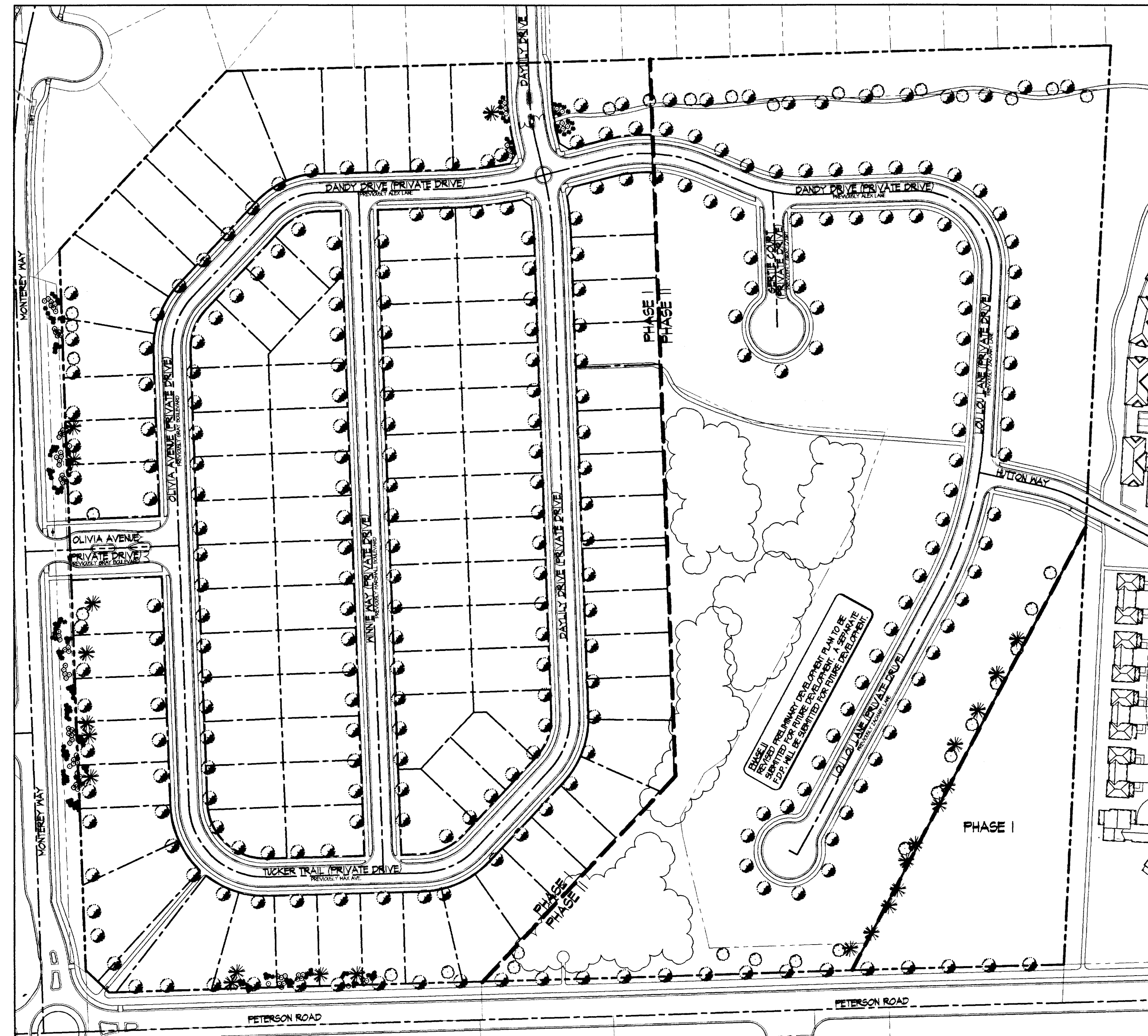


HUTTON FARMS WEST

EXCLUSIVE INDEPENDENT COMMUNITY MONTEREY WAY & PETERSON ROAD LAWRENCE, KANSAS

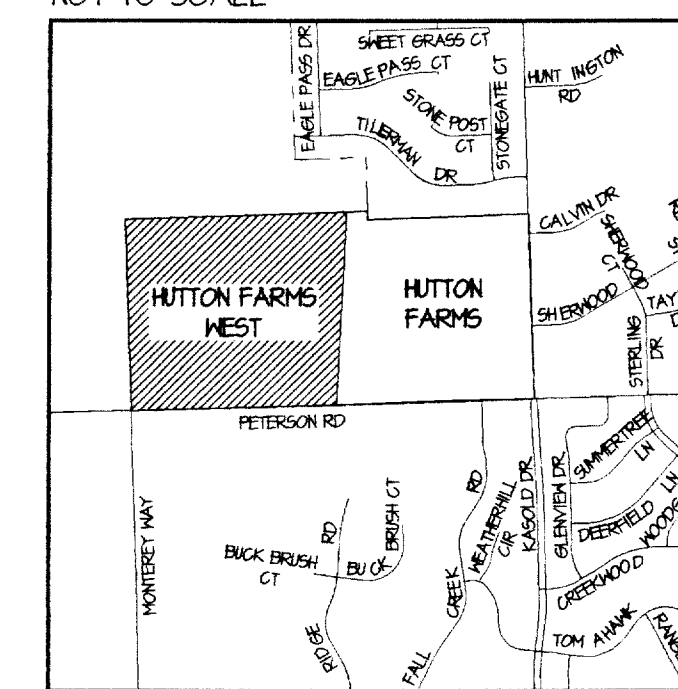


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STATE OF KANSAS, DOUGLAS COUNTY, SS.
FILED AND ENTERED IN VOL. 22-12
PAGE 352-2, AT 9:43, O'CLOCK, A.M.
NOV 29 2005
BY: [Signature] REGISTER OF DEEDS DEPUTY

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.

