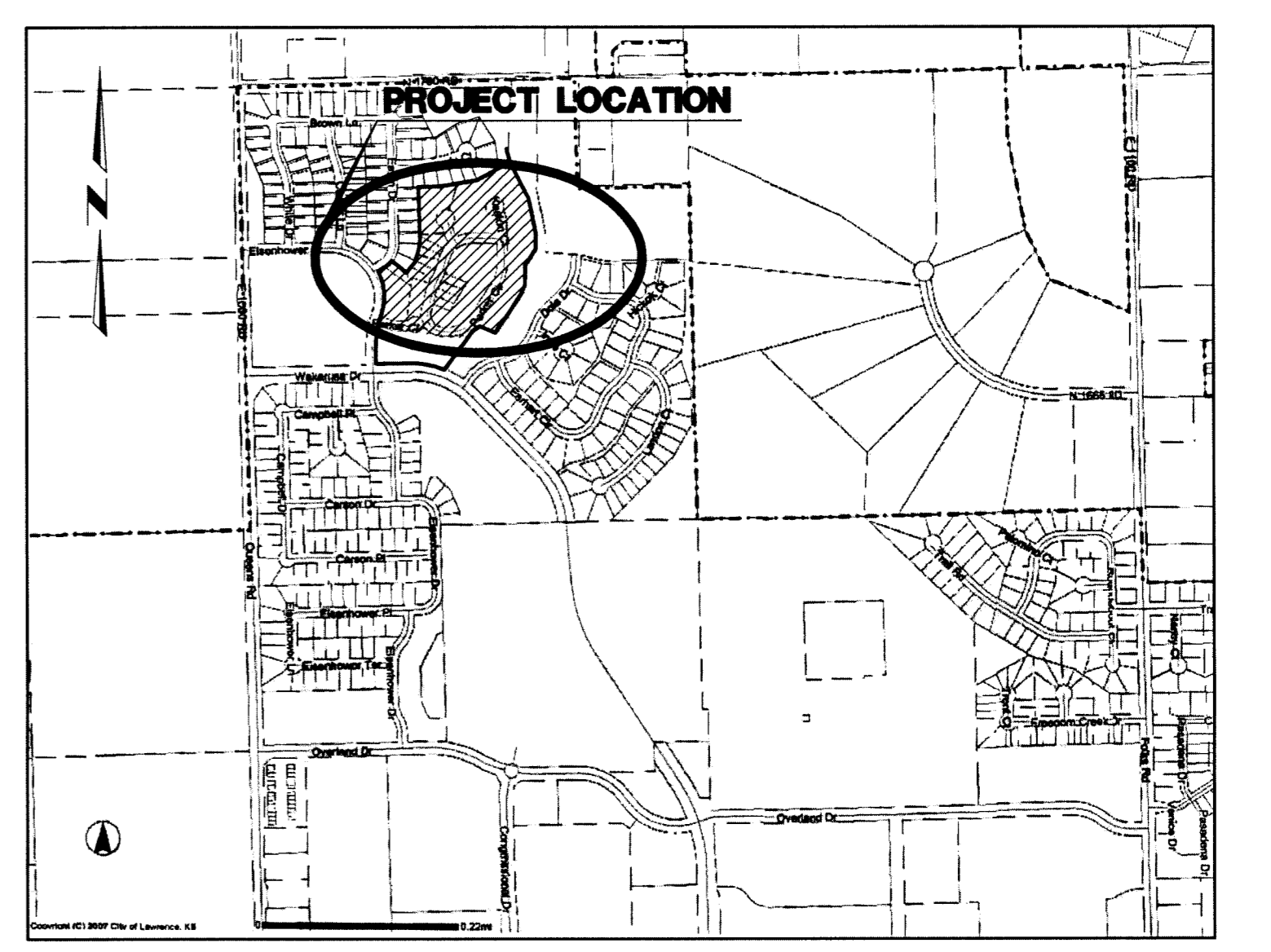


LOCATION MAP



LEGAL DESCRIPTION

LOT 2, BLOCK ONE, WESTWOOD HILLS 3RD PLAT, A REPLAT OF WESTWOOD HILLS 2ND PLAT, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

