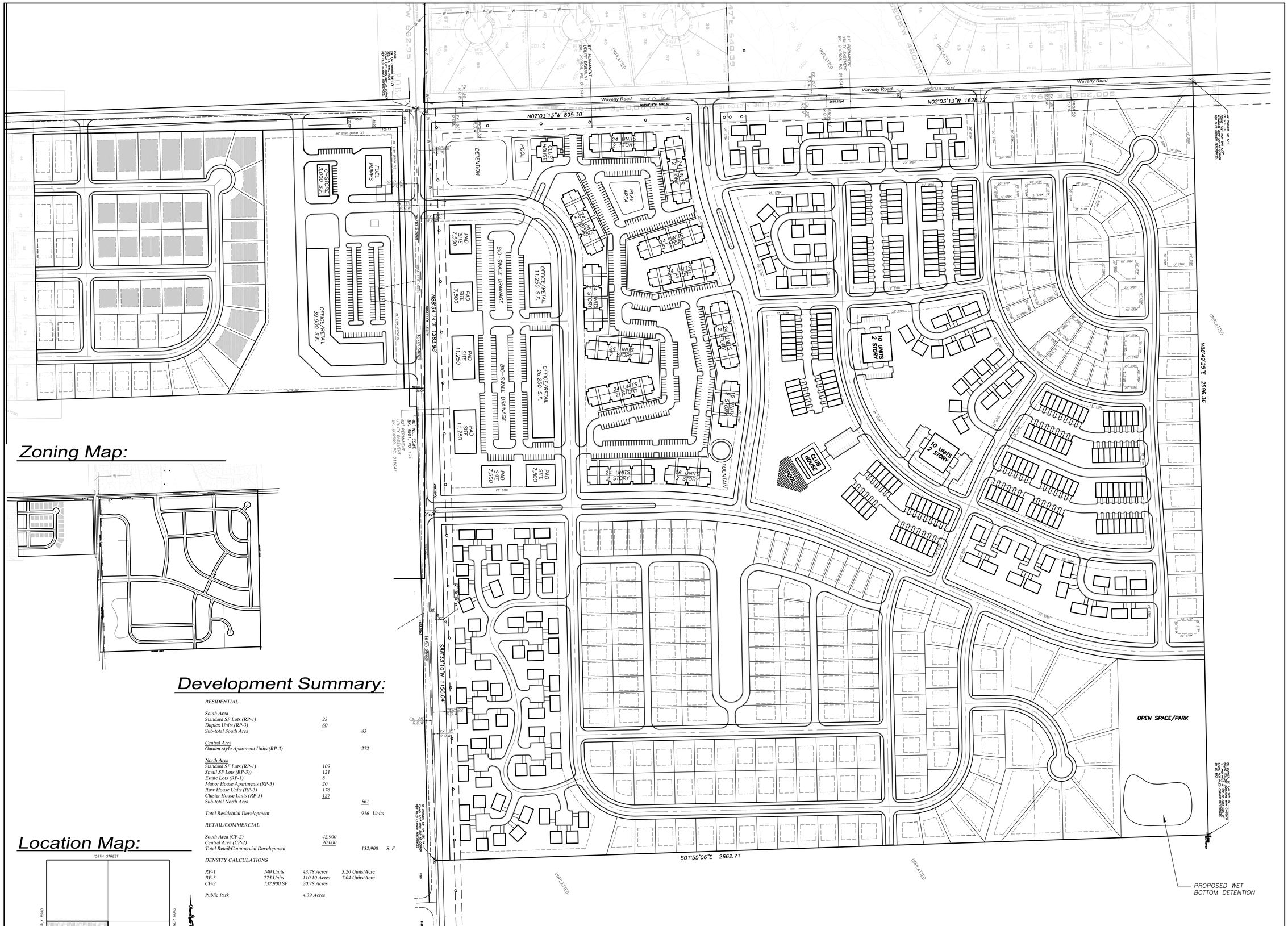


Zoning Map:

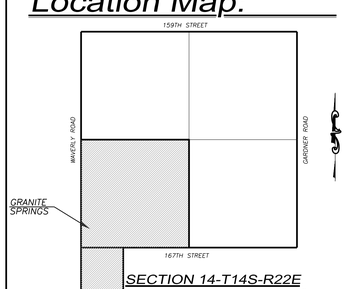
Development Summary:

RESIDENTIAL			
South Area			
Standard SF Lots (RP-1)	23		
Duplex Units (RP-3)	60		
Sub-total South Area		83	
Central Area			
Garden-style Apartment Units (RP-3)		272	
North Area			
Standard SF Lots (RP-1)	109		
Small SF Lots (RP-3))	121		
Estate Lots (RP-1)	8		
Manor House Apartments (RP-3)	20		
Row House Units (RP-3)	176		
Cluster House Units (RP-3)	127		
Sub-total North Area		561	
Total Residential Development		916 Units	
RETAIL/COMMERCIAL			
South Area (CP-2)	42,900		
Central Area (CP-2)	90,000		
Total Retail/Commercial Development		132,900 S. F.	

DENSITY CALCULATIONS

RP-1	140 Units	43.78 Acres	3.20 Units/Acre
RP-3	775 Units	110.10 Acres	7.04 Units/Acre
CP-2	132,900 SF	20.78 Acres	
Public Park		4.39 Acres	

Location Map:



SECTION 14-T14S-R22E

NOT TO SCALE

General Notes:

1. OWNER/DEVELOPER: MATT MABE
   P.O. BOX 208
   GARDNER, KANSAS 66030
2. PROJECT ENGINEER: PERIDIAN GROUP, INC.
   500 ROCKLEDGE ROAD, SUITE A
   LAWRENCE, KANSAS 66049
   (785) 838-3338
3. TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PERFORMED PERIDIAN GROUP, INC. NOV. 2005 AND AIMS DATA
4. EXISTING ZONING: RUR
5. EXISTING LAND USE: AGRICULTURAL
6. PROPOSED ZONING: RP-1, RP-3, CP-2
7. PROPOSED LAND USE: MULTI-USE DEVELOPMENT
8. NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE OR UTILITY EASEMENTS.

SCALE: 1" = 120' - 0"

0' 60' 120' 240' 360' 480'

Peridian Group, Inc.
- COMMUNITY PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

265 STONE CREEK DRIVE
GARDNER, KANSAS 66030
TEL (913) 856-7899 FAX (913) 856-7644

Granite Springs

167th St. and
Waverly Road
Gardner, Kansas

Preliminary Development Plan

Layout Plan

REVISIONS:
FEB. 1, 2006
FEB. 24, 2006
APRIL 6, 2006

PROJECT RECORD:

DIGITAL I.D.:	05079-PDP7
PROJECT NO.:	05079
DATE:	JAN. 27, 2006
DRAWN BY:	KV
CHECKED BY:	WCL
SHEET NO.	1 OF 1 SHEETS

2006 COPYRIGHT