

**SPRING HILL PLANNING COMMISSION
SPECIAL MEETING
AGENDA
WEDNESDAY, FEBRUARY 4, 2015
7:30 P.M.
SPRING HILL CIVIC CENTER
401 N. MADISON – ROOM 15**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

FORMAL ACTION

1. Approval of Minutes: January 7, 2015
2. Site Plan – Brookwood Farms Pool and Cabana
3. Final Development Plan – Blackhawk Apartments

DISCUSSION

ANNOUNCEMENTS and REPORTS

The 2014 Planning Commission meeting attendance report has been corrected.
(Staff will provide copies at meeting.)

ADJOURN

PUBLIC HEARING PROCEDURE

1. Chairperson opens the public hearing.
2. Commission members describe what, if any, ex-party contacts they might have had regarding this case; indicating the nature of the communication and *whom* it was with.
3. Commission members describe what, if any, conflicts of interest they may have and dismiss themselves from the hearing.
4. Staff presents a report and comments regarding the case.
5. Applicant or agent of the applicant makes brief presentation of the case or request.
6. Commission members ask for any needed clarification of the applicant or agent.
7. Public comments are solicited from the audience. Each member of the audience must fill out a Citizen Participation/Comment Form.
8. Commission members ask for any further clarifications from applicant or staff.
9. Public Hearing is closed.
10. Members deliberate the request.
11. 14-day Protest Period begins after the Planning Commission Public Hearing is closed. *

* **Protest Petitions:** Any protest petition must be filed in the Office of the Spring Hill City Clerk within 14 days from the conclusion of the public hearing held by the Planning Commission. Sample copies of protest petitions may be obtained from the City Clerk Office at 401 N. Madison, Spring Hill, KS 66083 (913-592-3664).

**City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
January 7, 2015**

A Regular Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on January 7, 2015. The meeting convened at 7:02 p.m. with Chairman Mitchell presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Brian Haupt
Cindy Squire
Michael Weber
Janell Pollom
Josh Nowlin
Stephen Sly

Councilmembers absent: Tobi Bitner

Staff in attendance: Community Development Director, Jim Hendershot
Human Resources Specialist, Natalie Lazenby
Planning Secretary, Christie Campbell

Others: Kevin Cade
Barb Bernritter

ROLL CALL

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

APPROVAL OF THE AGENDA

Motion by Ms. Squire, seconded by Mr. Weber, to approve the agenda as presented.
Motion carried 7-0-0

FORMAL COUNCIL ACTION

1. Approval of Minutes: December 4, 2014

Motion by Mr. Weber, seconded by Ms. Squire, to approve the minutes for December 4, 2014.
Motion carried 7-0-0

2. Recommendation of moratorium for issuance of permits for cargo container storage facilities and individual use of cargo containers as storage buildings

Mr. Hendershot addressed the Planning Commission to recommend that the City Council approve an ordinance that would allow for a six (6) month moratorium on these types of permits. This would allow the staff, Planning Commission, and Governing Body an opportunity to thoroughly review and adopt regulations accordingly. As public interest in

these types of storage containers has increased, specific regulations need to be in place to properly approve and maintain such storage facilities in our community.

Ms. Squire inquired about the difference between cargo containers vs. box cars. She suggested to modify and/or include the language to be clear on the definition of these terms.

Mr. Hendershot indicated that the regulations in the moratorium will allow for Planning Commission to consider all language pertaining to such storage units.

Mr. Haupt suggested that the term “intermodal containers” be added in the first paragraph on page 1 of the moratorium ordinance to read, “*WHEREAS, the term “cargo container”, also referred to as “containers”, or “storage containers”, or “intermodal containers”...*

Mr. Sly agreed with Mr. Haupt that the “intermodal containers” language should be added to the ordinance.

Mr. Weber noted a few grammatical items that need to be corrected on page 2, section one, first paragraph, change the word...*with* to *within*. Also, page 2, section one, second paragraph, there seems to be a word missing after *expressly*.

Motion by Mr. Haupt, seconded by Mr. Sly, to approve the moratorium ordinance with recommended changes.

Roll Call Vote: Squire-Aye, Pollom-Aye, Weber-Aye, Mitchell-Aye, Sly-Aye, Haupt-Aye, Nowlin-Aye

Motion Carried 7-0-0

The moratorium ordinance will be forwarded to the City Council for approval.

3. Establishment of public hearing date for zoning regulations pertaining to cargo container storage facilities and individual use of cargo containers as storage buildings

Mr. Hendershot recommended that the establishment of a public hearing to be set for the Planning Commission Meeting on March 5, 2015.

Motion by Mr. Haupt, seconded by Ms. Squire, to set a public hearing for zoning regulations pertaining to cargo container storage facilities and individual use of cargo containers as storage on March 5, 2015.

Motion carried 7-0-0

4. Establish alternate date for the Feb. 5, 2015 Planning Commission Meeting

The regular meeting scheduled for Thursday, Feb. 5, 2015, has been cancelled and rescheduled for Wednesday, Feb. 4, 2015 at 7:30 p.m. in Room 15 of City Hall.

It was noted that Mr. Nowlin will not be able to attend the meeting on Feb. 4, 2015, as he will be out of town on business.

5. Appointment of Christie Campbell as Planning Commission Secretary

Motion by Ms. Squire, seconded by Mr. Weber, to appoint Christie Campbell as the Planning Commission Secretary.

Motion carried 7-0-0

DISCUSSION

6. Zoning regulations for cargo storage containers, cargo container facilities, and individual use of cargo containers as storage buildings

Mr. Hendershot addressed the Planning Commission to discuss proposed changes to the language in zoning regulations with regards to such storage facilities and how they can be used. These modifications are identified in red print. The basic concept is to add terms to the definitions sections that are unique to cargo containers and related businesses, followed by creating a conditional use permit for cargo container storage and maintenance facilities. In addition, you will find proposed language to amend accessory uses for agricultural, residential and commercial zones. Staff will review the material with comments and questions from the Planning Commission being welcomed.

Section 17.302 – DEFINITIONS (discussion)

It was noted that most of the definitions in the proposed draft were taken from the adopted Johnson County Regulations. All of the definitions outlined below in red are suggested language that be considered for the City of Spring Hill Regulations:

Mr. Hendershot noted that the definition for Permanent Container (#108) needs to be corrected.

It was the consensus of the Planning Commission to group together all of the different types of containers in the definitions section using the root word “container” to proceed each definition. Mr. Hendershot noted that he would make the changes to the draft.

24. Cargo Containers, also referred to as **Containers** or **Storage Containers** means an industrial, standardized reusable vessel that is not permanently attached to a semi-trailer and wheels:

- a. Originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, and
- b. Designed for or capable of being mounted or moved on a rail car, and
- c. Designed for or capable of being mounted on a chassis for movement by truck, train or loaded on a ship

- 25. Cargo Container Storage Facilities** means any site engaged in the storage of cargo containers, semi-trailers or chassis in which either the principal or secondary use in the movement, storage, staging or redistribution of cargo containers or semi-trailers (either on or off a chassis), or chassis, but not to include operations that are subject to the jurisdiction of the U.S. Department of Transportation, Surface Transportation Board.
- 26. Cargo Container Repair and Maintenance Facilities** means any site engaged in the repair and maintenance of cargo containers, semi-trailers, or chassis located within, or separate from, a cargo container storage facility. This may include facilities or operations engaged in the conversion of cargo containers for a secondary use or sale.
- 28. Chassis** means the portion of a semi-trailer configuration that is non-powered and consisting of only a bed (frame) and trailer wheels.
- 29. Chassis Racking** means a method of storing chassis in an upright position (on end) where the bed is perpendicular to the ground.
- 30. Chassis Stacking** means a method of storing a chassis where the bed of the chassis remains parallel to the ground.
- 108. Permanent Container** means a time limit that exceeds 60 days
- 125. Semi-Trailer** means the portion of a semi-trailer configuration that is non-powered and consisting of an enclosed cargo box that is permanently attached to the trailer wheels.
- 136. Stacking Container** means a method of placing containers in a vertical manner where the floor of the container remains parallel to the ground.
- 148. Truck Trailer** see Chassis or Semi-Trailer

Section 17.328.C.5 MP INDUSTRIAL PARK DISTRICT (discussion)

Add the language outlined in red below referencing Cargo Container Storage and Maintenance Facilities as follows:

5. Industrial manufacturing and extractive uses

Auto wrecking or salvage yard, subject to Section 17.336.A.3

Cargo Container Storage Facilities, subject to Section 17.336.A.5

Cargo Container Maintenance Facilities, subject to Section 17.336.A.5

Manufacturing, general

Extraction of mineral

Section 17.330.C.5 M-1 General Industrial District (discussion)

Add the language outlined in red below referencing Cargo Container Storage and Maintenance Facilities as follows:

5. Industrial manufacturing and extractive uses

Auto wrecking or salvage yard, subject to Section 17.336.A.3

Cargo Container Storage Facilities, subject to Section 17.336.A.5

Cargo Container Maintenance Facilities, subject to Section 17.336.A.5

Basic industry

Extraction of mineral

Mr. Hendershot will draft zoning regulations regarding "Accessory Use" in M-1 Industrial areas.

Section 17.336.B.1 (Accessory Uses AG and R-R) discussion

Add the language outlined in red below referencing Cargo Container Storage and Maintenance Facilities as follows:

Ms. Pollom and Ms. Squire inquired as to how we would maintain and regulate the accessory uses once these permitted containers are in place. Mr. Hendershot reiterated the importance of having the zoning regulations in place, in the event such incidence would arise. Inspections will be done on all permits issued.

- 1. Agricultural accessory uses (districts AG and R-R).** In addition to the accessory uses in Section 17.336.B.2. agricultural uses shall include:
 - a. Accessory uses and activities customarily associated with agricultural operations, including farm equipment repair, and as determined by the Zoning Administrator. Even though agricultural uses are allowed in all districts accessory agricultural buildings, such as barns will only be allowed in districts AG and R-R. All detached accessory buildings shall provide a minimum rear yard and side yard setback of 20 feet, **except for cargo containers which shall comply with Section 17.336.B.1.b.**
 - b. **In districts Ag and R-R, cargo containers may be used as accessory buildings subject to the following:**
 1. **On property ten (10) acres or greater the number of cargo containers, hauling trailers or similar enclosed boxes (hereinafter "Containers") used for personal storage shall be limited in number to five (5). Containers shall not be rented or used for business use. Containers that are empty are not allowed.**
 2. **On property greater than two (2) acres but less than ten (10 acres, the number of cargo containers, hauling trailers or similar enclosed boxes (hereinafter "Containers") used for personal storage shall be limited in number to three (3). Containers shall not be rented or used for business use. Containers that are empty are not allowed.**

3. Appearance: All containers shall have the wheels and chassis removed. All signage on the container shall be removed and the container shall be painted an earth tone color. Containers shall not be stacked on top of each other and shall be safe, structurally sound, stable, in good repair, and in compliance with any other applicable City requirements including building, electrical, mechanical and plumbing codes. Containers shall be continually maintained in accordance with these regulations. Any container that is not maintained in accordance with these regulations, as determined by the Building Official or Zoning Administrator, shall immediately be brought into compliance or removed by

the property owner to a location that can legally accept it. Any container that becomes unsound, unstable or otherwise dangerous, as determined by the Building Official or Zoning Administrator, shall be immediately repaired or removed by the property owner to a location that can legally accept it. Adequate means for fire and emergency vehicles access to containers shall be provided.

4. Personal Materials Stored: Materials stored inside the container shall be limited to normal personal household items. No agricultural, commercial or business products, equipment or material shall be stored in a container.

**After further review, Mr. Haupt and Mr. Hendershot suggested that clarification be added in defining "normal personal household items."*

5. Screening and Landscaping: Visual screening shall be placed adjacent to the container(s) to obscure, shield or mitigate the view of the container from adjacent property or street. Alternatively, the perimeter of the tract or lot on which container(s) are placed shall be screened. Screening shall be at least 75% visually solid, shall consist of dense landscaping, landforms, fences and walls with a height of at least eight (8) feet. All screening shall be continually maintained.

6. Setbacks and Separation Distance: Containers shall be setback a minimum of 50 feet from all property lines. In addition, if there is an existing house or residence on adjacent property, containers shall be separated by a distance of at least 300 feet from the existing house or residence. Therefore, this does not apply to adjacent houses that are established after the container placement.

Containers may be placed side-by-side or end-to-end. End-to-end grouping shall not exceed two (2) containers in length.

7. Pad Site: Containers shall be placed on a stable surface or foundation consisting of rock or gravel, concrete or asphalt.
8. Anchoring of Container: Containers shall be securely anchored to the foundation or tied down with straps sufficient to prevent overturning.

Section 17.336.B.2.e (Residential Accessory Uses R-1 and R-2) discussion

e. One accessory building with a maximum size of 120 square feet by 12 feet maximum height may be allowed in the rear yard only. A minimum of a five-foot setback from the side and/or rear yard line is required. It shall be anchored properly to the ground to resist wind forces of 25 lbs. per square foot on roof or wall surfaces. Such accessory building shall be maintained comparable to the maintenance of the main dwelling structure. **Cargo containers are prohibited for use as an accessory building.** (Ord.2007-24)

**Mr. Hendershot will modify language to clarify the definition of the “maintenance of accessory building as comparable to the main dwelling”, so there is no confusion. There is a difference between comparable maintenance and maintenance that is compared/similar in aesthetics to the dwelling.*

Section 17.336.B.3.a (Residential Accessory Uses R-3 and R-4) discussion

3. Multifamily accessory uses (districts R-3 and R-4). Multifamily uses shall include, but not be limited to; the following accessory uses activities and structures:

a. One accessory building per multifamily structure with a maximum size of 120 square feet by 12 feet maximum height may be allowed in the rear yard only. A minimum of a seven-foot setback from the side and/or rear yard line is required (or not less than twenty-five feet setback shall be provided on the street side of a corner lot). Such building shall be in keeping with the character of the residential dwelling(s). It shall be anchored properly to the ground to resist wind forces of 25 lbs. per square foot on roof or wall surfaces. Such accessory building shall be maintained comparable to the maintenance of the main dwelling structure. **Cargo containers are prohibited for use as an accessory building.** (Ord. 2007-24)

Section 17.336.B.4.a (Commercial Accessory Uses C-O, C-1 and C-2) discussion

4. Commercial accessory uses (districts C-O, C-1, and C-2). Commercial uses shall include, but not be limited to; the following accessory uses activities and structures:

a. One accessory building per business with a maximum size of 120 square feet by 12 feet maximum height may be allowed in the rear yard only. A minimum of a seven-foot setback from the side and/or rear yard line is required (or not less than twenty-five feet setback shall be provided on the street side of a corner lot). Such building shall be in keeping with the character of the main building. It shall be anchored properly to the ground to resist wind forces of 25 lbs. per square foot on roof or wall surfaces. Such accessory building shall be maintained comparable to the maintenance of the main dwelling structure. **Cargo containers are prohibited for use as an accessory building.** A building permit will be required for the construction of an accessory building in the commercial districts. (Ord. 2007-24)

Mr. Hendershot will modify language in all four sections (Section 17.336.B.1, Section 17.336.B.2.e, Section 17.336.B.3.a, and Section 17.336.B.4.a) to read as “Cargo containers are prohibited for use as an accessory building or as a component of an accessory building.”

