

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, August 7, 2014
7:00 P.M.
SPRING HILL CIVIC CENTER
401 N. MADISON – ROOM 15**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

CITIZEN PARTICIPATION

FORMAL COMMISSION ACTION

1. **Approval of Minutes:**
June 5, 2014

2. **2014 Capital Improvement Plan (CIP)**

3. **Public Hearing – Rezoning**
Case No.: Z-01-2014
Request: Zoning Change from RR to R1 & C2
Address: Lone Elm Road & North Street
Applicant: ACS Concrete Construction

4. **Public Hearing – Preliminary Plat**
Case No.: PP-01-14, The Bowery
Request: Preliminary Plat
Address: Lone Elm Road & North Street
Applicant: ACS Concrete Construction

5. **Final Plat**
Case No.: FP-02-14, The Bowery
Request: Final Plat
Address: Lone Elm Road & North Street
Applicant: ACS Concrete Construction

6. **Final Plat**
Case No.: FP-03-14, Prairie Ridge
Request: Final Plat, Phase 2
Address: Prairie Ridge Subdivision, 199th & Norton St.
Applicant: Don Margritier

DISCUSSION

7. Honey Bees

8. Angle Parking at Spring Hill Police Department – Chief Mann

ANNOUNCEMENTS and REPORTS

ADJOURN

**City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
June 5, 2014**

A Regular Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on June 5, 2014. The meeting convened at 7: 02p.m. with Chairman Mitchell presiding, and Natalie Lazenby, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Brian Haupt
Cindy Squire
Michael Weber
Janell Pollom

Councilmembers absent: Valerie Houpt
Tobi Bitner

Staff in attendance: Community Development Director, Jim Hendershot
Planning Secretary, Natalie Lazenby

Public Present: Jacob Shoop
Stephanie George
Alexandra George
Carol George
William George
Anna Kristine
Alec Miller
Ron Post
Marilyn Post

ROLL CALL

The secretary called the roll of the Planning Commissioners. With a quorum present, the meeting commenced.

APPROVAL OF THE AGENDA

Motion by Mr. Weber, seconded by Mr. Haupt, to approve the agenda as presented. Motion carried 5-0-0.

FORMAL COUNCIL ACTION

1. Approval of Minutes: May 1, 2014 Regular Meeting

Motion by Mr. Weber, seconded by Mr. Haupt, to approve the minutes from May 1, 2014. Motion carried 5-0-0.

Ms. Squire arrived at 7: 05p.m.

2. Public Hearing: Beekeeping

The Community Development Director presented. As per the direction of the Planning Commission public hearing has been called to consider amendments to Section 17.336.A.1 of the Spring Hill Zoning Regulations relating to beekeeping in the city limits. Currently, beekeeping is allowed in AG(Agriculture)

and R-R (Rural Residential) districts without additional restrictions or requirements. Staff has researched codes from area communities and found that most do not address beekeeping.

After listening to the presentation by Ron Post at the May 1, 2014 Planning Commission meeting and completing some independent research on beekeeping, a better understanding of the importance of honey bees and also their behavioral characteristics has been established. However, I am not convinced that allowing honey bees in residential neighborhoods is best for the community at large. At the very least I feel this use should be regulated with respect to location on the property, the number of hives allowed, minimum size of the property where the bees are located, and communication with neighboring property owners as to their placement on a property.

In his opinion, education of the public is vital to lessen the negative impact that can be expected if honey bees are allowed outside of AG and R-R districts. The public may be prone to overreacting with the thought of honey bees being allowed in residential districts. As Mr. Post noted in our last meeting, most individuals tend to think of bees in general, including wasps, hornets, bumblebees, etc., without understanding the difference in the many types of bees. In addition, the fact that many individuals are highly allergic to bee stings could easily fuel the negative reaction to having honey bees in a neighborhood.

Staff recommends not amending the current code regarding beekeeping. However, if the Planning Commission desires to amend our regulations, beekeeping should be added to the conditional use sections of the zoning districts being considered. Staff could then develop regulations applicable to the various districts. Perhaps most important, the CUP process will provide neighboring property owners an opportunity to participate in the process. If the CUP process is desirable to the Planning Commission, this issue should be continued to future meetings to discuss additional regulations.

Mr. Sly expressed his recent experience with honey bees. He mentioned that he had a large hive enter a tree in his front yard. After a conversation with Mr. Ron Post, Mr. Sly felt comfortable enough to go outside and inspect area that the hive was in. He noted that he was not afraid and that he did not get stung. The following day the hive had vacated the tree, and all bees were gone. He is open to the idea of regulations to allow bees in the city limits.

Chairman Mitchell asked if anyone had any contact or conflict of interest with this case, there being none, he opened the public hearing.

Resident Dave George of 108 S. Harrison stated that he would like to have one possibly two hives at his home.

Chairman Mitchell closed the public hearing.

The Community Development Director stated that education of honey bees is key in this situation. The community may fear what they do not understand. Thus in allowing honey bees in the city a large feat that we will experience is lack knowledge regarding the importance and dangers associated with them.

Ms. Squire asked Mr. Ron Post about his opinion on a flight barrier? Mr. Post said that the bees would tolerate a barrier and mentioned that some communities require them.

Mr. Haupt stated that he feels that a Conditional Use Permit would be excessive due to the fees associated with that process. He does not feel that neighbors need to be notified when a hive is installed.

The Community Development Director requested that Mr. Ron Post help to establish a set of guidelines and regulations for the Planning Commissioners to review at the next meeting. Mr. Post agreed.

Motion by Mr. Haupt, seconded by Ms. Squire, to table this matter and direct staff to prepare regulations to be seen at the next Planning Commission meeting to permit beekeeping in other zones.

Roll Call Vote: Squire-yea, Haupt-yea, Weber-yea, Pollom-yea, Sly-yea, Mitchell-yea. Motion carried 6-0-0

DISCUSSION

3. July 3, 2014 Planning Commission Meeting

Due to the holiday and lack of business the Chairman proposed that the July 3rd Planning Commission meeting be canceled.

Motion by Mr. Weber, seconded by Ms. Squire, to cancel the July 3, 2014 Planning Commission meeting. Motion carried 5-0-0.

ADJOURN

Motion by Mr. Haupt, seconded by Mr. Weber, to adjourn.

The meeting adjourned at 9:12 p.m.

Natalie Lazenby, Planning Secretary



Memorandum

To: Planning Commission
From: Melanie Landis, Finance Director
Cc: Jim Hendershot, Community Development Director
Date: July 31, 2014
Re: 2015 – 2019 Capital Improvement Program (CIP)

Attached is the 2015 – 2019 Capital Improvement Program. This document includes all projects proposed to be completed over the next five years. While project costs are only estimates and can change during the course of design or construction, it is important to note that available funding will also drive the actual progress of these projects. Residential development over the course of the next few years may drive the need for additional projects and updates to this CIP will occur on an annual basis during the budget process.

Once the Planning Commission has reviewed and made suggestions or approved this Capital Improvement Program, it will then be forwarded to the City Council for approval as well. The CIP will become an official City document and is viewable by citizens and will be made available on our website.

If you have specific questions about any of the projects listed within this CIP, please contact Jim Hendershot.

Thank you.

Capital Improvement Program (CIP)

2015 - 2019



**Annual Operating Budget
City of Spring Hill, Kansas**

CITY OF SPRING HILL, KANSAS

FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM

Each year, the City of Spring Hill carries out capital projects to meet community needs related to infrastructure design, construction, maintenance, studies and surveys. The Capital Improvements Program (CIP) is a formal method for establishing priorities and scheduling capital improvements in line with the funding sources available for those projects.

SUMMARY

The Spring Hill Capital Improvements Program (C.I.P.) for 2015 to 2019 is conservative. It includes projects slated to begin within the next five years within the City. Like all cities, there are more capital project needs than dollars to fund them. The proposed program envisions the need for many outside sources of funding and City staff works diligently to leverage those dollars.

FINANCING

Within the list of projects is a proposed financing source for each project. It is important to note that this program is only an estimate of dollars needed for each project and the final decisions on sources used to finance each project lies with the City Council. Below is a summary of each source of funds available and includes a discussion of the uses, benefits and limitations of each source.

- **CARS (County Assisted Road System).** The Johnson County CARS program is a County/City matching grant designed to fund major street construction projects. The County's portion is funded through the County sales tax. This program varies but is typically a 70/30 matching source of funds.
- **CDBG (Community Development Block Grant).** Community Development Block Grants are federal grants which are administered by Johnson County. Johnson County qualifies as an entitlement County, due to the large population. Funds request are considered through a grant application process and distributed based on project criteria.
- **CSHF (Consolidated Special Highway Fund).** The CSHF includes funding that all Kansas cities receive directly from the State Treasurer for certain highway aid payments distributed on a per capita basis from the State's Special City and County Highway Fund as well as revenues transferred from the General Fund and other funds. This fund is used for road construction, reconstruction, alteration, repair, and maintenance.
- **Debt Service.** The Debt Service Fund is intended for funding projects that affect the general welfare of the entire City. General Obligation bonds are used to fund projects over \$100,000. These bonds are backed by full faith and credit of the City. Once the bonds are issued, the City must levy the appropriate level of property taxes to retire the debt. Short-term financing may be used for a smaller project as a temporary note and must be paid off over a four-year period.
- **Federal and State Grants.** While federal and state grants are not as readily available as in the past, the City continues to be an active participant in the granting process and pursues funds available for current projects. The Kansas Department of Transportation (KDOT) is an example of a state program that the City works with on a regular basis to earmark available transportation funds.

