



City of Bonner Springs

KANSAS

Tuesday, July 19, 2022

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 7:00 p.m.

The meeting is open to the public.

We will follow safety precautions recommended by the Centers for Disease Control and Prevention, the Kansas Department of Health and Environment, and local health officers.

Attendees are strongly encouraged to wear masks.

PLANNING COMMISSION MEETING - 7:00 PM

CALL TO ORDER - ROLL CALL

1. Roll Call

Action

Recommendation

Documents:

CONSENT AGENDA

1. Approval of the minutes from the June 21, 2022 Regular Meeting

Action Review the minutes from the previous meeting - approve, deny or amend

Recommendation Approve minutes as presented

Documents:

1. PC Minutes 6.21.22 draft

OLD BUSINESS

1. None at this time

Action

Recommendation

Documents:

NEW BUSINESS

1. SUP-06-22 - Public Hearing- The applicant is requesting approval of a Special Use Permit to allow for the installation of a screened storage container (Connex) for use in the “relay lot” at Old Dominion Freight Lines, 12900 Speaker Road.

Action Consider a Special Use Permit for Old Dominion Freight Lines - 12900 Speaker Road

Recommendation Staff recommends that the Planning Commission approve the Special Use Permit to allow for installation of a metal storage container (Connex Box) located at 12900 Speaker Road, Old Dominion Freight Lines, with staff recommendations.

Documents:

1. 1. Staff Report SUP- ODFL
2. Letter_2022-05-16
3. Architect_SCREEN WALL DETAIL
4. Architect_Screen Wall Plan
5. C05_03_Site Plan
6. Storage Container Pic

2. Site/Landscape Plan – Consider a site and landscape plan for 399 N. 130th Street – Ensign Storage.

Action Consider a site and landscape plan for 399 N. 130th Street – Ensign Storage.

Recommendation Staff recommends the Planning Commission approve the site plan for 399 N. 130th Street with the stipulations listed in the Staff report.

Documents:

1. ST-04-22 - Ensign Storage - 399 N. 130th Street - Staff Report and Agenda Cover

2. 0879CIVIL

OPEN AGENDA

1. None

Action

Recommendation

Documents:

CITY PLANNERS REPORT

ADJOURNMENT

MINUTES – 6.21.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, June 21, 2022 – Regular Meeting – 7:00 p.m.

=====

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:01 p.m.

ROLL CALL

Planning Commissioners Present: Paul Zeps; Sherri Neff; Larry Clark; Greg Gebauer; Vince Bombardier, Lloyd Mesmer

Absent: – Jason Cruse; Nick Perica

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of April 19, 2022 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions.

Motion to **APPROVE the Consent Agenda** was made by Commissioner Clark and seconded by Commissioner Mesmer.

Chair Gebauer called for a vote.

AYE – Zeps, Neff, Bombardier, Clark, Gebauer, Mesmer

NAY – None

MOTION PASSED 6 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– ST-03-22 – Consider a site and landscape plan for 14130 Minnesota Avenue.

Chair Gebauer introduced New Business Item #4 and called for a staff report.

Staff reviewed the report stating that the applicant was requesting approval of a site and landscape plan coinciding with the addition of a new building at 14130 Minnesota Ave.

Staff stated a representative from RB Architecture, Engineering and Construction was present on behalf of PTS Consulting, if the Commissioners had any questions of them. Staff gave a brief summary of the location and zoning of the property.

Chair Gebauer asked if any Commissioners had questions of Staff. Being none, Chair Gebauer asked if there were any comments from the applicant or any questions of them from the Commissioners. Staff went on to discuss changes that were made to the plan after the packets were prepared, this included the addition of a ‘rain garden’ for stormwater control purposes.

Staff further stated that while the new building did not meet our newly adopted Architectural Design Standards; it would have been detrimental to the applicant and requiring the new building to meet these standards would make it stick out and not blend into the existing site.

Chair Gebauer asked if there were any other questions of staff or the applicant.

Being none, Chair Gebauer called for a motion; Commissioner Mesmer made a motion to **APPROVE** the Site and Landscape application with Staff recommendations, Commissioner Clark **SECONDED** the motion.

Chair Gebauer called for a roll call vote.

AYE – Neff, Clark, Zeps, Bombardier, Mesmer and Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 6 – 0

Agenda Item # 5 – Open Agenda

None

Agenda Item # 6 - CITY PLANNER'S REPORTS

Old Dominion is getting close to completion

Compass 70 is moving along, improvements to Riverview are beginning

Old Dominion will be coming forward next month with a Special Use Permit request and a Board of Zoning Appeals request

Ensign Storage is coming forward with a site plan application for the build out of their facility

Staff and the Commissioners had discussions regarding the possibility of staff taking over the review of site and landscape plans in office. Not bringing the site and landscape plans forward to the Commission could save a couple of months off a contractors or property owners timeframe. Staff explained there is a checklist of items that is used when a plan comes forward and those items are reviewed by staff and then placed into the report given to the Commissioners. Discussions will continue.

Chair Gebauer adjourned the meeting at 7:30pm.

Memorandum

Date: July 19, 2022
To: Mayor and City Council
From:

Subject: None at this time

Recommendation:

Action:

Background:

Discussion:

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 4

CASE #: SUP-06-22

Topic: **Public Hearing-** The applicant is requesting approval of a Special Use Permit to allow for the installation of a screened storage container (Connex) for use in the “relay lot” at Old Dominion Freight Lines, 12900 Speaker Road.

Narrative:

The subject property is approximately 80.72 acres (3,516,393.50).

In the City’s Zoning Ordinance, **Article XXVII--SPECIAL USES--Sections 1 & 2**, the Planning Commission and the Governing Body are authorized to recommend and to approve Special Use Permits in accordance with the Special Uses by Zoning District located in Appendices A & B. Staff would further like to state that while the Zoning Regulations attempt to take into account “ALL” uses, it is very difficult to place every plausible use within its regulations.

While the specific use allowing for storage containers is not listed within our Zoning Regulations it is listed within our Municipal Code:

11-414. Storage Containers.

The use of storage pods and similar metal containers used for the storage of materials, possessions, products or other items may be permitted for no more than two (2) months in any twelve (12) month period, which may be consecutive or non-consecutive. Containers must be positioned or located on private property on a driveway or other improved surface. Storage containers shall not be positioned or located in the yard and shall not be placed in the public right-of-way, easement, public street or any public property without prior written permission from the City.

(Code 2014)

The container is to be screened in totality as explained in the letter provided by Hoyt & Berenyi, dated May 16, 2022 and included within the agenda packet.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends that the Planning Commission approve the Special Use Permit to allow for installation of a metal storage container (Connex Box) located at 12900 Speaker Road, Old Dominion Freight Lines, with staff recommendations.

Attachments:

Staff Report (6pgs)

Storage Container Photo (1pg)

Plan Pages (3pgs)

CONSIDER SPECIAL USE PERMIT TO ALLOW FOR THE INSTALLATION OF A STORAGE CONTAINER (CONNEX BOX), WITHIN THE I-2 ZONING DISTRICT.

MEETING DATE: July 19, 2022
REPORT WRITTEN: June 8, 2022
CASE NUMBER: SUP-06-22

APPLICANT:

- Old Dominion Freight Line (c/o Hoyt & Berenyi LLC. - Kyle Hoyt)
346 Seacoast Parkway Suite 200
Mount Pleasant, SC 29464

REQUEST:

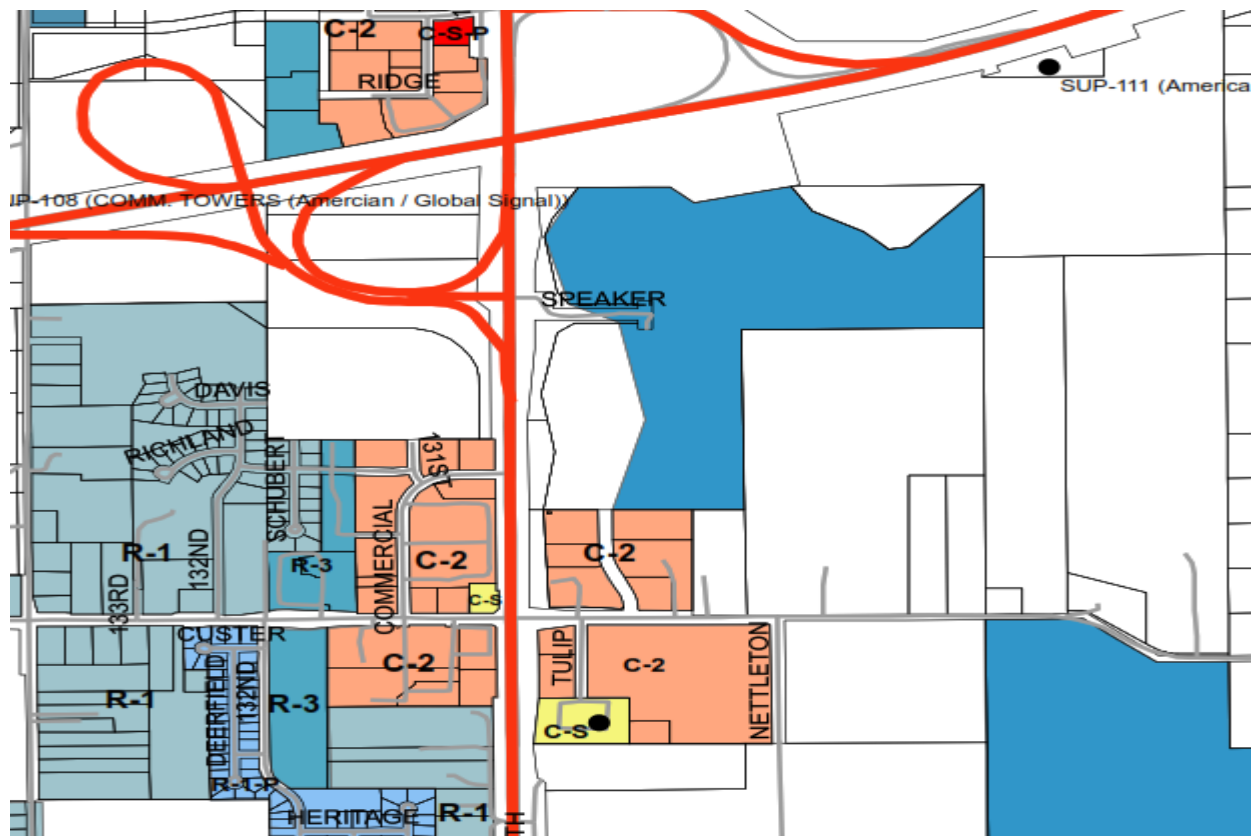
The applicant is requesting approval of a Special Use Permit to allow for the installation of a screened storage container (Connex) for use in the “relay lot” at Old Dominion Freight Lines, 12900 Speaker Road.

ZONING:

The property is currently zoned “I-2” Light Industrial District

SURROUNDING ZONING:

North	Interstate 70 – no zoning
South	“C-2” General Commercial District.
East	“A-1” Agricultural District.
West	Kansas Highway 7 – no zoning



BACKGROUND:

The subject property is approximately 80.72 acres (3,516,393.50).

In the City's Zoning Ordinance, Article XXVII--SPECIAL USES--Sections 1 & 2, the Planning Commission and the Governing Body are authorized to recommend and to approve Special Use Permits in accordance with the Special Uses by Zoning District located in Appendices A & B.

