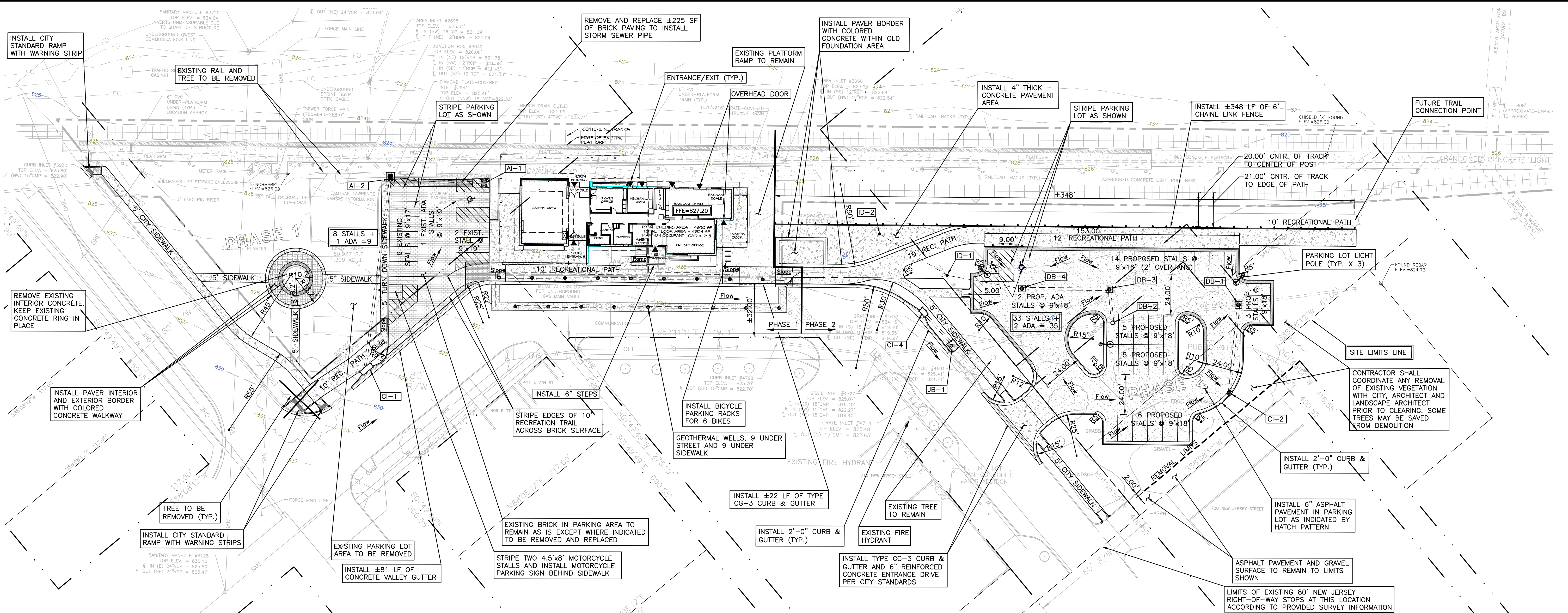


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LEGAL DESCRIPTION OF SANTA FE STATION AND GROUNDS

(AS LISTED ON THE DOUGLAS COUNTY, KANSAS WEB SITE)
 NEW JERSEY LITS 10 & 12; ALSO ALL THAT PORTION OF WINTHROP ST (NOW 7TH ST) E OF LINE OF THE ALLEY BETWEEN NEW YORK & NEW JERSEY STS PRODUCED & ALL PUBLICGROUND LYING N OF N LINE OF WINTHROP (7TH ST) & E OF E LINE OF NEW JERSEY ST PRODUCED; ALSO ALL THAT PORTION OF ALLEY BETWEEN NEW JERSEY ST & PENN ST LYING N OF PT 34 FT 5 OF S LINE OF LT 10 NEW JERSEY ST PRODUCED ELY & N OF SD LT 10; ALSO ALL THAT PORTION OF PENN ST LYING N OF A LINE JOINING SE COR RESERVE NO 9 & SW COR RESERVE NO 10 ALL VAC ORD #80 04/12/1882 APPROVED (BEING STATION AREA & GROUNDS)

