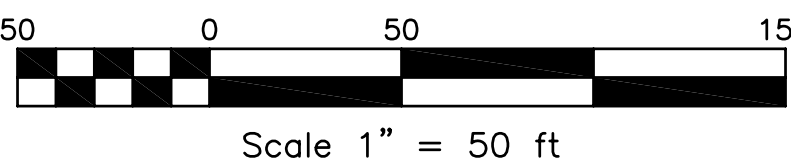


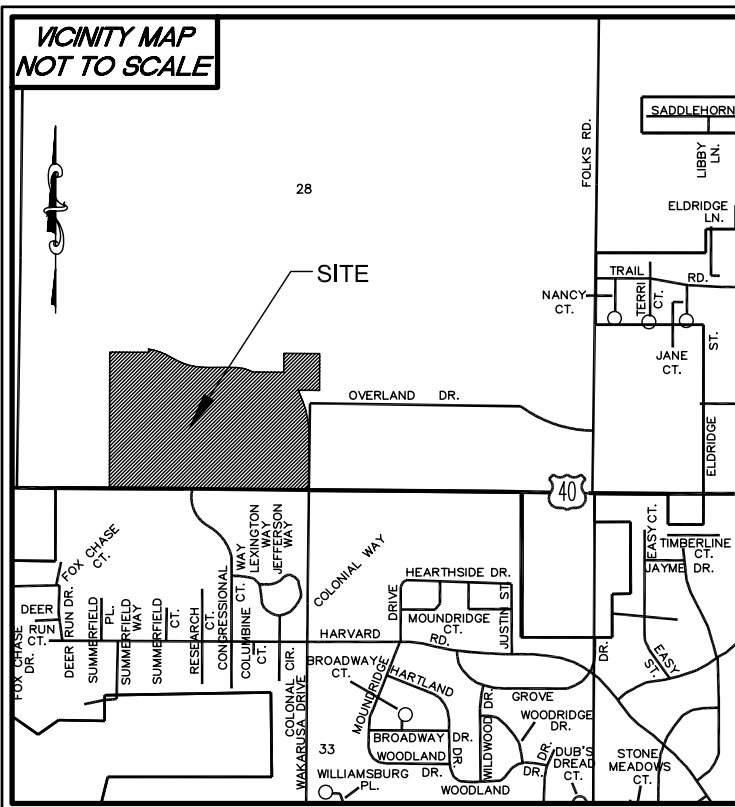
PRELIMINARY DEVELOPMENT PLAN



SITE LABEL LEGEND

DESCRIPTION	LETTER
STOP SIGN	A
STOP BAR	B
HANDICAP PARKING SIGN	C
PEDESTRIAN CROSSING SIGN	D
CART RETURNS	E
WATER VALVE	F
FIRE HYDRANT WITH VALVE	G
FIRE HYDRANT WITH VALVE AND GUARD POSTS	H

