

PLANNING COMMISSION REPORT
Regular Agenda -Public Hearing Item

PC Staff Report
1/26/15

ITEM NO. 1: PRELIMINARY DEVELOPMENT PLAN FOR HUTTON FARMS WEST PHASE II; N SIDE OF PETERSON ROAD BETWEEN DAYLILLY DRIVE AND WILMA WAY (SLD)

PDP-14-00511: Consider a Preliminary Development Plan for Hutton Farms West Phase II, located on 16.4 acres on the north side of Peterson Road between Daylilly Drive and Wilma Way. The plan includes 87 units of duplex and detached residential units. Submitted by Paul Werner Architects, for North Forty LC, property owner of record.

STAFF RECOMMENDATION ON PRELIMINARY DEVELOPMENT PLAN: Planning Staff recommends approval of the Hutton Farms West Phase II Preliminary Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Provision of a revised Development Plan to show the following changes:
 - a. Show sidewalks on both sides of all streets within the development.
 - b. Revise note 1.9 to indicate street width and that street will be built to City Standards.
 - c. Revise note 3.1 to include off street parking provided in both garages and driveways within the development and note that 148 spaces is required and that 294 spaces are provided.
2. Provision of a note on the face of the plan indicating the Planning Commission approval of reduced setbacks for units A, B & C as shown in Figure 9 on page 1-10 of report.
3. Provision of a revised Development Plan that includes the following notes and changes:
 - a. A note stating who shall own and maintain the common open space within the Planned Development boundary.
 - b. Provision of a revised Preliminary Development Plan per the approval of the City Stormwater Engineer to include the following changes:
 - i. Show two new curb inlets to be installed over the existing 30" CMP on the south end of Lou Lou Lane. Provide one on the west side and one on the east side of Lou Lou Lane.
 - ii. Specify that all curb inlets will be constructed per City storm sewer standard details.
 - iii. Label the existing storm sewer pipes including the length of pipe run, pipe diameter, material, and slope (i.e. 90 L.F. 15" HDPE @ 0.5%). Label the existing storm sewer structures, including structure dimensions, structure type and elevations (i.e. 4'x4' Curb Inlet, FL Out (S): 900.49 T/Inlet: 902.75).
 - c. Provision of a revised Preliminary Development Plan per the approval of the City Utility Engineer to include the following changes:
 - i. For the existing 15' utility easement east of the homes on the east side of Lou Lou Lane, add 2.5 feet of U/E on the west side of the existing U/E and 5 feet of U/E on the east side of the existing U/E.
 - ii. Clarify how the two homes on the west side of Gertie Court nearest to Lou Lou Lane have access to the sanitary sewer for their service.

- iii. For sanitary sewers that are allowed to be in front of the homes, confirm that manhole lids will not be located in driveways.
- iv. Coordinate with Fire Medical if a fire hydrant needs to be located on or near the entrance of Gertie Court and show location of hydrants.
- v. Provide additional utility easement for the waterline serving the four homes at the northeast corner of the site.

Reason for Request: This is a PRD that was preliminarily shown as part of the Hutton Farms West PRD. This particular parcel was shown as Phase II of the development and is now ready to move forward. The owner plans to build one-story duplexes on the property and build Lou Lou Lane as shown on the original plan with the exception that access from Peterson Road be allowed since Peterson Road is now a two-lane road with a turn lane. The PRD for Phase II includes 87 units which is 15 less than the originally approved 102 units.

KEY POINTS

- An application is being requested for a Preliminary Development Plan in anticipation of development for Phase II.
- The original approval of Hutton Farms West identified Phase II as a future development and required approval of a Preliminary Development Plan prior to future development. The Original Approval addressed only basic uses and access as well as establishing common open space tracts for the overall development.
- Direct access to Peterson Road is proposed with this application.
- The total numbers of residential units is reduced in this application from the previous version.
- This property is platted as Hutton Farms West No. 2.
- Direct access to Peterson Road is prohibited by the approved final plat.
- Development is restricted to a maximum of 7 dwelling units per acre not to exceed 102 units total.
- Building type is restricted to detached and attached units. Attached units may not include more than three units in a single building.
- This property was zoned PD in 2006. Previous Zoning was PRD-1.

FACTORS TO CONSIDER

- Conformance with Article 20-222 as a Planned Development established prior to 2006.
- Conformance with the purpose of Planned Developments (Section 20-701, Development Code) and Article 10 of the 1966 Zoning Code.
- Conformance with Density and Dimensional Standards contained or incorporated in the terms and conditions of the original approval of the Planned Development (Section 20-222 (e) and the 1966 Zoning Code Section 20-1006 and 1007.
- Compliance with Development Code Section 20-701 (b) regarding this review process.
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.
- Property is platted. Proposed changes do not modify boundary of lots and tracts within subdivision.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- PDP-12-12-04; approved by the City Commission on 04/05/05.

- PF-05-18-05; Hutton Farms West No. 1 (Phase I with individual single-family lots)
- PF-05-19-05; Hutton Farms West No. 2 (Phase II with large lot and several tracts for detention and open space.)
- Z-09-43-05; Approved by City Commission 11/16/04 subject to approval of a PDP and recording of final plat prior to publication.
- FDP-06-07-05; Hutton Farms West approved by the Planning Commission on 8/22/05.

Other Action Required

- City Commission approval of Revised Preliminary Development Plan.
- Approval of Final Development Plan by the Planning Commission.
- Recording of Final Development Plan with the Douglas County Register of Deeds.
- Building permits must be obtained prior to construction of structures.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Property originally included in Hutton Farms West PRD. No additional traffic study was required for this application.
- *Downstream Sanitary Sewer Analysis* -1. As indicated on Sheet 2, the PDP proposes 87 units while the previously approved development plan allowed a maximum of 102 units. The proposed lower density for this project allows the previously approved downstream sanitary sewer analysis to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.
- *Drainage Study* – The drainage study dated 12/8/2004 meets the specified requirements and is approved.
- *Retail Market Study* – Not applicable to residential development.
- *Alternative Compliance* – Not applicable to request.
- *Variances and Waivers* – This development application includes the following:
 - *Variance* – Request to provide sidewalks on only one side of the street.
 - *Waiver* – Request to reduce peripheral setback from 35' to 16.5' on the east side of the property.
 - Waiver allowed when adjacent to another Planned Development.
 - *Waiver* – Side and Rear Setback reduced from 10' to 4'.

ATTACHMENTS

1. Proposed Preliminary Plat
2. Approved Final Plat

PUBLIC COMMENT

- Questions from residents to the west in Hutton Farms Phase I regarding intent and timing of development.

Table 1: GENERAL INFORMATION

Current Zoning and Land Use:	PD [Hutton Farms West PRD]; undeveloped Phase II
Surrounding Zoning and Land Use: To the north:	RS7 (Single-Dwelling Residential) District. Developing Stonegate IV Addition.
To the west:	PD [Hutton Farms West PRD] District. Developing Phase I, detached residences on individual lots.

To the east:	PD [Hutton Farms PRD] District. Existing multi-dwelling residential development including amenities proposed to be shared with the subject property such as clubhouse and pool.
To the south:	RS10 (Single-Dwelling Residential) District. Unplatted area of Fall Creek Farms Subdivision. Existing homes located on individual platted lots along the south side of Peterson Road.

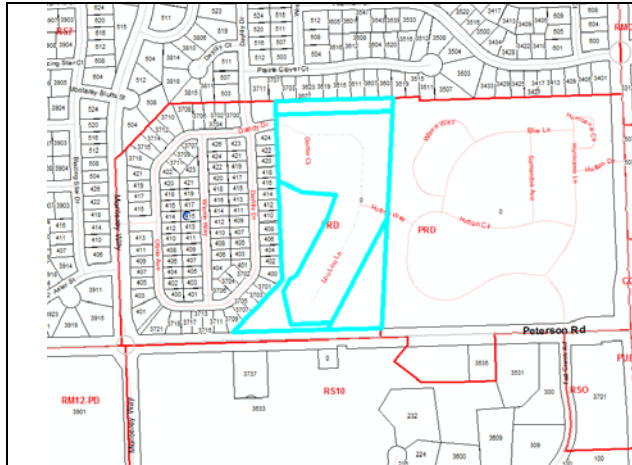


Figure 1: Existing Zoning

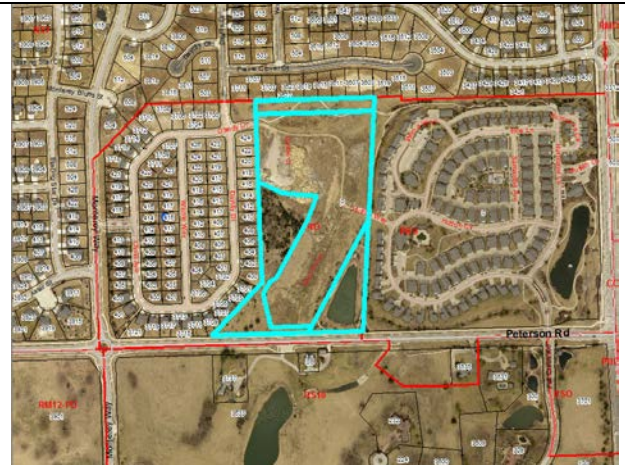


Figure 2: Existing Land Use

Table 2: SITE SUMMARY

SITE SUMMARY	Existing	Proposed
Land Use:	Undeveloped	Detached and Duplex Dwelling units
Land Area (sq ft):	Tract A: 1.874 AC Tract B: 3.181 AC Tract C: 1.002 AC Total Open Space: 6.057 AC Total Phase II: 16.415 AC	Detention Pond for Phase 1 and 2 Common Area – undisturbed area Common Area – other area Open Space = 36.7% of site
Proposed Building Footprint:	0 SF Approved 102 units	138,948 SF (3.189 AC) Proposed 87 units
Total Pavement:	0 SF	108,770 SF (2.497 AC)
Total Impervious Area:	0 SF	247,718 SF (5.686 AC)
Total Pervious Area:	715,047 SF	467,329 SF (10.728 AC)

The project was conceptually approved with 102 units. This proposed Preliminary Development Plan includes 87 units. The proposed development form is for duplex and detached units similar to conventional subdivision development patterns in the area.

PARKING SUMMARY

Off street parking is provided within this development in garages and in driveways for each unit. The zoning and conceptual use included parking based on the 1966 Zoning Regulations that required a minimum of 2 spaces per each dwelling unit for both Duplex and for Detached

Residential uses. This design standard was applied to the developments east and west of Hutton Farms West Phase II.

- Original off-street parking requirement: 87 units = 174 off-street parking spaces.

The current Land Development Code requires off-street parking for Duplex at a ratio of 1 space per bedroom. Detached Residential Uses are based on 2 per dwelling unit.

42 Duplex buildings (84 units) =

Building Type A (2 bedrooms per unit) = 30 buildings; 60 units; 116 bedrooms = 116 spaces

Building Type B (1 bedrooms per unit) = 12 buildings; 24 units; 26 bedrooms = 26 spaces

3 Detached Residential buildings (3 units) =

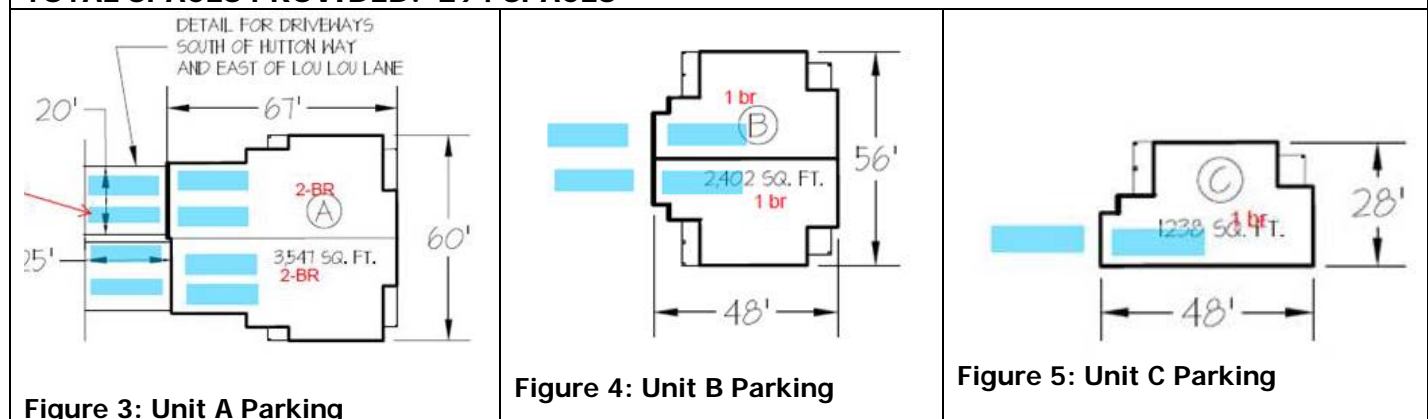
Building Type C (1 bedroom per unit) = 3 buildings; 3 units; 3 bedrooms = 6 spaces

To meet the current Development Code 148 off-street parking spaces would be required. The proposed Preliminary Development Plan shows off-street parking provided in garages, driveways and spaces in a parking area in the northeast corner of the development.

Table 3: PARKING SUMMARY

Use	Req. per Sec 20-1212 [1966 Code]	Parking Required
Duplex	2 per dwelling unit	84 units = 168 spaces
Detached	2 per dwelling unit	3 units = 6 spaces
TOTAL	87 units = 174 spaces	
Use	Req. per Sec 20-902	Parking Required
Duplex	1 per bedroom Unit Type A = 2 bedrooms Unit Type B = 1 bedroom	142 total bedrooms = 142 spaces required.
Detached	2 per dwelling unit	3 units = 6 spaces
TOTAL	87 units = 148 spaces Unit Type A = 2-car garage per unit and 2 space drive Unit Type B = 1-car garage per unit and 1 space drive Unit Type C = 1-car garage per unit and 1 space drive	

TOTAL SPACES PROVIDED: 294 SPACES



STAFF ANALYSIS

This property was included in the Hutton Farms West Planned Development. The area to the west of the property included all of Phase I and is developing with conventional detached houses on individual lots. Each lot is accessed from the interior private street network. Phase II included the designated open space tracts and detention pond that would serve the entire development. Phase II identified only the general street extensions and development intent. A Preliminary Development Plan is required prior to development of Phase II of Hutton Farms West PRD.

Density Review

The maximum density of this development was established with the previous approval of the project restricting development to not more than 102 total units for Phase II. The proposed Preliminary Development Plan includes fewer units than permitted for this development.

Landscape Review

Section 20-701(d) states that all of the standards of the Development Code apply to development within a PD District except as expressly authorized by regulations of Section 20-701. The west portion of Hutton Farms West (Phase II) was developed under the 1966 Development Code. Regardless, some design standards, such as Street Trees, are the same or similar in the Land Development Code.

A buffer yard is provided along the north side of Phase II between the proposed development and the developing subdivision to the north. This area is encumbered by existing gas utility lines and extensive building setback requirements. An interior sidewalk has been constructed within this space and provides connectivity between Kasold Drive to the east and Dandy Drive to the west. Portions of this sidewalk will be relocated in the buffer yard.

Lou Lou Lane is a private street within the development. This project includes street trees located in between buildings. Street tree locations will continue to be reviewed as public improvement plans and a Final Development Plan is developed.

Subdivision Review

This property was previously platted with easements and access and development restrictions. The applicant will submit a Minor Subdivision Application to revise utility and access easements within this development as a future application.

Access: This project includes a change to the access with a proposed intersection of Lou Lou Lane and Peterson Road. Access to Peterson Road was restricted during the original development because it was (and is) a designated arterial street and was not constructed to City Standards. Peterson Road was reconstructed to its current City Standard profile in 2006. Therefore, access restriction is no longer needed.

The proposed Preliminary Development Plan relocates the access to intersect with Peterson Road and has aligned the intersection with the future street crossing to the south. The following graphic shows the street intersection alignment. North of Peterson Road, Lou Lou Lane is a private street. The property south of Peterson Road is expected to develop with a public street as the remaining portions of Fall Creek Farms is subdivided with lots and streets.