- **General Fund.** The General Fund provides revenue to fund projects through various sources of revenue including ad valorem taxes, sales tax, motor vehicle taxes, franchise fees and various user fees.
- **General Purpose Retailers Sales Tax.** Beginning April 2009, a one-half of one percent additional sales tax was implemented for the City of Spring Hill. The purpose of this sales tax is for funding projects of a parks or recreation nature. These sales tax collections are held in a separate fund for the purpose of funding specific projects.
- **Reserve Funds.**
 1. The System Development Reserve Fund collects system development fees as part of the building permit process. These fees are used to offset the cost of the expansion and upgrades to the water and sanitary sewer systems and any debt incurred as a result of those projects.
 2. The Capital Equipment Replacement Reserve is a fund used for the upgrade or replacement of large equipment. Revenues to this fund consist of transfers from operating accounts within City funds.
- **Special Parks and Recreation Fund.** One half (1/2) of the liquor tax money received by the City from the State of Kansas must, by state statute, be placed in this fund for the purpose of parks and recreation.
- **SMAC (Johnson County Stormwater Management Program).** The Johnson County Stormwater Management Program is a Johnson County sponsored grant program, which provides 75% of the funding for major improvements to serious stormwater issues within Johnson County municipalities.
- **Special Assessment General Obligation Bonds.** This source is normally used to finance specific improvement such as street, sewer, water, sidewalks, etc. A benefit district is created by petition and public hearing. The properties deemed to benefit from the project are the primary source of revenue to retire the bonds. The funding split between property owners and the city-at-large, as well as the term of the assessments, are determined by policy.
- **Water and Sewer Utility Funds.** Utility funds are enterprise operational funds which maintain the infrastructure and regular operating expenses of each utility. Revenues for these funds are generated through monthly user fees and can only be used for improvements to the water and sewer utilities.

CAPITAL IMPROVEMENT PROJECTS

The projects listed within the CIP include a brief description of the project, the year in which the project is slated to begin, the anticipated funding source, the total project cost and the estimated budget impact. All projects are subject to review at any time and are all dependent upon available funding. Population growth will have an impact on the CIP and the priority of projects over time.

City of Spring Hill, KS 2015 - 2019 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2015	Annual Street Rehab Program	The Public Works Department maintains a street rating program designed to place a ranking and prioritization on all of the city streets. Once a street has been ranked, a priority is established as to the need for repair, mill and overlay or complete rehabilitation. The program is set up on a five (5) year cycle and updated annually. Prioritization will be reviewed annually and matched to available funding. A street listing is included in the CIP.	Street	Consolidated Highway Fund	\$172,000	\$172,000
2015	Sanitary Sewer Main Rehabilitation	A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of inflow and infiltration. Remaining line replacement will be funded with temporary notes.	Sanitary Sewer	Sewer Fund	\$110,000	\$55,000
2015	Sidewalk Rating/ Rehabilitation Program	The sidewalk rating program will develop a priority listing of sidewalks in need of repair or upgrading due to ADA requirements and future infrastructure improvements. Rehab will be dependent upon funding available.	Street	Federal Grants / Consolidated Highway Fund	\$50,000	\$50,000
2015	West Lake Park	Project implementation of the City's Lake Park improvements to include design, engineering and land acquisition. Total estimated project cost is \$1.1M which includes land acquisition costs.	Parks	General Obligation / Sales Tax / Excise Tax	\$1,100,000	\$118,650
2015	Water Line Replacement (Transite Lines)	For continued and proactive sustainability within the water distribution system, parts of the system require pipe replacement.	Water	Water Fund	\$200,000	\$22,000
2015	Webster acceleration lane (from 207th Street)	Acceleration lane to provide safe routes for truck traffic entering Webster Street from 207th Street (Industrial Park)	Street	Consolidated Highway/ CARS Grant	\$400,000	\$23,735
2015	Lincoln Street Replacement	Replacement of Lincoln Street	Street	Consolidated Highway/ Fund	\$1,500,000	\$180,000
2015	Community Center/ Civic Center Improvements	Construct improvements for the Civic Center and Community Center facilities to better accommodate the needs of the community.	Administration	General Obligation	\$3,500,000	\$255,500

City of Spring Hill, KS 2015 - 2019 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2016	Annual Street Rehab Program	The Public Works Department maintains a street rating program designed to place a ranking and prioritization on all of the city streets. Once a street has been ranked, a priority is established as to the need for repair, mill and overlay or complete rehabilitation. The program is set up on a five (5) year cycle and updated annually. Prioritization will be reviewed annually and matched to available funding. A street listing is attached to this CIP.	Street	Consolidated Highway Fund	\$161,000	\$161,000
2015	Lone Elm Road Bridge	Replacement of the Lone Elm Road bridge and repair to the road.	Street	Grant Funds/ Consolidated Highway Fund	\$350,000	\$30,000
2016	Geometric Improvements, Intersections	Improvements to various intersections including 223rd & Webster, and 199th & Ridgeview. Staff is currently working with KDOT and traffic consultants to determine the type of improvements necessary at these intersections and determining specific trigger points for beginning construction.	Street/ Community Development	Consoliday Hwy / KDOT / Grants / GO Debt	TBD	TBD
2016	Sidewalk Rating/ Rehabilitation Program	The sidewalk rating program will develop a priority listing of sidewalks in need of repair or upgrading due to ADA requirements and future infrastructure improvements. Rehab will be dependent upon funding available.	Street	Consolidated Highway Fund	\$50,000	\$50,000

City of Spring Hill, KS

2015 - 2019 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2017	Annual Street Rehab Program	The Public Works Department maintains a street rating program designed to place a ranking and prioritization on all of the city streets. Once a street has been ranked, a priority is established as to the need for repair, mill and overlay or complete rehabilitation. The program is set up on a five (5) year cycle and updated annually. Prioritization will be reviewed annually and matched to available funding. A street listing is attached to this CIP.	Street	Consolidated Highway Fund	\$142,000	\$142,000
2017	Sidewalk Rating/ Rehabilitation Program	The sidewalk rating program will develop a priority listing of sidewalks in need of repair or upgrading due to ADA requirements and future infrastructure improvements. Rehab will be dependent upon funding available.	Street	Consolidated Highway Fund	\$50,000	\$50,000
'2017	Wastewater Treatment Plant Expansion	<p>In 2007, Archer Engineering conducted a study, mandated by KDHE, to address the need for future expansion of the City's WWTP and Collection System. Archer's study indicated that the WWTP would need to be expanded by 2023. In 2008 the City contracted with GBA to expand upon the Archer study and provide alternative recommendations. GBA determined that with immediate improvements and/or alterations to some of the components at the WWTP and Collection System the City would not have to expand the WWTP until 2035.</p> <p>Based upon GBA's recommendations staff approached KDHE proposing the following improvements to the WWTP and Collection System:</p> <ol style="list-style-type: none"> 1. Sludge Storage Improvements; 2. Flow Equalization Improvements; 3. Installation of new catwalks around both basins; 4. Build a new office and warehouse structure. <p>KDHE has granted approval of the project and SRF funding is available; however, design and construction have been delayed until 2016 or until the health of the sewer fund can support such</p>	Sanitary Sewer	KDHE Revolving Loan	\$3,800,000	\$252,900
2017	Water Tower	A water tower will be constructed to replace the storage tank. This project would be in conjunction with Johnson County Rural Water District No. 7 for the construction of a 1.5 million gallon water tower.	Water	KDHE Revolving Loan	\$1,400,000	\$93,200

City of Spring Hill, KS 2015 - 2019 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2018	Annual Street Rehab Program	The Public Works Department maintains a street rating program designed to place a ranking and prioritization on all of the city streets. Once a street has been ranked, a priority is established as to the need for repair, mill and overlay or complete rehabilitation. The program is set up on a five (5) year cycle and updated annually. Prioritization will be reviewed annually and matched to available funding. A street listing is attached to this CIP.	Street	Consolidated Highway Fund	\$150,000	\$150,000
2018	Removal of Ground Storage Tank	Due to the maintenance and operation cost, the ground storage tank at Washington and Allen will be removed.	Water	Temporary Notes	\$350,000	\$94,800
2018	Sidewalk Rating/ Rehabilitation Program	The sidewalk rating program will develop a priority listing of sidewalks in need of repair or upgrading due to ADA requirements and future infrastructure improvements. Rehab will be dependent upon funding available.	Street	Federal Grants / Consolidated Highway Fund	\$50,000	\$50,000

City of Spring Hill, KS 2015 - 2019 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2019	Annual Street Rehab Program	The Public Works Department maintains a street rating program designed to place a ranking and prioritization on all of the city streets. Once a street has been ranked, a priority is established as to the need for repair, mill and overlay or complete rehabilitation. The program is set up on a five (5) year cycle and updated annually. Prioritization will be reviewed annually and matched to available funding. A street listing is attached to this CIP.	Street	Consolidated Highway Fund	\$156,000	\$156,000
2019	Sidewalk Rating/ Rehabilitation Program	The sidewalk rating program will develop a priority listing of sidewalks in need of repair or upgrading due to ADA requirements and future infrastructure improvements. Rehab will be dependent upon funding available.	Street	Federal Grants / Consolidated Highway Fund	\$50,000	\$50,000
2019	Phase Two - Aquatic Center	Additions and improvements to the existing Spring Hill Aquatic Center facilities.	General	Special Sales Tax	\$1,000,000	\$60,000

Annual Street Overlay Project

This involves placement of a new layer of pavement over the existing road surface, generally between 1 ½ to 3 inches in thickness. Typically this process needs to be completed every 5 years on each City street that has an asphalt surface, provided the funds are available.