3. 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.
4. 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).
5. CONSTRUCTION SCHEDULE AS SHOWN ON SHEET "FDP-4" IS SUBJECT TO THE FOLLOWING COMMENTS/CONDITIONS:
 - A. "HARD SURFACE" BE DEFINED AS PAVEMENT SUCH AS CONCRETE OR ASPHALT.
 - B. RESIDENTIAL CONSTRUCTION TRAFFIC ASSOCIATED WITH THE DEVELOPMENT OF HUTTON FARMS WEST SHALL BE PROHIBITED FROM ACCESS FROM TILLERMAN DRIVE.
 - C. 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.
 - D. 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.
 - E. 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:	DATE:
2.0	07.15.05
2.1	08.08.05
3.0	04.04.05

paulwerner
ARCHITECTS

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FAX: 785.832.0890

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

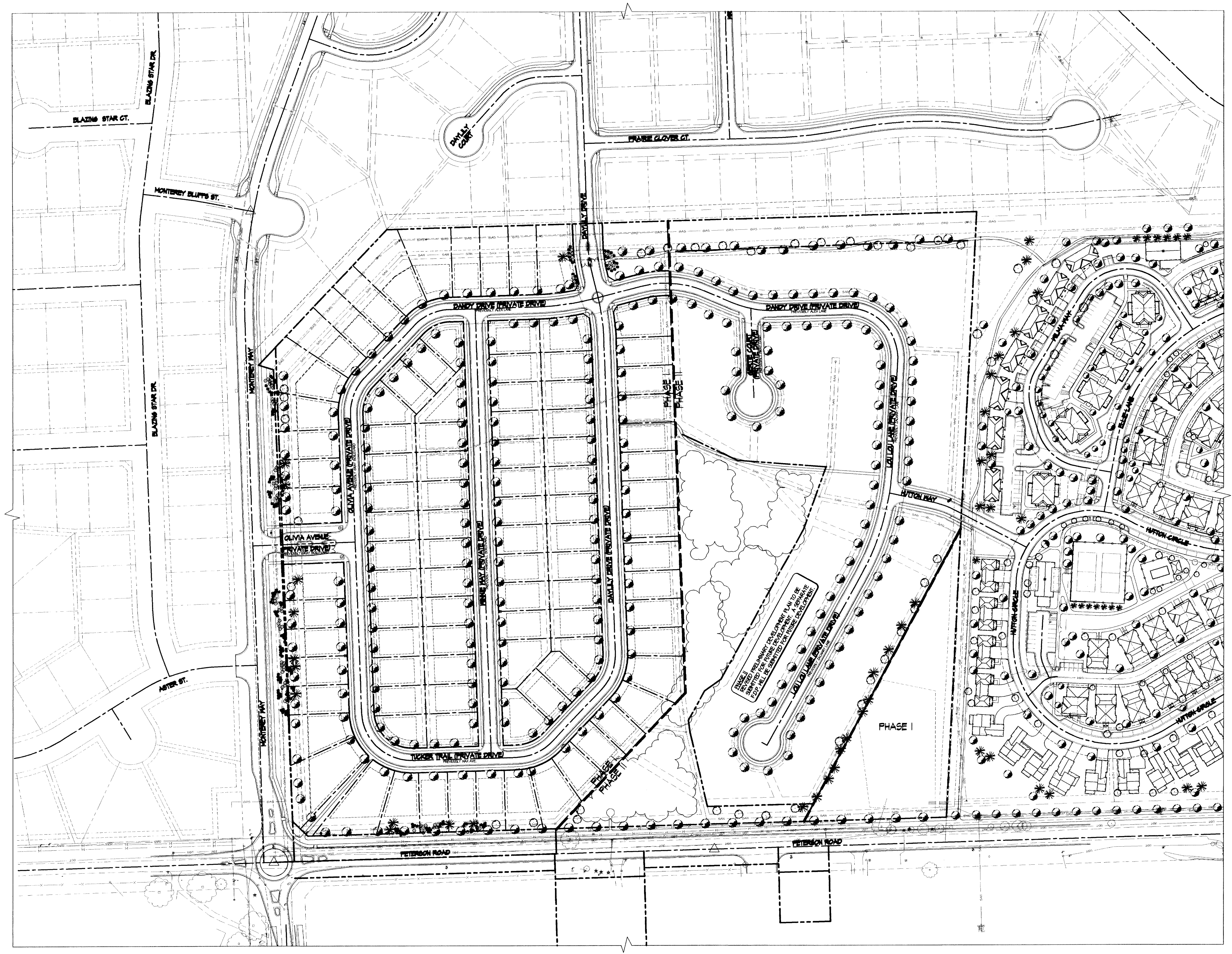
PROJECT # 24110

JUNE 8, 2005

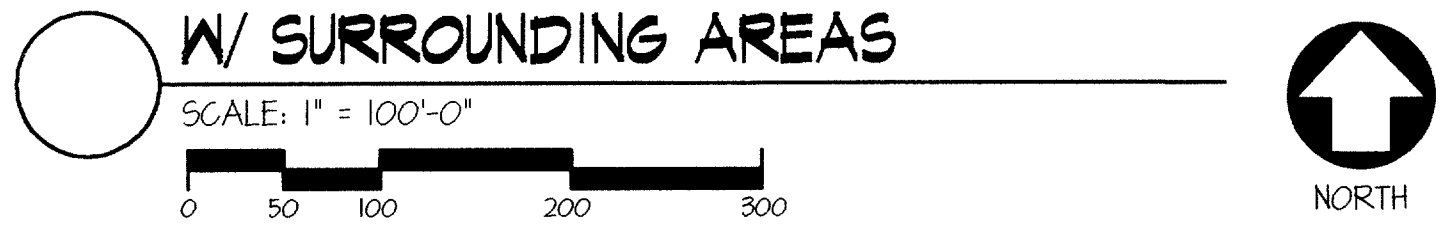
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2.0	07.15.05
2.1	08.08.05
3.0	04.04.05