SECTION 17.336.A.5 USE REGULATIONS

NOTE: New section for cargo container storage facilities and cargo container maintenance facilities added

5. Cargo container storage facilities and cargo container maintenance facilities (collectively referred to as “facilities”) may be approved as a conditional use in MP and M-1 districts, subject to the following provisions:
 - a. Access: No cargo containers or semi-trailers (either on or off a chassis), or a chassis, may be stored in a manner that impedes access to public right-of-way, public utility or drainage easement, structures and buildings.
 - b. Exterior Lighting: Facilities shall provide lighting on-site, including at all vehicular entrances and exits. A lighting plan shall be submitted and approved in conjunction with the permit. Said plan shall be prepared in accordance with the requirements of Section 17.338.A.6.
 - c. Minimum Lot Size: Facilities shall have a minimum lot size of twenty (20) acres.
 - d. Paving: All interior driveways, parking, loading, and storage areas shall be paved and dustfree. For purposes of this stipulation:
 1. Paving shall mean concrete, asphalt, chip seal or milled asphalt surfaces, and
 2. Dustfree shall mean that all interior driveways and storage area surfaces shall be kept free of dust, dirt or other materials to prevent the migration of dust off-site.
 - e. Parking: Facilities shall comply with the Off Street Parking Requirements of Section 17.350.A of these regulations.
 - f. Cargo Container Stacking: Cargo containers shall not be stacked more than five (5) in number.
 - g. Chassis Stacking/Racking. Empty chassis may be stored on end (racking), or may be stacked. When stacked, chassis shall not be more than five (5) in number.
 - h. Screening and Landscaping: Screening may be required on the perimeter of the property. Screening shall be a combination of fencing and landscaping or berming and landscaping. Screening shall comply with Section 17.360 of these regulations.
 - i. Setbacks and Separation Distance: All buildings, structures, parking and other uses on the property shall be subject to the setback requirements in Section 17.328 (MP District) or Section 17.330 (M-1 District). In addition, cargo container facilities shall be subject to the following setback standards:
 1. When abutting (touching), or across the street from, residentially zoned property, such parking and storage shall be setback a minimum of 250 feet from the nearest property line of the residentially zoned property.
 2. When abutting (touching), or across the street from, a habitable dwelling, such parking and storage shall be setback a minimum of 300 feet from the nearest dwelling, and
 3. For the purposes of Stipulations 1 & 2 above, measurements shall be made between the nearest property line of the residentially zoned property or the nearest edge of a dwelling, and the nearest cargo container, semi-trailer (either on or off a chassis, or chassis).

- j. **Signage:** Business signs shall be allowed according to Section 17.710 thru 17.770 of these regulations. No signage, other than shipping company identification logos and placards, shall be allowed on any cargo container, semi-trailer or chassis.
- k. **Other Rules and Regulations:** All facilities shall abide by any and all governmental rules, regulations, codes and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner.

Ms. Pollom inquired as to what surrounding cities are doing in regards to regulating storage containers. Mr. Hendershot agreed that Staff will continue to research these regulations in comparable communities.

Ms. Squire inquired about existing storage containers already in use and if they will be exempt from these regulations.

Ms. Pollom questioned what the benefit to the city would be to allow storage containers. She stated that she understands that there is a place for storage containers and storage facilities, but wanted to make sure that it is in the city's best interest.

Mr. Kevin Cade, citizen and owner of the intermodal boxes downtown, addressed the Planning Commission in reference to the different types of storage containers and their uses, as these containers can be made from other materials like plastic or wood, as well as homemade intermodal containers. He wanted the Commission to be sure they are aware of these differences for purposes of evaluating and defining the language in the regulations.

Mr. Hendershot will follow up on the allowances of these units as accessory buildings in AG and RR districts, as well as change the stacking height limit from 5 units to 2 units. He will also provide a revised regulations draft to the Planning Commission prior to the March 5, 2015 Public Hearing.

ANNOUNCEMENTS and REPORTS

Ms. Squire indicated that her attendance record was incorrect as reported for 2014; Secretary will make noted corrections.

Ms. Pollom asked for a copy of the Planning Commission By-Laws be provided to the Commissioners.

Ms. Squire stated that she would like for the Planning Commission and Staff to move forward with sidewalks along South St. on the west side of Webster St., as the lack of sidewalks is concerning for children walking to school.

Mr. Nowlin expressed concerns about allowing Cargo Container permits within the city limits; he asked the other Commissioners for their opinion on the subject.

THE FOLLOWING MINUTES ARE SUBJECT TO MODIFICATION
AND ARE NOT OFFICIAL MINUTES
UNTIL APPROVED BY THE SPRING HILL PLANNING COMMISSION

ADJOURN

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

The meeting adjourned at 8:50 p.m.

Christie Campbell, Planning Secretary

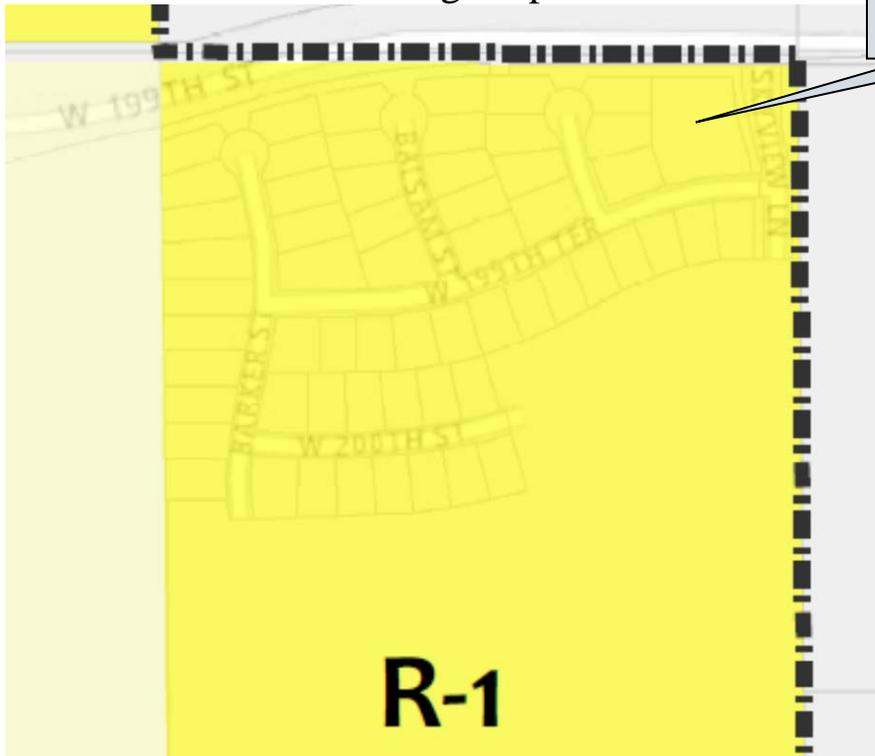
Approved by the Governing Body on _____.

Agenda item #2



Pool & Cabana Site

Zoning Map



Pool & Cabana Site

Future Land Use Map



BACKGROUND: The applicant, Catch Investments, LLC, has submitted an application for site plan approval for a neighborhood pool in Brookwood Farms Subdivision located at the southwest corner of 199th St. and Skyview Lane.

The preliminary plat for the subdivision was approved by the Planning Commission in 2005 and identified this location for the pool. Current regulations placing emphasis on neighborhood pools being located toward the center of the subdivision were approved in Ordinance 2006-48 dated December 2006.

As per Section 17.336.A.12 of the Spring Hill Zoning Regulations, neighborhood pools identified in the platting process as "reserves" are exempt from a conditional use permit.

STAFF REVIEW:

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

- All lot lines and rights-of-way are identified
- All proposed structures with applicable data are identified
- All parking areas have been identified and the type of surface and base course identified
- There are no outside trash receptacles
- The exterior finish of the building is stucco and stone veneer, with composition shingles on the roof
- Utilities are available, identified and in compliance with regulations

- There is no exterior lighting.
- Landscaping is identified and compliant with code requirements
- The pool will be enclosed with a 6 foot ornamental iron fence in compliance with code requirements for pool enclosures.
- Consultants, utility providers and city staff have reviewed the site plan and provided comments. These comments and recommendations have been implemented into the site plan as applicable
- Parking is provided and in compliance with applicable regulations
- Setbacks from property lines are in compliance with applicable regulations

STANDARDS OF REVIEW

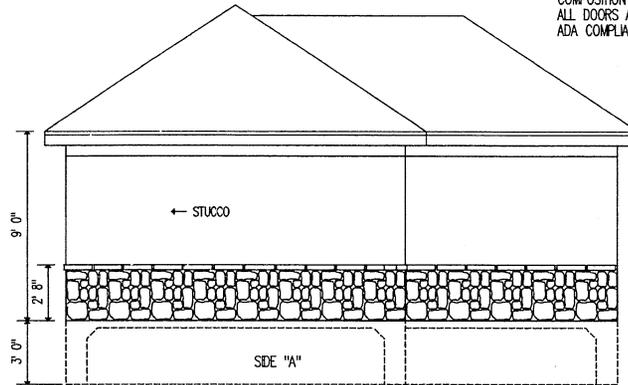
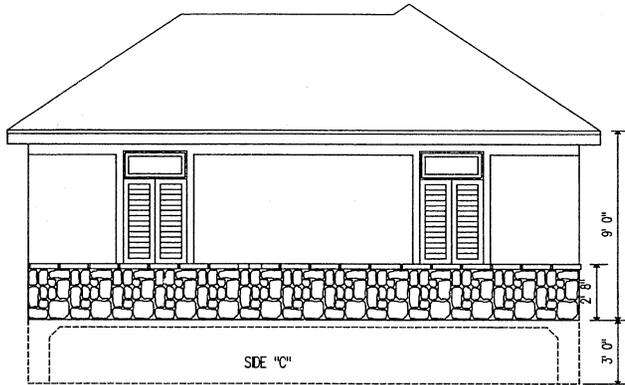
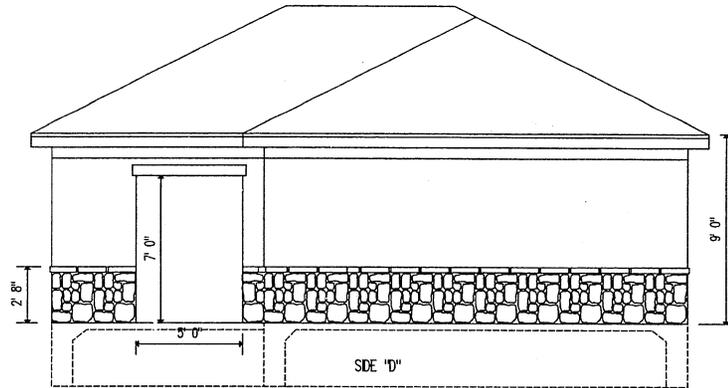
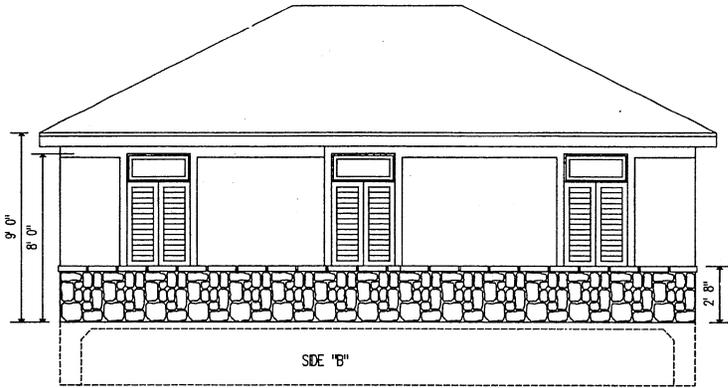
In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*
The proposed use is an allowed use in an R-1, Single Family Residential District. A C.U.P is not required as the site was approved with the preliminary plat prior to adoption of Ordinance 2006-48 dated December 2006.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*
The site is in compliance with the Subdivision Regulations adopted in 2006.
3. *The extent to which the development would be compatible with the surrounding area.*
The project is compatible with the surrounding area and will be utilized by subdivision residents.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*
The proposal is in conformance with the recommendations of the Comprehensive Plan in place at the time of preliminary plat approval in September 2006.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*
The building has been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.*
The parking lot entrance is located as to not create an adverse effect on traffic, in particular the intersection of Skyview and 199th Terrace. The parking lot and walkways are designed for the safety of traffic and pedestrian movements and are compliant with ADA regulations.
7. *All structures shall be required to have permanent or continuous footings and foundations.*
All structures are adequately designed and engineered.

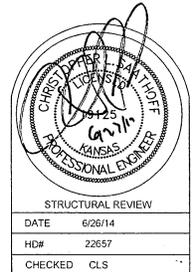
RECOMMENDATION:

It is the recommendation of staff that the Planning Commission recommend approval of site plan SP-02-14.

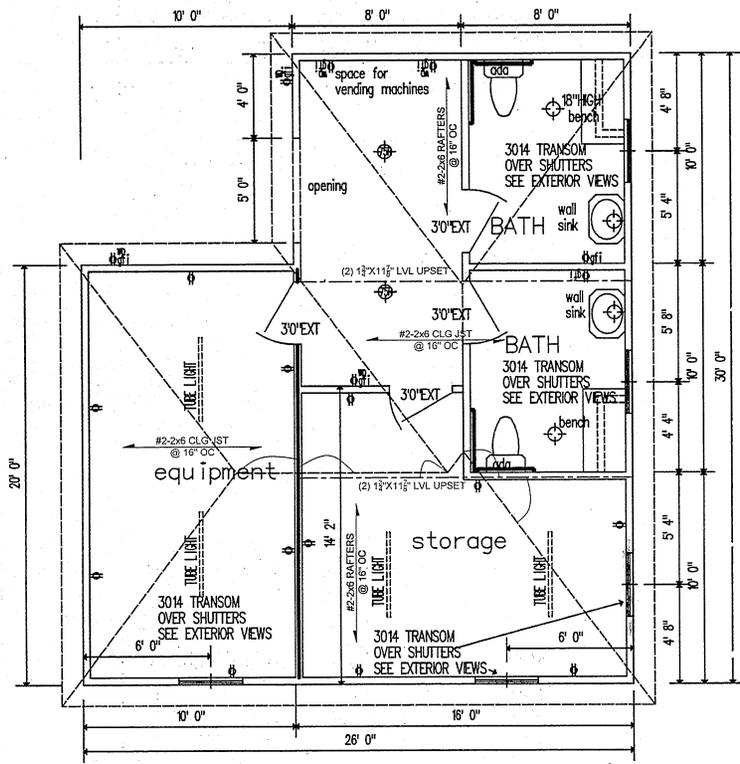
Suggested Motion: Motion to approve application SP-02-14, Site Plan for Brookwood Farms Pool and Cabana, as per staff's report and presentation.