While the specific use allowing for storage containers is not listed within our Zoning Regulations it is listed within our Municipal Code:

11-414. Storage Containers.

The use of storage pods and similar metal containers used for the storage of materials, possessions, products or other items may be permitted for no more than two (2) months in any twelve (12) month period, which may be consecutive or non-consecutive. Containers must be positioned or located on private property on a driveway or other improved surface. Storage containers shall not be positioned or located in the yard and shall not be placed in the public right-of-way, easement, public street or any public property without prior written permission from the City.

(Code 2014)

The container is to be screened in totality as explained in the letter provided by Hoyt & Berenyi, dated May 16, 2022 and included within the agenda packet.

As far as the Connex Box, here is an image of what one looks like. It serves as a location to mount the panels for the power and communication associated with the lighting and gate controls that will be out in the relay lot. It also serves as a storage area for miscellaneous products and equipment that may be needed out at the remote relay lot. It may be things like extension cords, hoses, air compressor, or sometimes products like windshield wiper fluid or antifreeze. This facility has a big shop for actual maintenance, so the storage needs will be minimal out at the connex. In summary it will serve as a mounting location for power/comm and it will serve for miscellaneous storage.

Article XXVII, Special Uses; state: *Special uses are those type of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs.*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Plan states that the role of the Planning Commission is to serve as an advisory board to the City Council; by conducting public hearings to obtain public opinion regarding each special use permit application. The Commission shall adopt recommendations that are forwarded to the City Council on each special use permit application request. In viewing requested special use permits the Commission shall consider compatibility and compliance with the Comprehensive Plan.

No specific language within the Comprehensive Plan address's locations of special uses.

The Comprehensive Plan does indicate the area as being Industrial and states:

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'I-1', and 'I-2' districts of the city zoning regulations.



Requirements as enumerated in Article XXVII; Special Uses:

Special Uses produce unique and special impacts because of their location, design, life span, method of operation, traffic circulation, or other similar characteristics which may have an impact on available or provided public facilities so that each such use must be considered individually. A special use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the following conclusions:

1. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations, unless specifically exempted by the provisions of these regulations;
Per the Municipal Code of Bonner Springs, metal outdoor storage containers (Connex Box) are not allowed, it does not dictate between commercial, industrial or residential uses, they are simply not prohibited for an extended amount of time. This scenario is unique, Old Dominion Freight Lines currently use storage containers at their relay lot sites for numerous reasons, one being to house electrical equipment for lighting and other uses, as well as providing limited storage for items used on a regular basis by the drivers in the relay lot.
2. The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public;
The proposed special use will contribute to the convenience of the drivers working out of the relay lot but will provide little to the general public.
3. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;
The proposed use will not have a detrimental effect on the area. It is to be completely screened with decorative concrete blocks on three sides with the fourth side facing inwards toward the relay lot.
4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
 - a) The location, nature and height of buildings, structures walls and fences on the site,
The requested special use will not change the physical exterior of the site and will not prove detrimental to the surrounding area. It will mirror the requirements for screening of dumpsters.
 - b) The nature and extent of landscaping and screening on the site.
The site and building are existing and contain the appropriate number of street trees required.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect;
All employee/customer parking areas are on concrete or asphalt. There are no residential areas nearby that would require screening.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided; and

All of the above will be or currently are provided

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

Adequate access roads as well as ingress and egress drives are in place currently. The impact to traffic should be minimal.

STAFF RECOMMENDATIONS:

Staff recommends approval of the Special Use Permit; SUP-04-21 with the following seven (7) conditions:

- 1) Special Use Permit shall be valid in perpetuity.
- 2) Special Use Permit shall expire if the land on which the use is operated is sold, or if leased, upon termination of the lease; and
- 3) Special Use Permit shall expire when the operation of the approved use is discontinued; and
- 4) Special Use Permit shall not transfer to another person or to a different location; and
- 5) Special Use Permit may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.

COMMISSION OPTIONS

1. **Recommend approval to the City Council, with or without conditions.**
2. **Recommend denial to the City Council.**
3. **Continue the Public Hearing to another date, time and/or place.**



May 16, 2022

[via Email]

Mark Lee
City Planner
City of Bonner Springs
200 E 3rd Street
Bonner Springs, KS 66012

**RE: Special Use Permit Application – Connex and Screening
ODFL Bonner Springs**

Dear Mark:

Attached please find (1) Special Use Permit Application, (1) Overall Site Plan Sheet C5.0, (1) Site Plan Sheet C5.3, (1) Architectural Site Plan, (1) Screen Detail, and One Property Legal Description; hereby submitted for review. Upon confirmation of the fee we will provide a check for the required amount.

As coordinated via email, we are proposing to install a Connex Box in the relay lot area of the ODFL Bonner Springs project. Based on the feedback, we understand that the Connex is considered a temporary structure and requires a special use permit for its long term use onsite. We are proposing to screen the 8'-6" connex from adjoining streets using an 8'-8" split face CMU wall. The location of the proposed connex is reflected on site plan sheets C5.0 and C5.3. The area of the connex and the details of the wall are reflected in the architectural attachments.

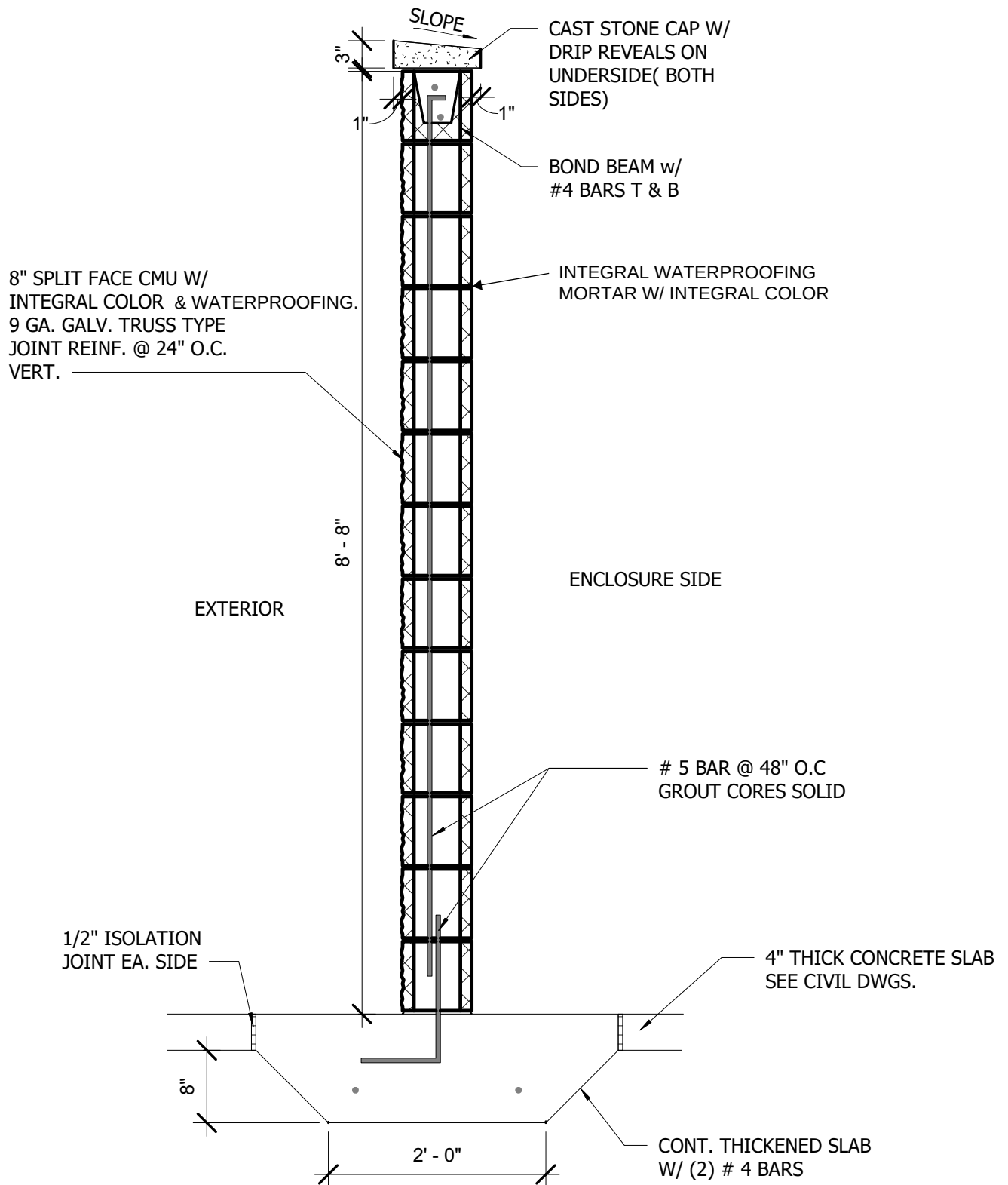
If you have any questions, or require any additional information, please do not hesitate to contact me at (843) 408-3546, or via email at khoyt@hoytberenyi.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KHoyt'.

Kyle M. Hoyt, P.E.
Vice President
Hoyt + Berenyi

Copy: #19-089



BONNER SPRINGS, KS

SCREEN WALL DETAIL

3/4" = 1'-0"