- SITE NOTES:
- All utilities as per utility companies and surface evidence.
 - North derived from bearing of record for a final plat of Wakarusa Place Addition recorded in the office of the Douglas County Register of Deeds on April 1, 2002 in plat book P-17, page 409.
 - Primary Benchmark - Elevations are based on POS Benchmark L 368 1986. Elevation 1004.48 feet NAVD 88.
 - This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 2004500170 dated November 7, 2001.
 - Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, and exact number and location of downspouts.
 - All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
 - The sitework for this project shall meet or exceed the "Owner Standard Sitework Specifications."
 - Note to Lighting Contractor: All floodlights mounted on parking lot light poles for purposes of illuminating the face of the building, as well as any parking lot light poles utilized for lighting the truckwell areas, shall be separately circuited for the purpose of security lighting.
 - All lighting will be shielded to prevent off-site glare.
 - The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
 - All new parking lot lighting poles and fixtures with lamps and paint will be provided by Owner and installed by the electrical contractor. The electrical contractor shall provide Owner a one-year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.
 - Asile signs shall begin with the number one at the east aisle and increase numerically to the west aisle.
 - All main building accessible parking on Lot 3, Block 2 shall be striped with white paint, 97 associate spaces are provided. See plans for location.
 - All curb and gutter shall be Type 1 as per the City of Lawrence standard details.
 - All dimensions and radii are to the back of curb, unless otherwise shown.
 - Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All 26. See Landscaping Plan (Sheet 1 of 6) for landscaping.
 - Trash enclosures including height, material, and screening shall meet City of Lawrence requirements. costs shall be included in base bid.
 - The height of the light poles concrete base is critical (see detail).
 - All lane striping, stop bars and arrows installed at entrance drives shall be thermoplastic.
 - All pavement shall have 6" of rock base.
 - See Utility Plan (Sheet 4 of 5) for easements and setbacks.
 - All off-street parking surfaces will meet City of Lawrence Code requirements.
 - All ground mounted building equipment and all roof top equipment will be screened to City of Lawrence requirements.
 - All public infrastructure and site improvements for a particular lot will be done by opening day of the use on that lot.
 - Occupancy permits for proposed buildings will not be issued until the required public drainage improvements are complete, final inspected, and accepted by the Public Works Department.
 - All curb inlets will be constructed per City storm sewer standard details.
 - Per City Code Section 9-903(B), a stormwater pollution prevention plan (SWPPP) must be provided for this project. This project will not be released for building permits until an approved SWPPP has been obtained. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWPPP has been obtained.
 - Exterior building materials will be constructed within 9 inches of finish grade.
 - ADA building entrances will be constructed to zero step entry.
 - Native material shall make up at least 30% of all building exteriors.
 - Pedestrian walkways at drive crossings shall be delineated by stamped pavement pavers or paint.
 - Final design of Lots 3B, 4A, 4B, and 4C of Block 2 shall have weather protection within 30' of entryways.
 - Final design of the pad site buildings shall have building foundation plantings and amenities abutting the buildings.
 - Final design of the pad site buildings shall be to the same architectural standards as the main building.
 - Off-site detention will be provided, subject to the approval of a rezoning request from PRD District to OS District and the administrative approval of the Site Plan for Lot 2A, Block 2, of Wakarusa Place Addition. Detention basin will be privately-owned and maintained.
 - Appropriate irrigation will be provided for all landscaped areas.
 - Any food establishments or food prep will comply with UPC 2003.
 - Fire hydrants to be located as close to FDC's as possible.
 - Trash enclosures shall meet the specifications of solid waste division.
 - Owner shall provide and maintain stop signs on property at all aisles to public streets.
 - Owner shall provide standard FHWA MUTCD signage for all disabled parking spaces.
 - All traffic control signs placed on private property open to general public will 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.



SITE PLAN LEGEND

DESCRIPTION	PROPOSED	EXISTING
ADDITIONAL ELECTRICAL	AC	AC
UTILITY POLE	AP	AP
GUARD POST	AP	AP
SANITARY MANHOLE	AP	AP
CATCH BASIN	AP	AP
JUNCTION BOX	AP	AP
FLARED END SECTION	AC	AC
GRATED INLET	AP	AP
GUARD RAIL	AP	AP
CHAINLINK FENCE	AP	AP
BARBED FENCE	AP	AP
WATER VALVE	AP	AP
FIRE HYDRANT	AP	AP
EASEMENT	AP	AP
PROPERTY LINE	AP	AP
CUSTOMER PARKING	AP	AP
ASSOCIATE PARKING	AP	AP

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE

PRELIMINARY DEVELOPMENT PLAN

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

PRELIMINARY DEVELOPMENT PLAN
LAWRENCE, DOUGLAS COUNTY, KS

E-Mail: mail@bfsceng.com Telephone: (636) 238-4751
BUESCHER FRANKENBERG ASSOCIATES, INC.

103a ELM STREET WASHINGTON, MISSOURI 63090

OWN: BY K.M.M. DATE 07-11-07 PROJ. NO. 02-2667

CHKD: SCALE 1"=50' DWS: NO.