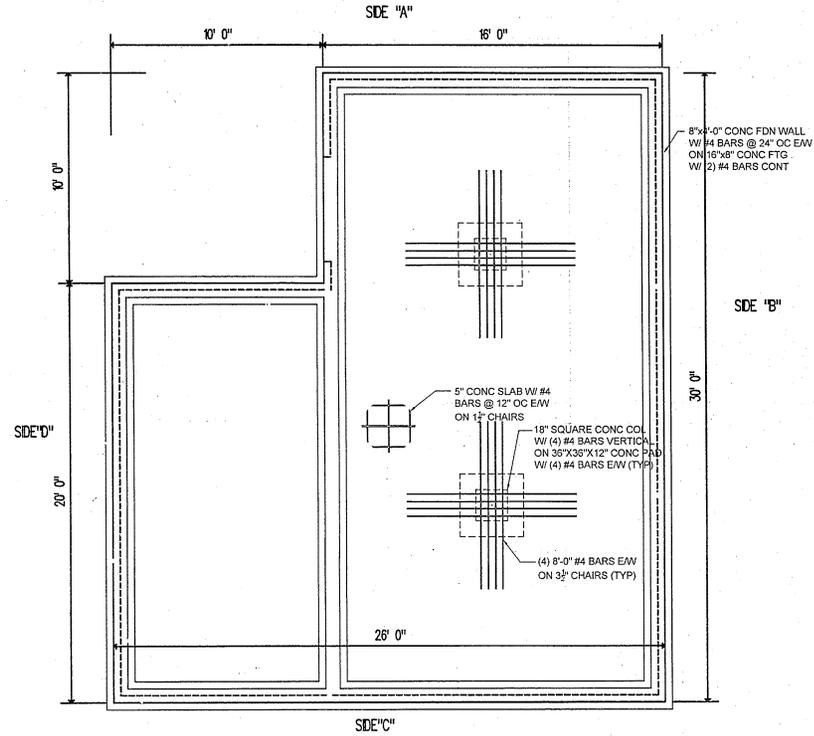
CONCRETE FLOORS (OPT. STAINED)
 92X4 FRAME @16"O.C.
 SMART TRIM SHUTTERS
 VINYL TRANSOM WINDOWS
 SMART TRIM (WINDOWS, SHUTTERS, FRIEZE BRD)
 STUCCO EXTERIOR AND ALCOVE
 SHEETROCK INTERIOR WALLS
 COMPOSITION ROOF SHINGLES
 ALL DOORS ARE EXTERIOR TYPE
 ADA COMPLIANT, DOORS, BATHS, ACCESS



| | |
|--|--|
| DUSSELIER & MARKS HOMES Inc | |
| | PLAN #DMARKS-14 PAGE-1 POOL HOUSE 1/4"=1'0" |



FLOOR / ROOF PLAN

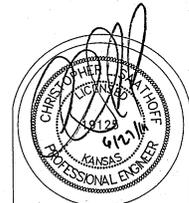


FOUNDATION PLAN

ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" APA-RATED PANEL WITH 8d COMMON NAILS W/ 1 3/8" PENETRATION @ 6" OC AT EDGES AND @ 12" OC IN THE FIELD (SEE ATTACHED SPREADSHEET FOR CALCULATIONS ON SHEET S-3.0)

- LOAD BEARING WALL
- LOAD BEARING BEAM

CONCRETE FLOORS (OPT. STAINED)
 9"X4 FRAME @ 16" O.C.
 SMART TRIM SHUTTERS
 VINYL TRANSOM WINDOWS
 SMART TRIM (WINDOWS, SHUTTERS, FREZE BRD)
 STUCCO EXTERIOR AND ALCOVE
 SHEETROCK INTERIOR WALLS
 COMPOSITION ROOF SHINGLES
 ALL DOORS ARE EXTERIOR TYPE
 ADA COMPLIANT, DOORS, BATHS, ACCESS



| | |
|-------------------|---------|
| STRUCTURAL REVIEW | |
| DATE | 6/28/14 |
| HD# | 22657 |
| CHECKED | CLS |

| | |
|---|--|
| DUSSIELIER & MARKS HOMES Inc | |
| | PLAN #DMARKS-14 PAGE 2 POOL HOUSE 1/4"=1'0" |

CONCRETE FLOOR (OPT. STAINED)
 2X4 FRAME COLUMNS
 COMPOSITION ROOF SHINGLES
 STONE VENEER COLUMNS (18" SQUARE FINISHED)

NOTES:

ALL RAFTERS ARE MIN #2-2X6 @ 16" OC UNLESS OTHERWISE NOTED, MAX. 14'-4" SPAN

ALL RIDGES, HIPs, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

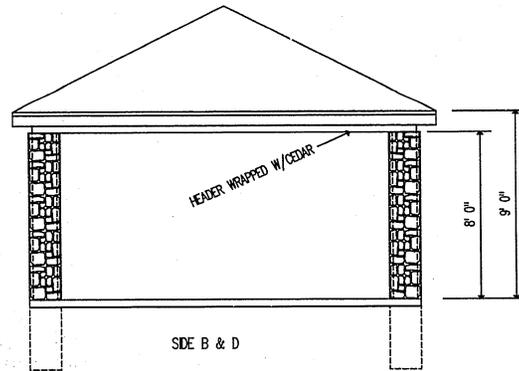
STRUTS TO BE STUD GRADE 2X4 W/ MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT AN 45° W/ HORIZONTAL

MAXIMUM UNBRACED LENGTH

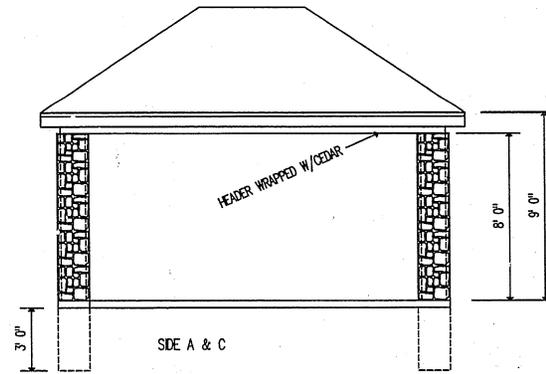
0'-4" - 0" #2-2X4
 4'-1" - 5'-6" #2-2X6
 5'-7" - 6'-3" #2-2X8
 >6'-4" MIN #2-2X4 T

PURLINS MAXIMUM SPAN

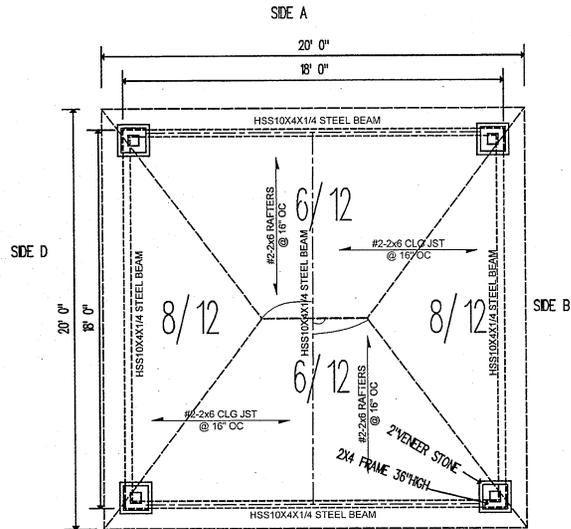
#2-2X6 4'-8"
 #2-2X8 5'-9"
 #2-2X10 7'-0"
 #2-2X12 8'-2"



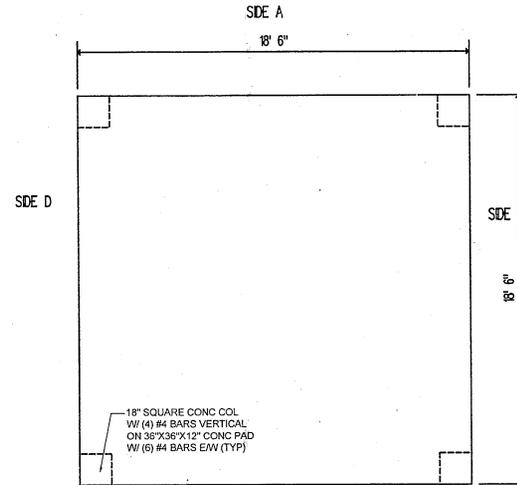
SIDE B & D



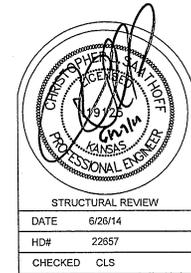
SIDE A & C



COVERED PATIO
 ROOF PLAN



COVERED PATIO
 CONCRETE SLAB
 & PIERS



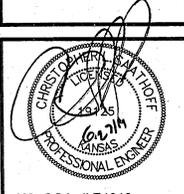
DUSSELIER & MARKS HOMES Inc

PLAN #DMARKS-14
 PAGE 3
 COVERED PAT IO
 1/4"=1'0"



HD ENGINEERING & DESIGN, INC.
 www.hdengineers.com
 11655 W 75TH ST
 SHAWNEE, KS 66214
 V: 913-631-2222
 F: 800-780-8608
 7140 SW QUEEN LN.
 BEAVERTON, OR 97008
 V: 571-245-0301
 F: 800-780-8608

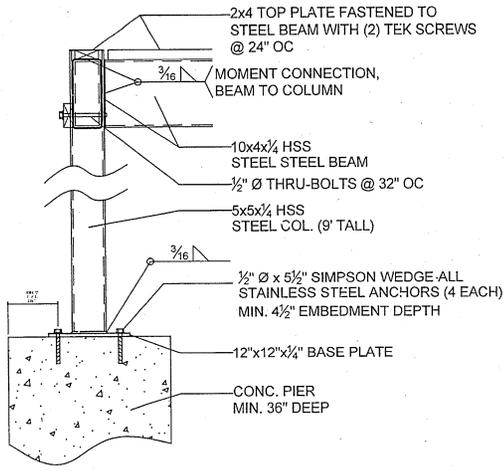
DUSSELIER & MARKS HOMES, INC
 POOL HOUSE
 SPRING HILL, KS
 STRUCTURAL DETAILS



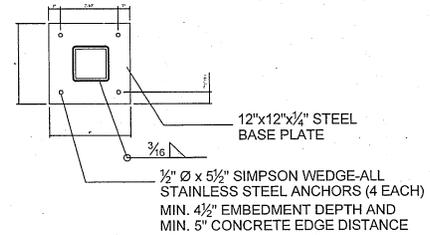
KS. COA. # E1312
 MO. COA. # 2006034946-F

Date: 6/26/14
 HD #: 22657
 Drawn by: CLS
 Reviewed by:

STRUCTURAL
 DETAILS
 SHEET NUMBER:
S-1.0



1 COLUMN AND BEAM CONNECTIONS
 SCALE: 1/2" = 1'-0"



2 BASE PLATE CONNECTION
 SCALE: 1/2" = 1'-0"

FRAME FASTENING SCHEDULE

| BUILDING COMPONENT | FASTEN TO | FASTEN W/ |
|--------------------|---|---|
| RAFTERS | RIDGE / VALLEY / HIP | TOENAIL W/ (4) 16D FACENAIL W/ (3) 16D |
| | PLATE | TOENAIL W/ (3) 10D |
| | LEDGER STRIPS SUPPORTING JOISTS OR RAFTERS | FACENAIL W/ (3) 16D |
| | COLLAR TIE TO RAFTERS | FACENAIL W/ (3) 10D |
| CEILING JOISTS | TOP PLATE | TOENAIL W/ (3) 8D @ EACH END |
| | WHERE CLG JST RUN PARALLEL TO RAFTERS FACENAIL TO RAFTERS W/ (3) 10D MINIMUM | |
| | LAPS OVER PARTITIONS | FACENAIL W/ (3) 10D |
| | BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE | TOENAIL W/ (3) 8D |

DESIGN LOADS (PSF)

THE DWELLING SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS

| AREA | MIN DEAD LOAD | MIN LIVE LOAD |
|--|---------------|---------------|
| CEILING JOISTS / ATTICS NO STORAGE - SCUTTLE ACCESS ONLY | 10 | 10 |
| ROOF SLOPE OVER 3:12 | | |
| ROOF: LIGHT ROOF COVERING | 10 | 20 |

GENERAL NOTES:

1. PLANS SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE, 2012 IECC, AND ALL AMENDMENTS AS ADOPTED BY THE AHJ.

FOUNDATION NOTES:

1. THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION RESIDENTIAL FOUNDATION STANDARD IN LIEU OF ENGINEERING REPORT REQUIREMENTS BASED ON ACTUAL SITE CONDITIONS.

FRAMING NOTES:

1. ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO BE A MINIMUM OF (2) #2-2X10'S UNLESS OTHERWISE NOTED.
 3. BLOCK GANTRYLEVERS, DOOR JAMBS, AND OVER BEAMS.

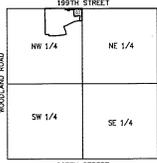
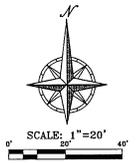
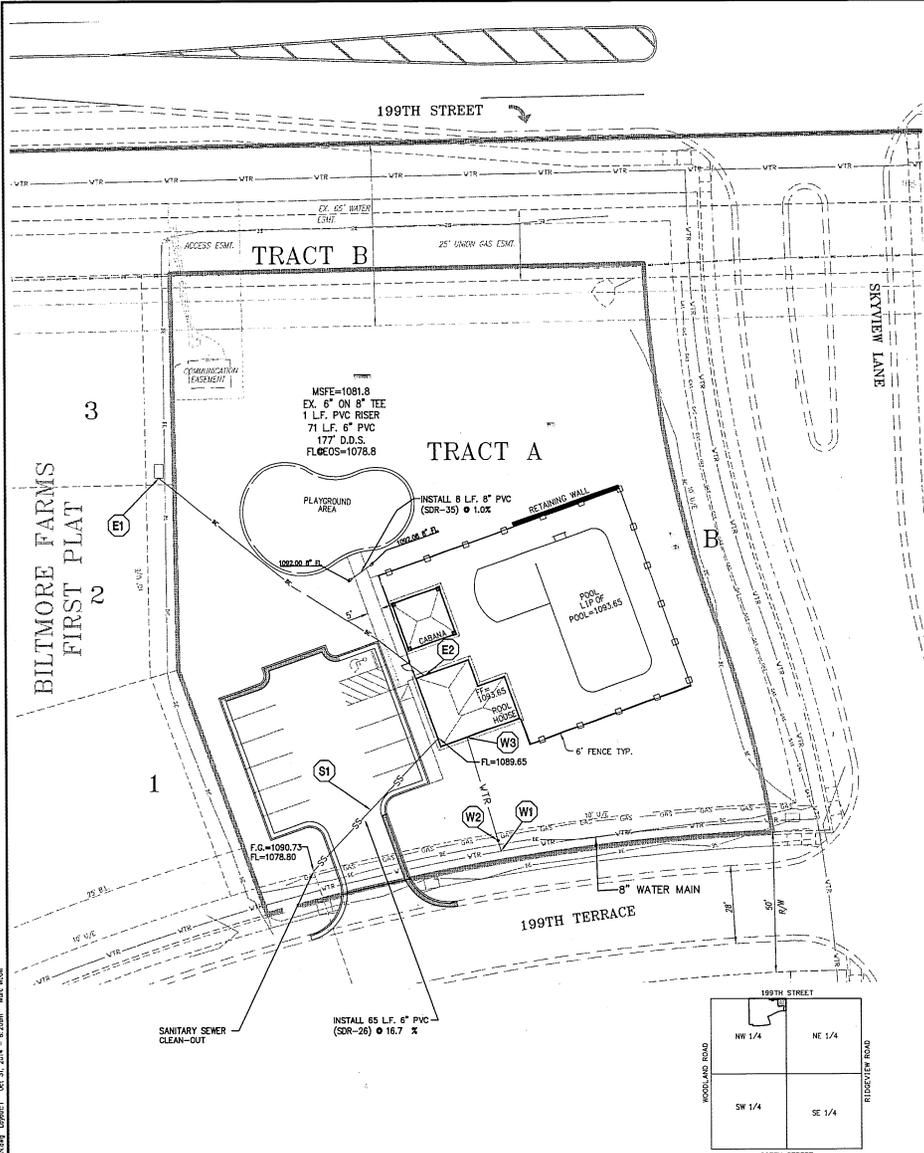
CONCRETE NOTES:

1. CONCRETE SHALL BE AIR-ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS, 3000 PSI FOR BASEMENT AND FOUNDATION WALLS AND 3500 PSI FOR PORCHES, CARPORTS AND GARAGE FLOOR SLABS.