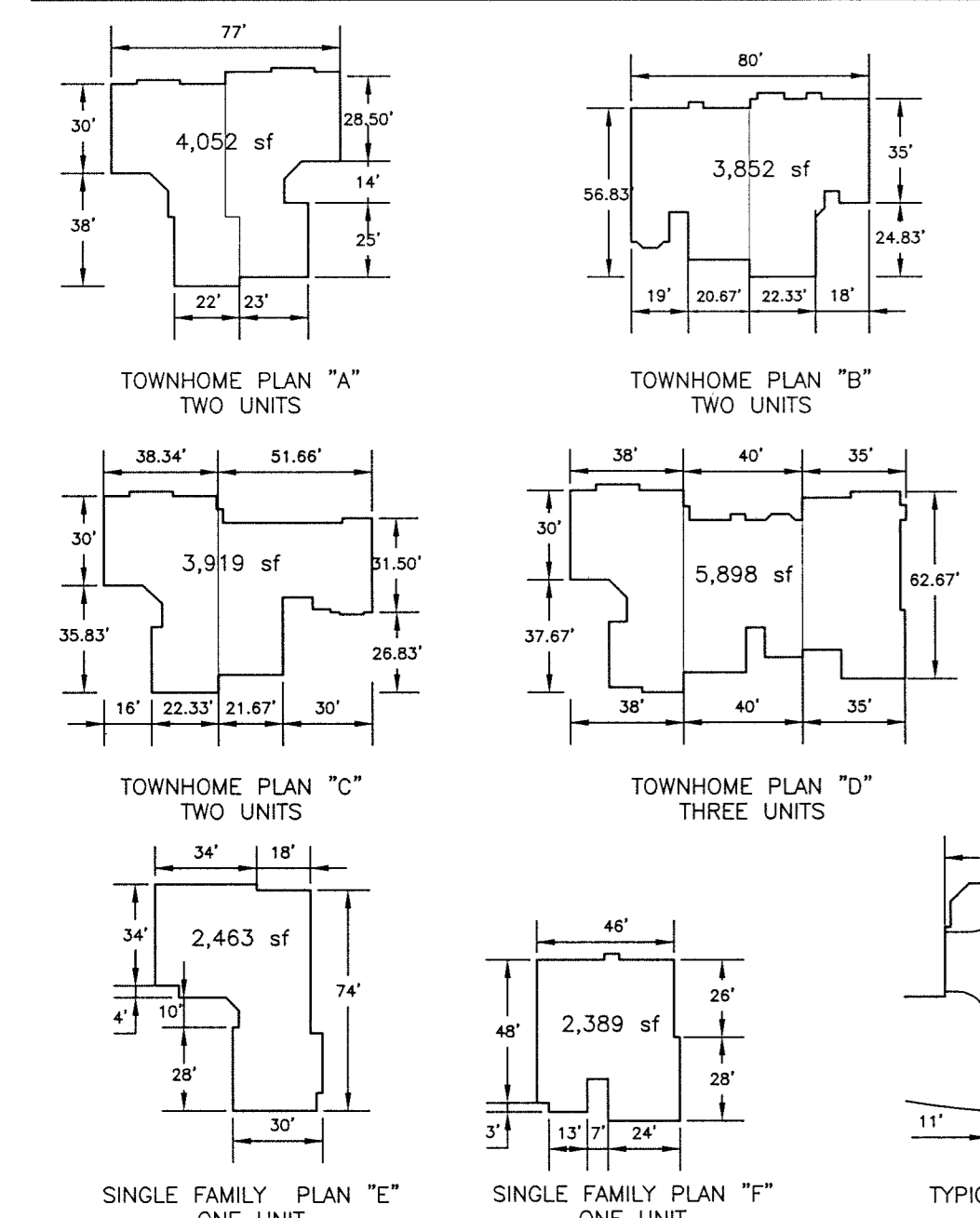
GENERAL NOTES

- Developer: Westwood L.L.C., 4321 W. 6th Street, Lawrence, KS 66049
- Landplanner: Landplan Engineering, P.A., 1310 Wakarusa Drive, Lawrence, KS 66049
- Engineer/Surveyor: Landplan Engineering, P.A., 1310 Wakarusa Drive, Lawrence, KS 66049
- Topography obtained from field survey performed by Landplan Engineering P.A., January, 2002.
- Existing Land Use: Undeveloped/Residential
- Existing Zoning: PRD-1
- Proposed Zoning: PRD-1
- All public improvements (Wakarusa Drive, Sanitary Sewer Lift Station, and Force Main) to be provided via Benefit District. Other public improvements to be provided via private financing. All public improvements, including detention basins, necessary for each phase of development shall be completed prior to occupancy of the units.
- Private streets, driveways and parking areas per City of Lawrence standards. All streets and parking areas within residential component of the site shall have Type I curb and gutter. All private streets necessary for each phase of development shall be completed prior to occupancy.
- Common open space, recreational facilities, private streets, sidewalks and drives shall be owned and maintained by the Homeowners Association of Westwood Hills. Long range maintenance of public storm sewer necessary for this development (such as repair or replacement of drainage structures) shall be the responsibility of the City of Lawrence. Routine maintenance (such as sediment removal within the wet detention basins, mowing, landscaping, and maintenance of pedestrian trails) shall be the responsibility of the Homeowners Association. Trees shall not be allowed within the boundary of open channels and detention basins.
- This plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAG), for buildings and facilities, Appendix A to 28 CFR part 36.
- City of Lawrence will not be responsible for pavement damage due to refuse collection.
- Landowners shall provide for and establish an agency for the maintenance of common open space, recreation facilities, non-encroachable areas, private streets and any other area within proposed development that is to be retained primarily for the exclusive use and benefit of the residents, lessees, and owners of the planned unit development.
- The owners/developers hereby dedicate to the City of Lawrence the right to regulate any construction over the area designated as common open space, open air recreation area, and non-encroachable area and to prohibit any construction within said areas and spaces inconsistent with the approved case or enjoyment of residents, lessees and owners of the planned unit development.
