PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, NOVEMBER 7, 2017
7700 MISSION ROAD
7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES – OCTOBER 3, 2017
APPROVAL OF AMENDMENT TO THE PLANNING COMMISSION MINUTES OF AUGUST 1, 2017

III. PUBLIC HEARINGS

IV. NON-PUBLIC HEARINGS

PC2017-112 Request for Sign Approval
7501 Mission Road
Zoning: C-0
Applicant: Greg Thornhill

PC2017-113 Request for Site Plan Approval - Antenna
5000 West 95th Street
Zoning: C-0
Applicant: Verizon Wireless

PC2017-114 Request for Lot Split Approval
5014 West 68th Street
Zoning: R-1a
Applicant: Alen Townley for Moffitt Realty

V. OTHER BUSINESS
Annual Review of Comprehensive Plan

VI. ADJOURNMENT

Plans available at City Hall if applicable
If you cannot be present, comments can be made by e-mail to
Cityclerk@Pvkansas.com

*Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.

PLANNING COMMISSION MINUTES
OCTOBER 3, 2017

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 3, 2017 in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Melissa Brown, Gregory Wolf, James Breneman, Patrick Lenahan, Jeffrey Valentino and Jonathan Birkel.

The following persons were present in their advisory capacity to the Planning Commission: P.J. Novick, City Planning Consultant; Wes Jordan, City Administrator; Serena Schermoly, Council Liaison, Mitch Dringman, Building Official and Joyce Hagen Mundy, Commission Secretary.

APPROVAL OF MINUTES

James Breneman moved for the approval of the minutes of the September 12, 2017 regular Planning Commission meeting as presented. The motion was seconded by Gregory Wolf and passed by unanimously.

NON PUBLIC HEARINGS

PC2017-111 Request for Final Development Plan Approval 9300 Parkside Drive

Gregory Wolf stated that his law firm represented VanTrust and that he would therefore need to recuse himself from hearing this application due to a professional conflict of interest and left the meeting.

Justin Duff with VanTrust Realty, 4900 Main Street, Suite 400, Kansas City, Missouri, introduced the following team members in attendance:
Eric Westman with Alley Poyner Macchietto Architect, 1516 Cuming Street, Omaha, NE
Pat Day with DIAL Senior Properties, 11506 Nicholas Street, Omaha, NE
Doug Ubben with Phelps Engineering, 1270 N. Winchester, Olathe, KS

Pat Day provided background on Dial Realty noting that they were formed in 1992 and have communities in Iowa, Omaha and Kansas City. They focus on providing Independent Living, Assisted Living and Memory Care facilities They approached VanTrust because they liked the location, the site, and the demographics of the area. They reviewed the plan presented by VanTrust with its preliminary development plan for the area and feel they can work within the scope of that plan. The proposed project will be called Silvercrest at Meadowbrook.

Justin Duff stated the original senior community plan approved had 330 units of Independent Living, Assisted Living and Memory Care Services. The density of the

proposed plan, at full build-out, is less at 222 units which include 60 Assisted Living Units, 20 Memory Care Units and 142 Independent Living Units. The smaller senior living community will be lower in height and provide more green space. The retaining walls proposed and approved in the preliminary development plan will not be needed in some areas and will be reduced in height in other areas and will not be visible from Nall Avenue. Mr. Duff stated the proposed plan remains in spirit with the preliminary development plan approved by the Commission and fits within the vision of the full Meadowbrook development.

Pat Day noted the senior housing center that is proposed will be a total of six (6) interconnected buildings to be constructed in 2 to 3 phases. Buildings 1 through 4 are part of the first phase. Buildings 5 and 6 will follow with future phases. Phase 1 will contain 20 Memory Care Units, 60 Assisted Living Units and 58 Independent Living Units for a total of 138 units. At full build-out, the site will have 102 surface parking spaces and 101 under-building parking spaces and each phase complies with the established parking requirements.

PJ Novick, Planning Consultant for the Meadowbrook Project, stated that he has been working on the development team over the past three months. The proposed plan is not impacted by the 5% rule; this only applies to an increase in the number of dwelling units or building lot coverage allowed from the previously approved preliminary development plan for this facility. The density is lower, the green space is higher and the overall height is lower.

The buildings are proposed to be constructed of a combination of natural stone; full-depth brick, fiber cement lap siding, and fiber cement board & batten siding. The colors range from white to light gray to dark grey. Laminate shingles are proposed for the roof including some areas with gray colored standing seam metal.

The general scale, layout, and drive locations of the proposed senior housing center are consistent with that shown on the Preliminary Development Plan and the buildings comply with the established setback and height limits. The project density is a total of 222 units at full build-out, 118 units less than the 330 units shown on the approved Preliminary Development Plan.

The applicant has provided a concept plan for how they may wish to divide the property into 4 lots for the purpose of financing. It should be noted that the plat has not been reviewed for compliance with city regulations and will require separate review and approval of both a preliminary and final plat.

Project History

On November 12, 2015, the Planning Commission held a public hearing on the requested rezoning of the greater Meadowbrook property to MXD (Mixed Use District) including the related Preliminary Development Plan and Preliminary Plat. The Commission adopted a motion to find favorably the findings of fact based on the “golden factors” as detailed in the Commission report dated November 12, 2015, and recommended to the City Council approval of the requested rezoning and proposed Preliminary Development Plan subject to a set of conditions of approval.

Following the Commission hearing, on December 7, 2015, the City Council reviewed the applications and the Commission recommendation and approved the rezoning and the Preliminary Development. The Final Development Plan for the single family residential and apartment complex component of the Preliminary Development Plan was reviewed and approved by the Planning Commission on March 4, 2016.

As noted with the approval in March of 2016 of the first Final Development Plan for Meadowbrook, Final Development Plans for the senior living center and the hotel would be submitted at a later date.

Mr. Novick noted there are no outstanding issues and the proposed Final Development Plan is consistent with the approved Preliminary Development Plan. The applicant will need to submit a separate application for approval of a Preliminary Plat and subsequent Final Plat if they wish to subdivide this property. The proposed parcel lines shown in the Final Development Plan have not been reviewed for compliance with the City Code and all requirements must be met.

Staff recommends the Commission approve the Final Development Plan, subject to the following conditions which were reviewed by Mr. Novick:

1. The brick and stone building exterior shall not be painted and appropriately scaled trim shall be provided along all window edges and wall transitions.

2. An ornamental or decorative style garage door shall be utilized for the opening proposed for Building #5.

3. Prior to issuance of any building permits, the applicant shall update the Final Development Plan to detail the location of exterior light fixtures, excluding building mounted, and provide fixture sheets for the parking lot lighting.

4. Prior to issuance of any building permits, the applicant shall provide engineered design calculations and plans for all retaining walls exceeding 4 ft. in height. Mr. Novick noted the preliminary development plan had the retaining walls rising above the grade with the condition added that the retaining walls along Nall were to be constructed of or faced with a natural stoned. The proposed retaining walls will not be visible from Nall. They can only be seen from the interior of the site.

5. Prior to issuance of any building permits, the applicant shall update the Final Development Plan to include details for the trash enclosure and screening methods for all HVAC/building mechanical equipment to ensure that all trash dumpsters, recycling bins, HVAC and building mechanical equipment, etc., is fully screened from view. All screening shall be designed and constructed of materials that are durable and consistent and compatible with the building architecture.

6. Prior to issuance of any building permits, the applicant shall update the Final Development Plan to show the following minimum required tree sizes: shade trees 3-inch caliper, ornamental trees 3-inch caliper, and evergreens 8' height.

7. Prior to issuance of any building permits, the applicant shall address any outstanding City comments, including Public Works and Fire Department comments, provide updated plans, obtain approval of the storm water management plan, and verify compliance with emergency vehicle circulation requirements.

Eric Westman presented a color rendering of the proposed complex pointing out the efforts made to make the proposed building compliment the apartment building and other construction within the project. He noted that the buildings have been moved further from the homes on the north side. The taller portions of the buildings will be on the right and the south side. The garages will be located under the buildings. He pointed out the location of the different buildings providing Memory Care and Assisted Living services.

Mr. Westman reviewed the location and change in height of the retaining walls as pointed out by Mr. Novick noting they are only visible from the interior of the project. They are proposing two large monument signs (one visible from Nall and one at their entrance) a smaller monument sign near the main building with monument type way finding signs identifying parking. All signs will be stacked stone-faced look or masonry veneer with precast stone top cap, similar in design with other signs within the development.

The Independent Living buildings have an open view of the park. The Assisted Living building and Memory Care building have internal courtyards. Mr. Westman explained how they parcel out sections of land to accommodate their phased development.

The building materials to be used include standing seam roofing (gray), architectural asphalt shingles, and fiber cement lap siding dark grey in color, fiber cement lap siding light grey in color and fiber cement board and batten system in white. The full bed masonry to be used is Antique Grey matching that of the apartments located on site and the main features will be full bed natural stone. Mr. Westman stated that they would like the Commission to reconsider staff recommended condition #1 prohibiting the painting of brick. They would like to paint the entry brick white to make the accent features "pop out". He noted that painting of brick is allowed in the project vision book.

Mr. Westman reviewed the proposed light fixtures which will be dark bronze in color and include an oversized custom chandelier in the entry area, with wall sconces as accent lighting on the corners of the buildings. Pathway lighting and Parking lot lighting are similar to those already approved for the development.

Pat Day reviewed the locations of the different service components with the Memory Care section being a one-story building with 20 units facing 95th Street. The Assisted Living section is in a three-story building with 60 units facing Nall. The phase one

independent building is a four-story building with 58 units facing the park on a platform garage. The phase two and phase three buildings will be for Independent Living. Building 5 is a four-story building with 52 units just north of the initial complex and Building 6 is a four-story building with 32 units south of the initial complex facing the park.

James Breneman stated he is bothered by the lack of skilled nursing services in the community. The original plan presented did include skilled nursing which has been a demonstrated need for this area based on the waiting list for Claridge Court skilled nursing facilities. Pat Day responded that residents are provided rehabilitation services within their units. Mr. Breneman stated he is not referring to rehabilitation, but ongoing skilled nursing care. He feels its omission is letting the community down. Nancy Wallerstein asked why this component was not included. Mr. Day responded that Dial Properties does not offer skilled nursing services in any of its communities. Justin Duff stated that it was included in the original plan based on a possible market demand. It was approved to be included, but not required to be included.

Jonathan Birkel asked what the HVAC operating system was. Mr. Westman replied that it would be a boiler system with pipes and the Independent Living units would use heat pumps. He stated that all of the operating units will be placed on the rooftop and would not be visible to the public; showing the locations on the elevation drawings. Mr. Birkel confirmed that on the east elevation the roof will need to be lowered to drop in the mechanical units. Mr. Westman replied the internal deck is three feet lower for the mechanical units.

Jim Breneman noted the elevations reflected a lot of brick. Mr. Westman stated that is the primary building material for the community. Mrs. Wallerstein asked if the applicant had a materials board that that the Commission could see. They did not. Mr. Breneman noted the plans submitted contained three different brick base materials.

Jeffrey Valentino expressed concern with the consistency of the proposed signs. Mr. Novick replied the materials used are similar to those throughout the development and he feels they will blend in with the others and meet the intent of the previous approval. Mr. Valentino stated he would like to see them be more like the others. Mr. Novick stated this could be reviewed further, particularly for the internal signage.

Mr. Valentino requested a review of the elevation heights noting that this was an area of significant discussion in the initial approval. Mr. Westman provided the following heights from ground to roof: Independent Living building – 66'6"; Assisted Living building – 56'6"; Commons roof – 36'; Memory Care Building – 26'2" and the highest point over the garage is 84'. The highest point on the original submittal approved was over 90 feet. All of the elevations are lower than what was approved in the preliminary development plan approval.

Jim Breneman noted the retaining wall shown on the south elevation has a fence. Mr. Novick replied that if there is no walkway adjacent to the wall a fence is not necessary. He did note the preliminary plan approval condition requiring limestone on any retaining

walls exposed along the Nall right of way could be added to the final plan conditions of approval.

Jim Breneman asked if the fire department had reviewed the plans. Doug Ubben with Phelps Engineering stated the plans were sent to the fire district and that they are continuing to work with them. Mr. Novick noted that fire department concerns with the original submittal should be alleviated with this reduced building footprint and he does not anticipate any issues. Mr. Breneman noted there is no fire hydrant shown in the future development locations and suggested that they be added with the phase 1 construction.

Mr. Breneman stated the plans show a slope of 25% and questioned how that would be maintained. Mr. Ubben stated the slope was 20-23% and was considered mowable. Mr. Novick added that standard equipment can mow slopes up to 3:1 (33%).

Jonathan Birkel confirmed the project is designed with cohesive walls creating a strong structural stability.

Patrick Lenahan questioned the elevation on the Independent Living building and how it would screen the mechanical units. He wants the units screened and feels the depicted roofline softens the roof area. He does not want to see sections of the roof removed where mechanical wells are provided.