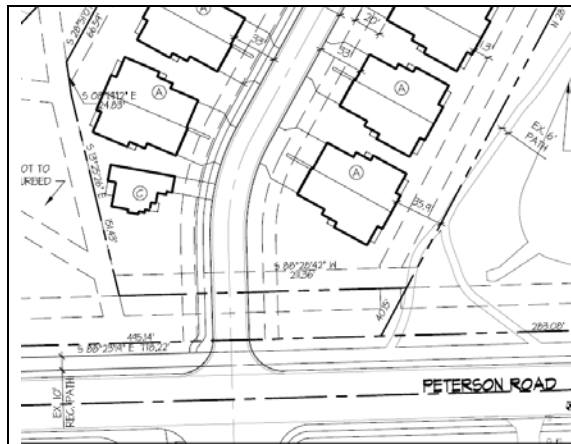


Figure 6: Lou Lou Lane/Peterson Road Intersection

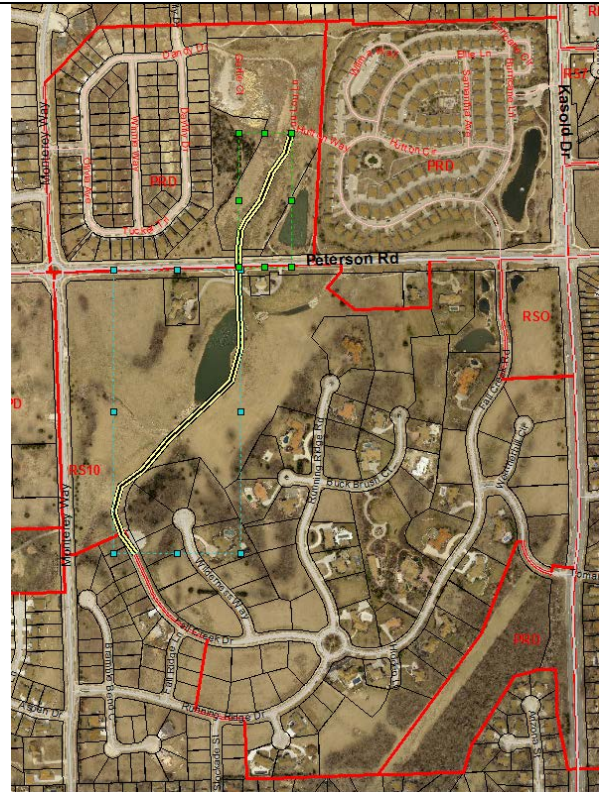


Figure 7: Street network

Street Design: The interior street network is proposed as a private street configuration. The Preliminary Development Plan is conditioned to provide a standard 27' street cross section. The plan currently shows sidewalks on only one side of the private street. Note 1.9 must be revised to also note the street width shall be 27'.

Sidewalks: The applicant is requesting this development be allowed to provide sidewalks on one side of the private street only. Prior to 2005 sidewalks were required on only one side of a street.

Applicant's Reason for Request: *"A waiver is requested due to easement locations limiting the building footprint area to be too close to the street to allow room for a sidewalk and the proper driveway clearance."*

Considerations:

- Both the Subdivision Regulations and the Land Development Code, Section 20-701 (k), require sidewalks on both sides of a street.
- Private Streets shall be built to City Street Standards per Section 20-810 (10)(ii)(a).
- Section 20-811(c)(iii) allows the applicant to request a sidewalk variance as part of the Subdivision Process.
- Development Requirements prior to 2006 did not require sidewalks on both sides of a street.
- Hutton Farms East was constructed in 2004 with a mix of sidewalks on one or both sides of the development.
- Final Development Plan for Hutton Farms West, approved in 2005 included sidewalks on both sides of the streets in Phase I and conceptually in Phase II.

- Hutton Farms West (Phase I) was constructed with sidewalks on both sides of the streets.

The following image shows the existing sidewalk network of the surrounding development. As an alternative, the applicant proposes the existing sidewalks located to the north (in Tract C) and east (in Tract A) accommodate pedestrian connectivity within and between development north of Peterson Road and between Kasold Drive and Monterey Way.

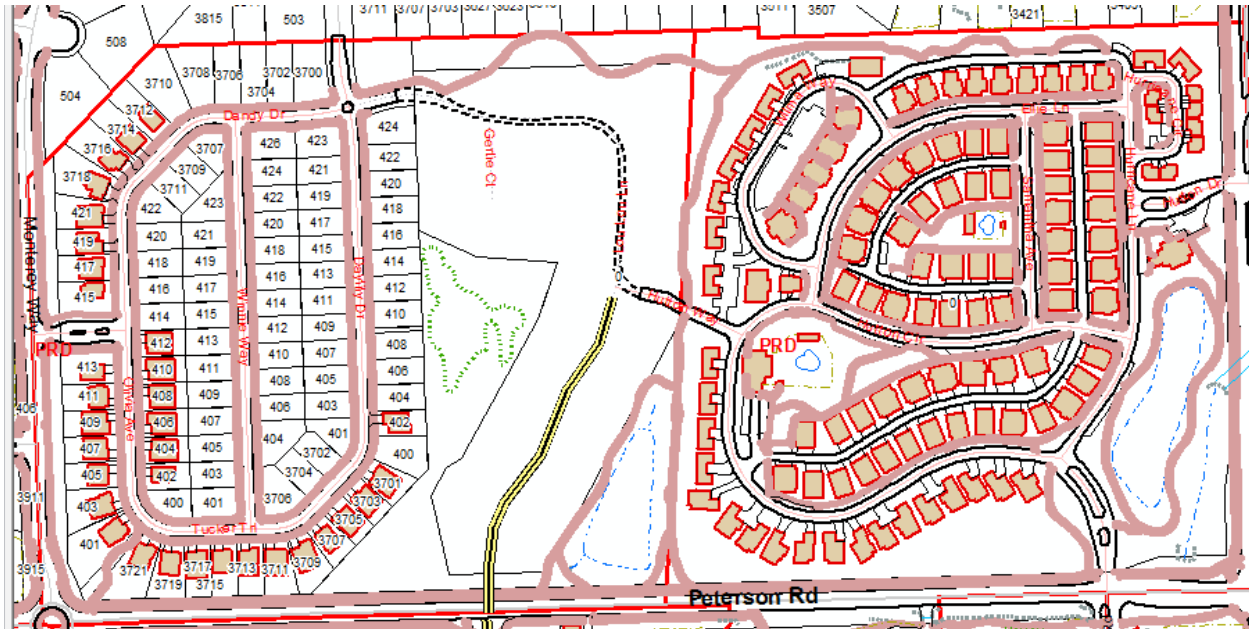


Figure 8: Existing Sidewalks

Sidewalk Variance Review Criteria per Section 20-813 (g)

1. *Strict application of these regulations will create an unnecessary hardship upon the developer.*
2. *The proposed Variance is in harmony with the intended purpose of these regulations.*
3. *The public health, safety and welfare will be protected.*

Staff Findings:

It was anticipated that the developed area would be highly walkable and include public and private sidewalks along all streets, as well as additional pedestrian connectivity around public open spaces as a major amenity. The building footprint of some of the proposed duplexes may need to be reduced to accommodate the required setbacks within the development to accommodate sidewalks on both sides.

Building setbacks within a Planned Development are less restrictive than conventional residential zoning districts. The Front Yard Building Setback is a minimum of 15' from any public or private driveway or road right-of-way line. If a driveway is provided to the residential structure, then the minimum setback is 20' from the back of the street or sidewalk. The Development Plan shows 25' to 35' of building setback on the east side of Lou Lou Lane and approximately 30' setback along the north side of Dandy Drive. Reduction in the building footprint would not change the number of units but may impact the unit type.

Based on the development pattern in the area and the expectation for sidewalks on both sides of the street (included in the Hutton Farms West Development Plan) the proposed variance is not in harmony with the purpose of the regulations. The regulations facilitate harmonious and orderly development of neighborhoods and are summarized in Section 20-801 of the Development Code.

The provision of public sidewalks on both sides of the streets provide direct routes within the development for pedestrian use within and through the development. Additional pedestrian connections located around dedicated open space areas accommodate accessibility to amenities within the development that may or may not be used for direct pedestrian access.

The City has adopted a Complete Streets Policy and increased the emphasis on development proving for multi-modal transportation options.

Staff Recommendation:

Staff does not recommend a variance to allow sidewalks on only one side of the streets within the Hutton Farms West, Phase II Planned Development.

Public Improvement Plans: Public Improvement Plans will be required with the Minor Subdivision to meet City Code. The applicant's engineer has been working with City Staff to address minimum design requirements. Additional review of easements and right-of-way will be included with the submission of a Final Development Plan and Minor Subdivision applications. Staff has noted in the review that the easement on the east side of Lou Lou Lane must be widened and additional easement is needed in the northeast part of the development to serve the residences in that area.

Preliminary Development Plan Review

This property was rezoned to PD-[Hutton Farms West] prior to 2006. Preliminary and Final Development Plans for Hutton Farms West, Phase I were completed in 2004 and 2005 respectively. Development of Phase II was approved as a conceptual development with only the framework of dedicated open space, interior access and detention pond elements being determined. The original approval notes that prior to development of Phase II a Preliminary and Final Development Plan would be required. In 2006 the Land Development Code was adopted that modified the Development Plan procedures. The Code specifically states that *"Principal uses allowed in a specific Planned Development District shall be those uses – and only those uses- allowed by the terms and conditions of the original approval of the Planned Development... (Section 20-222 (c))."*

This project was approved for residential development with a maximum density of 7 dwelling units per acre and a maximum of 102 units. The proposed plan includes 87 units. The residential use was restricted to detached, duplex and triplex type housing units. This application includes both detached and duplex development.

The building and parking lot setbacks and height restrictions were established with the rezoning of the property and the Original Preliminary Development Plan for Hutton Farms West that included Phase I, under construction, and Phase II as a future development phase. The front building setback is measured from the public or private street right-of-way line as follows:

- 15' from ROW or 20' from back of sidewalk.

The rear and side setback requirements are 10' from any interior property line. This property is an irregular shaped lot. The majority of buildings meet the required 10' setback with the exception of three buildings highlighted below.

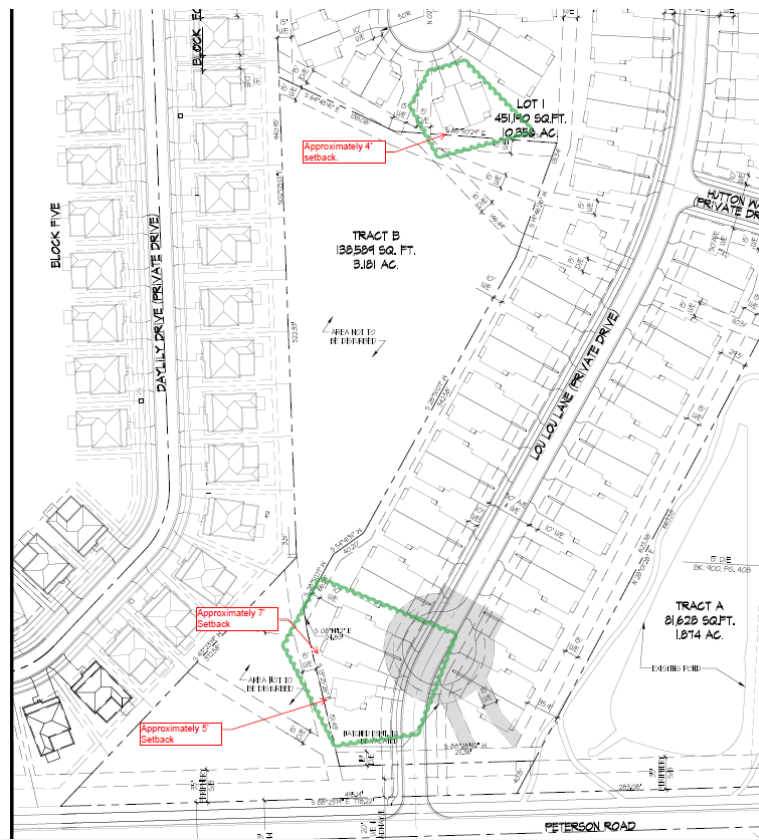


Figure 9: Building Setback Reduction

These three buildings abut designated open space and are adequately setback from adjacent buildings and from lots in Phase I of Hutton Farms West. Staff supports this setback reduction.

City Utilities and Infrastructure

The City Engineer, City Utility Engineer and the City Stormwater Engineer have indicated changes are needed to the Preliminary Development Plan with regard to specific site improvements and related Public Improvement Plans. These elements are noted as conditions of approval. The applicant submitted a revised plan on January 20, 2015. City Staff will review this revision to determine if the conditions noted in the most recent review have been addressed. To assure compliance, staff recommends the approval of this Preliminary Development Plan be subject to the approval of the City Engineer, the City Stormwater Engineer and the City Utility Engineer.

The applicant is working with City staff to prepare Public Improvement Plans for this Phase. The purpose of the Preliminary Development Plan is to function as a document that establishes the design parameters of a specific development as well as document compliance with the minimum subdivision requirements. This development will include a Minor Subdivision that will amend existing easements, dedicate new easements, and modify the access restriction to this property by allowing for direct access to Peterson Road, if the Preliminary Development Plan is approved.

Land Development Code

The proposed Preliminary Development Plan for Hutton Farms II has been evaluated based upon findings of fact and conclusions per Section 20-1304(d)(9) of the Development Code for the City of Lawrence, requiring consideration of the following nine items:

1) *The Preliminary Development Plan's consistency with the Comprehensive Plan of the City.*

This property was rezoned for medium density residential development in 2005 as part of the original plan approvals and included a maximum density of 7 dwelling units per acre. It was determined at that time the proposed development was compliant with *Horizon 2020*. This proposed preliminary plat amends the building form but does not modify the underlying land use of this property.

The proposed change from 102 units in Phase II to 89 units in Phase II represents a decrease in density from 6.2 units per acre to 5.3 units per acre. This development pattern is consistent with low density residential rather than medium density development.

Key components of the Comprehensive Plan address neighborhood preservation as well as land use transition. This application provides a change in use from the multi-dwelling, rental form of development to the east and the detached, owner occupied form of development to the west. The proposed low-density residential development is consistent with the development patterns of the area and will be consistent with the developing neighborhood character.

Staff Finding – The proposed development complies with the land use goals and policies for residential development of the Comprehensive Plan.

2) *Preliminary Development Plan's consistency with the Planned Development Standards of Section 20-701 including the statement of purpose.*

The purpose statement includes the following (staff comments follow in *italics*):

- a) Ensure development that is consistent with the Comprehensive Plan.
As discussed previously, the development is consistent with the Comprehensive Plan.
- b) Ensure that development can be conveniently, efficiently and economically served by existing and planned utilities and services.
This property was conceptually approved for residential development that included detached, duplex and triplex housing types. This application represents a clarification and detail of the proposed development not included in the original consideration. This property can be adequately served by utilities.

City Public Works Staff and City Utility Staff have noted changes that are required to meet minimum city design standards for private streets, stormwater and utility services. These requirements are reflected as conditions of approval.

- c) Allow design flexibility which results in greater public benefits than could be achieved using conventional zoning district regulations.
The design flexibility allows the undeveloped portion of the property to be developed in a compatible fashion to the existing Phase consistent with conceptual plans for this undeveloped Phase. Dwelling units are clustered along the internal streets to preserve open space tracts available to the residents. Some buildings are clustered very closely with

little private area provided in the rear of the buildings. It may be desirable to provide a higher mix of Type B units within the development to increase the separation between rear/side building orientations. Additional review of the Unit orientation will be included with the Final Development Plan.

- d) Preserve environmental and historic resources.
There are no known historical resources on this property. Large tracts were dedicated with the Final Plat establishing natural areas that provide open space and protect mature vegetation with the surrounding area.
- e) Promote attractive and functional residential, nonresidential, and mixed-use developments that are compatible with the character of the surrounding area.
The proposal is for an attractive residential development that will be compatible with the existing development to the west and the open space area within the development. The land use includes only residential uses.

Staff Finding_– The proposed Preliminary Development Plan is consistent with the Statement of Purpose of Planned Development.

3) The nature and extent of the common open space in the Planned Development.

Section 20-701(j) notes that 20% of the site must be located within common open space. Common open space for this project includes three tracts of land that comprise 6.057 acres or 37% open space within this Phase. This area also provides required open space for Hutton Farms Phase I. While the majority of the open space is located within the boundary of Phase II the function and use of that space serves the entire development.

Table 4: OPEN SPACE SUMMARY

Open Space Summary Hutton Farms West PRD	
Total PUD	38.423 Acres
Phase I	20.486 Acres
Phase II	16.415 Acres
Required Open space	7.38 Acres
Provided Open space	11.13 Acres
Total Open Space Provided	
Tract A Phase I	4.57 Acres for access and utility easement (private roads)
Tract B Phase I	.3162 Acres for common open space
Tract A Phase II	1.87 Acres for drainage easement
Tract B Phase II	3.181 Acres for dedicated natural open space area.
Tract C Phase II	1.002 acres for easements and setbacks for gas utilities and interior pedestrian pathway through development.

Staff Finding – This plan includes common open spaces as well as areas that will remain in their undisturbed condition.

4) The reliability of the proposals for maintenance and conservation of the common open space.

The applicant indicated that the property owner will own and maintain the common open space. The plan must be revised to include the note regarding the maintenance and conservation of the common open space. Open spaces within this development are located within tracts of land. The identification of the use of the tracts is additionally protected by the subdivision plat restrictions.

This element will also be reviewed as part of the Final Development Plan. The applicant should anticipate the submission of a copy of the covenants and restrictions to be recorded with the Final Development Plan in the future.

Staff Finding –The property owner will own and maintain the common open space. The placement of the note on the Preliminary Development Plan will identify the ownership and maintenance responsibilities.

5) The adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the plan.

As discussed above, this site includes extensive open space areas. These area serve both Phase I and Phase II of the development.