- No fences or structures shall be allowed within the pedestrian/utility easement.
- Mechanical equipment shall be screened per section 20-1404.8 (b).
- Proposed utility locations and sizes are preliminary, to be finalized at the time of site engineering.
- All areas disturbed during construction shall be seeded or sodded as specified by the owner(s).
- Clearing of existing trees shall be held to a minimum per construction requirements.
- Building heights shall not exceed 35'.
- Direct vehicular access onto Wakarusa Drive is prohibited.
- All curb inlets shall be constructed to City of Lawrence standards.
- Refer to City of Lawrence Zoning Ordinance Article 10, Section 20-1004(c) for permitted uses within the PRD area.
- Public improvement plans for the storm drainage necessary for each phase of this development will be submitted to the Public Works Department for review prior to release of the plan to the building inspector.
- Prior to any subsequent division of the subject property, the developer/owner will work with utility companies to identify possible additional necessary utility easements. In the event that additional easements are warranted, these easements will be recorded by, separate instrument with County Register of Deeds.
- Maintenance of landscaping with median islands within Parker Court will be the responsibility of the homeowners association.
- Occupancy of individual buildings within a phase is contingent upon completion of finished grading around that particular structure.
- Erosion control measures shall be in place to reduce soil erosion within unfinished portions of each phase.

PLANT SCHEDULE

SYMBOL	QUANTITY	NAME	CONDITION	SIZE
	13	Autumn Purple Ash - Fraxinus americana 'Autumn Purple'	B&B	2" CAL
	12	Greenspire Linden - Tilia Cordata 'Greenspire'	B&B	2" CAL
	14	Lacebark Elm - Ulmus Parvifolia 'Lacebark'	B&B	2" CAL
	5	Northern Red Oak - Quercus Rubra	B&B	2" CAL
	7	Thornless Honeylocust - Gleditsia Tricanthos 'Inermis'	B&B	2" CAL
	8	Eastern Redbud - Cercis Canadensis	B&B	1-1/2 - 1-3/4" CAL
	6	Prairie Fire Crabapple - Malus Species 'Prairiefire'	B&B	1-1/2 - 1-3/4" CAL
	12	Washington Hawthorn - Crataegus Phoenopyrum	B&B	1-1/2 - 1-3/4" CAL
	2	Douglas Fir - Pseudotsuga Menziesii	B&B	6" HT.
	2	Eastern White Pine - Pinus Strobus	B&B	6" HT.