Nancy Wallerstein asked how many underground parking spaces were provided and if they were for residents only or both residents and staff. Mr. Day replied there are 65 spaces for use by the residents. He showed the location for staff parking in the southwest corner of the complex. Mrs. Wallerstein asked how many employees were anticipated and what that number would be at its peak. Mr. Day responded 80 to 90 employees with a maximum of 30 at any one time. Mr. Breneman asked about shift changes. Mr. Day stated that everyone does not shift change at the same time. Mrs. Wallerstein noted the southwest lot only had 30 spaces.

Jonathan Birkel asked how much parking was planned for the 60 Assisted Living units. Mr. Day replied no parking is planned for residents; however, 52 spaces are available for guests. He stated the parking is based on their experiences at their other communities which have been consistent. Mrs. Wallerstein asked where the overflow on holidays would park. Justin Duff stated that parking would be available on the street within the development. Mr. Birkel confirmed that street parking is parallel parking.

Nancy Wallerstein asked about trash procedures. Doug Ubben referred to the back entrance area for the residents and pointed out two areas where several small dumpsters will be pulled out for pickup from the garage. The larger bins from the kitchen will be located within the enclosures on the south side of the development. Melissa Brown asked how trash would be handled in area 5. PJ Novick responded that they will have to be pulled to the identified areas. All trash will be screened. Justin Duff noted that all service traffic will enter off 94th Terrace and Rosewood.

Patrick Lenahan noted that parking shown on sheet C-1 calculations only deal with the phase 1 construction, what happens in phase 2 to accommodate parking. Mr. Westman replied those buildings will have underground parking and will have additional parking available to the north. Based on their experience, they do not believe that these will be needed. Mr. Lenahan suggested that they be added to the calculations to ensure that they are available. Jonathan Birkel asked how many parking spaces were allotted per Independent Living unit. Mr. Day responded 1.5 spaces. Nancy Wallerstein noted the future parking lot abuts the townhomes. Mr. Duff stated that there is a buffer between the townhomes and the parking lots that they are comfortable with.

Eric Westman noted the future units require 56 parking spaces and 57 spaces are provided by the garages along with the 22 available in the lot. Their goal is to accommodate all residential parking in the garage.

Jonathan Birkel asked what the average age of residents in Independent Living was. Pat Day replied 84 -85 years old.

Mr. Breneman suggested that they construct the future parking lots during phase 1 so they do not have to disrupt the area in future phases. Mr. Day responded that their experience has shown there is not a need for lots of parking. They do not want empty parking lots, so although they plan for them, they do not want to construct them until the need is demonstrated.

Nancy Wallerstein asked for a time frame for phase 2 and 3. Mr. Westman replied that it will be after phase 1 is built-out and stabilized. Construction of phase 2 and 3 will be market driven.

Jonathan Birkel stated that he was uncomfortable with the use of streets in the residential area for overflow parking. Mr. Day responded that in their 12 other communities they have not had any need for overflow parking.

Justin Duff noted the need to be careful not to design to an overflow condition. Mrs. Wallerstein noted that less asphalt is always good, but they are just trying to think through possible situations/problems. Mr. Birkel stated that based on the average age of their residents, he feels that the parking is sufficient. Mr. Breneman noted the additional staff required for phase 2 & 3 buildings could create a need for more parking.

PJ Novick stated that a condition could be added when phase 2 and 3 are constructed if additional parking is needed the Building Official can require it. Mr. Duff noted that if their past experience doesn't hold true, there will be indications that additional parking is needed.

Nancy Wallerstein stated that she is looking for contrast on the buildings. Mr. Westman noted the darker colors surrounding the windows, doors and gutters. There will be textural changes providing contrast. They are asking to be allowed to paint the brick white to help those contrasts to pop out.

Jonathan Birkel confirmed that it would all be type 5 construction except for the garages. Jeffrey Valentino asked for the ratio of full balconies on units. Mr. Westman stated he did not know the ratio, but noted that the Assisted Living building does not have full balconies.

Melissa Brown expressed concerns with the grading coming off from Nall storm water may flow directly toward the building. She feels the grading could be used to direct more storm water to the north away from the building. Mr. Westman noted that the city has the most intense stormwater review process that he has seen. Doug Ubben reviewed the mechanisms in place to divert the water including swales and drainage piping directing the water away from the building. The drainage system is designed to address the 100 year storm.

Melissa Brown questioned the layout of the one story Memory Care building. She expressed concern that one third of the units are looking out over the service area with only 25% of the units looking out into the courtyard. Mr. Lenahan noted these residents are unlikely to be concerned with views from their units. Mr. Breneman note similar layout for the Assisted Living area. Pat Day responded they are very focused on the atmosphere created for their clients. They will be adding landscaping around the building outside of windows. Their courtyards will be impressive.

Chairman Nancy Wallerstein asked for last part of the applicant's presentation on the civil engineering features.

Doug Ubben noted that many of these features have been addressed through Commission questions. He reviewed how the plan proposed handles the large drop in grade from Nall. The maintenance access from the southeast corner is consistent with the preliminary development plan approved. Mr. Ubben verified that fire hydrants will be added.

Jonathan Birkel confirmed that no on site storm drainage retention is needed. Mr. Ubben reviewed how the three ponds in the development will address storm drainage issues and how the water from the site will be treated.

Mr. Ubben pointed out the monument sign location along Nall.

Mrs. Wallerstein noted that she has five additional conditions written down from the discussion of the Commission regarding the application. Mr. Novick stated he had four and read his four. Mrs. Wallerstein noted her fifth was regarding the location of the directional sign being placed closer to the monument signs by Mr. Valentino. Mr. Valentino stated he did not feel that needed to be a condition of approval.

PJ Novick stated that applicant is requesting permission to paint the brick white on the one-story entry to the commons building to create a greater contrast, which is allowed by the vision book approved for the development.

Melissa Brown stated that she doesn't like painted brick. Justin Duff stated there will be homes constructed in the development that will that will want to have stucco over the water table and painted homes will be in the fabric of the development.

Mrs. Wallerstein polled the Commission on the question of keeping condition number 1 as recommended by staff with the majority of the Commission desiring to keep condition one.

Patrick Lenahan moved the Planning Commission approve PC2017-111 the Final Development Plan for Silvercrest at Meadowbrook, 9300 Parkway Drive subject to the following conditions of approval:

1. The brick and stone building exterior shall not be painted and appropriately scaled trim shall be provided along all window edges and wall transitions.

2. An ornamental or decorative style garage door shall be utilized for the opening proposed for Building #5.

3. Prior to issuance of any building permits, the applicant shall update the Final Development Plan to detail the location of exterior light fixtures, excluding building mounted, and provide fixture sheets for the parking lot lighting.

4. Prior to issuance of any building permits, the applicant shall provide engineered design calculations and plans for all retaining walls exceeding 4 ft. in height.

5. Prior to issuance of any building permits, the applicant shall update the Final Development Plan to include details for the trash enclosure and screening methods for all HVAC/building mechanical equipment to ensure that all trash dumpsters, recycling bins, HVAC and building mechanical equipment, etc., is fully screened from view. All screening shall be designed and constructed of materials that are durable and consistent and compatible with the building architecture.

6. Prior to issuance of any building permits, the applicant shall update the Final Development Plan to show the following minimum required tree sizes: shade trees 3-inch caliper, ornamental trees 3-inch caliper, and evergreens 8' height.

7. Prior to issuance of any building permits, the applicant shall address any outstanding City comments, including Public Works and Fire Department comments, provide updated plans, obtain approval of the storm water management plan, and verify compliance with emergency vehicle circulation requirements.

8. Any retaining wall extending above grade and visible from the Nall right-of-way shall be veneered with native limestone to match the color, texture and pattern of other limestone elements within the development.

9. Prior to issuing a Building Permit the applicant shall ensure that the required fire hydrants are provided within the project site for Phase 1. In addition, future phases of the development shall also include the required fire hydrants within the NE quadrant of the project site.

10. Where mechanical wells are required to screen HVAC equipment, a continuous ridgeline shall be provided to complement the structure.

11. When Phase 2 and Phase 3 plans are submitted for Building Permit the parking requirements shall be reviewed by the Building Official and any additional parking required shall be included in the plans.

The motion was seconded by Melissa Brown and passed by a vote of 6 to 1 with Mr. Breneman voting in opposition because of the lack of the skilled nursing component.

OTHER BUSINESS

There was no Other Business to come before the Commission.

NEXT MEETING

The filing deadline for the November Planning Commission meeting is Friday with at least two applications expected to be submitted.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 8:30 p.m.

Nancy Wallerstein
Chairman

City of Prairie Village

Memo

To: Planning Commission

From: Joyce Hagen Mundy, City Clerk/PC Secretary

Date: 11/1/2017

Re: **AUGUST 1, 2017 PLANNING COMMISSION MINUTES**

Yesterday I spoke with Gary Harper regarding the motion for approval of PC2017-104 Site Plan for Fire District Building as stated in the minutes. He felt that Mr. Lenahan's motion specifically addressed in condition 8 the requested 15' do not disturb zone for the trees on the southeast corner of the site. I responded that the applicant had stated that he was unable to guarantee the 15' but would work with staff to provide the maximum protection. However, I stated that I would listen to the tape to confirm the accuracy of motion as recorded in the minutes.

The tape revealed Mr. Lenahan's initial motion did specify the 15 feet; however, after the applicant again stated that they could not guarantee that distance but would work with staff to provide the maximum protection. Mr. Lenahan amended his motion as follows "Protection would be provided to **within 15' from** the existing trees or to the maximum extent **possible working with staff.**" The minutes do not include the bolded language. The general intent is accurate, but the additional language reflects the desire of the neighboring properties to have a 15 foot protection zone.

I will place on the agenda for your consideration this amendment to the minutes of August 1, 2017.

8. Protection would be provided to **within 15' from** the existing trees or to the maximum extent **possible working with staff.**

Nancy Wallerstein stated she does not like zero lot lines. Justin Duff replied that the market will dictate the lot lines and concerns with closeness of buildings.

Jim Breneman questioned if an individual were to build with a one foot setback and the adjacent property a two or three foot setback would both properties have to be built with a two hour fire rated wall. Mr. Duff replied the reduced setbacks cannot be on adjoining property lines. A reduced setback on one lot would require the adjacent lot to have a five foot setback. The architectural review board is not going to allow anything to happen on a lot that would negatively impact the adjacent lot. The market will dictate whether any lots are constructed with less than a five foot side yard setback.

Nancy Wallerstein asked the Commission if they wanted the additional language suggested by Mr. Shires added to the motion as a condition of approval.

Mr. Lenahan moved to amend his motion requiring the addition of the following clarifying language be added to Village and Cottage Lot requirements: "In such situations where a building is built or planned to be built less than 5 feet from a side yard line (following the zero foot side setback standard), the adjoining lot's side yard setback shall be no less than five feet on that same adjoining side." Mr. Valentino accepted the amendment. The motion was voted on and passed by a vote of 4 to 2 with Mr. Breneman and Mrs. Brown voting in opposition.

Mr. Breneman confirmed with Mr. Duff that the Vision Book would be amended and copies submitted to the City.

PC2017-104 Site Plan Approval - Fire Station
7810 Mission Road

Roy Mangan, 14205 West 95th Street, with Archimages was present representing the Consolidated Fire District #2. Also in attendance from the Fire District were Chief Tony Lopez and Kurt Sherman and Roger Barrett with SK Design.

Mr. Mangan stated the Fire District has a contract to purchase land from Mission Road Bible Church which owns four related parcels at the address of 7810 - 7820 Mission Road and is proposing to construct an approximately 13,000 square foot, single-story, 3-bay fire station at 7810 Mission Road. This site is currently used for a church and parking lot. All of these parcels are separate lots. The rear parcel is an approximately 2.36 acre parcel that includes about two-thirds of the church parking lot. The remaining western-most portion of this parcel is vacant open land, but it currently has a portion of the disc golf course related to the City's Harmon Park. The building which will not house any administrative offices will be located on approximately one acre in the southwest corner of the property. To the north will be parking and the city municipal complex, to the west will be Santa Fe Park and to the south and east are residential properties.

The proposed height is approximately 34' measured from the finished grade at the front building to the highest peak of the front gable. It will be oriented facing north and with access from a private easement drive along the north side. Parking will be along the

east side. The building location meets all front, side and rear setbacks for the R-1A district, and is under the 30% lot coverage maximum allowed for the building footprints and other structures. The building materials proposed include a two-toned brick facing, with composite roof, and cast stone accents on the windows and doors

Mr. Mangan presented each of the elevations and the proposed building materials. The north elevation featured three bay doors that will be an ionized bronze material. The exterior skin is brick with cast stone accents around the doors and windows. There is also a lower brick ban around the base of the building that matches the capstone accents. The proposed composite shingled roof will have gutter and downspouts and will be an earth stone residential color and style.

The west elevation faces park, the south elevation facing the residential properties has the firemen's living quarters and several windows. The east elevation faces the parking area and Mission Road Bible Church. Mr. Mangan stated that the finishes will be uniform on all sides of the building.

Chris Brewster noted this application addresses two issues: a lot line adjustment and site plan approval:

1. Adjust the lot line between the church's largest front parcel and this rear parcel further to the west so that the rear parcel is 1.05 acres and does not contain any of the church's parking; and
2. Approve a site plan to construct a fire station on the rear parcel with a private access easement up the northern boundary of the site, and construct associated reconfigurations of the existing parking lot for the church.

