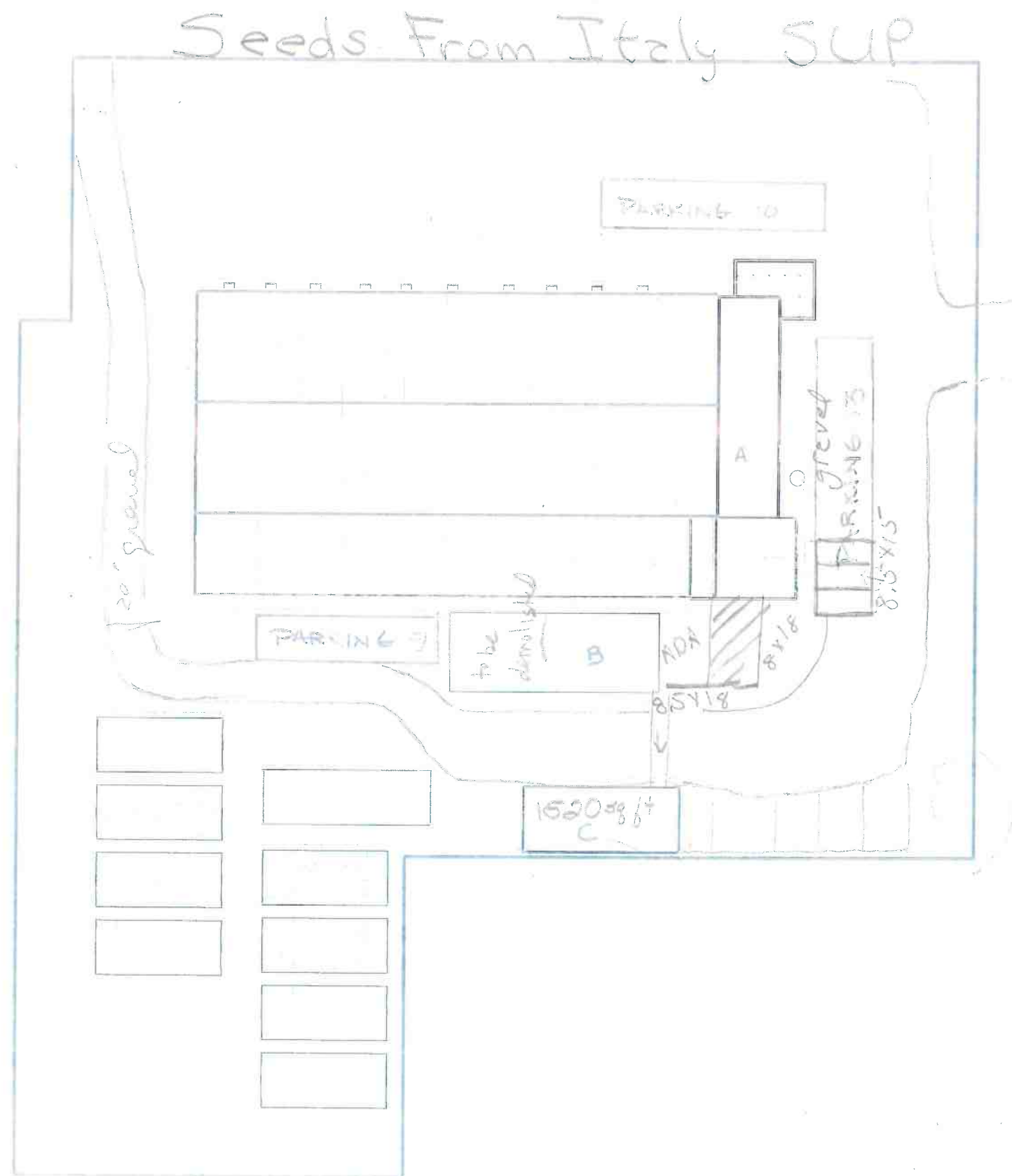




Property Address:
1501 LEARNARD AVE, LAWRENCE, KANSAS

Plate/Record Id: U10952

Legal Description
6-13-20 BEG AT PT 231 FT E OF NW COR NE
1/4 TH S 462 FT 2 INCHES E 146 FT N 125 FT 1
INCH E 250 FT N 337 FT 1 INCH W 396 FT TO PT
BEG



SUNRISE GARDEN CENTER PROJECT
1501 LEARNARD AVE, LAWRENCE, KANSAS

REVISIONS

Permit Documents

ISSUE DATE APRIL 12, 2016

SCALE 1" = 50'-0"

PROJECT NO

DRAWN BY

TITLE
EXISTING SITE PLAN

SHEET NO.

A 0.0

SUNRISE GARDEN CENTER PROJECT PHASE 1
Seeds from Italy warehouse (Building C)
SUP-16-00217

General Notes

Owner: Girasole Inc. dba Seeds from Italy, 966 E 800th Rd., Lawrence KS 66047

Zoning: IL, with conditions

Existing Use: Vacant nursery / greenhouse

Proposed Use: Wholesale Storage and Distribution, Limited

Site Area: 2.93 acres

Building C will be converted to an office and warehouse for Seeds from Italy, an importer of garden seeds that are sold online and by catalog to gardeners as well as wholesale to various retailers across the U.S.

Semi-truck delivery will be approximately 1 to 2 trucks per year. Distribution of product occurs through the U.S. Postal Service.

No exterior lighting is proposed with this project. The addition of exterior lighting in the future will require Planning approval of a photometric plan prior to installation of the lighting.

Heating and air conditioning will be added to the building. The mechanical equipment outside will be on the west side of the building and shall be fully screened from view of adjacent properties and from adjacent street rights-of-way per Section 20-1006 of the Development Code. This screening can be in the form of landscape plantings or architectural treatment that is similar to that of the principal building.

PARKING REQUIREMENT

Wholesale Storage and Distribution, Limited

Requirement: 1 space per vehicle used in the business PLUS 1 space per 1,000 square feet.

Required: 1 business vehicle and 1,520 sq. ft. building: 3 parking spaces required / 3 provided

ADA PARKING: 1 van accessible ADA space required / 1 provided

Bicycle parking: none required / none provided

SITE SURFACE SUMMARY

Existing and Proposed Summary

TOTAL BUILDINGS =39,332 S.F.

TOTAL PAVEMENT =3,980 S.F.

TOTAL IMPERVIOUS =43,312 S.F.

TOTAL PERVIOUS =84,353 S.F.

TOTAL PROPERTY AREA = 127,665 S.F.