129th Street,
Bonner Springs, KS 66012

ASD-06

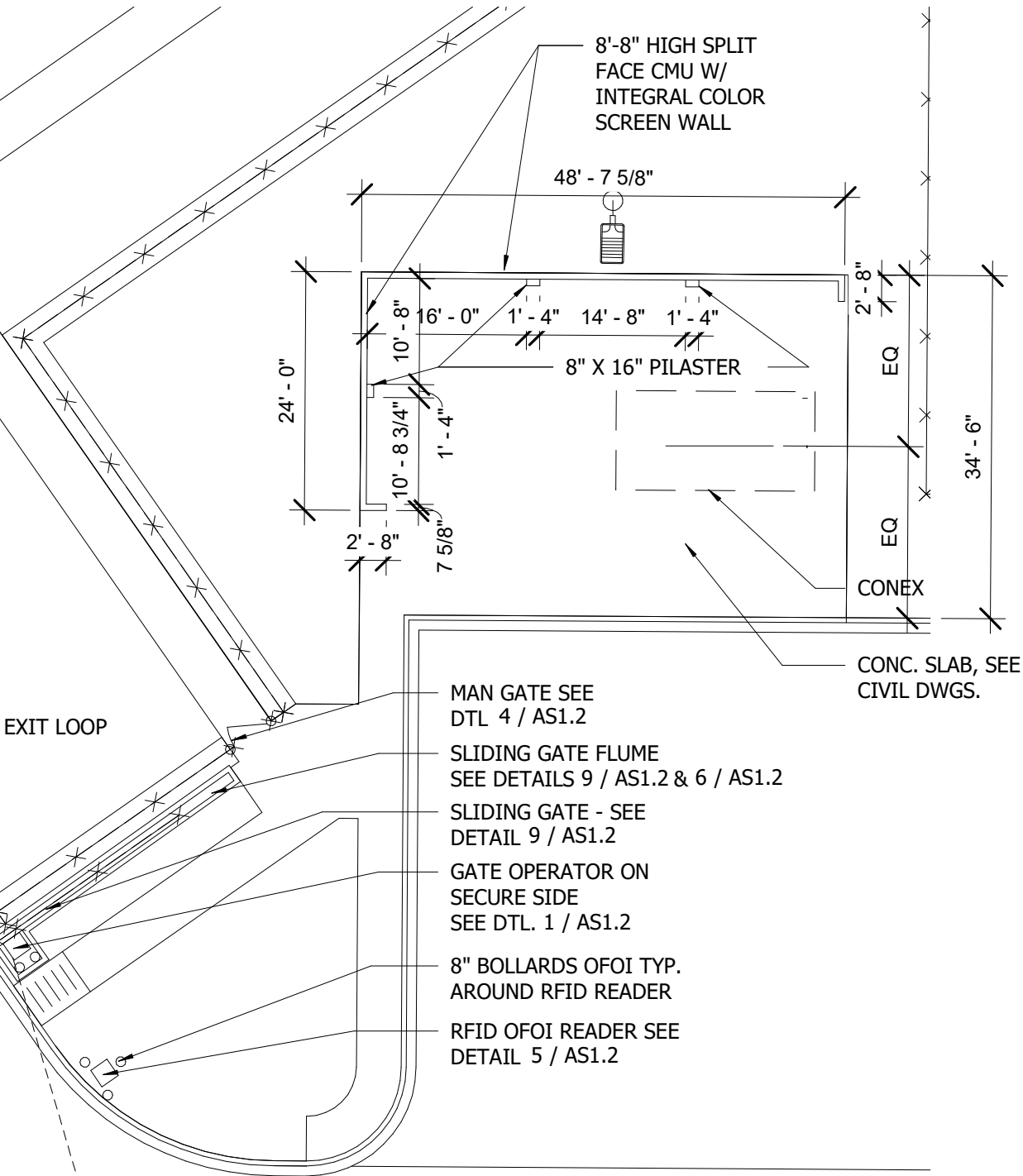
Ref. Sheet

Ref. Detail

Revision

19058.00

05/13/22



A New Site for:

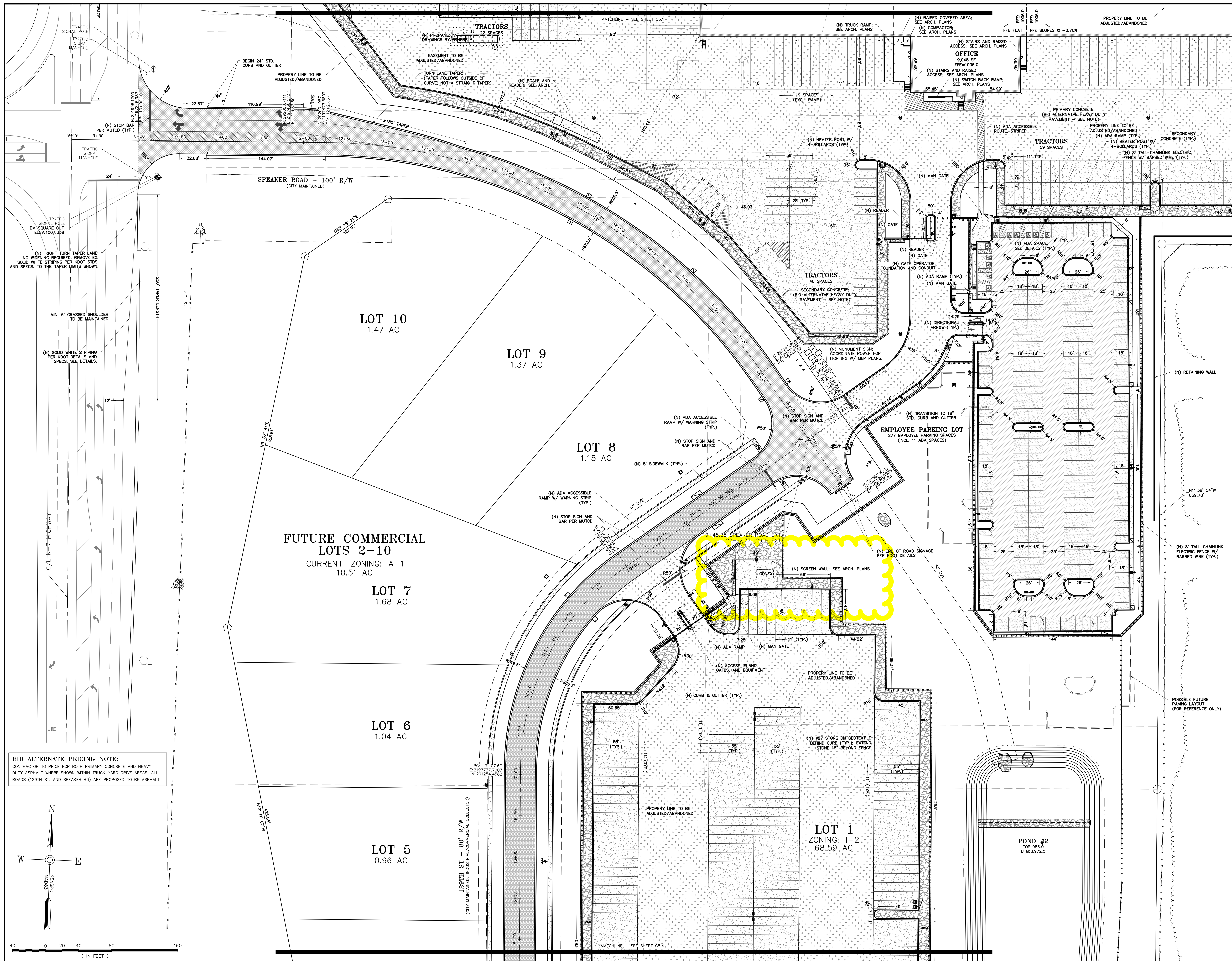
OLD DOMINION FREIGHT LINE BONNER SPRINGS, KS

Rev 7

8 Rev 8

Project No.

The Architect hereby reserves all rights in and to these plans, ideas and designs.



HOYT + BERENY
P.O. Box 1470 Ladson, SC 29456
843.408.3544 | www.hoytbereny.com

OLD DOMINION
FREIGHT LINE

OLD DOMINION FREIGHT LINE
BONNER SPRINGS

SW of INTX at I-70 and K-7
City of Bonner Springs, Kansas

DATE	DESCRIPTION
2022.03.16	CONEX SCREEN
2022.03.30	PROPOSE ADJUSTMENT AND RELAY LOT DRAINAGE STRUCTURES
2022.03.30	RELAY LOT INCORPORATED AND PROPANE
2022.03.30	RELAY LOT INCORPORATED AND PROPANE
2022.03.30	RELAY LOT INCORPORATED AND PROPANE
2022.03.30	RELAY LOT INCORPORATED AND PROPANE
2022.03.30	RELAY LOT INCORPORATED AND PROPANE
2022.03.30	RELAY LOT INCORPORATED AND PROPANE
2022.03.30	RELAY LOT INCORPORATED AND PROPANE
2022.03.30	RELAY LOT INCORPORATED AND PROPANE

DRAWN BY: Kyle A. Taylor, P.E.

CHECKED BY: Kyle M. Hoyt, P.E.

DATE: November 9, 2020

PROJECT #: 19-089

SCALE: 1" = 40'

SHEET TITLE: Site Plan

SHEET NUMBER: C5.3



City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 5
CASE NO. ST-04-22

Topic: **Site/Landscape Plan** – Consider a site and landscape plan for 399 N. 130th Street – Ensign Storage.

Narrative: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by this section and as detailed on the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan “Fact Sheet” to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

This project entails the addition of several (13) new buildings as well as open storage space upon the existing Ensign Storage site.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the site plan for 399 N. 130th Street with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (5pgs)

Aerial Image (1pg-included within staff report)

Site Plan Packet (10pgs)

SITE AND LANDSCAPE PLAN FOR 399 N. 130TH STREET – ENSIGN STORAGE – REQUEST FOR APPROVAL OF THE SITE PLAN AS PRESENTED

MEETING DATE: July 19, 2022

REPORT WRITTEN: July 8, 2022

APPLICANT:

- Ensign Storage
399 N. 130th Street
Bonner Springs, KS 66012

OWNER

- Same

REQUEST:

The applicant is requesting approval of the site and landscape plan as submitted.

ZONING:

- The property is currently zoned “C-S” Highway Service District

SURROUNDING ZONING:

- North - A-1 (Agricultural District) – Agricultural Hall of Fame
- South - A-1 (Agricultural District) – Agricultural Hall of Fame
- East - A-1 (Agricultural District) – Agricultural Hall of Fame
- West - C-S (Highway Service District) – Feldman’s Farm and Home, QuikTrip



SITE INFORMATION:

Location - 399 N. 130th Street

Lot Size - 11.1404 +/- acres; 485,274.996sqft +/-

Building Use - Storage facility – interior climate-controlled units, interior non climate-controlled, exterior open storage for vehicles, etc.

Parking –
Required - Four (4) spaces

Provided - Four (4) spaces

Landscaping:

Required - None is required for the new buildings - 1 Street Tree for every 50' street frontage

Provided - Trees and landscaping are in existence currently - Showing (8) 2" Oak on front of the property

Outdoor Lighting - None shown – plan requested

Signage - Monument sign in place

Trash Enclosure - N/A

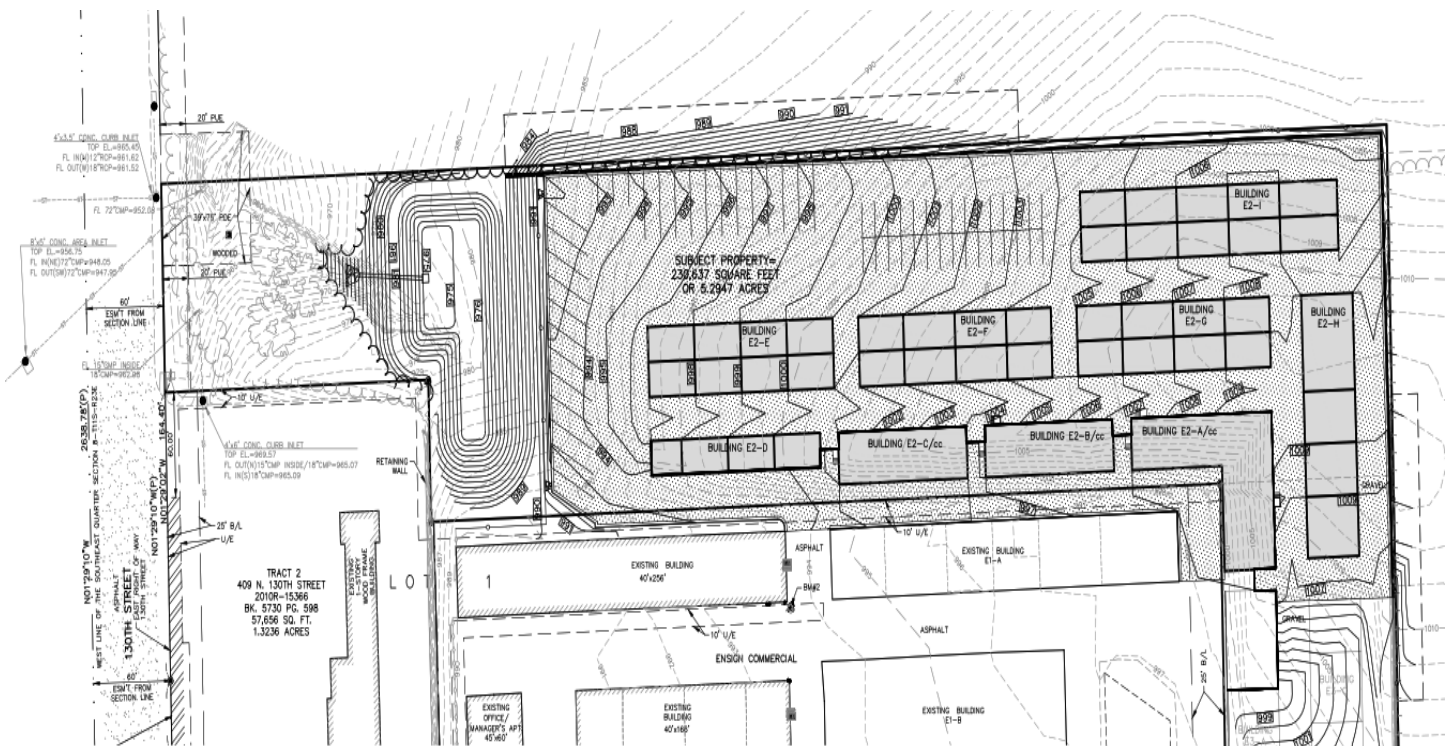


Image above indicates Phase 2 plan, Phase 3 will take place along the southeast corner of the property as indicated on the following page.