Parking and access to and from streets are restricted during both the grinding and paving operations, however, traffic controls are typically established by the contractor in lieu of closing streets altogether. Asphalt Overlays are used on streets that exhibit light to moderate stress related failures. Severe potholes or more significant road surface damage requires additional work before the overlay can occur. The damaged sections of the road surface must be completely rebuilt prior to overlaying, which add additional cost. Because water is detrimental to all pavement repair treatments, it's suggested that residents and adjacent businesses not wash vehicles or water lawns on the date work is scheduled. Pavement overlay will generally extend the life of a street between 5-10 years.

The Annual Overlay Project is developed from the annual Street Rating Program.

The street condition rating is completed every three years. A visually rating is performed on each City street from observed structural conditions. ***The ratings are meant to give a value to indicate preservation needs for the current standard of street***, i.e. 20' wide gravel street rated at 2.50 would not demand the same required improvements as would a curbed 28' street with an 8" asphalt surface that has the same numerical rating of 2.50, and the costs will differ substantially.

The ratings are recorded on the rating spreadsheet and then evaluated.

The "field rating" is based on **structural conditions**, but the "final rating" includes **traffic safety, usage of the street, volume of traffic, capital improvements, the material of the street surface and logistical project development. Financial restrictions will also dictate the final inclusion in a fiscal year's budget.**

A "field" rating scale has been developed to indicate the overall condition of the observed street. Beginning in 2010 the scale was changed from a five (5) point scale to a ten (10) point rating scale.

Treatment Recommendation-

- 1 - Indicates an equivalent of a *newly constructed* street; crack sealing & minor patching.
- 2 - Indicates *slight imperfections* in the street condition; crack sealing, slurry sealing, and/or patching.
- 3 - Indicates *some deterioration* has occurred and minor maintenance may be required; Street needs various repairs to maintain condition; patches, rebuilding and possibly milling & overlaying.
- 4 - Indicates *noticeable deterioration*; maintenance is required; deterioration is significant and visually noticeable; repair, mill & overlay.
- 5 - Indicates *significant maintenance* is required; considerable cracking, potholes or other fatigue demands repair work and overlay.
- 6 - Indicates *serious deficiency*; deterioration mandates edge milling to prevent total base failure. Needs overlay.
- 7 - Indicates *severe deficiency*; severe deterioration needing various repairs.
- 8 - Indicates *major failure*; typically requires partial or rebuilding sections of the base and or road surface.

9 - Indicates *nearly total replacement* is required. More extensive repairs required.

10 - Indicates *total replacement* is required. Typically requires a complete rebuilding of the road base and road surface.

Project recommendations are made using the above referenced criteria.

Safety, street usage, logistical project development issues, volume of traffic, capital improvements, street surface material and logistical project development. Financial restrictions will also dictate the final inclusion in the budget.

Streets which have a higher (worse) rating, but are by-passed in the project development final rating for budgeting purposes, should receive the highest level of review in the following budget year for successful inclusion.

Streets that have been deferred due to program rating criteria still need to be included in upcoming budget cycles or the ratings will continue to deteriorate.

It is a GASB 34 requirement that at least 33% of these streets receive budgetary allotment within each approved consecutive budget.

As mentioned above, street ratings are intended to be done triennially.

The following information is based on the latest available street ratings. The subsequent street projects were determined to have the highest or worst condition ratings:

2015	
South Street 169 Hwy to Millridge	\$19,000
E. Lawrence – Webster to Race	\$14,000
Race – Lawrence to Nichols	\$16,000
Victory – Webster to Gravel	<u>\$123,000</u>
	\$172,000
2016	
RR Ave- Nichols to Hale	\$4,000
Hale – Webster to Woodland	\$40,000
Nichols – Webster to Woodland	\$40,000
Main Street – Nichols to Hale	\$12,000
Main Street – Nichols to terminus	\$16,000
Race – School to Hale	\$5,000
Sycamore – Webster to Race	\$22,000
Sycamore – 217 th to Main	<u>\$22,000</u>
	\$161,000

2017

Lincoln Terr. – 219 th terr. to 220 th	\$12,000
North Street – Webster to 207 th	\$50,000
Washington – King to Allen	\$12,000
Madison – Lawrence to King	\$10,000
Johnson – Jefferson to Washington	\$8,000
Johnson – Washington to Jackson	\$8,000
Harrison – South of 223 rd beg @ 2 nd drive to S. terminus	<u>\$42,000</u>
	\$142,000

2018

Harrison - 223 rd street to 2 nd easterly commercial drive entrance	\$50,000
Washington – Spring to Hale	\$10,000
Washington – South to Spring	\$10,000
Jefferson – Allen to King	\$11,000
South - Harrison to Franklin	\$8,000
Harrison – Allen to King	\$10,000
Harrison – King to Lawrence	\$11,000
Harrison – Hale to Spring	\$11,000
Harrison – Spring to South	\$11,000
Harrison – Nichols to Hale	\$6,000
Harrison Lawrence to Nichols	<u>\$12,000</u>
	\$150,000

2019

Madison – Lawrence to King	\$10,000
Madison – King to Allen	\$9,000
Madison – Hale to Nichols	\$5,000
Madison – Nichols to Lawrence	\$10,000
Franklin – Smith to King	\$5,000
Franklin –King to Allen	\$10,000
Jackson – 226 th to cul-de-sac	\$8,000

Jackson – Lawrence to Nichols	\$10,000
Jackson – Hale to Johnson	\$5,000
Jackson – Johnson to Spring	\$5,000
Jackson – Spring to South	\$9,000
Sycamore – Main to South	\$33,000
219 th terr. – Roosevelt to Elm	\$22,000
224 th – Victory to Cul-de-sac	<u>\$15,000</u>
	\$156,000

Notes:

1. The attached rating sheets are color coded to the projects listed above. The grey color on the rating sheets indicates streets which have been repaired in earlier projects.

2. Slurry seal projects could be substituted for Old Town overlays in some cases. The above asphalt cost projections were based at \$6.15 per square yard.

Slurry seal could be used in some cases at a cost of approximately \$2.0 per square yard.

These cost estimated were developed by Public Works staff with the assistance of the City Engineer.

The following capital improvement projects are in addition to these road rehabilitation projects:

1. Webster – 207th Street to 215th Street – *REPAIR* [6,721 lineal feet of severe cracks or 1.27 miles] Sawing, patching, concrete mill and asphalt overlay. Note: This project could be funded through Special Highway; however we would have to hold over a year’s worth of funds to make this happen. The down side to this option is it would put us 2 years behind on the annual Mill and Overlay Program.

\$ 250,000.00

2. Lincoln – Industrial Park *Complete rebuild*. Due to poor design and construction, Lincoln is falling apart. There are subsurface drainage issues and the road base is nonexistent. Staff has been diligent over the last several years trying to stay on top of the repairs, but these repairs are only temporary.

\$1,500,000.00

2014 Spring Hill Sidewalk Priority List

Street Name	Section	Rating	Length	Width	Square Feet	Side of Street	# of Ramps	Total Price *	Rating Legend
Race	Lawrence to Hale	10	1000	4	4000	west	6	\$27,400.00	1. Indicates an equivalent of <u>newly constructed</u> sidewalk minor repairs.
Lawrence	Webster to Race	No Sidewalk	660	4	2640	south	2	\$17,300.00	
Victory	223rd to Webster	No Sidewalk	2935	4	11740	west	2	\$74,175.00	2. Indicates <u>slight imperfections</u> in the sidewalk.
Webster	223rd to Victory	No Sidewalk	3480	4	13920	east	2	\$87,800.00	
Vine	Nichols to Hale	9	287	4	1148	west	2	\$7,975.00	3. Indicates <u>some deterioration</u> has occurred minoe maintenance may be required.
Washington	North to South St.	No Sidewalk	4744	4	18976	east	21	\$127,000.00	
South St.	Harrison to Webster	No Sidewalk	2269	4	9076	south	6	\$59,125.00	4. Indicates <u>noticeable deterioration</u> maintenance is required.
Allen	Harrison to Webster	No Sidewalk	2143	4	8572	south	10	\$57,575.00	
Hale	Harrison to Webster	No Sidewalk	2212	4	8848	north	10	\$59,300.00	5. Indicates <u>signficant maintenance</u> is required concrete cracking fatigue demands repair.
Wilson	Race to Lincoln	No Sidewalk	986	4	3944	south	7	\$27,450.00	
Harrison	South to Allen	No Sidewalk	3822	4	15288	west	9	\$99,150.00	6. Indicates <u>serious deficiency</u> deterioration mandates more than 50% of sidewalk needs replaced.
Spring	Harrison to Washington	No Sidewalk	1090	4	4360	north	7	\$30,050.00	
King	Harrison to Webster	No Sidewalk	2160	4	8640	north	12	\$58,800.00	7. Indicates <u>severe deficiency</u> need various repairs over 50% is failing.
Lawrence	Harrison to Webster	No Sidewalk	2132	4	8528	north	12	\$58,100.00	
Nichols	Harrison to Webster	No Sidewalk	2160	4	8640	north	12	\$58,800.00	8. Indicates <u>major failure</u> some good left within a total replacement.
Madison	King to Spring	10	2412	4	9648	east	12	\$65,100.00	
North	Harrison to Webster	No Sidewalk	2334	4	9336	south	5	\$60,350.00	9. Indicates <u>nearly total replacement</u> is required limited salvage of exsiting sidewalk.
Total								\$975,450.00	

*The price is calculated at \$25.00/Linear Foot sidewalk. The ADA ramps are calculated at \$400 per ramp. The ADA ramps are at the intersections only.