APP'D: REVISION NO. BY DATE APP'D

LEGAL DESCRIPTION

LOTS 2B, 3 AND 4, BLOCK 2 IN WAKARUSA PLACE ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PM, THENCE NORTH 01°55'21" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 75.00 FEET, THENCE SOUTH 88°12'22" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING IS A CORNER OF SAID LOT 3 BLOCK 2 AND THE PROPOSED NORTH RIGHT-OF-WAY OF U.S. 40 HIGHWAY, THENCE CONTINUE SOUTH 88°12'22" WEST, 995.31 FEET, THENCE NORTH 46°51'30" WEST, 56.63 FEET TO THE EAST LINE OF PROPOSED CONGRESSIONAL DRIVE, THENCE NORTH 01°55'21" WEST, ALONG THE EAST LINE OF SAID CONGRESSIONAL DRIVE, 185.00 FEET, THENCE NORTH 51°16'32" WEST, 170.98 FEET, THENCE NORTH 01°55'21" WEST, 379.45 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 2; THENCE LEAVING SAID LINE NORTH 88°12'22" EAST, 222.95 FEET, THENCE NORTH 01°55'21" WEST, 284.89 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PROPOSED OVERLAND DRIVE, THENCE NORTH 88°12'21" EAST, 119.04 FEET, THENCE ALONG THE CURVE TO THE RIGHT 214.98 FEET, SAID CURVE HAS A RADIUS OF 280.00 FEET AND A CHORD WHICH BEARS SOUTH 88°06'24" EAST, 208.91 FEET, THENCE SOUTH 44°25'08" EAST, 151.14 FEET, THENCE ALONG A CURVE TO THE LEFT 58.54 FEET, SAID CURVE HAS A RADIUS OF 340.00 FEET AND A CHORD WHICH BEARS SOUTH 49°21'05" EAST, 58.47 FEET TO THE CORNER COMMON WITH SAID LOT 2 BLOCK 2 AND LOT 1 BLOCK 2, THENCE SOUTH 35°42'58" WEST, 79.10 FEET TO THE CORNER COMMON WITH SAID LOT 3 BLOCK 2, THENCE SOUTH 01°47'38" EAST, ALONG THE EAST LINE OF SAID LOT 3 BLOCK 2, 344.49 FEET, THENCE NORTH 88°04'59" EAST, 453.72 FEET TO THE PROPOSED WEST RIGHT-OF-WAY LINE OF WAKARUSA DRIVE, THENCE SOUTH 01°55'21" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 359.05 FEET, THENCE SOUTH 43°08'30" WEST, 56.51 FEET TO THE POINT OF BEGINNING, CONTAINING 17.975 ACRES.

IMPERVIOUS SURFACE SUMMARY

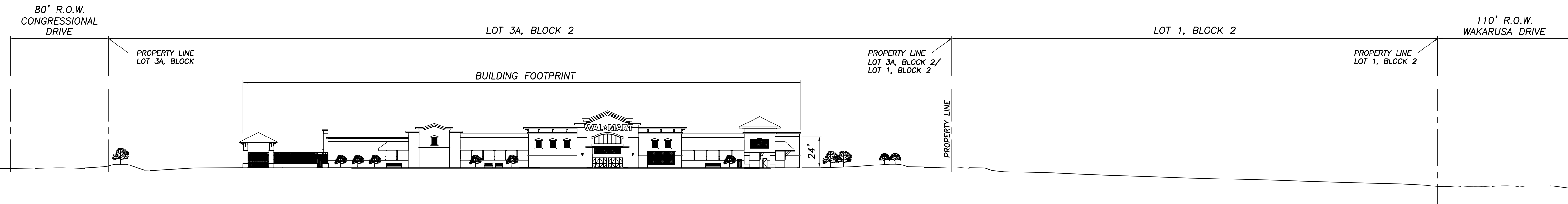
LOT	BUILDING AREA	PAVEMENT AREA	IMPERVIOUS SURFACE	PERVIOUS SURFACE	PROPERTY AREA
LOT 3A and 2B, BLOCK 2 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	572,010 S.F.	572,010 S.F.
LOT 3A and 2B, BLOCK 2 (PROPOSED CONDITIONS)	99,840 S.F.	264,994 S.F.	364,834 S.F.	207,176 S.F.	572,010 S.F.
LOT 3B, BLOCK 2 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	54,672 S.F.	54,672 S.F.
LOT 3B, BLOCK 2 (PROPOSED CONDITIONS)	5,000 S.F.	24,407 S.F.	29,407 S.F.	25,265 S.F.	54,672 S.F.
LOT 4A, BLOCK 2 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	70,934 S.F.	70,934 S.F.
LOT 4A, BLOCK 2 (PROPOSED CONDITIONS)	7,300 S.F.	39,915 S.F.	47,215 S.F.	23,719 S.F.	70,934 S.F.
LOT 4B, BLOCK 2 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	60,230 S.F.	60,230 S.F.
LOT 4B, BLOCK 2 (PROPOSED CONDITIONS)	7,400 S.F.	27,913 S.F.	35,313 S.F.	24,917 S.F.	60,230 S.F.
LOT 4C, BLOCK 2 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	25,153 S.F.	25,153 S.F.
LOT 4C, BLOCK 2 (PROPOSED CONDITIONS)	1,800 S.F.	13,032 S.F.	14,832 S.F.	10,321 S.F.	25,153 S.F.

