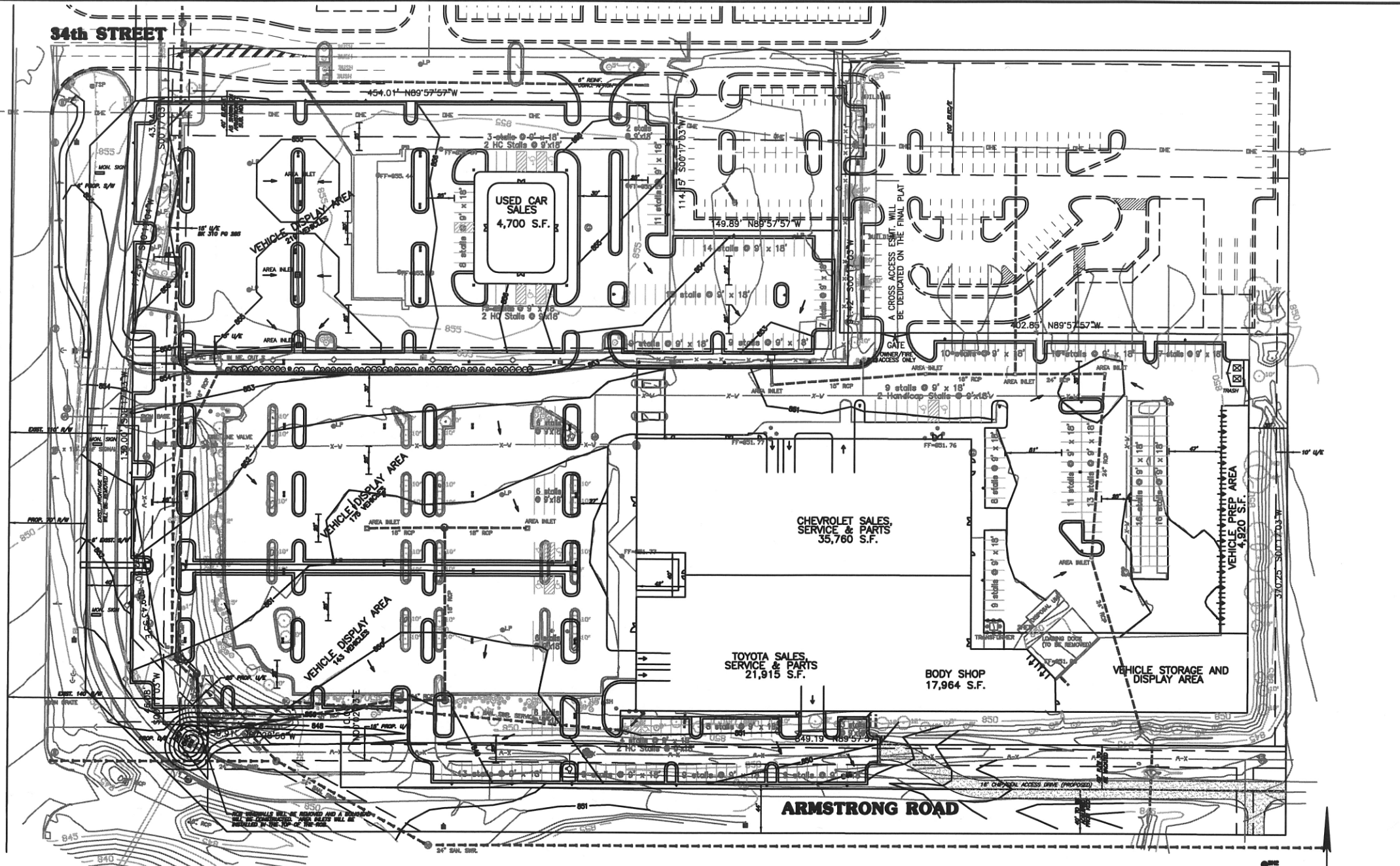


**Description:**

PART OF LOT 1 AND PART OF LOT 2, ARMSTRONG'S SUBDIVISION NO. 3, A REPLAT OF LOT 7B IN THE FINAL PLAT OF LOTS 5, 6 & 7 IN ARMSTRONG'S SUBDIVISION NO. 1 IN THE CITY OF LAWRENCE, KANSAS AND A TRACT IN THE NW 1/4 OF SECTION 13-T13S-R19E AND PART OF LOT 7A, ARMSTRONG'S SUBDIVISION NO. 1 IN THE CITY OF LAWRENCE, KANSAS AND ALSO THE ADDITIONAL RIGHT-OF-WAY GAINED BY VACATING PART OF US 59 HIGHWAY RIGHT-OF-WAY AND PART OF ARMSTRONG ROAD RIGHT-OF-WAY.

Owner:

CROWN CHEVROLET/TOYOTA (UNDER CONTRACT)
LAWRENCE, KANSAS

Preparer:

DAVID HANBY, P.E.
BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
PHONE: (785)749-4474

Zoning:

EXISTING: C-5 & PCO-2
PROPOSED: PCO-2

Usage and**Parking Requirements:**

AUTOMOBILE SALES, SERVICE (NEW AND USED)

USED CAR BLDG. FLOOR AREA - 4,000 SQ. FT.
50 REQUIRED (1 PER 200 S.F.)
85 PROVIDED (4 - HANDICAP)

Benchmark

RAILROAD SPIKE IN THE NORTHEAST FACE OF 2ND UTILITY POLE
SOUTH OF WEST 33RD STREET ON THE EAST SIDE OF IOWA STREET.
ELEV. = 857.15'

Floodplain Data:

LOT 1 IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA.
(REF. MAP NUMBER 2004SC00760)
EFFECTIVE DATE: NOVEMBER 2, 2001.)

Adjacent Zoning:

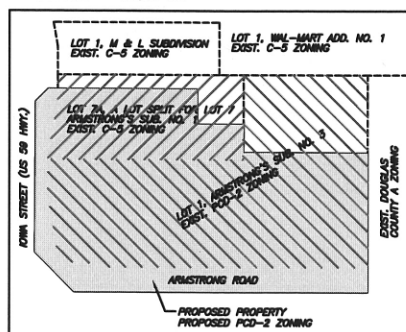