Book: P-17 Page: 952

COVER
FINAL DEVELOPMENT PLAN



**FINAL DEVELOPMENT PLAN
W/ SURROUNDING AREAS**



THIS PRELIMINARY DEVELOPMENT PLAN AND THE INFORMATION HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF PAUL WERNER ARCHITECTS, L.L.C.

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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	04.09.05

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FDP-1
FINAL DEVELOPMENT PLAN

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LEGAL DESCRIPTION:

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

SITE SUMMARY:

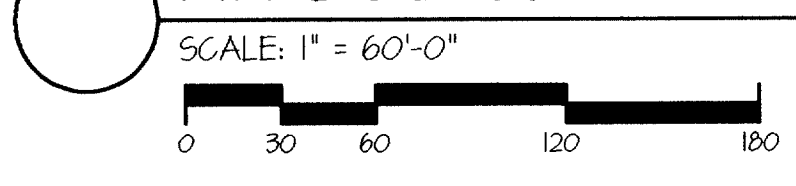
GROSS AREA:	38.423 AC	NET AREA:	36.901 AC
PHASE I - HUTTON FARMS WEST NO. 1	20.486 AC	NUMBER OF LOTS:	94 SINGLE FAMILY
TRACT 'A':	4.51 AC	AND EASEMENT FOR PRIVATE ROADS, UTILITIES AND PEDESTRIANS	
TRACT 'B':	0.32 AC	OPEN SPACE	
ADDITIONAL OPEN SPACE:	4.66 AC	REAR YARD AND PERIPHERAL SETBACK OPEN SPACE	
TOTAL OPEN SPACE - PHASE I:	4.98 AC		
PHASE II - HUTTON FARMS WEST NO. 2	16.415 AC	NET AREA:	10.350 AC - LOT 1
TRACT 'A':	1.81 AC	D/E - DETENTION POND FOR ENTIRE DEVELOPMENT	
TRACT 'B':	3.10 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:	94 LOTS / 20.486 AC = 4.83 UNITS/ AC		
PHASE II:	102 UNITS / 14.530 AC = 7.06 UNITS/ AC		
COMPLETED PROJECT:	201 UNITS / 35.024 AC = 5.74 UNITS/ AC		

BENCHMARKS:

BENCHMARK #1: "1" MARKED ON CABLE TV MANHOLE RIM 800' +/- NORTH OF CENTERLINE PETERSON & KASOLD AND 60' EAST CENTERLINE KASOLD. ELEV. 840.51

BENCHMARK #2: "1" MARKED ON MANHOLE RIM +/- 450' WEST OF CENTERLINE PETERSON & KASOLD AND +/- 50' NORTH OF CENTERLINE PETERSON. ELEV. 900.85