* PER SECTION 20-1008(B) 20% MIN. OF TOTAL AREA TO BE COMMON OPEN SPACE.
OPEN SPACE REQUIRED = 156,600 S.F.
OPEN SPACE PROVIDED = 232,328 S.F.

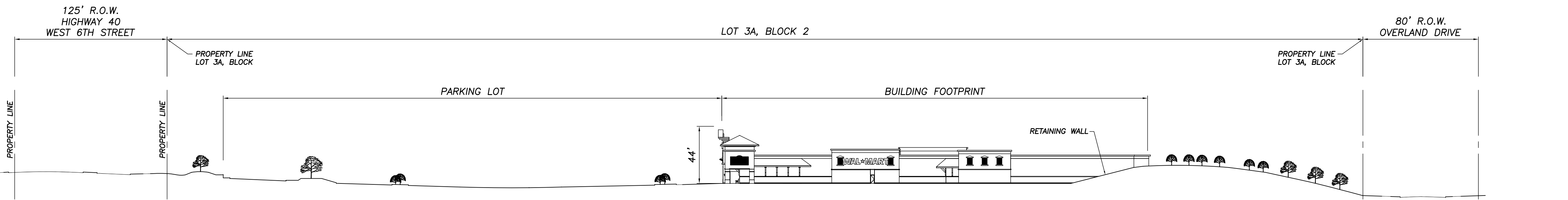
INTERIOR GREENSPACE SUMMARY

LOT	INTERIOR GREENSPACE REQUIRED	INTERIOR GREENSPACE PROVIDED
LOT 3A and 2B, BLOCK 2	493 PARKING SPACES x 280 S.F. x .15 = 20,706 S.F.	32,074 S.F.
LOT 3B, BLOCK 2	38 PARKING SPACES x 280 S.F. x .15 = 1,596 S.F.	4,126 S.F.
LOT 4A, BLOCK 2	86 PARKING SPACES x 280 S.F. x .15 = 3,612 S.F.	4,083 S.F.
LOT 4B, BLOCK 2	55 PARKING SPACES x 280 S.F. x .15 = 2,310 S.F.	2,672 S.F.
LOT 4C, BLOCK 2	17 PARKING SPACES x 280 S.F. x .15 = 714 S.F.	1,019 S.F.

SOUTH ELEVATION



EAST ELEVATION



SCALE: 1" = 50'

SCALE: 1" = 50'

GENERAL NOTES:

- EXISTING ZONING: PCO-2
PROPOSED ZONING: PCO-2
- CURRENT USE: AGRICULTURAL
- PROPOSED USE: RETAIL COMMERCIAL
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY WESTERN AIR MAP, INC. AND PLANS BY PERIMAN GROUP.
- PRIVATE DRIVES AND PARKING AREAS TO BE PER CITY OF LAWRENCE STANDARDS. ALL STREETS AND PARKING AREAS TO HAVE 24" CURB AND GUTTER. ALL STANDARD PARKING SPACES TO BE MIN. 9' WIDE AND 18' LONG. ALL PERIMETER PARKING SPACES TO BE 9' WIDE AND 16.5' LONG.
- TRASH DUMPSTERS TO BE LOCATED AT REAR OF BUILDINGS AS SHOWN. SIZE AND TYPE OF FRONT LOAD DUMPSTER TO BE APPROVED BY THE CITY OF LAWRENCE SANITATION DEPARTMENT.
- CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- ALL PUBLIC UTILITIES AND IMPROVEMENTS TO BE PROVIDED THOUGH PRIVATE AND BENEFIT DISTRICT FINANCING.
- A DETAILED PHOTOGRAPHIC LIGHTING PLAN WILL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN.
- THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAA) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- SEE APPROVED DRAINAGE STUDY FOR SURROUNDING TOPOGRAPHY.
- OPEN SPACE SHALL BE MAINTAINED BY THE PROJECT OWNER.
- THE PROJECT DEVELOPER HEREBY DEDICATES TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE. OPEN AIR RECREATION AREA, AND NONENCRACHABLE 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 PUD.
- ALL BIKE PARKING WILL MEET CITY OF LAWRENCE STANDARDS.
- ALL GROUND MOUNTED TRANSFORMERS AND AC UNITS SHALL BE SCREENED PER SECTION 20-1440A.8 OF THE CODE OF THE CITY OF LAWRENCE.
- THE 6,147 SQUARE FOOT GARDEN CENTER WILL NOT BE A STRUCTURE, WILL NOT HAVE MECHANICAL HEATING OR AIR CONDITIONING, AND WILL BE ENCLOSED WITH BLACK IRON FENCING ON MASONRY POSTS (OR OTHER MATERIALS IN ACCORDANCE WITH THE DESIGN STANDARDS).

PARKING SUMMARY

LOT	USE	GROSS BLDG. SQUARE FEET	NET BLDG. SQUARE FEET	PARKING REQUIRED	PARKING PROVIDED	HANDICAP REQUIRED	HANDICAP PROVIDED
LOT 3A and 2B	RETAIL EXTERIOR GARDEN CENTER	99,840** 6,147**	79,461 6,147	398 31	493	9	16
LOT 3B	PERMITTED USE	5,000**	3,500 70% GROSS S.F.	35 1 SPACE/100 S.F.	38	2	2
LOT 4A	PERMITTED USE	7,300**	5,110 70% GROSS S.F.	52 1 SPACE/100 S.F.	86	4	5
LOT 4B	PERMITTED USE	7,400**	5,180 70% GROSS S.F.	52 1 SPACE/100 S.F.	55	3	3
LOT 4C	PERMITTED USE	1,800**	1,260 70% GROSS S.F.	13 1 SPACE/100 S.F.	17	1	1

* ALL HANDICAP PARKING SPACES SHALL BE STENCILED AND SIGNED WITH FHWA DISABLED PARKING SIGNS.
* ALL BUILDINGS WILL HAVE A MINIMUM OF 5 BICYCLE PARKING SPACES.
**SEE BUILDING SQUARE FOOTAGE SUMMARY

BUILDING SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE	BUILDING
99,840 S.F.	MAIN BUILDING
21,500 S.F.	PAD SITES
6,147 S.F.	GARDEN CENTER
127,632 S.F.	COMMERCIAL SPACE

PERMITTED USES:

USE GROUP 7. COMMUNITY FACILITIES - PUBLIC UTILITIES

- Medical and Related Offices: Chiropractic, Chiropractic, dental, electrology, medical, optical, optometric, osteopathic, including a clinic
 - Ambulatory (Outpatient) Surgery Center
 - Professional and Governmental Offices: Accounting, architecture, engineering, governmental, insurance sales, law, real estate and sales and brokerage, motion picture studios (enclosed)
 - Veterinarian: Office and incidental boarding, with no open kennel or yard where animals are confined or exercised.
 - Financial Institutions
 - Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
 - Other offices: All other offices which (1) are similar to the listed uses in function, traffic-generating capacity, effects on other land uses, and (2) are not included in any other use group.
 - Accessory Uses.
(Ord. 6287; Ord. 6770; Ord. 7047 rev)
- USE GROUP 8A. LIMITED SERVICES. These uses are limited in development intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods.
- Bank, savings & loan, and trust company
 - Dry cleaning outlet store
 - Freestanding automated banking or dispensing facility
 - Funeral home, mortuary or undertaking establishment
 - Laboratory, medical or dental
 - Loan office
 - Personnel services
 - Photographic studio
 - Post Office branch facility
 - Professional cleaning services
 - Radio and television studio
 - Recording studio
 - School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors
 - Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
 - Accessory Uses
(Ord. 6359; Ord. 6382; Ord. 6489)
- USE GROUP 9. PROFESSIONAL OFFICES. Offices for medical, professional and government purposes and accessory use, not including retail sales to the public, that are of a nature that may be adjacent to or combined with residential uses without harmful effects to said residential uses.
- Medical and Related Offices: Chiropractic, Chiropractic, dental, electrology, medical, optical, optometric, osteopathic, including a clinic
 - Ambulatory (Outpatient) Surgery Center
 - Professional and Governmental Offices: Accounting, architecture, engineering, governmental, insurance sales, law, real estate and sales and brokerage, motion picture studios (enclosed)
 - Veterinarian: Office and incidental boarding, with no open kennel or yard where animals are confined or exercised.
 - Financial Institutions
 - Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
 - Other offices: All other offices which (1) are similar to the listed uses in function, traffic-generating capacity, effects on other land uses, and (2) are not included in any other use group.
 - Accessory Uses.
(Ord. 6287; Ord. 6770; Ord. 7047 rev)
- USE GROUP 10. PROFESSIONAL OFFICES. Offices for medical, professional and government purposes and accessory use, not including retail sales to the public, that are of a nature that may be adjacent to or combined with residential uses without harmful effects to said residential uses.
- Medical and Related Offices: Chiropractic, Chiropractic, dental, electrology, medical, optical, optometric, osteopathic, including a clinic
 - Ambulatory (Outpatient) Surgery Center
 - Professional and Governmental Offices: Accounting, architecture, engineering, governmental, insurance sales, law, real estate and sales and brokerage, motion picture studios (enclosed)
 - Veterinarian: Office and incidental boarding, with no open kennel or yard where animals are confined or exercised.
 - Financial Institutions
 - Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
 - Other offices: All other offices which (1) are similar to the listed uses in function, traffic-generating capacity, effects on other land uses, and (2) are not included in any other use group.
 - Accessory Uses.
(Ord. 6287; Ord. 6770; Ord. 7047 rev)
- USE GROUP 11. INNER NEIGHBORHOOD COMMERCIAL USES. These uses are limited in development, intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods.
- Bicycle sales, rental or repair
 - Book store, new or used
 - Dry cleaning outlet store
 - Food store, not including a 24 hr. convenience store
 - Hair care establishment
 - Laundry, self-serve
 - Professional offices (excluding medical and veterinarian office and clinics)
 - Quick copy center
 - Restaurant, not including one with drive-up facilities or service to automobiles
 - Similar Uses
 - Telephone answering service
 - Accessory Uses
(Ord. 6578; Ord., 6777)
- USE GROUP 12. RETAIL STORES - PERSONAL SERVICES. Certain types of retail stores and service establishments which:
- Provide for a wide variety of local consumer and transient needs, and
 - Have a small service area and are, therefore, not distributed widely throughout the city.
- (1) Retail stores and Service Establishments
- Altering, pressing, repairing of wearing apparel
- Antique sales
- Appliances, furniture, home furnishings, sales, rental repair
- Art supply sales
- Bank, savings & loan and trust company
- Barber or beauty shop
- Bicycle sales, rental, repair
- Book sales
- Bowling alley
- Camera or photographic supply sales
- Clothing sales
- Computer store; sales, service and equipment
- Confectionery store
- Department store
- Drug store
- Dry cleaning
- Eating place, enclosed, without dancing or entertainment and not providing service in automobiles