Staff Finding –The amount and function of the common open space exceeds the requirements of the 1966 Zoning Code.

6) Whether the Preliminary Development Plan makes adequate provisions for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment.

This proposed Preliminary Development Plan modifies the access by extending Lou Lou Lane to intersect with Peterson Road. The applicant's engineers have met with City Staff to discuss required public infrastructure extensions to serve this development.

As public improvement plans are further developed, it is expected that the access easement will be revised to meet a minimum 27' width (from back of curb to back of curb) with appropriate sidewalks on both sides. This revision may result in some minor changes of building placement. The overall development density and arrangement of the site will not be altered by these changes. Additional review will be required as part of the Public Improvement Plan process and the Final Development Plan and Minor Subdivision processes.

Early plans anticipated that all of Hutton Farms West would have access to the pool and club house areas located in the original Hutton Farms development to the east along Kasold Drive. This property is now under different ownership. Staff has requested clarification regarding note 1.11 on the plan but it is staff's understanding that use of the club house/pool facilities in the eastern development are no longer available to residents of Hutton Farms West. Regardless of these amenities the dedicated open spaces and pedestrian pathways are available to all.

Staff Finding—This Preliminary Development Plan makes adequate provisions for public services, vehicular access and circulation, and dedication of amenities.

7) Whether the plan will measurably and adversely impact development or conservation of the neighborhood area by:

a) doubling or more the traffic generated by the neighborhood;

This property is located in an area anticipated for development. The proposed Preliminary Development Plan includes fewer total units than conceptually included in the original approved Preliminary Development Plan for Phase I and includes an additional street connection that provides additional vehicular dispersion of traffic in the neighborhood.

b) proposing housing types, building heights or building massings that are incompatible with the established neighborhood pattern; or

The building type is limited to detached, duplex and triplex units. The proposed plan is consistent with the anticipated development of the area.

c) increasing the residential density 34% or more above the density of adjacent residential properties.

Within this project overall density is reduced from 102 units to 87 units.

Staff Finding-- Staff has determined that the Preliminary Development Plan will not have measurable and adverse impact on the development or conservation of the neighborhood area.

8) Whether potential adverse impacts have been mitigated to the maximum practical extent.

The proposed development is designed as a transition between the multi-dwelling development to the east and the detached dwelling subdivision to the west. The housing type is limited to detached, duplex and triplex uses. The proposed development includes only detached and duplex units providing an appropriate transitions.

This plan includes a connection to Peterson Road providing additional vehicular and pedestrian connectivity within the area. Areas within the development were created as dedicated open space areas. Pedestrian pathways have been constricted throughout the area connecting the existing development to the east and the developing subdivision to the west. These design elements combine to establish an integrated neighborhood.

This project proposes sidewalks on only one side of Lou Lou Lane. Current street designs require sidewalks on both sides of a street. Lou Lou Lane is proposed as an access easement rather than public right-of-way; however, design standards require private streets to be constructed to minimum city street standards. Lou Lou Lane will function as a private street identical to those in the subdivision to the west. Access ways in multi-dwelling projects that include multiple buildings and large surface parking lots typically are not considered private streets. Therefore, sidewalks on both sides were not required in Hutton Farms East. The subdivision to the west includes sidewalks on both sides of the street. The provision of such sidewalks in this Phase of Hutton Farms West is appropriate and recommended to mitigate impacts to the area and to enhance the neighborhood quality and typology of the area.

Staff Finding – There are no anticipated adverse impacts as conditioned.

9) The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the Planned Unit Development in the case of a plan that proposes development over a period of years.

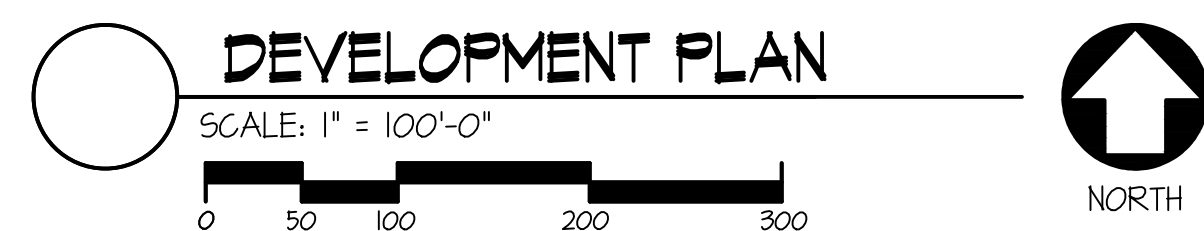
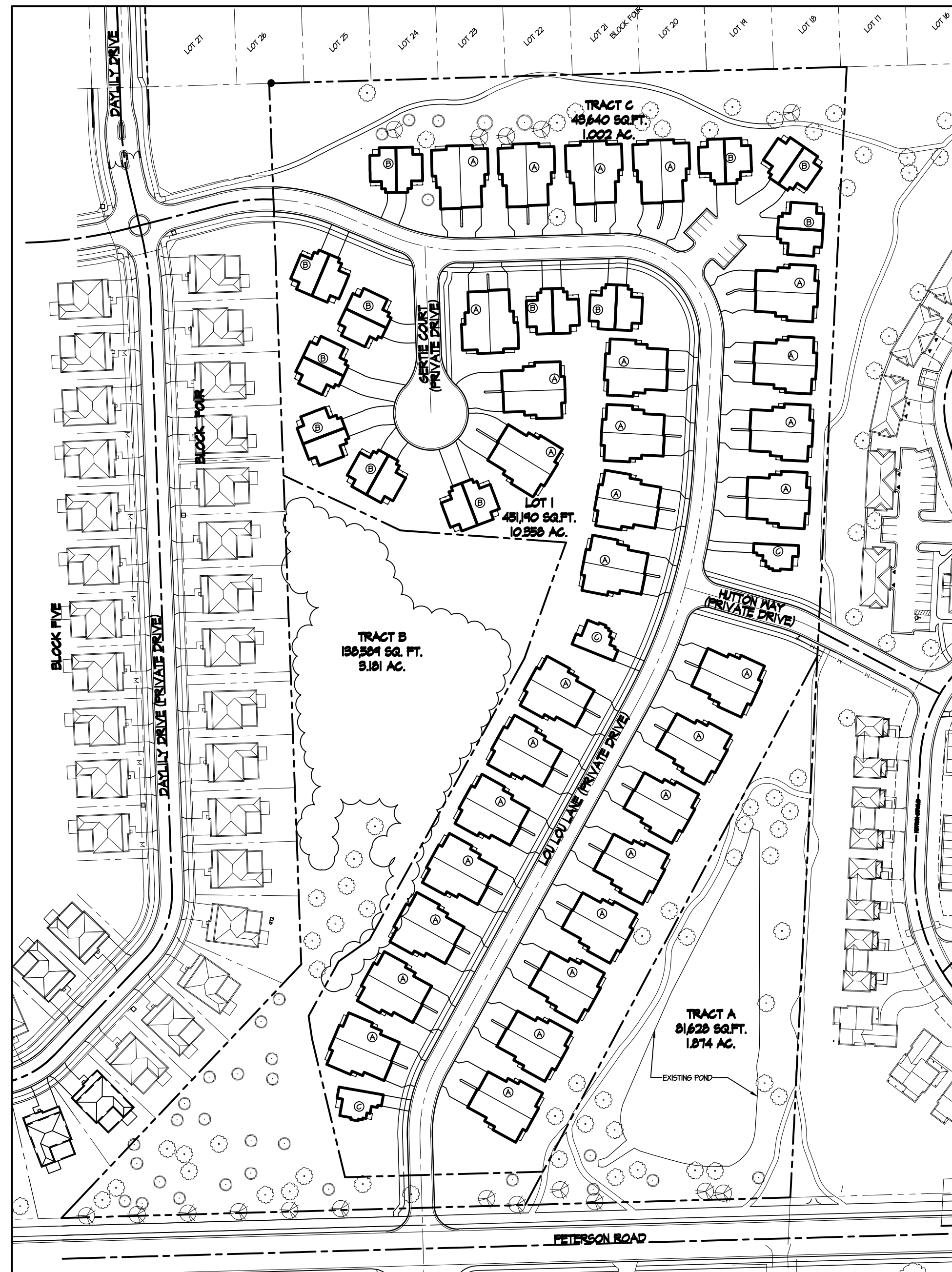
Staff Finding- A phased development has not been proposed with this portion of the Hutton Farms West development.

Staff Review and Conclusion

The proposed Preliminary Development Plan, as conditioned, conforms to the land use recommendations for residential development anticipated for this area. The overall development is less intense than allowed for the district. This property was originally approved for residential development prior to the adoption of the Land Development Code. There are minor technical changes needed to the plan and these have been listed in the conditions of approval.

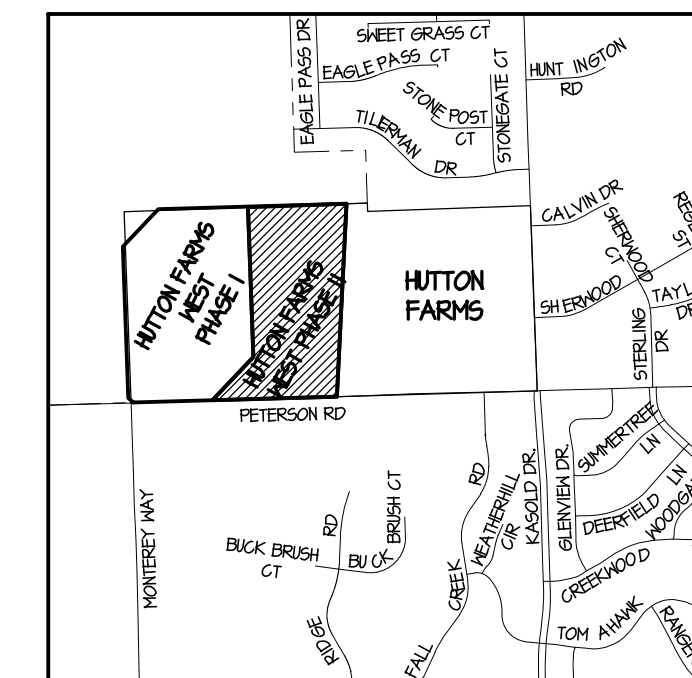
HUTTON FARMS WEST - PHASE II

EXCLUSIVE INDEPENDENT COMMUNITY MONTEREY WAY & PETERSON ROAD LAWRENCE, KANSAS



LOCATION MAP:

NOT TO SCALE



PRELIMINARY DEVELOPMENT PLAN DOCUMENTS:

- 1 COVER SHEET
- 2 OVERALL L&N
- 3 LAYOUT
- 4 GRADING
- 5 UTILITY
- 6 LANDSCAPING
- 7 SITE SECTIONS

SUPPLEMENTAL DOCUMENTS: (PROVIDED SEPARATELY)

- 8 ADDRESSING PLAN
- 9 LIGHTING PLAN

RELEASE:		
1.0	11.24.14	SUBMITTAL TO CITY
1.1	1.1.15	SUBMITTAL TO CITY PER STAFF COMMENTS
1.2	1.20.15	SUBMITTAL TO CITY PER STAFF COMMENTS

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HUTTON FARMS WEST
PHASE II - PDP
EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

PROJECT # 214-820

AUGUST 18, 2014

RELEASE:	DATE:
1.0	11.24.14
1.1	01.07.15
1.2	1.20.15



LEGAL DESCRIPTION:

HUTTON FARMS WEST NO. 2, LOT 1 AND TRACTS A, B, & C IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 14 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

GENERAL NOTES:

- 1.1 CURRENT ZONING: FRD-I, 7 UNITS PER ACRE
- 1.2 CURRENT USE: VACANT
- 1.3 PROPOSED USE: DUPLEX
- 1.4 TRASH: WILL BE PROVIDED WITH CURB SIDE SERVICE. CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO PAVEMENT.
- 1.5 MAIL: LOCATION OF CURBSIDE MAILBOXES WILL BE COORDINATED WITH THE POST OFFICE.
- 1.6 TOPO INFORMATION FROM 2006 CITY DATA.
- 1.7 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.
- 1.8 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.
- 1.9 PRIVATE STREETS WILL BE 25'-0" IN PROFILE AND MEET CITY'S MATERIAL AND DEPTH REQUIREMENTS
- 1.10 PUBLIC IMPROVEMENT PLANS FOR STREETS, WATER LINES, AND SANITARY & STORM SEWER WILL BE SUBMITTED BY MAPER ENGINEERING TO PUBLIC WORKS AND UTILITIES FOR REVIEW AND APPROVAL. A BOND IF REQUIRED, SHALL BE PROVIDED TO PUBLIC WORKS TO ASSURE ALL THE PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PER PLANS AND MEETING THEIR STANDARDS.
- 1.11 THE CLUBHOUSE AND ACTIVITY BUILDINGS LOCATED IN HUTTON FARMS (EAST) MAY BE USED BY RESIDENTS OF HUTTON FARMS (EAST) AND HUTTON FARMS WEST-PHASE II AND THEIR GUESTS.
- 1.12 ADDRESSES TO BE APPROVED PRIOR TO THE RELEASE OF THE FINAL DEVELOPMENT PLAN.
- 1.13 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04 .
- 1.14 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 1.15 WE 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.
- 1.16 NO FENCING SHALL BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY OR IN PEDESTRIAN/UTILITY EASEMENTS.
- 1.17 A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED WITH FINAL DEVELOPMENT PLAN.
- 1.18 EASEMENTS AS SHOWN ON THE PLAN WILL BE RECORDED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS.

SITE SUMMARY:

GROSS AREA:	16.415 ACRES (715,047 SQ. FT. +/-)
TRACT 'A':	1.874 ACRES
TRACT 'B':	3.181 ACRES
TRACT 'C':	1.002 ACRES
UNDISTURBED AREA - COMMON OPEN SPACE	
COMMON OPEN SPACE	
TOTAL OPEN SPACE :	6.051 ACRES
UNITS:	102 UNITS MAX. PER PREVIOUSLY APPROVED DEVELOPMENT PLAN
	81 UNITS PROVIDED
	A - 60 UNITS (120 BEDS)
	B - 24 UNITS (24 BEDS)
	C - 3 UNITS (3 BEDS)

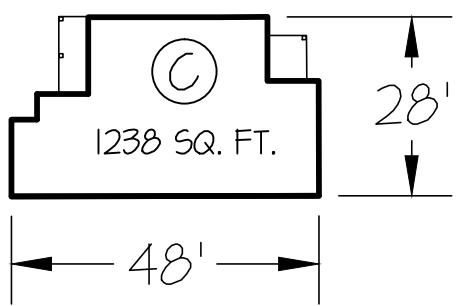
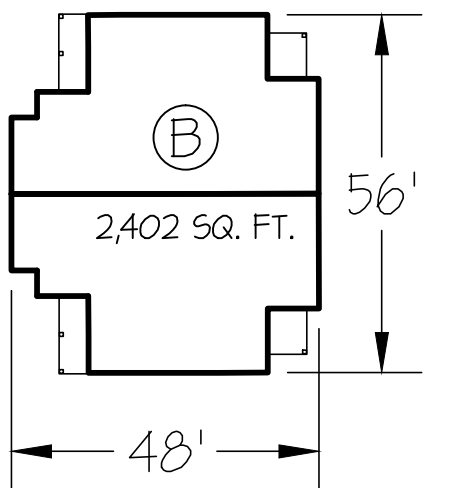
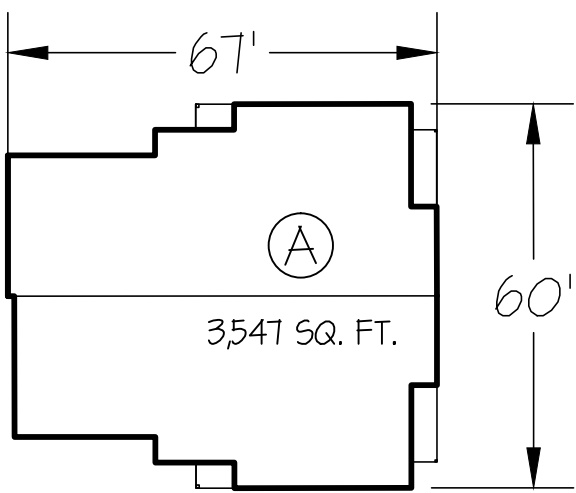
SURFACE SUMMARY:

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
PHASE 2:	PHASE 2:
LAND AREA	SQ. FT. AC
RESIDENCES - FOOTPRINT:	0 0
PAVEMENT AREAS:	0 0
TOTAL IMPERVIOUS:	0 0
TOTAL PERVIOUS:	415,151 9,544

PARKING INFORMATION:

- 3.1 PHASE II: 2 SPACES PER DWELLING - IN GARAGES = A MINIMUM OF 81 SPACES REQUIRED/ 45 PROVIDED
- 3.2 PHASE II: DESIGNATED HANDICAPPED ACCESSIBLE SPACES SHALL BE PROVIDED AT THE REQUEST OF A RESIDENT
- 3.4 TYPICAL DIMENSIONS: R' SPACES - 9' X 10' (16.5' + 1.5' OVERHANG AT SIDEWALKS) H' SPACES - 9' X 10' SIDEWALKS SHALL BE 4" CONCRETE - 5' TYPICAL WIDTH.
- 3.5 PAVEMENT: APPROACHES: 6" - 4,000 PSI REINFORCED CONCRETE, WELDED WIRE FABRIC (6" X 6" X 24" X 12.9) OR REBAR #4 BARS @18" CENTERS) OR FIBER REINFORCEMENT SHALL BE PLACED IN THE APRON 2 INCHES FROM THE TOP OF THE CONCRETE SURFACE.
- DRIVES & PARKING AREAS: MINIMUM 4" - 4,000 PSI REINFORCED CONCRETE OR 5" ROCK BASE W/ 2" OF ASPHALT OR 1" OF GRANULAR ROCK WITH A DOUBLE ASPHALTIC PRIME AND SEAL OR 5" OF FULL DEPTH ASPHALT

PHASE 2 BUILDING FOOTPRINTS



BUILDING SETBACKS:

PERIPHERAL SETBACK: 35' ON NORTH AND SOUTH PROPERTY LINES
FRONT SETBACK: 20' FROM BACK OF CURB LINE OR SIDEWALK (IF ONE EXISTS)
REAR SETBACK: DEFINED BY EASEMENT AND TRACT BOUNDARIES
SIDE SETBACK: 10' BETWEEN BUILDINGS

CONSTRUCTION SCHEDULE:

NOTE:
CONSTRUCTION SCHEDULE SUBJECT TO APPROVAL OF CITY COMMISSION & PUBLIC WORKS DEPARTMENT.

