



City of Bonner Springs

KANSAS

Tuesday, July 19, 2022

200 East Third Street, Bonner Springs, KS 66012

The meeting is open to the public. Online or phone observation is available but does not enable participation in the meeting.

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 required to wear masks and observe proper social distancing. If you are exhibiting symptoms of illness, think you may have been exposed to illness or would prefer to listen online please use the instructions below.

BOARD OF ZONING APPEALS MEETING - 6:30 PM

CONSENT AGENDA

1.

1. Approval of minutes from the May 18, 2021 meeting

Action

1. Approval of minutes from the May 18, 2021 meeting

Recommendation

Approve the minutes as presented.

Documents:

1. BZA Minutes 5.18.21 - Draft

OLD BUSINESS

1. None at this time

Action

Recommendation

Documents:

NEW BUSINESS

1. BZA-01-22 - Consider a request for variances from the allowed height of fencing located within the I-2 zoning district at 12900 Speaker Road.

Action

Consider a request for variance from the allowed maximum fence height

Recommendation

Staff recommends the requested variance be allowed with the stipulations listed in the Staff report.

Documents:

1. STAFF REPORT - BZA ODFL Security Fence
2. Compliance Handout
3. 2. GS1609722__(ODFL-Bonner_Springs,_KS)__Drwgs_062422

ADJOURNMENT

MINUTES – 5.18.2021

BONNER SPRINGS BOARD OF ZONING APPEALS MEETING

Community Center, Honeybee Room – 200 E 3rd Street – Bonner Springs, KS 66012
Tuesday, May 18, 2021 -- Regular Meeting – 6:00 p.m.

=====

1. Board of Zoning Appeals meeting **CALLED TO ORDER** at 6:00pm by Chair Lloyd Mesmer who then requested roll call.

2. **ROLL CALL**

City Planner, Mark Lee called roll.

Present: Sherri Neff; Lloyd Mesmer (Chair), Larry Clark, Nick Perica, Paul Zeps

Absent: -- none

Quorum established all members present

3. **CONSENT**

Approval of Minutes of April 20, 2021 Board of Zoning Appeals meeting

Chair Mesmer called for any corrections or a motion to approve.

Zeps moved to approve the minutes as presented, Clark seconded.

Chair Mesmer asked for those in favor to state 'aye'.

AYE – Neff, Clark, Perica, Zeps and Mesmer

NAY –

Abstain –

MOTION PASSED 5 – 0

4. **NEW BUSINESS**

Agenda Item #4 – PUBLIC HEARING - BZA-02-21 – Consider three variance requests from the requirements of the Bonner Springs Zoning Regulations. Each of the three requests was voted on in separate motions.

Public Hearing was opened at 6:02pm

Agenda Item #4 - Request #1 – Request for a variance on the height and story requirements within the arts and entertainment portion of Bonner Crossing (Lot 1). The request is to allow for eight (8) stories and/or two-hundred (200') feet. A previous variance was granted that allowed for 5 stories and 115'.

Staff was asked to present request #1; staff explained the request was for an increase in the allowed height and maximum stories of structures. Staff discussed the surrounding zoning districts and the uses currently or planned to exist within the area.

Chair asked if the applicant had any comments for the Board. Lance Scott with CFS Engineers explained their stance on the request and what the intent behind the request is. He explained that the developers were wishing to increase the allowed height of the

concert pavilion that it would become more of a statement piece for Boner Springs and the surrounding development. The applicant presented that the allowed height increase would also allow the hotel to achieve an “iconic” look. He further explained that it was the developers intent to “go bigger” in order to make more of a visually striking appearance.

Board member Zeps asked if there were any staff recommendations that should be considered as part of the approval. Staff stated there were none.

Motion to **APPROVE request #1** was made by Zeps and **seconded** by Perica.

Lee asked for those in favor to state ‘aye’.

AYE – Mesmer, Neff, Perica, Zeps, Clark

NAY –

ABSTAIN -

MOTION PASSED 5 - 0 - 0

Agenda Item #4 – Request #2 – Request for a variance on the height and story requirements within the residential portion of the development (Lot 2 and 3). The request is to allow for five (5) stories in height and/or eighty (80’) feet.

Chair Mesmer asked for staff’s presentation on request #2. Staff stated the current allowed heights and what location’s this request would pertain to. Staff further stated the variance request and how it would allow for taller multi-family structures.

Chair Mesmer asked if the applicant would like to speak about request #2.

Mr. Scott spoke about the potential effects the school portion of the development would have in turn on the residential portion. It was determined through studies conducted by the development team, that a larger population of residential living arrangements be considered. This leads to the request for increased stories in the proposed multi-family residential buildings.

Board member Clark asked how quickly they anticipated the project to begin construction. Mr. Scott stated he anticipated construction would begin sometime possibly in late August 2021.

Motion to **APPROVE request #2** was made by Clark and **Seconded** by Neff.

Chair Mesmer requested a roll call vote; Lee asked for those in favor to state ‘aye’.

AYE- Neff, Clark, Perica, Zeps and Mesmer

NAY-

MOTION PASSED 5-0

Agenda Item #4 – Request #3 - Request for a reduction in the required parking within the residential portions of the development (Lot 2 and 3). The request was for the following reductions:

- 1.65 parking spaces per unit for the “standard apartment buildings”
- 1 space per unit for the age restricted multi-family residential, and;
- 1 parking space per 5 units for the assisted living and memory care facilities

Chair Mesmer asked for staff’s presentation for request #3. Staff spoke of what the applicant was requesting, the parking allowances from surrounding communities provided by the applicant as well as parking information researched by Staff. Staff spoke of the research they conducted and how it played a role in aiding to determine a satisfactory reduction in the

required parking. Staff explained the fact that a reduction in parking should result in less impervious surface reducing storm water run-off and in fact provide more green/open space throughout the development. Staff further stated there were specific recommendations coinciding with the request that were not in line with the applicants requested reductions.

Staff stated their recommendations as the following and how they determined these:

1.50 parking spaces per unit for the “standard apartment buildings” **plus fifteen percent (15%) for visitor parking**

1 space per unit for the age restricted multi-family residential **plus ten percent (10%) for visitor parking;**

1 parking space per 5 units for the assisted living and memory care facilities **plus one space for each employee on the largest shift**

Chair Mesmer asked the applicant if they had any comments regarding the request and Staff's recommendation. Mr. Scott spoke on the fact that the City of Bonner Springs parking regulations may need addressed and how the blanket 2 spaces per dwelling unit may be excessive in today's market. Mr. Scott stated they were in agreeance with Staff's recommendation for the age restricted multi-family and assisted living/memory care but asked the Board take into consideration their request for 1.65 spaces per unit for the “standard apartment buildings”.

Mr. Scott explained the architect behind the project is a group that constructed several multi-family projects throughout the region and through their work has discovered a reduction in parking is typical.

Board member Perica asked if each individual unit would have designated parking spaces.

Mr. Scott stated that would not be the case, he stated; there may be some covered parking that would potentially be designated to specific units but that not every space provided would be designated to a specific unit.

Board member Zeps asked about the possible parking garage location and who could utilize it.