TYPICAL BUILDING PLANS



SITE SUMMARY

PHASE	PRD/LOT 2 (EXISTING)	Area (Sq. Ft.)	(PROPOSED)	PHASE	Area (Sq. Ft.)
PHASE I	Existing Buildings	0	Proposed Buildings (Cabana)	1,500	(3%)
	Existing Pavement	0	Proposed Pavement	19,418	(42%)
	Existing Impervious	0	Proposed Impervious	20,919	(46%)
	Existing Permeous (Common Open Space)	47,830	Proposed Permeous (Common Open Space)	25,333	(53%)
Property Area		47,830			47,830
PHASE II	Existing Buildings	0	Proposed Buildings	25,354	(25%)
	Existing Pavement	0	Proposed Pavement	41,955	(21%)
	Existing Impervious	0	Proposed Impervious	71,519	(33%)
	Existing Permeous (Common Open Space)	152,606	Proposed Permeous (Common Open Space)	81,087	(53%)
Property Area		152,606			152,606
PHASE III	Existing Buildings	0	Proposed Buildings	25,369	(25%)
	Existing Pavement	0	Proposed Pavement	17,024	(17%)
	Existing Impervious	0	Proposed Impervious	42,393	(28%)
	Existing Permeous (Common Open Space)	99,822	Proposed Permeous (Common Open Space)	57,429	(58%)
Property Area		99,822			99,822
PHASE IV	Existing Buildings	0	Proposed Buildings	46,018	(23%)
	Existing Pavement	0	Proposed Pavement	47,844	(24%)
	Existing Impervious	0	Proposed Impervious	93,682	(33%)
	Existing Permeous (Common Open Space)	201,387	Proposed Permeous (Common Open Space)	107,425	(53%)
Property Area		201,387			201,387
PHASE V	Existing Buildings	0	Proposed Buildings (Cabana)	31,884	(23%)
	Existing Pavement	0	Proposed Pavement	21,710	(18%)
	Existing Impervious	0	Proposed Impervious	53,594	(26%)
	Existing Permeous (Common Open Space)	135,247	Proposed Permeous (Common Open Space)	81,653	(61%)
Property Area		135,247			135,247

BUILDING INFORMATION AND PARKING SUMMARY

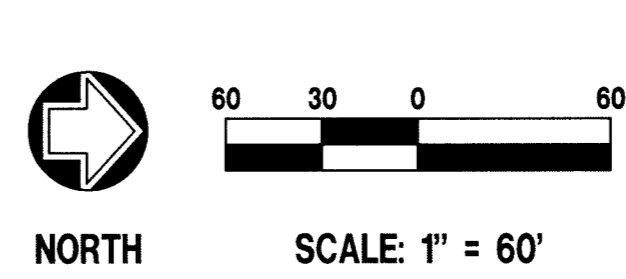
PHASES	BUILDING AREA (SF)	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	TOTAL UNITS	GROSS FLOOR SPACE (SF)	NET FLOOR SPACE (SF)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	DEVELOPMENT SCHEDULE
PHASE I (PRD) - Lot 2	1,500	N/A	N/A	N/A	N/A	N/A	N/A	2	14	29,564	N/A	N/A	N/A	2004-2005
PHASE II (PRD) - Lot 2	29,564	3	2	0	0	2	2	14	29,564	20,694	2 SPACES / UNIT	28	28	2005-2008
PHASE III (PRD) - Lot 2	25,369	3	0	0	1	2	1	12	25,369	17,759	2 SPACES / UNIT	24	26	2008-2009
PHASE IV (PRD) - Lot 2	46,018	8	2	0	1	0	0	23	46,018	32,213	2 SPACES / UNIT	46	70	2010-2011
PHASE V (PRD) - Lot 2	31,884	4	0	4	0	0	0	16	31,884	22,319	2 SPACES / UNIT	32	32	2012-2013

Density Calculations
 PRD-1 636,892 SF / 14.62 ACRES (Net Residential)
 65 UNITS / 14.62 ACRES = 4.45 UNITS PER ACRE
 TOTAL OPEN SPACE = 352,461 SF

