MASTER STREET TREE PLAN
FAIRFIELD FARMS APARTMENTS ADDITION NO. 1
December 2017

RE: Lot 3, Block 1, Bethel Estates of Lawrence No. 1, in the City of Lawrence, Douglas County, Kansas.

A. This master street plan was prepared in accordance with section 20-811(g), et seq, of the Subdivision Regulations for Lawrence and the Unincorporated Portions of Douglas County Kansas.

B. The following is a list of approved shade trees for installation in this subdivision to comply with the master street tree plan.

COMMON NAME	BOTANICAL NAME
Oklahoma Redbud	Cercis canadensis
Paperback Maple	Acer griseum
Burgundy Belle Maple	Acer rubrum 'Magnificent Magenta'
Sugar Maple 'Fall Fiesta'	Acer saccharum 'Bailsta'
River Birch	Betula nigra
Bald Cypress	Taxodium distichum 'Shawnee Brave'
Canaerti Juniper	Juniperus virginiana 'Canaertii'
Chinese Elm Tree	Ulmus parvifolia 'Lacebark Elm'
Kentucky Coffeetree	Gymnocladus dioica 'Espresso'
Swamp White Oak	Quercus bicolor

Substitution of appropriate similar species may be approved by Lawrence Douglas County Planning office.

C. A total of **25** shade trees are required to be provided based upon the ordinance requirements of 1 shade tree for every 40 feet of street frontage [2.5" min, caliper]. Shade trees are to be spaced in accordance with the master street tree section of the subdivision regulations. Ornamental trees under powerlines are spaced at 1 tree for every 25 feet of street frontage [1.75" min, caliper]. A minimum of **6** species of shade trees will be used.

Total linear street frontage is 991.45 linear feet.

Street frontages per block face along platted rights-of-way are as listed below:

Required Trees:

		Street Frontage	Provided	Existing Trees
O'Connell Road	Linear feet=	142.22	5 new trees	none
Exchange Court	Lineal feet=	467.44	12 new trees	none
E. 23rd Street	Lineal feet=	381.79	8 new trees	14 trees

Total	**25 trees**	**14 trees**

Number of Trees per Lot:

Block 1

		Provided	Existing Trees
Lot 1	Linear feet= 991.45	25 trees	14 trees
	Total	**25 trees**	**14 trees**

To receive credit for the preservation of the existing trees the tree protection plan must meet the requirements of Section 20-1008 of the Land Development Code. Trees destroyed or receiving major damage must be replaced by trees of equivalent environmental value as specified by the planning department before occupancy or use, unless approval for their removal has been granted (Ord. 6610). Trees located within the right-of-way may not be removed without consent of the City of Lawrence.

All site plans within this district shall illustrate the proposed street tree locations on individual site plan drawings for approval as necessary.

D. This master street tree plan represents the minimum requirement for trees adjacent to the road right-of-way, and it shall not take precedence over any additional requirements of a proposed or approved Site Plan or Development Plan.

_____
William Newsome, Manager
Southwind Capital, LLC

APPROVED BY _____ Scott McCullough
Planning Director

STATE OF KANSAS)
) SS:
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came William Newsome, Southwind Capital, LLC, who is personally known to me to be the same person who executed the foregoing instrument or writing, and such person duly acknowledged the execution of the same to be a voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above mentioned.

My Appointment Expires: _____ _____
Notary Public Signature

_____
Notary Public Printed Name

_____
Robert A. Rubenstein, Manager
BJ North County Medical Dental Center, LLC

APPROVED BY _____ Scott McCullough
Planning Director

STATE OF KANSAS)
) SS:
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Rubenstein, BJ North County Medical Dental Center, LLC, who is personally known to me to be the same person who executed the foregoing instrument or writing, and such person duly acknowledged the execution of the same to be a voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above mentioned.

My Appointment Expires: _____ _____
Notary Public Signature

_____
Notary Public Printed Name