Mr. Scott explained the location of the parking garage and how it more than likely would not be utilized by the area residents since its location was north of the multi-family residential portion of the development.

Board member Neff asked about the capacity of the concert pavilion and how it would relate to the reduction in parking if at all.

Mr. Scott spoke about the previously approved variance request for the reduction in parking for the arts and entertainment district and how it, in essence, has no effect on the requested reduction in parking for the multi-family areas. Board member Neff stated she was concerned about not having enough potential parking and in turn requiring an excessive amount. Mr. Scott spoke of how the market is dictating the reduced amount of parking seen recently; and how individuals are utilizing more public transportation options. He further explained that the hope is, most residents living in the development are either attending school on-site, working at establishments located within the development or working in locations nearby that may allow for walking or potential ride sharing.

Chair Mesmer asked if the Board was satisfied with the applicant's responses and if anyone had further questions or comments.

The Board stated they were satisfied.

Board member Zeps asked if there would be discussion amongst the Board, **Zeps** proceeded to make a **motion to close the Public Hearing** and proceed with discussion among the Board, **Perica seconded to close the Public Hearing**.

All members voted in favor to close the Public Hearing, hearing was closed at 6:24pm.

Discussion among the Board followed.

Board member Zeps expressed his concerns when discussing parking and what the ramifications may result in from a reduction in required parking. Zeps spoke of how he agreed with the recommendations made by Staff and how those recommendations seemed to align with surrounding areas as well as creating amicable middle ground between the City and the applicant's request.

Mr. Mesmer, then spoke about how parking can be "gamble" and how it is difficult to determine the exact amount needed given certain situations. He further stated that the recommendations by staff appeared to find some middle ground between the applicants request and the City's stance.

Motion to **APPROVE request #3 with the stipulations recommended by Staff** was made by Clark and **Seconded** by Zeps.

Chair Mesmer requested a roll call vote; Lee asked for those in favor to state 'aye'.

AYE- Neff, Clark, Perica, Zeps and Mesmer

NAY-

MOTION PASSED 5-0

Chair Mesmer asked Staff if they had anything to report, Staff stated they had none.

5. **ADJOURNMENT**

Chair Mesmer called the meeting adjourned at 6:28 p.m.

BSBZA Secretary – Signature

Date

Memorandum

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

Subject: None at this time

Recommendation:

Action:

Background:

Discussion:

Financial Impact:

Memorandum

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

Subject: BZA-01-22 - Consider a request for variances from the allowed height of fencing located within the I-2 zoning district at 12900 Speaker Road.

Recommendation: Staff recommends the requested variance be allowed with the stipulations listed in the Staff report.

Action: Consider a request for variance from the allowed maximum fence height

Background: The applicant is requesting a variance from the maximum allowed height of eight (8') feet for fencing within the Industrial and Commercial Zoning Districts. The request is to allow for a ten (10') foot tall security fence to be installed within the perimeter of the existing eight (8') foot tall fence. Three strands of the security fencing will be visible above the existing fence.

This security fencing will be electrically charged and integrated into an alarm system. When cut or tampered with, the fence will trigger an alarm as well as provide a non-lethal, unpleasant shock to the trespasser. Information regarding the fencing is provided within the packet.

The fence consists of several (20) horizontal strands of high strength wire supported by posts at specific intervals. Signage is to be provided along the entirety of the fence at thirty (30') foot intervals warning of the potential for shock and that the fence is alarmed and monitored.

Discussion:

1. **That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district; and is not created by an action or actions of the property owner or the applicant.**

The requested variance arises from the use within the site and the potential for merchandise loss. The requested variance for a taller than allowed fence stems from the ability of trespassers to potentially climb or cut through the existing perimeter fence and breach the facility.

2. **The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

Granting the variance, in staffs' opinion will not harm any of the surrounding homeowners or property owners. The security fence will be located within the existing perimeter fence and will only adversely affect those attempting to trespass upon the property or breach the facility for criminal mischief. The majority of the security fence will be located below and behind the allowed perimeter fencing.

3. **That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

Staff finds that a hardship may result from the denial of this variance request. With the amount of merchandise being moved by Old Dominion Freight Lines, the costs associated with it and the storage

that is necessary in order to transfer said merchandise the facility must remain as secure as possible at all times and throughout the loading, unloading and storage processes. While an eight (8') foot tall perimeter fence is being installed as well, the additional two (2') feet of security fence height within the perimeter will deter criminal activity even further.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare or the harmonious development of the city.

Granting the variance will not adversely affect the health, safety, morals or general welfare of the public in any way. The location within the perimeter fence and the design of the fence; horizontal strands, will render the fence nearly undistinguishable from the surrounding fencing. Three strands of security fencing will be visible above the existing fencing.

5. That granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

Granting the variance for the requested height should not be opposed to the general spirit of the Zoning Ordinance. The Zoning Ordinance restricts fence height in order to maintain cohesiveness throughout developments and to ensure fences do not become obtrusive nor visually unattractive to the general public.

In the event that this variance is granted, the intent of the Zoning Ordinance shall not be affected in part due to the horizontal construction of the fence and the thickness of the wires to be provided.

Financial Impact: NA

City of
Bonner Springs
Board of Zoning Appeals

Agenda Item Cover Sheet

Agenda Item No. 4

BZA-01-22

Topic: Consider a request for variances from the allowed height of fencing located within the I-2 zoning district at 12900 Speaker Road.

Narrative: The applicant is requesting a variance from the maximum allowed height of eight (8') feet for fencing within the Industrial and Commercial Zoning Districts. The request is to allow for a ten (10') foot tall security fence to be installed within the perimeter of the existing eight (8') foot tall fence. Three strands of the security fencing will be visible above the existing fence.

This security fencing will be electrically charged and integrated into an alarms system, when cut or tampered with the fence will trigger an alarm as well as provide a non-lethal, unpleasant shock to the trespasser. Information regarding the fencing is provided within the packet.

The fence consists of several (20) horizontal strands of high strength wire supported by posts at specific intervals. Signage is to be provided along the entirety of the fence at thirty (30') foot intervals warning of the potential for shock and that the fence is alarmed and monitored.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the requested variance be allowed with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (4pgs)

Fence Information (3pgs)

Plan pages indicating location (4pgs)

STAFF REPORT

Meeting Date: July 19, 2022
Report Date: June 23, 2022

Subject: A request for variances from the allowed height of fencing located within the I-2 zoning district at 12900 Speaker Road.