FINAL DEVELOPMENT PLAN



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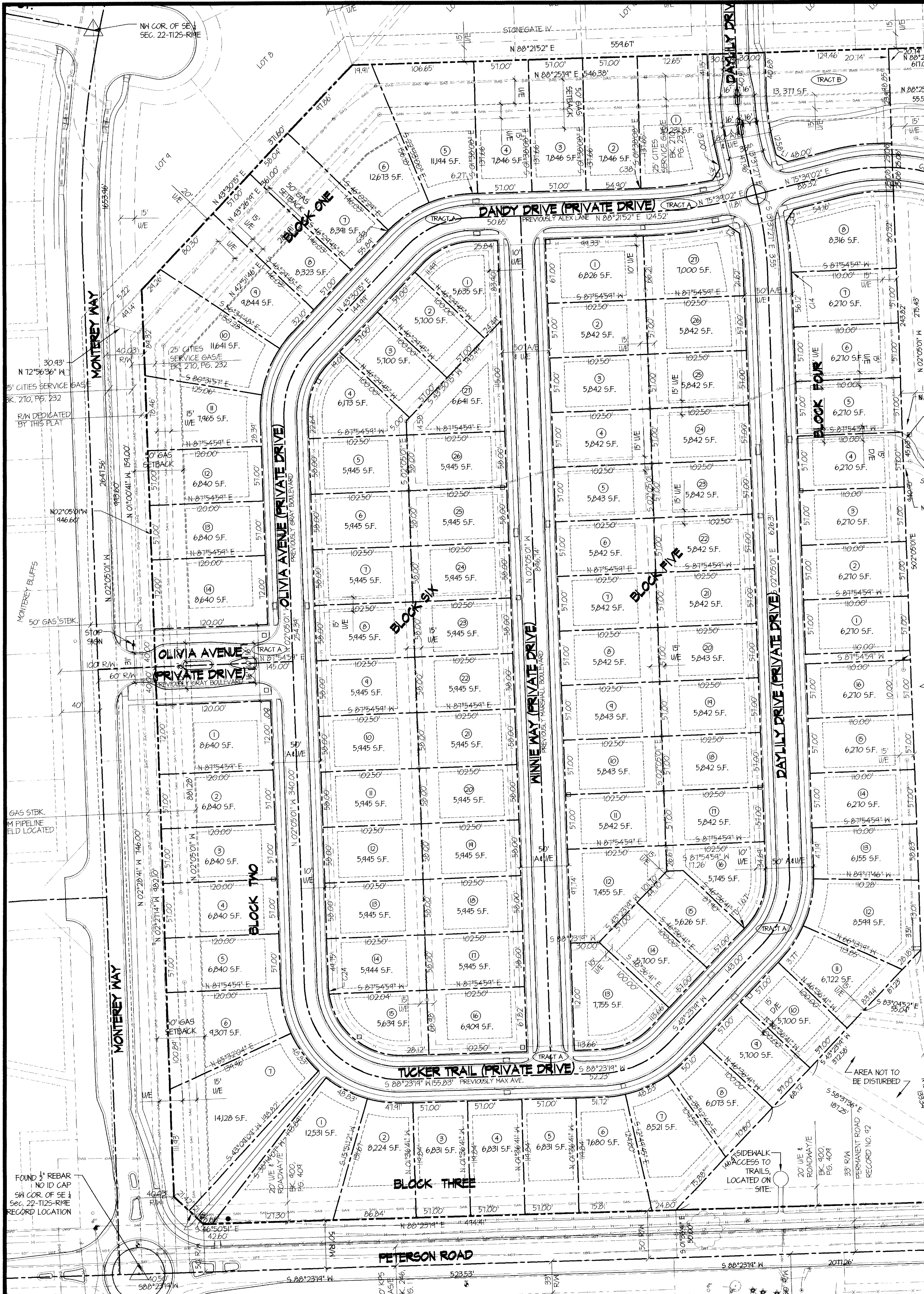
HUTTON FARMS WEST
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MONTEREY WAY & PETERSON ROAD
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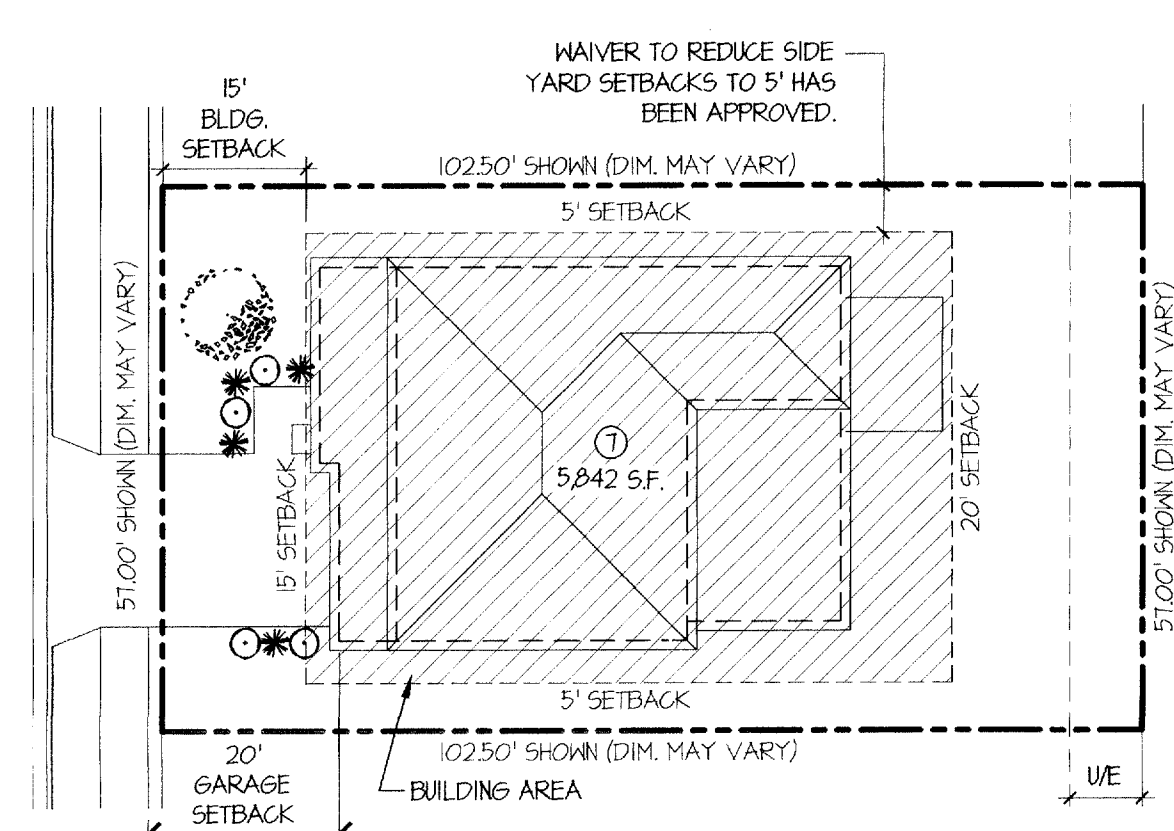
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FDP-2
FINAL DEVELOPMENT PLAN