- Florist shop and greenhouse
- Food store, including retail bakery
- Furrier shop, including storage of furs
- Garden supply sales
- Gift, novelty, souvenir sales
- Hardware store and small tool rental, but not including sales of lumber or industrial hardware
- Hot blocking and repair
- Hobby supply sales
- Interior decorating shop
- Jewelry sales and repair
- Laundry pick-up station
- Laundry, self-service only
- Locksmith, key shop
- Mail order agency
- Music, musical instrument and phonographic record sales
- Newsstand
- Nursery stock sales
- Optical goods, sales
- Orthopedic or medical appliance sales
- Paint and wall paper sales
- Photographic processing
- Photographic studio
- Post Office
- Quick copy or duplicating center
- Radio and television studio
- Reading room
- Sewing machine sales and repair
- Shoe repair and sales
- Sporting goods sales
- Surgical and dental supply sales
- Theatre, indoor commercial
- Variety store
- Video store, sale or rental of video equipment, movies and games parlor
- Similar Uses
- Other uses which (1) are similar to the listed uses in function, traffic generating capacity, and effects on other land uses, and (2) are not included in any other use group.
- Accessory Uses
(Ord. 6578)
- USE GROUP 13. AUTOMOTIVE SERVICES; RETAIL SALES; OTHER. Primarily automotive service establishments and accessory uses, including consumer and non-consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agricultural, industrial, commercial, or institutional uses.
- Ambulance service
 - Auction room auctioneer
 - Automobile parking garage
 - Automobile parts store; tires & accessories
 - Barber and beauty equipment sales
 - Baseball park, commercial
 - Blueprinting and similar reproduction processes
 - Business machine rental, repair, sales
 - Caterer
 - Eating establishment, enclosed, with dancing or entertainment
 - Exterminator, pest
 - Food locker plant for consumer use
 - Free standing automated banking or dispensing facility
 - Funeral home, mortuary, or undertaking establishment
 - Garage or parking for common or public utility vehicles
 - Glass sales and cutting shop
 - Golf driving range, commercial, (pkg. Requirement applies to tee area only)
 - Golf pitch and putt courses, miniature golf course
 - Laboratory, medical or dental
 - Leather goods, sales and repair
 - Linen supply, diaper service, uniform supply
 - Lumber, limited sales
 - Media store (Ord. 7226)
 - Monument sales, including incidental processing
 - Office equipment and supplies c
 - Pet shop
 - Photostating
 - Plumbing, future sales
 - Quick copy or duplicating center
 - Recording studio
 - School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust glare, heat, vibration or other objectionable factors
 - Secretarial service
 - Skating rink, commercial
 - Studio for professional work or for the teaching of any form of fine arts, photography, music, drama, etc.
 - Swimming pool, commercial (parking requirements include pool area)
 - Taxidermist
 - Telephone answering service
 - Similar Uses
 - Other business servicing which (1) are similar to the listed uses in function, traffic-generating capacity, and effects upon other land uses, and (2) are not included in any other use group.
 - Manufacturing Uses
 - Baked goods, candy, delicatessen, and ice cream, all for retail sales on the premises only
 - Clothing: custom manufacturing or altering for retail, including custom dressmaking, millinery, or tailoring
 - Accessory Uses (Ord. 6578)
- USE GROUP 14. RETAIL - WHOLESALE SALES AND SERVICES. Consumer and non-consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area, including the entire city and surrounding trade area.
- Retail - Wholesale Goods and Services
 - Blacksmith shop
 - Building materials and lumber yards (parking requirements do not apply to lumber sheds)
 - Cold storage plant
 - Dry cleaning plant, including carpet cleaning
 - Fertil and fertilizer sales
 - Hardware, industrial sales
 - Ice plant
 - Machine tools, sales, rental, repair
 - Similar Uses
 - Other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and (2) are not included in any other use group.
 - Accessory Uses
(Ord. 6768)
- USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES. Uses similar in nature and traffic-generating capacities that appeal to large groups of people of that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.
- Indoor Recreational Amusement or Cultural Facilities
 - Athletic club
 - Auditorium
 - Bowling alley
 - Field house
 - Game arcade, including video games
 - Physical culture center and health services, including spas, gymnasiums, reducing salons, masseur/masseuses, or hot tubs
 - Skating rink
 - Swimming pool, commercial
 - Theatre, indoor
 - Outdoor Amusement, Recreational or Cultural Facilities
 - Baseball park or batting cages, commercial
 - Golf driving range or putting greens, commercial
 - Golf, miniature or pitch and putt
 - Marina
 - Stadium or amphitheater
 - Swimming pool, commercial
 - Similar Uses
 - Other uses not specifically mentioned in this or any other use group which are similar in function and traffic-generating capacity to those specifically listed in this use group.
 - Accessory Uses
(Ord. 20-2002(3),
(Ord. 5658, Sec. IX)
- ** ALL COMMERCIAL USE GROUPS ALLOWED IN A PCO-2.