PHASE 2:	
CONSTRUCTION TO BEGIN	MARCH 2015
OCCUPANCY PERMITS; ONCE FINAL INSPECTIONS ARE APPROVED	AUG. 2015

BENCHMARKS:

- BENCHMARK #1: "A" MARKED ON CABLE TV MANHOLE RIM 900' +/- NORTH OF CENTERLINE PETERSON & KASOLD AND 60' EAST OF CENTERLINE OF KASOLD. ELEV. 840.51
- BENCHMARK #2: "A" MARKED ON MANHOLE RIM +/- 450' WEST OF CENTERLINE OF PETERSON & KASOLD AND +/- 50' NORTH OF CENTERLINE PETERSON ELEV. 900.85

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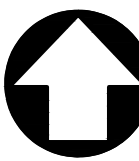
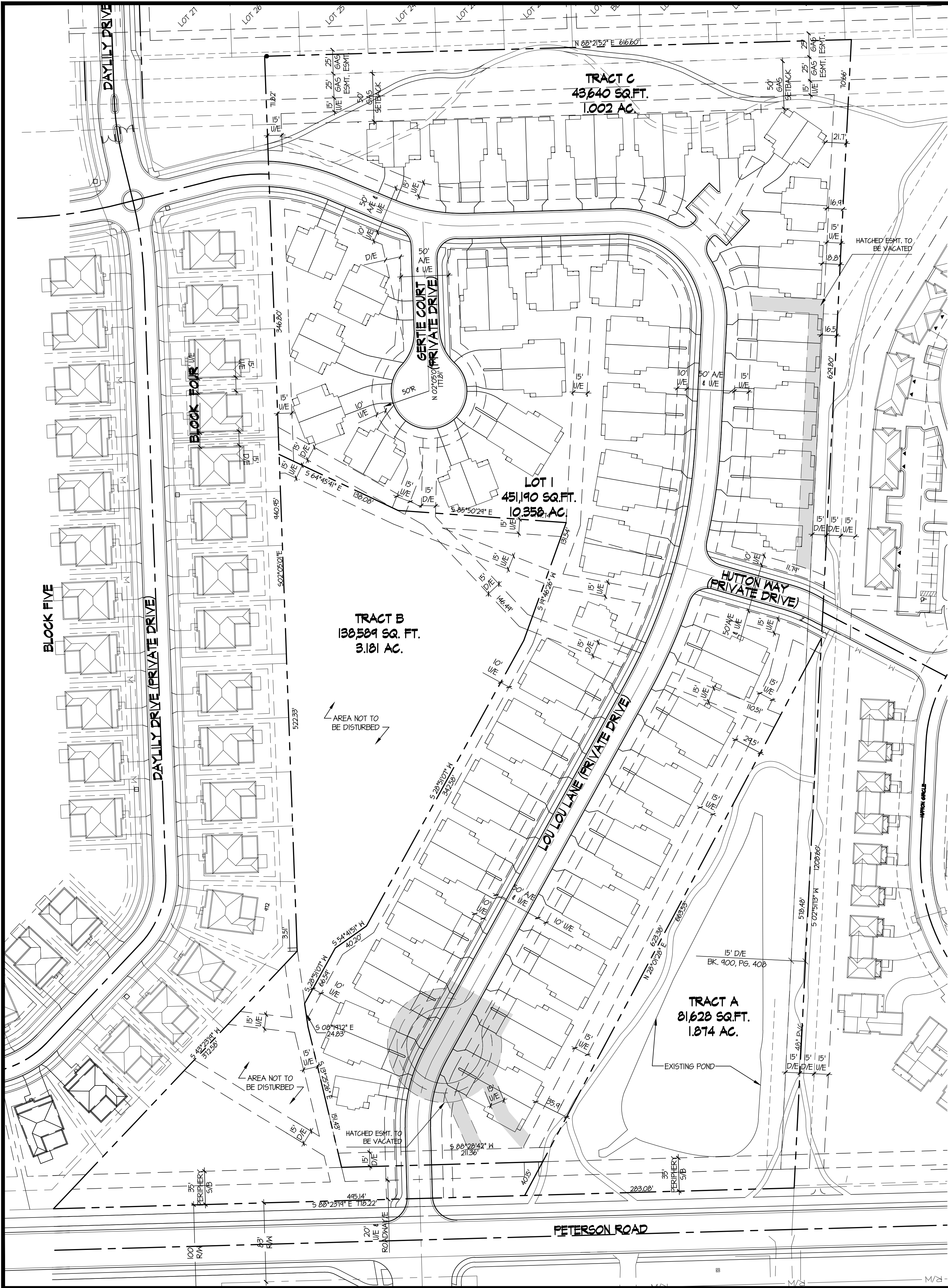
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HUTTON FARMS WEST
PHASE II - PDP
EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

PROJECT # 214-820
AUGUST 18, 2014

RELEASE:	DATE:
1.0	11.24.14
1.1	1.07.15
1.2	1.19.15

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LOT LINES, EASEMENT, SETBACKS

SCALE: 1" = 60'-0"



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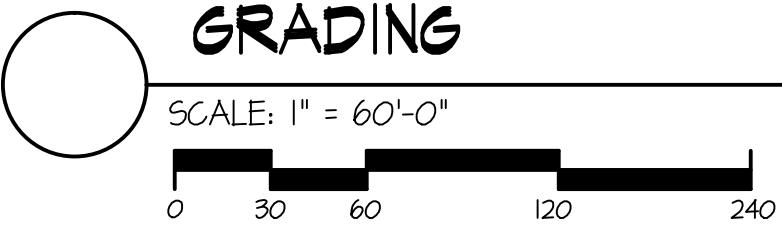
PROJECT # 214-820
AUGUST 18, 2014

RELEASE: DATE:
I.O. 11.24.14
I.I. 01.07.15



GRADING NOTES:

THE UPDATED SURVEY FOR THE SITE IS CURRENTLY BEING COMPLETED IN ORDER TO VERIFY CURRENT GRADES ON SITE. A FINAL GRADING PLAN WILL BE SUBMITTED WITH THE REVISIONS TO THE FIRST SET OF STAFF COMMENTS.



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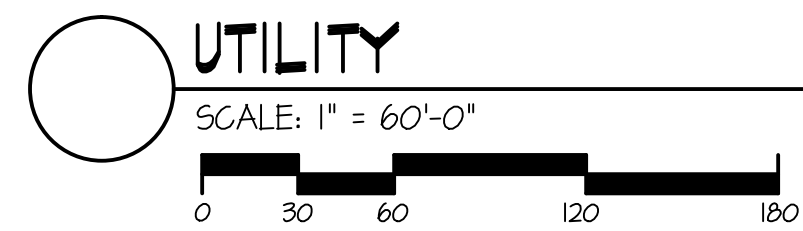
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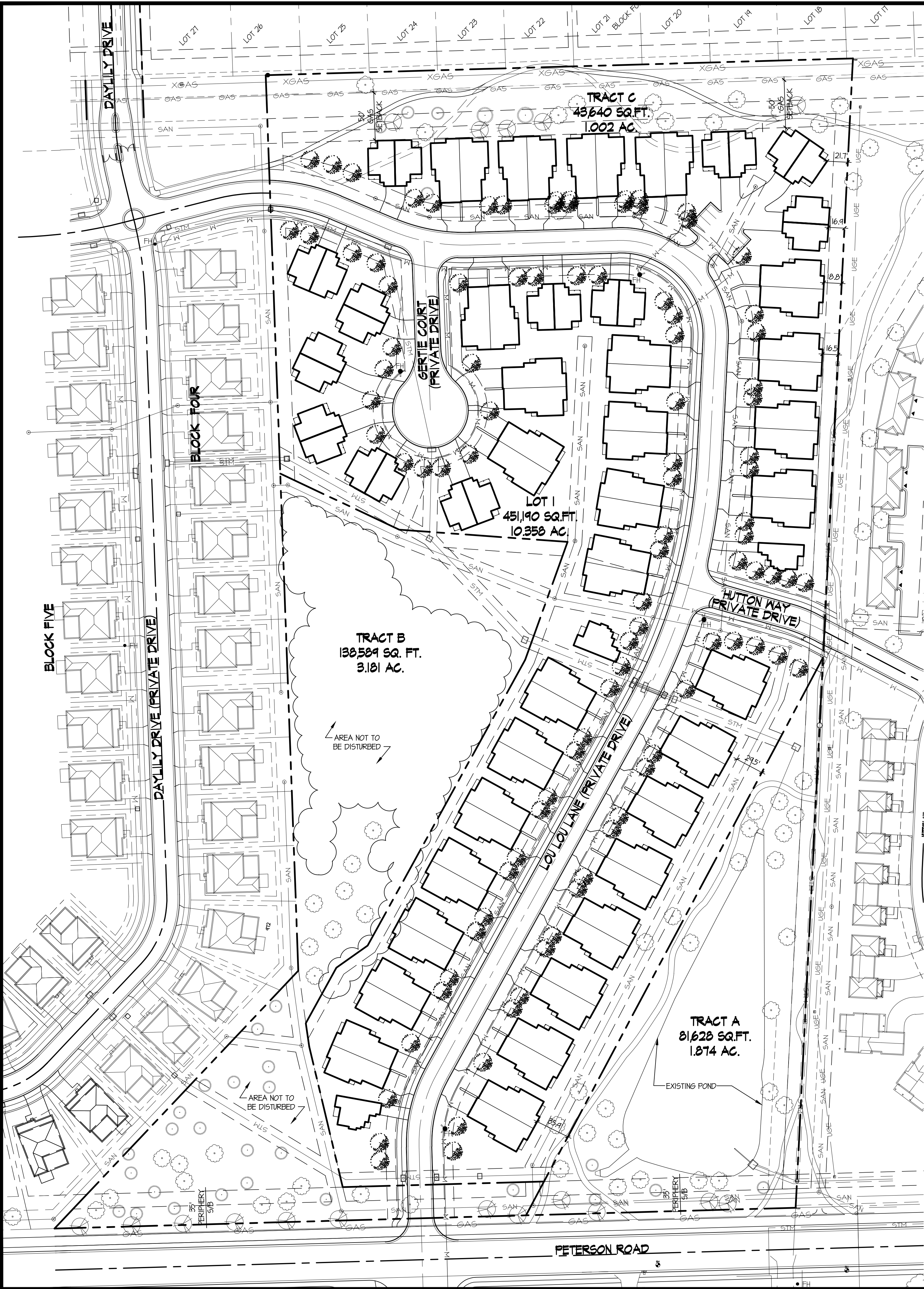
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PHASE II - PDP**
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MONTEREY WAY & PETERSON ROAD
LAURENCE, KANSAS

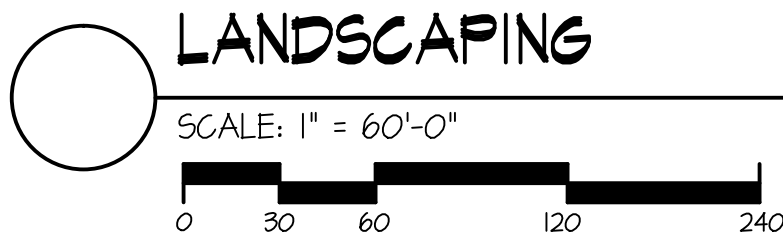
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LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	STREET TREES	92	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHIMBARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCHARUM 'LEGACY' ACER PLATANOIDES 'SUMMERSHADE' ULMUS PARVIFOLIA QUERCUS SHUMARDII TILIA CORDATA 'GREENSPIRE' PLATANUS OCCIDENTALIS 'BLOODGOOD'	2'-2 1/2" CAL. B & B	
	EXISTING TREES	127	ELM, LACEBARK HORSEBARK, COLUMNAR MAPLE, AUTUM BLAZE MAPLE, COLUMNAR NORWAY MAPLE, PACIFIC SUNSET MAPLE, SIENNA GLEN OAK, BUR BALD CYPRESS OAK, NORTHERN RED OAK, SHINGLE ZELKOVA, GREEN VASE OAK, SWAMP WHITE SAN TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST WHITE PINE BLUE SPRUCE	ULMUS PARVIFOLIA CARPINUS BETULUS 'FASTIGIATA' ACER FREEMANI 'LEFT RED' ACER PLATANOIDES 'COLUMNAR' ACER TRUNCATUM X PLATANOIDES ACER FREEMANI 'SIENNA' QUERCUS MACROCARPA TAXODIUM DISTICHUM QUERCUS RUBRA FAGACEAE QUERCUS ZELKOVA SERRATA QUERCUS BICOLOR QUERCUS AGUTTISIMA ACER PLATANOIDES 'SUPERFORM' GLEDTISIA TRIACANTHOS VAR. INERMIS PINUS STROBUS PICEA PUNGENS	2'-2 1/2" CAL. B & B	