C-5 (NORTH), PCO-2 (WEST), A (EAST), RS-1 (SOUTH)

General Notes:

1. THE TOPOGRAPHY SHOWN HEREON WAS GENERATED BY ACTUAL FIELD SURVEY.
2. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
3. ALL CONCRETE ACCESS RAMPS WILL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF LAWRENCE STANDARDS.
4. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE DRIVE DUE TO THE WEIGHT OF THE REFUSE TRUCKS.
5. ALL PARKING AREAS WILL HAVE 24" CURB AND GUTTER MEETING CITY STANDARDS.
6. A STORMWATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT.
7. THE EXISTING PAVEMENT WILL REMAIN AND MEETS CITY STANDARDS. NEW PAVEMENT WILL BE A MINIMUM OF 5" ASPHALT SURFACING.
8. 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.
9. THE TRASH ENCLOSURE WILL BE CONSTRUCTED OF 6" CEDAR FENCE ON A STEEL FRAMEWORK THAT MEETS CITY STANDARDS.
10. THE DISPOSAL OF TIRES, BATTERIES AND USED OIL IS HANDLED BY A PRIVATE DISPOSAL SERVICE.
11. A PRIVATE BLANKET CROSS ACCESS EASEMENT WILL BE DEDICATED BY THE OWNER ON THE FINAL PLAT TO MAINTAIN ACCESS TO THE REMAINING PORTION OF ARMSTRONG ROAD.
12. ALL CURB INLETS ON SITE WILL BE CONSTRUCTED PER CITY STANDARD DETAILS.
13. A WAIVER IS REQUESTED TO REDUCE THE PERIPHERY SETBACK FROM 30' TO 1' ADJACENT TO THE WAL-MART PROPERTY.