File Number: BZA-01-22

GENERAL INFORMATION

Applicant: Old Dominion Freight Line
Address: 12900 Speaker Road
Bonner Springs KS 66012

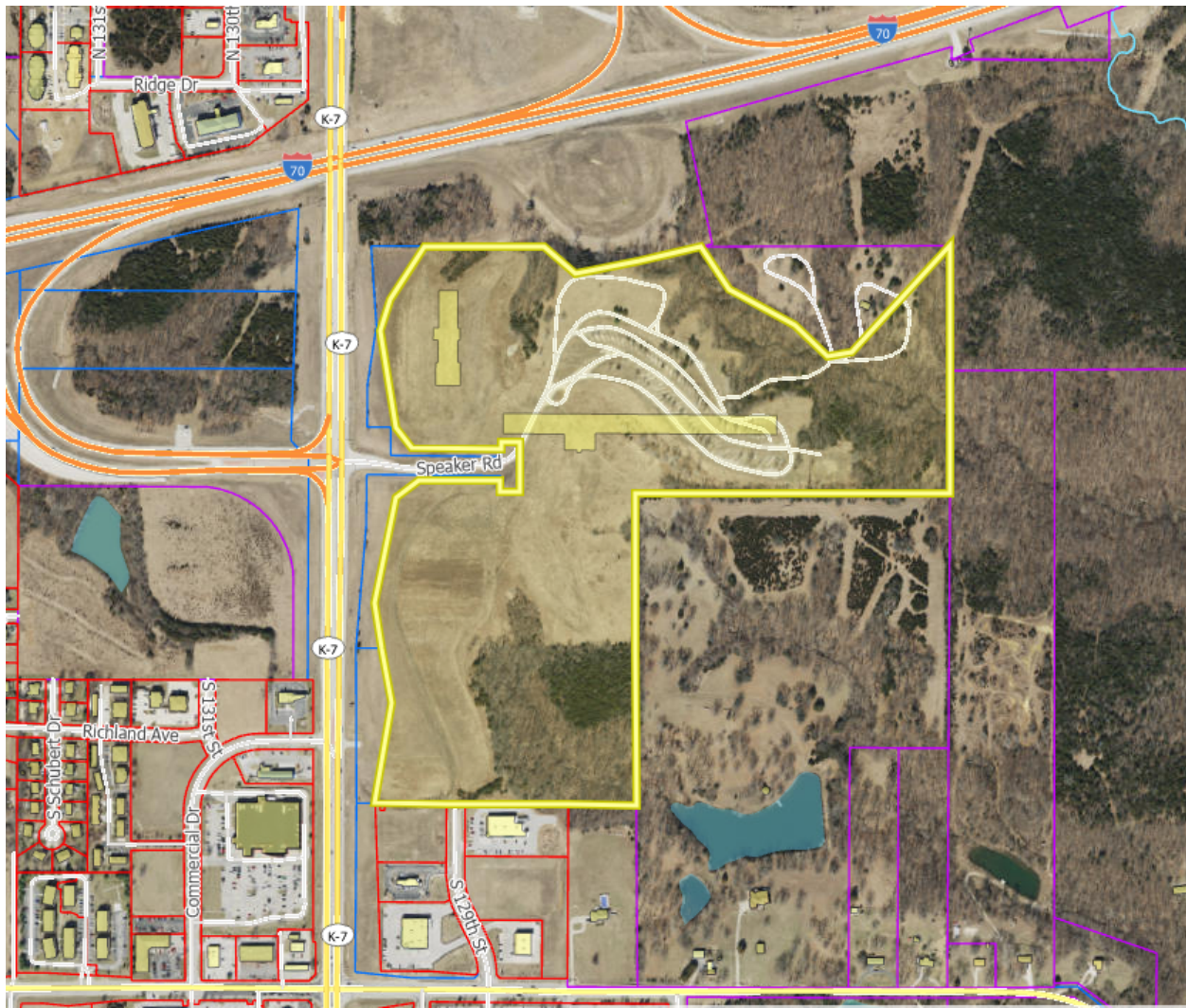
STAFF ANALYSIS

Site Characteristics

Location: 12900 Speaker Road
Area of Property: 3,516,393 square feet; 80.725 acres
Zoning: I-2; Heavy Industrial District
Future Land Use Map: Mixed Use

Adjacent Property:

	ZONING	USE
NORTH:	None	Interstate 70 – Sunflower Golf Course
SOUTH:	C-2; General Business District	Commercial Businesses
EAST:	A-1; Agricultural District	Single Family Dwellings
WEST:	None	Kansas Highway 7



Narrative/Background – Allowed Fence Height

The applicant is requesting a variance from the maximum allowed height of eight (8') feet for fencing within the Industrial and Commercial Zoning Districts. The request is to allow for a ten (10') foot tall security fence to be installed within the perimeter of the existing eight (8') foot tall fence. Three strands of the security fencing will be visible above the existing fence.

This security fencing will be electrically charged and integrated into an alarms system, when cut or tampered with the fence will trigger an alarm as well as provide a non-lethal, unpleasant shock to the trespasser. Information regarding the fencing is provided within the packet.

The fence consists of several (20) horizontal strands of high strength wire supported by posts at specific intervals. Signage is to be provided along the entirety of the fence at thirty (30') foot intervals warning of the potential for shock and that the fence is alarmed and monitored.

Conformance with the Zoning Ordinance

Article XXVI states: *When deemed necessary by the Board of Zoning Appeals, the Board may authorize in specific cases a variance from the specific terms of these regulations which will not be contrary to the public interest and where, owing to special conditions, a literal*

enforcement of the provisions of these regulations will, in an individual case, result in unnecessary hardship, and provided the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variances shall not permit any use not permitted by the zoning regulations in such district. (Revised, Ordinance No. 1630)

A variance may be granted in each case, upon finding by the board that all of the following conditions have been met:

- 1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district; and is not created by an action or actions of the property owner or the applicant.**

The requested variance arises from the use within the site and the potential for merchandise loss. The requested variance for a taller than allowed fence stems from the ability of trespassers to potentially climb or cut through the existing perimeter fence and breach the facility.

- 2. The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

Granting the variance, in staffs' opinion will not harm any of the surrounding homeowners or property owners. The security fence will be located within the existing perimeter fence and will only adversely affect those attempting to trespass upon the property or breach the facility for criminal mischief. The majority of the security fence will be located below and behind the allowed perimeter fencing.

- 3. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

Staff finds that a hardship may result from the denial of this variance request. With the amount of merchandise being moved by Old Dominion Freight Lines, the costs associated with it and the storage that is necessary in order to transfer said merchandise the facility must remain as secure as possible at all times and throughout the loading, unloading and storage processes. While an eight (8') foot tall perimeter fence is being installed as well, the additional two (2') feet of security fence height within the perimeter will deter criminal activity even further.

- 4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare or the harmonious development of the city.**

Granting the variance will not adversely affect the health, safety, morals or general welfare of the public in any way. The location within the perimeter fence and the design of the fence; horizontal strands, will render the fence nearly undistinguishable from the surrounding fencing. Three strands of security fencing will be visible above the existing fencing.

- 5. That granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

Granting the variance for the requested height should not be opposed to the general spirit of the Zoning Ordinance. The Zoning Ordinance restricts fence height in order to maintain cohesiveness throughout developments and to ensure fences do not become obtrusive nor visually unattractive to the general public.

In the event that this variance is granted the intent of the Zoning Ordinance shall not be affected in part due to the horizontal construction of the fence and the thickness of the wires to be provided.

Conformance with the Future Land Use Plan:

The Future Land Use Plan identifies this area as “Mixed Use”. This property consists of a mix of industrial use and commercial use, with lots fronting along Kansas Highway 7 being designated for these commercial uses and is in conformance with the density shown on the Future Land Use Plan.

Traffic Impact:

The proposed variance request will have no impact on the current street network.

Drainage Impact:

The proposed variance request will have no impact on drainage.

