

ZONING: EXISTING IL

LEGAL DESCRIPTION: A tract of land in the Northeast Quarter of Section 6, Township 13 South, Range 20 East of the 6th P.M., in the City of Lawrence, Douglas County, Kansas described as follows: Commencing at a point 231 feet East from the Northwest corner of the Northeast Quarter; thence South 442 feet, 2 inches; thence East 146 feet; thence North 125.1 feet; thence East 250 feet; thence North 317 feet; thence West 396 feet to the point of beginning, LESS AND EXCEPT any portion thereof lying in Lot 1, Pence Addition, an Addition to the City of Lawrence, Douglas County, Kansas.

PROJECT DESCRIPTION: TO CONSTRUCT CENTRAL SOYFOODS

PROPERTY OWNER: Sunrise Green, LLC
464 E 1750 Road
Baldwin City, KS, 66006

ARCHITECT: Hernly Associates, Inc.
920 Massachusetts St. Suite 2
Lawrence, KS 66044-2868

PROPERTY SURFACE SUMMARY		SUMMARY AFTER PROJECT COMPLETION	
EXISTING SUMMARY		TOTAL BUILDINGS	= 40643 S.F.
TOTAL BUILDINGS	= 39,332 S.F.	TOTAL PAVEMENT	= 39805 S.F.
TOTAL PAVEMENT	= 3,980 S.F.	TOTAL IMPERVIOUS	= 43,312 S.F.
TOTAL IMPERVIOUS	= 43,312 S.F.	TOTAL PERVIOUS	= 33,042 S.F.
TOTAL PERVIOUS	= 84,353 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 = 4 SPACES

PARKING (entire site)

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	= 3 spaces
plus 1 space per company vehicle	= 1 space
Total Required	= 17 SPACES
Total Provided	= 41 spaces

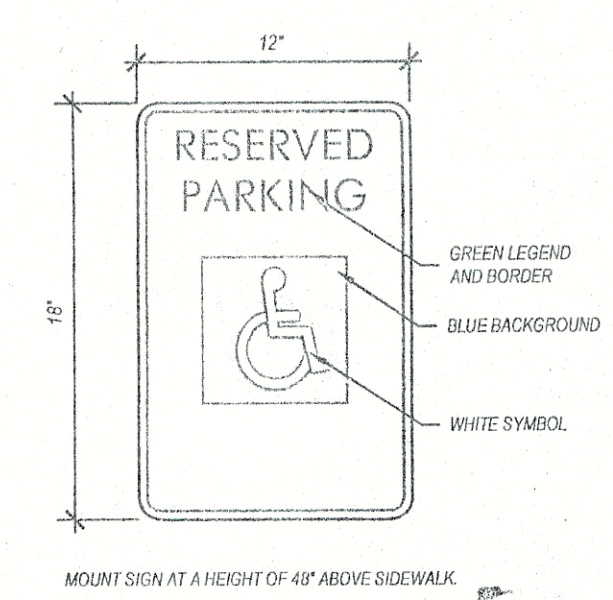
Bike Parking - 1 req. per 10 required spaces = 2 spaces
Bike Parking Provided = 6 spaces

REFUSE DISPOSAL
Dumpster located in existing concrete sided mulch bin.

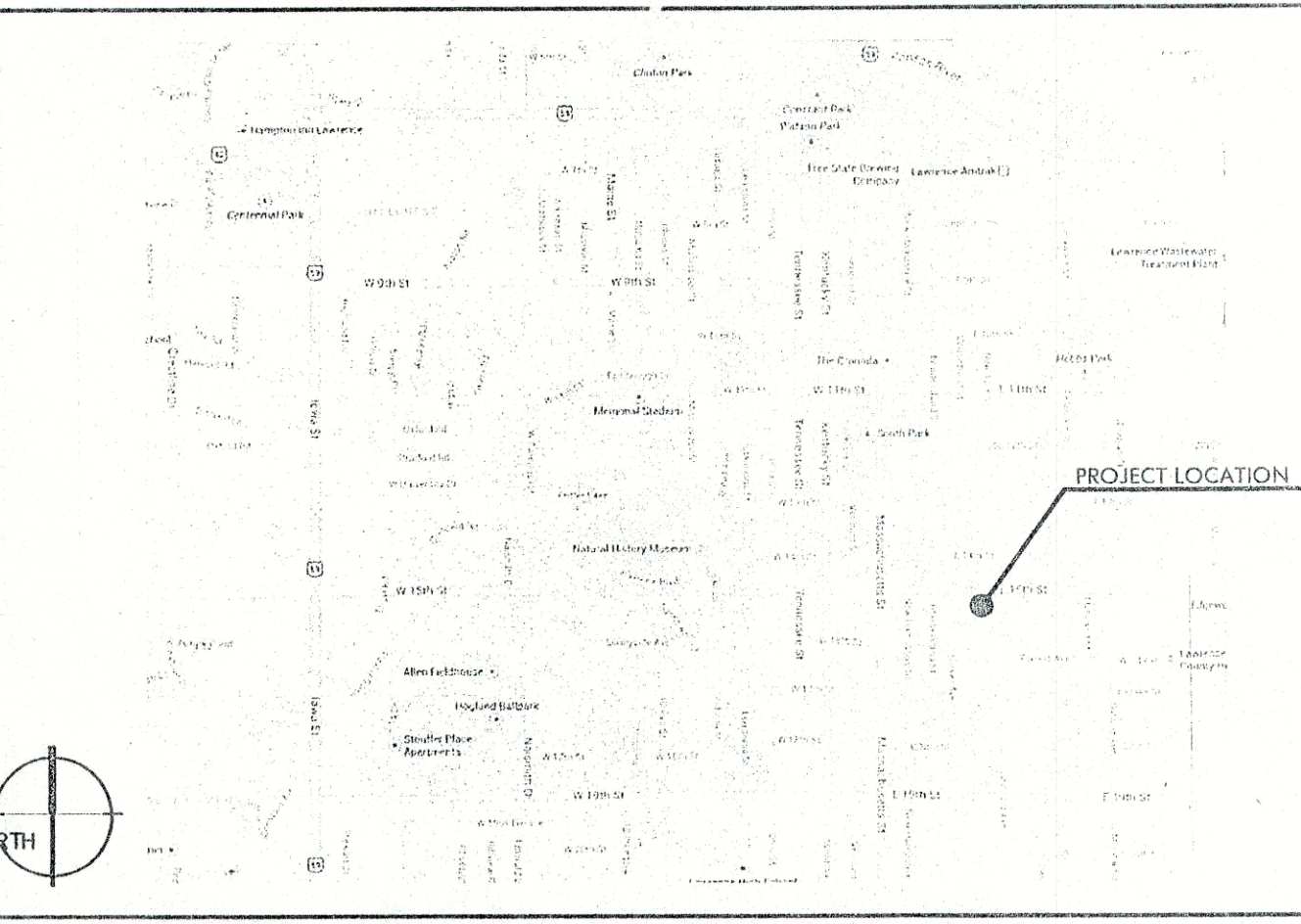
LIGHTING:
No additional lighting is proposed

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



Approved and Released

Case No. _____
Approval Date: _____
Release Date: _____
Planner: _____
City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 8866
FAX 785 - 749 - 1515

SITE PLAN

Date: 2016/07/27
Drawn by: MMYERS
Checked by: _____
Revisions: _____

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

C1.0

RECEIVED
OCT 07 2016
City Planning Office
Lawrence, Kansas

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