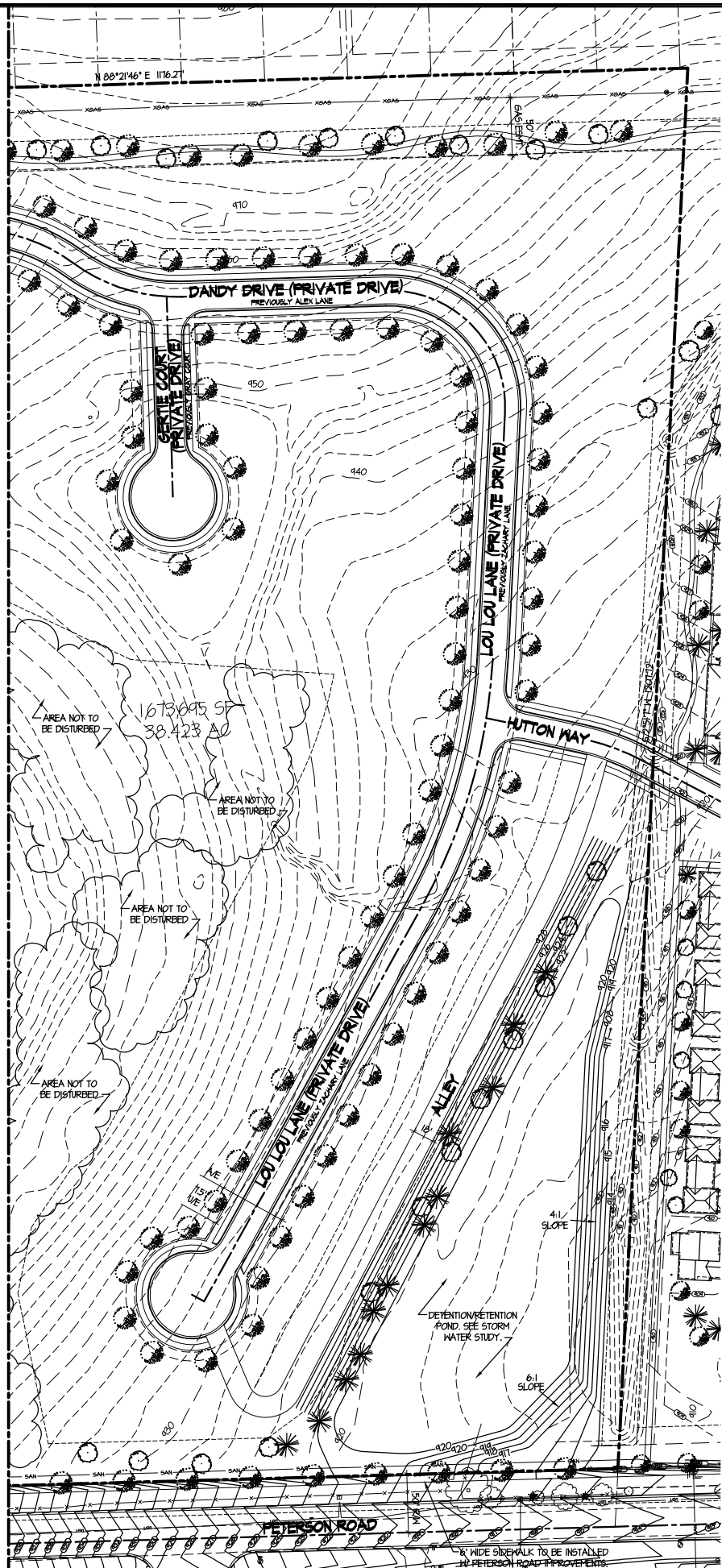
HUTTON FARMS WEST
EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

PROJECT # 24110
DECEMBER 8, 2004

RELEASE: 1.0 DATE: 12/8/04
2.0 DATE: 2/1/05

PDP-2
PRELIMINARY DOCUMENTS

MATCH LINE



LEGAL DESCRIPTION:

DESCRIPTION PROVIDED SEPARATELY.
PROPERTY WILL BE PLATTED AS 'HUTTON FARMS WEST' LOT 1 & 2
LOT 1 TO BE SUBDIVIDED AND PLATTED INTO INDIVIDUAL LOTS AS SHOWN.