10. Indicates total replacement is required.

**SPRING HILL PLANNING COMMISSION
ZONING STAFF REPORT**

Case #: Z-01-14 **Meeting Date:** August 7, 2014

Description: Proposed Rezoning from R-R to C-2 and R-1

Location: 610 W. North Street

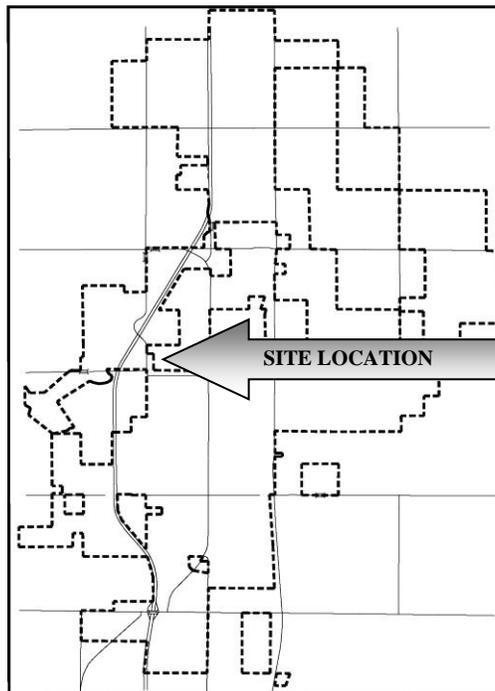
Applicant: ACS Concrete Construction, Mike Denny-President

Engineer: Allenbrand-Drews, Robert Layton

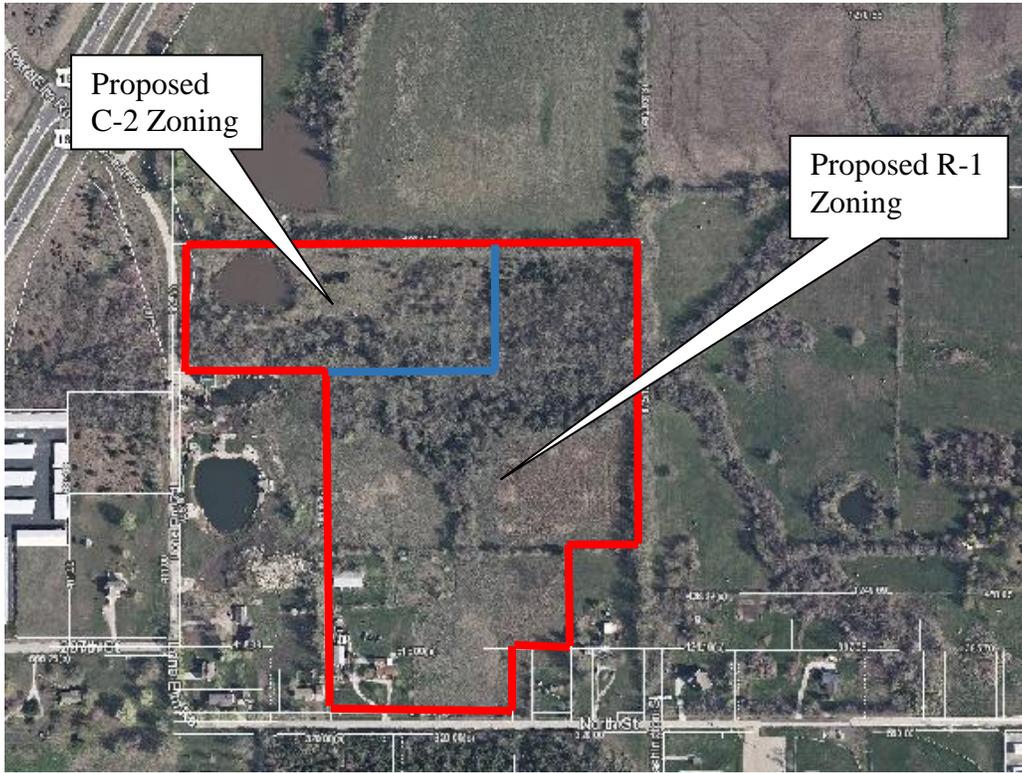
Current Zoning: "R-R" **Proposed Zoning:** C-2 & R-1

Site Area: 28.6 Acres (approx) **Number of Lots:** 4

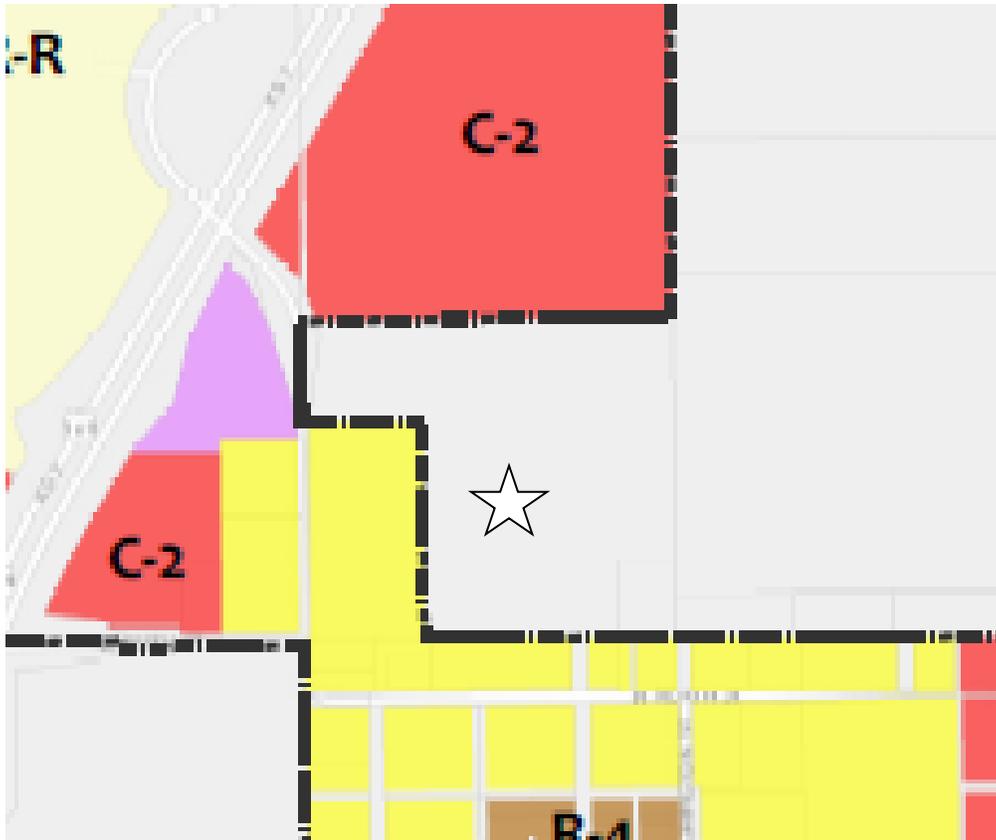
	Current Zoning	Existing Land Use	Future Land Use Map
Site:	R-R	Vacant & Residential	Residential
North:	C-2	Vacant	Residential
South:	R-1	Vacant	Residential
East:	County (RUR)	Comm./Resid./Vacant	Residential
West:	R-1 & M-1	Residential & Industrial	Residential
Proposed Use:	Residential and Commercial		



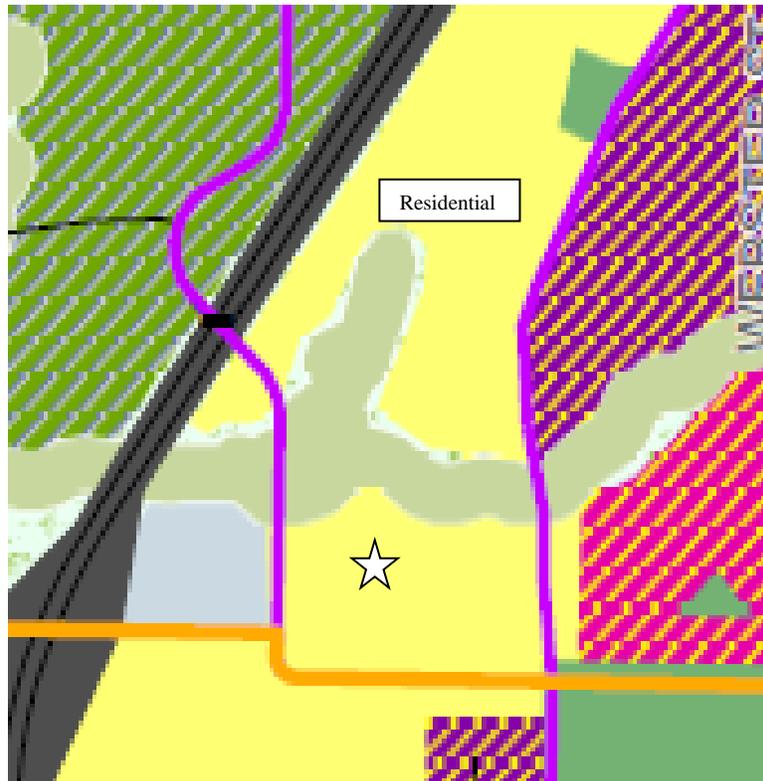
AREA PHOTO



AREA ZONING



FUTURE LAND USE



BACKGROUND:

An application has been received requesting the above shown property be rezoned from R-R (Rural Residential) to R-1(Single Family) and C-2 (General Business). Following annexation into the city limits the applicant is now requesting rezoning to allow for the construction of two single family dwellings and a business location. The rezoning application is combined with applications for preliminary and final plats.