Site Characteristics Table:

LOT 1			
EXISTING BUILDINGS	104,126 S.F.	PROPOSED BUILDINGS	85,259 S.F.
EXISTING PAVEMENT	281,380 S.F.	PROPOSED PAVEMENT	338,415 S.F.
EXISTING IMPERVIOUS	385,506 S.F.	EXISTING IMPERVIOUS	421,674 S.F.
EXISTING PERVIOUS	101,682 S.F.	PROPOSED PERVIOUS	65,514 S.F.
PROPERTY AREA	487,188 S.F.		
EXISTING R/W TO BE ACQUIRED			
EXISTING BUILDINGS	0 S.F.	PROPOSED BUILDINGS	0 S.F.
EXISTING PAVEMENT	25,700 S.F.	PROPOSED PAVEMENT	27,173 S.F.
EXISTING IMPERVIOUS	25,700 S.F.	PROPOSED IMPERVIOUS	27,173 S.F.
EXISTING PERVIOUS	65,215 S.F.	PROPOSED PERVIOUS	63,742 S.F.
PROPERTY AREA	110,915 S.F.		
TOTAL			
EXISTING BUILDINGS	104,126 S.F.	PROPOSED BUILDINGS	85,259 S.F.
EXISTING PAVEMENT	307,080 S.F.	PROPOSED PAVEMENT	365,588 S.F.
EXISTING IMPERVIOUS	411,206 S.F.	PROPOSED IMPERVIOUS	448,847 S.F.
EXISTING PERVIOUS	166,897 S.F.	PROPOSED PERVIOUS	149,256 S.F.
PROPERTY AREA	598,103 S.F.		



SUBDIVISION MAP
NOT TO SCALE

Permitted Uses:

Proposed uses and use restrictions to the planned commercial development:

All of those permitted uses under Use Group 7 in Section 20-709.5 of the March 1, 2001 Revision to the Code of the City of Lawrence, Kansas, and any additional permitted uses under any later amendments or modifications to this section.

All of those permitted uses under Use Group 9 in Section 20-709.7 of the March 1, 2001 Revision to the Code of the City of Lawrence, Kansas, and any additional permitted uses under any later amendments or modifications to this section.

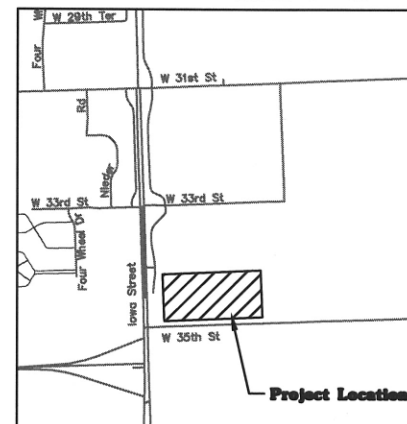
All of those permitted uses under Use Group 11 in Section 20-709.9 of the March 1, 2001 Revision to the Code of the City of Lawrence, Kansas, and any additional permitted uses under any later amendments or modifications to this section, with the exception of food stores, convenience stores, and restaurants which shall not be permitted.

All of those permitted uses under Use Group 12 in Section 20-709.10 of the March 1, 2001 Revision to the Code of the City of Lawrence, Kansas, and any additional permitted uses under any later amendments or modifications to this section, with the exception of bowling alleys; clubs or lodges; department stores; variety stores; food convenience stores; gasoline stations for sale to the public of gasoline; food stores (including retail bakeries); liquor, wine and beer sales; pawnshops; and theatres, which shall not be permitted.