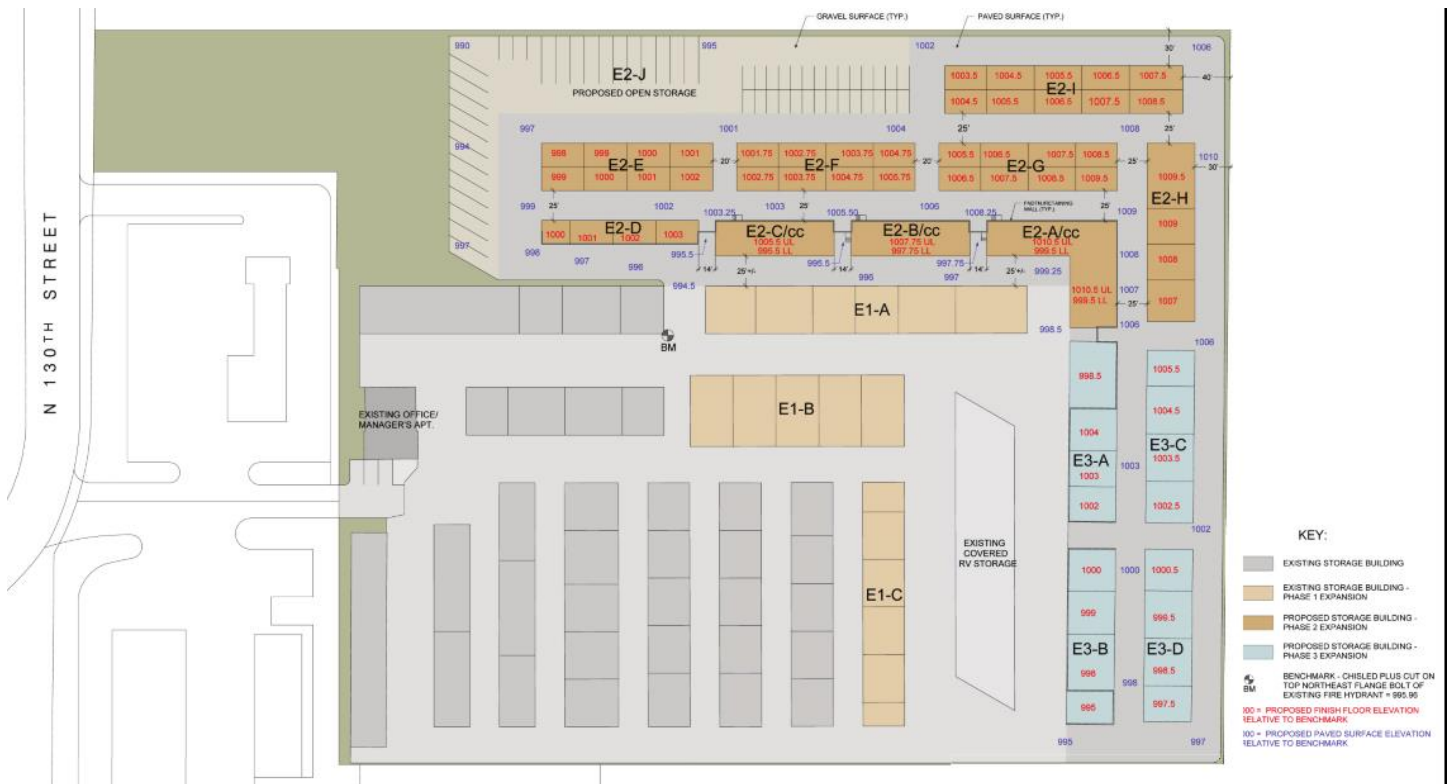


Image above indicates the location of the proposed new buildings.



Image above indicates parcel in totality.

ZONING REGULATIONS SITE PLAN REVIEW CRITERIA:

The Zoning Regulations lay out thirteen requirements used to review site plans and ensure they meet the necessary criteria. Those requirements are stated below and followed by Staff's justification.

1. Compatibility of design and exterior materials and appearance with existing and surrounding structures;
 - i. *The shell of the structure shall mirror the existing structures on the site. While not in conformance with the newly adopted design standards it does blend with the site and existing structures.*
2. Appropriate screening of mechanical equipment;
 - i. *All mechanical equipment shall be screened as required by the Zoning Regulations – Elevations do not indicate mechanical equipment, if mechanical equipment is to be installed outside then it shall be screened per the Zoning Regulations.*
3. The building design shall include a variety of materials, with a maximum of 70% of any one material on all elevations of the structure;
 - i. *The building design mirrors those in existence, the additional buildings will not be visible from the public street.*
4. Structure design or choice of materials required as part of any franchise type operation shall be considered;
 - i. *N/A*
5. Architectural design should create visual interest and variety through the use of different mixtures, complimentary colors, shadow lines and contrasting shades. The use of walls and a single color, with little detail or completely blank, is discouraged;
 - i. *The proposed buildings will be of similar material and color scheme as the buildings currently present upon the lot. Requiring the owners to abide by the new design requirements would in turn make the original buildings stand out and not blend in, staff feels in this instance applying our new design standards will cause an undue hardship upon the applicant.*
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. *N/A - the structures are not visible from the public street, masonry and brick was not required with the original design except for those buildings visible from the public street.*
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. *The existing buildings are metal in nature, the proposed new buildings will match the existing.*
8. Evaluation of building materials shall be based on the quality of its design in relationship and compatibility to building materials in the immediate neighborhood;
 - i. *New structures shall be compatible with the existing structures upon the lot.*
9. The city encourages the use of a variety of architectural design and building materials to give each commercial center a distinct character;
 - i. *The storage buildings as a whole have limited architectural features, the entrance building and those visible from the public street do contain some architectural features, providing distinct character.*
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. *N/A*
11. Design and proportion of buildings shall be compatible with the scale, design and proportion of existing development in the immediate area;
 - i. *These new buildings are indicated as being compatible with the existing development in the immediate area.*
12. Lengthy horizontal faces should be varied with differing heights, materials, colors, entrance canopies and landscaping; and
 - i. *The new structures are proposed to be of a similar design as to the structures already located on the site,*
13. Consideration of external traffic circulation.
 - i. *The site is accessed from one ingress and egress point, traffic is limited to those working within the facility or those doing business within, external traffic flow should not be impacted.*

STANDING SITE PLAN CONDITIONS:

1. Fencing shall be in compliance with the City's Fence Ordinance by separate permit from the building permit;
2. Changes or deviations from the approved Site Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
3. Structures shall adhere to all building codes as adopted by the City;
4. An approved Site Plan shall be valid if a building permit is issued within 180 days from the date of approval by the Planning Commission;
5. All utilities shall be placed underground; and
6. Erosion control per City Standards to be installed and maintained during construction.

CITY PLANNER COMMENTS:

1. Show all lighting locations and heights on the site plan as required;

DESIGN REVIEW TEAM (DRT) COMMENTS:**Building Official:**

1. None at this time, building plans to be submitted upon approval

City Engineer:

1. Must provide copy of approved NOI permit from the State of Kansas

Public Works Director:

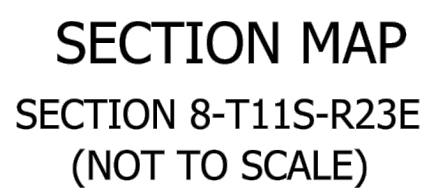
1. None at this time

STAFF RECOMMENDATION:

The Development Staff recommends **approval** of the Site Plan subject to the conditions listed below and to include all **standing conditions** listed above. Staff recommends approval of the site plan application, with the following stipulations:

1. All Standing Site Plan Conditions shall be adhered to.
2. All comments provided by the Design Review Team shall be adhered to as written in the Staff report.
3. All site improvements indicated on the site plan shall be completed as shown or recommended by the DRT.
4. Silt fence needs to be located outside/downstream of the limits of disturbance.
5. Upon approval, two (2) complete full size 24" x 36" and one (1) 11" x 17" signed and sealed Site Plan shall be submitted to the Planning Department for final approval and release to the Building Department for issuance of a building permit.