STAFF RECOMMENDATION

Staff recommends the requested variance be allowed.

Said variance shall allow for the security fencing to be extended two (2') above the allowed height of eight (8') to a height of ten (10') in total.

BOARD OPTIONS

1. Approve the variance request, with or without conditions/changes.
2. Deny the variance request
3. Continue the Public Hearing to another date, date, time, and/or place



TYPICAL CUSTOMERS

- Trucking & Logistics
- Distribution
- Metal Recycling
- Landscaping
- Collision & Automotive Repair
- Auto Auctions & Dismantlers
- Equipment Rental
- Truck Sales & Service

ABOUT US

We are a perimeter security solution for businesses located on commercial, manufacturing, and industrial sites whose needs include the **protection of outdoor assets.**

There are **4 STRATEGIC SEGMENTS** in our response to common critical tactics

1. DETER

Deterrence begins at the perimeter with **physical infrastructure and multi-lingual warning signs**, discouraging a criminal from attempting a breach at all.

Deterrence is a psychological battle, and when EGD wins, **crime is stopped before it happens.**

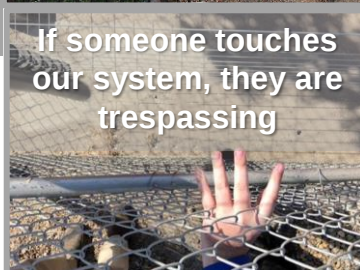


2. DEFEND

Stop unauthorized entry!

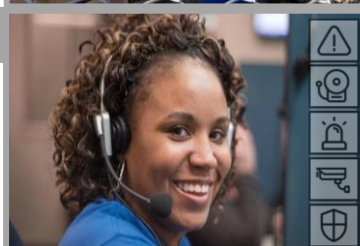
Physical Deterrent

Built **ONLY** inside the existing non-electrified perimeter barrier



3. DETECT

Audible & monitored alarm system which activates when trespass is detected. System includes remote access to arm/disarm.



4. DEPLOY

If an activated alarm is **confirmed to be a trespasser**, responders are then contacted and deployed to examine



4,000+ Installations
1,200+ Jurisdictions

MEDICALLY SAFE

Pulses: every **1.3 seconds**

Duration: less than **0.0003 seconds**

"The pulses emitted from AMAROK's electric fences, while unpleasant, are not dangerous."



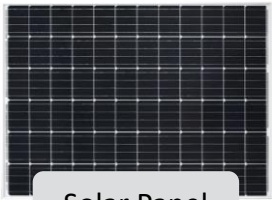
Mark Kroll, PhD

Internationally recognized authority on electrical injury

Served on committees for ANSI standards, IEC standards, and ASTM standards

Adjunct Professor of Biomedical Engineering at the U of Minnesota and Cal Poly, San Luis Obispo

HOW IT WORKS: CORE COMPONENTS



Solar Panel



Battery
(does not exceed
12V DC)



Energizer



Alarm Panel,
Keypad &
Cell Unit



Electric
Security Fence



GREEN SECURITY

The system is powered by 12-volt battery that is recharged by a solar panel, which is effective as well as **environmentally friendly**

- Great addition to **green strategy**
- Not affected by power failures
- Not connected to mains power

AMAROK owns and maintains the security system

INTERNATIONALLY APPROVED

We meet standards set by the International Electrotechnical Commission (IEC 60335-2-76) and ASTM (F3296-19)



International
Electrotechnical
Commission

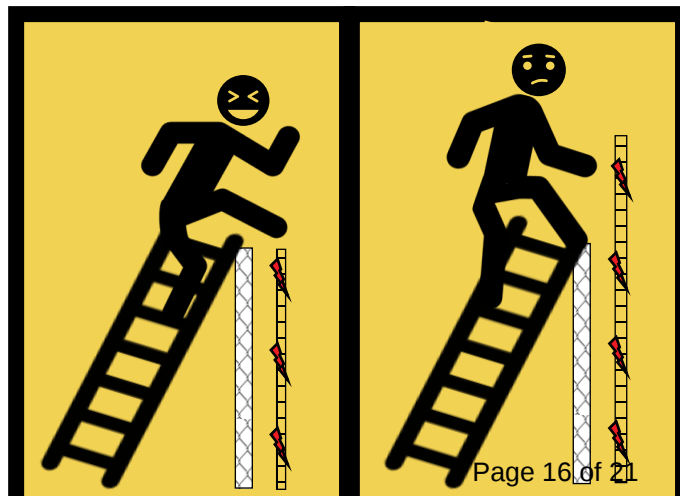


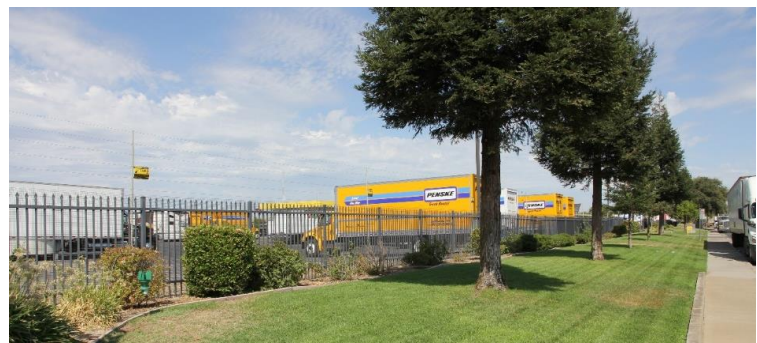
We are certified compliant by a USA Nationally Recognized Testing Laboratory

“Nationally Recognized Testing Laboratories (NRTL) are third-party organizations recognized by OSHA (Occupational Safety and Health Administration) as having the capability to provide product safety testing and certification services...”

NRTL certified means “...the product met the requirements of an appropriate consensus-based product safety standard either by successfully testing the product itself, or by verifying that a contract laboratory has done so...”

FAQ: WHY MUST OUR FENCE BE TALLER?





PROJECT DATA

APN:262800
ACRES:16.35
ZONING:12

PROPERTY OWNER

OLD DOMINION FREIGHT LINE INC
500 OLD DOMINION WAY
THOMASVILLE NC 27360

NOTES

POLE LOCATIONS:
STEEL POLES: TO BE LOCATED
APPROXIMATELY ON EACH SIDE OF GATE(S) &
EVERY 90° (OR GREATER) TURN IN FENCE LINE.
FIBERGLASS INTERMEDIATE POLES: TO BE
LOCATED APPROXIMATELY EVERY 30'

DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY DEVIATE
FROM STIPULATIONS ABOVE DUE TO ON-SITE
CONDITIONS

SITE PLAN REQUEST TO AUTHORIZE A
SECURITY SYSTEM FOR:
OLD DOMINION FREIGHT LINE
12900 SPEAKER ROAD
BONNER SPRINGS, KS 66012