Mr. Brewster noted that the rear 2.36 acre parcel is currently a legal non-conforming lot owned by Mission Road Bible Church. It does not meet the City requirement that "all lots have a full lot width exposed to a public or private street." [18.04.100]. However, the lot was established prior to this regulation. It appears the intent was for a public or private street to front the north boundary of this property. There is a narrow strip of land that reflects that intent, however with the presence of Harmon Park, the street was never constructed. A title search by the City demonstrated that this property is owned by the church (owner of all four parcels in this group).

Additionally, the Subdivision Regulations exempt a change in property boundaries between two adjoining lands which does not create an additional or substandard lot." [18.01.070] Since:

- each of these lots are existing;
- the lot line adjustment will not result in additional lots;
- each remaining lot will meet the R-1A standards; and
- the degree of legal non-conformance of the current arrangement of lots will not be increased, this adjustment is exempt from the subdivision standards and can be administratively approved.

Mr. Brewster stated this adjustment will need to be recorded with the County to ensure property records of the lot boundaries and ownership. Additionally, this lot will need to

maintain a permanent private access easement to the frontage on Mission Road, and this must be on the plat prior to recording the lot line adjustment.

Mr. Brewster reviewed the following criteria for site plan approval:

A. The site is capable of accommodating the buildings, parking areas, and drives with the appropriate open space and landscape.

This site is not ideal for a fire station in terms of access and configuration. However, the Fire District has expressed to staff that this is a priority location for the district in terms of response times and volume of calls, and that this site was the best opportunity to locate a station in this vicinity. The Fire District did explore other locations but was unable to find an acceptable site to build. The long access drive to Mission Road is a concern, but the Fire District proposes to address this in the following way:

- The access easement is a private access for Fire District use only.
- The access will be gated to prohibit inadvertent traffic confused with church entry or other municipal grounds access. Additionally it will include a turn-in spot in advance of the gate for cars to turn around.
- The access to Mission Road will be controlled by traffic signals to the south of the proposed new private drive and north of the existing northern-most exit of the City Hall / Municipal Complex. This signal will be controlled by an Opticom or similar emergency access control that triggers the signals in the event of an emergency call.

Typically city review of these access arrangements involves some correspondence with public safety personnel to trouble-shoot any potential issues. The applicant in this case is the Fire District, and their representatives have expressed comfort with this arrangement in dealing with all anticipated circumstances related to the use and access to the site. Additionally, Public Works and the Prairie Village Police Department have reviewed this arrangement, and view it as a practical solution to emergency responses at this site. Some additional details with respect to the triggering mechanism and access control may need to be worked out with Public Works prior to installation.

The church property requires 1 parking spaces for 4 seats based on maximum seating capacity. The site currently has 145 parking stalls. From the addition of a front parking area east of the playground and extending a current driveway stub, and the addition of more perimeter parking, the reconfigured church lot will have 163 spaces. There is no specific requirement for the fire station in the zoning ordinance, but the fire station will have 22 parking spaces, which is sufficient to cover their maximum shift plus a visitor space. The Fire District used maximum shift counts to arrive at this quantity, and since this site will have no administrative functions, they do not anticipate drop by visitors.
The location of these sites, in conjunction with the overall municipal complex also presents opportunities for sharing parking due to the different peak times of surrounding uses. All parking is within the recommended Americans with Disabilities Act guidance for accessible parking spaces (increasing the existing church property from 6 to 7 and having one on the fire station lot.) Additionally, all on-site staff parking and visitor parking has been arranged on the 1.05 acre site, or a pedestrian access from the church

parking lot to the east in the unanticipated event that more is needed. The building meets all applicable setbacks.

B. Utilities are available with adequate capacity to serve the proposed development.
This is an infill site and the area is currently served by utilities.

C. The plan provides for adequate management of stormwater runoff.
The application proposes an underground detention cell to handle on-site stormwater. Additionally site grading and a drainage inlet at the southwest corner of the lot are proposed to handle run-off in the area. Public Works has reviewed the drainage plans for the entire plan, including development on the amended west lot, and the reconfiguration on the church lot for compliance with APWA standards.

D. The plan provides for safe ingress/egress and internal traffic circulation.
The safety issues with respect to ingress/egress to Mission Road are to be addressed by the applicant's mitigating strategies and protocols with respect to emergency access. The general access to the site for non-emergency activity is adequate.

E. The plan is consistent with good land planning and site engineering design principles.
This is a difficult location due to the remote nature of the site from a public street. However, the Fire District has indicated the importance for them to be in this location. Based on that, the site plan does an adequate job of mitigating some of the site challenges through access easements, access controls, emergency response protocols, and landscape and grading.

The landscape plan in general is acceptable, but staff presented recommendations for tying the plan in better to the park and municipal complex area, and to the Mission Road streetscape.

Due to the remote location of this site, most visitors to the site will be driving. There is adequate visitor parking and accessibility. However, there is no direct pedestrian access from the public right-of-way, except through the church property, and there is no ADA accessible route for non-vehicle users/visitors.

The City is also in the early stages of reconfiguring the skate park north of this site. The timing of this work may present opportunities to adjust the site grading and retaining walls in this portion of the site plan, and improve the overall site design.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.
The materials proposed are brick with cast stone accents and a composition tile roof. There is a clearly defined base, middle, and top to the building, which is a desirable quality. All of the wings are well proportioned and free of aberrations. The accessory structures are of a different material but maintain the same tone of the primary building. The fenestration of the building is storefront punched openings. There is good distribution of windows on all sides of the building. There is also a good hierarchy of

window relating to size and trim. Due to site conditions, the west side of the building has difficult layout and the applicant has done a good job creating a fenestration pattern that works with the site conditions. The only buildings directly related to the fire station will be the Mission Road Bible Church and the City Hall Complex. All of these buildings are all brick with simple roof forms and window system. The Fire Station's design will complement them well. Overall the design is well thought out and complements the surrounding structures.

It is unfortunate that the proposed transformer and generator location is at the front of the building. They are not clearly indicated on the architectural drawings and will likely detract from the design. Normally these utility items should be relocated to the rear of the building but site access will not allow that. Some sort of visual screen, be it landscaping or structure, is necessary to minimize the impact of these items.

The west side of the property requires a substantial retaining wall, which is currently proposed as concrete. Since this will be a dominate feature, a more decorative wall, similar to the east side of the property, should be considered.

Overall this project is compatible with the architectural quality that area and the surrounding neighborhood

G. The plan represents an overall development pattern that is consistent with Village Vision and other adopted planning policies.

Village Vision does not specifically address fire protection issues, other than generally through a calling for improved community facilities and services. From a land use perspective, this area is identified as a civic and institutional area (Public / Semi-public), and this proposal is consistent with that plan.

Public Works Director Keith Bredehoeft stated that the storm drainage plans have been reviewed by the city's storm drainage consultant and that discussions have been and continue to be done regarding the operational aspects of the signalization of the proposed private drive. He does not foresee any unresolved issues.

Patrick Lenahan asked for more information on the changes to the church parking lot. Mr. Brewster stated the overall parking count is going to be increased. Most of the adjustments have been made on the north side where they will now have head-in parking along the perimeter with some additional parking on the south side and near the playground area. They both meet the required parking by code and have increased the amount currently existing on the property. Mr. Lenahan asked if there were any landscape requirements for the parking. Mr. Brewster replied the code does not have any specific standards. They have increased and maintained the existing landscaping.

Mr. Lenahan noted existing island areas all have landscaping and asked if that will be maintained or if they will just have mulch. Roy Mangan replied that the islands would be landscaped. Mr. Lenahan noted there is sufficient landscaping to the south by the fire station, but that it stops further to the south where the adjacent residents are. He would like to see additional landscaping added to buffer the parking from the residents of

Village Park Townhomes. Mr. Mangan agreed to add additional landscaping in that area.

James Breneman agreed that this was a difficult site to work with for a fire station particularly as it relates to the returning fire equipment being able to back into the bays. Mr. Mangan acknowledged it was a challenge, but noted that have run backing computer simulations on the area and there is sufficient space. Mr. Breneman asked where the dumpster would be located. Mr. Mangan pointed out the location of the enclosed and screened dumpster area and noted the HVAC units would be located on the roof and would not be visible. Mr. Breneman pointed out the gate by Mission Road is only 18 feet from the turnaround and stated that he would be more comfortable with 25 feet

Roger Barrett, 12015 Mastin, explained that in the design they moved the gate further to the west to get a more level grade for a safer/smoother driving surface, especially in the winter months. The turnaround area is adequate. Mrs. Wallerstein asked what the length was of the fire trucks. Mr. Barrett replied they are different lengths from 38', 42' to a maximum of 48'. This station will have smaller trucks and the area is designed to be able to accommodate four trucks down the road. Mr. Barrett stated the roadway is 25' wide and there is more than 18' before the gate which will be opened by the fire trucks before they reach it.

Mr. Breneman questioned the storm drainage flow on page C-3. Mr. Barrett replied the storm drainage enters into the existing storm drainage area. He added that the church has some storm drainage issues along the north side of the church that they are helping them with by added additional inlets.

Mr. Breneman questioned visitor parking. Mr. Mangan noted that with no administrative offices they do not anticipate need for significant visitor parking. A possible situation would be a scout troop visiting the station. Chief Tony Lopez stated that for scheduled tours and family visits to the fireman housed at the station, they have an agreement with the church to accommodate this minimal parking. Wes Jordan added that originally MedAct was going to be housed at this location also, but they will be remaining at the 90th and Roe location.

Mrs. Wallerstein asked if only one ADA parking space was sufficient. Mr. Brewster replied only one ADA space is required by code. Mr. Mangan explained how a handicapped individual would be able to access the building. Mrs. Wallerstein asked how many fireman would be at the station. Chief Lopez replied nine accommodating shift change with a minimum of seven

Mr. Breneman noted there is decorative gravel proposed next to the storage area. Mr. Mangan noted this was to provide a design feature and create a low maintenance area.

Roger Barrett added that after meeting with the neighbors to the south they discovered that they are having drainage issues so they will be adding an inlet to take some of this water into the detention cell for this site.

Chris Brewster reviewed the process for site plan approval noting this is not a public hearing, but public comment can be taken. The action of the Commission is final. The application does not go on to the City Council. After Commission action, the applicant would file for a building permit.

Nancy Wallerstein noted that with the approval of this application there will be four stoplights between 75th Street and 79th Street. Roy Mangan stated that the proposed traffic light would only be activated when emergency access is required. Chief Lopez added that the department would uphold a quiet zone operating with lights only until 79th or 77th Street on code 1 responses. Most of the department calls are code 2 responses where no lights or sirens are used. Mr. Breneman noted that the long driveway will be beneficial in the activation of the stop light.

Chairman Nancy Wallerstein noted that she would accept comments from the public, but due to the lateness of the hour asked that comments be limited to three minutes.

Gary Harper, 4012 West 79th Street, President of the Village Park Homes Association, stated that he met with Chief Lopez seven months ago in regard to screening, lighting, sound and circulation concerns and those have all been addressed. He appreciated Mr. Lenahan's comments noting that there is no screening from the church parking lot, the proposed screening stops with the fire station project. He noted with the rental of parking spaces in the church parking lot to Claridge Court there is significant parking between the hours of 7 a.m. to 7 p.m. with a shuttle coming into the lot every 15 minutes creating lots of traffic on the south side.

They have requested two things of the fire district. First that screening be added to the south and secondly, that the existing mature line of trees along the property line be protected with a do not disturb line of 15 feet. They were going to ask these two conditions to be added to approval; however, Mr. Harper stated the fire district has agreed to do this and will be sending a letter stating such. Mr. Mangan clarified that they cannot guarantee a 15' do not disturb line, but will certainly work to protect the trees.

David Garrison, 4036 West 79th Street, stated this is not an ideal location for a fire station and expressed concern with the initial sharp right turn coming out of the station and expressed concern with the danger of going past areas where children are play at the skate park and church playground. He does not feel exit from this location will be either fast or safe. Mrs. Wallerstein confirmed that the playground is fenced. Roger Barrett added that the playground area is being relocated.

Suzanne Kelly-Garrison, 4036 West 79th Street, agreed that this is not a optimal site and asked the Commission - Why Here and Why Now. She feels that the data driving this location was inaccurate. Without the housing of MedAct at this facility she did not feel that these calls should have been included in the call analysis. She felt the department should expand their operations at 9011 Roe especially with the redevelopment of Meadowbrook. Mrs. Garrison also expressed concern with the improvements being made to the church property by the fire district and agreements

between the church and the fire district paid with taxpayer money. She asked Why Here and Why Now

Chief Tony Lopez replied that MedAct made their independent decision to remain at the 90th & Roe facility. However, he noted his department also runs first responders with all of his staff trained as EMT's and generally they arrive at the scene before MedAct.

It is their intent to keep their operations at 90th & Roe which is capable of handling smaller units for several years. The proposed area is a more central location for its entire coverage area.