MAY 2022



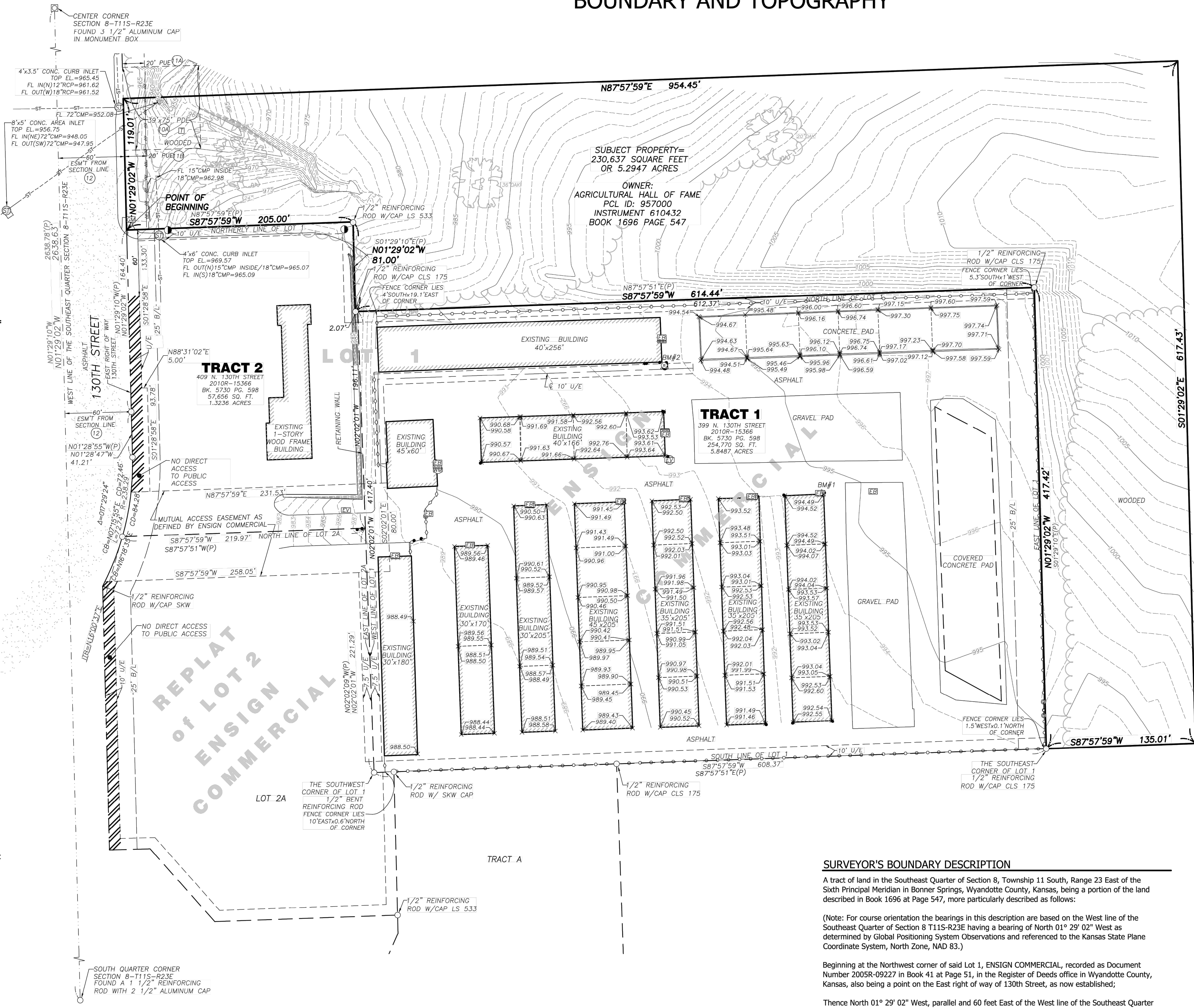
C-1 TITLE SHEET
C-2 TOPOGRAPHIC AND BOUNDARY SURVEY
C-3 DEMOLITION AND OVERALL SITE PLAN
C-4 SITE AND DIMENSION PLAN
C-5 SITE AND DIMENSION PLAN
C-6 OVERALL GRADING PLAN
C-7 DETAILED GRADING PLAN
C-8 DETAILED GRADING PLAN
C-9 EROSION CONTROL PLAN
C-10 DETAIL SHEET

BM2: CHISELED PLUS CUT ON TOP NORTHEAST FLANGE BOLT OF FIRE
HYDRANT BY NORTH END PROPERTY, SOUTHEAST CORNER UNIT 1221.
ELEV=995.96

PROJ. NO.		A22_0879	
DESIGNER		DRAWN BY	
RCP		JT	
CFN			
0879TS			
SHEET		REV	
C-1		0	

BOUNDARY AND TOPOGRAPHY

- LEGEND**
- Set Monument (1/2" Reinforcing Rod w/cap: KS CLS 175) unless otherwise noted
 - Found Monument
 - Found Monument in Box
 - Control Point
 - Benchmark
 - Guy Anchor
 - Light Pole
 - Electric Access Vault
 - Electric Access Box (Mounted)
 - Water Valve
 - Fire Hydrant
 - Water Meter
 - Gas Meter
 - Gas Valve
 - Telephone Pedestal
 - Storm Sewer Line
 - Storm Sewer Manhole
 - Curb Inlet
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe
 - Chain Link Fence
 - Iron or Metal Fence
 - Gate Post
 - Single Pole Sign
 - Concrete or Metal Bollard
 - Deciduous Tree and Size
 - Coniferous Tree and Size
 - Foliage Drip Line
 - R= Radius
 - L= Arc Length
 - CB Chord Bearing
 - CD Chord Distance
 - Δ Interior Angle (Delta)
 - R/W Right-of-Way
 - (P) Platted
 - ESMT. Easement
 - B/L Building Setback Line
 - U/E Utility Easement
 - PUE Permanent Utility Easement
 - PDE Permanent Drainage Easement
 - SQ. FT. Square Feet
 - ITB Initial Tangent Bearing
 - Not To Scale



- BENCHMARK (NAVD 88 Datum)**
- BM1 CHISELED SQUARE CUT ON NORTHEAST CORNER CONCRETE PAD UNIT 701. Elevation: 994.10
- BENCHMARK (NAVD 88 Datum)**
- BM2 CHISELED PLUS CUT ON TOP NORTHEAST FLANGE BOLT OF FIRE HYDRANT BY NORTH END PROPERTY, SOUTHEAST CORNER UNIT 1221. Elevation: 995.96

FLOOD STATEMENT

The subject property lies within Flood Zone "X" (Unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the WYANDOTTE COUNTY, KANSAS AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

Map Number: 20209C0110D
Panel No: 110 of 210
Effective Date: SEPTEMBER 2, 2011

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

SURVEYOR'S BOUNDARY DESCRIPTION

A tract of land in the Southeast Quarter of Section 8, Township 11 South, Range 23 East of the Sixth Principal Meridian in Bonner Springs, Wyandotte County, Kansas, being a portion of the land described in Book 1696 at Page 547, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southeast Quarter of Section 8 T11S-R23E having a bearing of North 01° 29' 02" West as determined by Global Positioning System Observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD 83.)

Beginning at the Northwest corner of said Lot 1, ENSIGN COMMERCIAL, recorded as Document Number 2005R-09227 in Book 41 at Page 51, in the Register of Deeds office in Wyandotte County, Kansas, also being a point on the East right of way of 130th Street, as now established;

Thence North 01° 29' 02" West, parallel and 60 feet East of the West line of the Southeast Quarter of Section 8 T11S-R23E, a distance of 119.01 feet on said East right of way of 130th Street;

Thence North 87° 57' 59" East parallel with the North line of said Lot 1, a distance of 954.45 feet;

Thence South 01° 29' 02" East parallel with and 135.00 feet East of the East line of said Lot 1, a distance of 617.43 feet;

Thence South 87° 57' 59" West on the Easterly prolongation of the South line of said Lot 1, a distance of 135.01 feet to the Southeast corner of said Lot 1, monumented by a found 1/2" reinforcing rod with CLS 175 cap;

Thence North 01° 29' 02" West (South 01° 29' 10" East platted), a distance of 417.42 feet on the East line of said Lot 1 to the Northeast corner of said Lot 1, monumented by a found 1/2" reinforcing rod with CLS 175 cap;

Thence South 87° 57' 59" West (North 87° 57' 51" East platted), a distance of 614.44 feet on the North line of said Lot 1, to a found 1/2" reinforcing rod with CLS 175 cap;

Thence North 01° 29' 02" West (South 01° 29' 10" East platted), a distance of 81.00 feet on the Northerly line of said Lot 1, to a found 1/2" reinforcing rod with CLS 533 cap;

Thence South 87° 57' 59" West (North 87° 57' 59" East platted), a distance of 205.00 feet on the North line of said Lot 1 to the Point of Beginning. Containing 230,637 square feet or 5.2947 acres. Subject to all easements, covenants, conditions, restrictions and road right of ways of record.

TITLE COMMITMENT

Commitment Number: NCS-673519-KCTY
Effective Date: JUNE 11, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY
911 MAIN STREET, SUITE 2500
KANSAS CITY, MO 64105
Ph: (816) 410-7911 Fax: (866) 493-6334

TITLE COMMITMENT DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED TRACT:
COMMENCING AT A POINT 495 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 11, RANGE 23, THENCE SOUTH 907.5 FEET, THENCE WEST 2640 FEET, THENCE NORTH 907.5 FEET, THENCE EAST 2640 FEET TO THE PLACE OF BEGINNING, EXCEPT 1 ACRE IN SOUTHWEST CORNER CONVEYED TO BONNER SPRINGS UNIFIED DISTRICT #204, IN WYANDOTTE COUNTY, KANSAS, EXCEPT ANY PART THEREOF IN ROADS.

SURVEYOR'S NOTES

- This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon, if any, are based entirely upon the title report, cited above, by documents found in this firm's possession, documents obtained from other sources, or other information that prompted a specific search for such items. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown.
- The description in the Title Commitment shown hereon only contains a portion of the property described on the vesting deed recorded January 14, 1960, Document 610432, Book 1696 Page 547.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II EXCEPTIONS

Schedule B - SECTION II Exception Items 5, 6, 7, 17, 18 do not appear to be plottable survey matters and are not addressed hereon.

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof; but prior to the date proposed insured acquires for value the estate or interest or mortgage thereon covered by the commitment. See SURVEYOR'S NOTE 1.
- Rights or claims of parties in possession not shown by the public records. See SURVEYOR'S NOTE 1.
- Encroachments, overlaps, boundary line disputes, shortages in area or other matters which would be disclosed by an accurate survey or inspection of the premises. None shown hereon.
- Easements, or claims of easements, not shown by public records. See SURVEYOR'S NOTE 1.
- An easement granted to Greeley Gas Company in the document recorded in Book 1842, Page 326 of Official Records. This item does not affect the subject property and is not plotted hereon.
- Terms and provisions of instrument designated Amended Interlocal Agreement by and between the City of Kansas City, Kansas; the County of Wyandotte; the Wyandotte County Board of Park Commissioners and The City of Bonner Springs, Kansas as set forth in the instrument recorded in Book 2478, Page 52. This item does not affect the subject property and is not plotted hereon.
- Permanent Drainage Easement on 130th Street granted to The City of Bonner Springs in the document recorded in Book 3873, Page 29 of Official Records. This item affects the subject property and is plotted hereon.
- Permanent Water & Sewer Utility Easement on 130th Street granted to the City of Bonner Springs in the document recorded in Book 3873, Page 33 of Official Records. This item affects the subject property and is plotted hereon.
- An easement to County of Wyandotte, Kansas in the document recorded in Book 2982, Page 112 of Official Records. This item affects the subject property and is plotted hereon.
- The terms and provisions contained in the document entitled "Ordinance No. 1867 for Special Use Permit for operation of Communication Center" recorded in Book 4151, Page 422 of Official Records. This item affects the subject property but contains nothing that is plottable.
- An easement granted to Wyandotte County, Kansas in the document recorded in Book 3049, Page 283 of Official Records. This item does not affect the subject property and is not plotted hereon.
- Easement for Fire Hydrant to City of Bonner Springs, Kansas recorded in Book 3008, Page 223. Corrected and Revised in Book 3281, Page 315. This item does not affect the subject property and is not plotted hereon.
- A right-of-way to Great Lakes Pipe Line Company in the document recorded in Book 1470, Page 261, and any other documents relating thereto. This item does not affect the subject property and is not plotted hereon.

UTILITY NOTES

1. No underground utilities were located for this survey. Underground utilities may exist at this site that are not shown hereon. It is the excavator's responsibility to have any utilities located before digging.