GENERAL NOTES:

1. CURRENT ZONING: PRD-1, 7 UNITS PER ACRE
2. CURRENT USE: VACANT
3. PROPOSED USE: EXCLUSIVE RESIDENTIAL COMMUNITY, 202 UNITS, 5.0 UNITS/ACRE
4. LAND AREA: GSF: 38,423 ACRES (1,673,095.80 SQ. FT. +/-)
NSF: 36,908 ACRES (1,607,102.44 SQ. FT. +/-) (NSF IS GSF LESS ROW)
5. TRASH: WILL BE COORDINATED WITH SANITATION DEPARTMENT, CITY OF LAWRENCE
WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO PAVEMENT.
6. WATER: LOOPED WATERLINE TO BE COORDINATED WITH UTILITY DEPT., LOCATION TO BE
APPROVED PRIOR TO RELEASE OF FINAL DEVELOPMENT PLAN.
7. SANITARY SEWER: LOCATION OF SANITARY SEWERS WILL BE COORDINATED WITH UTILITY COMPANY,
LOCATION TO BE APPROVED PRIOR TO RELEASE OF FINAL DEVELOPMENT PLAN.
8. STORM SEWER: DRAINAGE EASEMENTS WILL BE PROVIDED ON FINAL PLAT AS REQUIRED BY STORM
WATER ENGINEER. (PUBLIC IMPROVEMENTS) REFER TO STORM WATER DOCUMENTS FOR
ADDITIONAL INFORMATION. ALL DRAINAGE EASEMENTS ON THE DEVELOPMENT PLAN
PER THE APPROVAL OF THE CITY STORM WATER ENGINEER. STORM SEWERS AND THE
DETENTION BASIN SHALL BE DESIGNED AND CONSTRUCTED AS PUBLIC IMPROVEMENTS.
LOCATION OF CURBSIDE MAILBOXES WILL BE COORDINATED WITH THE POST OFFICE.
9. MAIL: LOCATION OF CURBSIDE MAILBOXES WILL BE COORDINATED WITH THE POST OFFICE.
10. TOPO INFORMATION FURNISHED BY LANDPLAN ENGINEERING.
11. ALL ACCESSIBLE SIDEWALK RAMP BY A.D.A. STANDARDS.
12. SITE 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 28CFR PART 36.
13. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING
ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF
1968, AS AMENDED.
14. PRIVATE STREETS SHALL COMPLY WITH MINIMUM CITY STANDARDS, 21'-0" PROFILE - TYPICAL.
15. UTILITY PLANS PROVIDED SEPARATELY FOR REVIEW.
16. TENANTS AND/OR RESIDENTS SHALL HAVE ACCESS TO ACTIVITY BUILDINGS AT HUTTON FARMS PER TERMS
OF AN AGREEMENT PROVIDED BY HUTTON FARMS OWNER.
17. REFER TO ADDITIONAL DOCUMENTS FOR ADDRESSING SCHEME, ADDRESSES TO BE APPROVED PRIOR TO
THE RELEASE OF THE FINAL DEVELOPMENT PLAN.
18. NO PARKING SIGNS SHALL BE INSTALLED WITHIN THE DEVELOPMENT PER THE APPROVAL OF THE CITY FIRE
DEPARTMENT.

SITE SUMMARY:

GRDS AREA:	38.423 AC	NET AREA:	36.908 AC
LOT 1:	20,448 AC	NUMBER OF LOTS:	100 SINGLE FAMILY
LOT 2:	16.46 AC	NUMBER OF UNITS:	7 UN / AC = 102 UNITS MAX.
NSF LOT 1 & 2, LESS TRACT 'A':	35,098 AC	PROJECT DENSITY:	100 + 102 = 202/ 35,098 = 5.8 U/A
OPEN SPACE REQD:	1,382 AC, 20%	NON DISTURBED AREA:	3.15 AC
OPEN SPACE PHASE I:	6.51 AC	OPEN SPACE PHASE II - EST:	4.21 AC
		TOTAL OPEN SPACE - EST:	10.76 AC, 30.1%

SITE DETAIL:

- PHASE I: 100 INDIVIDUAL LOTS
PHASE II: 7 UN / AC MAXIMUM
A REVISED PRELIMINARY PLAN WILL BE PROVIDED FOR PHASE II

WAIVER REQUESTED:

- PHASE I: SIDE YARD SETBACKS SHALL BE REDUCED TO 5'-0"

PARKING INFORMATION:

- 3.1 PHASE I: EACH LOT WILL PROVIDE 2 PARKING SPACES, ADDITIONAL PARKING NOT REQUIRED
- 3.2 PHASE II: PARKING INFORMATION WILL BE PROVIDED ALONG WITH REVISED PRELIMINARY DEVELOPMENT PLAN
- 3.3 DESIGNATED HANDICAPPED ACCESSIBLE SPACES SHALL BE PROVIDED AT THE REQUEST OF A RESIDENT
- 3.4 BIKE PARKING WILL BE PROVIDED IN PHASE II
- 3.5 TYPICAL DIMENSIONS: 'R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS) 'H' SPACES - 8' X 18'
SIDEWALKS SHALL BE 4" CONCRETE - 5' TYPICAL WIDTH.
SIDEWALKS ALONG MONTEREY WAY & PETERSON ROAD SHALL BE CONSTRUCTED WITH THE
ROAD IMPROVEMENTS.
- 3.6 PAVEMENT: APPROACHES: 7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVEWAYS: MIN. 1" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE
ALLEYS: MIN. 4" CONCRETE ON 4" GRAVEL

IMPERVIOUS SURFACE SUMMARY: EST.

PROPOSED CONDITIONS:	SQ. FT.	AC
LAND AREA	1,607,102	36.908
RESIDENCES - FOOTPRINT:	352,152	8.098
ACCESSORY BLDGS.:	1800	.041
PAVEMENT AREAS:	3,209,111	7.367
TOTAL IMPERVIOUS:	6,754,63	15.506
TOTAL PERVIOUS:	432,294	21.401

LANDSCAPING NOTES:

SYM.	DESCRIPTION	PHASE I QTY.	PHASE II QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	203	101	AUTUMN PURPLE ASH	FRAXINUM AMERICANA 'AUTUMN PURPLE'	2"-2 1/2" CAL.	B & B
				RED OAK	QUERCUS RUBRA		
				SAN TOOTH OAK	QUERCUS ACUTISSIMA		
				NORWAY MAPLE	ACER RUBRUM 'RED SUNSET'		
				THORNLESS HONEY LOCUST	GLADISTIA TRIACANTHOS VAR. INERMIS		

- 4.1 THERE MUST BE A MIN. OF (3) SPECIES USED IN EACH CATEGORY.
- 4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE.
- 4.3 REQUIRED INTERIOR LANDSCAPING AREA = (600x280) (15%) = 25,536 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 55,100 SQ. FT. +/-
LANDSCAPED AREAS ADJACENT TO MAIN DRIVES AND PARKING AREAS CONSIDERED.

PRELIMINARY DEVELOPMENT PLAN - PHASE II

SCALE: 1" = 60'-0"



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HUTTON FARMS WEST
EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