LANDSCAPING REQUIREMENTS

Section 20-14A04.3 - Street Trees Required: 9
 Street Trees Provided: 9
 PRD-1
 Section 20-14A04.3(b) - 1 Tree per unit - Site Trees required: 65 *
 Site Trees provided: 65*
 * As each phase of development is constructed, it will be determined of such time what number of trees can be saved. In the event that some trees can be saved, that amount will be credited to the amount of site trees required if they meet the criteria under Section 20-14A04.4

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A Final Development Plan for
WESTWOOD HILLS TOWNHOMES
 Lawrence, Kansas

CHAIRMAN
 LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION
 SECRETARY
 LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

**FINAL DEVELOPMENT PLAN
 WESTWOOD HILLS TOWNHOMES
 LAWRENCE, KANSAS**

Civil Engineering
 Landscape Architecture
 Community Planning
 Surveying
Landplan Engineering, P.A.

SITE LAYOUT & LANDSCAPE PLAN

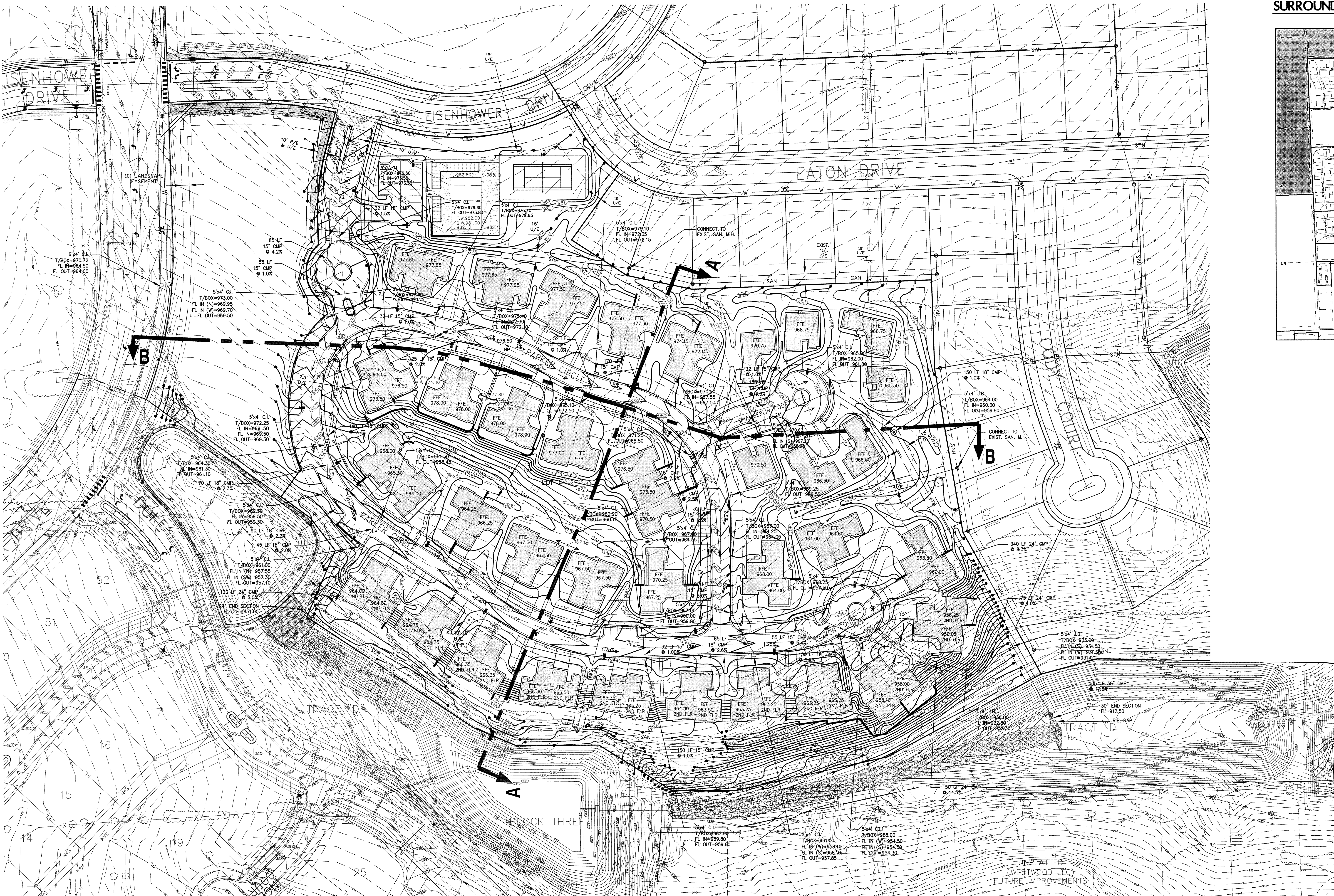
REVISIONS

DATE	REV. NO.	REV. COMMENTS
9/11/02	PER COMMENTS	
01/09/03	REV. CONDITIONS	
10/14/03	REV. TO PHASING PLAN	
11/16/03	REV. TO LOT NUMBERS	
11/28/07	UPDATED UNITS ON	CHAMBERLIN, ET