GENERAL NOTES

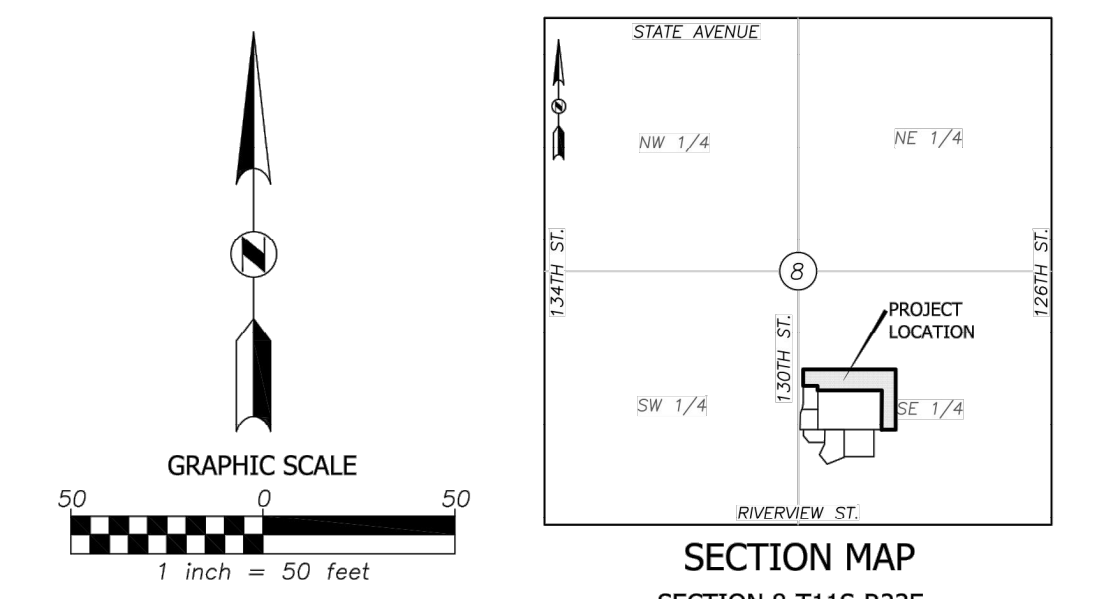
- Basic of Bearings: NORTH 01° 29' 02" WEST along the West line of the Southeast Quarter Section 8 T11S-R23E as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).
- The plat of "REPLAT OF LOT 2 ENSIGN COMMERCIAL" recorded October 20, 2005 and filed as 2005R-27490 in Book 41 Page 67.
- The "REPLAT OF LOT 2 ENSIGN COMMERCIAL" of Lot 1, ENSIGN COMMERCIAL recorded December 1st 2010 as 2010R-15366 in Book 5730, Page 598.
- This Tract contains 230,637 square feet or 5.2947 acres.
- Contours are shown at 1 foot intervals.
- Only trees 20 inches in diameter and larger were located for this survey. The foliage dripline is shown hereon for the edge of trees 20 inches in diameter and smaller.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY that on the "Field Date" shown in the title block of this document, this survey was made by me or under my direct supervision and that said survey was executed in accordance with the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7037.

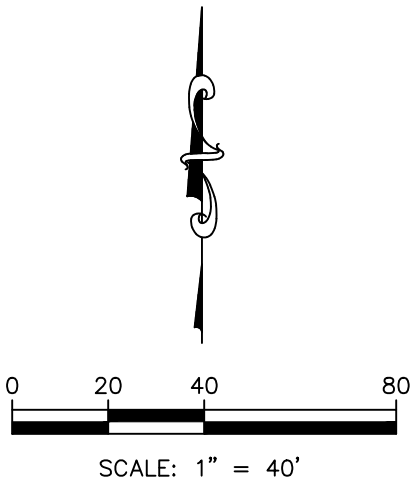
(See Title Block for date, seal and signature)

BHC RHODES, KS CLS-175
William C. Anderson, LS-1527



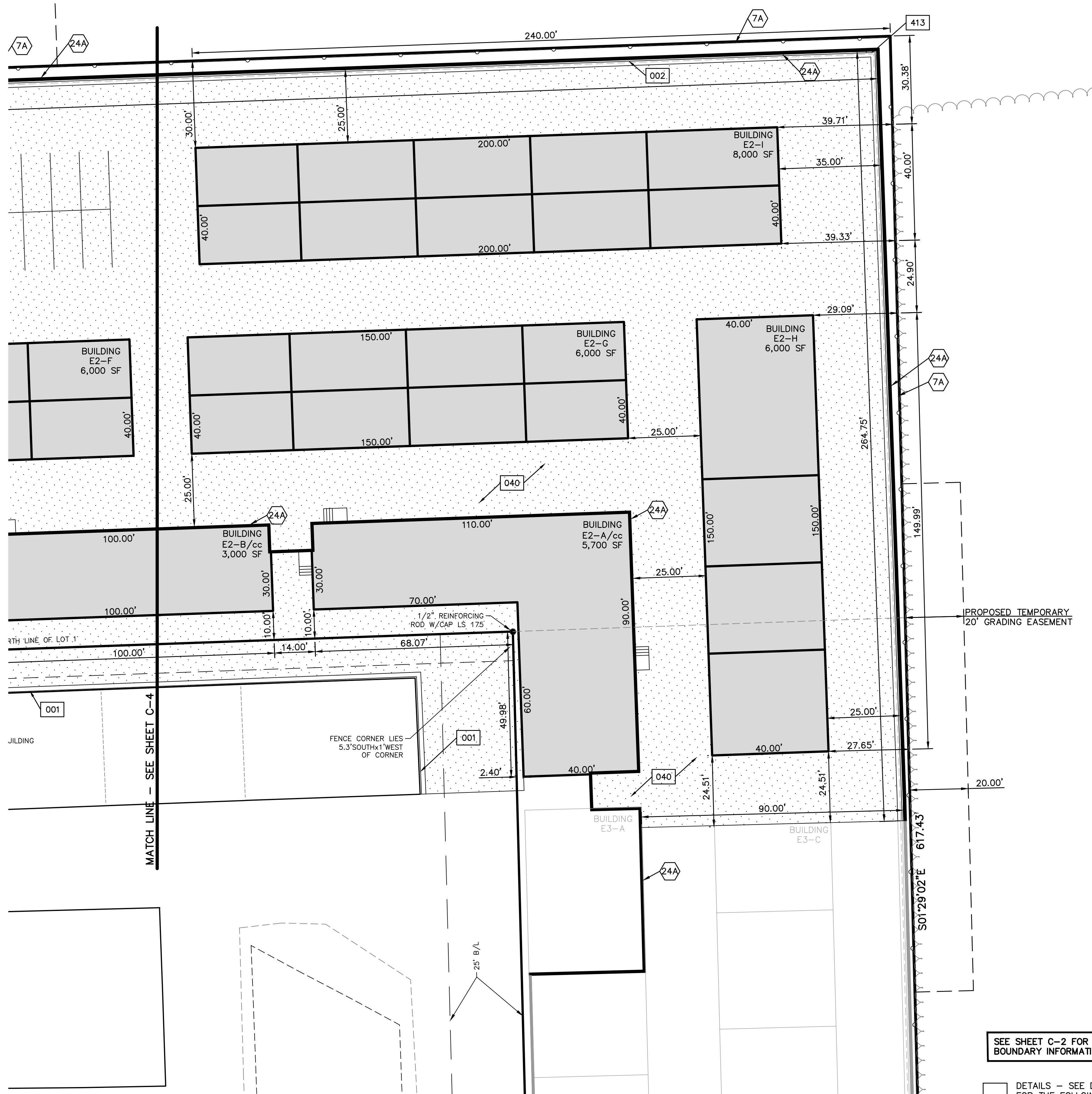
Project:	Client:	Drawn:	Checked:
BOUNDARY & TOPOGRAPHY 399 N 130TH STREET REPLAT OF LOT 2 ENSGN COMMERCIAL SOUTHEAST 1/4 SEC. 8 T11S-R23E 6TH PM BONNER SPRINGS, WYANDOTTE CO., KS	TRIANGLE SELF STORAGE LLC ATTN: CHARLIE WOODWARD 11020 KING STREET, STE 104 OVERLAND PARK, KANSAS 66210	MSF	
		019930	
		07.31.2014	
		08.05.2014	

1 OF 1



- GENERAL DEMOLITION NOTES:**
1. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE ALL TREES AND FENCES, AS DESIGNATED, IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY OF BONNER SPRINGS AND STATE REGULATIONS. SITE CONDITIONS SHOWN WERE AS OF JULY 14, 2013.
2. REMOVAL AND DISPOSAL SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

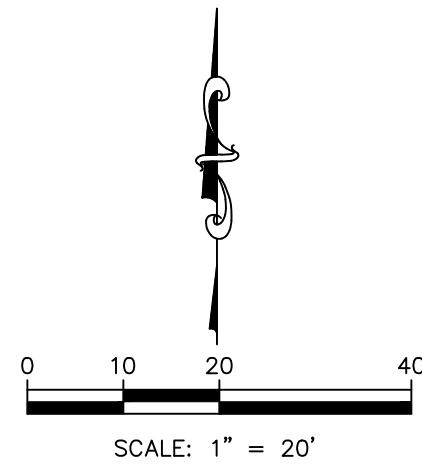


SEE SHEET C-2 FOR COMPLETE
BOUNDARY INFORMATION

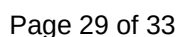
DETAILS - SEE DETAIL SHEET NO. C-8
FOR THE FOLLOWING DETAILS

001 CONCRETE CURB AND GUTTER
002 CONCRETE CURB AND GUTTER W/ REVERSE FLOW IN GUTTER
040 REGULAR DUTY PAVING

NOTES:
7A FENCE (SEE ARCH PLANS)
24A RETAINING WALL (SEE STRUCTURAL PLANS)
49 WEIR (SEE GRADING PLAN)
64 RIPRAP (SEE GRADING PLAN)