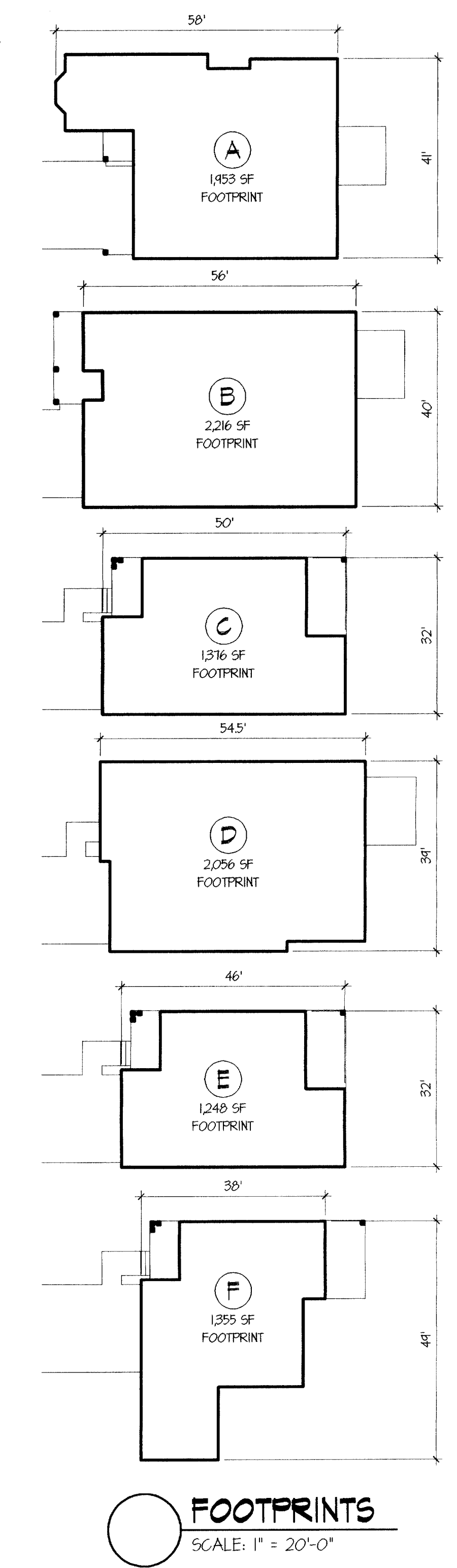


LOT TABLE:

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5			BLOCK 6		
LOT	SQ. FT.	BLDG. PLAN	LOT	SQ. FT.	BLDG. PLAN	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	6,840	A THRU E	1	12,531	A THRU E	1	6,210	A THRU E	1	6,210	A THRU E	1	5,635	C4E
2	1,264	A THRU E	2	6,840	A THRU E	2	6,210	A THRU E	2	6,210	A THRU E	2	5,635	A THRU E	2	5,100	A THRU E
3	1,264	A THRU E	3	6,840	A THRU E	3	6,210	A THRU E	3	6,210	A THRU E	3	5,635	A THRU E	3	5,100	A THRU E
4	1,264	A THRU E	4	6,840	A THRU E	4	6,210	A THRU E	4	6,210	A THRU E	4	5,635	A THRU E	4	5,100	A THRU E
5	11,944	A THRU E	5	6,840	A THRU E	5	6,210	A THRU E	5	6,210	A THRU E	5	5,635	A THRU E	5	5,100	A THRU E
6	12,613	A THRU F	6	6,840	A THRU E	6	6,210	A THRU E	6	6,210	A THRU E	6	5,635	A THRU E	6	5,100	A THRU E
7	8,331	A THRU E	7	6,840	A THRU E	7	6,210	A THRU E	7	6,210	A THRU E	7	5,635	A THRU E	7	5,100	A THRU E
8	8,323	A THRU E	8	6,840	A THRU E	8	6,210	A THRU E	8	6,210	A THRU E	8	5,635	A THRU E	8	5,100	A THRU E
9	4,844	A THRU E	9	6,840	A THRU E	9	6,210	A THRU E	9	6,210	A THRU E	9	5,635	A THRU E	9	5,100	A THRU E
10	11,641	A THRU F	10	6,840	A THRU E	10	6,210	A THRU E	10	6,210	A THRU E	10	5,635	A THRU E	10	5,100	A THRU E
11	7,965	A THRU E	11	6,840	A THRU E	11	6,210	A THRU E	11	6,210	A THRU E	11	5,635	A THRU E	11	5,100	A THRU E
12	6,240	A THRU E	12	6,840	A THRU E	12	6,210	A THRU E	12	6,210	A THRU E	12	5,635	A THRU E	12	5,100	A THRU E
13	6,240	A THRU E	13	6,840	A THRU E	13	6,210	A THRU E	13	6,210	A THRU E	13	5,635	A THRU E	13	5,100	A THRU E
14	6,240	A THRU E	14	6,840	A THRU E	14	6,210	A THRU E	14	6,210	A THRU E	14	5,635	A THRU E	14	5,100	A THRU E
15	6,240	A THRU E	15	6,840	A THRU E	15	6,210	A THRU E	15	6,210	A THRU E	15	5,635	A THRU E	15	5,100	A THRU E
16	6,210	A THRU E	16	6,840	A THRU E	16	6,210	A THRU E	16	6,210	A THRU E	16	5,635	A THRU E	16	5,100	A THRU E
17	13,434	A THRU E	17	6,840	A THRU E	17	6,210	A THRU E	17	6,210	A THRU E	17	5,635	A THRU E	17	5,100	A THRU E



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



FOOTPRINTS
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 AKINED. 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
NORTH

paulwerner
ARCHITECTS

545 COLUMBIA DRIVE
SUITE 1002
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BUILDER:
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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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FDP-3
FINAL DEVELOPMENT PLAN

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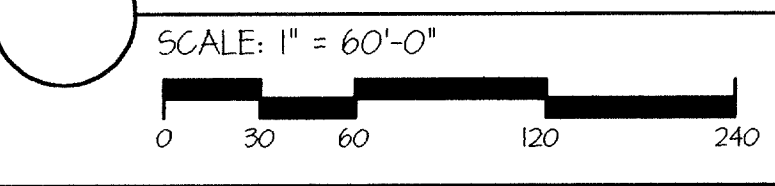


GENERAL NOTES:

- 1.1 CURRENT ZONING: PRD-1; 1 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: 65F: 36,428 ACRES (1,673,105.88 SQ. FT. +/-) NSF: 36,908 ACRES (1,607,102.44 SQ. FT. +/-) (NSF IS 65F 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 (ADAAG) 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 20-44A04.
- 1.23 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM 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 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.
- 1.26 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 (SWPP3) MUST BE PROVIDED FOR THIS PROJECT. INCLUDE THE SWPP3 WITH THE PUBLIC IMPROVEMENT PLANS. CONSTRUCTION ACTIVITY, INCLUDING SOIL DISTURBANCE OR REMOVAL OF VEGETATION SHALL NOT COMMENCE UNTIL AN APPROVED SWPP3 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**



SITE DETAIL:

PHASE I: 99 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' (65' + 15' OVERHANG 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:	PROJECT SITE: 1,607,102.44 SQ. FT. = 36,908 AC.
PHASE I:	PHASE 2:
LAND AREA - FOOTPRINT: 290,715 20,448	LAND AREA - FOOTPRINT: 76,918 16,460
RESIDENCES - FOOTPRINT: 195,410 4,486	RESIDENCES - FOOTPRINT: 151,324 3,612
ACCESSORY BLDGS.: -----	ACCESSORY BLDGS.: 784 .018
PAVEMENT AREAS: 177,768 4.081	PAVEMENT AREAS: 143,388 3.286
TOTAL IMPERVIOUS: 373,173 8.567	TOTAL IMPERVIOUS: 302,261 6.946
TOTAL PERVIOUS: 515,537 11.861	TOTAL PERVIOUS: 415,131 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.

CONSTRUCTION SCHEDULE:

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

PHASE 1: 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.	
BUILDING PERMIT APPLICATIONS; HARD SURFACE SHALL BE PROVIDED FOR NEIGHBORHOOD RESOURCES IN ORDER TO ALLOW FOR INSPECTIONS PRIOR TO ISSUANCE OF BUILDING PERMITS.	MARCH 2006
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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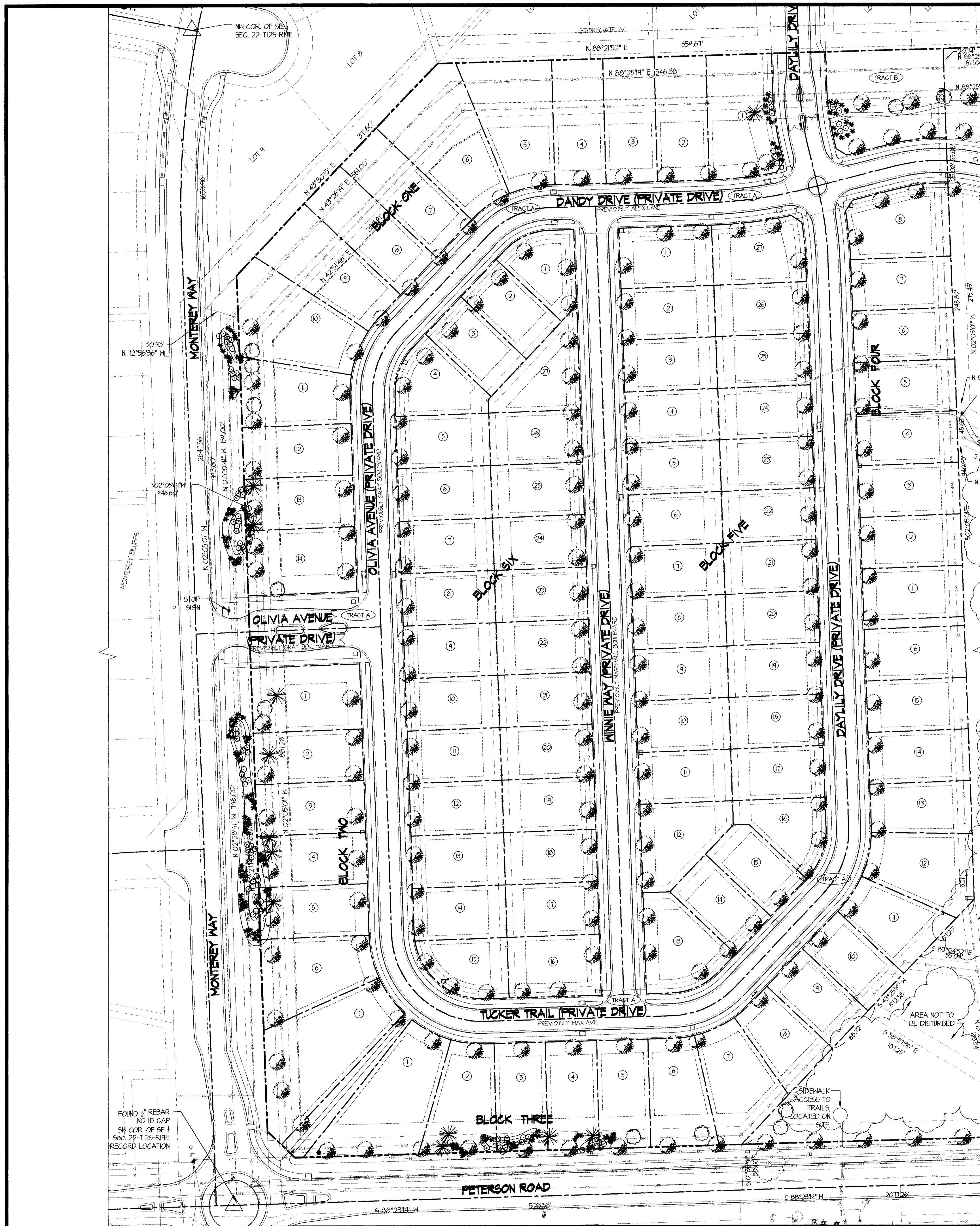
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HUTTON FARMS WEST
EXCLUSIVE INDEPENDENT COMMUNITY
MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