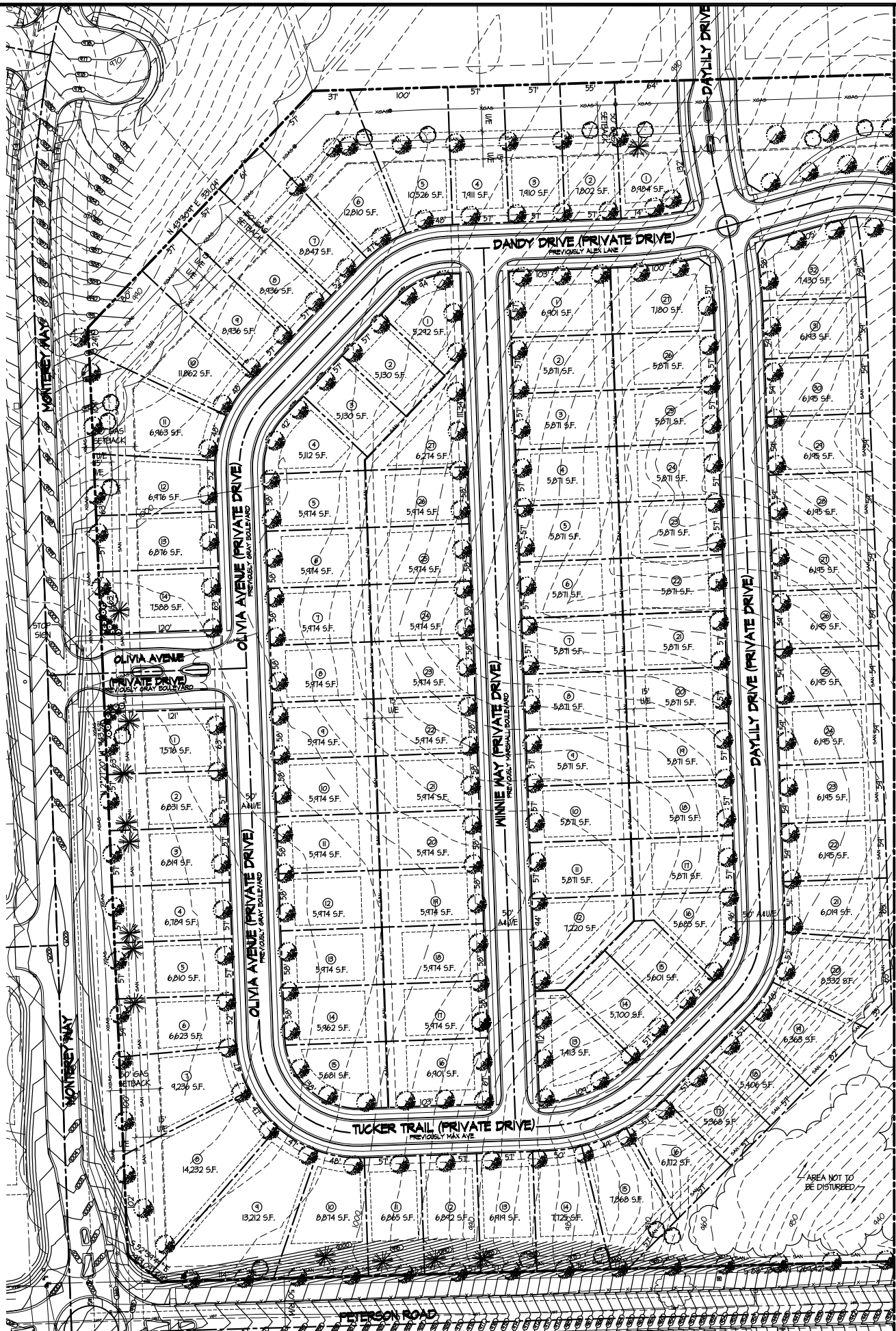
PROJECT # 24110

DECEMBER 8, 2004

RELEASE: 1.0
DATE: 12/8/04
2.0 2/1/05

PDP-4

PRELIMINARY DOCUMENTS



MATCH LINE

LEGAL DESCRIPTION:

DESCRIPTION PROVIDED SEPARATELY.
PROPERTY WILL BE PLATTED AS "HUTTON FARMS WEST" LOT 1 & 2
LOT 1 TO BE SUBDIVIDED AND PLATTED INTO INDIVIDUAL LOTS AS SHOWN.

GENERAL NOTES:

1. CURRENT ZONING: FRD-1, 7 UNITS PER ACRE
2. CURRENT USE: VACANT
3. PROPOSED USE: EXCLUSIVE RESIDENTIAL COMMUNITY, 202 UNITS, 5.0 UNITS/ACRE
4. LAND AREA: 66F: 38.423 ACRES (1,601,702.44 SQ. FT. +/-)
NSF: 36,908 ACRES (1,601,702.44 SQ. FT. +/-) (NSF IS 66F LESS ROW)
5. TRASH: WILL BE COORDINATED WITH SANITATION DEPARTMENT, CITY OF LAWRENCE
WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO PAVEMENT.
6. WATER: LOOPED WATERLINE TO BE COORDINATED WITH UTILITY DEPT., LOCATION TO BE
APPROVED PRIOR TO RELEASE OF FINAL DEVELOPMENT PLAN.
7. SANITARY SEWER: LOCATION OF SANITARY SEWERS WILL BE COORDINATED WITH UTILITY COMPANY,
LOCATION TO BE APPROVED PRIOR TO RELEASE OF FINAL DEVELOPMENT PLAN.
8. STORM SEWER: DRAINAGE EASEMENTS WILL BE PROVIDED ON FINAL PLAT AS REQUIRED BY STORM
WATER ENGINEER. (PUBLIC IMPROVEMENTS); REFER TO STORM WATER DOCUMENTS FOR
ADDITIONAL INFORMATION. ALL DRAINAGE EASEMENTS ON THE DEVELOPMENT PLAN
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LOCATION OF CURBSIDE MAILBOXES WILL BE COORDINATED WITH THE POST OFFICE.
9. MAIL: LOCATION OF CURBSIDE MAILBOXES WILL BE COORDINATED WITH THE POST OFFICE.
10. TOPO INFORMATION FURNISHED BY LANDPLAN ENGINEERING.
11. ALL ACCESSIBLE SIDEWALK RAMP BY A.D.A. STANDARDS.
12. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES
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13. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING
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1968, AS AMENDED.
14. PRIVATE STREETS SHALL COMPLY WITH MINIMUM CITY STANDARDS; 21'-0" PROFILE - TYPICAL.
15. UTILITY PLANS PROVIDED SEPARATELY FOR REVIEW.
16. TENANTS AND/OR RESIDENTS SHALL HAVE ACCESS TO ACTIVITY BUILDINGS AT HUTTON FARMS PER TERMS
OF AN AGREEMENT PROVIDED BY HUTTON FARMS OWNER.
17. REFER TO ADDITIONAL DOCUMENTS FOR ADDRESSING SCHEME, ADDRESSES TO BE APPROVED PRIOR TO
RELEASE OF THE FINAL DEVELOPMENT PLAN.
18. NO PARKING SIGNS SHALL BE INSTALLED WITHIN THE DEVELOPMENT PER THE APPROVAL OF THE CITY FIRE
DEPARTMENT.