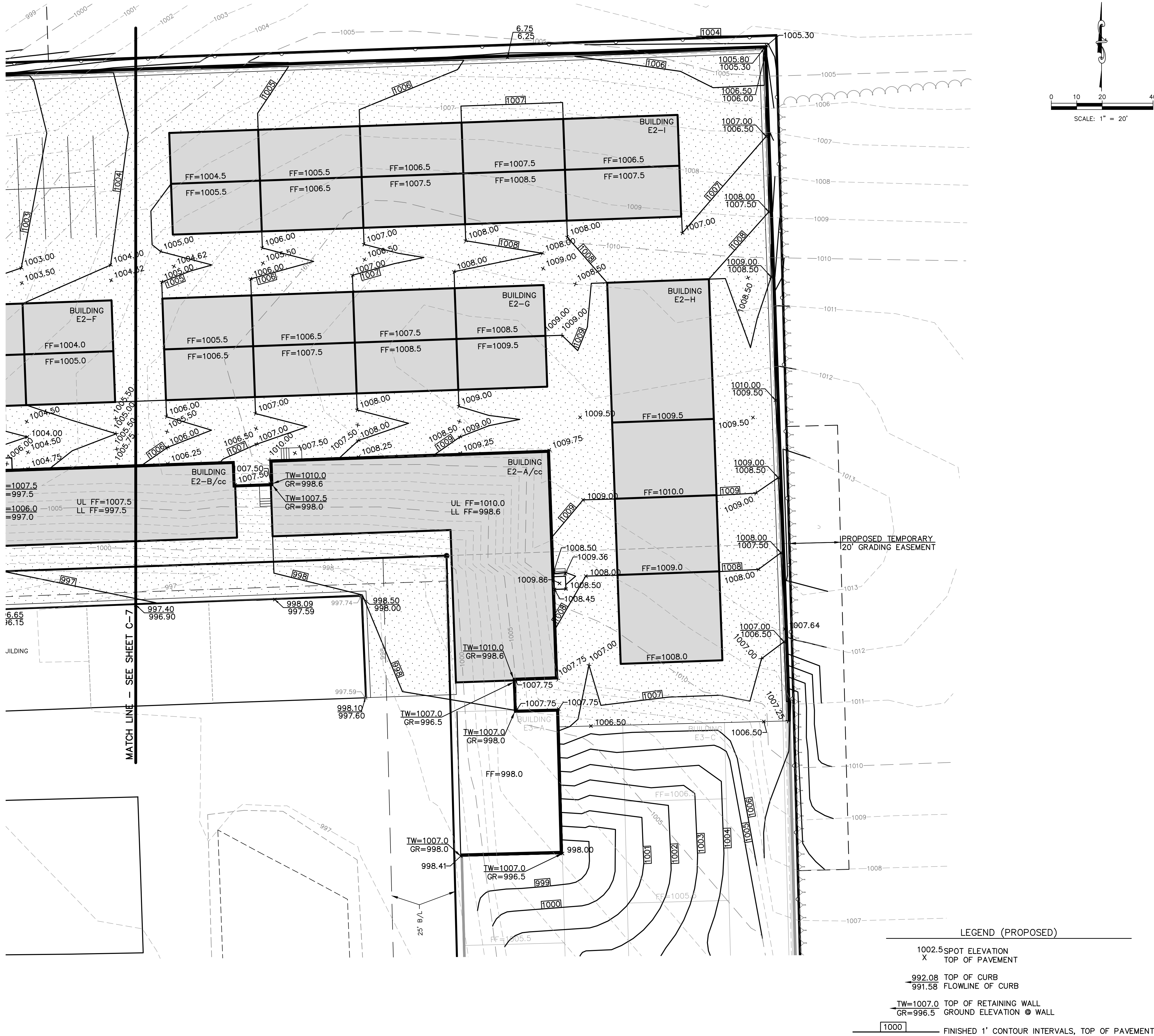


PROJ. NO. A22_0879		DESIGNER RCP	DRAWN BY JT
SHEET C-5		REV 0	
ENSIGN COMMERCIAL STORAGE UNITS 399 N 130TH STREET BONNER SPRINGS, KANSAS		CIVIL PLANS - PHASE II SITE AND DIMENSION PLAN	
RANDALL CHARLES PURDUE ENGINEER KS # 28730		PROFESSIONAL ENGINEER KANSAS 28730 09/24/2023	
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 jke@kawvalley.com www.kawvalley.com		KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22	
REV		DATE	DESCRIPTION
0		5-24-22	BID SET
		DSN	DWN
		JT	RCP
		CHK	



NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACT DOCUMENTS.

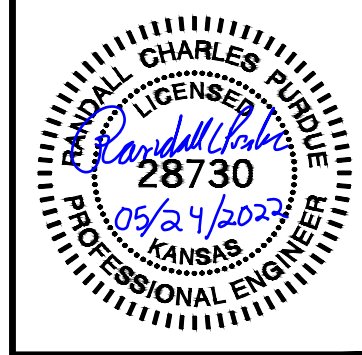
THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.



- LEGEND (PROPOSED)
- 1002.5 SPOT ELEVATION
 - X TOP OF PAVEMENT
 - 992.08 TOP OF CURB
 - 991.58 FLOWLINE OF CURB
 - TW=1007.0 TOP OF RETAINING WALL
 - GR=996.5 GROUND ELEVATION @ WALL
 - 1000 FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT
 - DETAILS - SEE DETAIL SHEETS NO. C-10 FOR THE FOLLOWING DETAILS
 - 403 OUTLET STRUCTURE
 - NOTES:
 - 21C MATCH EXISTING PAVEMENT ELEVATIONS

ENSIGN COMMERCIAL STORAGE UNITS
399 N 130TH STREET
BONNER SPRINGS, KANSAS
CIVIL PLANS - PHASE II
DETAILED GRADING PLAN

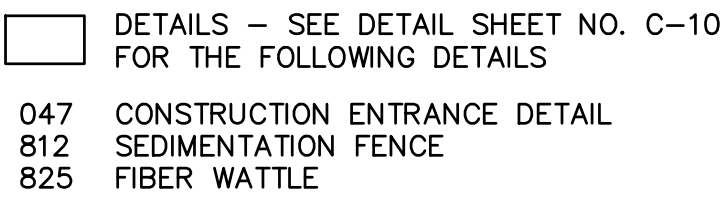
PROJ. NO.	A22_0879
DESIGNER	RCP
DRAWN BY	JT
CFN	0879GP
SHEET	C-8
REV	0



RANDALL CHARLES PURDUE
ENGINEER
KS # 28730

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jke@kve.com | www.kve.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/22

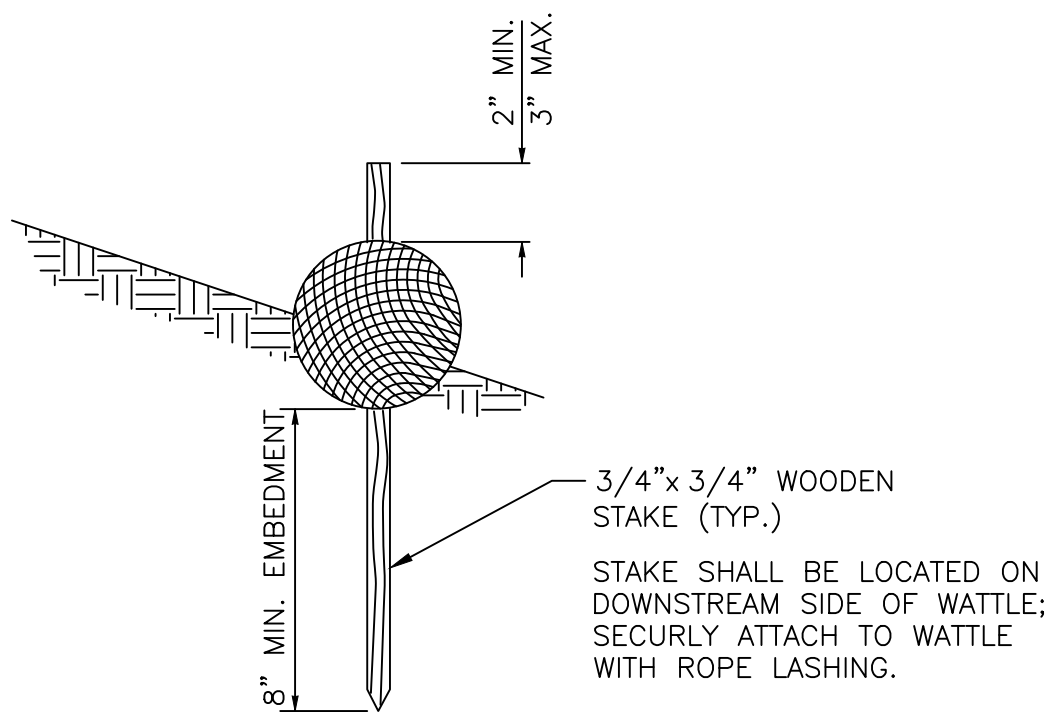
		RCP	CHK
		JT	DWN
		RCP	DSN
		BID SET	
		DATE	DESCRIPTION
	0	5-24-22	



- -993 --- EXISTING GROUND CONTOUR (1' INTERVALS)
- 993 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- — — SEDIMENTATION FENCE
- — — STRAW WATTLE

1. THE CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED USING MULCH OR EQUIVALENT STABILIZING BMP, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.

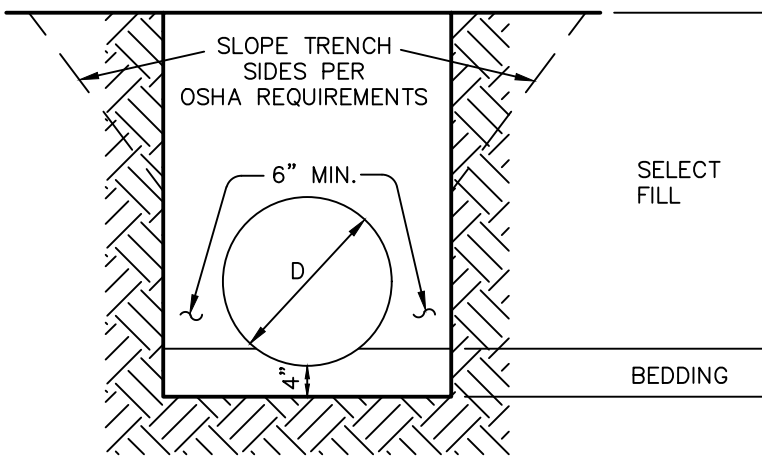
- | | | | | | | | | | | | | | | | |
|--|--|---|--|--|--|---|--|----------------------------------|--|-------------------|--|-----|--|----|--|
| ENSIGN COMMERCIAL STORAGE UNITS
399 N 130TH STREET
BONNER SPRINGS, KANSAS | |  KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22 | | RANDALL CHARLES PURDUE
ENGINEER
KS # 28730 | |  | | REV 0
DATE 5-24-22
BID SET | | DSN
DWN
CHK | | | | | |
| | | | | PROJECT NO. | | RCP | | JT | | RCP | | JT | | | |
| | | | | DESIGNER | | DRAWN BY | | RCP | | JT | | RCP | | JT | |
| | | | | CFN | | JT | | RCP | | JT | | RCP | | JT | |
| SHEET C-9 | | REV 0 | | 0879ECP | | 0879ECP | | 0879ECP | | 0879ECP | | | | | |



- WATTLE NOTES:**
1. FIBER LOGS MAY BE USED IN LIEU OF WATTLES.
 2. THE DIAMETER OF WATTLE OR FIBER LOG SHALL BE AT LEAST 12-INCHES.
 3. WATTLES OR FIBER LOGS MUST BE WRAPPED WITH NON-PLASTIC WRAPPING. COCONUT OR ASPEN FIBER SHALL BE USED FOR FIBER LOGS AND WATTLES.
 4. THE WATTLES OR FIBER LOGS SHALL BE INSPECTED AFTER EVERY RAINFALL TO DETERMINE IF ANY PART OF THE BARRIER NEEDS TO BE REPAIRED OR REPLACED. IF IT IS DETERMINED THAT THE BARRIER NEEDS ANY REPAIR OR REPLACEMENT THIS SHALL BE DONE IMMEDIATELY.
 5. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL OR BEFORE THEY ACCUMULATE TO 1/2 OF THE WATTLE OR FIBER LOG HEIGHT.
 6. INSTALL WATTLES OR FIBER LOGS SNUGLY INTO THE TRENCH. ABUT ADJACENT WATTLES OR FIBER LOGS TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.
 7. STAKES SHALL BE INSTALLED AT EACH END OF WATTLE OR FIBER LOG, AND AT 4' O.C. ALONG ENTIRE LENGTH.
 8. PROVIDE MULTIPLE WATTLES UPHILL FOR WATTLE DITCH CHECK CONFIGURATION OR AS NEEDED.
 9. WATER FROM TRENCH DEWATERING TO BE PUMPED BEHIND COMPOST BERM OR WATTLE TO BE FILTERED.