SHEATHING SCHEDULE

ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED

| BUILDING COMPONENT | MATERIAL | FASTENING |
|--------------------|----------------|--|
| ROOF SHEATHING | 7/16" PLYWOOD | 16 GA X 1 3/4" STAPLES @ 6" OC EDGES & 12" OC IN FIELD |
| | 1x4 #3 FURRING | 1/2" CROWN STAPLES |



- LEGEND:**
- ELECTRIC OVERHEAD POWER / ELECTRIC
 - EXISTING BURIED TELEPHONE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND / BURIED ELECTRIC
 - EXISTING BURIED WATER
 - EXISTING SANITARY SEWER
 - PROPOSED BURIED WATER LINE
 - PROPOSED UNDERGROUND ELECTRIC/POWER
 - PROPOSED SANITARY SEWER

OWNER/DEVELOPER:
CATCH INVESTMENTS, L.L.C.
 LEONARD MARKS, PRESIDENT
 P.O. BOX 589
 SPRING HILL, KS 66083
 (913) 686-3166

LOCATION MAP SECTION 12-15-23

BENCHMARK: JCPW #1171
 ELEV=1059.46 BERNSTEIN ALUMINUM DISK STAMPED #1171, 0.25 MILES N 199TH & WOODLAND ROAD, CENTER OF WEST HEADWALL

BENCHMARK: JCPW #1080
 ELEV=1102.14 36" LONG ALUMINUM MONUMENT SET IN A 10" DIA. HOLE FILLED WITH CONCRETE. THE MONUMENT IS LOCATED ALONG THE WEST FENCE LINE, 65 FEET NORTH OF THE INTERSECTION OF RIDGEVIEW RD. AND 199TH STREET.

- UTILITY NOTES:**
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD ADJUST THE TOP OF ALL MANHOLES AND BOXES AS NECESSARY TO MATCH THE GRADE OF THE ADJACENT AREA. NO SEPARATE OR ADDITIONAL COMPENSATION WILL BE MADE TO THE CONTRACTOR FOR MAKING FINAL ADJUSTMENTS TO THE MANHOLES AND BOXES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL FIRE AND DOMESTIC WATER LINES, METERS, BACKFLOW DEVICES, PITS, VALVES AND ALL OTHER INCIDENTALS REQUIRED FOR A COMPLETE OPERABLE FIRE PROTECTION AND DOMESTIC WATER SYSTEM. ALL COSTS ASSOCIATED WITH THE COMPLETE WATER SYSTEM FOR THE BUILDINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF WATER DISTRICT NO. 1, JOHNSON COUNTY, KANSAS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SANITARY SEWER SERVICE LINES FROM THE BUILDINGS TO THE PUBLIC LINE. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC LOCATIONS AND ELEVATIONS OF THE SERVICE LINES OF THE BUILDING CONNECTION. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SPRING HILL, KANSAS.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL PERMITS, BONDS AND INSURANCE REQUIRED BY THE CONTRACT DOCUMENTS, CITY OF SPRING HILL, KANSAS, AND ALL OTHER COVERING AGENCIES (INCLUDING LOCAL, COUNTY, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DOCUMENTS. THE COST FOR ALL PERMITS BONDS AND INSURANCE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE BID FOR THE WORK.
 - BY THE USE OF THESE CONSTRUCTION DOCUMENTS THE CONTRACTOR HEREBY AGREES THAT HE/SHE SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION WORKERS AND THE PUBLIC. THE CONTRACTOR AGREES TO HOLD THE ENGINEER AND OWNER HARMLESS FOR ANY AND ALL INJURIES, CLAIMS, LOSSES OR DAMAGES RELATED TO THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS AND EQUIPMENT AND INSTALLATION OF ELECTRICAL POWER, TELEPHONE AND GAS SERVICE FROM A POINT OF CONNECTION FROM THE PUBLIC UTILITY LINES TO THE BUILDING STRUCTURES. THIS WILL INCLUDE ALL CONDUIITS, SERVICE LINES, METERS, CONCRETE PADS AND ALL OTHER INCIDENTALS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM AS REQUIRED BY THE OWNER AND THE PUBLIC UTILITIES. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC LOCATION OF SERVICE AND ENTRANCE DETAILS OF THE BUILDINGS.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 48 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - WATER LINES SHALL BE AS FOLLOWS (UNLESS OTHERWISE SHOWN ON PLANS):
 FOR 4" AND LARGER: DUCTILE IRON PIPE PER AWWA C150
 BETWEEN 2" AND 6": COPPER TUBE TYPE "K" PER ANSI B16.22 OR DUCTILE IRON PIPE PER AWWA C150.
 FOR SMALLER THAN 2": COPPER TUBE TYPE "K" PER ANSI B16.22.
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" COVER ON ALL WATERLINES. ALL WATER LINE JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS AND CONSTRUCTION PRACTICES. WATER MAINS AND SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE TO WATERONE'S SPECIFICATIONS FOR COMMERCIAL SERVICES.
 - ALL WATERLINES SHALL BE KEPT TEN (10') APART (PARALLEL) FROM SANITARY SEWER LINES OR MANHOLES. OR WHEN CROSSING, AN 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) OF THE WATER LINE ABOVE THE SEWER LINE IS REQUIRED.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 12 FEET ON BOTH SIDES OF CROSSING (OR EXCESSED IN CONCRETE THIS SAME DISTANCE). THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF AHS A211.0 OR AHS 211.1 (AWWA C-151) (CLASS 50).
 - ALL UNDERGROUND SANITARY, WATER AND OTHER UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION APPROVAL PRIOR TO BACKFILL WILL CONSTITUTE REJECTION OF WORK.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH AND RELOCATE ALL EXISTING UTILITIES WHICH CONTACT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN, IRRIGATION, PARKING LOT SECURITY SYSTEM AND ASSOCIATED CONDUIT REQUIREMENTS. COORDINATE WITH OWNER THAT ALL REQUIRED CONDUITS ARE IN PLACE & TESTED PRIOR TO PAING.

- WATER SERVICE NOTES:**
- ALL TAPS TO THE WATER MAIN ARE TO BE 5" MINIMUM FROM ANY PIPE JOINT IN THE WATER MAIN OR OTHER TAPS ON THE WATER MAIN.
 - ALL SERVICE LINES MUST BE INSTALLED ON 90 DEGREE ANGLE FROM THE WATER MAIN TO THE METER PIT OR VALVE.
 - 3" MINIMUM SEPARATION OF METER PITS AND BACK FLOW VAULTS.

- SANITARY NOTES:**
- ALL PVC TO BE SDR-26 WITH RUBBER GASKETED JOINTS.
 - NO ROOF DRAINS OR SWIMMING POOL DRAINS TO BE CONNECTED TO THE SANITARY SEWER. BUILDING FOUNDATION DRAIN TO DISCHARGE AT GRADE.
 - SWIMMING POOL TO BE DRAINED BY SUBMERSIBLE PUMP & DRAINED TO PARKING LOT AFTER IT HAS BEEN DECLORATED OR HAS DEGRADED FOR 2 DAYS.

- KEY NOTES:**
- (E) EXISTING TRANSFORMER TO SERVE BUILDING. CONTRACTOR TO VERIFY WITH POWER COMPANY THE AVAILABILITY PRIOR TO CONSTRUCTION OF CONNECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY FOR PROPER INSTALLATION OF SERVICE. FOLLOW ALL WESTAR STANDARDS.
 - (E1) ELECTRIC ENTRY INTO BUILDING. FOLLOW WESTAR REQUIREMENTS (RE: BUILDING ELECTRICAL PLAN).
 - (W1) CONTRACTOR TO PERFORM AND COORDINATE 3/4" X 3/4" TAP FOR PROPOSED BUILDING DOMESTIC SERVICE. CONTACT WATERONE FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL reimburse CONTRACTOR FOR METER OR SYSTEM DEVELOPMENT FEES BY WATERONE.
 - (W2) PROVIDE AND INSTALL 3/4" DISPLACEMENT WATER METER PIT PER WATERONE REQUIREMENTS. COORDINATE WITH WATERONE FOR MAIN TAP. OWNER SHALL PAY ALL FEES FOR TAP AND METER. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATERONE STANDARDS.
 - (W3) 1" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.
 - (S1) 6" PVC (SDR-26) W/RUBBER GASKETED JOINTS SANITARY SEWER SERVICE LINE. CONNECT TO EXISTING 6" SANITARY SEWER SERVICE LINE.

UTILITY COMPANIES:

ATMOS ENERGY (913) 254-6342
 MR. THOMAS PETERSON (THOMAS.PETERSON@ATMOSENERGY.COM)
 20590 W. 110TH TERRACE
 OLATHE, KANSAS 66061 (913) 768-4924-FAK

WESTAR ENERGY (913) 667-5118
 MS. JONCE JACKSON (JONCE.JACKSON@WESTARENERGY.COM)
 23505 W. 86TH ST.
 LENEXA, KS 66227 (913) 667-5170 FAX

WATER DISTRICT #1 OF JOHNSON COUNTY (913) 895-5776
 MR. WATT CARTER (WATT@CARTERWATER.ORG) (913) 895-1627-FAK
 10747 RENNER BLVD.
 LENEXA, KANSAS 66219

CENTURY LINK (913) 856-2232
 ANDY TUTTLE (ANDY.TUTTLE@CENTURYLINK.COM) (913) 856-8899-FAK
 435 E. MAIN STREET
 GARDNER, KANSAS 66530

SUDDENLINK (913) 294-6902
 LEE WOTT (LEE.WOTT@SUDDENLINK.COM)
 915 N. PEARL STREET
 PAOLA, KANSAS 66071

CITY OF SPRING HILL PUBLIC WORKS (913) 292-3317
 RORY HALE (HALE@SPRINGHILLKS.COM)
 502 E. NICHOLS
 SPRING HILL, KANSAS 66083



THE UNIVERSITY OF KANSAS
 PROFESSIONAL ENGINEERING
 1896

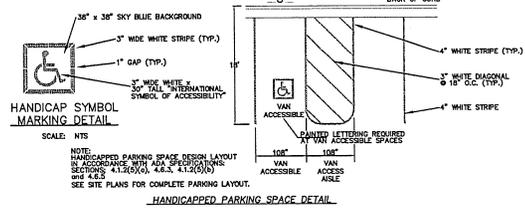
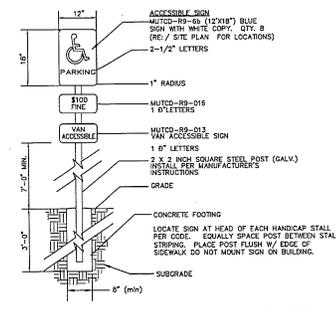
PHILIP K. ENGINEERING, INC.
 1300 N. WINDHAM
 Olathe, Kansas 66061
 (913) 939-9545
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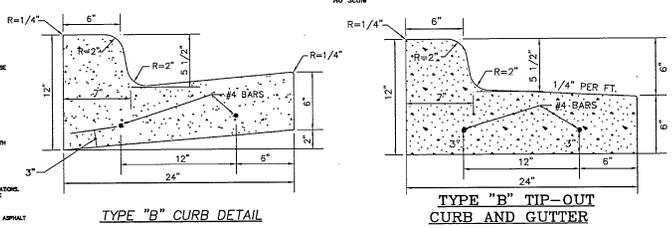
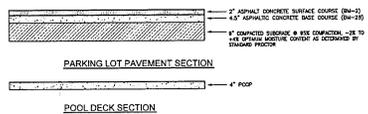
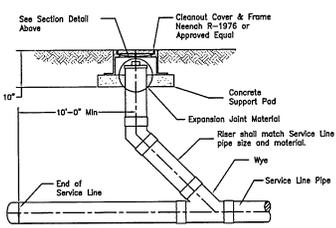
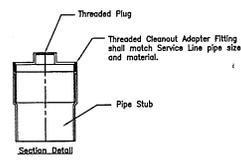
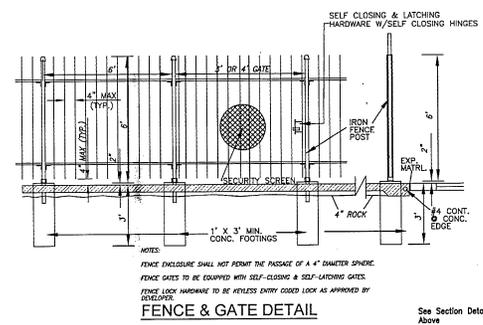
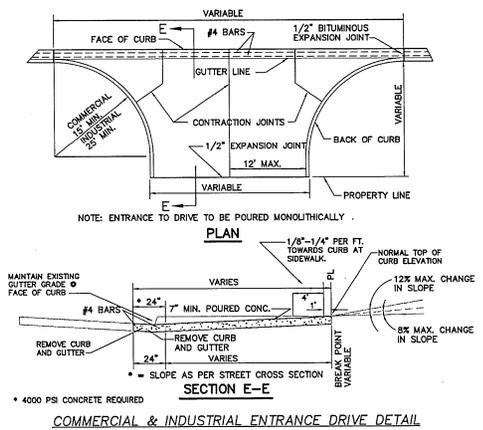
UTILITY PLAN
BROOKWOOD FARMS POOL & CABANA
 SPRING HILL, KANSAS

| PROJECT NO. | DATE | BY | APP. |
|--------------|-------------|--------------|-------|
| 12-15-23 | 12-15-23 | | |
| DATE: | DATE: | DATE: | DATE: |
| DESIGNED BY: | CHECKED BY: | APPROVED BY: | |

SHEET
C3
 OF 5



- GENERAL NOTES**
- ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
 - PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYLID PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-SCARING SURFACE AND SHALL MEET ITS TYP-BSE AND MEET IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
 - SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
 - APPLY TWO (2) COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE WITHOUT THE ADJUNCTION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO INSURE A UNIFORM, CLEAN, AND STRAIGHT STRIPE.
 - THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
 - HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
 - PARKING STALL STRIPING: WHITE.