SITE SUMMARY:

GRSSES AREA:	38.423 AC	NET AREA:	36,908 AC
LOT 1:	20,448 AC	NUMBER OF LOTS:	100 SINGLE FAMILY
LOT 2:	16.46 AC	NUMBER OF UNITS:	7 UN / AC = 102 UNITS MAX.
NSF, LOT 1 & 2, LESS TRACT "A":	35,048 AC	PROJECT DENSITY:	100 + 102 = 202/ 35,048 = 5.8 U/A
OPEN SPACE REQ'D:	1,382 AC; 20%	NON DISTURBED AREA:	3.15 AC
OPEN SPACE PHASE I:	6.51 AC	OPEN SPACE PHASE II - EST:	4.21 AC
		TOTAL OPEN SPACE - EST:	10.78 AC, 30.1%

SITE DETAIL:

- PHASE I: 100 INDIVIDUAL LOTS
- PHASE II: 7 UN / AC MAXIMUM
A REVISED PRELIMINARY PLAN WILL BE PROVIDED FOR PHASE II

WAIVER REQUESTED:

- PHASE I: SIDE YARD SETBACKS SHALL BE REDUCED TO 5'-0"

PARKING INFORMATION:

31. PHASE I: EACH LOT WILL PROVIDE 2 PARKING SPACES; ADDITIONAL PARKING NOT REQUIRED
32. PHASE II: PARKING INFORMATION WILL BE PROVIDED ALONG WITH REVISED PRELIMINARY DEVELOPMENT PLAN
33. DESIGNATED HANDICAPPED ACCESSIBLE SPACES SHALL BE PROVIDED AT THE REQUEST OF A RESIDENT
34. BIKE PARKING WILL BE PROVIDED IN PHASE II
35. TYPICAL DIMENSIONS: 8' SPACES - 9' X 18' (16.5' X 1.5' OVERHANG AT SIDEWALKS) 14' SPACES - 8' X 18'
SIDEWALKS SHALL BE 4" CONCRETE - 5' TYPICAL WIDTH.
SIDEWALKS ALONG MONTEREY WAY & PETERSON ROAD SHALL BE CONSTRUCTED WITH THE
ROAD IMPROVEMENTS.
36. PAVEMENT: APPROACHES: 7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVEWAYS: MIN. 1" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE
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IMPERVIOUS SURFACE SUMMARY: EST.

PROPOSED CONDITIONS:	SQ. FT.	AC
LAND AREA	1,601,702	36,908
RESIDENCES - FOOTPRINT:	352,152	8,048
ACCESSORY BLDGS.:	1800	.041
PAVEMENT AREAS:	3,202,911	7,361
TOTAL IMPERVIOUS:	6,754,63	15,506
TOTAL PERVIOUS:	432,234	21,401

PROJECT SITE: 1,601,702.44 SQ. FT. = 36,908 AC.

LANDSCAPING NOTES:

SYM.	DESCRIPTION	PHASE I QTY.	PHASE II QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	203	101	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2"-2 1/2" CAL.	B & B
	RED OAK				QUERCUS RUBRA		
	SAN TOOTH OAK				QUERCUS ACUTISSIMA		
	NORWAY SPRUCE				ACER RUPESTRIS 'RED SUNSET'		
	THORNLESS HONEY LOCUST				GLADISTIA TRIACANTHOS VAR. INERMIS		

41. THERE MUST BE A MIN. OF (3) SPECIES USED IN EACH CATEGORY.
42. ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE.
43. REQUIRED INTERIOR LANDSCAPING AREA = (600X280) (15%) = 25,536 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 55,100 SQ. FT. +/-
LANDSCAPED AREAS ADJACENT TO MAIN DRIVES AND PARKING AREAS CONSIDERED.