DATE / DESCRIPTION

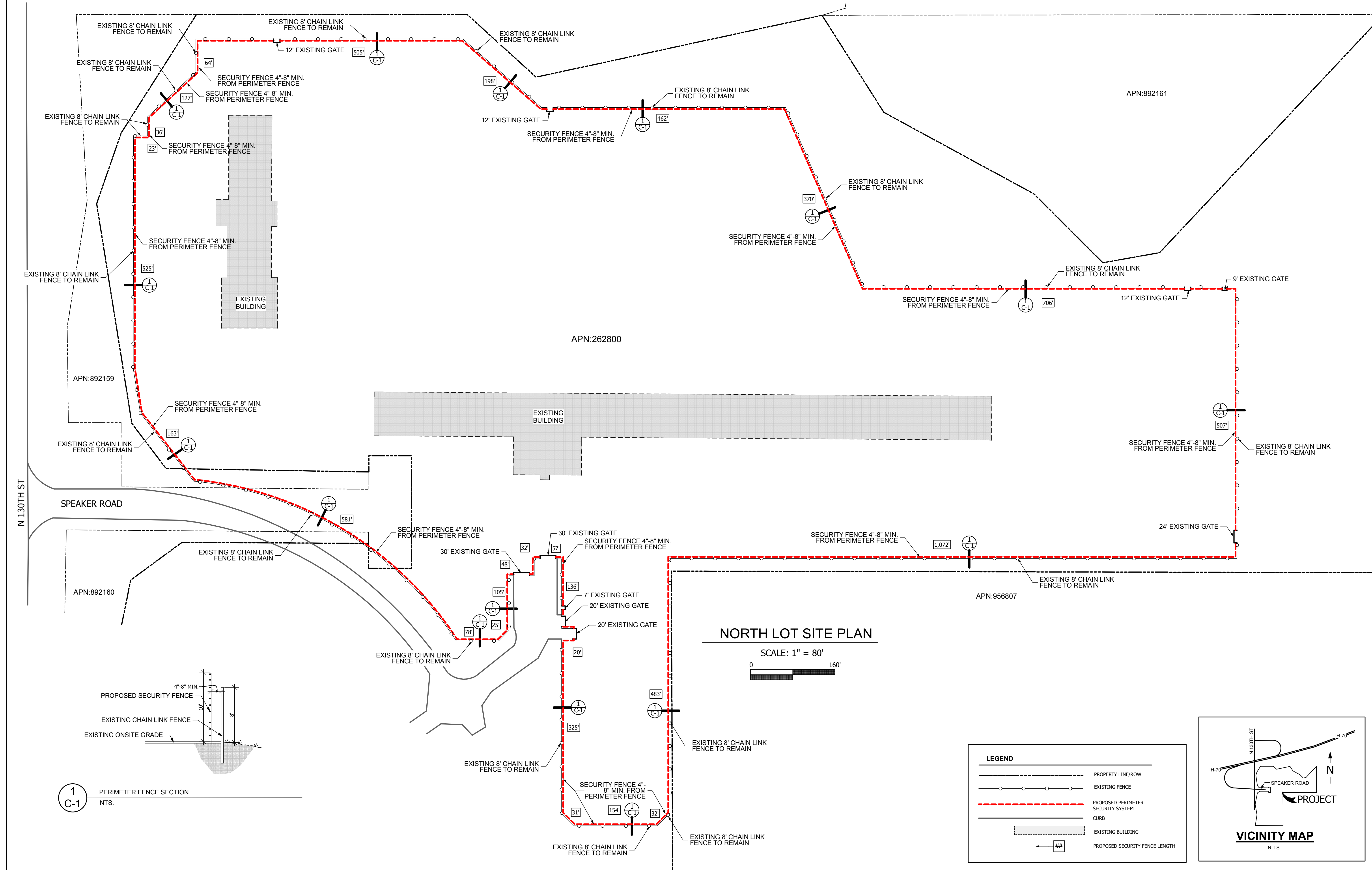


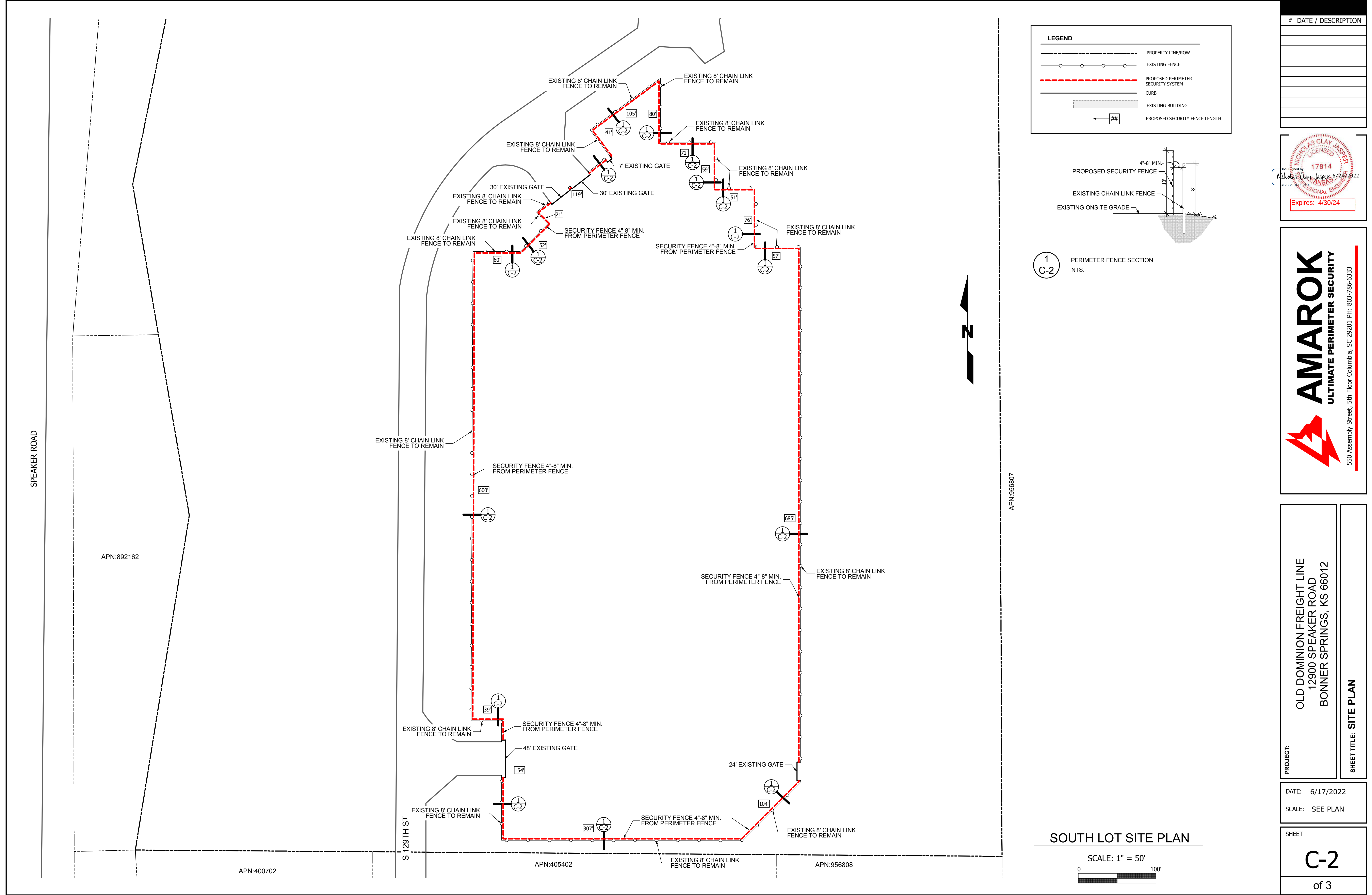
PROJECT:
OLD DOMINION FREIGHT LINE
12900 SPEAKER ROAD
BONNER SPRINGS, KS 66012

SHEET TITLE: SITE PLAN

DATE: 6/17/2022
SCALE: SEE PLAN

SHEET
C-1
of 3





#	DATE / DESCRIPTION

Professional Engineer
Nathan Clay, License 17814
Expires: 4/30/24

AMAROK
ULTIMATE PERIMETER SECURITY

550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-786-6333

PROJECT: OLD DOMINION FREIGHT LINE
12900 SPEAKER ROAD
BONNER SPRINGS, KS 66012

SHEET TITLE: SITE PLAN

DATE: 6/17/2022

SCALE: SEE PLAN

SHEET

C-2

of 3

#	DATE / DESCRIPTION

Seal of Nicholas Clay, Jr., P.E., License No. 17814, State of Kansas, Professional Engineer, Expires: 4/30/24

Designed by
Nicholas Clay, Jr., P.E.
6/24/2022
17814
KANSAS
PROFESSIONAL ENGINEER
Expires: 4/30/24