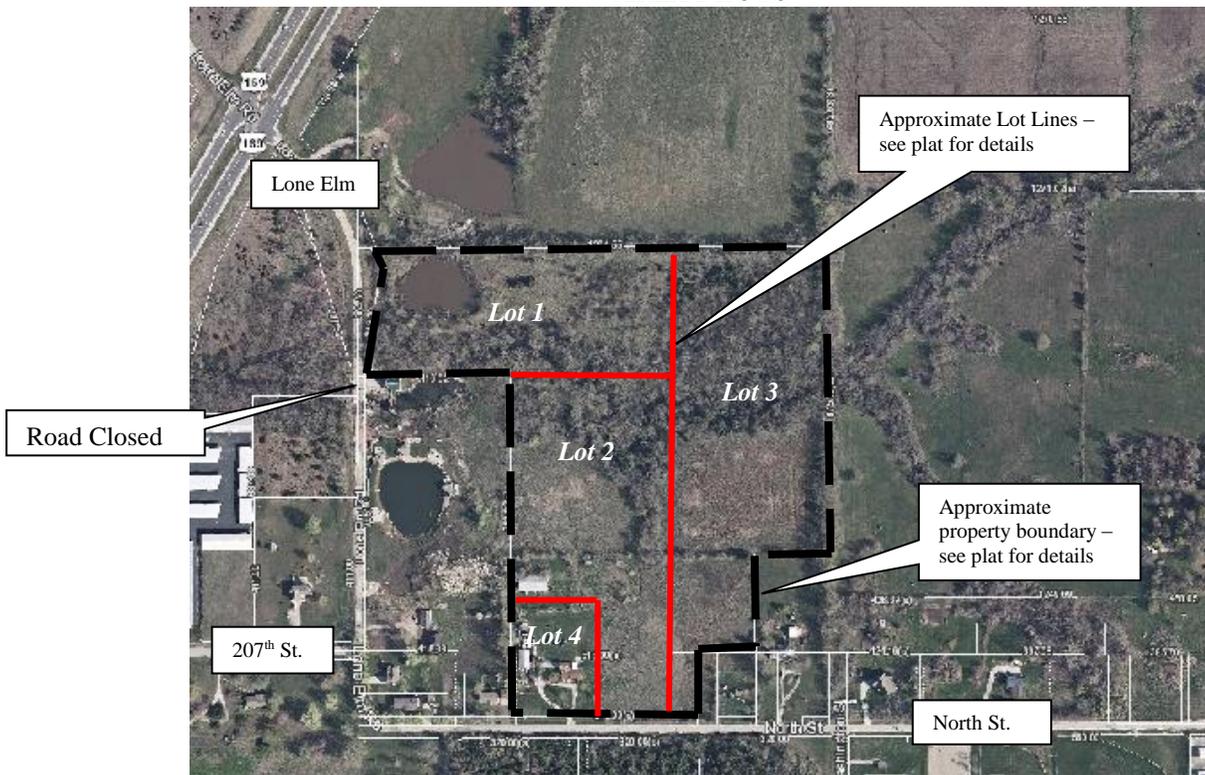
REZONING:

The review of the proposed rezonings are consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the purpose and intent of the regulations in that single family dwellings are an allowed use in R-1 Districts and the proposed business to be located within the C-2 District is consistent with these regulations.
- 2. Neighborhood Character:** As shown on the aerial photo above, the surrounding neighborhood is a combination of single family dwellings, agriculture lands and vacant open space.

- 3. Zoning and uses of nearby parcels:** As shown on the area zoning map above, the property to the north is zoned commercial, to the west is residential and industrial, and to the east is primarily rural Johnson County.
- 4. Requested because of changing conditions:** Request is based on a business and residential opportunity at a location conducive to the proposed uses.
- 5. Suitability of parcel for uses restricted by the current zone:** Current zoning following annexation is R-R (Rural Residential). The plan for the tract is for commercial to the north, adjacent to the currently commercial zoned property. The remainder of the tract would be R-1 for the construction of two dwellings. The current R-R zoning requires 250 feet of street frontage which is not available under the proposed property configuration.
- 6. Detrimental Effect of Zoning Change:** No detrimental effects are anticipated.
- 7. Proposed amendment corrects an error:** No error is being corrected.
- 8. Length of property has been vacant:** The property adjacent to North Street has been zoned R-1 for several years and currently has one dwelling on the property. The balance of the property has been vacant rural Johnson County for many years. Staff is unaware of any previous development on the property at any point in time.
- 9. Adequacy of facilities:** All utilities are available at the property with the exception of sewer. The configuration of the proposed lots would allow for private sewage systems as public sewer is not available to the property. The developer has been in contact with Johnson County Environmental for the details on septic installation.
- 10. Conformance with Comprehensive Plan.** The Future Land Use Map identifies this property and surrounding properties as residential however the property to the north is zoned commercial and is well suited for this zoning considering the proximity to the highway. It is staff's opinion that rezoning the northern area of the property does not constitute spot zoning as it would be an expansion of the current commercial zone.
- 11. Hardship if application is denied:** It is staff's opinion the applicant is better qualified to respond to this issue.
- 12. Recommendation:** Staff recommends approval of rezoning case Z-01-14 from R-R to R-1 and C-2.

AREA PHOTO



BACKGROUND:

The preliminary plat for The Bowery consists of four lots situated within one 28.6 acre tract. The intent is to divide the tract into three lots for residential use and one for commercial. The preliminary plat included with this packet identifies Lot 1 on the Northwest portion of the property would be utilized for a business location, Lots 2 & 3 would be for the construction of one dwelling on each lot, and Lot 4 is a reconfiguration of property lines to accommodate the existing residential structure with acreage large enough for septic system repairs if necessary.

STAFF COMMENTS:

1. All required and applicable information as required by Section 17.372.C.3 is included with the preliminary plat.
2. Traffic Impact Study and Storm Drainage Study were not required to be submitted as the overall impact of the plat with respect to traffic and drainage is minimal.
3. Access to Lots 2, 3 & 4 will be from North Street. Access to Lot 1 will be from Lone Elm via US169 Highway. Thru traffic on Lone Elm is closed and will remain closed until replacement of a box culvert is completed. There are currently no plans, schedule or funding for this culvert replacement. This road closing has been in place for several years and, to the knowledge of staff, has caused no issues for neighboring properties.
4. The applicant submitted a certified listing of surrounding owners and all were notified of the hearing before the Planning Commission.

5. All utilities are available to serve the area with the exception of sanitary sewer. The applicant has contacted Johnson County Environmental Services and understands the requirements for septic system installation for each individual lot.
6. The preliminary plat was distributed to various consultants and city staff for review with their comments implemented into the plat as applicable.

RECOMMENDATION:

Staff recommends approval of the preliminary plat PP-01-14 for The Bowery.

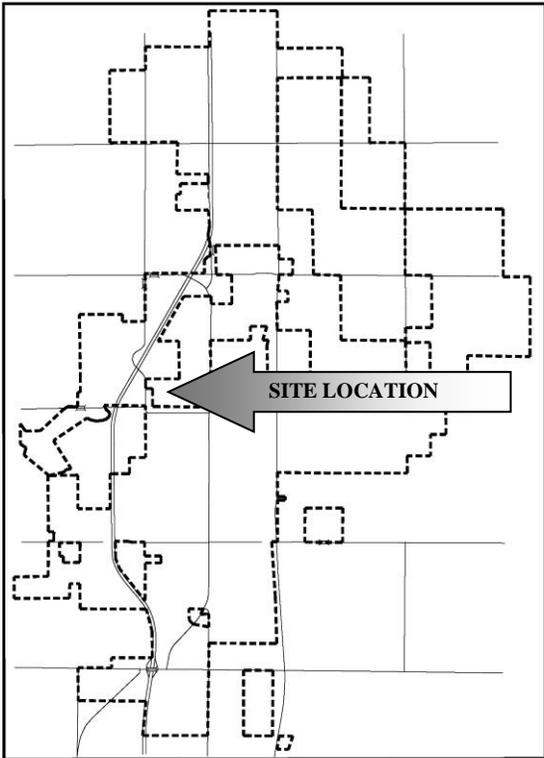
**SPRING HILL PLANNING COMMISSION
FINAL PLAT STAFF REPORT**

Case #: FP-02-14 **Meeting Date:** August 7, 2014
Description: Final Plat – The Bowery
Location: 610 W. North St.
Applicant: ACS Concrete – Mike Denny
Engineer: Allenbrand-Drews, Bob Layton
Site Area: 28.6 acres

Minimum Lot Area: C-2 - No Minimum **Number of Lots:** 3 Residential Tracts
R-1 – 9,000 sq. ft. 1 Commercial Tract

Current Zoning: “R-R” **Proposed Use:** Single-Family Resid. & Commercial

Related Applications: Z-01-14, PP-01-14



Area Photo



BACKGROUND:

The applicant, ACS Concrete, has submitted an application for final plat approval for The Bowery located adjacent to 610 W. North Street. The plat creates four individual lots, three of which will be developed with sing-family dwellings (one dwelling is existing), and one commercial tract.