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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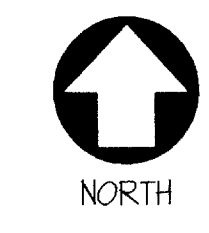
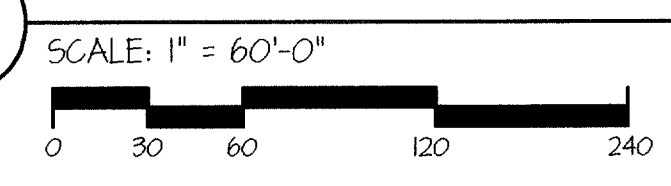
NOTE:
UNDISTURBED AREA
NOT SHOWN.

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	FRAXINUS AMERICANA 'AUTUMN PURPLE' QUERCUS RUBRA QUERCUS ACUTISSIMA ACER RUBRUM 'RED SUNSET' ACER SACCHARUM GLADISTIA TRIACANTHOS VAR. INERMIS ZELKOVA SERATA LACEBARK ELM	2'-2 1/2" CAL.	B 4 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 4 B
	EVERGREEN TREES	12	12	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA PUNGENS	6'-8" HT.	B 4 B
	DECIDUOUS SHRUBS	484	-	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTIDOPHYLLUM KOLKHIZIA AMABALIS STRINGIA MEYERI 'PALLIDUM'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	552	-	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISSEUS 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 = 55,100 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**



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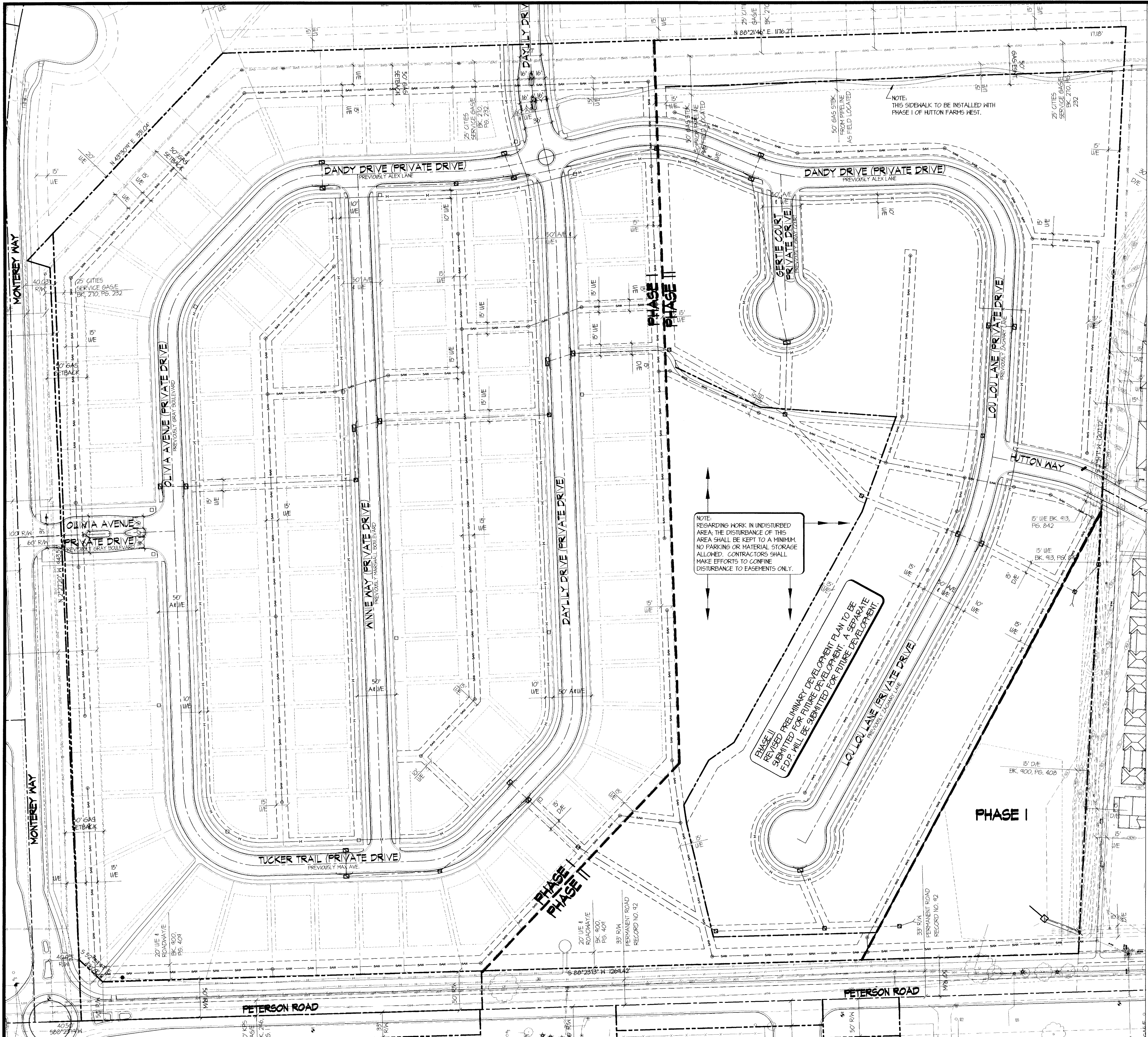
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2.1 08.08.05
3.0 04.04.05