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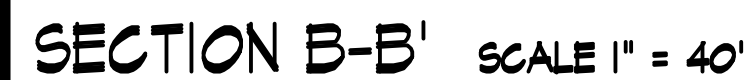
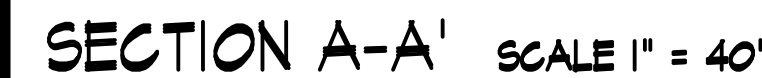
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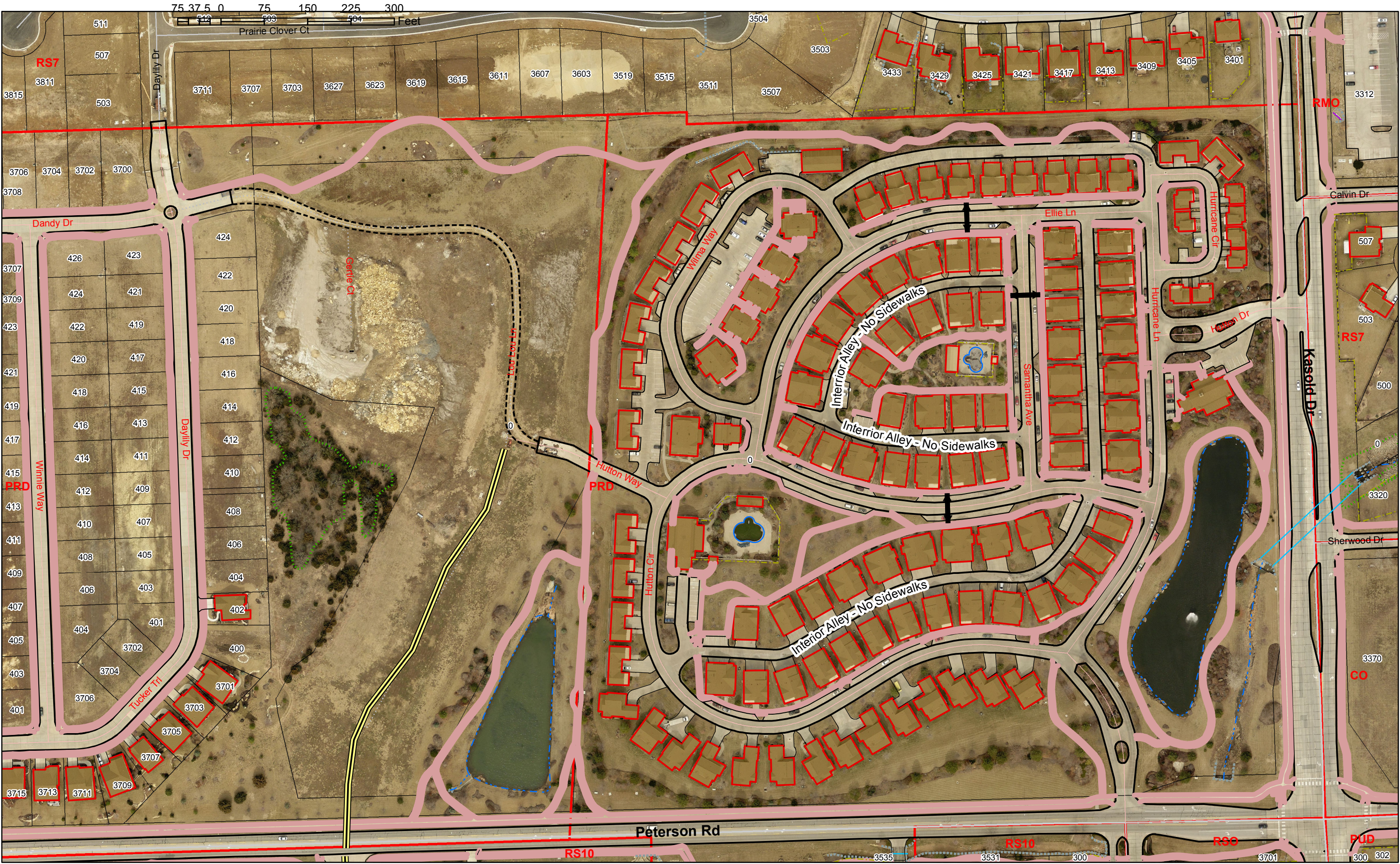
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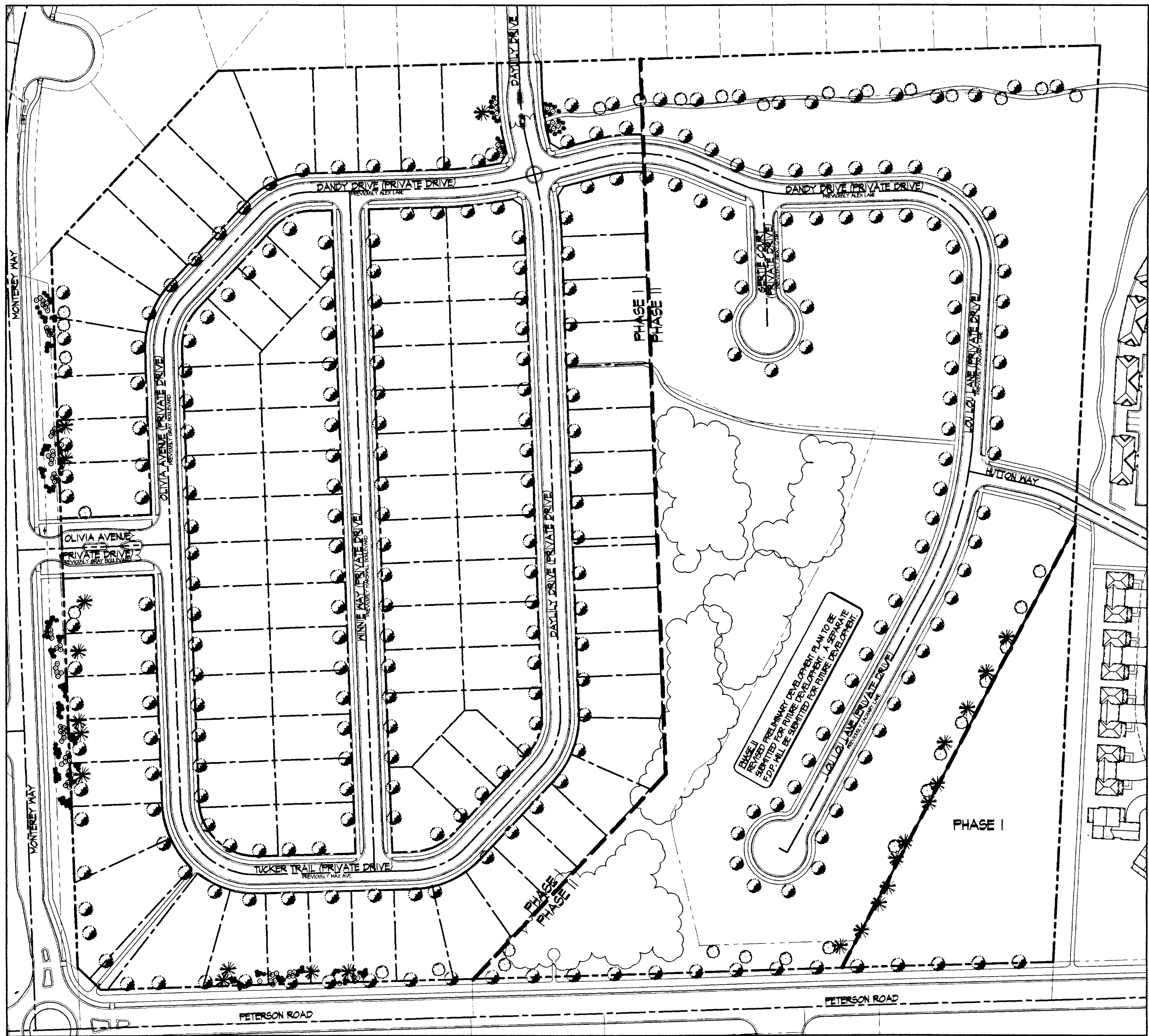
Date: 1/20/2015

1 inch = 150 feet



HUTTON FARMS WEST

EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
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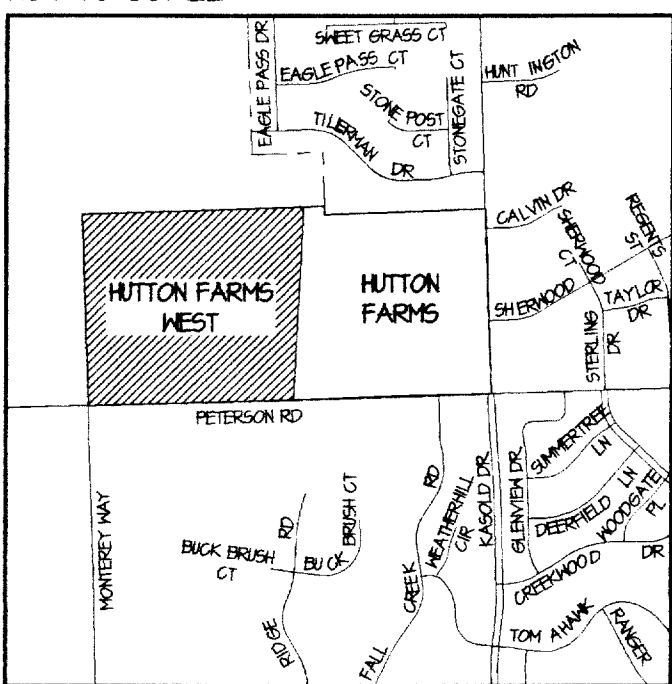


STATE OF KANSAS, DOUGLAS COUNTY, SS.
FILED AND ENTERED IN VOL. 22-17
PAGE 152-2, AT 2:15 P.M. OCTOBER 11, 2005
959
NOV 29 2005
BY: [Signature] DEPUTY

FINAL DEVELOPMENT PLAN
SCALE: 1" = 100'-0"
0 50 100 200 300
NORTH

LOCATION MAP:

NOT TO SCALE



FINAL DEVELOPMENT PLAN DOCUMENTS:

COVER	COVER SHEET;
FDP-1	FINAL DEVELOPMENT PLAN W/ SURROUNDING AREAS
FDP-2	FINAL DEVELOPMENT PLAN
FDP-3	FINAL DEVELOPMENT PLAN - PHASE I - LAYOUT
FDP-4	FINAL DEVELOPMENT PLAN - PHASE I - GRADING
FDP-5	FINAL DEVELOPMENT PLAN - PHASE I - LANDSCAPING
FDP-6	FINAL DEVELOPMENT PLAN - UTILITY

SUPPLEMENTAL DOCUMENTS: (PROVIDED SEPARATELY)

FDP-7	ADDRESSING PLAN
FDP-8	LIGHTING PLAN
FDP-9	SITE SECTIONS

CONDITIONS FOR APPROVAL

PER PLANNING COMMISSION MEETING 08.22.05

NOTE: CONDITIONS 1 & 2 RELATE TO DOCUMENTS PROVIDED SEPARATELY.

- SUBMISSION OF A DOWNSTREAM ANALYSIS PER CITY APPROVAL WITH THE SUBMISSION OF A REVISED PRELIMINARY DEVELOPMENT PLAN FOR DEVELOPMENT OF PHASE 2 SHALL BE SUBMITTED WITH THE APPLICATION FOR SUCH REVISION.
- DEVELOPMENT OF PHASE 2 SHALL BE DEPENDENT UPON CONCLUSIONS OF AN APPROVED DOWNSTREAM ANALYSIS (AND/OR THE APPLICANT MAY MAKE APPROPRIATE SYSTEM UPGRADES IF NECESSARY WITH CITY APPROVAL).
- CONSTRUCTION SCHEDULE AS SHOWN ON SHEET "FDP-4" IS SUBJECT TO THE FOLLOWING COMMENTS/CONDITIONS:
 - "HARD SURFACE" BE DEFINED AS PAVEMENT SUCH AS CONCRETE OR ASPHALT.
 - RESIDENTIAL CONSTRUCTION TRAFFIC ASSOCIATED WITH THE DEVELOPMENT OF HUTTON FARMS WEST SHALL BE PROHIBITED FROM ACCESS FROM TILLERMAN DRIVE.
 - CONSTRUCTION TRAFFIC ASSOCIATED WITH THE DEVELOPMENT OF HUTTON FARMS WEST MAY USE ACCESS FROM PETERSON ROAD EAST OF STATION 114 UNTIL THE COMPLETION OF PHASE A OF THE MONTEREY WAY/PETERSON ROAD PROJECT.
 - CONSTRUCTION TRAFFIC ASSOCIATED WITH THE DEVELOPMENT OF HUTTON FARMS WEST SHALL BE "OUT OF THE WAY" OF THE CITY PROJECT AS NECESSARY AND SPECIFIED BY THE CONTRACTOR FOR THE CITY. THE CONTRACTOR FOR THE CITY DOES NOT HAVE ANY RESPONSIBILITY OR OBLIGATION TO MAINTAIN "ACCESS" TO UNDEVELOPED PROPERTIES DURING THE COURSE OF THE PUBLIC IMPROVEMENTS.
 - OCCUPANCY SHALL NOT BE PERMITTED PRIOR TO THE ACCEPTANCE BY THE CITY OF MONTEREY WAY FROM STETSON TO GRAND VISTA DRIVE.

NOTE: ALL PRIVATE STREETS, COMMON OPEN SPACE, NON-ENCROACHABLE AREAS AND ANY OTHER AREA WITHIN HUTTON FARMS WEST NO. 1 WILL BE OWNED AND MAINTAINED BY THE HUTTON FARMS WEST HOME OWNERS ASSOCIATION (HOA). COVENANTS AND RESTRICTIONS ARE ON FILE AT THE REGISTER OF DEEDS OFFICE, BOOK 992, AND PAGE 3552.

[Signature] 8/22/05
LINDA FINGER
DIRECTOR OF PLANNING
CITY OF LAWRENCE

[Signature] 8/22/05
TERRY RIORDAN, MD
PLANNING COMMISSION CHAIRPERSON

RELEASE:	
2.0	07.15.05 RESPONSE TO PLANNING COMMENTS.
2.1	08.08.05 REVISED FINAL DEVELOPMENT PLAN SUBMITTAL.
3.0	04.04.05 REVISED FINAL DEVELOPMENT PLAN SUBMITTAL.

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

PROJECT # 24110

JUNE 8, 2005

RELEASE:	DATE:
1.0	06.08.05
2.0	07.15.05
2.1	08.08.05
3.0	04.04.05

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COVER

FINAL DEVELOPMENT PLAN



LEGAL DESCRIPTION:

DESCRIPTION PROVIDED SEPARATELY.
PROPERTY WILL BE PLATTED AS: HUTTON FARMS WEST NO. 1
HUTTON FARMS WEST NO. 2

SITE SUMMARY:

GROSS AREA:	38.423 AC	NET AREA:	36.901 AC
PHASE I - HUTTON FARMS WEST NO. 1	20.486 AC	NUMBER OF LOTS:	91 SINGLE FAMILY
TRACT 'A':	4.51 AC	ADJ. EASEMENT FOR PRIVATE ROADS, UTILITIES AND PEDESTRIANS	
TRACT 'B':	0.32 AC	OPEN SPACE	
ADDITIONAL OPEN SPACE:	4.66 AC	REAR YARD AND PERIPHERAL SETBACK OPEN SPACE	
TOTAL OPEN SPACE - PHASE I:	4.98 AC		
PHASE II - HUTTON FARMS WEST NO. 2	16.415 AC	NET AREA:	10.358 AC - LOT 1
TRACT 'A':	1.81 AC	D/E - DETENTION POND FOR ENTIRE DEVELOPMENT	
TRACT 'B':	3.18 AC	UNDISTURBED AREA-COMMON OPEN SPACE	
TRACT 'C':	1.00 AC	COMMON OPEN SPACE	
ADDITIONAL OPEN SPACE:	2.00 AC	ADDITIONAL OPEN SPACE - ESTIMATED	
TOTAL OPEN SPACE - PHASE II:	6.15 AC		
OPEN SPACE REQUIRED - 20%:	1.38 AC		
TOTAL OPEN SPACE PROVIDED:	11.13 AC - 30%		
PROJECT DENSITY:			
PHASE I:	91 LOTS	91 LOTS / 20.486 AC = 4.83 UNITS/ AC	
PHASE II:	102 UNITS	102 UNITS / 14.538 AC = 7.016 UNITS/ AC	
COMPLETED PROJECT:	201 UNITS	201 UNITS / 35.024 AC = 5.74 UNITS/ AC	

BENCHMARKS:

BENCHMARK #1: "X" MARKED ON CABLE TV MANHOLE RIM 900' +/- NORTH OF CENTERLINE PETERSON & KASOLD AND 60' EAST CENTERLINE KASOLD. ELEV. 840.51

BENCHMARK #2: "X" MARKED ON MANHOLE RIM +/- 450' WEST OF CENTERLINE PETERSON & KASOLD AND +/- 50' NORTH OF CENTERLINE PETERSON. ELEV. 900.85

FINAL DEVELOPMENT PLAN

SCALE: 1" = 60'-0"



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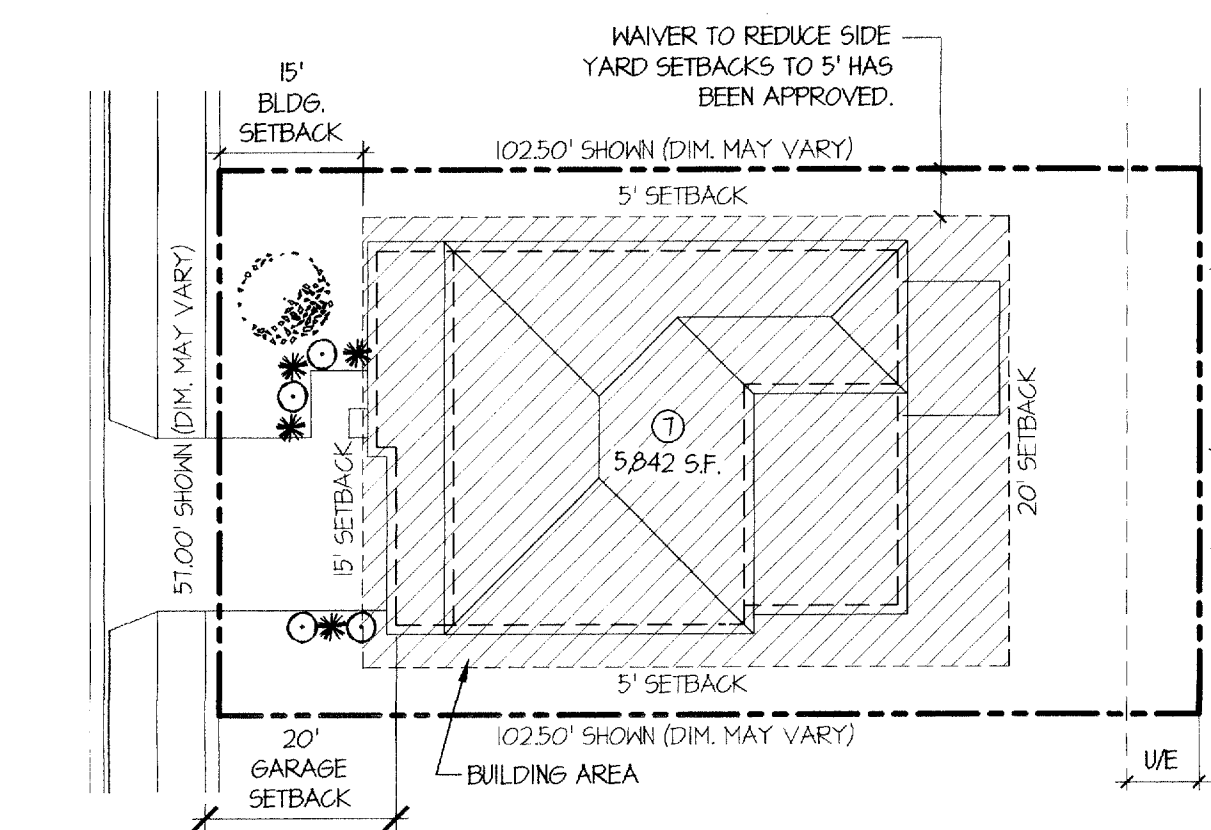
FDP-2

