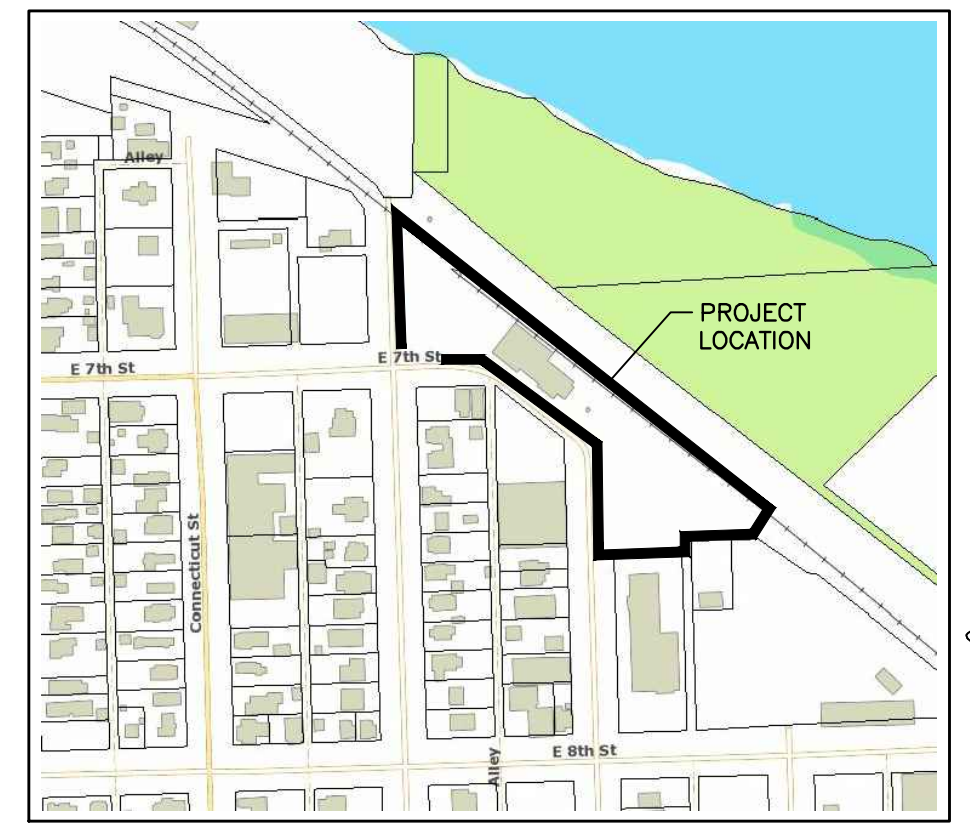
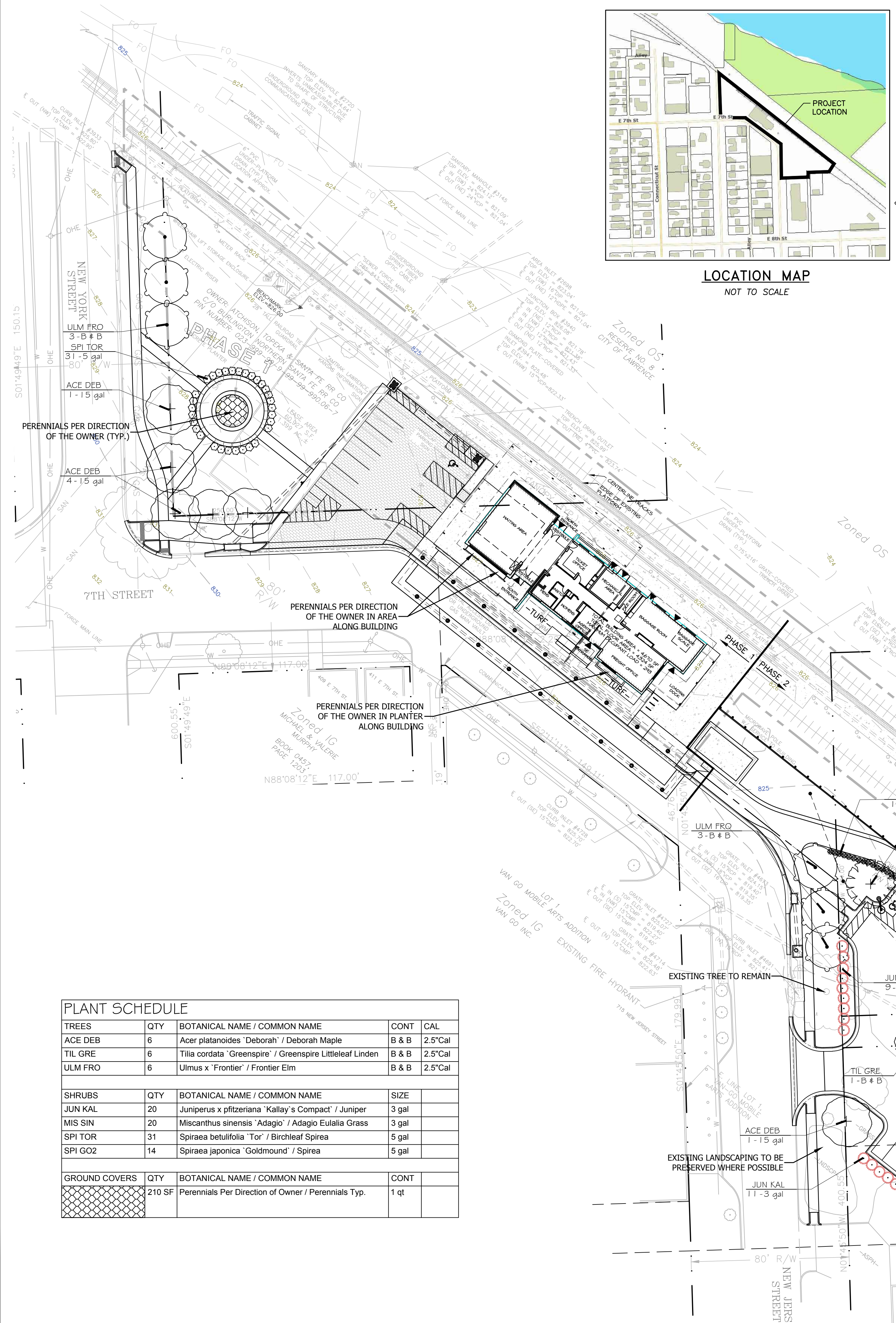


Drawing name: W:\Proj\18000\18008\18006.000\AutoCad\Site Plan\Site Plan - Landscape.dwg Layout name: Layout1 Plotted on: May 20, 2014 - 1:41pm



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

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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



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

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

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

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