Mrs. Wallerstein noted that there is no regulation against a private owner leasing their parking area to another entity. She confirmed that although Mr. Harper indicated that the fire district had agreed to his requests that the Commission would be adding them as conditions of approval. Mr. Mangan stated they would provide the screening protection for the trees, but that he was unable to guarantee a distance of 15 feet.

Mrs. Wallerstein confirmed that with Chief Lopez that the parking agreement was not being paid with taxpayer money.

Melissa Brown noted that she would prefer a more decorative wall than the proposed concrete wall. She doesn't like capstone coming down to the ground and would suggest that it be limited to the doors and windows, noting that a new material could be introduced. Mr. Mangan replied that a lighter brick is proposed for the lower ground area of the building.

Mr. Lenahan asked what material was being proposed for the large retaining wall. Mr. Mangan replied a large block structure of a more decorative nature but not concrete block.

Patrick Lenahan moved the Planning Commission approve PC2017-104 the site plan for the proposed fire station at 7810 Mission Road subject to the following conditions:

1. That the access easement to proposed Lot 1 be indicated on the plat, be reviewed by the City Attorney to ensure perpetual access to this lot, and recorded with the lot line adjustment reducing the Lot from 2.36 acres to 1.05 acres.
2. The construction activity in relation to the access road with respect to the skate park be coordinated with the City, in attempts to reconcile the grading and retaining wall with the City's most up-to-date plans for the skate park.
3. There is no detailing on entry wall and gate; sufficient detail to show integration of the site with the Mission Road streetscape shall be provided.
4. The landscape plan be supplemented with the following:
    a. Head in parking fronting on Mission Road at the east portion of the church property be screened from the streetscape with low-shrubs and/ornamental grass to screen the parking from the sidewalk and street.

b. Add five additional trees on the perimeter of the church parking - 4 on the northern edge and one at the southwest corner.

c. Diversify tree species. No more than 1/3rd of all trees shall be from a single genus. (suggest swamp white oak, hybrid elm, silver linden or coffeetree)

d. Add shrubs and ornamental grass on the north and west outside edge of the building wall and site wall and guardrail, with particular attention to the area above the transformers, to soften the building and site in its relation to the park and municipal complex.

e. In addition to the above the plan clearly show existing trees, specifically noting those to remain or those to be removed, and that there is no net loss of landscape and trees in association with the church property.

5. The applicant continue to work with Public Works and the Prairie Village Police Department on the technical and operational aspects of the signalization and emergency access of the proposed private drive, and that all issues with respect to City Hall, Police Department, and citizens access be resolved to Public Works' satisfaction.

6. The applicant continues to work with Public Works to ensure adequate stormwater management on both the fire station lot and the church lot according to APWA standards.

7. That screening is added on the south property line along the church parking lot.

8. Protection would be provided to **within 15' from** the existing trees or to the maximum extent **possible working with staff**.

The motion was seconded by James Breneman and passed unanimously.

NEXT MEETING

The secretary noted that the September meeting will be delayed one week due to the Labor Day holiday. The Commission will meeting on Tuesday, September 12th. She has received an application for a building line modification and expects Kansas City Christian School to file for an expansion.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 9:30 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: November 7, 2017, Planning Commission Meeting

Application:	PC 2017-112
Request:	Site Plan Approval – Sign Plan for Multi-tenant Building
Property Address:	7501 Mission Road – Southeast corner of 75th & Mission
Applicant:	CCMF Commercial Properties, Greg Thornhill
Current Zoning and Land Use:	C-O Office
Surrounding Zoning and Land Use:	**North:** C-O Office – Office Building **East:** R1-A Single Family – Residences **South:** R1-A Single Family – Residences West: R1-A Single Family – School
Legal Description:	Lots 1, 2, 3, 4 and 17, Block 1, Mohawk Hills
Property Area:	55,466 sq. ft. (1.27 acres)
Related Case Files:	PC2015-115
Attachments:	Application, Drawings & Photos

General Location – Map

General Location – Aerial

Site Location – Birdseye View

Specific Location – Street View
(Looking SW from 75th Street)

SUMMARY:

The applicant is requesting approval of sign standards for a multi-tenant office building. This is a new building with a site plan approval in May 2016 (PC 2015-115). This site plan was a revision from the original plan submitted to the Planning Commission in September 2015. The site plan was approved with the following condition:

> *4. Any signs for the building shall either be specified by the applicant as to size, location, style and materials, OR shall be submitted as a separate application to the Planning Commission at such time as the sign needs for future tenants is known.*

At the time, tenants for the building were not known, so a conceptual sign package was approved, noting the general location and sizes of exterior wall signs. A monument sign for the building was approved with that site plan that is not part of this application.

The applicant is proposing signs for the first major tenant, subject to approval by the Planning Commission of the condition above

ANALYSIS OF PROPOSED SIGN STANDARDS:

The revised site plan in May 2016 included concepts for exterior building signs that included:

- 2 wall signs on the upper story at two locations on the north elevation (75th Street side); and
- 1 wall sign on the upper story on the west elevation (Mission Road side).

These signs were marked as "tenant provide internally illuminated channel letter signage, exact location to be determined. The general location and sign concept was acknowledged but any signs would need to be approved by the Planning Commission, due to condition # 4 above, subject to the City's standards and review for multi-tenant signs.

The City's sign regulations currently provide the following applicable to this property:

"In the case of an office park, shopping or multi-tenant building (new or remodeled), the developer or owner shall prepare and submit to the planning commission a set of sign standards for all permanent exterior signs." [19.48.25.J. Regulations Applicable to Districts C-O, C-1, C-2 and C-3]

This allows applicants to propose uniform sign designs and plans for eligible (multi-tenant) properties.

For reference to the proposed sign standards for this site, the following are the sign allowances ***generally*** for all other C-O buildings and sites:

- Wall sign – 1 per façade, up to 5% of total area or 50 s.f. - whichever is greater. [19.48.25.B.]
- Monument sign – 1 per each street frontage (multi-tenant); or one en lieu of 1 wall sign (single-tenant) = 5' high max, 20 s.f., with 12' setbacks and 3' landscape areas. 19.48.25.C. and 19.48.15.M.]
- Sub-tenant allowances subject to specifically approved sign plans [19.48.25.O]

The Planning Commission previously approved a monument sign per sub-section M. (PC 2015-115) and conditioned any further exterior signs on submittal and approval of a sign plan for the multi-tenant building per sub-section J. and O.

This specific application proposes 4 wall signs, one on each elevation. This is opposed to 3 in the original concept and changes from having 2 on the north (75th Street side). Each of these signs matches the same concepts as the original site plan except for the number and specific location. In addition, two specific signs are proposed as follows:

- West Elevation (Village Modern Dentistry)
    - 37.47 s.f. (146" x 37")
    - Upper left portion of faced (top of northernmost bay.

  - 2 rows of individual letters in dark bronze cabinet
  - White back-lit lettering

- North elevation
  - 41.125 s.f. (125.375" x 48")
  - Upper left portion of facade (top of westernmost bay)
  - 2 rows of individual letters in dark blue cabinet. (Font height approximately 1' 5" to 1' 7"
  - Logo covering both rows (4' height)
  - White back-lit lettering.

Each of these signs is within the maximum 50 square feet of wall signs otherwise permitted in the C-O district for exterior wall signs (the facades are over 1,000 square feet so the 50 square foot limit would control.)

RECOMMENDATION:

Staff recommends approval of the sign standards for a multi-tenant building for 7501 Mission Road subject to the following:

- The west elevation and north elevation signs shall be as proposed.
- Future signs on the east and south elevations, or any changes of signs on the west and north elevations shall be limited as follows:
  - 1 wall sign per elevation
  - 50 square foot limit for each wall sign.
  - Signs shall be centered in one of the bays on the upper portion of the facade.
  - Logos shall be limited to 4 feet by 4 feet and included with any copy.
  - Font shall be limited to either:
    - two rows with letters between 1.5 feet and 2.5 feet high, but no more than 4 feet high collectively including spacing; or
    - One row of letters between 2 feet and 3 feet high
  - Letters and logos shall be individual cabinets subject to the following:
    - Cabinets shall be dark blue, dark bronze or similar color compatible with the dark accent details on the windows and doors.
    - Letters shall be white, or similar light color.
    - Logos may incorporate additional colors.
  - All signs shall require the prior approval of the property owner prior to permitting by the City subject to these standards.
  - All other generally applicable sign standards of Chapter 19.48 or other applicable City Sign Standards, and particularly those applicable to maintenance, lighting, and performance shall be applicable to all wall signs.

CITY OF PRAIRIE VILLAGE
The Star of Kansas

0015819

Planning Commission Application

For Office Use Only	
Case No.:	PC2017-112
Filing Fee:	$100
Deposit:	$500
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	11/7/17

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Greg Thornhill Phone Number: 913-709-9869

Address: 7501 Mission Road E-Mail gregthornhill@gmail.com

Owner: CCMF Commercial Properties I LP Phone Number: 913-709-9869

Address: 4200 West 83rd St #101 PVKS Zip: 66208

Location of Property: 7501 Mission Road

Legal Description: Lots 1, 2, 3, 4, and 17, Block 1, Mohawk Hills a Subdivision in Johnson County KS

Applicant requests consideration of the following: (Describe proposal/request in detail) Signage approval for the redevelopment of 7501 Mission Road. See attachments.

AGREEMENT TO PAY EXPENSES

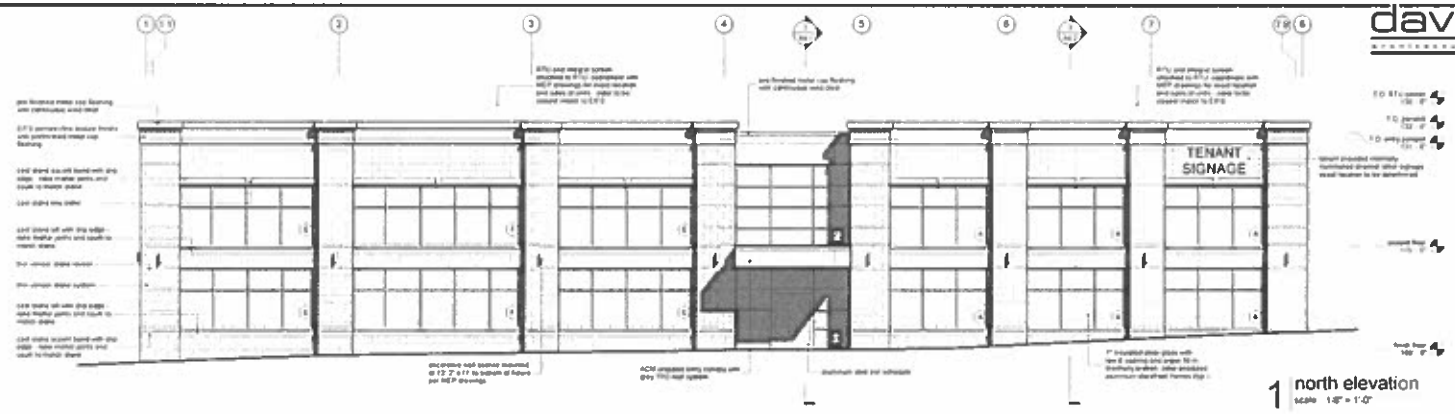
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.
As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

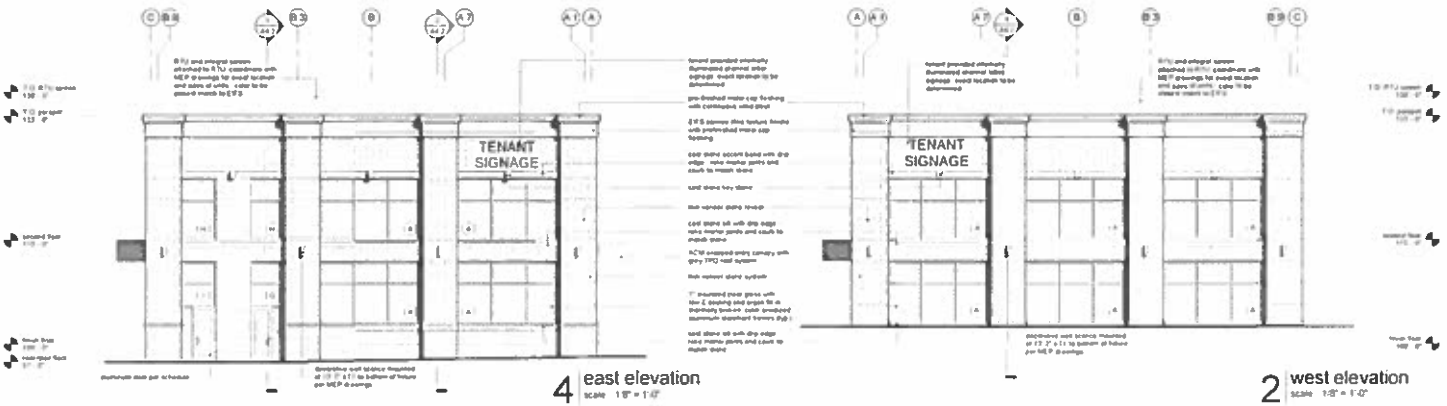
Applicant's Signature/Date

Owner's Signature/Date

davidson
architecture + engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone 913.451.9390
fax 913.451.9391
www.davidsonae.com