USE GROUP 13. AUTOMOTIVE SERVICES; RETAIL SALES; OTHER. Primarily automotive service establishments and accessory uses, including consumer and non-consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agricultural, industrial, commercial, or institutional uses.

- Ambulance service
- Auction room auctioneer
- Automobile parking garage
- Automobile parts store; tires & accessories
- Barber and beauty equipment sales
- Baseball park, commercial
- Blueprinting and similar reproduction processes
- Business machine rental, repair, sales
- Caterer
- Eating establishment, enclosed, with dancing or entertainment
- Exterminator, pest
- Food locker plant for consumer use
- Free standing automated banking or dispensing facility
- Funeral home, mortuary, or undertaking establishment
- Garage or parking for common or public utility vehicles
- Glass sales and cutting shop
- Golf driving range, commercial, (pkg. Requirement applies to tee area only)
- Golf pitch and putt courses, miniature golf course
- Laboratory, medical or dental
- Leather goods, sales and repair
- Linen supply, diaper service, uniform supply
- Lumber, limited sales
- Media store (Ord. 7226)
- Monument sales, including incidental processing
- Office equipment and supplies c
- Pet shop
- Photostating
- Plumbing, future sales
- Quick copy or duplicating center
- Recording studio
- School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust glare, heat, vibration or other objectionable factors
- Secretarial service
- Skating rink, commercial
- Studio for professional work or for the teaching of any form of fine arts, photography, music, drama, etc.
- Swimming pool, commercial (parking requirements include pool area)
- Taxidermist
- Telephone answering service
- Similar Uses
- Other business servicing which (1) are similar to the listed uses in function, traffic-generating capacity, and effects upon other land uses, and (2) are not included in any other use group.
- Manufacturing Uses
- Baked goods, candy, delicatessen, and ice cream, all for retail sales on the premises only
- Clothing: custom manufacturing or altering for retail, including custom dressmaking, millinery, or tailoring
- Accessory Uses (Ord. 6578)

USE GROUP 14. RETAIL - WHOLESALE SALES AND SERVICES. Consumer and non-consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area, including the entire city and surrounding trade area.

- Retail - Wholesale Goods and Services
 - Blacksmith shop
 - Building materials and lumber yards (parking requirements do not apply to lumber sheds)
 - Cold storage plant
 - Dry cleaning plant, including carpet cleaning
 - Fertil and fertilizer sales
 - Hardware, industrial sales
 - Ice plant
 - Machine tools, sales, rental, repair
 - Similar Uses
 - Other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and (2) are not included in any other use group.
 - Accessory Uses
(Ord. 6768)
- USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES. Uses similar in nature and traffic-generating capacities that appeal to large groups of people of that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.
- Indoor Recreational Amusement or Cultural Facilities
 - Athletic club
 - Auditorium
 - Bowling alley
 - Field house
 - Game arcade, including video games
 - Physical culture center and health services, including spas, gymnasiums, reducing salons, masseur/masseuses, or hot tubs
 - Skating rink
 - Swimming pool, commercial
 - Theatre, indoor
 - Outdoor Amusement, Recreational or Cultural Facilities
 - Baseball park or batting cages, commercial
 - Golf driving range or putting greens, commercial
 - Golf, miniature or pitch and putt
 - Marina
 - Stadium or amphitheater
 - Swimming pool, commercial
 - Similar Uses
 - Other uses not specifically mentioned in this or any other use group which are similar in function and traffic-generating capacity to those specifically listed in this use group.
 - Accessory Uses
(Ord. 20-2002(3),
(Ord. 5658, Sec. IX)

** ALL COMMERCIAL USE GROUPS ALLOWED IN A PCO-2.

PRELIMINARY
DEVELOPMENT PLANS

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

NOTES AND SECTIONS
LAWRENCE, DOUGLAS COUNTY, KS

E-Mail: mail@bfeng.com Telephone: (636) 238-4751

BUESCHER FRANKENBERG
ASSOCIATES, INC.

103a ELM STREET consultants & engineers WASHINGTON, MISSOURI 63090

OWN: BY K.M.M. DATE 07-11-07 PROJ. NO. 02-2667

CHK'D SCALE 1"=50' DWG. NO.

APP'D NO. REVISION BY DATE APP'D

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-XXX-XXXX for utility location information.

All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)