GENERAL NOTES

- Existing Zoning: IG (General Industrial District)
Proposed Zoning: IG (General Industrial District)
 - Current Use: One Story Santa Fe Station and parking lot
Proposed Use: One Story Santa Fe Station and parking lot
 - Topographic information provided by others.
 - Owner: Atchison, Topeka & Santa Fe Railroad Company
C/O Burlington Northern Santa Fe Railroad Company
To Be Leased by The City of Lawrence
 - Building Information:
Existing one-story building:
4,670 s.f. Train Station
Proposed one-story building:
4,670 s.f. Train Station
 - Parking Information:
Existing Parking = 19 stalls + 2 ADA stalls = 21 total stalls
Required Parking:
1 Space Per 300 s.f. = 16 Stalls Required
Required for employees:
Total Stalls Required = 2
(1 bicycle parking stall per 10 auto stalls)
- Parking Provided:
 Phase 1:
 8 Regular Stalls + 1 ADA Stall = 9 Total Stalls
 6 Bicycle Stalls
 2 Motorcycle Stalls
 Phase 2:
 33 Regular Stalls + 2 ADA Stalls = 35 Total Stalls
 Phase 1 and 2 totals: (One additional ADA Stall will be added back to Phase 1 in conjunction with Phase 2 Construction, and one regular stall subtracted from Phase 1)

GENERAL NOTES, Cont.

- Wall Mounted Lighting is located at building entrances. All lighting is shielded to prevent glare off-site.
- This site plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for building and facilities. Appendix A to 28 CFR Part 36.
- Accessible spaces are to be signed and stenciled per Sec. 20-912.
- 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.
- Proposed drive and parking areas to have concrete curb to meet City of Lawrence standards, except where noted.
- All mechanical equipment shall be screened per Sec. 20-1006 (b). Any rooftop equipment will be screened with a parapet wall.
- Required Setbacks:
Building Setbacks - 15' all sides. Adjacent to all IG Districts on all sides.
- Trash will be collected in two-wheel city trash container and left at curb for collection on assigned day. Storage of trash container location to be determined.
- All existing service line utilities connected to building are to remain.
- A right-of-way permit will need to be acquired to construct the storm sewer and recreation path.

STORM STRUCTURES

- CURB INLETS 2 AND 3 AND ALL DRAIN BASINS ARE PRODUCTS OF ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL
- EXISTING EAST PARKING LOT STORM SEWER WILL NEED TO BE FIELD SURVEYED/VERIFIED AND STORM SEWER FLOWLINES ADJUSTED ACCORDINGLY
- STORM SEWER STRUCTURES WEST OF SANTA FE STATION
- CI-1 CITY STANDARD CURB INLET
ELEV. AT TOP OF FRAME = 829.50
FL OUT N = 824.61
INSTALL 112 LF OF 15" HDPE PIPE AT 2.0% SLOPE TO DB-2
- AI-1 AREA INLET
TOP ELEV. = 825.45
FL IN W = 822.92
FL IN S = 822.37
FL IN E = 822.37
FL OUT NW = ±822.27
INSTALL OVER EXISTING STORM PIPE. FIELD VERIFY TYPE AND SIZE
- AI-2 AREA INLET
TOP ELEV. = 825.45
FL IN S = 822.37
FL IN E = 822.37
FL OUT NW = ±822.27
INSTALL OVER EXISTING STORM PIPE. FIELD VERIFY TYPE AND SIZE
- STORM SEWER STRUCTURES EAST OF SANTA FE STATION
- DB-1 30" DRAIN BASIN BY ADVANCED DRAINAGE SYSTEMS
TOP ELEV. = 824.30
FL IN W = 817.52
FL IN S = 817.62
FL OUT E = 817.52
INSTALL 17 LF OF 15" HDPE PIPE AT 2.05% SLOPE TO CI-2
- DB-2 30" DRAIN BASIN BY ADVANCED DRAINAGE SYSTEMS
TOP ELEV. = 825.20
FL IN NW = 818.38
FL IN N = 818.68
FL OUT SE = 818.38
INSTALL 19 LF OF 15" HDPE PIPE AT 2.0% SLOPE TO DB-3
- DB-3 30" DRAIN BASIN BY ADVANCED DRAINAGE SYSTEMS
TOP ELEV. = 824.65
FL IN NW = 819.20
FL IN S = 819.06
INSTALL 51 LF OF 15" HDPE PIPE AT 2.0% SLOPE TO DB-4
- DB-4 30" DRAIN BASIN BY ADVANCED DRAINAGE SYSTEMS
TOP ELEV. = 824.00
FL IN NW = 820.32
FL OUT SE = 820.22
INSTALL 44 LF OF 15" HDPE PIPE AT 2.0% SLOPE TO ID-1
- ID-1 8" INLINE DRAIN BY ADVANCED DRAINAGE SYSTEMS
TOP ELEV. = 824.70
FL = 820.98
INSTALL 48 LF OF 6" PVC PIPE AT 1.5% SLOPE TO ID-2
- ID-2 8" INLINE DRAIN BY ADVANCED DRAINAGE SYSTEMS
TOP ELEV. = 824.80
FL = 821.70