STAFF COMMENT:

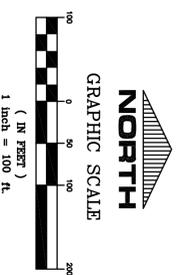
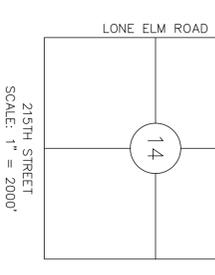
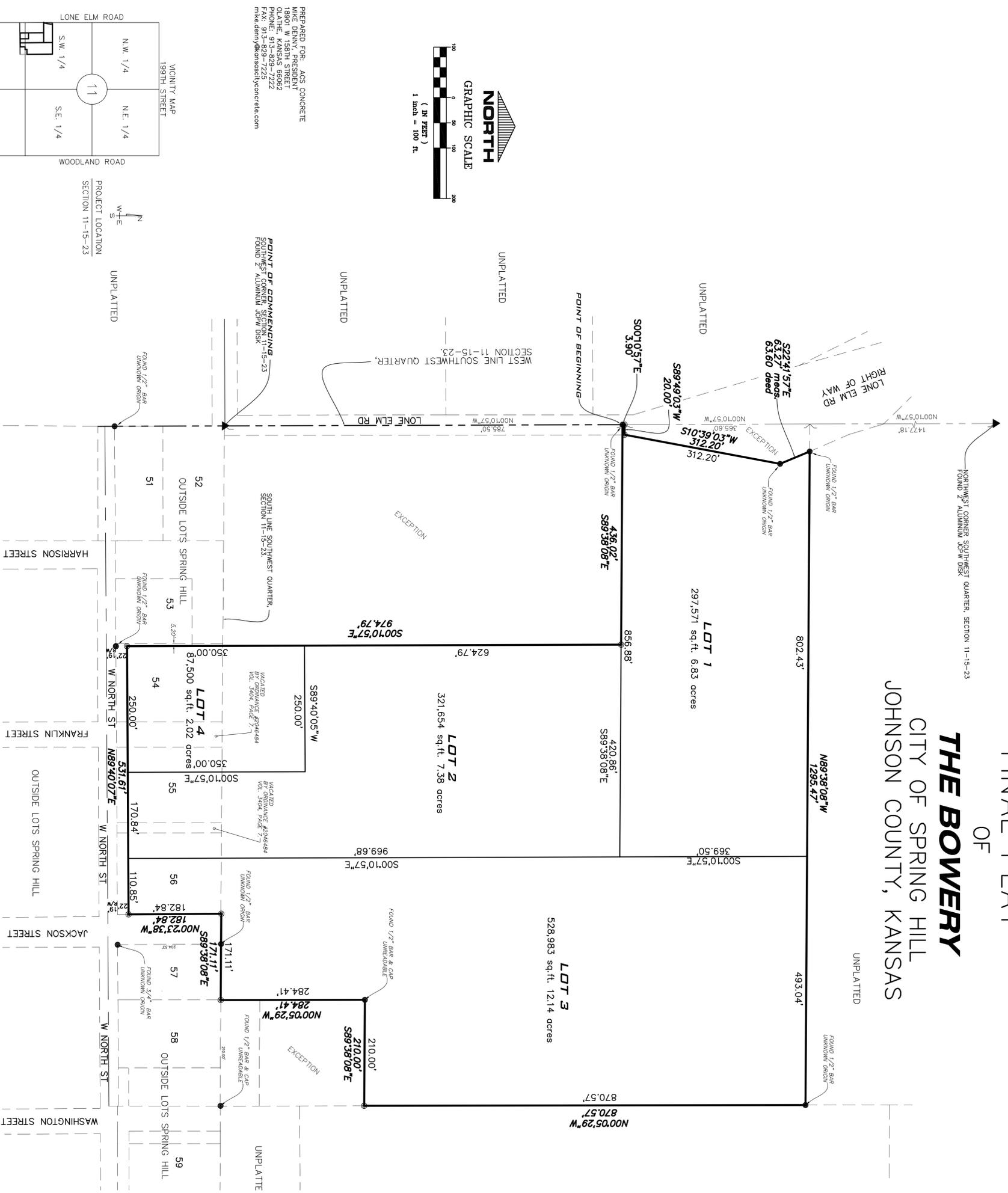
A copy of the final plat is included with this packet and has been reviewed by staff with the following comments:

1. There are no public dedications for right-of-way or utility easements.
2. There are no subdivision covenants applicable to this plat.
3. Public facilities are available to the platted area with the exception of sanitary sewer. Private sewage systems shall be installed on each tract in compliance with applicable codes of Johnson County and the City of Spring Hill.
4. The final plat is in compliance with the approved preliminary plat.
5. A Development Agreement is not required for this plat as there are no public improvements associated with the plat or future development.
6. Various city departments and consultants have reviewed with proposed final plat with comments being implemented into the plat as applicable.

RECOMMENDATION:

Staff recommends approval of FP-02-14, The Bowery Final Plat.

FINAL PLAT OF THE BOWERLY CITY OF SPRING HILL JOHNSON COUNTY, KANSAS



PREPARED FOR: ACS CONCRETE
MIKE DENNY, PRESIDENT
18901 W 158TH STREET
OLATHE, KANSAS 66062
PHONE: 913-829-7222
FAX: 913-829-7222
Mike.denny@acsconcrete.com

- LEGEND**
- 1/2" REBAR 24" IN LENGTH WITH PLASTIC CAP C.L.S. 93, SET IN CONC.
 - ▲ 1/2" BAR FOUND (SET IN CONC.) MONUMENT SET
 - ▲ BUILDING FOUND
 - U/E UTILITY EASEMENT

TOTAL PLAT AREA = 1,235,708 sq. ft. 28.37 acres

LOT 1 = 6.83 ACRES
LOT 2 = 7.38 ACRES
LOT 3 = 12.14 ACRES
LOT 4 = 2.02 ACRES

THIS IS TO CERTIFY THAT ON THE 7TH DAY OF JULY, 2014, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.



This is a survey and subdivision of a part of the Southwest Quarter of Section 11, Township 15 South, Range 23 East, a part of the Northwest Quarter of Section 14, Township 15 South, Range 23 East, Sixth Principal Meridian, City of Spring Hill, Johnson County, Kansas, being a part of Lots 51 thru 54, Outside Lots, City of Spring Hill.

Commencing at the Southwest corner of the Southwest Quarter of said Section 11; thence North 00 degrees 10 minutes 57 seconds West along the West line of the Southwest Quarter of said Section 17 a distance of 785.50 feet to the point of beginning; thence South 89 degrees 38 minutes 08 seconds East parallel to the South line of the Southwest Quarter of said Section 11 a distance of 436.02 feet; thence South 00 degrees 10 minutes 57 seconds East, parallel to the West line of the Southwest Quarter of said Section 11, a distance of 974.79 feet to a point being 22 feet North of the South line of said Lot 54, Outside Lots, City of Spring Hill; thence North 89 degrees 40 minutes 07 seconds East parallel to the South line of said Lot 54, Outside Lots, City of Spring Hill, a distance of 531.61 feet to a point being 22 feet North of the Southeast corner of said Lot 56, Outside Lots, City of Spring Hill; thence North 00 degrees 23 minutes 38 seconds West along the East line of said Lot 56, a distance of 182.84 feet; thence North 89 degrees 38 minutes 08 seconds East along the South line of the Southwest Quarter of said Section 11, a distance of 171.11 feet; thence North 00 degrees 05 minutes 29 seconds East, a distance of 294.41 feet; thence South 89 degrees 38 minutes 08 seconds West, a distance of 210.00 feet; thence North 00 degrees 05 minutes 29 seconds West, a distance of 870.57 feet; thence North 89 degrees 38 minutes 08 seconds West parallel to the South line of the Southwest Quarter of said Section 11, a distance of 970.57 feet; thence North 89 degrees 38 minutes 08 seconds West parallel to the South line of the Southwest Quarter of said Section 11, a distance of 210.00 feet to a point on the East right of way line for Lone Elm Road as now established; thence South 22 degrees 41 minutes 57 seconds East along said Lone Elm right of way, a distance of 63.27 feet; thence South 10 degrees 49 minutes 03 seconds West along said Lone Elm right of way, a distance of 312.20 feet to a point on the West line of the Southwest Quarter of said Section 11; thence South 00 degrees 10 minutes 57 seconds East along said West line of the Southwest Quarter, a distance of 3.90 feet to the point of beginning containing 28.37 acres more or less subject to that part in roads or easements.

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "THE BOWERLY".

The undersigned proprietors of said property shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes, and alleys.

An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of sidewalks, conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Sanitary Sewer Easement" or "SSE", and "Drainage Easement" or "DE", is hereby granted to the City of Spring Hill, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of sidewalks, conduits, water lines, storm pipes, sewer pipes, and related facilities and structures upon, over and under these areas outlined and designated on this plat as "Public" or "Public Utility Easement", is hereby granted to the City of Spring Hill, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

The undersigned proprietors of the above described land hereby consent and agree that the Board of County Commissioners of Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF, Artistic Concrete Services, LLC, has caused this instrument to be executed this _____ day of _____, 2014.

Artistic Concrete Services, LLC.