FINAL DEVELOPMENT PLAN



LOT TABLE:

BLOCK 1			BLOCK 3			BLOCK 5			BLOCK 6		
LOT	SQ. FT.	BLDG. PLAN	LOT	SQ. FT.	BLDG. PLAN	LOT	SQ. FT.	BLDG. PLAN	LOT	SQ. FT.	BLDG. PLAN
1	10,231	A THRU E	1	12,531	A THRU E	1	6,226	A THRU E	1	5,635	C4E
2	12,644	A THRU E	2	8,224	A THRU E	2	5,842	A THRU E	2	5,100	A THRU E
3	12,644	A THRU E	3	6,831	A THRU E	3	5,842	A THRU E	3	5,100	A THRU E
4	12,644	A THRU E	4	6,831	A THRU E	4	5,842	A THRU E	4	6,713	C4E1F
5	11,144	A THRU E	5	6,831	A THRU E	5	5,842	A THRU E	5	5,445	A THRU E
6	12,613	A THRU F	6	7,680	A THRU F	6	5,842	A THRU E	6	5,445	A THRU E
7	8,131	A THRU E	7	8,521	A THRU F	7	5,842	A THRU E	7	5,445	A THRU E
8	8,323	A THRU E	8	6,073	A THRU E	8	5,842	A THRU E	8	5,445	A THRU E
9	4,844	A THRU E	9	5,100	A THRU E	9	5,842	A THRU E	9	5,445	A THRU E
10	11,641	A THRU F	10	5,100	A THRU E	10	5,842	A THRU E	10	5,445	A THRU E
11	7,965	A THRU E	11	6,122	A THRU E	11	5,842	A THRU E	11	5,445	A THRU E
12	6,840	A THRU E	12	8,544	A THRU F	12	7,455	A THRU F	12	5,445	A THRU E
13	6,840	A THRU E	13	6,355	A THRU E	13	7,555	C2E4F	13	5,445	A THRU E
14	8,640	A THRU E	14	6,210	A THRU E	14	5,100	A THRU E	14	5,444	A THRU E
			15	6,210	A THRU E	15	5,145	A THRU E	15	5,634	E
			16	6,210	A THRU E	16	5,145	C4E	16	6,804	A THRU E
						17	5,842	A THRU E	17	5,445	A THRU E
						18	5,842	A THRU E	18	5,445	A THRU E
						19	5,842	A THRU E	19	5,445	A THRU E
						20	5,842	A THRU E	20	5,445	A THRU E
						21	5,842	A THRU E	21	5,445	A THRU E
						22	5,842	A THRU E	22	5,445	A THRU E
						23	5,842	A THRU E	23	5,445	A THRU E
						24	5,842	A THRU E	24	5,445	A THRU E
						25	5,842	A THRU E	25	5,445	A THRU E
						26	5,842	A THRU E	26	5,445	A THRU E
						27	7,000	A THRU E	27	6,641	F



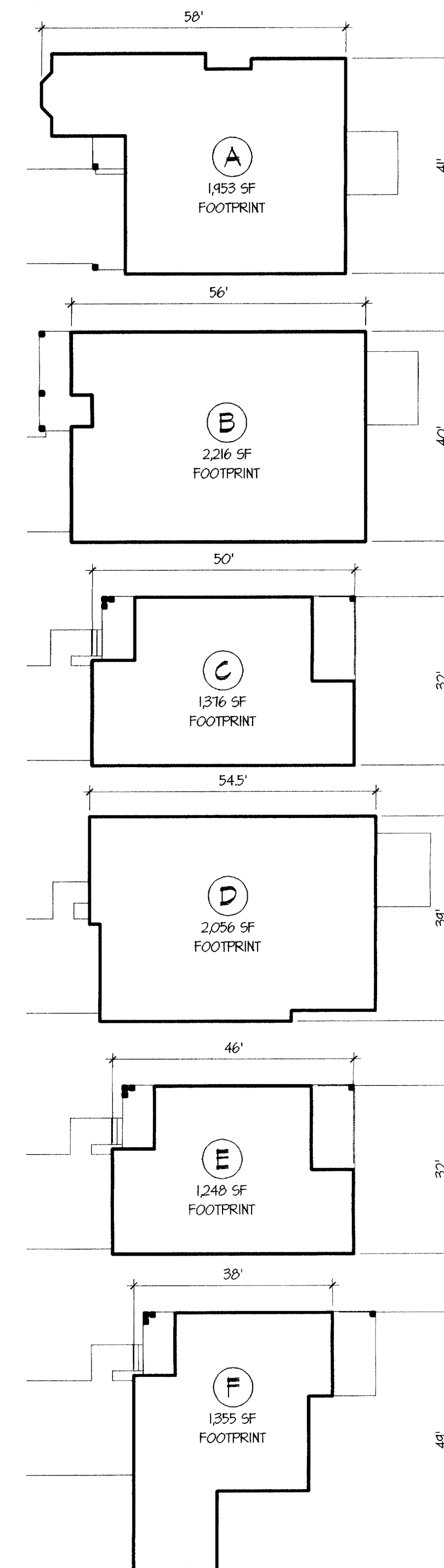
NOTES:
NOT ALL FOOTPRINTS WILL FIT ON ALL LOTS
SLIGHT CHANGES TO EACH FOOTPRINT WILL BE ALLOWED.
EACH LOT SHALL HAVE A SPECIFIC SITE PLAN SUBMITTED FOR ISSUANCE OF A BUILDING PERMIT.

TYPICAL LOT LAYOUT
SCALE: 1" = 20'-0"

NOTE:
REGARDING WORK IN UNDISTURBED AREA: THE DISTURBANCE OF THIS AREA SHALL BE KEPT TO A MINIMUM. NO PARKING OR MATERIAL STORAGE ALLOWED. CONTRACTORS SHALL MAKE EFFORTS TO CONFINE DISTURBANCE TO EASEMENTS ONLY.

FINAL DEVELOPMENT PLAN PHASE I - LAYOUT

SCALE: 1" = 60'-0"
0 30 60 120 240



FOOTPRINTS
SCALE: 1" = 20'-0"

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MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

PROJECT # 24110
JUNE 8, 2005

RELEASE: DATE:
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2.1 08.08.05
3.0 04.04.05

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FINAL DEVELOPMENT PLAN



GENERAL NOTES:

- 1.1 CURRENT ZONING: PRD-1; 7 UNITS PER ACRE
- 1.2 CURRENT USE: VACANT
- 1.3 PROPOSED USE: EXCLUSIVE RESIDENTIAL COMMUNITY; 202 UNITS; 5.8 UNITS/ACRE
- 1.4 LAND AREA: 66F: 38.423 ACRES (1673,705.88 SQ. FT. +/-)
NSF: 36,908 ACRES (1607,102.44 SQ. FT. +/-) (NSF IS 66F LESS ROW)
- 1.5 TRASH: WILL BE PROVIDED WITH CURB SIDE SERVICE. CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO PAVEMENT.
- 1.6 WATER: REFER TO UTILITY PLAN AND DOCUMENTS PROVIDED BY PERIDIAN GROUP FOR ADDITIONAL INFORMATION.
- 1.7 SANITARY SEWER: REFER TO UTILITY PLAN AND DOCUMENTS PROVIDED BY PERIDIAN GROUP FOR ADDITIONAL INFORMATION.
- 1.8 STORM SEWER: REFER TO UTILITY PLAN AND DOCUMENTS PROVIDED BY PERIDIAN GROUP FOR ADDITIONAL INFORMATION.
- 1.9 MAIL: LOCATION OF CURBSIDE MAILBOXES WILL BE COORDINATED WITH THE POST OFFICE.
- 1.10 TOPO INFORMATION FURNISHED BY LANDPLAN ENGINEERING & PERIDIAN GROUP.
- 1.11 ALL ACCESSIBLE SIDEWALK RAMPS BY ADA STANDARDS.
- 1.12 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAGS) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 1.13 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.
- 1.14 PRIVATE STREETS SHALL COMPLY WITH MINIMUM CITY STANDARDS; 21'-0" PROFILE -TYPICAL
- 1.15 PUBLIC IMPROVEMENT PLANS FOR STREETS, WATER LINES, AND SANITARY & STORM SEWER HAVE BEEN SUBMITTED TO PUBLIC WORKS FOR REVIEW AND APPROVAL.
- 1.16 THE CLUBHOUSE AND ACTIVITY BUILDINGS LOCATED IN HUTTON FARMS (EAST) MAY ONLY BE USED BY RESIDENTS OF HUTTON FARMS (EAST), HUTTON FARMS WEST AND THEIR GUESTS.
- 1.17 REFER TO ADDITIONAL DOCUMENTS FOR ADDRESSING SCHEME; ADDRESSES TO BE APPROVED PRIOR TO THE RELEASE OF THE FINAL DEVELOPMENT PLAN.
- 1.18 NO PARKING SIGNS SHALL BE INSTALLED WITHIN THE DEVELOPMENT PER THE APPROVAL OF THE CITY FIRE DEPARTMENT.
- 1.19 NO STRUCTURES LARGER THAN TRI-PLEXES SHALL BE ALLOWED IN PHASE II.
- 1.20 LOTS CORRESPONDING WITH HUTTON FARMS WEST NO. 1 ARE RESTRICTED TO ONE SINGLE-FAMILY DETACHED RESIDENCE PER LOT.
- 1.21 LOTS CORRESPONDING WITH HUTTON FARMS WEST NO. 2 ARE RESTRICTED TO A MAXIMUM OF 102 UNITS TOTAL.
- 1.22 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04.
- 1.23 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE 'MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES' AND 'STANDARD HIGHWAY SIGNS,' PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 1.24 A BOND, IF REQUIRED, SHALL BE PROVIDED TO PUBLIC WORKS TO ASSURE ALL THE PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PER PLANS AND MEETING THEIR STANDARDS.
- 1.25 HE 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.
- 1.26 NO FENCING SHALL BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY OR IN PEDESTRIAN/UTILITY EASEMENTS.
- 1.27 NO DRIVEWAY ACCESS SHALL BE PERMITTED TO/FROM PETERSON ROAD OR MONTEREY WAY.
- 1.28 A STORMWATER POLLUTION PREVENTION PLAN (SWP3) MUST BE PROVIDED FOR THIS PROJECT. INCLUDE THE SWP3 WITH THE PUBLIC IMPROVEMENT PLANS. CONSTRUCTION ACTIVITY, INCLUDING SOIL DISTURBANCE OR REMOVAL OF VEGETATION SHALL NOT COMMENCE UNTIL AN APPROVED SWP3 HAS BEEN OBTAINED.
- 1.29 INTERIOR PATHS OR TRAILS CONNECTING TO PUBLIC AND INTERIOR SIDEWALKS SHALL BE CONSTRUCTED WITH PHASE I OF THIS DEVELOPMENT.
- 1.30 ALL GATES TO BE EQUIPPED WITH OPTICOM SENSORS PER THE APPROVAL OF THE LAWRENCE FIRE DEPARTMENT

NOTE:
UNDISTURBED AREA
NOT SHOWN.

FINAL DEVELOPMENT PLAN PHASE I - GRADING

SCALE: 1" = 60'-0"



SITE DETAIL:

PHASE I: 49 INDIVIDUAL LOTS

PHASE II: 1 UN / AC = 102 UNITS MAX.
A REVISED PRELIMINARY PLAN WILL BE PROVIDED FOR PHASE II

WAIVER APPROVED:

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

PARKING INFORMATION:

3.1 PHASE I: 2 SPACES PER DWELLING - IN GARAGES = 148 SPACES PROVIDED

3.2 PHASE II: A MINIMUM OF 204 SPACES TO BE PROVIDED

3.3 PHASE II: 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" X 15' OVERHANGS AT SIDEWALKS) W' 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:

PHASE I:

	SQ. FT.	AC.
LAND AREA	290,715	20.448
RESIDENCES - FOOTPRINT:	195,410	4.486
ACCESSORY BLDGS:	----	----
PAVEMENT AREAS:	171,768	4.081
TOTAL IMPERVIOUS:	373,718	8.567
TOTAL PERVIOUS:	517,537	11.881

PROJECT SITE: 1607,102.44 SQ. FT. = 36,908 AC.

PHASE 2:

	SQ. FT.	AC.
LAND AREA	716,918	16.460
RESIDENCES - FOOTPRINT:	151,334	3.612
ACCESSORY BLDGS:	784	.018
PAVEMENT AREAS:	143,338	3.286
TOTAL IMPERVIOUS:	302,261	6.916
TOTAL PERVIOUS:	415,737	9.544

GRADING COMMENTS:

1. THE GRADES SHOWN ARE THE OVERALL GRADES OF THE ENTIRE SITE IN ORDER TO INSTALL REQUIRED IMPROVEMENTS.
2. ADDITIONAL GRADING FOR EACH LOT WILL BE DONE ON A LOT BY LOT BASIS AS THEY DEVELOP.

NOTE:

CONSTRUCTION SCHEDULE SUBJECT TO APPROVAL OF CITY COMMISSION & PUBLIC WORKS DEPARTMENT.

PHASE I:

INFRASTRUCTURE TO BE INSTALLED UPON APPROVAL OF PUBLIC IMPROVEMENT DOCUMENTS BY THE CITY OF LAWRENCE.

SEPT. 2005

BUILDING PERMITS FOR FIRST 20 HOMES; HARD SURFACE SHALL BE PROVIDED FOR NEIGHBORHOOD RESOURCES IN ORDER TO ALLOW FOR INSPECTIONS PRIOR TO ISSUANCE OF BUILDING PERMITS.

OCT. 2005

FRAMING ALLOWED; SUBJECT TO HARD SURFACE AND FIRE HYDRANT OPERATION; PER APPROVAL OF FIRE DEPARTMENT.

OCCUPANCY PERMITS; ONCE FINAL INSPECTIONS ARE APPROVED

JUNE 2006

NOTE: THERE WILL BE CONTINUAL CONSTRUCTION OF LOTS IN PHASE I BASED UPON SALES AND/OR RENTAL ACTIVITY.

PHASE 2:

NOTE:

PRIOR TO ANY CONSTRUCTION ACTIVITY, OTHER THAN REQUIRED / APPROVED GRADING AND NECESSARY INFRASTRUCTURE IMPROVEMENTS, A REVISED PDP & FDP SHALL BE SUBMITTED AND APPROVED FOR PHASE II OF HUTTON FARMS WEST.

MARCH 2006

BUILDING PERMIT APPLICATIONS. HARD SURFACE SHALL BE PROVIDED FOR NEIGHBORHOOD RESOURCES IN ORDER TO ALLOW FOR INSPECTIONS PRIOR TO ISSUANCE OF BUILDING PERMITS.

OCCUPANCY PERMITS; ONCE FINAL INSPECTIONS ARE APPROVED

AUG. 2006

PROJECT CONSTRUCTION BASED UPON RENTAL ACTIVITY OF HUTTON FARMS (EAST)

AUG. 2007 - EST.