SITE SUMMARY

STORM SEWER STRUCTURES EAST OF SANTA FE STATION, CONTINUED

EXISTING SITE SUMMARY - PHASE 1
EXISTING BUILDING: 4,670 SF (0.11 AC.)
EXISTING PAVEMENT: 21,480 SF (0.49 AC.)
TOTAL IMPERVIOUS: 26,150 SF (0.60 AC.)
EXISTING PERVIOUS: 30,302 SF (0.70 AC.)
TOTAL SITE LIMITS AREA: 56,452 SF (1.30 AC.)

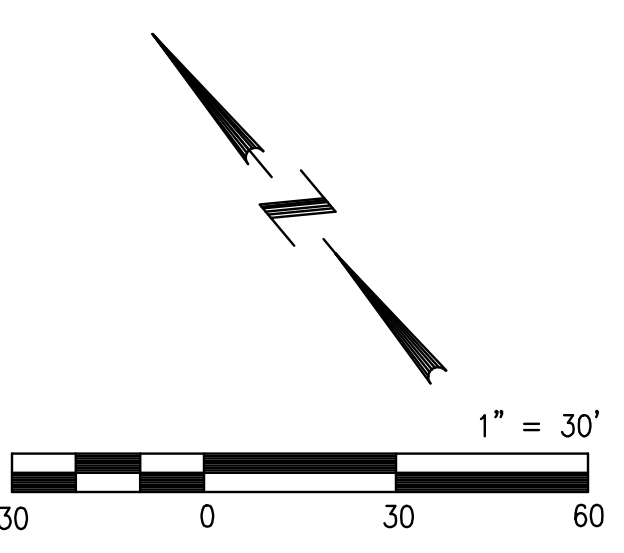
NEW SITE SUMMARY - PHASE 1
PROPOSED BUILDING: 4,670 SF (0.11 AC.)
PROPOSED PAVEMENT: 44,943 SF (1.03 AC.)
PROPOSED IMPERVIOUS: 49,613 SF (1.14 AC.)
PROPOSED PERVIOUS: 6,839 SF (0.16 AC.)
TOTAL SITE LIMITES AREA: 56,452 SF (1.30 AC.)

EXISTING SITE SUMMARY - PHASE 2
EXISTING BUILDING: 0 SF (0.00 AC.)
EXISTING PAVEMENT: 522 SF (0.01 AC.)
TOTAL IMPERVIOUS: 522 SF (0.01 AC.)
EXISTING PERVIOUS: 32,223 SF (0.74 AC.)
TOTAL SITE LIMITES AREA: 32,745 SF (0.75 AC.)

NEW SITE SUMMARY - PHASE 2
PROPOSED BUILDING: 0 SF (0.00 AC.)
PROPOSED PAVEMENT: 20,088 SF (0.46 AC.)
PROPOSED IMPERVIOUS: 20,088 SF (0.46 AC.)
PROPOSED PERVIOUS: 12,657 SF (0.29 AC.)
TOTAL SITE LIMITES AREA: 32,745 SF (0.75 AC.)

PAVEMENT SCHEDULE

- 4" CONCRETE PAVEMENT AT ALL SIDEWALK LOCATIONS AND WHERE SHOWN
- 6" REINFORCED CONCRETE PAVEMENT AT PARKING LOT DRIVE ENTRANCE/EXIT AS SHOWN
- 6" ASPHALT PAVEMENT AT EAST PARKING LOT AND IN STREET AT GEOTHERMAL WELL INSTALLATION TRENCH



LIGHTING

BECAUSE OF REQUIRED KDOT COORDINATION AND FUNDING PLAN WILL BE SUBMITTED AND APPROVED PRIOR TO THE INSTALLATION OF ANY PARKING LOT LIGHTING

☉ SINGLE HEAD METAL HALIDE LAMP

Approved and Released

Case No. SP-14-0037
 Approval Date: 4-23-2014
 Release Date: 6-13-2014
 Planner: LBZ
 1 of 2 Sheets
 Asst./Director:


 City of Lawrence
 Douglas County
 PLANNING & DEVELOPMENT SERVICES

REV	DATE	DESCRIPTION
1	3.13.14	PER CITY PLANNING COMMENTS
2	5.20.14	PER CITY PLANNING COMMENTS

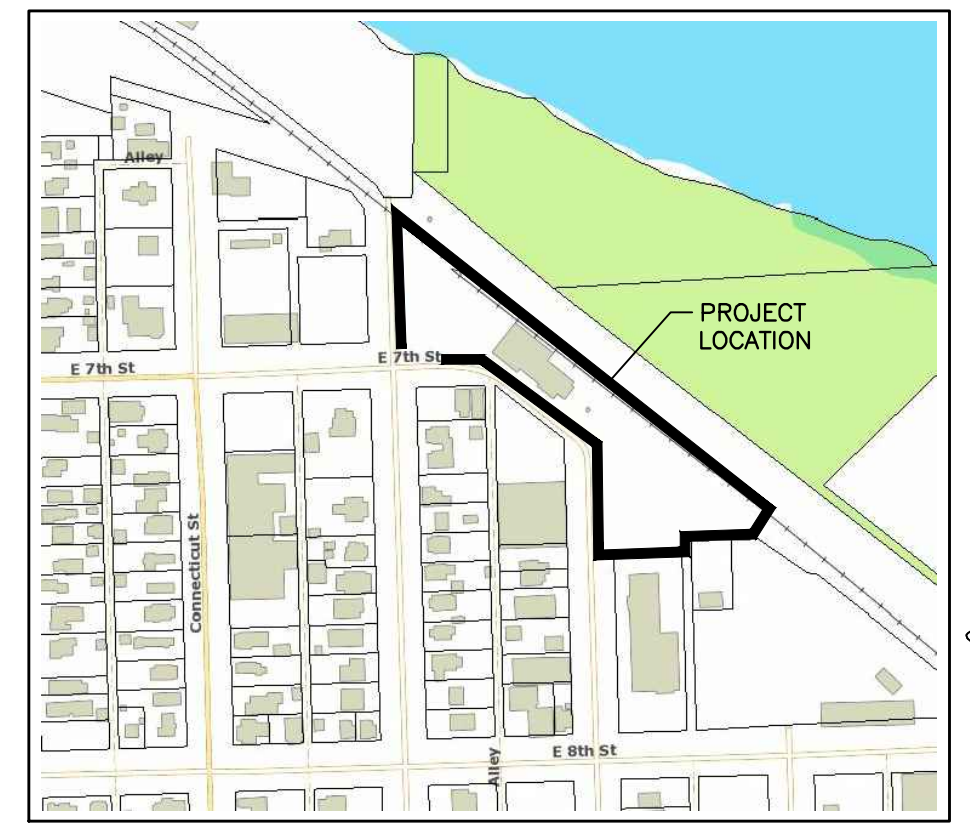
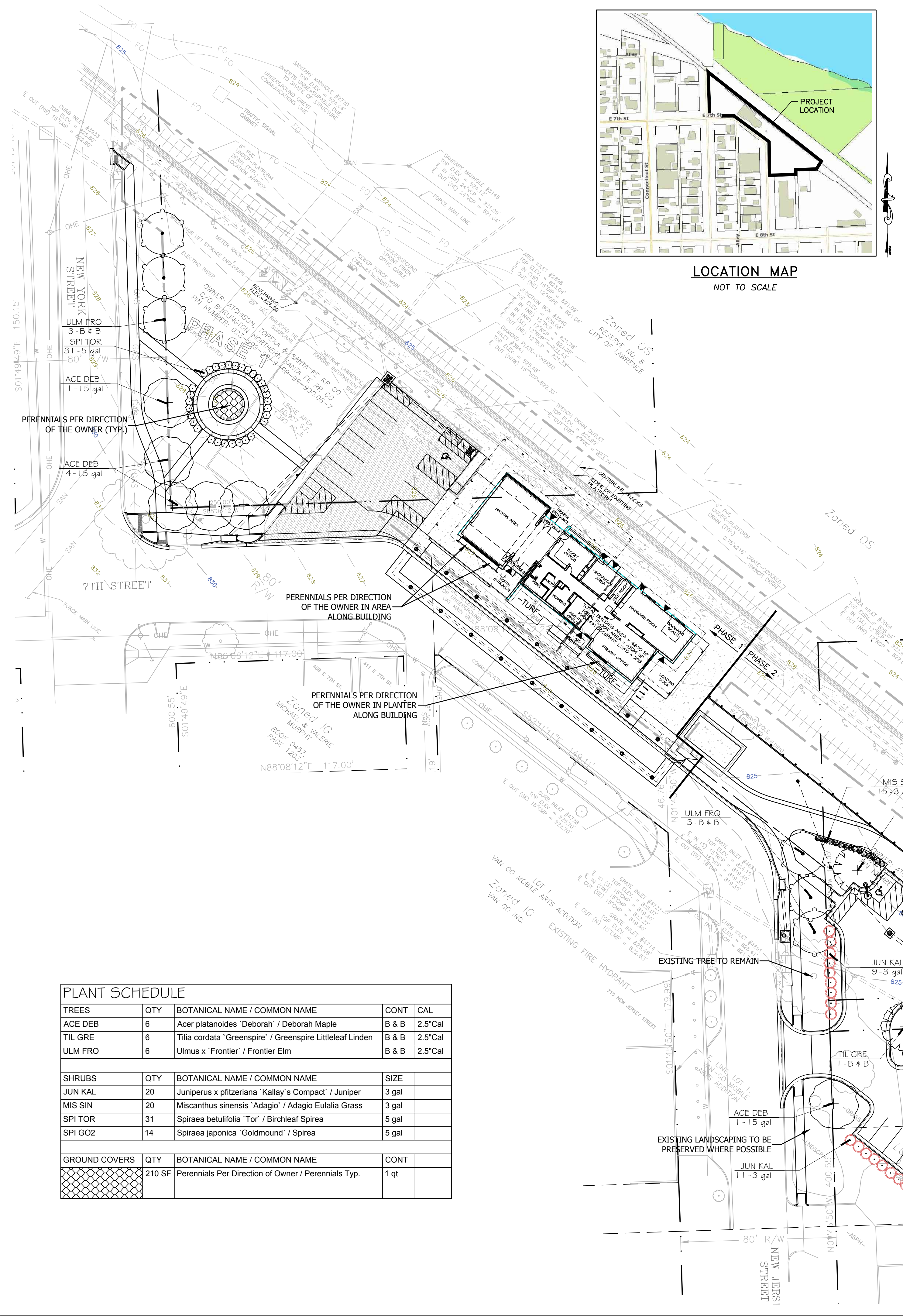
BARTLETT & WEST