By: Mike Denny, President

STATE OF _____)
COUNTY OF _____) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mike Denny, President of Artistic Concrete Services LLC., who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____ Notary Public

APPROVED BY the Planning Commission of the City of Spring Hill, Johnson County, Kansas, this _____ day of _____, 2014.

Chairman: Troy Mitchell

APPROVED BY the Governing Body of the City of Spring Hill, Johnson County, Kansas, this _____ day of _____, 2014.

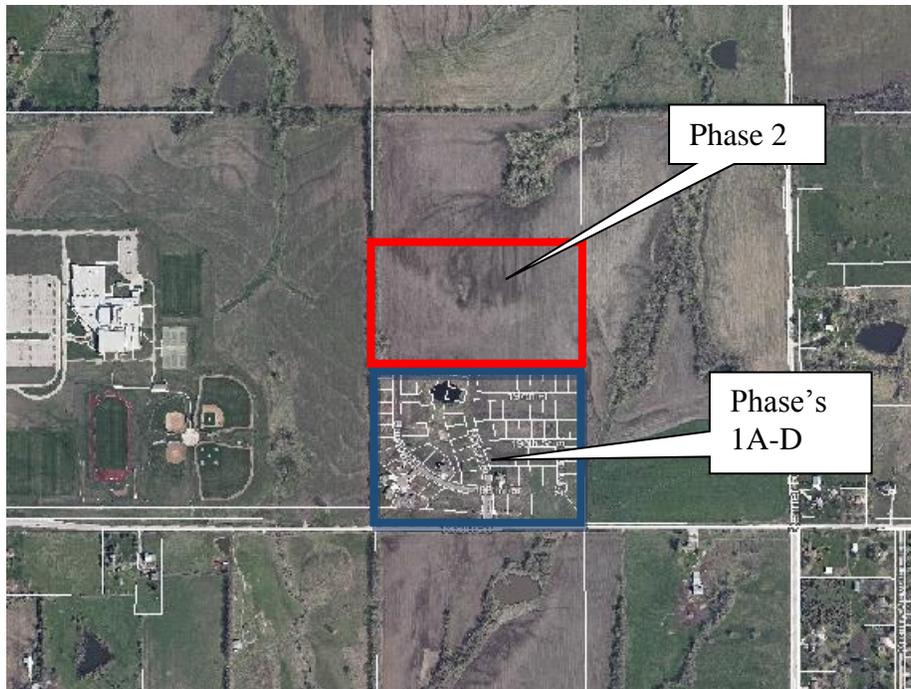
Mayor: Steven M. Ellis Attest: City Clerk: Glenda Gentry

THE BOWERLY

**CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS**

122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8855

14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-8904



BACKGROUND:

The applicant, Prairie Ridge Development has submitted an application for Phase 2 of Prairie Ridge Subdivision. In 2009 the Planning Commission approved a reduction in scope from Phase 1 due to economic conditions. Phase's 1A-D are complete with respect to infrastructure construction and homes are being built throughout these phases. The pool and clubhouse adjacent to the subdivision entrance are now open for use and a large portion of the pedestrian trail with various amenities are complete. In addition, the required turn lanes from 199th Street are now under construction as required by the platting and improvement agreements.

STAFF COMMENT:

Phase 2 consists of 56 residential lots and 1 common area tract. Staff finds the final plat to be in compliance with the previously approved preliminary plat and offers the following review of Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets, alley's and public use areas have been forwarded to the City Engineer for review,
2. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat,
3. Certification has been received indicating all due or unpaid taxes have been paid in full,
4. Drainage areas are subject to maintenance of adjoining homeowners or the homeowners association,
5. Public facilities are adequate and available to the site,

6. Adequate control of storm water through appropriate BMP's have been detailed on drawings submitted to the City Engineer for approval,
7. Construction refuse will be disposed of in an appropriate manner,
8. The required Improvement Agreement is being prepared by staff and will be forwarded to the applicant, City Engineer and City Attorney for review and approval. This Agreement will be signed by the applicant prior to consideration of the final plat by the Governing Body. All required bonds and insurance documents will be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.

RECOMMENDATION:

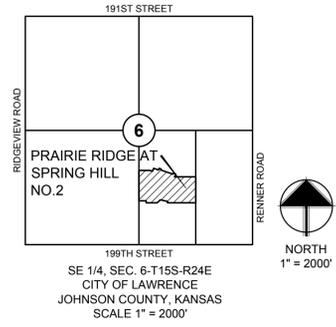
Staff recommends approval of FP-03-14, Prairie Ridge Subdivision Phase 2 Final Plat.

Attachments: Final Plat Exhibit Phase 2
Preliminary Plat, Prairie Ridge Subdivision

FILE NAME: T:\2014\2002\CAD\Planning\FP\142002C-FP.dwg LAST SAVED BY: Randy Kutzer SAVED DATE: 6/30/2014 4:00 PM PLOTTED: 6/30/2014 4:01 PM



LOCATION MAP:



LEGAL DESCRIPTION:

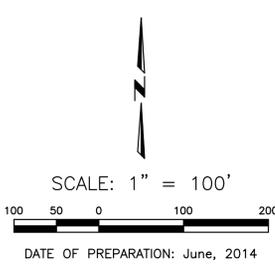
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 COMMENCING FROM THE SOUTHEAST CORNER OF SAID SECTION, THENCE SOUTH 87°46'57" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 1340.59 FEET; THENCE NORTH 2°41'54" WEST, ALONG THE EAST LINE OF RECORDED PLAT PRAIRIE RIDGE AT SPRING HILL, A SUBDIVISION IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS AND THE EAST LINE OF THE WEST ONE-HALF OF SAID QUARTER SECTION, TO THE NORTHEAST CORNER OF LOT 1, BLOCK ONE OF SAID SUBDIVISION; 982.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°46'57" WEST, ALONG THE NORTH LINE OF LOTS 1 THROUGH 8, BLOCK ONE OF SAID SUBDIVISION, TO THE EAST RIGHT-OF-WAY OF NORTON STREET, 657.55 FEET; THENCE NORTH 9°49'02" EAST, ALONG THE EAST RIGHT-OF-WAY OF NORTON STREET, 31.66 FEET; THENCE NORTH 80°10'58" WEST, ALONG THE NORTH LINE OF LOT 1, BLOCK TWO OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT, 180.00 FEET; THENCE SOUTH 45°46'52" WEST, TO THE NORTHEAST CORNER OF LOT 18, BLOCK TWO OF SAID SUBDIVISION, 102.17 FEET; THENCE SOUTH 87°32'26" WEST, ALONG THE NORTH LINE OF LOTS 18 AND 19 OF SAID BLOCK, TO THE EAST RIGHT-OF-WAY OF BARSTOW STREET, 258.56 FEET; THENCE NORTH 2°27'34" WEST, ALONG THE EAST RIGHT-OF-WAY OF BARSTOW STREET, 46.10 FEET; THENCE SOUTH 87°32'26" WEST, ALONG THE NORTH LINE OF LOT 1, BLOCK THREE OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE WEST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF LOT 1 SPRING HILL USD 230 CAMPUS, A SUBDIVISION IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, 175.00 FEET; THENCE NORTH 2°27'34" WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 714.02 FEET; THENCE NORTH 87°47'58" EAST, 264.79 FEET; THENCE SOUTH 73°10'15" EAST, 62.77 FEET; THENCE NORTH 16°49'45" EAST, 75.00 FEET; THENCE SOUTH 73°10'15" EAST, 125.00 FEET; THENCE NORTH 16°49'45" EAST, 43.92 FEET; THENCE SOUTH 73°10'15" EAST, 50.00 FEET; THENCE SOUTH 16°49'45" WEST, 24.00 FEET; THENCE SOUTH 73°10'15" EAST, 300.00 FEET; THENCE NORTH 16°49'45" EAST, 24.00 FEET; THENCE SOUTH 73°10'15" EAST, 60.00 FEET; THENCE SOUTH 16°49'45" WEST, 69.48 FEET; THENCE NORTH 87°46'57" EAST, TO THE EAST LINE OF THE WEST ONE-HALF OF SAID QUARTER SECTION, 488.60 FEET; THENCE SOUTH 2°41'54" EAST, ALONG SAID EAST LINE, 610.02 FEET TO THE POINT OF BEGINNING. CONTAINS 20.983 ACRES, MORE OR LESS.

MONUMENTATION:

- 1/2" x 24" BAR W / "PS 889" CAP SET IN CONCRETE
 - SET 1/2" x 24" BAR W / "PS 889" CAPS TO REPLACE ORIGINAL PLS 610 CAPS AFTER UTILITY INSTALLATION
- NOTE: 1/2" X 24" BAR W/CAP "PLS 889" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT.

LEGEND:

- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT



DEDICATION:

THE UNDERSIGNED PROPRIETOR TO THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "PRAIRIE RIDGE AT SPRING HILL NO.2".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS TO ENTER UPON, LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, DUCTS, CABLES, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E". "DRAINAGE EASEMENT" OR "D/E" ARE FOR STORM DRAINAGE FACILITIES ONLY. "SANITARY SEWER EASEMENT" OR "S/E" ARE FOR SANITARY SEWER FACILITIES ONLY. THE MAINTENANCE OF TRACT A AND TRACT B SHALL BE DONE BY THE PRAIRIE RIDGE HOMEOWNERS' ASSOCIATION.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THAT THE CITY OF SPRING HILL OF JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHFARES, OR PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES, AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY, OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF SPRING HILL FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAY AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES, AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY, OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF SPRING HILL FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME
 THIS ____ DAY OF ____, 2014.