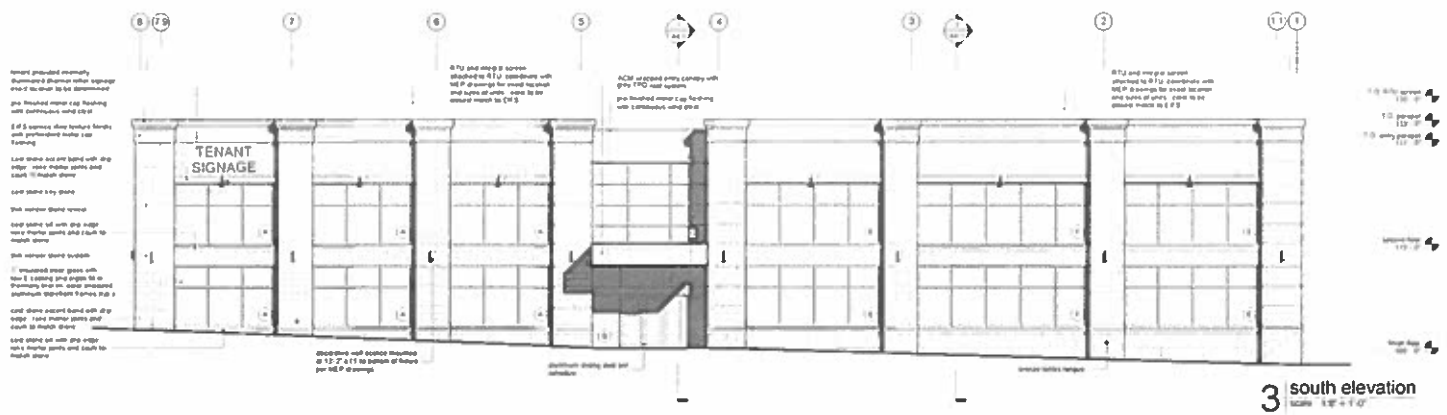


1 north elevation
scale 1/8" = 1'-0"



2 west elevation
scale 1/8" = 1'-0"

4 east elevation
scale 1/8" = 1'-0"



3 south elevation
scale 1/8" = 1'-0"

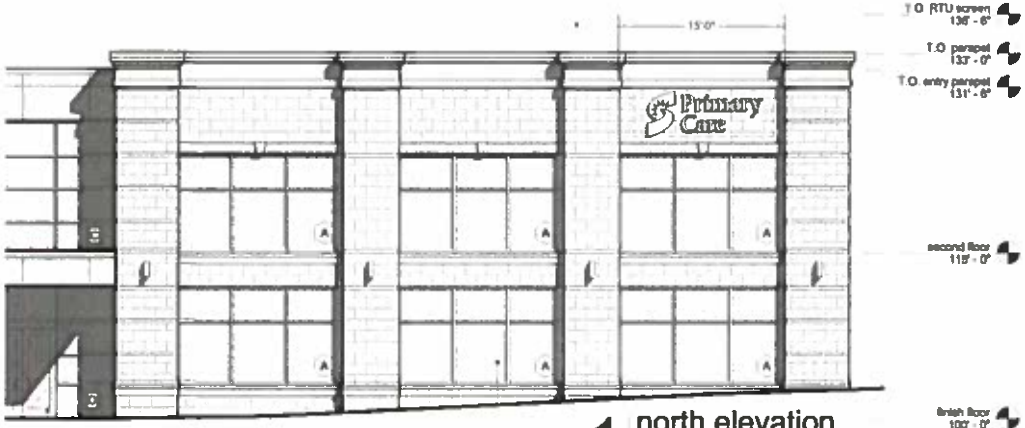
exterior finishes:

a redevelopment for
75th & Mission Office
7501 Mission Road
Prairie Village, Kansas

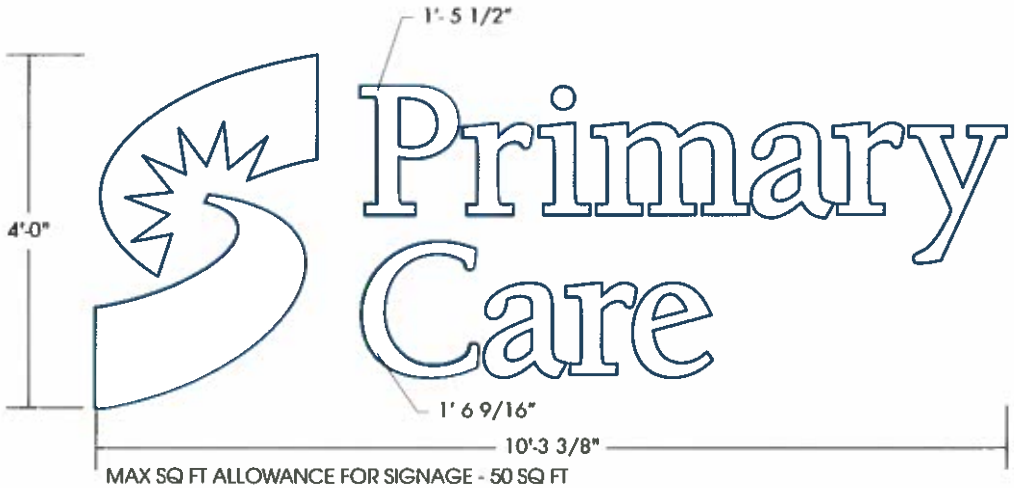
date
09.12.2018
drawn by
ZP
checked by
DAE
revisions

NOT FOR CONSTRUCTION

sheet number
A3.1
drawing type
permit
project number
11108



1 north elevation
SCALE : 1/16" = 1'-0"



MAX SQ FT ALLOWANCE FOR SIGNAGE - 50 SQ FT
PROPOSED SIGNAGE - 41.125 SQ FT

All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage.

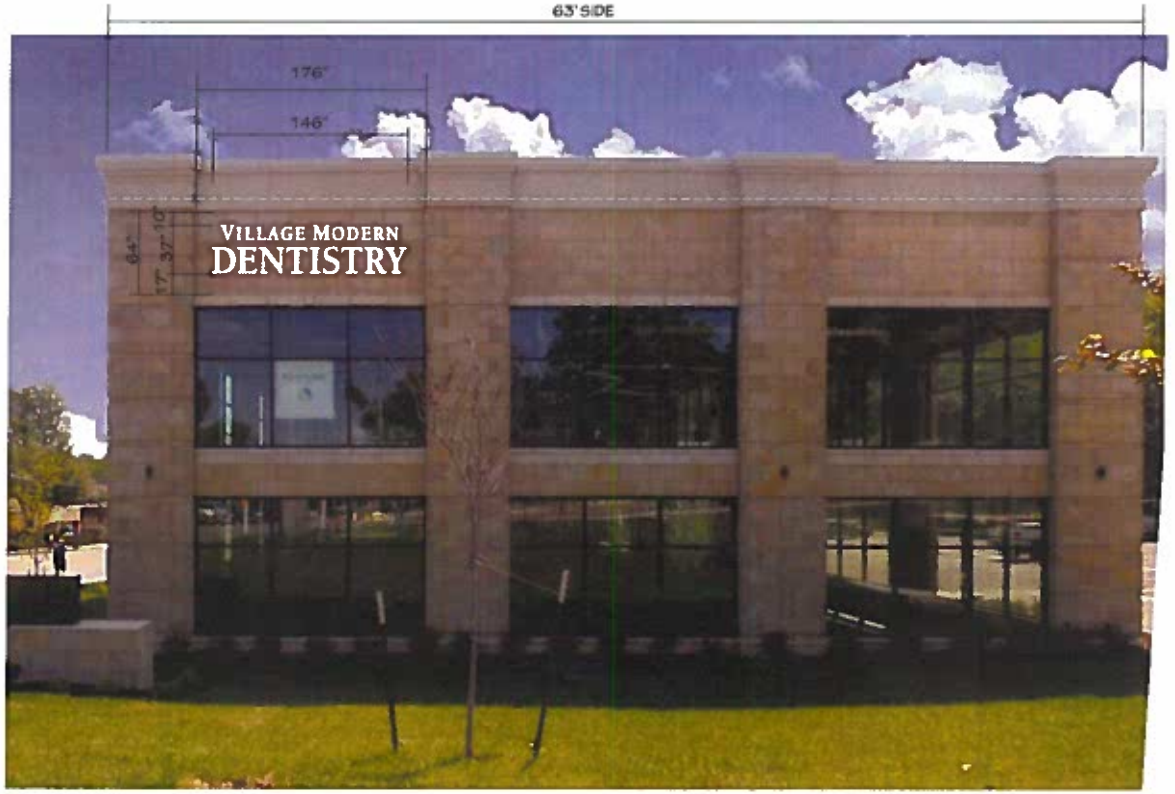
SPECIFICATIONS:
- FURNISH AND INSTALL (1) SET OF HALO LIT REVERSE CHANNEL LETTERS/LOGO
- FABRICATED ALUMINUM LOGO/LETTERS PAINTED WHITE, HALO LIT WITH WHITE LEDS, STUD OFF FASCIA 1 1/2"

CUSTOMER:	SMH PRIMARY CARE - PV
NAME:	**NAN BACON**
LOCATION:	7501 MISSION RD PRAIRIE VILLAGE, KS 66208

DATE:	6/18/17
DESIGN NO:	SP-25935r1
ARTIST:	JH
SCALE:	1/2" = 1'

APPROVED: **DATE:**

LUMINOUSNeonInc
ART & SIGN SYSTEMS



WEST ELEVATION

A ENHANCED PHOTO OF WEST ELEVATION WITH PROPOSED NEW SIGN

SCALE: NTS

PROJECT TITLE

VILLAGE MODERN DENTISTRY
7501 MISSION RD SUITE 102
PRAIRIE VILLAGE, KS
66208

JOB NUMBER 50245

SALES RICH AUDETTE
DRAWN BY G.RICHARDSON DATE 9/6/17
SCALE AS NOTED
FOLDER S:\ACCTS\PRAIRIEVILLAGE
FILE 50245.cdr
DESIGN # 002

REVISIONS

DATE ORIGINAL	BY GR	DATE	BY
10/05/17	JB		

APPROVAL

This proof drawing is for customer review and approval before fabrication begins. Encore Image will not be responsible for problems or discrepancies that could have been reasonably prevented by the proper review of this document.

- The customer shall provide accessibility to remote transformers and/or ballasts for installation, final inspection and service.
- Dedicated sign circuits with a ground wire to be provided within 6' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE

PRINTED NAME TITLE

All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.

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Fax 909-988-6376
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STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: November 7, 2017, Planning Commission Meeting

Application:	PC 2017-113
Request:	Revised Site Plan Approval to Install One New LTE Antenna on Existing Rooftop Wireless Telecommunications Facility
Property Address:	5000 W. 95th Street
Applicant:	Brett Blackhurst (Verizon)
Current Zoning and Land Use:	C-O Office
Surrounding Zoning and Land Use:	**North:** R1-A Single Family – Meadowbrook Park (planned development) **East:** R1-A Single Family – Meadowbrook Park (planned development) **South:** R1 (Overland Park) – School and Residences West: CP-1 Planned Commercial - Office
Legal Description:	GREENVIEW PLACE LT 1 EX BG NE CR LT 1 SE 221.45' TO SE CR W 140.86' N 200' TO N/L E 45' TO POB PVC 721A 2 1
Property Area:	88,994 sq. ft. (2.04 acres)
Related Case Files:	Initial Special Use Permit (August 1999) Renewal of Special Use Permit (July 6, 2004) PC 2009-11 Renew a Special Use Permit for Verizon Wireless, (Approved Ordinance 2209) PC 2015-112 Revised Site Plan to Install One New LTE Antenna
Attachments:	Application, Drawings & Photos

General Location – Map

General Location – Aerial

Site Location – Birdseye View

Specific Location – Street View

COMMENTS:

The applicant is requesting approval of a revised site plan to do the following for an existing rooftop cell site installation:

- Replace 4 existing antennas (96" x 11" x 5") with 4 new antennas (54" x 12.7" x 2.8"). (2 each on east and west facing arrays)
- Install 1 new antenna (54" x 12.7" x 2.8") on the Alpha sector array (north facing array)
- Upgrade equipment performance with ancillary equipment behind the antenna on existing pipe mounts.

The installation is a rooftop installation on top of a 3-story building. The existing antenna are grouped in 2 arrays of 3 antenna on the west and east ends of the building. A third placement with a single antenna proposed was added to the north side of the building between the other two existing arrays through a revised site plan approved in 2015.

The lot is located on the north side of 95th Street, between Nall and Roe. The property is zoned C-O and the installation has a valid special use permit that was renewed in 2009, (PC 2009-11; Ordinance 2209) and continues through 2019.

