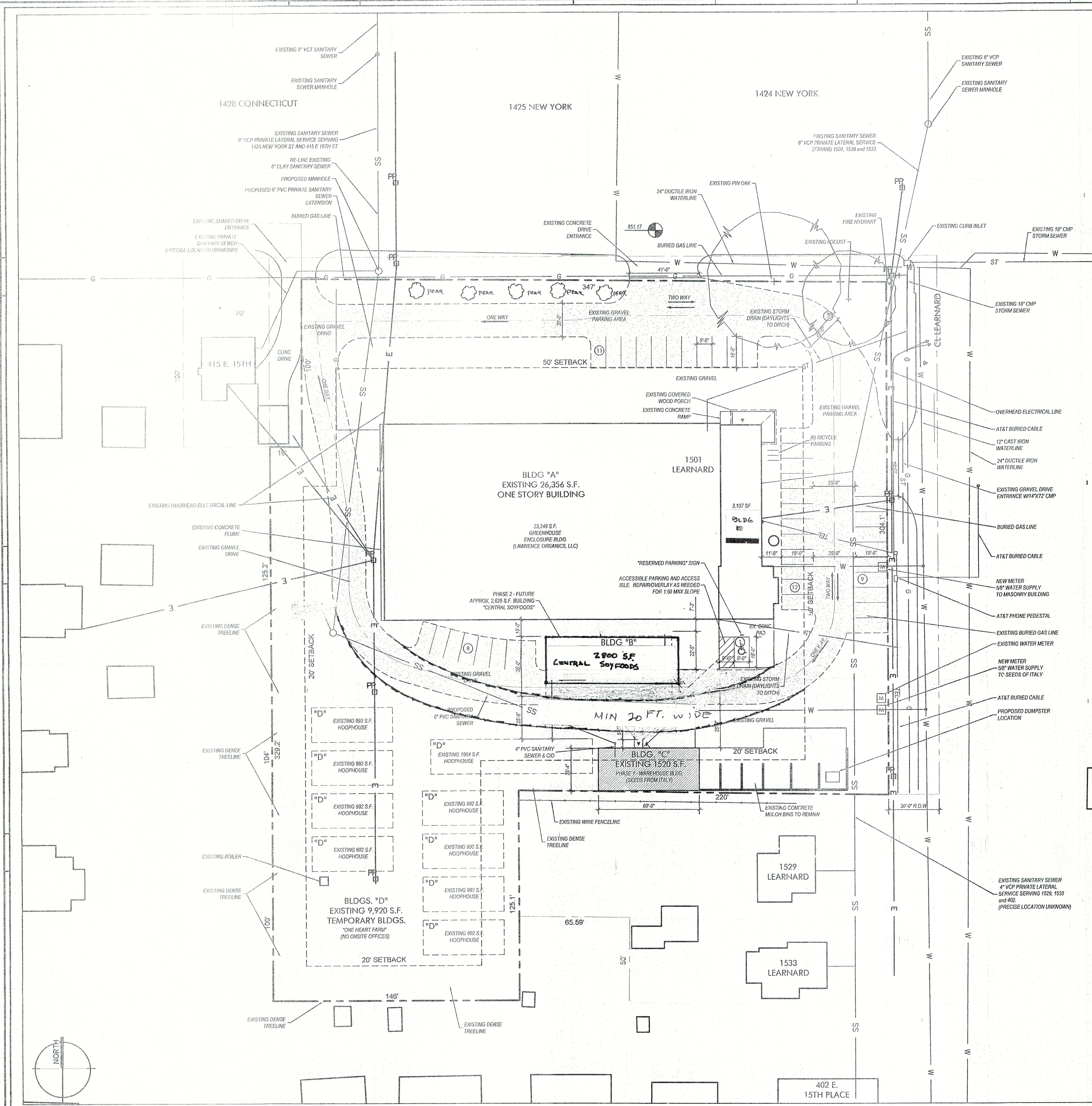




ZONING:
LEGAL DESCRIPTION:
PROJECT DESCRIPTION:
PROPERTY OWNER:
ARCHITECT:

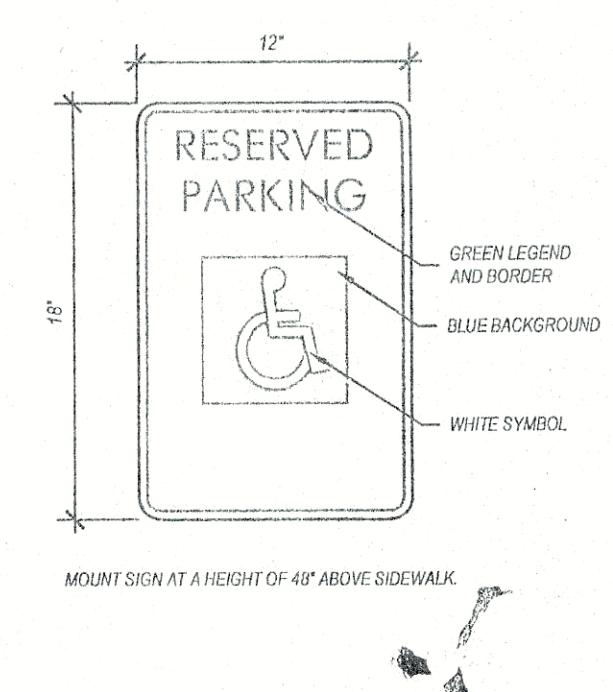
PROPERTY SURFACE SUMMARY

EXISTING SUMMARY	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS = 39,332 S.F.	TOTAL BUILDINGS = 40,643 S.F.
TOTAL PAVEMENT = 3,980 S.F.	TOTAL PAVEMENT = 3,980 S.F.
TOTAL IMPERVIOUS = 43,312 S.F.	TOTAL IMPERVIOUS = 43,312 S.F.
TOTAL PERVIOUS = 84,353 S.F.	TOTAL PERVIOUS = 83,242 S.F.
TOTAL PROPERTY AREA = 127,665 S.F.	TOTAL PROPERTY AREA = 127,665 S.F.

BUILDING USES
BUILDING "A" Existing greenhouse and retail building
BUILDING "B" **CENTRAL SOYFOODS**
BUILDING "C" An existing maintenance/storage building that will be remodeled with a bathroom, office, and warehouse space for "Seeds From Italy" an importer of seeds which are sold at wholesale to various retail outlets.
BUILDINGS "D" A collection of existing temporary hoop houses (erected metal hoop-shaped frames covered with plastic sheeting). The buildings will be used to start and grow plants, a continuation of the former use. This tenant is strictly an agricultural use and will not maintain office space or other ancillary uses on site.
BUILDING "E" **RETAIL / EDU. CENTRAL SOYFOODS**
PARKING (entire site) = 4 SPACES
Per the requirements in Article 9 of the Development Code:
General Retail - 1 space per 300 SF - 3,107/300 = 10 spaces
Agricultural Crop (greenhouses) - 0 spaces - 36,275 S.F. / 0 = 0 spaces
plus 1 space per employee = 3 = 3 spaces
Wholesale Storage and Distribution (Light) - 1 spc./1,000 SF - 1,489/1000 = 1 space
plus 1 space per company vehicle = 1 space
Total Required = 15 SPACES
Total Provided = 41 spaces
Bike Parking - 1 req. per 10 required spaces = 2 space
Bike Parking Provided = 6 spaces

REFUSE DISPOSAL
Dumpster located in existing concrete sided mulch bin.
LIGHTING:
No additional lighting is proposed
BENCHMARK:
Site grading is based on and tied to NGS benchmark T 368:
A stainless steel rod in hand hole located 190.9' north of the centerline of East 13th Street and 23.6' east of the centerline of Oregon Street. Elevation is 827.39' (NAVD 88).
Local Benchmark: center of intersection 15th and New York Streets 851.17'

LANDSCAPE
EXISTING LANDSCAPE WILL BE MAINTAINED.
PEAR TREES HAVE BEEN PLANTED ALONG THE NW PERIMETER OF PROPERTY BORDERING 15TH ST.



SITE NOTES

PROJECT LOCATION

Approved and Released

City of Lawrence
Douglas County
Planning & Development Services

Case No.:
Approval Date:
Release Date:
Planner:
of _____ Sheets
Asst./Director:

1 SITE LAYOUT PLAN
1" = 30'-0"

RECEIVED
OCT 07 2016
City Planning Office
Lawrence, Kansas

SUNRISE GREEN LLC
PHASE 2 CENTRAL SOYFOODS
1501 LEARNARD LAWRENCE, KANSAS

Hernly ASSOCIATES
920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5896
FAX 785 - 749 - 1515

SITE PLAN

Date: 2016/07/27
Drawn by: MMYRS
Checked by:
Revisions:

C1.0