All of those permitted uses under Use Group 13 in Section 20-709.11 of the March 1, 2001 Revision to the Code of the City of Lawrence, Kansas, and any additional permitted uses under any later amendments or modifications to this section, with the exception of commercial amusement parks; commercial baseball parks; carnivals or circuses; eating establishments with dancing or entertainment; eating establishments providing only drive-up service or no seating facilities; food convenience stores, including gasoline sales; food locker plant for consumer use; commercial golf driving range; golf pitch and putt or miniature golf course; sex shop; sexually oriented cabaret; store; commercial skating rink and drive-in theatre, which shall not be permitted.

All of those permitted uses under Use Group 14 in Section 20-709.12 of the March 1, 2001 Revision to the Code of the City of Lawrence, Kansas, and any additional permitted uses under any later amendments or modifications to this section, with the exception of a bowling alley; game arcade, including video games; a theatre; and outdoor amusement, recreational or cultural facilities.

All of those permitted uses under Use Group 15 in Section 20-709.13 of the March 1, 2001 Revision to the Code of the City of Lawrence, Kansas, and any additional permitted uses under any later amendments or modifications to this section, with the exception of a bowling alley; game arcade, including video games; a theatre; and outdoor amusement, recreational or cultural facilities.



LOCATION MAP
NOT TO SCALE

CROWN CHEVROLET/TOYOTA

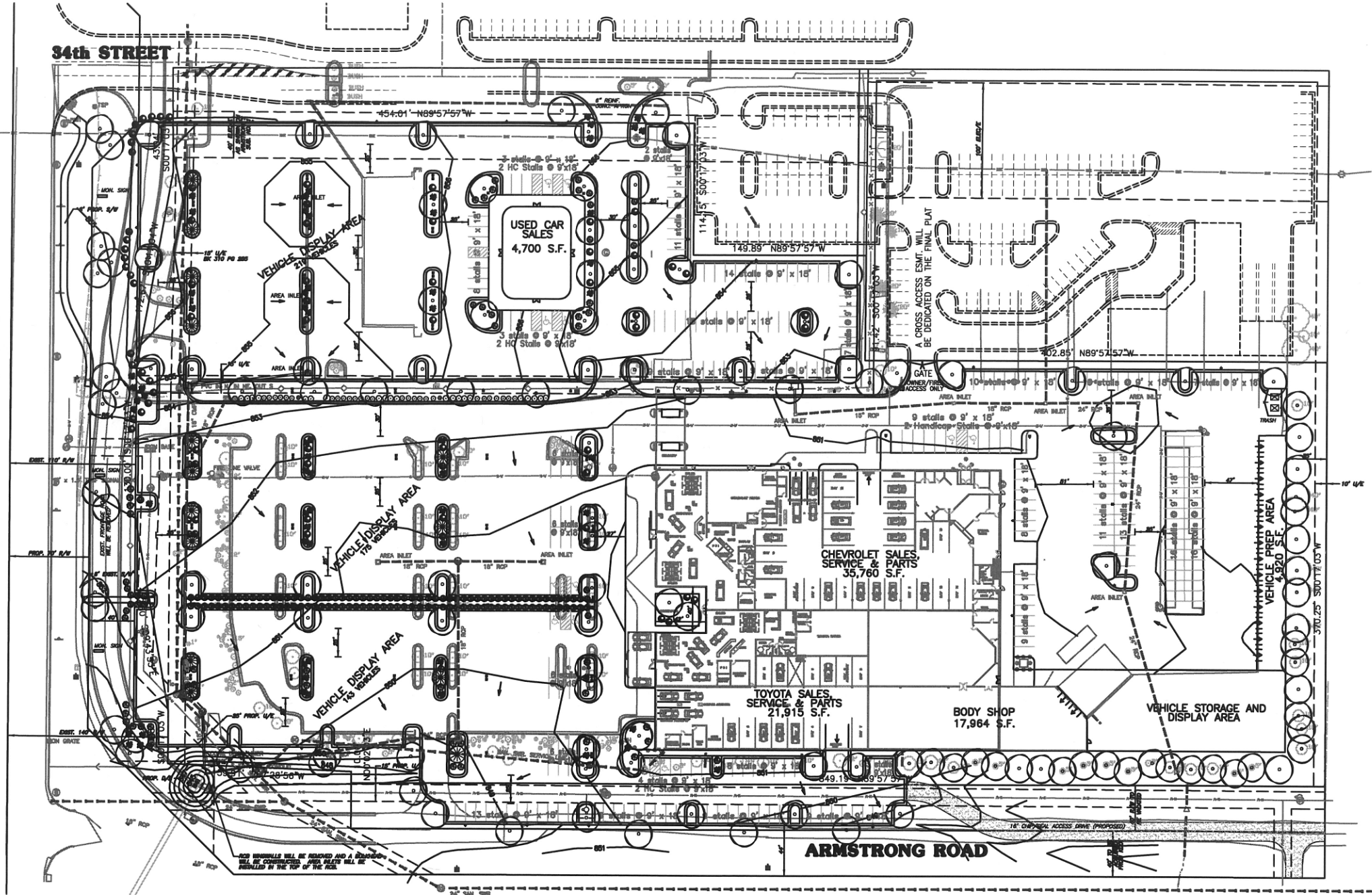
PRELIMINARY DEVELOPMENT PLAN