The property fronts on 95th street (see street view), and has similar scale office and commercial uses to the west and Meadowbrook Park to the north and east. The property is across the street from an elementary school and residences (further east). This site is adjacent to the Meadowbrook **redevelopment**, with all areas area closest to this site encompassing the park portion of the redevelopment.

The initial Special Use Permit (August 1999) included seven conditions amended through the renewal in 2004. The most recent Special Use Permit renewal in September 2009 occurred through the City's revised Wireless Communications Facilities ordinance and found that the application met all factors (A – M) of the ordinance and extended the permit for 10 years. This renewal included the seven original conditions, plus seven additional conditions based on the new ordinance. The conditions relevant to this amended site plan application include:

3) All equipment cabinets and wiring shall be contained within the building.

4) The antennas and the frames for mounting them shall be painted a color that blends with the sky so that their visibility is minimized.

14) Future renewals and additional carriers may locate on the building subject to the approval of a site plan by the Planning Commission and an amended Special Use Permit will not be required.

It is the opinion of Staff that the request does not substantially change the installation and should be approved. The proposed antenna is a rooftop location, is consistent with the existing antenna on the building, and will not visibly increase the intensity of the installation when viewed from the streetscapes or adjacent properties.

The applicant has submitted a structural report dated April 18, 2017 analyzing the existing facilities and affect of the proposal, and found that the existing structures are adequate as proposed.

The application must comply with all 14 conditions of the existing Special Use Permit.

The Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan.

A. The Site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.

The capacity of the site to accommodate all equipment was addressed in the renewal of the Special Use Permit. The proposed antenna will not increase any impacts that would require a change to that permit or conditions.

B. Utilities are available with adequate capacity to serve the proposed development.

This is an existing installation and adequate utilities are available to serve the location.

C. The plan provides for adequate management of stormwater runoff.

No additional impervious area will be created and therefore a stormwater management plan is not required.

D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.

The site is an existing installation on a roof and utilizes the driveway and parking for the building. The ability of the site to accommodate ingress and egress was addressed in the renewal of the Special Use Permit. The proposed antenna will not increase any impacts for ingress and egress to the site.

E. The plan is consistent with good land planning and good site engineering design principles.

This is a rooftop installation, which are generally favored in planning and in the City's wireless communication policies and regulations, since they minimize the visual and structural impact of facilities on the abutting property and surrounding community. Additionally, this building has relatively few antenna, and the addition of one antenna is comparable to similar rooftop installations.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

This is a rooftop installation. The proposed antenna will be the same as the existing antenna and located away from the streetscape. Additionally the location is compatible with future development plans to the north that will preserve immediately surrounding areas as open space.

G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

This is an existing building and site. While Wireless communication facilities are not specifically addressed in Village Vision, this is an existing building and the cities wireless communication policies and regulations promote co-location and location of equipment on buildings and existing facilities.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for Verizon subject to the following conditions:

1. That the additional antenna be installed as shown on the proposed site plan.
2. That all conditions of the most recent renewal of the Special Use Permit continue to be met.

VzW's Site ID: KCYC Rosewood

G0158S6

CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC2017-113
Filing Fee:	$100
Deposit:	$500
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	11/7/17

Please complete this form and return with information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Verizon Wireless

Applicant: Brett Blackhurst (Agent for Verizon) Phone Number: 317-472-8863

Address: 6402 Corporate Dr. Indianapolis, IN 46278 E-Mail bblackhurst@ffi.net

Owner: Greenview 95, LLC Phone Number: 913-955-2206

Address: 12721 Metcalf Ave. Suite 200, Overland Park, KS Zip: 66213

Location of Property: (Rooftop) 5000 W. 95th Street

Legal Description: LT 1 Ex BG NE CR LT 1 SE 221.45' to SE CR W (Abbr) 140.86' N 200' to N/L E 45' to POB PVC 721A 21

Applicant requests consideration of the following: (Describe proposal/request in detail) Please See Attached Additional Page with Comments

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for an antenna replacement and improvement project to the rooftop facility located at 5000 W. 95th Street. As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

10/03/2017
Applicant's Signature/Date

10/3/17
Owner's Signature/Date

(Authorized Agent on behalf of Verizon Wireless)

Fortune Wireless, Inc.

October 3, 2017

City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

RE: Site Plan Review and Approval for Verizon's antenna replacement project to their existing rooftop telecommunication facility located at 5000 W. 95th Street. (VzW's Site ID: KCYC Rosewood)

Dear City of Prairie Village –

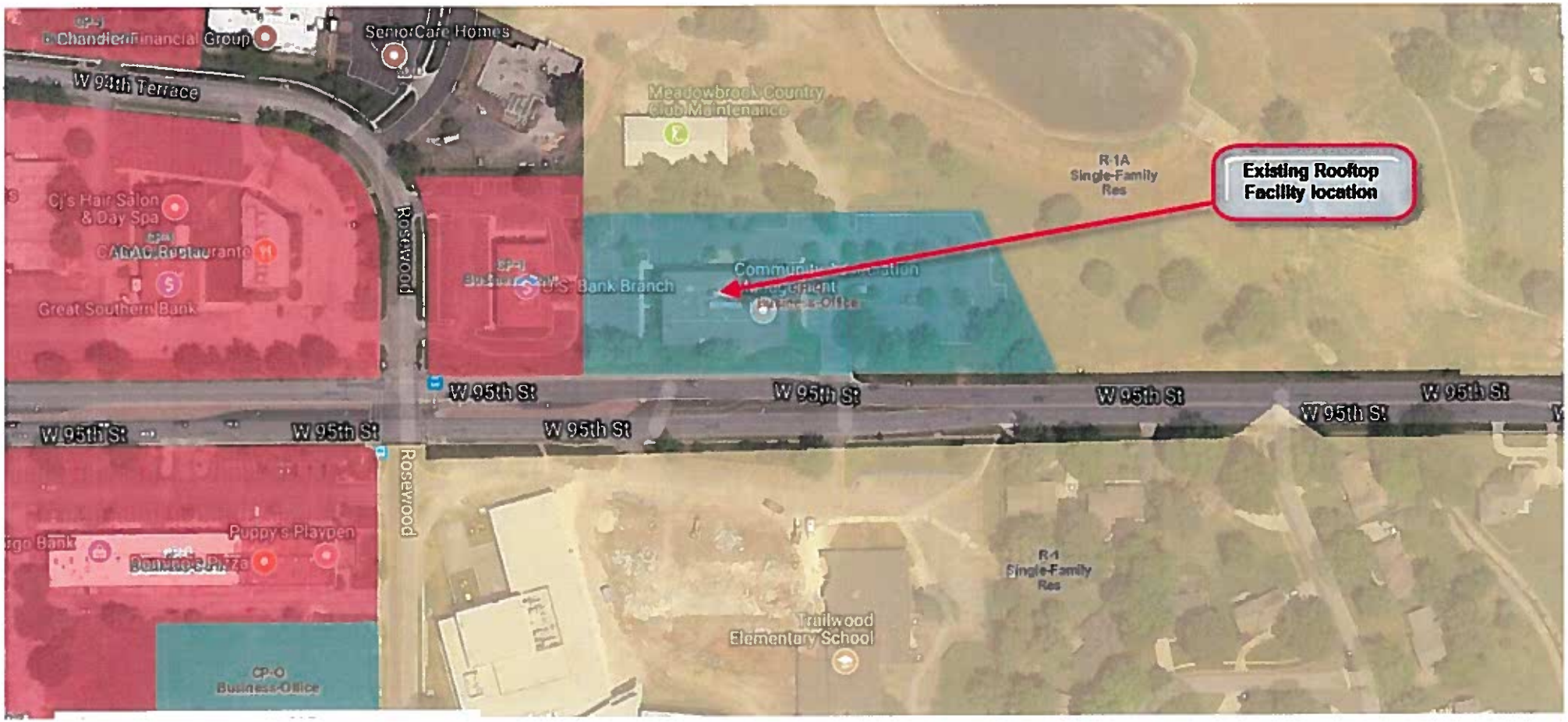
Verizon Wireless requests consideration of the following. Verizon Wireless is submitting this Planning Commission Application for Site Plan Review & Approval for their proposed antenna replacement project at their rooftop facility referenced above. Verizon is proposing to replace (4) existing antennas on the rooftop with (4) new antennas. The (4) new antennas will be mounted to the same ballast and pipe mounts where the removed antennas were located. Verizon will also be installing (1) new additional antenna to their Alpha sector array. The Alpha array with the proposed (1) additional antenna faces north on the rooftop visible to the old Meadowbrook County Club. Verizon will also be installing some supporting ancillary equipment on the rooftop, but will be mounted directly behind the antennas to the existing pipe mounts. This project will not have any negative visual impacts on the neighborhood or community, as one will not be able to see any changes to the rooftop facility once the project is completed.

Upon your review of Verizon's antenna replacement project, they would like to request your consideration and approval for this antenna replacement & upgrade project.

Thank you for your time and consideration and please feel free in contacting me if you have any questions.

Brett Blackhurst
Project Manager
Site Development Services

Fortune Wireless, Inc.
6402 Corporate Drive
Indianapolis, IN 46278
Cell: 317-220-3864


Existing Rooftop Facility location
W 94th Terrace
Rosewood
W 95th St
W 95th St
W 95th St
W 95th St
W 95th St
W 95th St
W 95th St
Senior Care Homes
Meadowbrook Country Club Maintenance
R-1A Single-Family Res
Cj's Hair Salon & Day Spa
Great Southern Bank
U.S. Bank Branch
Puppy's Playpen
R-1 Single-Family Res
Trailwood Elementary School
CP-O Business Office

HUTTER TRANKINA ENGINEERING
CONSULTING STRUCTURAL ENGINEERS

32 W 273 Army Trail Road, Suite # 100, Wayne, IL 60184
Phone: 630-513-6711
htedesign.com

April 18, 2017

Mr. Adam Brown
Terra Consulting Group, Ltd.
600 Busse Highway
2nd Floor
Park Ridge, IL 60068-2568

Re: VZN: KCYC Rosewood
Loc. # 140710 / Terra # 541054
Hutter Trankina # 15076B

Dear Mr. Brown:

Per your request, we have reviewed the structural impact of the proposed Verizon Wireless equipment (shown below) on the above-referenced site, which is located at 5000 West 95th Street in Overland Park, Kansas.

Equipment List

Equipment	Quantity	Status
Antel BXA-70063-8CF-2-750	3 (1 per sector)	Existing
Kathrein 80010510V01	**5 (2 beta/gamma, 1 alpha)**	**Proposed**
Decibel DB58913-XC (Omni)	4 (2 beta/gamma)	Existing
Raycap RFS DB-B1-6C12AS-0Z	**3 (1 per sector)**	**Proposed**
Ericsson RRUS32	**3 (1 per sector)**	**Proposed**

The proposed equipment shall be mounted to two Comsite Qwikmounts (QM-1-4-10) at each sector per attached Detail 1. There are currently two Qwikmounts at the beta and gamma sectors. With only one Qwikmount currently at the alpha sector, and additional Qwikmount shall be installed and additional framing added per Detail 1. Reference attached A-1 roof layout for location and required ballast weight.

The existing structure is adequate for the equipment loads imposed based on the original building drawings provided and the calculations performed.

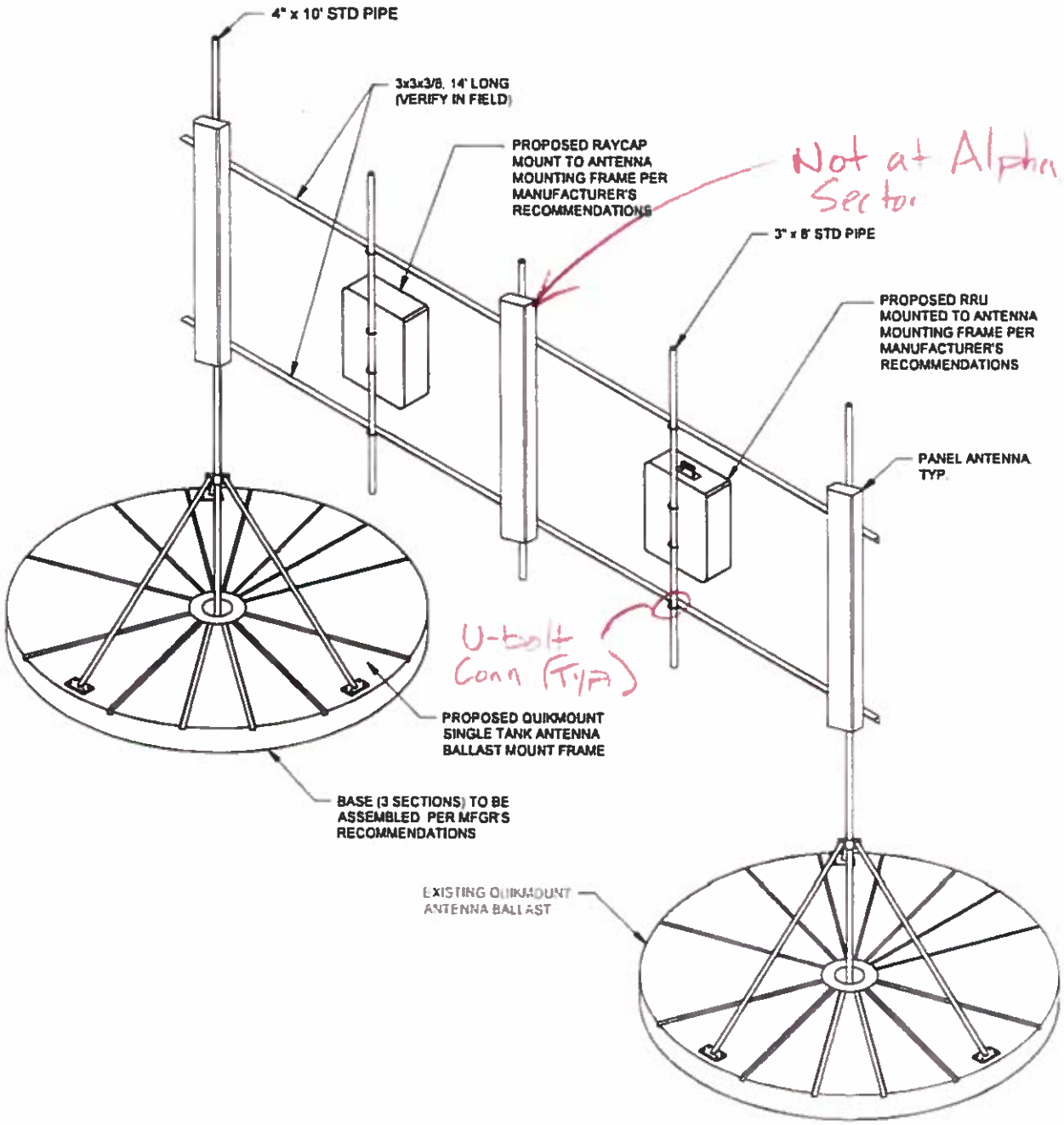
Should you have any questions regarding this report or require further analysis, please do not hesitate to contact our office.