- NOTES:
 1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-SIDE (1/2) ROD THRU EXPANSION JOINT PLUG CUT TO THE COMPLETION OF THE FULL DEPTH OF THE CURB AND GUTTER SECTION AND FROM FORMS TO MATCH THE JOINT AND NOT BE FORMED BY OTHER MEANS. EXPANSION JOINTS AT THESE LOCATIONS SHALL BE FORMED BY RODS.
 2. EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER JOINTS OCCUR WITHIN ONE (1) FEET OF EACH OTHER.
 EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 12 FEET APART OR STRAIGHT FROM CURB AND GUTTER AND NOT MORE THAN 12 FEET FROM THE MAINLINE CURB AND GUTTER. EXPANSION JOINTS SHALL BE FORMED BY RODS.
 3. EXPANSION JOINTS SHALL BE FORMED BY BARS THROUGH THE CURB AND GUTTER TO A DEPTH OF 12 FEET FROM THE SURFACE (1 1/2) INCHES BELOW THE SURFACE AND TO A MINIMUM TO EXCEED 12 FEET FROM THE SURFACE OR 12 FEET FROM THE MAINLINE CURB AND GUTTER. EXPANSION JOINTS SHALL BE FORMED BY BARS.
 4. THE 24" IN SERVICE GUTTER SHALL BE USED AT EXPANSION JOINT LOCATIONS.
 5. THE DOUBLE BARS AT THE END OF THE SERVICE GUTTER SHALL BE FORMED BY BARS.
 6. REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 2" ASPHALT.

PHILIP J. TIGER
REGISTERED PROFESSIONAL ENGINEER
 1816G
 44848
 1816G

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 1370 N. Winchester
 Olathe, Kansas 66468
 Phone: (913) 781-6644
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PHI
 ENGINEERING
 INCORPORATION

STANDARD DETAILS
BROOKWOOD FARMS POOL & CABANA
 SPRING HILL, KANSAS

| PROJECT NO. | DATE | BY | CHK | APP |
|-------------|---------|----|-----|-----|
| 1816G | 8-15-14 | | | |
| DESIGNED | MT | | | |
| CHECKED | | | | |
| APPROVED | | | | |

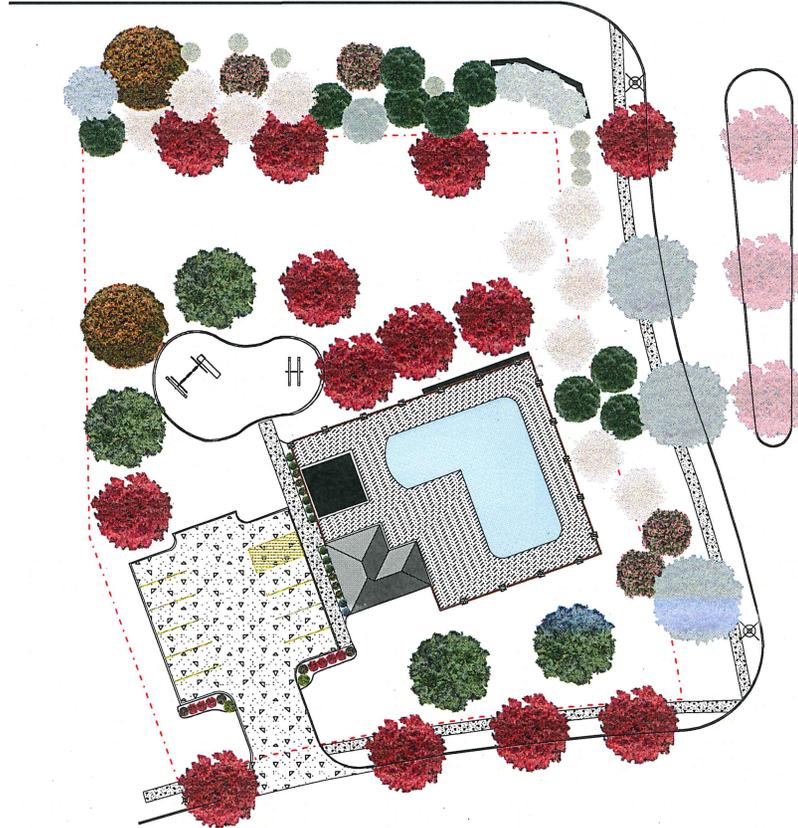
SHEET
C4
 OF 5

Existing Landscape

| Common Name | Size | Qty |
|--------------------------------------|-------|-----|
| East Side Existing Landscape | | |
| Ash, Autumn Purple | 2.5" | 3 |
| Maple, Red Sunset | 2.5" | 3 |
| Arborvitae, Emerald Green | 6' | 4 |
| Cedar, Blue Atlas | 7'-8' | 3 |
| Pine, White | 6'-8' | 6 |
| North Side Existing Landscape | | |
| Cedar, Eastern Red | 6'-8' | 1 |
| Spruce, Colorado Blue | 6'-8' | 1 |
| Arborvitae, Emerald Green | 6' | 4 |
| Pine, White | 6'-8' | 3 |

Legend

| Common Name | Qty | Size |
|---------------------------------|-----|---------|
| Mulch | | |
| Mulch, Java Brown | 4 | Cu. Yd. |
| Grass | | |
| Grass, Maiden | 2 | 5 Gal. |
| Shrub, Deciduous | | |
| Burning Bush, Dwarf | 7 | 5 Gal. |
| Rose, Double Knockout | 4 | 5 Gal. |
| Rose, Drift | 6 | 5 Gal. |
| Shrub, Evergreen Conifer | | |
| Juniper, Hetzi Columnaris | 2 | 4' |
| Juniper, Seagreen | 8 | 5 Gal. |
| Tree, Deciduous | | |
| Crabapple, Royal Raindrops | 4 | 1.5" |
| Maple, Red Sunset | 13 | 2.5" |
| Oak, Shumardi Red | 2 | 2.5" |
| Oak, Swamp White | 4 | 2.5" |
| Tree, Evergreen | | |
| Cedar, Eastern Red | 9 | 6'-8' |
| Pine, White | 1 | 6' |



Scale: 1" = 20'



Revision #: 1

Scale:

Date: 12/12/2014

1" = 20'

Landscape Plan:
Brookwood Farms Pool & Cabana
 Spring Hill, Kansas 66083

Landscape Design by:
Curby's Lawn & Garden
 (913)764-6159



BACKGROUND:

The applicant, Blackhawk Apartments, LLC, has submitted the Final Development Plan for Blackhawk Apartments. A final development plan is required any time a preliminary development plan is required and approved for zoning to a planned district. Rezoning from C-2 to RP-4, along with the Preliminary Development Plan, was approved by the Governing Body on February 27, 2014.

The property, located at the southwest corner of 226th and Franklin Street, is a 13.68 acre site for a planned development consisting of 228, one and two bedroom apartments contained in seven buildings. The buildings will be a combination of two and three story buildings with exterior finishes consisting of a combination of stone, stucco, horizontal cement siding, straight edge shingle siding panels, and will have architectural laminated asphalt shingles (weathered wood) on the roof. The property will also have a clubhouse, pool, detention basin, enclosed trash compacter, mail box facilities and a play area.

Included with this staff report are the following drawings and diagrams:

- Site Development Plan
- Site Grading Plan
- Final Landscape Plans
- Site Photometric Plan
- Floor Plans
- Apartment Building Elevations (Black & White)
- Clubhouse Building Elevations
- Apartment Building Elevations (color)

STAFF COMMENT:

Copies of the above plan sheets as well as design drawings for the infrastructure have been made available to the City Engineer, Fire Department, Public Works and Utility Companies for review and comments. All comments have been implemented into the drawings as applicable.

All information required to be submitted as per Section 17.332.L of the Spring Hill Zoning Regulations is included with the drawings. Deeds of dedication for all rights-of-way or easements required for the construction are being obtained by the City Engineer and will be made available upon request.

STAFF REVIEW:

One of the primary staff functions required in review of a final development plan is to verify the final development plan is in substantial compliance with the approved preliminary development plan. A final development plan which contains modifications from the approved preliminary development plan, but is in substantial compliance with the preliminary plan, may be considered and approved by the Planning Commission and Governing Body without a public hearing, provided the Planning Commission determines all submission requirements have been satisfied and conforms with the recommendations of the *Comprehensive Plan* including the Planning Principles and Design Guidelines. For purposes of this section, lack of “substantial compliance” shall have the same meaning as “substantial or significant changes” as set forth in Section 17.332.J.2. Staff has addressed each item identified in Section 17.332.J.2 which defines “substantial or significant changes” as follows:

- a. Increases density or intensity of residential uses more than five percent.
Staff Comment: No change from the preliminary development plan
- b. Increases the floor area of nonresidential buildings by more than 10 percent.
Staff Comment: No change from the preliminary development plan
- c. Increases the ground cover of buildings by more than five percent.
Staff Comment: No change from the preliminary development plan
- d. Increases the height of a building of more than 5 percent.
Staff Comment: No change from the preliminary development plan
- e. Involves changes in ownership patterns or stages construction that will lead to a different development concept, lessens architectural harmony or quality or imposes substantially greater loads on streets and neighborhood facilities.
Staff Comment: No change from the preliminary development plan
- f. Changes in architectural style and building materials which make the project less compatible with surrounding uses.

Staff Comment: Changes have been made in the rooflines of the buildings. Some of the valleys and hips have been replaced with dormers, gables and Variations in the finished height of the rooflines. Architectural laminated Shingles provide a high quality and durable roofing system on all buildings. This overall roof design is in compliance with the recommendations of the Comprehensive Plan and are compatible with construction in the surrounding area.

Changes have also been made to the exterior finish of the buildings. In the interest of tenant safety, enclosed stairways are now more open and highlighted with weather resistant aluminum trim. Brick has been replaced with stone veneer with the balance of the exterior finished with stucco, horizontal cement siding and straight edge shingle siding panels. This variety of exterior building materials along with variations in color achieve the recommendations of the Comprehensive Plan.

- g. Decreases in any peripheral setback of more than 5 percent.
Staff Comment: No change from the preliminary development plan
- h. Decreases of areas devoted to open space of more than 5 percent or the significant relocation of such areas.
Staff Comment: No change from the preliminary development plan
- i. Modification or removal of conditions or stipulations to the planned zoning preliminary development plan approval.
Staff Comment: No change from the preliminary development plan

PARKING: One final change in the final development plan from the preliminary is a reduction in parking stalls. Code currently requires 2 parking stalls per unit regardless of the number of bedrooms or occupants. This requirement equates to 456 parking stalls. The proposed parking arrangement shown in the final development plan provides 394 parking stalls for the project. The owner and staff have researched area communities for parking regulations for multi-family projects. Seven communities were researched with one, Louisburg, having equivalent parking regulations to Spring Hill. The following is a review of area communities parking regulations followed by the total stalls required by each city for a 228 unit facility with identical numbers of one and two bedroom units:

| <u>City</u> | <u>Parking Ratio</u> | <u>Total Required</u> |
|---------------|-------------------------------|-----------------------|
| Paola | 1/bedroom | 312 |
| Louisburg | 2/unit | 456 |
| Overland Park | 1/bedroom | 312 |
| Eudora | 1/unit & 1/6 units for guests | 350 |
| De Soto | 1.5/1 bedroom & 2/2 bedroom | 384 |
| Gardner | 1.5/1 bedroom & 2/2 bedroom | 384 |
| Olathe | 1.5/unit | 342 |

The owner acknowledges that inadequate parking will result in reduced satisfaction from tenants. However, it is interesting that most communities, including Overland Park and Olathe that have considerably more multi-family developments than any other area communities, require less parking stalls for this facility than does Spring Hill.

LANDSCAPE PLAN: The landscape plan is compliant with the requirements of the zoning regulations and recommendations of the Comprehensive Plan.

PHOTOMETRIC PLAN: Lighting identified on the plans is compliant with the zoning code and the photometric study shows appropriate levels of lighting on the perimeter of the property while maintaining proper levels of lighting on the site for safety of the residents.

RECOMMENDATION:

Staff recommends approval of application FP-01-15, Final Development Plan for Blackhawk Apartments as presented in the staff report.

Suggested motion for approval: *Motion to approve the Final Development Plan for Blackhawk Apartments, file FP-01-15, finding the Plan to be in substantial compliance with the approved Preliminary Development Plan, in conformance with the Comprehensive Plan, and as per staff's report and presentation.*



BACK VIEW

B ACKHAWK APARTMENTS
226th & Franklin Streets - Spring Hill, Kansas



FRONT VIEW

B ACKHAWK APARTMENTS
226th & Franklin Streets - Spring Hill, Kansas



FRONT VIEW

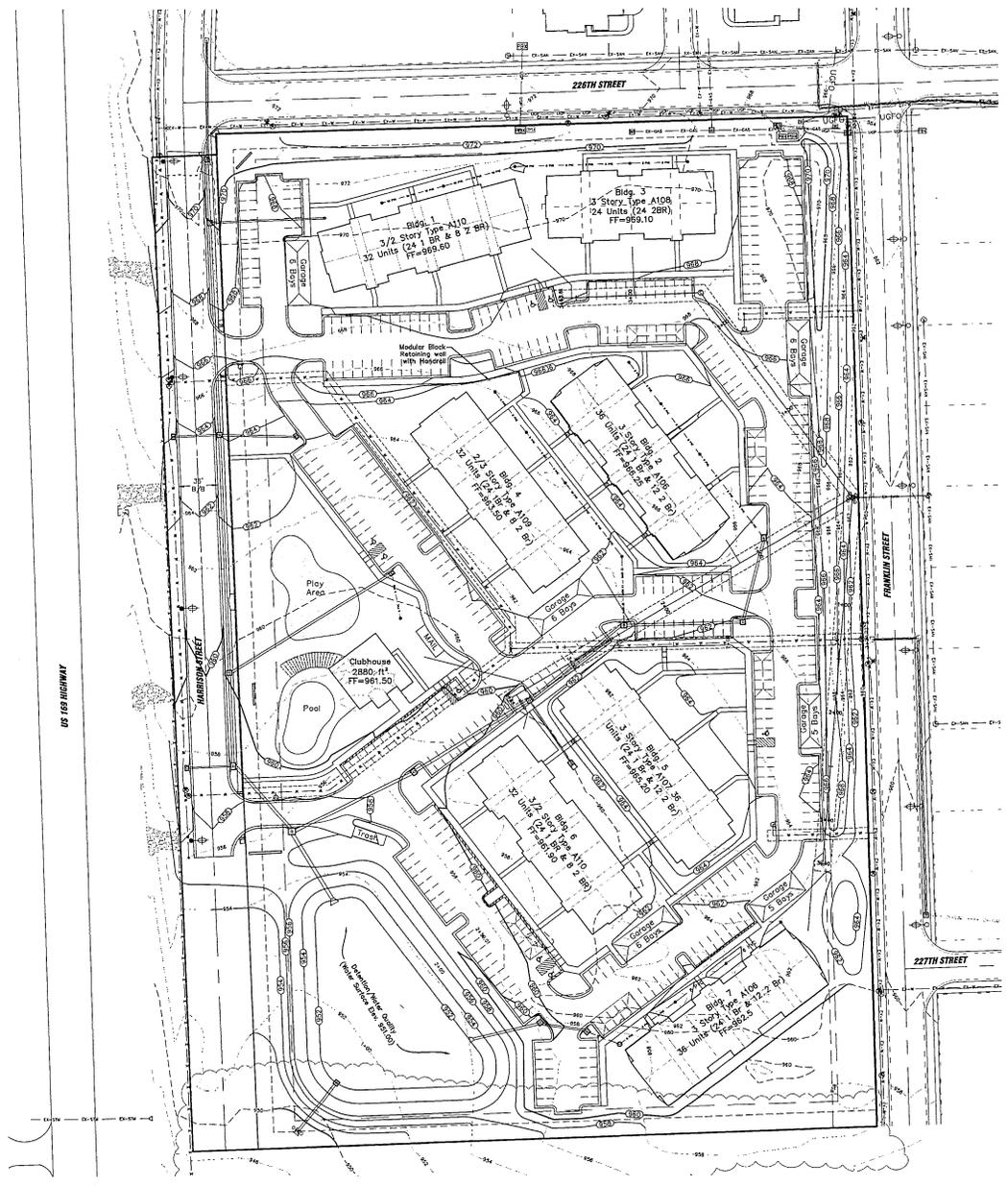
B ACKHAWK APARTMENTS
226th & Franklin Streets - Spring Hill, Kansas