Project No. 02-3302
Date: 5/7/04
Revised: 6/17/04

SHEET NO.

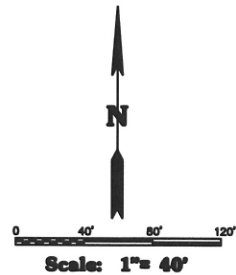
C-1

IOWA STREET (US-59)



COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY
GOLDMOUND SPIRAEA	SPIRAEA JAPONICA 'GOLDMOUND'		2 GALLON	35
SHIROBANA SPIRAEA	SPIRAEA JAPONICA 'SHIROBANA'		2 GALLON	35
LIMEMOUND SPIRAEA	SPIRAEA X BUMALDA 'LIMEMOUND'		2 GALLON	34
GOLDFLAME SPIRAEA	SPIRAEA JAPONICA 'GOLDFLAME'		2 GALLON	35
MOORDENSE JUNIPER	JUNIPERUS SABINA 'MOORDENSE'		2 GALLON	32
BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'		2 GALLON	33
BURNING BUSH	EVONYMUS ALATUS		2 GALLON	74
CRIMSON PYGMY BARBERY	BERBERIS THUNBERGII		2 GALLON	40
EXISTING SHRUB	VARIES		EXISTING	51

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QTY
IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS		2" CALIPER	9
PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFIC SUNSET'		2" CALIPER	10
LEGACY SUGAR MAPLE	ACER SACCHARUM 'LEGACY'		2" CALIPER	9
CLEVELAND SELECT PEAR	PYRUS CALLERYANA		2" CALIPER	10
EASTERN REDBUD	CERCIS CANADENSIS		2" CALIPER	9
CANADA RED CHERRY	PRUNUS VIRGINIANA 'SHUBERT'		2" CALIPER	10
CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'		2" CALIPER	9
URBANITE ASH	FRAXINUS AMERICANA		2" CALIPER	10
FALL FIESTA MAPLE	ACER SACCHARUM 'FALL FIESTA'		2" CALIPER	9
NORWAY MAPLE	ACER PLATANOIDES		2" CALIPER	10
OKLAHOMA REDBUD	CERCIS RENIFORMIS		2" CALIPER	9
EUROPEAN HORNBEAM	CARPINUS BETULUS 'COLUMNARIS'		2" CALIPER	14
EXISTING TREE	VARIES		EXISTING	26



CROWN CHEVROLET/TOYOTA

PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN

Project No. 05-330L
Date: 5/7/04
Revised: 6/14/04

SHEET NO.

C-2