AMAROK
ULTIMATE PERIMETER SECURITY

550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-796-6333

PROJECT:
OLD DOMINION FREIGHT LINE
12900 SPEAKER ROAD
BONNER SPRINGS, KS 66012

SHEET TITLE: TYPICAL DETAILS

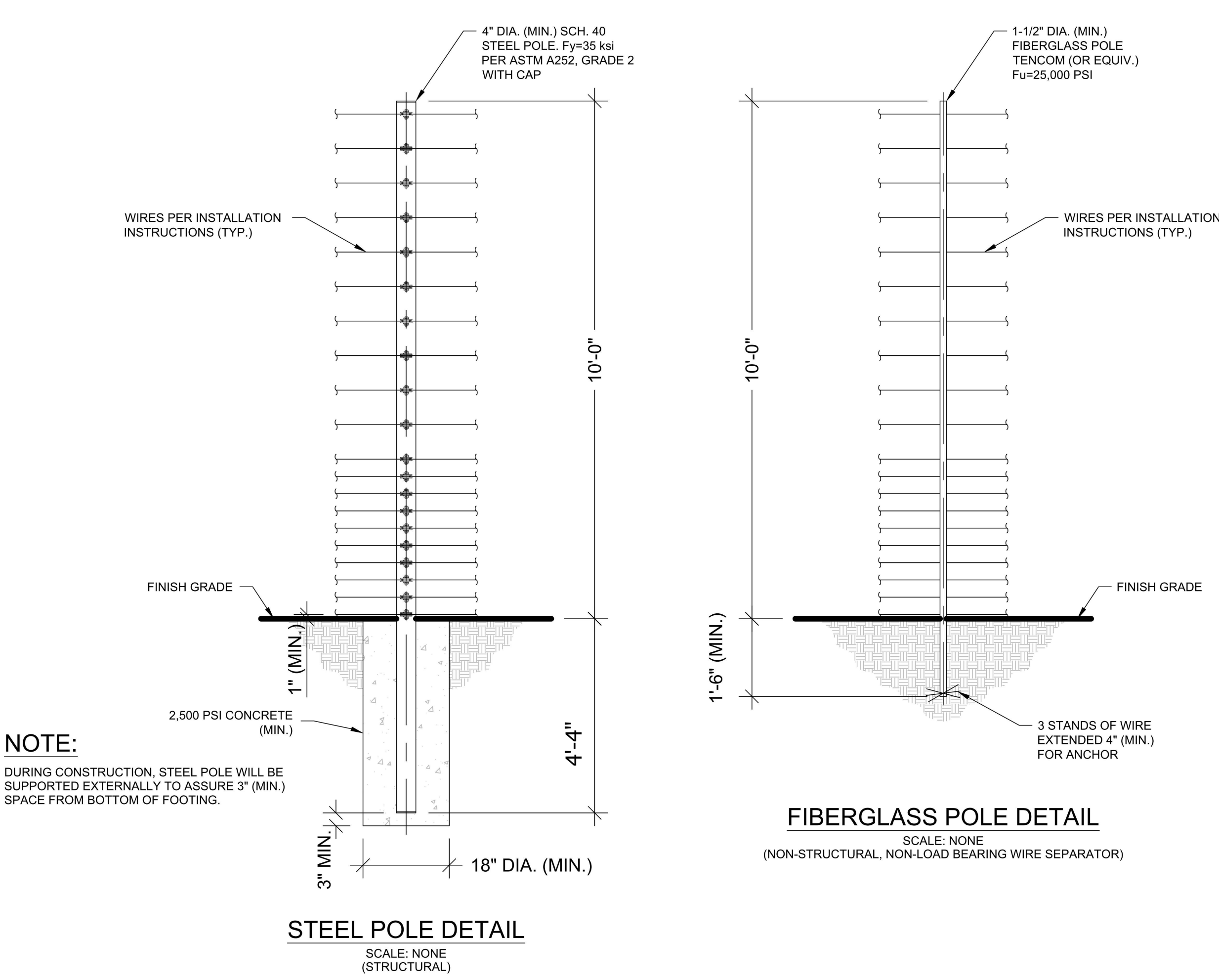
DATE: 6/17/2022

SCALE: SEE PLAN

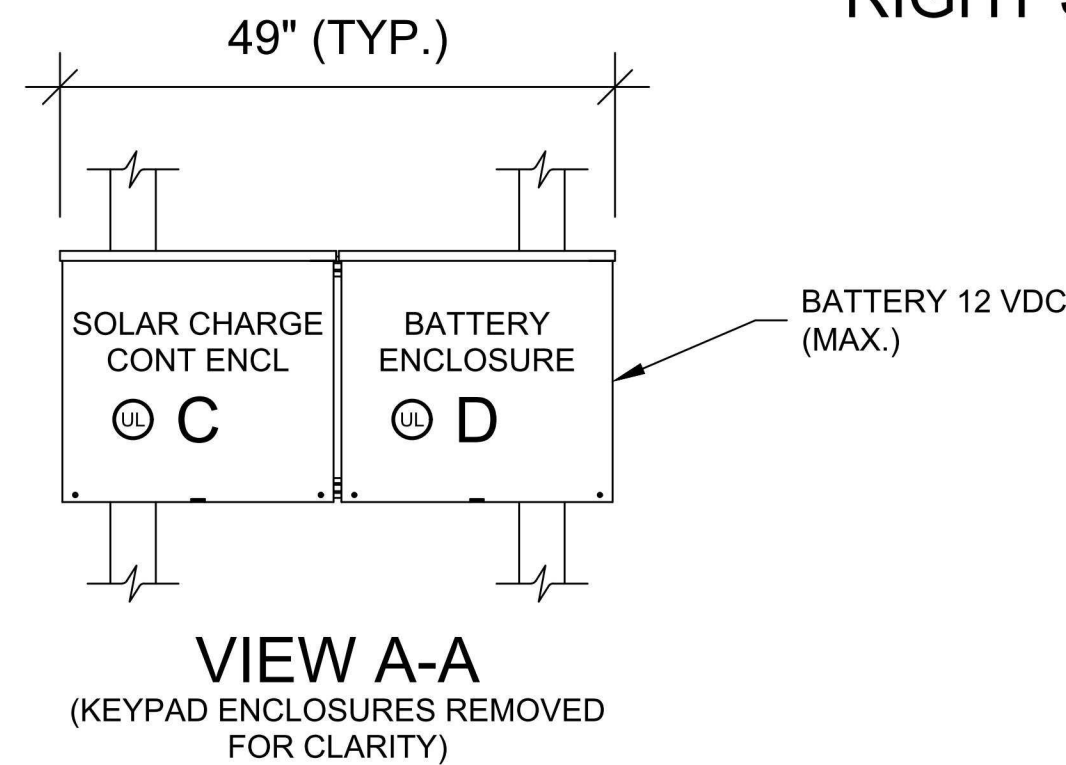
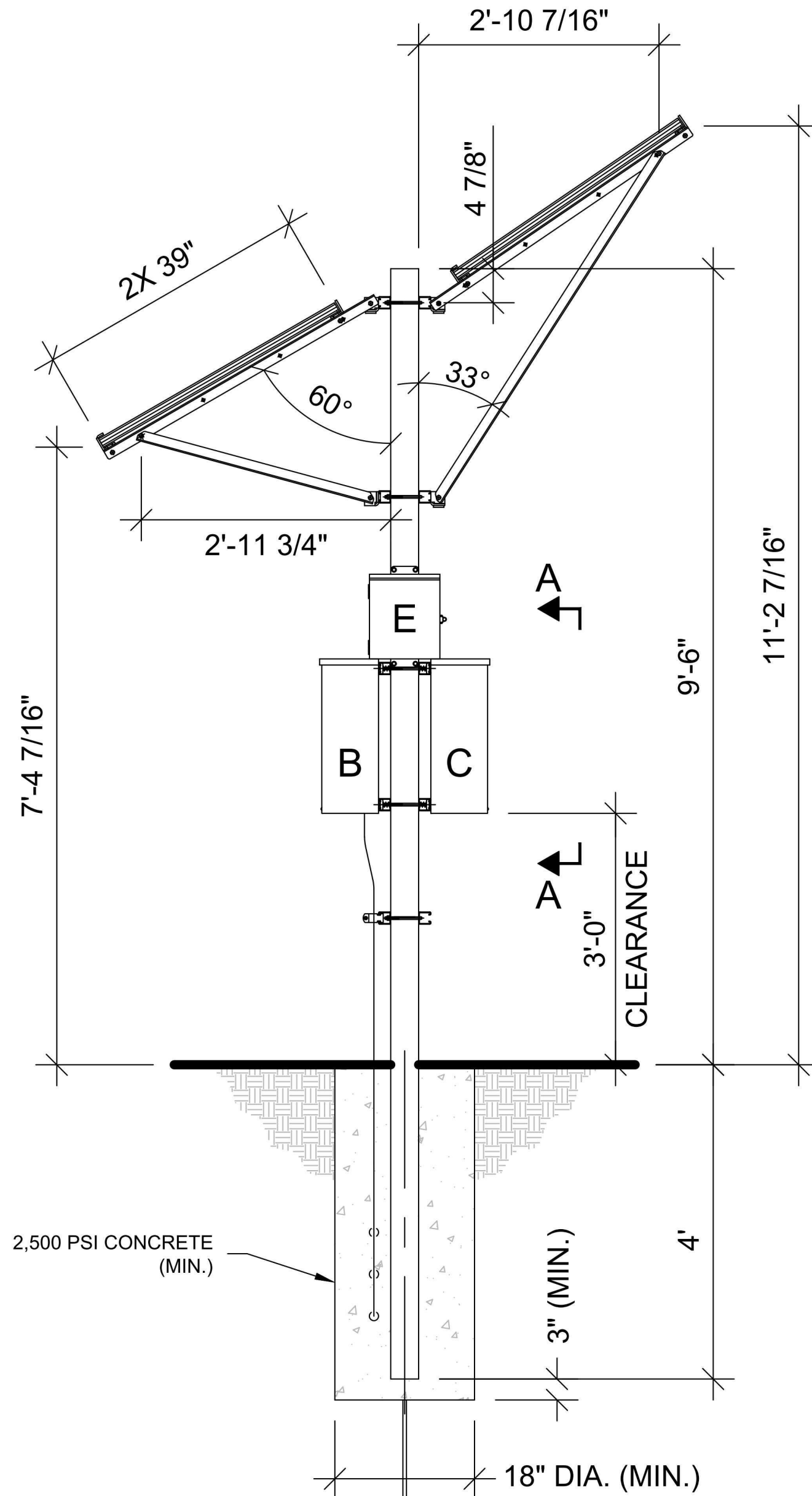
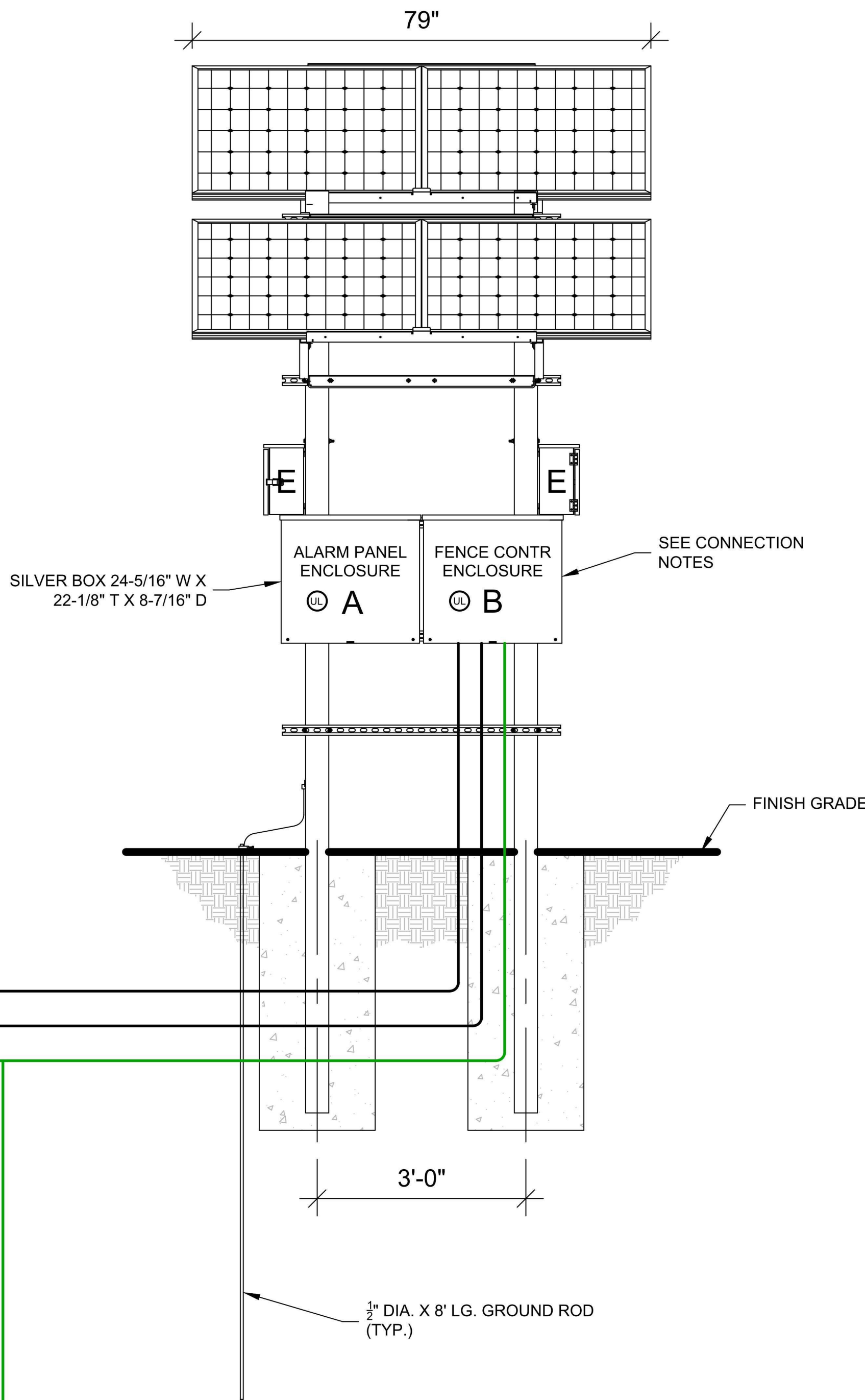
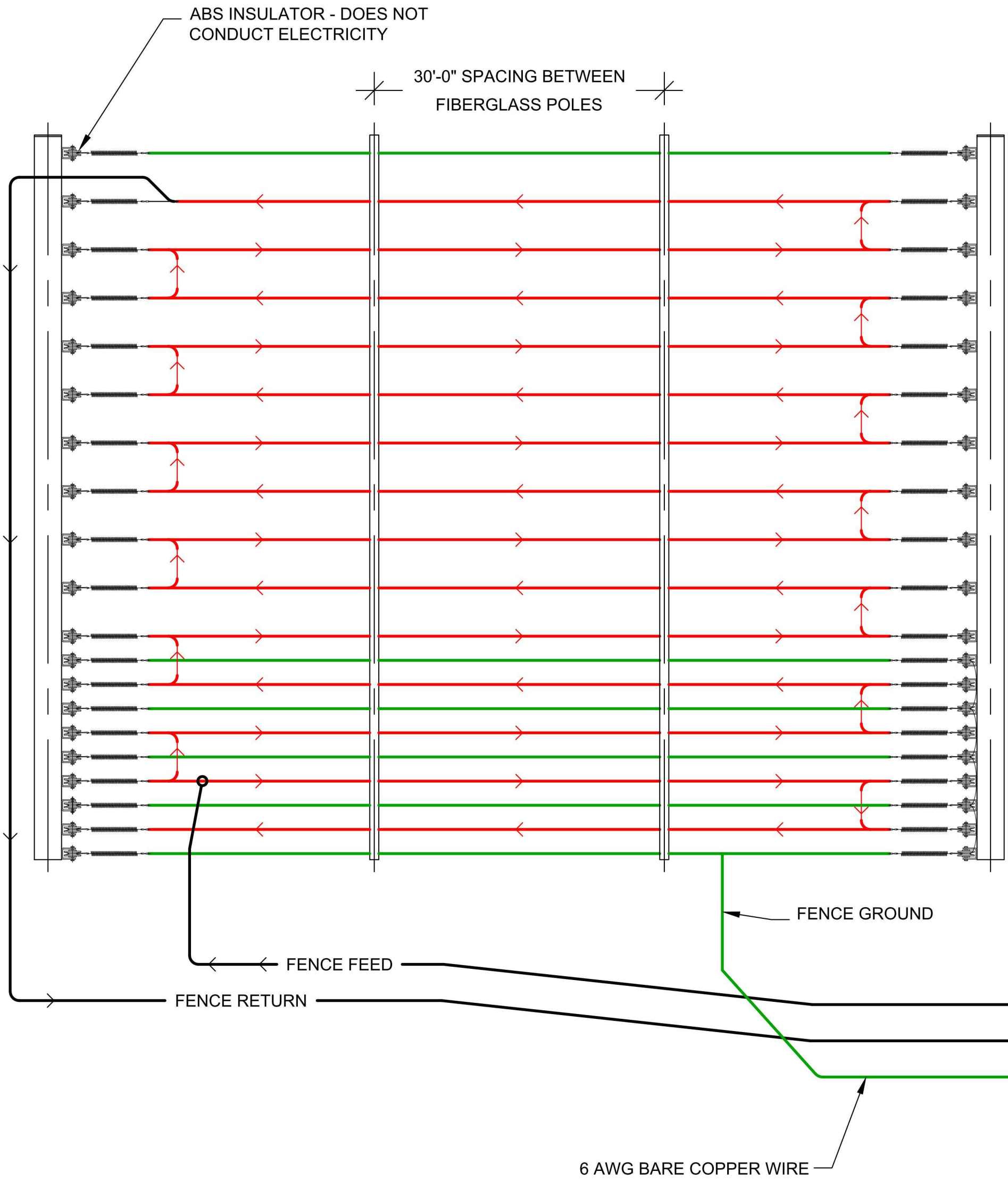
SHEET