PRELIMINARY DEVELOPMENT PLAN - PHASE I

SCALE: 1" = 60'-0"



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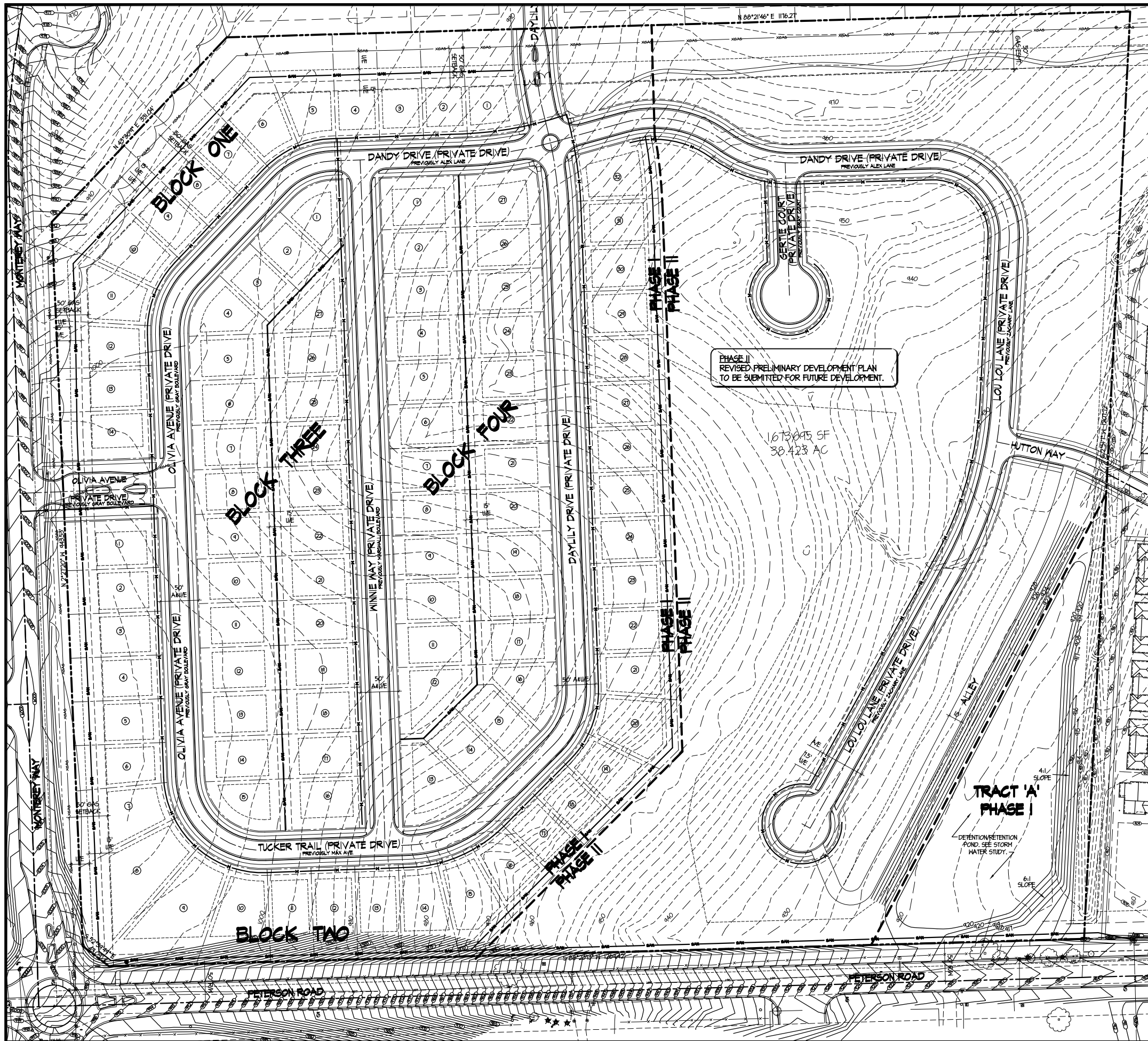
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LAWRENCE, KANSAS

PROJECT # 24110
DECEMBER 8, 2004

RELEASE: 1.0 DATE: 12/8/04
2.0 2/1/05

PDP-3
PRELIMINARY DOCUMENTS



UTILITY PLAN
SCALE: 1" = 60'-0"



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PDP-5
PRELIMINARY DOCUMENTS