Sincerely,

John C. Matzke
Project Engineer
Attachment: Detail 1 & Plan A-1

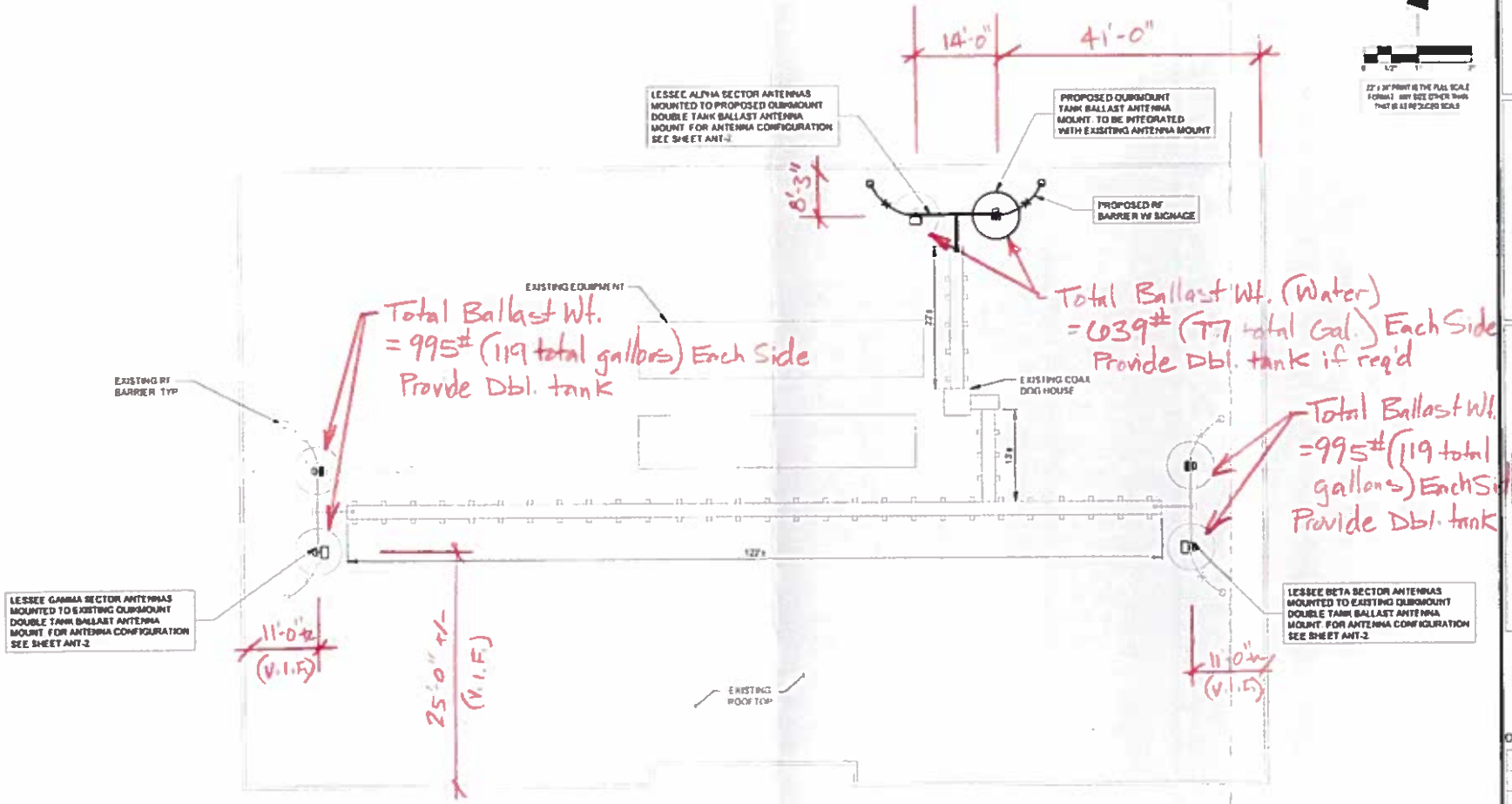
John L. Trankina
President

JOHN L. TRANKINA
LICENSED
15461
4/21/17
KANSAS
PROFESSIONAL ENGINEER



1 ANTENNA, RRU & RAYCAP JUNCTION BOX MOUNTING DETAIL
SCALE N.T.S.

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER. AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT



1 ROOF LAYOUT
SCALE 1/8" = 1'-0"

verizon

TERRA
695 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

LOC# 140710
KCYC ROSEWOOD
5000 W. 95TH ST.
OVERLAND PARK, KS 66

DRAWN BY	EW
CHECKED BY	AJE
DATE	03/21/13
PROJECT #	14-1054

SHEET TITLE
ROOF LAYOUT

SHEET NUMBER
A-1

Structural Calculations

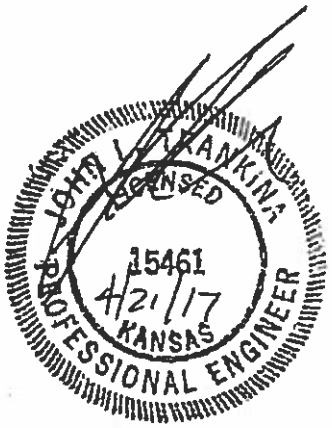
For

Verizon Loc. # 140710

KCYC Rosewood

5000 West 95th Street
Overland Park, Kansas

April 18, 2017



PREPARED BY:
HUTTER TRANKINA ENGINEERING
32 W 273 Army Trail Road, Suite 100, Wayne, IL 60184

Phone: 630-513-6711
htedesign.com

Project # 15076B

CODE: 2012 IBC w/ Local Amendments

DESIGN CRITERIA:

Snow = 25 PSF

Roof: 6PSF Roofing/Ins.
2PSF Decking
7PSF Framing
5PSF Misc/Mech
15PSF

Wind Load Per TIA/EIA Rev G:

V = 90mph
Z = 44'
G_h = 1.0
K_{zt} = 1.0
K_d = 0.85
I = 1.0
z_g = 900
α = 9.5

$K_z = 2.01 \left(\frac{z}{z_g}\right)^{2/\alpha} = 1.06$

$q_z = 0.00256 K_z K_{zt} K_d V^2 I = 18.7$ PSF

$F = q_z G_h (C_A A_A) = 19$ PSF

HUTTER
TRANKINA
ENGINEERING, PC

Consulting Structural Engineers
32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-6711

JOB #150706
SHEET NO. 1 OF
CALCULATED BY DATE 4/5/17
CHECKED BY DATE
SCALE

Alpha Sector Equipment: *See Pgs 160-19 for C_AA_A

Item	#	Front C_AA_A	Side C_AA_A	Wt.
Antel BXA-70063	1	10.38 FT²	6.67 FT²	24#
Kathrein 800105101V01	1	6.2 FT²	1.9 FT²	40#
Raycap DB-B1-6C-12AB	1	1.1 FT²	0.9 FT²	32#
RRUS32	1	3.45 FT²	1.7 FT²	51#
L 3x3x3/8 Horz.	2	$12 \times 3'' \times 10\frac{8}{12}'' / 144 = 4.2$		98#
				349#

@ 44' F_{Front}: $19\ PSF \times [10.38 + 6.2 + 1.1 + 3.45 + 2 \times 4.2] = 561^{\#}$

@ 42' Front: $19 \times 1.2 \times \frac{4'' \times 120''}{144} = 76^{\#}$ (Vert Pipe)

@ 44' F_{SIDE}: $19\ PSF \times [6.67 + 1.9 + 0.9 + 1.7] = 212^{\#}$

Check 4" Pipe: (Kicker location)

$M = \frac{561^{\#}}{2\ Mounts} \times (7' - 1.5') + 76^{\#} \times (5' - 1.5') = 1809^{\#\text{-FT}}$

$f_b = \frac{1809^{\#\text{-FT}}}{3.03 in^3} \times 12 = 7.2 Ksi$

$F_b = 10.5 Ksi$ (6061-T6 Alum.)

7'ϕ Comsite Qwikmount:

Wt. of Frame + Equipment = $190^{\#} + \frac{349^{\#}}{2} = 365^{\#}$

$M_o = \left[\frac{561^{\#} \times 7'}{2\ mounts} + 76^{\#} \times 5'\right] \times 1.5 = 3515^{\#\text{-FT}}$

Water req'd = $\frac{3515^{\#\text{-FT}}}{3.5'} - 365^{\#} = 639^{\#}$

$= 639^{\#} / 8.33^{\#}/gal = 77$ gallons

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-6711

JOB #150703

SHEET NO. 2 OF

CALCULATED BY DATE 4/5/17

CHECKED BY DATE

SCALE

Beta + Gamma Sector Equipment: *See Pgs 16-19 for C_AA_A

Item	#	Front C_AA_A	Side C_AA_A	Wt.
Antel BXA-700603	1	10.38 FT²	6.67 FT²	24#
Kathrein 800105101V01	2	6.2 FT²	1.9 FT²	46#
Raycap DB-B1-6C-12AB	1	1.1 FT²	0.9 FT²	32#
RRUS 32	1	3.45 FT²	1.7 FT²	51#
Decibel DB589B (Omni)	2	$1.2 \times \frac{2" \times 96"}{144} = 1.6$	1.6 FT²	4#
L3x3x3/8 Horz	2	$1.2 \times \frac{3' \times 16.6'}{144} = 4.2$	—	98#
				403#

@44' $F_{Front} = 19\ PSF \times [10.38 + 2 + 6.2 + 1.1 + 3.45 + 2 \times 4.2] = 679\#$

@53 $F_{Front/Side} = 19\ PSF \times 1.6 = 30\#$

@44' $F_{Side} = 19\ PSF \times [6.67 + 2 \times 1.9 + 0.9 + 1.7] = 248\#$

@42' $F_{Front/Side} = 19 PSF \times 1.2 \times \frac{4" \times 120"}{144} = 76\#$ (Vert. Pipe)

Check 4' Pipe

$$M = \frac{679\#}{2\ Mounts} \times (7' - 1.5') + 30\# \times (16' - 1.5') + 76\# \times (5' - 1.5') = 2508$$

$$f_b = \frac{2508\ \#\text{-FT} \times 12}{3.03\ in^3} = 10.2\ ksi < F_b = 10.5\ ksi$$

(6061-T6 Alum)

7'ϕ Composite Qwikmount:

Wt. of Frame + Equipment = $190\# + \frac{403\#}{2} = 392\#$

$$M_o = \left[\frac{679\# \times 7'}{2\ Mounts} + 30\# \times 16' + 76\# \times 5'\right] \times 1.5 = 4855\ \#\text{-FT}$$

$$\text{Water req'd} = \frac{4855\ \#\text{-FT}}{3.5'} - 392\# = 995\#$$

$$= 995\# / 8.33\#/gal = 119\ gallons$$

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-8711

JOB #150763

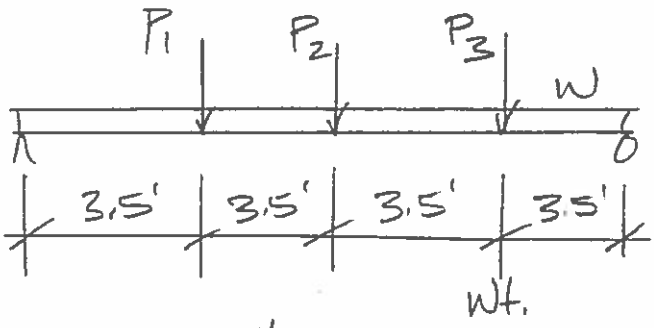
SHEET NO. 3 OF

CALCULATED BY DATE 4/5/17

CHECKED BY DATE

SCALE

Check L3x3x3/8" Horz.: $l = 14'$



$P_1 = 19\ PSF \times \frac{1.1\ FT^2}{2\ L's} = 11^{\#}$ or $P_1 = 32^{\#} + 48^{\#} = 80^{\#}$