544 COLUMBIA DRIVE • LAWRENCE KS 66049
 PHONE 785.749.9452 • FAX 785.749.6961
 WWW.BARTLETTWEST.COM

SITE PLAN FOR SANTA FE STATION PARKING LOT & SITE RENOVATIONS 413 E 7TH STREET LAWRENCE, KANSAS

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ.:	18006.000
CONST PROJ.:	---
SCALE:	AS SHOWN
DATE:	JANUARY 31, 2014
SHEET:	

Drawing name: W:\Proj\18000\18008\18006\000\AutoCad\Site Plan\Site Plan - Landscape.dwg Layout name: Layout1 Plotted on: May 20, 2014 1:41pm



LOCATION MAP
NOT TO SCALE

LANDSCAPE CALCULATIONS

- West Parking Lot Requirements Waived by Planning Director Due to Historic Nature of Area.
East Parking Lot Requirements Needed. See Below.
- Interior Parking Lot Landscaping: 35 Stalls x 40 s.f. = 1,400 s.f. Required.
Provided: 2,468 s.f.
 - Interior Landscaping (Trees and Shrubs): 1 Shade Tree and 3 Shrubs per 10 Parking Spaces.
35 Stalls Proposed
Required = 4 Trees and 12 Shrubs
Provided: 6 Trees, 34 Shrubs
 - Street Trees:
Required Along New York Street = 5 (Provided = 5)
Required Along 7th Street = 3 (Provided = 3)
Required Along New Jersey Street = 5 (Provided = 4, Existing = 1)
 - If grading activity damages the health of the street trees to an extent that the City Horticulture Manager determines they are unhealthy or unsafe, they will be replaced by the property owner.