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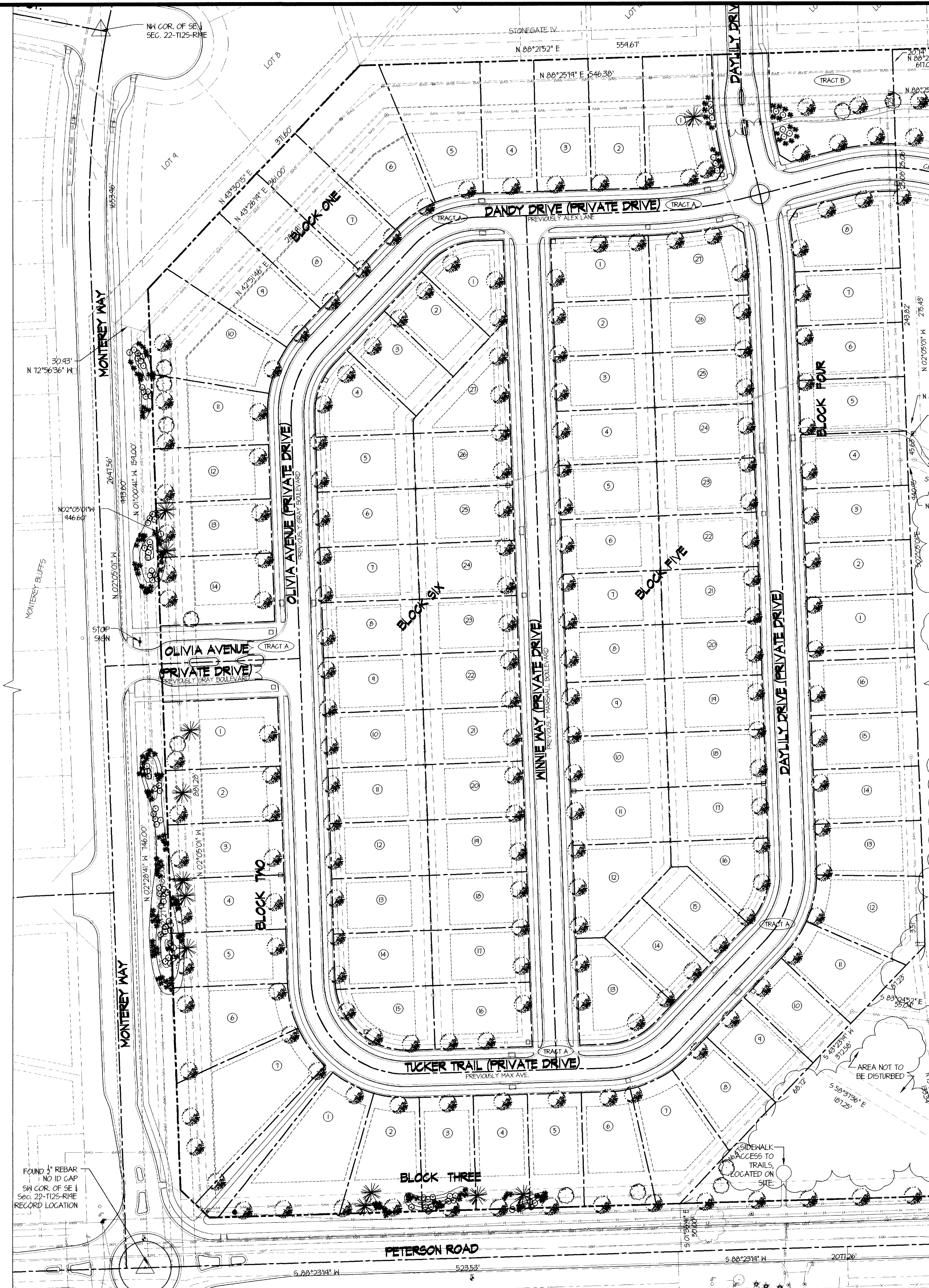
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FINAL DEVELOPMENT PLAN

J:\Project\24000\24110\Submittals\FDP_May_05\Site_FDP-5_LANDSCAPING.dwg Fri Sep 09 12:35:40 2005 A.C.



NOTE:
UNDISTURBED AREA
NOT SHOWN.

LANDSCAPING NOTES:

SYM.	DESCRIPTION	PHASE I QTY.	PHASE II QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	202	42	AUTUMN PURPLE ASH RED OAK SAW TOOTH OAK NORWAY MAPLE SUGAR MAPLE THORNLESS HONEY LOCUST JAPANESE ZELKOVA ULMUS PARVIFLORA	FRAXINUM AMERICANA 'AUTUMN PURPLE' QUERCUS RUBRA QUERCUS ACUTISSIMA ACER RUBRUM 'RED SUNSET' ACER SACCHARUM GLEDITSIA TRIACANTHOS VAR. INERMIS ZELKOVA SERATA LACEDARK ELM	2"-2 1/2" CAL.	B & B
	ORNAMENTAL TREES	12	22	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTELLEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 1/2"-2" CAL.	B & B
	EVERGREEN TREES	12	12	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA PUNGENS	6'-8' HT.	B & B
	DECIDUOUS SHRUBS	484	-	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKHIITZIA AMABALIS STRINGA MEYERI 'PALIBIN'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	552	-	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24"-36" HT.	CONT

- 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 = (608x280) (15%) = 25,536 SQ. FT.
PROPOSED INTERIOR LANDSCAPING AREA = 55,700 SQ. FT. +/-
LANDSCAPED AREAS ADJACENT TO MAIN DRIVES AND PARKING AREAS CONSIDERED.
- 4.4 INCLUDES # OF SHRUBS PER LOT.
- 4.5 STREET TREE FINAL LOCATIONS MAY SLIGHTLY VARY DUE TO UTILITY AND DRIVEWAY LOCATIONS.

FINAL DEVELOPMENT PLAN PHASE I - LANDSCAPING

SCALE: 1" = 60'-0"



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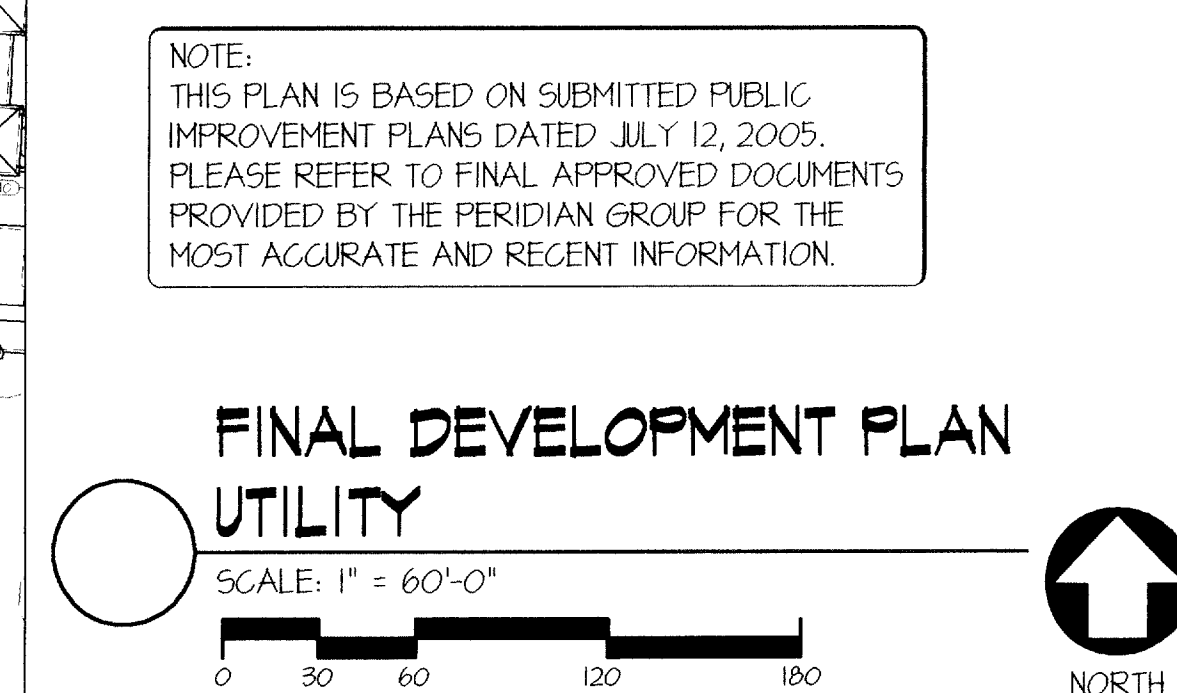
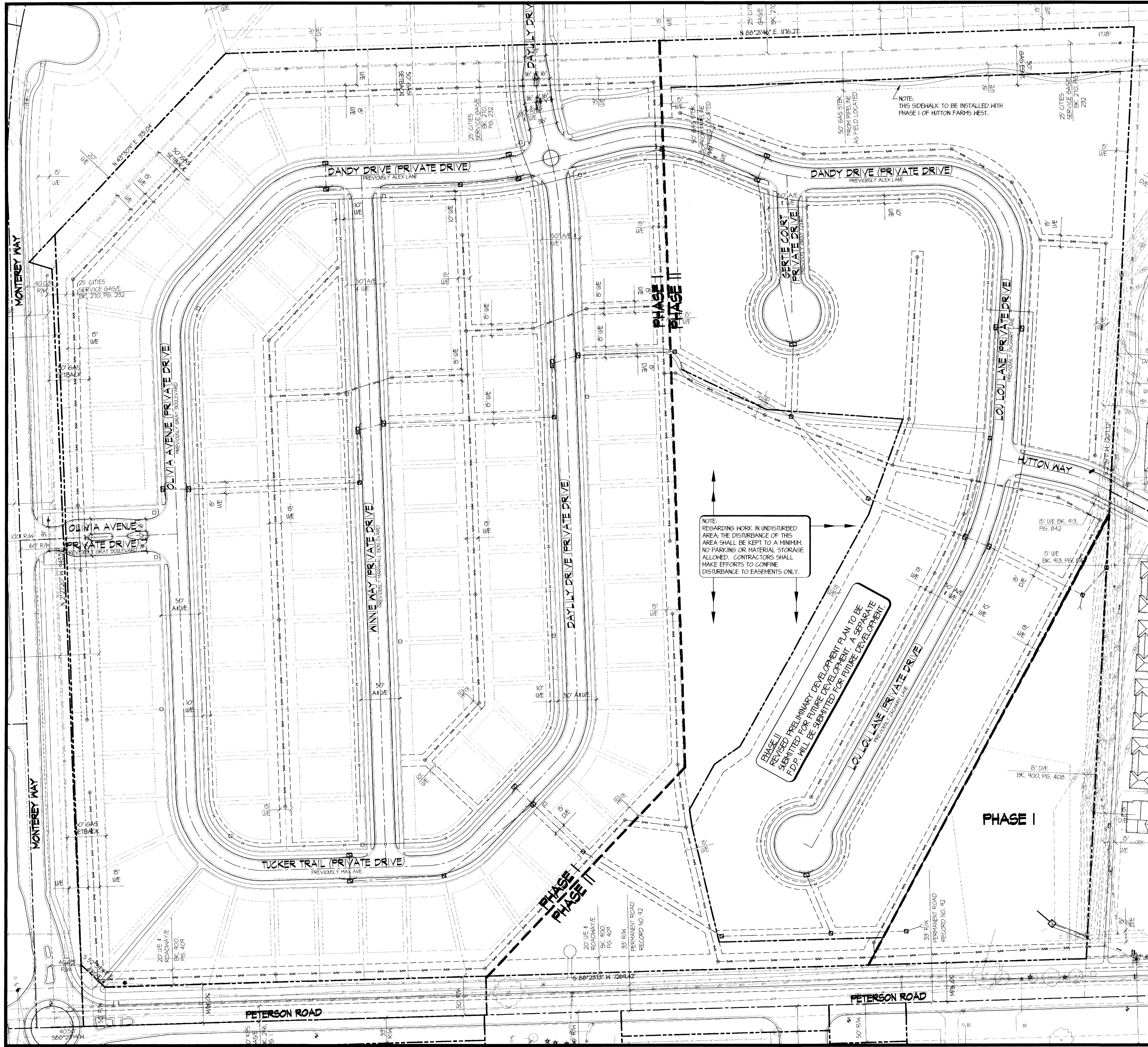
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FINAL DEVELOPMENT PLAN

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ARCHITECTS

545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049

OFFICE: 785.832.0804
FAX: 785.832.0890

DEVELOPER:
DFC CO. OF LAWRENCE
643 MASSACHUSETTS, SUITE 300
LAWRENCE, KS 66044
OFFICE: 785.841.6346
FAX: 785.841.6342

BUILDER:
DFC CO. OF LAWRENCE
643 MASSACHUSETTS, SUITE 300
LAWRENCE, KS 66044
OFFICE: 785.841.6346
FAX: 785.841.6342

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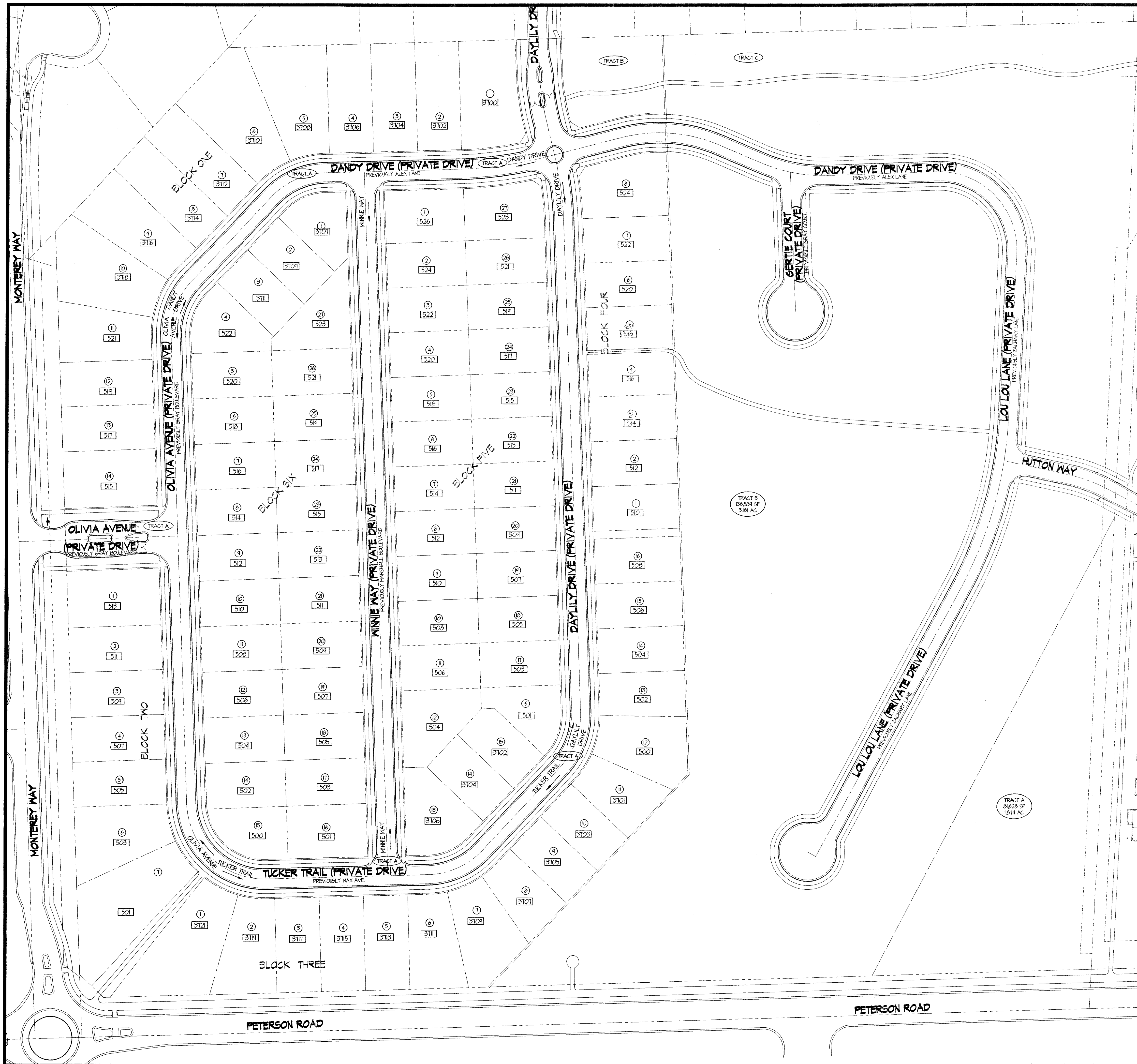
HUTTON FARMS WEST
EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE KANSAS

PROJECT # 24110
JUNE 8, 2005

RELEASE:	DATE:
1.0	06.08.05
2.0	07.15.05
2.1	08.08.05
3.0	09.04.05

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FDP-6
FINAL DEVELOPMENT PLAN



LEGEND:

ⓧ LOT NUMBER
XXX ADDRESS

ADDRESSING PLAN

SCALE: 1" = 60'-0"



paulwerner
ARCHITECTS

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HUTTON FARMS WEST

EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

PROJECT # 24110

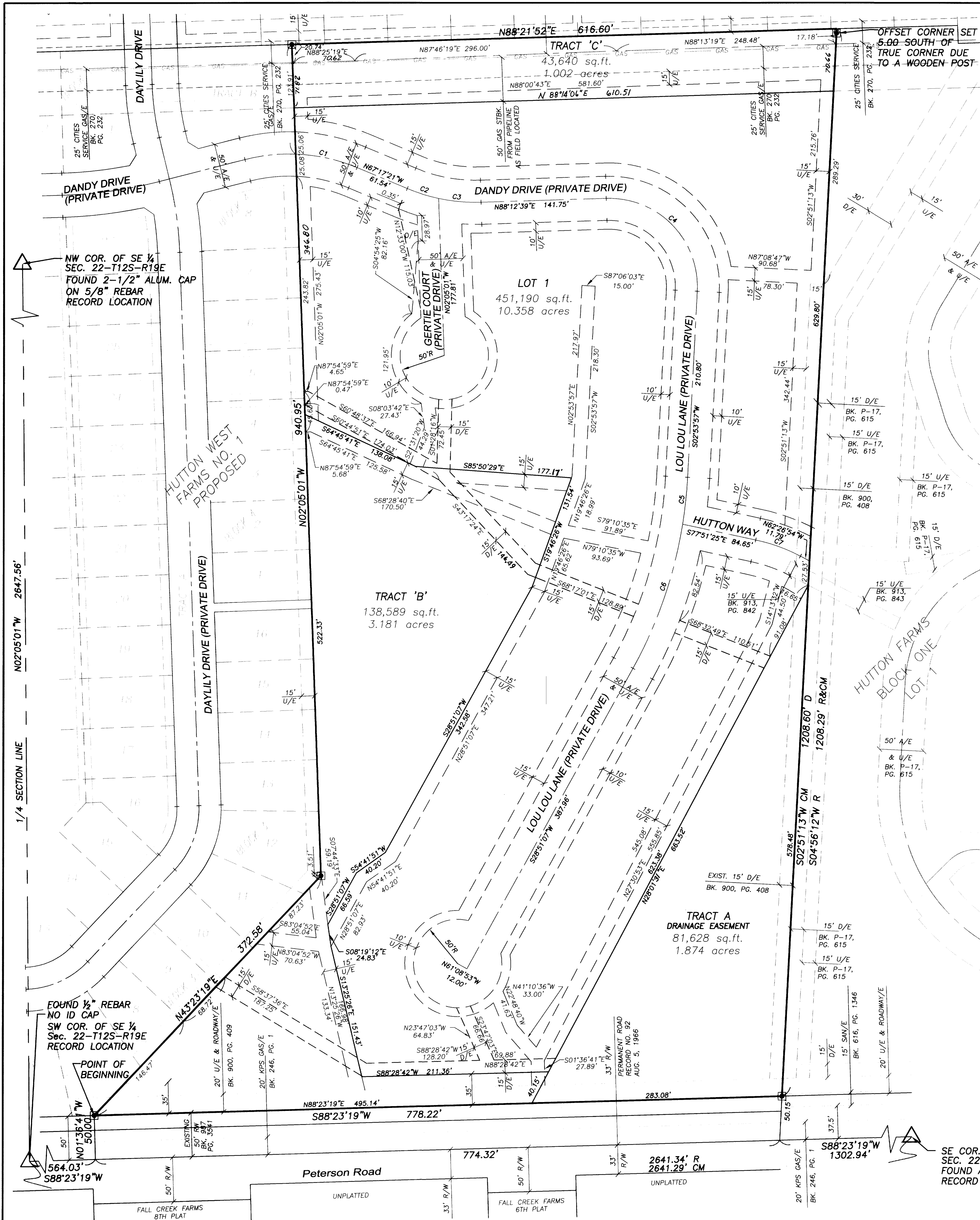
JUNE 8, 2005

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2.1	08.08.05
3.0	04.04.05

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FDP-7

FINAL DEVELOPMENT PLAN



CURVE TABLE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	71.53	200.00	71.15	N77°32'08\"/>	20°29'35\"/>
C2	37.27	200.00	37.22	S72°37'41\"/>	10°40'40\"/>
C3	48.25	200.00	48.13	S84°52'41\"/>	13°49'20\"/>
C4	165.26	100.00	147.09	N44°26'42\"/>	94°41'19\"/>
C5	53.30	500.00	53.28	N05°57'12\"/>	6°06'29\"/>
C6	173.17	500.00	172.31	N18°55'48\"/>	19°50'38\"/>
C7	53.79	200.00	53.62	S70°09'10\"/>	15°24'31\"/>

NOTES:

- ALL BEARINGS ARE MODIFIED STATE PLANE GRID BEARINGS.
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS.
- ANY ADDITIONAL EASEMENTS DETERMINED TO BE REQUIRED DURING THE ENGINEERING OF PUBLIC IMPROVEMENTS SHALL BE DEDICATED THROUGH SEPARATE INSTRUMENT.
- SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL 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.
- MASTER STREET TREE PLAN RECORD: BOOK 998 ; PAGE 3073
- THIS PLAT WAS PREPARED IN REFERENCE TO THE FINAL PLATS OF MONTEREY BLUFFS AND STONEGATE IV ADDITION, AND HUTTON FARMS.
- THERE SHALL BE NO DIRECT ACCESS TO PETERSON ROAD FOR LOT 1, BLOCK 1, AND TRACT "A".
- TRACT "A" TO BE DEDICATED AS A DRAINAGE EASEMENT.
- TRACT "B" AND "C" TO BE RESERVED AS COMMON OPEN SPACE.
- DENSITY CALCULATIONS FOR THE FUTURE DEVELOPMENT PLAN TO BE BASED ON THE TOTAL ACREAGE OF LOT 1, TRACT B AND TRACT C..
- THE MAXIMUM DENSITY FOR THIS PHASE SHALL EXCEED 7 DWELLING UNITS PER ACRE AND SHALL NOT EXCEED A MAXIMUM OF 102 UNITS.
- RESIDENTIAL BUILDING TYPES SHALL BE RESTRICTED TO SINGLE-FAMILY DETACHED AND ATTACHED STRUCTURES, TO NOT TO EXCEED A MAXIMUM OF THREE ATTACHED UNITS AS A SINGLE BUILDING.

LEGEND:

- 1/2" REBAR FOUND (ORIGIN UNKNOWN)
- 1/2"x24" REBAR SET WITH PG KS CLS 131 CAP
- SUBDIVISION CORNER SET IN CONCRETE
- △ SECTION CORNER
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- R RECORDED VALUE
- CM CALCULATED VALUE FROM MEASUREMENTS (ALL VALUES UNLESS OTHERWISE NOTED)
- D DEED VALUE

ACKNOWLEDGED BY:

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

Michael D. Kelly November 9, 2005
DOUGLAS CO. SURVEYOR

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON A PLAT RECORD BEARING OF NORTH 88°23'19" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 584.03 FEET; THENCE NORTH 01°36'41" WEST, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD AND THE POINT OF BEGINNING; THENCE NORTH 43°23'19" EAST, 372.58 FEET; THENCE NORTH 02°05'01" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 940.95 FEET TO THE SOUTHERLY LINE OF STONEGATE IV ADDITION, A SUBDIVISION IN SAID CITY; THENCE NORTH 88°23'19" EAST, ALONG THE SOUTHERLY LINE OF STONEGATE IV ADDITION, 616.60 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK ONE IN HUTTON FARMS, A SUBDIVISION IN SAID CITY; THENCE SOUTH 02°51'13" WEST, ALONG THE WEST LINE OF HUTTON FARMS, 1208.29 FEET TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD; THENCE SOUTH 88°23'19" WEST, ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 778.22 FEET TO THE POINT OF BEGINNING, CONTAINING 715,047 SQUARE FEET OR 16.415 ACRES, MORE OR LESS, AND HAS A MATHEMATICAL CLOSURE RATIO OF 1:244,853.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF HUTTON FARMS WEST NO. 2 AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT THEREFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "D/E". AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER, AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E".

Douglas L. Stephens
DOUGLAS L. STEPHENS
MANAGING MEMBER
NORTH STEPHENS, L.C.

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 9th DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DOUGLAS L. STEPHENS, MANAGING MEMBER, NORTH STEPHENS, L.C., WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

Kelly S. Dreman 11/15/08
NOTARY PUBLIC MY COMMISSION EXPIRES

ENDORSEMENTS:

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

T. Riordan DATE
CHAIRMAN
TERRY RIORDAN

RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS

Frank S. Neeb DATE
MAY 11, 2005
CITY CLERK
FRANK S. NEEB

FILING RECORD: 331657

STATE OF KANSAS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS 29th DAY OF November, 2005 AND IS DULY RECORDED AT 9:32 AM, PLAT BOOK P-17, PAGE 951.

Kay Pesnell 11-29-05
REGISTER OF DEEDS
KAY PESNELL

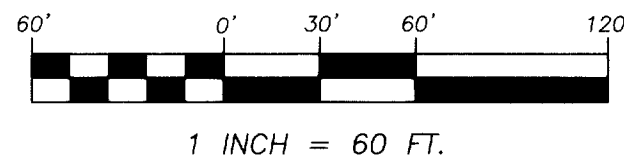
CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN APRIL, 2005, AND THAT REPRESENTS A CLOSED TRAVERSE.

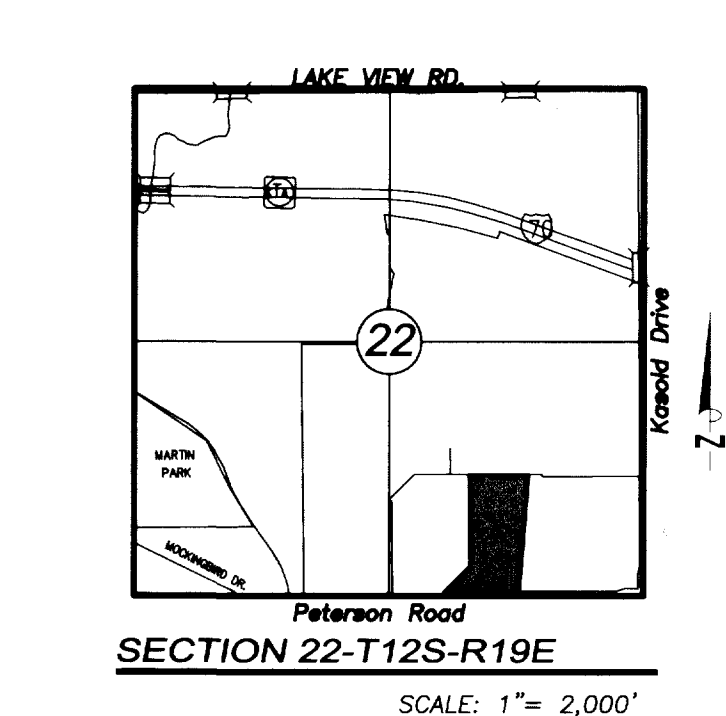
Dennis E. Boltz
DENNIS E. BOLTZ, L.S. #1158
PERIODIC GROUP, INC.
500 ROCKLEDGE RD., SUITE A
LAWRENCE, KANSAS 66045
(785) 838-3338

Dennis E. Boltz
L.S. #1158
SURVEYOR

GRAPHIC SCALE



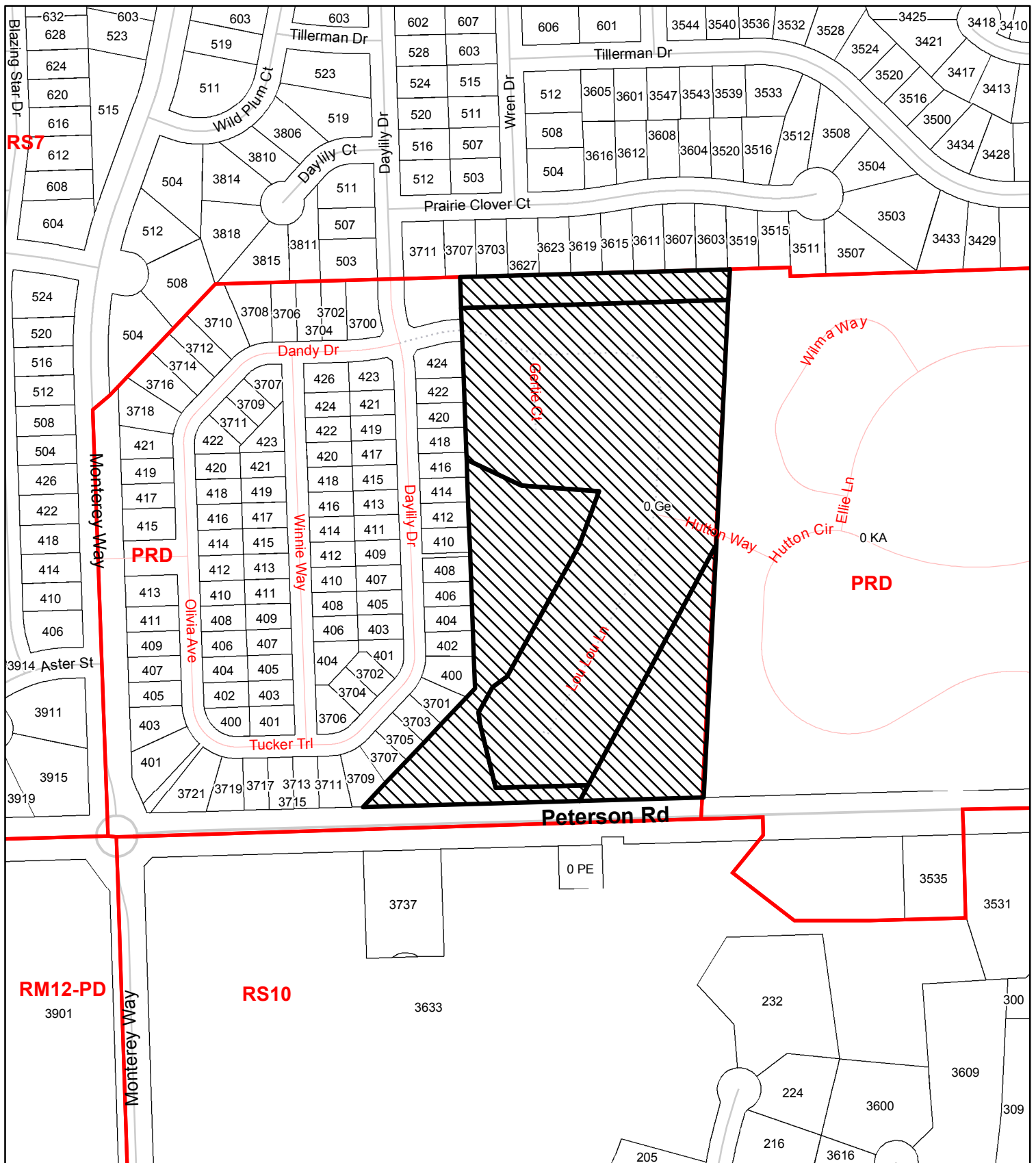
LOCATION MAP:



Hutton Farms West No. 2


A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SE COR. OF SE 1/4 SEC. 22-T12S-R19E
FOUND ALUM. DISC
RECORD LOCATION



**PDP-14-00511: Preliminary Development Plan for Hutton Farms West Phase II
Located on the North side of Peterson Road between Daylily Drive & Wilma Way**

Lawrence-Douglas County Planning Office
January 2015

 Subject Property



Larry A Hatfield

3703 Tucker Trail
Lawrence, Kansas at 66049
Phone 785 764 2307

RECEIVED

JAN 21 2015

City County Planning Office
Lawrence, Kansas

January 17, 2015

City of Lawrence, Ks.
Douglas County
Planning and Development Services
PO Box 708
Lawrence, Kansas 66044

Dear Members,

RE: PDP-14-00511

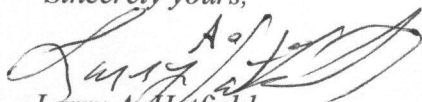
In regards to this request, I need to note that I was informed by Mr. Thomas Fritzell and Mr. Casey Stewart that the area to the east of my home would be forever a green belt. I would always be overlooking a green, open space. My home is located at 3703 Tucker Trail.

In order to acquire this location, I paid a higher price for this site and the accompanying view. Intruding on this view and breaking this promise is a nefarious and unwarranted action.

Having spent my career in real estate and real estate appraising, I am quite aware that vacant land is subject to change. That is why I was intent on visiting with the owners and verifying the green or open space. Now to plan on having multi family homes in my backyard is both negative to it's market value and to the enjoyment of the home. I also trust the area will not have any last second cell towers or artificial grass.

As representatives of our community, Please do not let this happen. Thank you for your time and service to our community.

Sincerely yours,


Larry A. Hatfield

Phyllis & Jack LaRue
3711 Tucker Trail
Lawrence, KS
Phone: (785) 691-7205

January 22, 2015

City of Lawrence, KS
Douglas County
Planning and Development Services
PO Box 708
Lawrence, Kansas 66044

Dear Members,

We are residents of Hutton Farms West in Lawrence. Our community has had additional houses for several years, but finished in a timely manner. Recently two houses have been sitting unfinished for over a year and a half. There are numerous lots in Phase I that are still vacant. Now, the same builder, Thomas Fritzel, wants to add duplex's to the east of our homes.

That is green space that offers a barrier between rental properties and private homes, and we understood was to remain green space permanently. Now that plan is changing. It is going to affect our housing area with blocked views to the east, additional traffic exiting and entering Peterson Rd., constant construction

equipment traveling through our neighborhood, which are private roads, but this has happened before. When The Oread was being built, it was a constant stream of trucks coming through HFW dumping excess dirt. This went on for weeks.

Our trust level concerning the plans of this new development is low. Because of the reduction of green space and lost views from current homes, our property values are likely reduced.

We are imploring you, as our representatives and caretakers of Lawrence, to please place some value on our current home locations, instead of crowding new structures behind us.

When are residents going to be heard instead of developers who want to fill every space available? Many of the residents in this community are retired and bought homes believing this is their final home. And, with expectations of how it would remain.

We have a vital, close neighborhood who are not only neighbors but friends, and want our space respected by our city's representatives. Thank you for listening and considering our concerns.

Respectfully,

Jack and Phyllis LaRue