DON MARGRITIER, MANAGING PARTNER
 PRAIRIE RIDGE DEVELOPMENT, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS)
 COUNTY OF JOHNSON)

STATE OF KANSAS
 COUNTY OF JOHNSON

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DON MARGRITIER, MANAGING PARTNER OF PRAIRIE RIDGE DEVELOPMENT, LLC, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ENDORSEMENTS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS,
 THIS DAY OF ____, 2014

PLANNING COMMISSION CHAIRMAN: TOBI BITNER DATE _____

APPROVED BY THE GOVERNING BODY OF THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS,
 THIS ____ DAY OF ____, 2014.

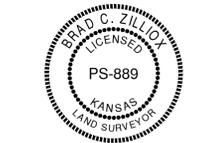
MAYOR: MARK SQUIRE
 CITY CLERK: ANNA - MARIE KEENA

NOTES:

- ERROR OF CLOSURE 1: 1,558,087.14
- BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS SOUTH ZONE)
- UNLESS OTHERWISE NOTED, BEARINGS AND DISTANCES SHOWN HEREON WERE MEASURED.
- ALL INTERIOR CORNERS TO BE SET WITHIN 12 MONTHS OF PLAT RECORDING OR UPON COMPLETION OF PUBLIC IMPROVEMENTS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF JULY, 2014 AND THAT THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.S. #889
 1310 WAKARUSA DRIVE, SUITE 100
 LAWRENCE, KS 66049
 785.843.7530

PLAT PREPARED JUNE, 2014

CURVE TABLE				LINE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING	CURVE	LENGTH	RADIUS	CHORD BEARING
C1	58.17	175.00	S79°1' N82°41' 39"W	C21	7.07	225.00	N51°00' 39"E
C2	10.57	225.00	S73°10' 15"E	C22	107.15	175.00	S34°22' 12"W
C3	20.80	170.00	N13°19' 24"E	C23	38.00	50.00	N30°08' 12"E
C4	64.23	225.00	S81°20' 54"E	C24	64.79	50.00	N28°45' 37"W
C5	36.76	175.00	N86°12' 00"W	C25	44.48	50.00	S88°38' 04"W
C6	71.43	50.00	S68°42' 35"W	C26	42.94	50.00	S15°25' 46"W
C7	53.20	50.00	N39°52' 49"W	C27	25.23	50.00	S23°37' 57"E
C8	44.92	50.00	N16°20' 30"E	C28	86.16	225.00	S40°56' 26"W
C9	57.52	50.00	N75°02' 07"E	C29	53.35	225.00	S23°10' 42"W
C10	34.73	50.00	S52°06' 49"E	C30	64.75	225.00	S8°08' 29"W
C11	47.26	225.00	S86°12' 00"E	C31	9.25	225.00	S1°16' 52"E
C12	4.24	230.00	S16°18' 06"W	C32	20.17	50.00	S51°35' 36"W
C13	23.91	230.00	S12°47' 45"W	C33	24.48	200.00	N13°19' 24"E
C14	104.72	50.00	N87°32' 26"E	C34	42.01	200.00	S86°12' 00"E
C15	60.34	175.00	N7°25' 05"E	C35	66.49	200.00	S82°41' 39"E
C16	122.72	50.00	N82°08' 37"W	C36	189.79	200.00	N24°43' 32"E
C17	81.84	225.00	N39°41' 25"E	C37	122.46	200.00	N34°22' 12"E
C18	48.85	225.00	N23°02' 58"E	C38	14.73	25.00	N21°12' 53"W
C19	34.36	50.00	N7°51' 23"E				
C20	105.73	175.00	N34°36' 12"E				

LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES
1	11543	0.265
2	10200	0.234
3	10200	0.234
4	10200	0.234
5	10200	0.234
6	12484	0.287
7	75.00	
8	40.91	
9	66.05	
10	148.96	
11	59.96	
12	123.36	
13	13599	0.312
14	10380	0.238
15	9085	0.209
16	11400	0.262
17	9563	0.220
18	9563	0.220
19	9563	0.220
20	9563	0.220
21	9562	0.220
22	12110	0.278
23	12000	0.275
24	9600	0.220
25	9600	0.220
26	9691	0.222
27	13335	0.306
28	12414	0.285
29	9690	0.222
30	9690	0.222
31	9690	0.222
32	10800	0.248
33	9690	0.222
34	9450	0.217
35	16035	0.368
36	12208	0.280
37	12707	0.292
38	9464	0.217
39	9563	0.220
40	9563	0.220
41	9562	0.220
42	12110	0.278
43	11630	0.267
44	12294	0.282
45	11726	0.269
46	15481	0.355
47	14439	0.331
48	11250	0.258
49	14871	0.341
50	11100	0.255
51	9573	0.220
52	9375	0.215
53	9375	0.215
54	9375	0.215
55	4507	0.103

PRAIRIE RIDGE AT SPRING HILL NO.2

A SUBDIVISION IN THE CITY OF SPRING HILL,
 JOHNSON COUNTY, KANSAS
 SE 1/4, SEC. 6-T15S-R24E

SPRING HILL USD 230 CAMPUS
N02°27'34"W 2653.44'



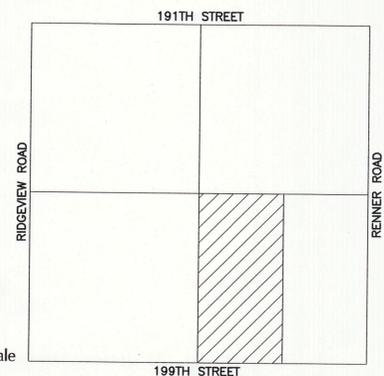
UNPLATTED

UNPLATTED

NE COR SE 1/4 SEC. 6-15-24

SE COR SE 1/4 SEC. 6-15-24

Location Map



Legal Description

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION SIX (6), TOWNSHIP FIFTEEN (15), RANGE TWENTY-FOUR (24) IN JOHNSON COUNTY, KANSAS.

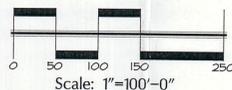
Site Summary

GROSS AREA:	3,542,182 s.f. / 81.32 ac.
199TH STREET RIGHT-OF-WAY AREA:	127,409 s.f. / 2.92 ac.
RIGHT-OF-WAY AREA:	662,092 s.f. / 15.20 ac.
CLUBHOUSE:	40812 s.f. / 0.94 ac.
OPEN SPACE (SEE BELOW):	294,284 s.f. / 6.75 ac.
NET AREA:	2,417,585 s.f. / 55.51 ac.
TOTAL LOTS (INCLUDES CLUBHOUSE):	219
AVERAGE LOT AREA:	11060 s.f. / 0.25 ac.
MINIMUM SINGLE FAMILY LOT AREA:	9,047 s.f. / 0.20 ac. (BLOCK 2 LOT 3)
MAXIMUM SINGLE FAMILY LOT AREA:	21,884 s.f. / 0.50 ac. (BLOCK 1, LOT 4)
OPEN SPACE (PRIVATE):	
TRACT A (PEDESTRIAN PATH & PARK):	99,851 s.f. / 2.29 ac.
TRACT B (PEDESTRIAN PATH):	42,313 s.f. / 0.97 ac.
TRACT C (PEDES. PATH & DETENTION):	147,613 s.f. / 3.39 ac.
TRACT D (PEDESTRIAN PATH):	4,507 s.f. / 0.10 ac.

General Notes

- OWNER: DON MARGRITER, TEAGUE LUMBER
300 DUCK ROAD
GRANDVIEW, MO 64030
- LAND PLANNER/ENGINEER: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE KANSAS 66049
- TYPICAL SOIL TYPES: GRUNDY SILT LOAM, 1 TO 3 PERCENT SLOPES
CHILLICOTHE SILT LOAM, 2 TO 5 PERCENT SLOPES
- TOPOGRAPHIC INFORMATION OBTAINED FROM LANDPLAN ENGINEERING.
- EXISTING LAND USE: UNDEVELOPED
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ZONING: A (CITY)
- PROPOSED ZONING: R-1
- NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN
- PRIVATE OPEN SPACE TRACTS A, B, C & D PRIMARY USE WILL BE FOR RECREATIONAL PURPOSES AND WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION AGREEMENT.
- A TEMPORARY CONNECTION TO 199TH STREET WILL BE PROVIDED THROUGH LOTS 2 & 4. BLOCK ONE AND WILL REMAIN IN PLACE UNTIL ONE OF THE PROPERTIES BORDERING ON THE NORTH OR EAST HAVE BEEN DEVELOPED. FOR EMERGENCY ACCESS ONLY.

- BENCHMARK #1 CHISELED "I" CULVERT HEADWALL SOUTH SIDE 199TH STREET
FIRST CULVERT HEADWALL WEST OF PROJECT. ELEV. 1069.06
- BENCHMARK #2 2 60d NAILS NORTH FACE GATE BRACE POST FIELD ENTRANCE
SOUTH SIDE 199TH STREET, MIDDLE OF PROJECT. ELEV. 1088.89



THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

A PRELIMINARY PLAT for

PRAIRIE RIDGE AT SPRING HILL

Spring Hill, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

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REVISIONS

DATE:	05/25/06
PROJECT NO.:	2006.612.08
DRAWING ID.:	06612PB
DESIGNED BY:	LB
DRAWN BY:	RK/LB
CHECKED BY:	CLM