C-3

of 3



WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



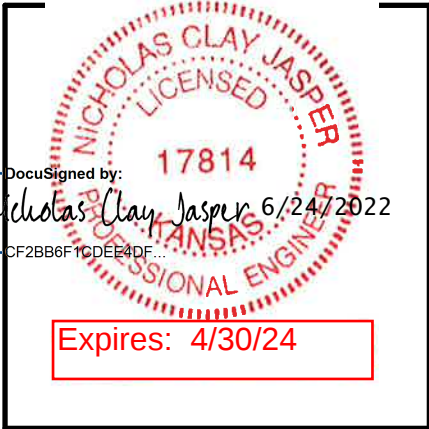
CONNECTION NOTES:

- A: ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "B" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).
- B: FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "A" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).
- C: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).
- D: BATTERY ENCLOSURE - HOUSES THE BATTERIES AND INTERCONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 145 LBS. (MAX.) - BATTERY WILL NOT EXCEED 70KWH.
- E: KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "B" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF 4"X4"X180" LG. GALVANIZED ASTM A500 STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 2 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 4'-0" BELOW GROUND LEVEL.

#	DATE / DESCRIPTION



AMAROK
ULTIMATE PERIMETER SECURITY
550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-786-6333

PROJECT: OLD DOMINION FREIGHT LINE
12900 SPEAKER ROAD
BONNER SPRINGS, KS 66012

SHEET TITLE: TYPICAL DETAILS

DATE: 6/17/2022

SCALE: SEE PLAN

SHEET

C-4

of 3