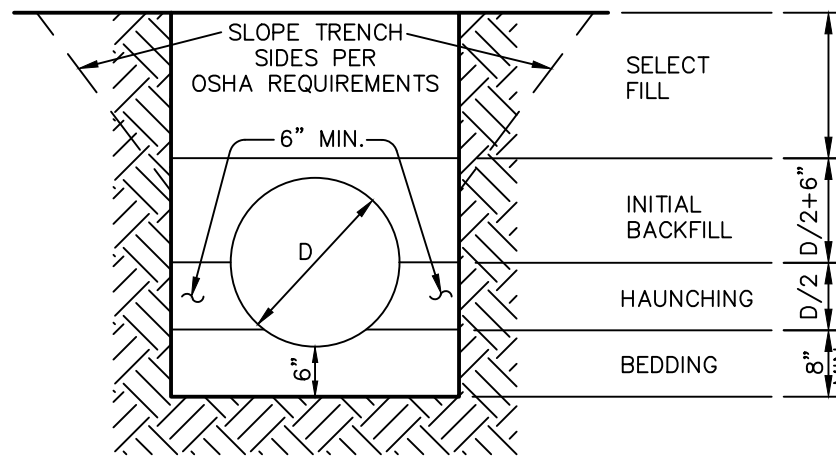
FIBER WATTLE
INSTALLATION

N.T.S.



RIGID PIPE: INCLUDES REINFORCED CONCRETE, DUCTILE IRON, & CAST IRON

1. BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3\"/>

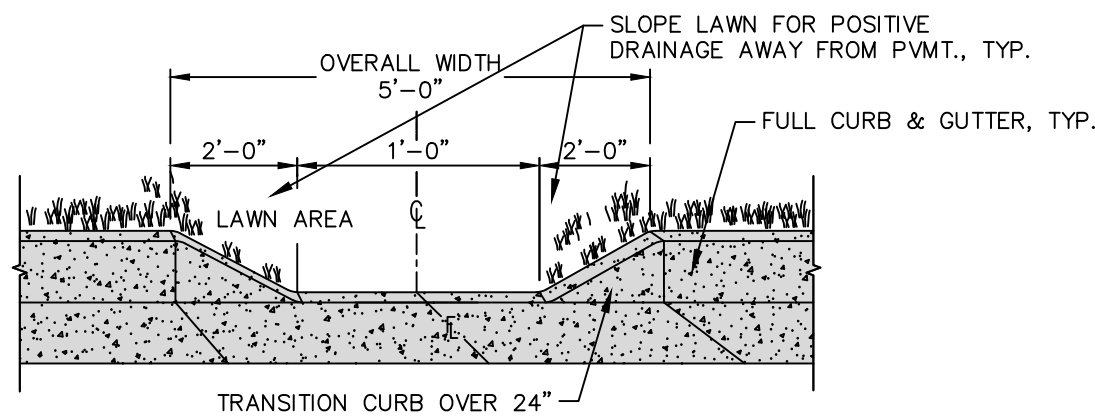


FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE, CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

1. BEDDING AND HAUNCHING MATERIAL SHALL BE COMPACTED SAND, UNLESS NOTED OTHERWISE ON PLANS AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. INITIAL BACKFILL MATERIAL SHALL BE GRANULAR MATERIAL OR SELECT MATERIAL (INCLUDING SAND) COMPACTED IN ACCORDANCE TO SPECIFICATIONS.
3. SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RIGID PIPE.

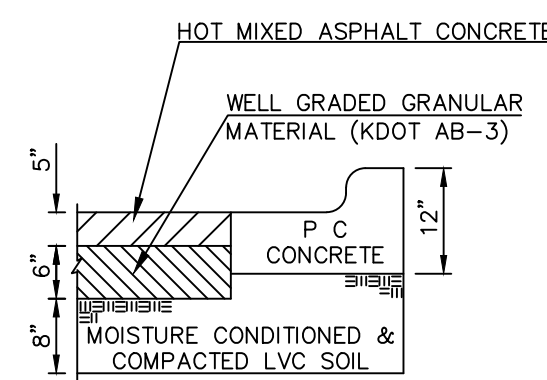
TRENCH AND BEDDING DETAILS

206



CURB CUT

413



REGULAR DUTY PAVING

040

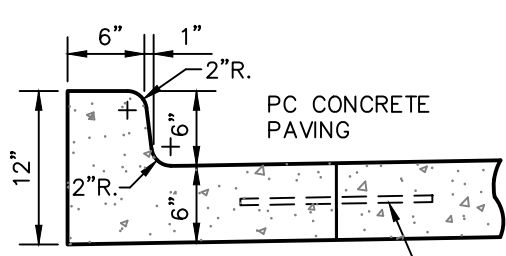
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STATE ROAD & BRIDGE CONSTRUCTION.

ASPHALT SURFACE COURSE - HOT MIXED ASPHALT CONCRETE HMA (COMMEROIAL GRADE)(CLASS A)
ASPHALT BASE COURSE - HOT MIXED ASPHALT CONCRETE HMA (COMMERCIAL GRADE)(CLASS A)

2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR $\pm$ 2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STATE ROAD & BRIDGE CONSTRUCTION.

CONCRETE CURB & GUTTER
W/ REVERSE FLOW IN GUTTER

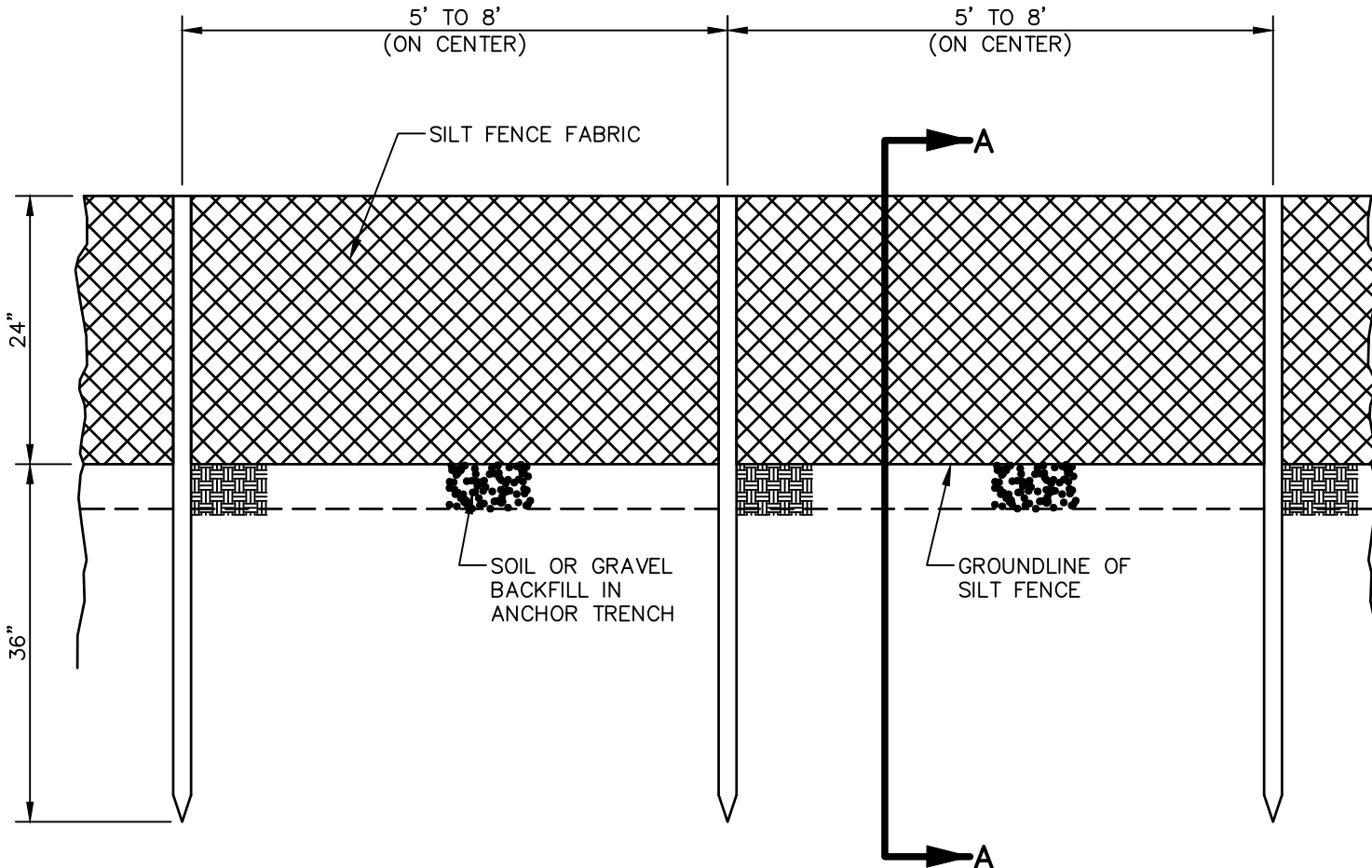
002



INTEGRAL
CONCRETE CURB

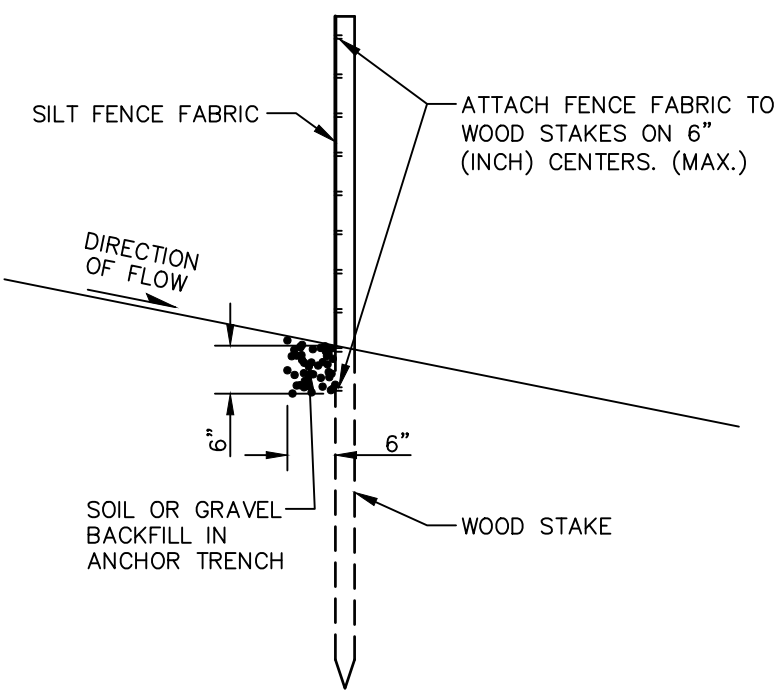
*NOTE: IF SEPARATE CURB AND GUTTER IS USED WITH CONCRETE PAVEMENT - #4 DEFORMED BARS, 24\"/>

003



SEDIMENTATION FENCE

812



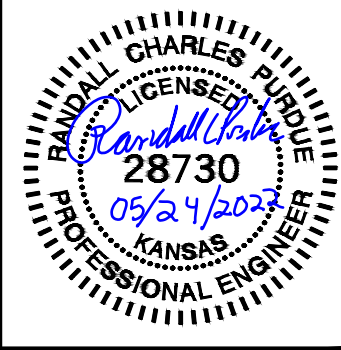
SECTION A-A

ENSIGN COMMERCIAL STORAGE UNITS

399 N 130TH STREET
BONNER SPRINGS, KANSAS

CIVIL PLANS - PHASE II
DETAIL SHEET

PROJ. NO.	A22_0879
DESIGNER	RCP
DRAWN BY	JT
CFN	
SHEET	0879DET
REV	
C-10	0



RANDALL CHARLES PURDUE
ENGINEER
KS # 28730

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jke@kawvalley.com | www.kawvalley.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/22