BACK VIEW

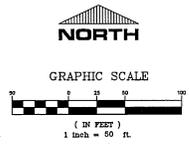
B ACKHAWK APARTMENTS
226th & Franklin Streets - Spring Hill, Kansas

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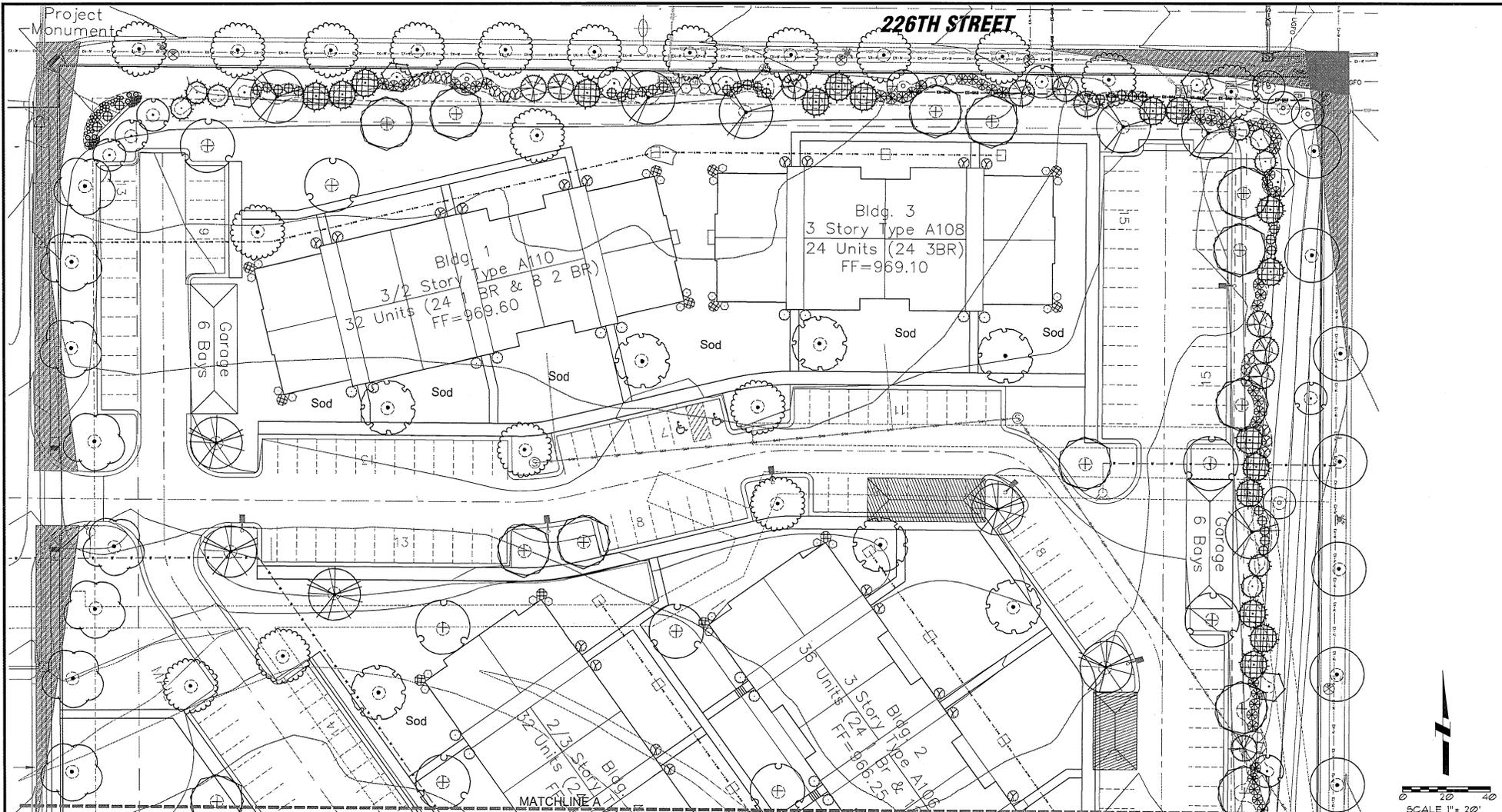
LEGEND

| | |
|--|--|
| <ul style="list-style-type: none"> — W — Water Main — EX—STM— Ex. Storm Sewer — EX—SAN— Ex. Sanitary Sewer — EX—W — Ex. Water Main — GAS — Ex. Gas — CHP — Ex. Overhead Power Lines — UGT — Ex. Underground Telephone — UGR — Ex. Underground Power — X — Ex. Fence ⑩ Storm Sewer Structure Number Prop. Carport 1000 — Finish Grade 1000 — Existing Grade 1000 — Back of Curb Grade 1000 — Edge of Gutter 1000 — Spot Grade | <ul style="list-style-type: none"> Proposed Fire Hydrant Proposed Sanitary Manhole Curb Inlet Junction Box Ex. Gas Meter Ex. Water Valve Ex. Sanitary Manhole Ex. Fire Hydrant Ex. Power Box Ex. Telephone Pedestal Ex. Street Light Proposed Street Light Ex. Sign Curb Inlet Area Inlet |
|--|--|



PROJECT BENCH MARK
 Square cut on top of Northwest corner of bridge at US 169 Highway & 223rd Street
 Elev. = 975.26
 (Add 104.24 to elevations on these plans to correspond to datum for Blackhawk Benefit District Plans, bench mark elevation of 1079.50)

| | | | | | | | |
|--|--------------|----------------|--------------|--------------------------|------|-----------|----|
| | | | | | | | |
| 4 | 3 | 2 | 1 | No. | Date | Revisions | By |
| Designed By: AL | Drawn By: AL | Checked By: AL | Date: 1/9/10 | Job No.: 30330 | | | |
| | | | | | | | |
| CIVIL ENGINEERS LAND SURVEYORS - LAND PLANNERS 455 W. WASHINGTON ST. OLAH, KANSAS 66063 PHONE: (620) 764-1076 FAX: (620) 764-8855 | | | | | | | |
| Blackhawk Apartments | | | | Site Grading Plan | | | |
| Sheet No. 3 of 14 | | | | | | | |
| Site Grading Plan | | | | | | | |



PLANT SCHEDULE

| SHRUBS | BOTANICAL NAME / COMMON NAME | CONT | SHRUBS | BOTANICAL NAME / COMMON NAME | CONT | SHRUBS | BOTANICAL NAME / COMMON NAME | CONT |
|--------|---|-------|--------|---|-------|--------|--|-------|
| ● | <i>Calamagrostis scutiflora</i> 'Karl Foerster' / Feather Reed Grass 24'-30" hgt. | 3 gal | ⊕ | <i>Jurinea virginiana</i> 'Grey Owl' / Grey Owl Juniper 24'-30" hgt. & sp. | 3 gal | ⊗ | <i>Rhus copallina latifolia</i> 'Prairie Flame' TM / Dwarf Sumac 24'-30" hgt. | 3 gal |
| ● | <i>Chaenomeles speciosa</i> 'Texas Scarlet' / Texas Scarlet Common Flowering Quince 24'-30" hgt. & sp. | 3 gal | ⊕ | <i>Miscanthus sinensis</i> 'Morning Light' / Eudalla Grass 24'-30" hgt. | 3 gal | ⊗ | <i>Rhus typhina</i> 'Tiger Eyes' / Tiger Eyes Sumac 24'-30" hgt. | 3 gal |
| ⊕ | <i>Euroyymus alatus</i> 'Compactus' / Compact Burning Bush 24'-30" hgt. & sp. | 3 gal | ⊕ | <i>Nepeta x faassendii</i> 'Walkers Low' / Walkers Low Catmint 12"-15" hgt. & sp. | 1 gal | ○ | <i>Schizachyrium scoparium</i> 'Blaze' / Blaze Little Bluestem 15"-18" hgt. | 1 gal |
| ○ | <i>Hyperticum kalifornicum</i> / Kalm St. Johnswort 18"-24" hgt. & sp. | 2 gal | ○ | <i>Panicum virgatum</i> 'Shenandoah' / Burgundy Switch Grass 24'-30" hgt. | 3 gal | ○ | 20 <i>Sedum spectabile</i> 'Autumn Fire' / Showy Stonecrop 12"-15" hgt. & sp. | 1 gal |
| ⊗ | <i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper 30" hgt. & sp. | 3 gal | ⊗ | <i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Niveaibark 24'-30" hgt. & sp. | 3 gal | ⊕ | 6 <i>Spiraea x bumalda</i> 'Gold Flame' / Gold Flame Spiraea 18"-24" hgt. | 3 gal |

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

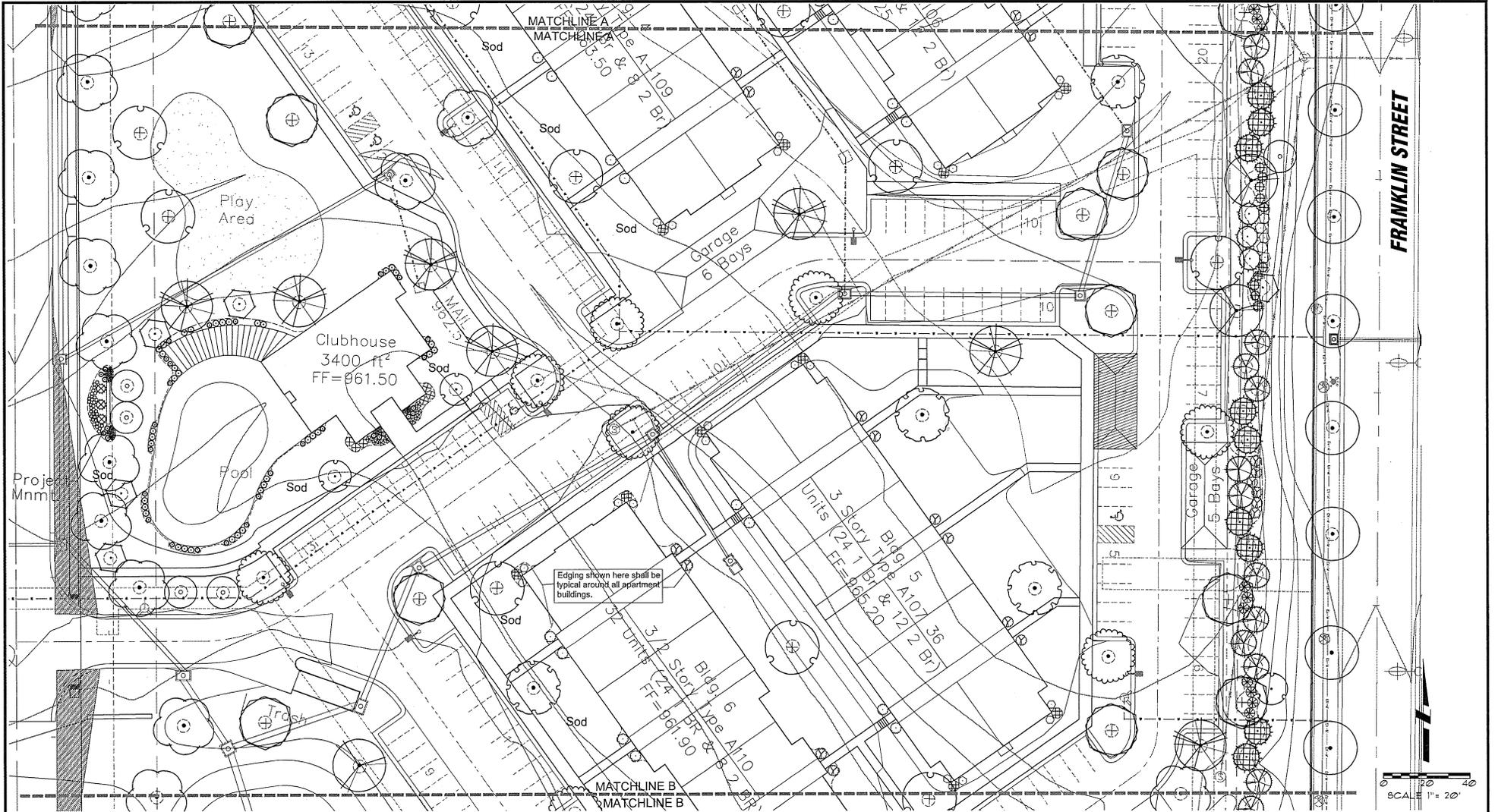
Final Landscape Plan

Blackhawk Apartments
Spring Hill, Kansas



Oppermann LandDesign, LLC
Land Planning • Landscape Architecture
18900 West 17th Street
Cherry, Kansas 66001
913.894.9407

NOTE:
SEE SHEET L-4 FOR PLANT QUANTITIES



Edging shown here shall be typical around all apartment buildings.