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FINAL DEVELOPMENT PLAN

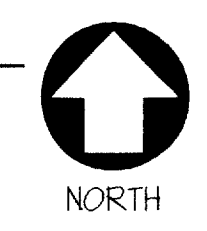
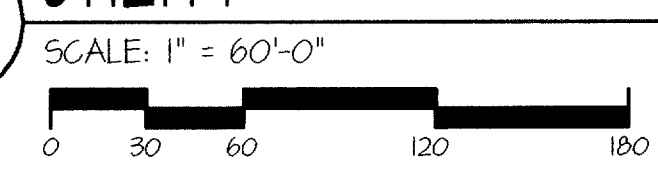


NOTE:
REGARDING WORK IN UNDISTURBED
AREA: THE DISTURBANCE OF THIS
AREA SHALL BE KEPT TO A MINIMUM.
NO PARKING OR MATERIAL STORAGE
ALLOWED. CONTRACTORS SHALL
MAKE EFFORTS TO CONFINE
DISTURBANCE TO EASEMENTS ONLY.

PHASE II
REVISED PRELIMINARY DEVELOPMENT PLAN TO BE
SUBMITTED FOR FUTURE DEVELOPMENT. A SEPARATE
FDP WILL BE SUBMITTED FOR FUTURE DEVELOPMENT.

NOTE:
THIS PLAN IS BASED ON SUBMITTED PUBLIC
IMPROVEMENT PLANS DATED JULY 12, 2005.
PLEASE REFER TO FINAL APPROVED DOCUMENTS
PROVIDED BY THE PERIDIAN GROUP FOR THE
MOST ACCURATE AND RECENT INFORMATION.

**FINAL DEVELOPMENT PLAN
UTILITY**



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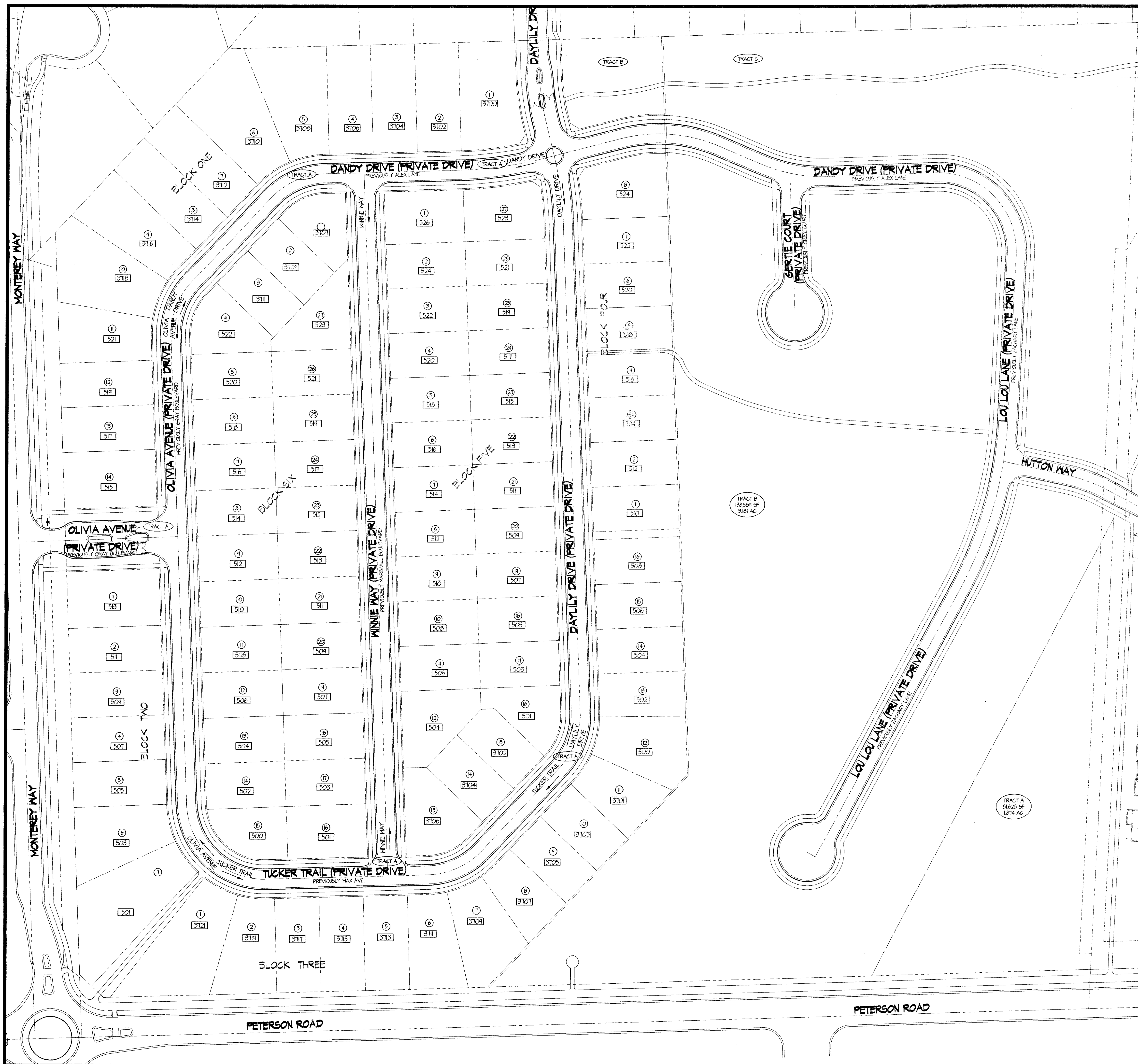
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LEGEND:
 () LOT NUMBER
 [] ADDRESS

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

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 FINAL DEVELOPMENT PLAN