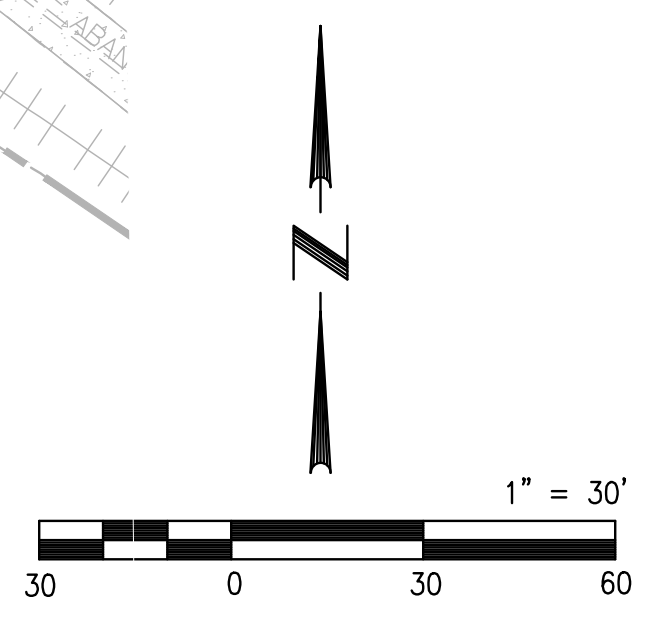
LANDSCAPE NOTES:

- GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004).
- EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
- ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE SHRUB & TREE PLANTING DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING.
- PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX 80% TOPSOIL WITH 20% CITY COMPOST CITY TO PROVIDE CONTRACTOR TO HAUL FROM CITY WOOD LOT.
- ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND ALL MULCH FOR THE PROJECT TO BE PROVIDED BY THE CITY (RECYCLED HARDWOOD TREE MULCH). CONTRACTOR TO HAUL TO SITE FROM CITY WOOD LOT.
- ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESSICANT AGENT DESIGNED TO PERMIT TRANSPARATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESSICANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
- ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SODDING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SEEDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWN. AFTER TWO MONTHS FOLLOWING SODDING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESODDING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS TO THE SATISFACTION OF THE OWNER.
- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE ENGINEER ASSUMES NO LIABILITY FOR SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SEED NEEDED FOR OPTIMUM COVERAGE.
- ALL EDGING IS A NATURAL EARTH EDGE AS SHOWN, CONSTRUCTED WITH A SHARPSHOOTER OR OTHER SUITABLE IMPLEMENT. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
- REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
- SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.
- PROTECTION MEASURES FOR EXISTING VEGETATION SHOULD INCLUDE A REQUIREMENT THAT THE DRIP-LINE AREA (UNDER THE CANOPY) SHALL BE FENCED WITH CONSTRUCTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE AREA. SIGNAGE INDICATING THAT "NO DEVELOPMENT ACTIVITY INCLUDING GRADING, TRENCHING, OR STORING OF VEHICLES OR MATERIALS MAY OCCUR WITHIN THIS AREA".
- ALL IRRIGATION NEEDS SHALL BE COORDINATED WITH CRYSTAL MILES, CITY OF LAWRENCE HORTICULTURE MANAGER.

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
ACE DEB	6	Acer platanoides 'Deborah' / Deborah Maple	B & B	2.5"Cal
TIL GRE	6	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2.5"Cal
ULM FRO	6	Ulmus x 'Frontier' / Frontier Elm	B & B	2.5"Cal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
JUN KAL	20	Juniperus x pfitzeriana 'Kallay's Compact' / Juniper	3 gal	
MIS SIN	20	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal	
SPI TOR	31	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal	
SPI GO2	14	Spiraea japonica 'Goldmound' / Spirea	5 gal	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
210 SF		Perennials Per Direction of Owner / Perennials Typ.	1 qt	

Approved and Released

Case No. SP-14-00037
Approval Date: 4-23-2014
Release Date: 6-13-2014
Planner: LBZ
2 of 2 Sheets
Asst./Director:



REV	DATE	DESCRIPTION
1	3.13.14	PER CITY PLANNING COMMENTS
2	5.20.14	PER CITY PLANNING COMMENTS

BARTLETT & WEST

544 COLUMBIA DRIVE • LAWRENCE KS 66049
PHONE 785.749.9452 • FAX 785.749.5961
WWW.BARTWEST.COM

**SITE PLAN FOR
SANTA FE STATION
PARKING LOT & SITE RENOVATIONS
413 E 7TH STREET
LAWRENCE, KANSAS**

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ:	18006.000
CONST PROJ:	---
SCALE:	AS SHOWN
DATE:	JANUARY 31, 2014
SHEET:	SP-2 of 2