PLANT SCHEDULE

| SHRUBS | BOTANICAL NAME / COMMON NAME | CONT | SHRUBS | BOTANICAL NAME / COMMON NAME | CONT | SHRUBS | BOTANICAL NAME / COMMON NAME | CONT |
|--------|--|-------|--------|--|-------|--------|---|-------|
| ● | Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24'-30" hgt. | 3 gal | ⊕ | Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24'-30" hgt. & sp. | 3 gal | ⊗ | Rhus copallina latifolia 'Prairie Flame' TM / Dwarf Sumac 24'-30" hgt. | 3 gal |
| ○ | Chaenomeles speciosa 'Texas Scarlet' / Texas Scarlet Common Flowering Quince 24'-30" hgt. & sp. | 3 gal | ○ | Miscanthus sibiricus 'Morning Light' / Eubalia Grass 24'-30" hgt. | 3 gal | ⊗ | Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24'-30" hgt. | 3 gal |
| ⊕ | Eonymus alatus 'Compactus' / Compact Burning Bush 24'-30" hgt. & sp. | 3 gal | ⊕ | Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint 12'-15" hgt. & sp. | 1 gal | ○ | Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem 15'-18" hgt. | 1 gal |
| ⊕ | Hypericum kalifornicum / Kalm St. Johnswort 18'-24" hgt. & sp. | 2 gal | ⊕ | Panicum virgatum 'Shenandoah' / Burgundy Switch Grass 24'-30" hgt. | 3 gal | ○ | Sedum spectabile 'Autumn Fire' / Showy Stonecrop 12'-15" hgt. & sp. | 1 gal |
| ⊕ | Juniperus chinensis 'Sea Green' / Sea Green Juniper 30" hgt. & sp. | 3 gal | ⊕ | Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24'-30" hgt. & sp. | 3 gal | ⊕ | Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea 18'-24" hgt. | 3 gal |

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NOTE:
SEE SHEET L-4 FOR PLANT QUANTITIES

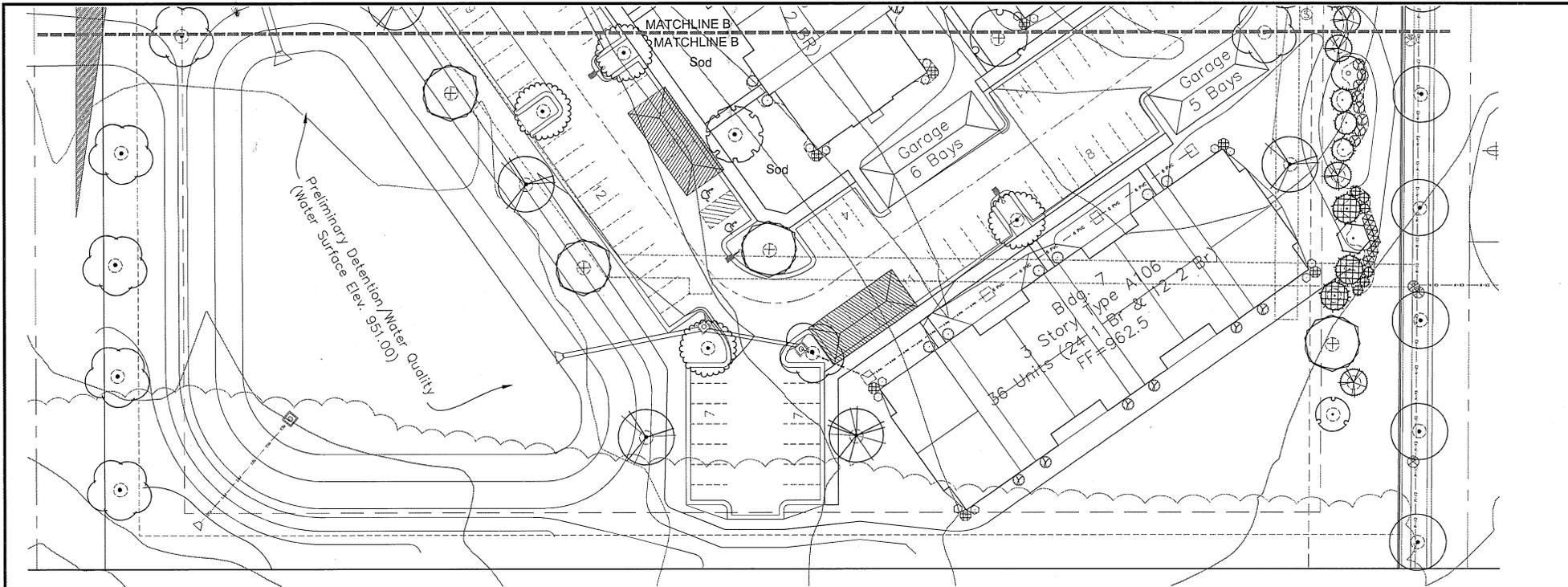
Final Landscape Plan

Blackhawk Apartments
Spring Hill, Kansas

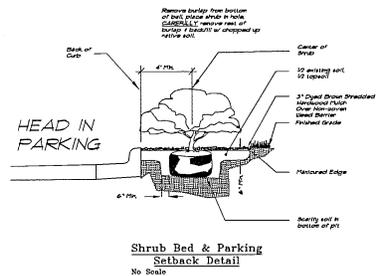


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Overland Park, Kansas 66201
opperm@landdesign.com
345@opperm.com
913.894.9407

L-3 of 4



- Seagreen Juniper
 - Heavy Metal Switch Grass
 - Manicum Virgatum 'Heavy Metal'
 - Juniperus Chinensis 'Seagreen'
 - Manicum Virgatum 'Heavy Metal'
- 18"-24" sp. 4' o.c.
3 gal. 4' o.c.
- Free Standing Against Wall Transformer
Free Standing Clusters Small Box
- Note: Quantities Not Included in Plant List
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE
- Typical Utility Box Screening Details**
No Scale



PLANT SCHEDULE

| SHRUBS | QTY | BOTANICAL NAME / COMMON NAME | CONT |
|--------|-----|---|-------|
| ● | 42 | Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24"-30" hgt. | 3 gal |
| ○ | 38 | Chaenomeles speciosa 'Texas Scarlet' / Texas Scarlet Common Flowering Quince 24"-30" hgt. & sp. | 3 gal |
| ⊕ | 28 | Euonymus alatus 'Compactus' / Compact Burning Bush 24"-30" hgt. & sp. | 3 gal |
| ⊕ | 56 | Hypericum kalifornicum / Kalm St. Johnswort 18"-24" hgt. & sp. | 2 gal |
| ⊕ | 47 | Juniperus chinensis 'Sea Green' / Sea Green Juniper 30" hgt. & sp. | 3 gal |
| ⊕ | 52 | Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24"-30" hgt. & sp. | 3 gal |
| ○ | 37 | Miscanthus sinensis 'Morning Light' / Eulalia Grass 24"-30" hgt. | 3 gal |
| ⊕ | 8 | Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint 12"-15" hgt. & sp. | 1 gal |
| ○ | 40 | Panicum virgatum 'Shenandoah' / Burgundy Switch Grass 24"-30" hgt. | 3 gal |
| ○ | 65 | Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp. | 3 gal |
| ⊕ | 10 | Rhus copallina latifolia 'Prairie Flame' TM / Dwarf Sumac 24"-30" hgt. | 3 gal |
| ○ | 16 | Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24"-30" hgt. | 3 gal |
| ○ | 42 | Schizanthus scoparium 'Blaze' / Blaze Little Bluestem 15"-18" hgt. | 1 gal |
| ○ | 20 | Sedum spectabile 'Autumn Fire' / Showy Stonecrop 12"-15" hgt. & sp. | 1 gal |
| ⊕ | 6 | Spiraea x bumalda 'Gold Flame' / Gold Flame Spirea 18"-24" hgt. | 3 gal |



Final Landscape Plan

Blackhawk Apartments
Spring Hill, Kansas

L-4 of 4

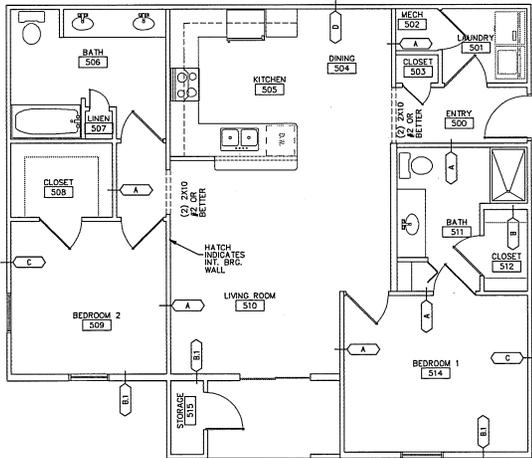


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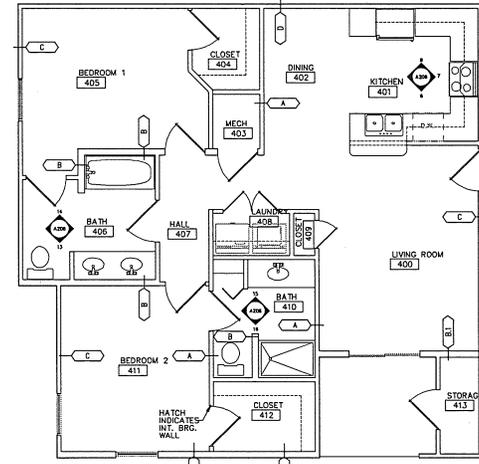
oppermannlanddesign.com
pads@oppermann.com

Utility Note:
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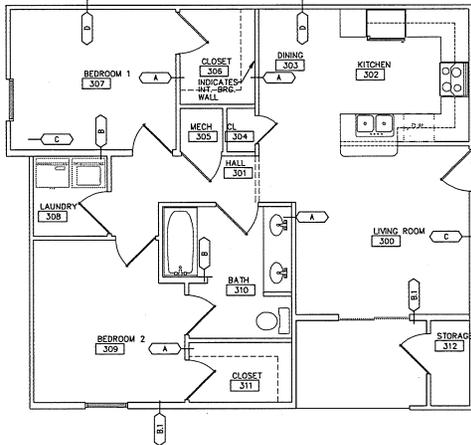
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1/4" 1-0" ROSS S.F. 1070 NET 1024



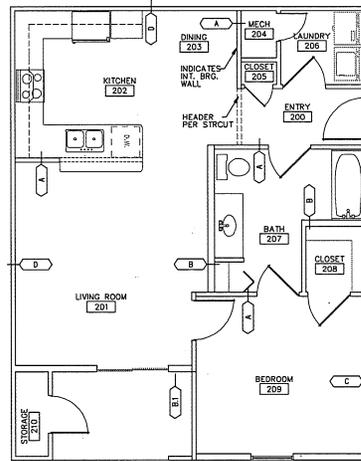
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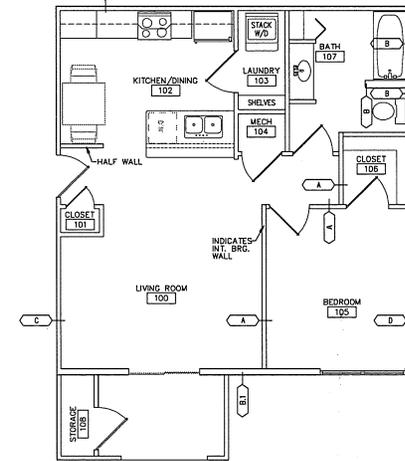
RE: A103 FOR DIMENSIONS, DETAIL S AND NOTES

3 F OOR P AN - NIT 3
1/4" 1-0" ROSS S.F. 844 NET 802



RE: A102 FOR DIMENSIONS, DETAIL S AND NOTES

2 F OOR P AN - NIT 2
1/4" 1-0" ROSS S.F. 740 NET 702



RE: A101 FOR DIMENSIONS, DETAIL S AND NOTES

1 F OOR P AN - NIT 1
1/4" 1-0" ROSS S.F. 668 NET 631



BCS Design, Inc.
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Architectural Firm
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Fax: (913) 780-5088

BlackHawk Apartments
226th & Franklin Streets
Spring Hill, Kansas

Final Development Plan Not For Construction

PROJECT NO.: 2013-78
DATE: 12.30.2014
DRAWN BY: BCS STAFF
REVIEWED BY:

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REVIEWED BY:

REVISED:

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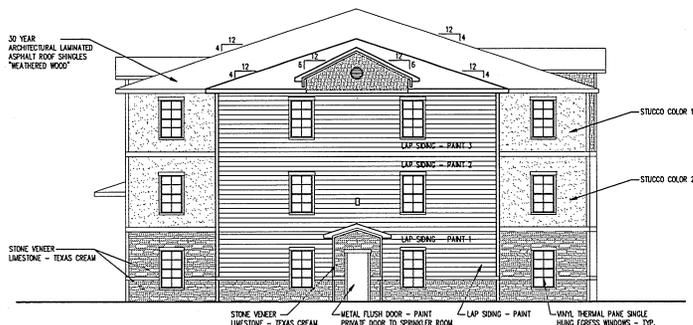
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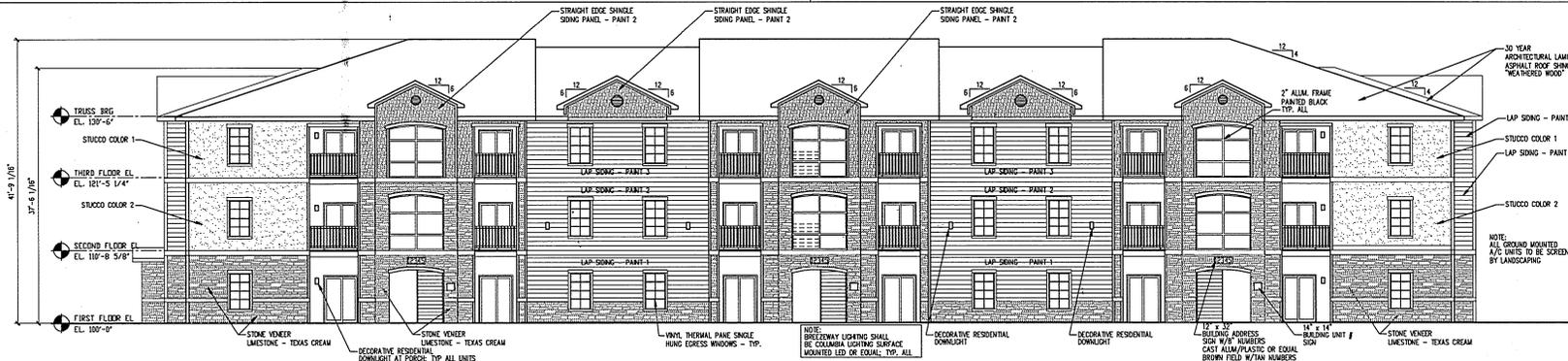
4 B I D I N A - B A C K E E V A T I O N
1/8" = 1'-0"



3 B I D I N A - R I G H T E E V A T I O N
1/8" = 1'-0"



2 B I D I N A - R I G H T E E V A T I O N
1/8" = 1'-0"



1 B I D I N A - F R O N T E V A T I O N
1/8" = 1'-0"



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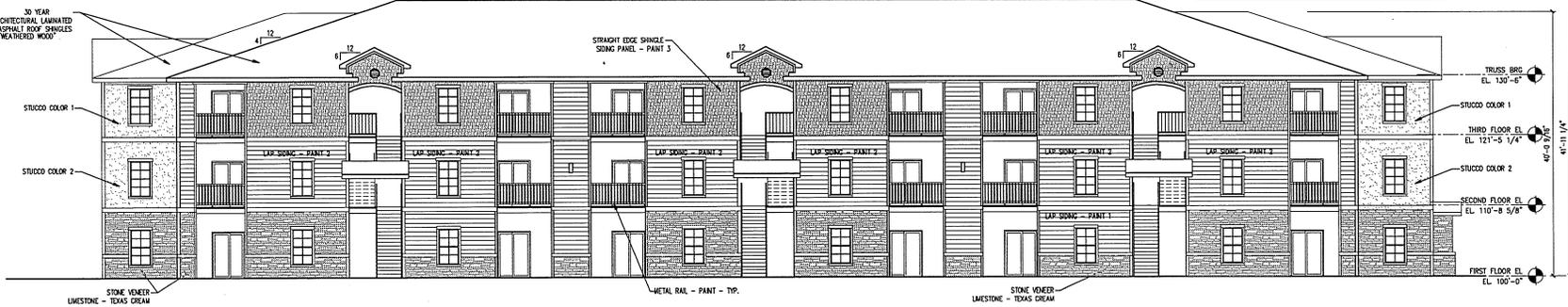
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NOTE: ALL EXTERIOR LIGHTING SHALL BE COLLORED LIGHTING SURFACE MOUNTED LED OR EQUAL, TYP. ALL