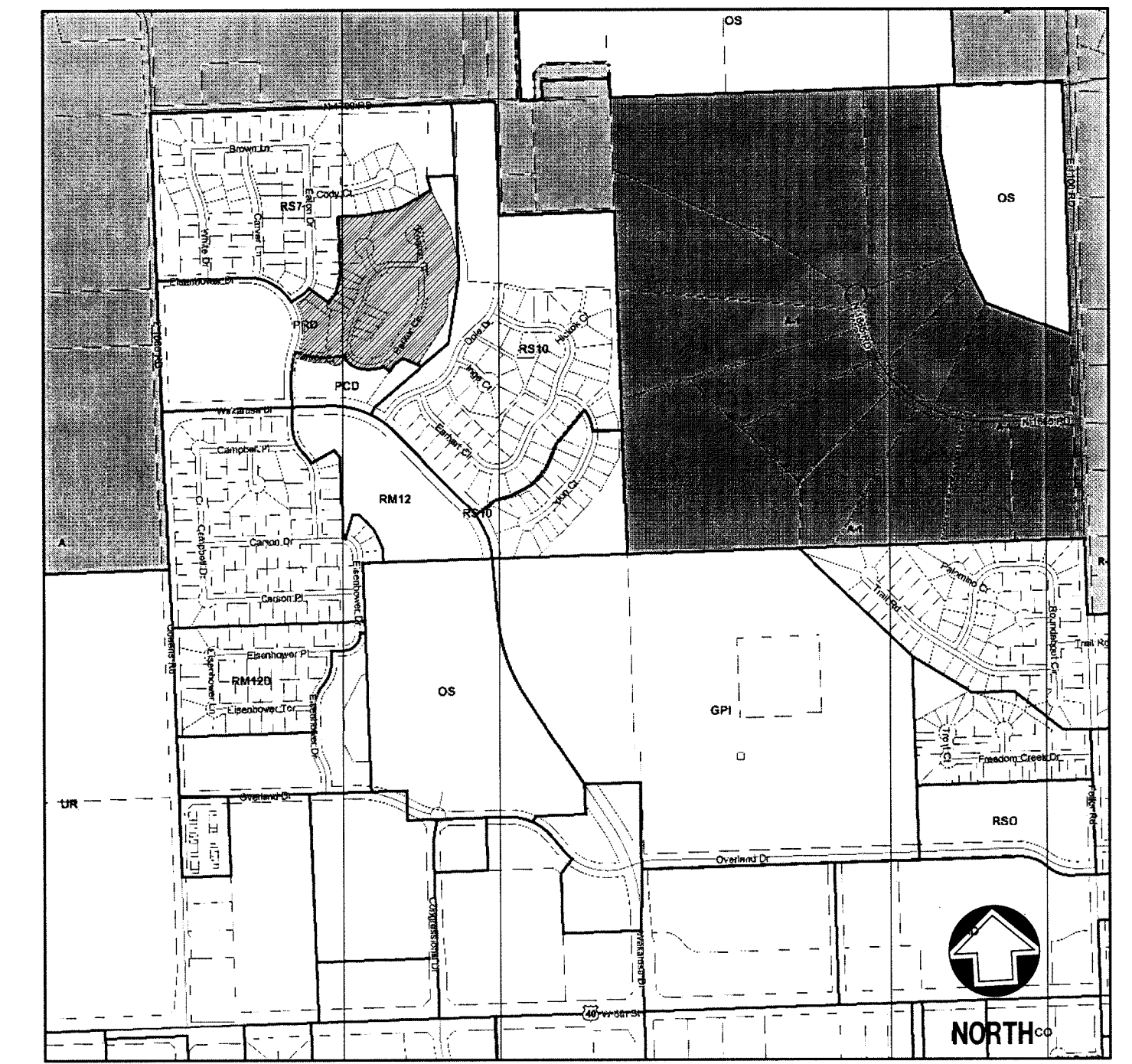
Book 7-18 Page 246

DATE: 8/21/02
 PROJECT NO.: 07659
 DWG. ID.: 07659-FDP-1
 DESIGNED BY: HMA/LPE
 DRAWN BY: JAH
 CHECKED BY: TAJ

SHEET NO. 1 OF 2 SHEETS



SURROUNDING ZONING MAP

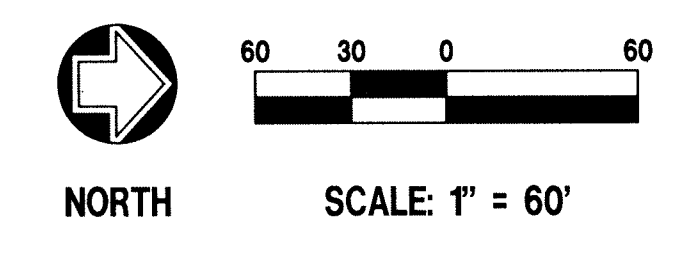
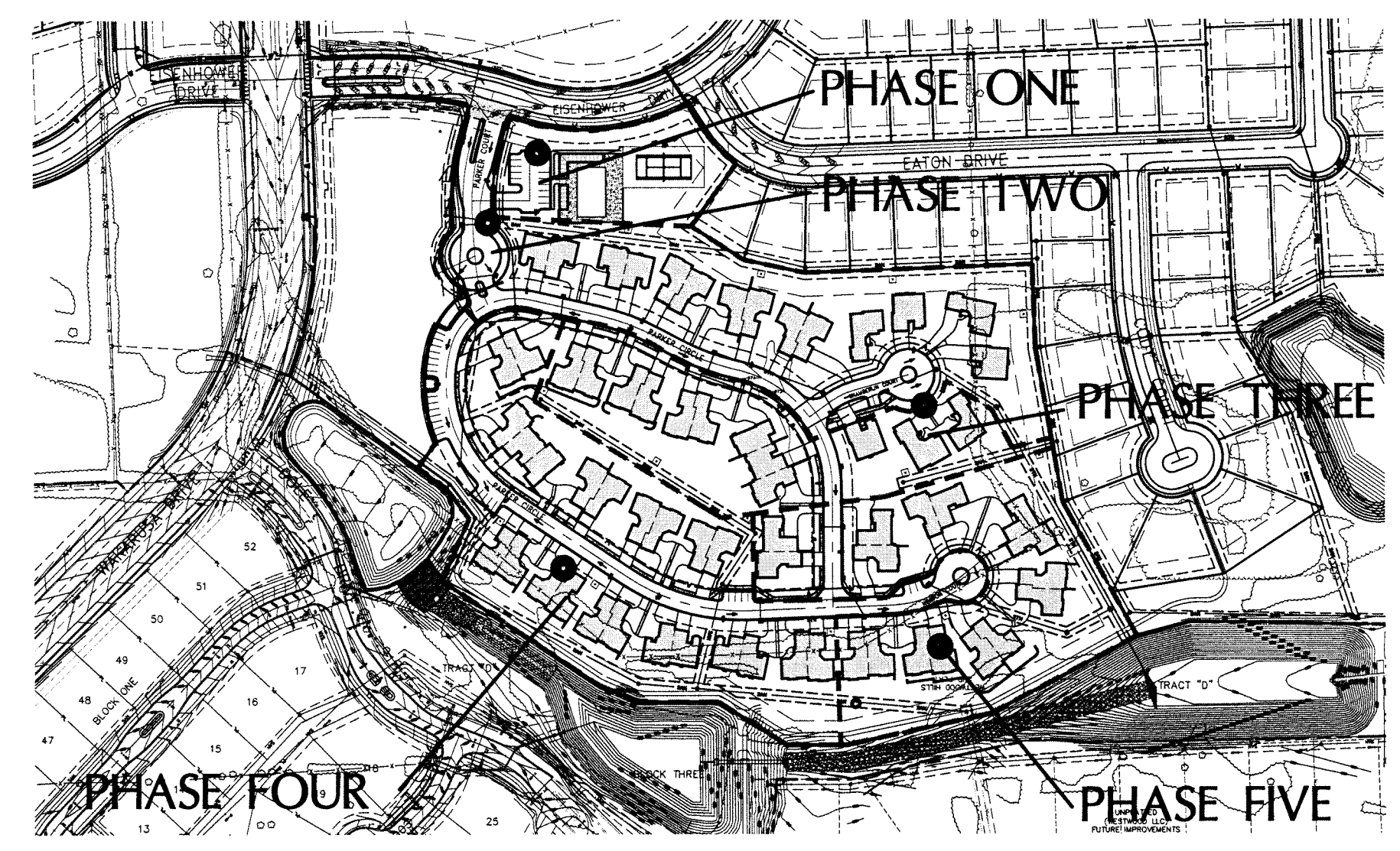
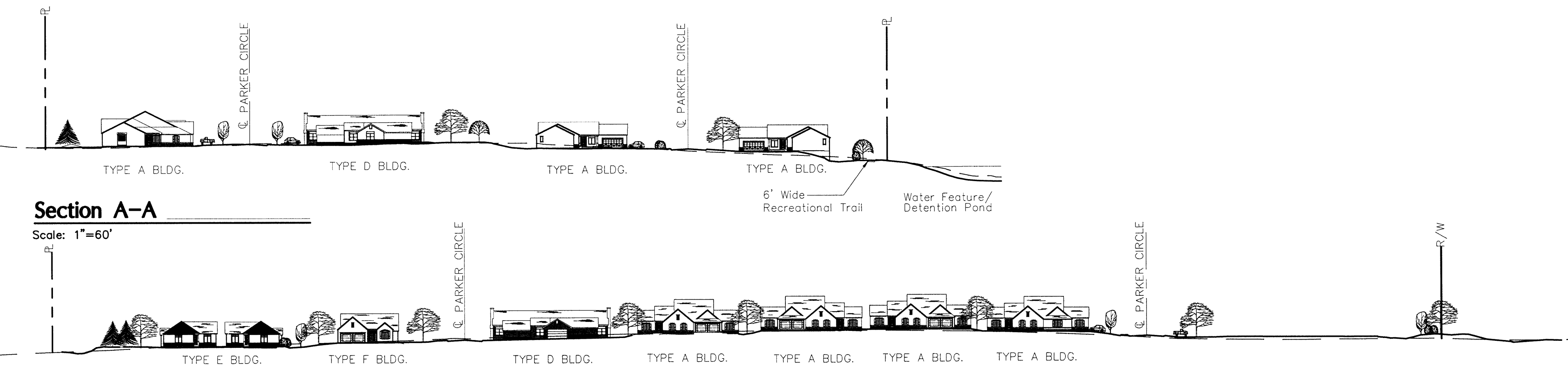


**FINAL DEVELOPMENT PLAN
WESTWOOD HILLS TOWNHOMES
LAWRENCE, KANSAS**

Civil Engineering
Landscapes Architecture
Community Planning
Surveying

1110 Mulvane Drive
 Lawrence, Kansas 66044
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Landplan Engineering, P.A.



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A Final Development Plan for
**WESTWOOD HILLS
 TOWNHOMES**
 Lawrence, Kansas

**GRADING
&
UTILITY PLAN**

REVISIONS	DATE	BY	DESCRIPTION
01/11/02	PER COMMENTS		
01/09/03	PER CONDITIONS		
10/14/05	REV. TO PHASING PLAN		
11/14/05	REV. TO LOT NUMBERS		
11/28/07	UPDATED UNITS ON CHAMBERLAIN, CT.		

DATE: 8-21-02
 PROJECT NO: 07659
 DWG. ID: 07659-FDP-2
 DESIGNED BY: HMA/LPE
 DRAWN BY: JDR
 CHECKED BY: TAH

SHEET NO. 2 OF 2 SHEETS