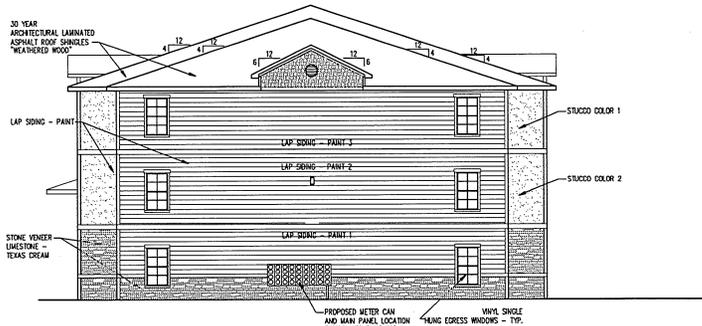
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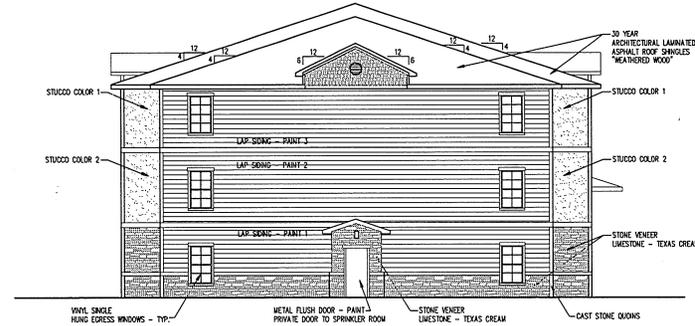
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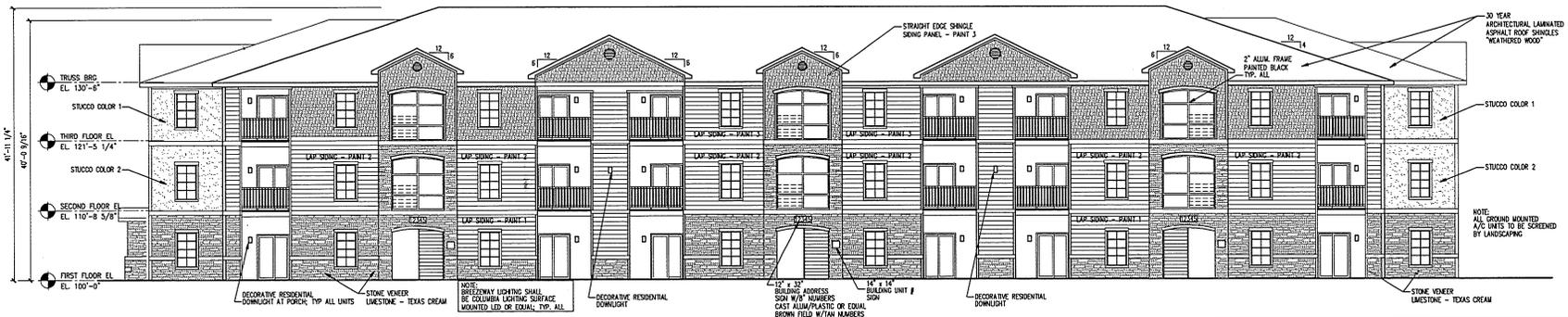
4 B I D I N B - B A C K E E V A T I O N
1/8" = 1'-0"



3 B I D I N B - R I G H T E E V A T I O N
1/8" = 1'-0"



2 B I D I N B - L E F T E E V A T I O N
1/8" = 1'-0"



1 B I D I N B - F R O N T E E V A T I O N
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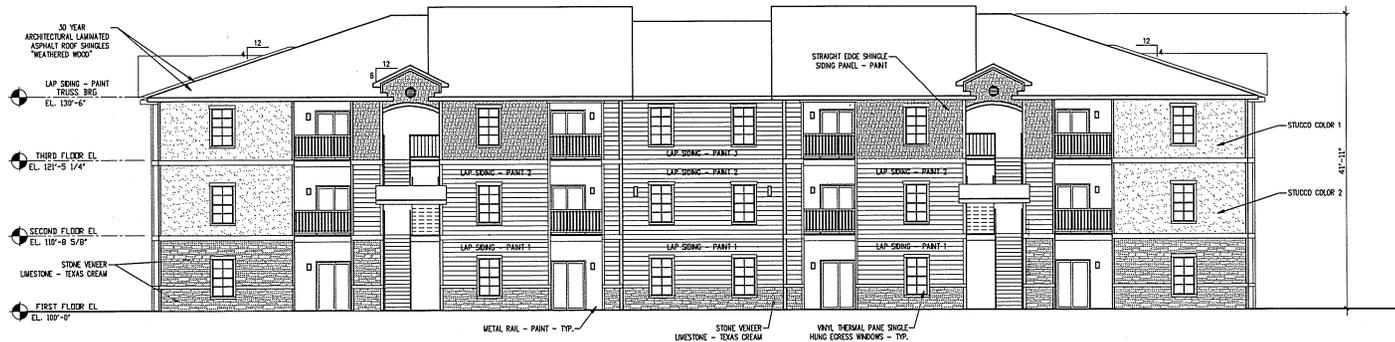
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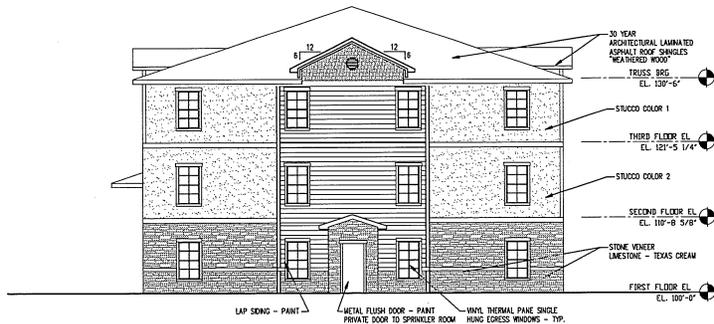
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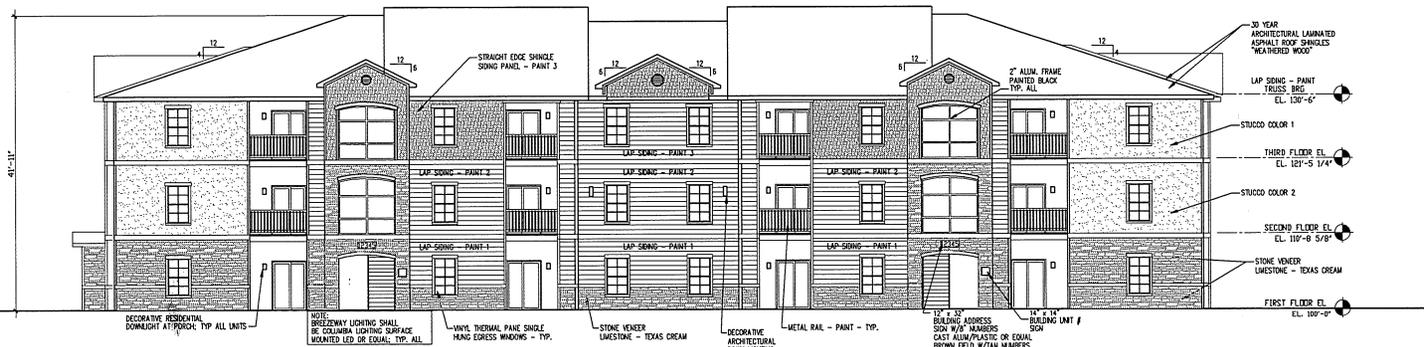
4 B I D I N C - B A C K E E V A T I O N
1/8" = 1'-0"



3 B I D I N C - R I G H T E E V A T I O N
1/8" = 1'-0"



2 B I D I N C - L E F T E E V A T I O N
1/8" = 1'-0"



1 B I D I N C - F R O N T E E V A T I O N
1/8" = 1'-0"



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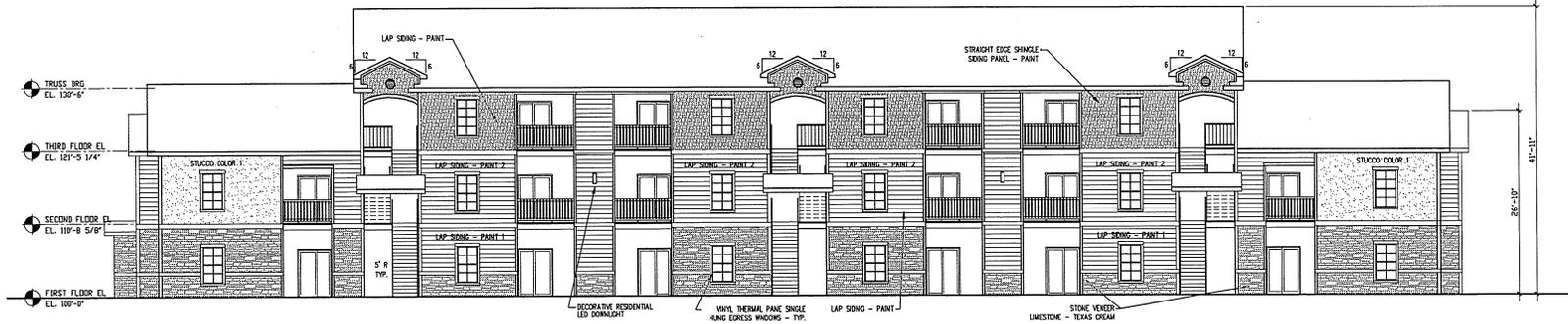
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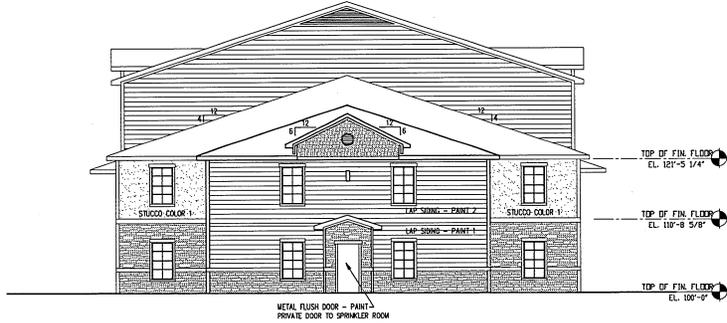
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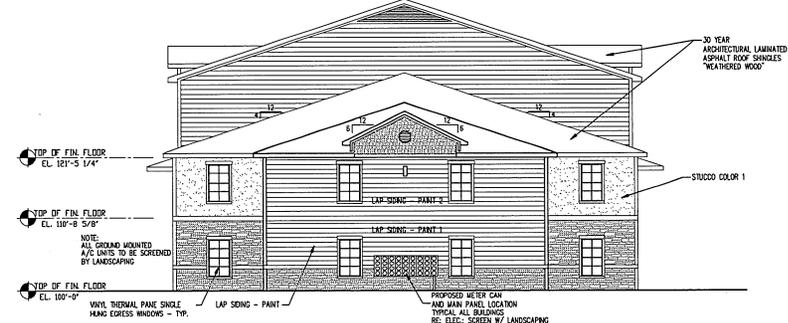
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4 B I D I N D - B A C K E E V A T I O N
1/8" = 1'-0"



3 B I D I N D - R I G H T E E V A T I O N
1/8" = 1'-0"



2 B I D I N D - L E F T E E V A T I O N
1/8" = 1'-0"



1 B I D I N D - F R O N T E E V A T I O N
1/8" = 1'-0"



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BlackHawk Apartments
 226th & Franklin Streets
 Spring Hill, Kansas

Final Development Plan Not For Construction

PROJECT NO.: 2013-78
 DATE: 12.30.2014
 DRAWN BY: BCS STAFF
 REVIEWED BY:
 REVISED:

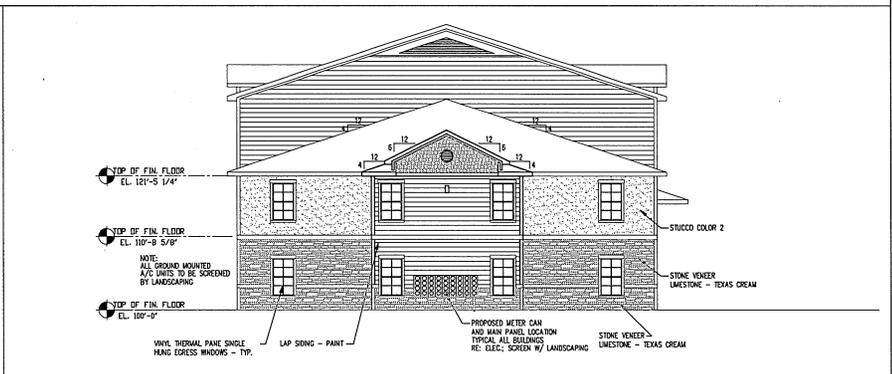
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A204
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4 B I D I N E - B A C K E E V A T I O N
 1/8" = 1'-0"



3 B I D I N E - R I G H T E E V A T I O N
 1/8" = 1'-0"



2 B I D I N E - L E F T E E V A T I O N
 1/8" = 1'-0"



1 B I D I N E - F R O N T E E V A T I O N
 1/8" = 1'-0"



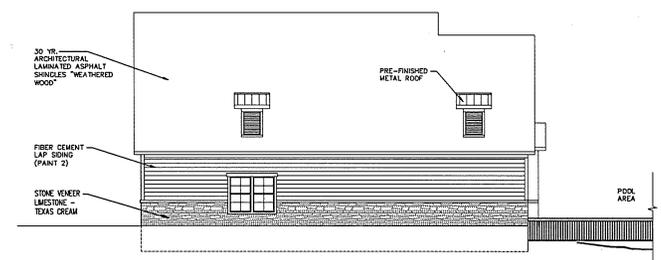
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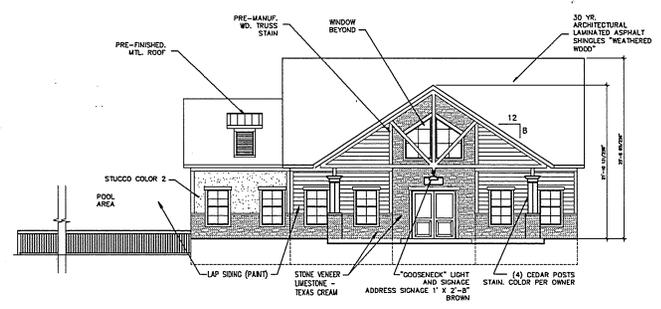
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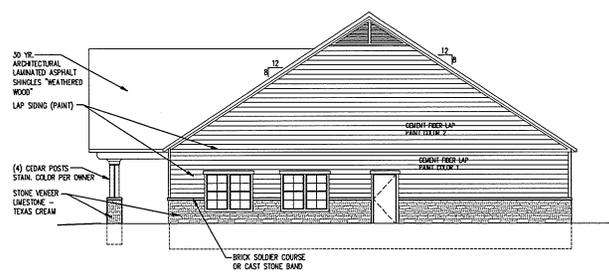
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A205
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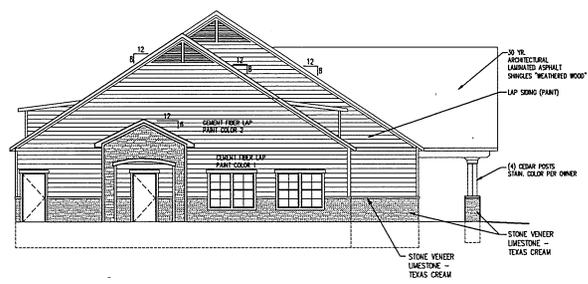
3 C BHO SE REAR E EVATION
 1/8" 1-0"



1 C BHO SE FRONT E EVATION
 1/8" 1-0"



4 C BHO SE RI HT SIDE E VE VATION
 1/8" 1-0"



2 C BHO SE LEFT SIDE E VE VATION
 1/8" 1-0"