$P_2 = 19\ PSF \times \frac{10.38\ FT^2}{2\ L's}\ 99^{\#}$ or $P_2 = 24^{\#} + 48^{\#} = 72^{\#}$

$P_3 = 19\ PSF \times \frac{3.45\ FT^2}{2\ L's} = 33^{\#}$ or $P_3 = 51^{\#} + 48^{\#} = 99^{\#}$

$W = 19\ PSF \times \frac{4.2\ FT^2}{14'} = 6\ PLF$ or $W = 7\ PLF$

$M = 0.57^{K\text{-}FT}$ $M = 0.73^{K\text{-}FT}$

$\frac{M_n}{\Omega_b} = 1.64^{K\text{-}FT} > 0.73^{K\text{-}FT}$ √OK

Combinded: $\frac{0.57}{1.64} + \frac{0.73}{1.64} = 0.79 < 1.0$ √OK

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-6711

JOB #150763

SHEET NO. 4 OF

CALCULATED BY DATE 4/5/17

CHECKED BY DATE

SCALE

Check Exist. Roof Framing:

Wt. @ Each Qwikset Mount:

Alpha: Ballast = 639#

Equipment/Frame = 365#

1004#

Beta/Gamma: Ballast = 995#

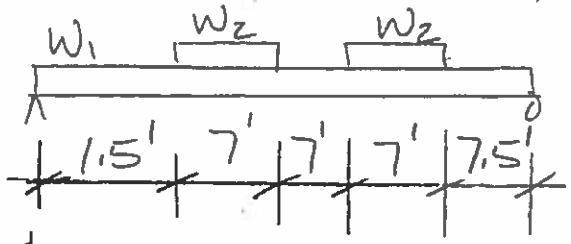
Equipment/Frame = 392#

1387#

Alpha Sector:

Check Exist. Joist: 20HC6 @ 5.5'

Span = 30' Cap. = 301 PLF



W_1: 15+25 = 40 PSF

$W_2 = \frac{1004\#}{7' \times 2 \text{ joists}} \times \frac{1}{5.5'} = 13$ PSF

Joist is ok see Pg 5a

HUTTER
TRANKINA
ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

Phone (630) 513-6711

JOB #150160B

SHEET NO. 5 OF

CALCULATED BY DATE 4/5/17

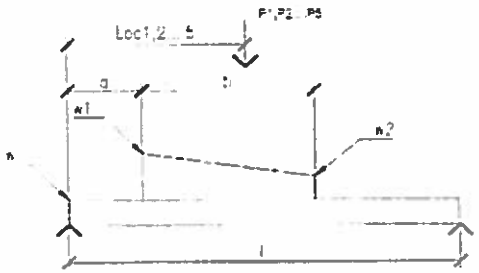
CHECKED BY DATE

SCALE

spacing = 5.50 ft
L = 30.00 ft
Min % Shr Cap = 50 %

Wequiv = 271 plf
Wcap = 301 plf
L1 = 7.50 ft (Dist from left support where Min Shr Cap starts)
L2 = 22.50 ft (Dist from left support where Min Shr Cap ends)

Conc Lds	P	Loc
P1 =	0 lbs	0.00 ft
P2 =	0 lbs	0.00 ft
P3 =	0 lbs	0.00 ft
P4 =	0 lbs	0.00 ft
P5 =	0 lbs	0.00 ft



Tapered Load -1
w1 = 13.0 psf
w2 = 13.0 psf
a= 1.50 ft
b= 7.00 ft

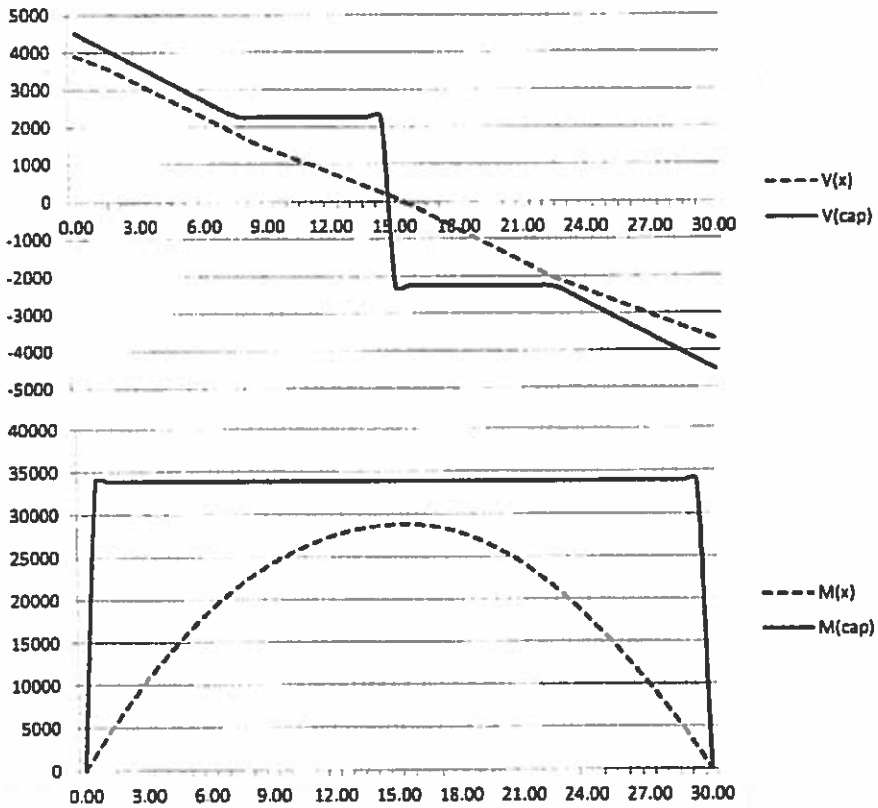
Tapered Load - 2
w1 = 13.0 psf
w2 = 13.0 psf
a= 15.30 ft
b= 7.00 ft

Tapered Load - 3
w1 = 0.0 psf
w2 = 0.0 psf
a= 0.00 ft
b= 0.00 ft

P1 =	0 lbs	0 lbs
P2 =	0 lbs	0 lbs
P3 =	0 lbs	0 lbs
P4 =	0 lbs	0 lbs
P5 =	0 lbs	0 lbs
Tapered Ld - 1=	417 lbs	83 lbs
Tapered Ld - 2=	187 lbs	314 lbs
Tapered Ld - 3=	0 lbs	0 lbs
Unif Ld =	3300 lbs	3300 lbs
Total	3904 lbs	3697 lbs

Mmax = 28823 ft-lb

Uniform Load
w = 40.0 psf



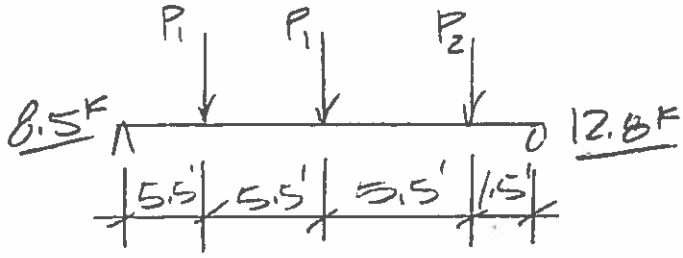
x (ft)	V(x)	V_cap	V(x) V_cap	M(x)	M_cap	M(x) max Mcap
0.00	3904	4515	0.865	0	0	0
0.60	3772	4334	0.870	2303	33863	0.068
1.20	3640	4154	0.876	4526	33863	0.134
1.80	3486	3973	0.878	6667	33863	0.197
2.40	3312	3793	0.873	8707	33863	0.257
3.00	3137	3612	0.868	10641	33863	0.314
3.60	2962	3431	0.863	12471	33863	0.368
4.20	2787	3251	0.857	14196	33863	0.419
4.80	2612	3070	0.851	15815	33863	0.467
5.40	2437	2890	0.843	17330	33863	0.512
6.00	2262	2709	0.835	18740	33863	0.553
6.60	2087	2528	0.826	20045	33863	0.592
7.20	1912	2348	0.815	21244	33863	0.627
7.80	1737	2258	0.770	22339	33863	0.660
8.40	1563	2258	0.692	23329	33863	0.689
9.00	1423	2258	0.631	24223	33863	0.715
9.60	1291	2258	0.572	25038	33863	0.739
10.20	1159	2258	0.514	25773	33863	0.761
10.80	1027	2258	0.455	26429	33863	0.780
11.40	895	2258	0.397	27006	33863	0.798
12.00	763	2258	0.338	27504	33863	0.812
12.60	631	2258	0.280	27922	33863	0.825
13.20	499	2258	0.221	28261	33863	0.835
13.80	367	2258	0.163	28522	33863	0.842
14.40	235	2258	0.104	28702	33863	0.848
15.00	103	-2258	-0.046	28804	33863	0.851
15.60	-50	-2258	0.022	28823	33863	0.851
16.20	-225	-2258	0.100	28741	33863	0.849
16.80	-400	-2258	0.177	28553	33863	0.843
17.40	-575	-2258	0.255	28261	33863	0.835
18.00	-750	-2258	0.332	27864	33863	0.823
18.60	-925	-2258	0.410	27362	33863	0.808
19.20	-1099	-2258	0.487	26754	33863	0.790
19.80	-1274	-2258	0.564	26042	33863	0.769
20.40	-1449	-2258	0.642	25225	33863	0.745
21.00	-1624	-2258	0.719	24303	33863	0.718
21.60	-1799	-2258	0.797	23276	33863	0.687
22.20	-1974	-2258	0.874	22144	33863	0.654
22.80	-2113	-2348	0.900	20916	33863	0.618
23.40	-2245	-2528	0.888	19609	33863	0.579
24.00	-2377	-2709	0.877	18222	33863	0.538
24.60	-2509	-2890	0.868	16757	33863	0.495
25.20	-2641	-3070	0.860	15212	33863	0.449
25.80	-2773	-3251	0.853	13587	33863	0.401
26.40	-2905	-3431	0.847	11884	33863	0.351
27.00	-3037	-3612	0.841	10101	33863	0.298
27.60	-3169	-3793	0.836	8239	33863	0.243
28.20	-3301	-3973	0.831	6298	33863	0.186
28.80	-3433	-4154	0.826	4278	33863	0.126
29.40	-3565	-4334	0.823	2179	33863	0.064
30.00	-3697	-4515	0.819	0	0	0.000

HUTTER TRANKINA ENGINEERING
Consulting Structural Engineers
32 W 273 ARMY TRAIL ROAD, SUITE 100
WAYNE, ILLINOIS 60184
Tel (630) 513-6711 Fax (630) 513-2925

JOB: 150768
SHEET NO: 5a OF
CALCULATED BY: JM DATE
CHECKED BY:
DESCRIPTION: Alpha

Alpha Sector Cont.

Check Exist. W16x36 Span = 18' f_y = 36ksi



Pg 5a

$P_1 = 3.7^K + 40 \times \frac{30'}{2} \times 5.5' = 7.0^K$

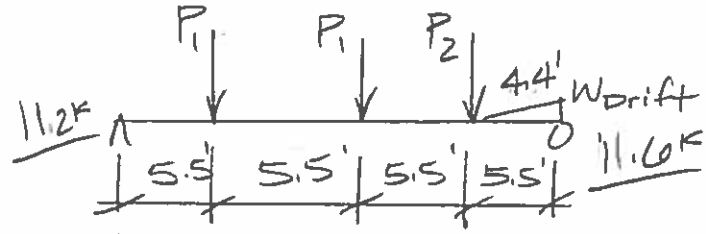
$P_2 = 40 \times 30' \times 5.5' = 6.6^K$

$M = 52.7^{K\text{-}FT}$ $\quad \frac{M_n}{\Omega_b} = 94^{K\text{-}FT}$

Exist. Cant. Reaction = 12.4K 3.2% Increase

Per IBC, Ch 34 a ≤ 5% Increase is allowed, the existing cantilever is ok by inspection

Check Exist. W18x35: Span = 22' f_y = 36ksi



Pg 5a

$P_1 = 3.9^K + 40 \times \frac{30'}{2} \times 5.5' = 7.2^K$

$P_2 = 40 \times 30' \times 5.5' = 6.6^K$

$W_{Drift} = 19\,PSF \times \left[\frac{30'}{2} + 4'\right] = 361\,PLF$

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SUITE # 100
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JOB #1507UB

SHEET NO. 6 OF

CALCULATED BY DATE 4/5/17

CHECKED BY DATE

SCALE

Alpha Sector Cont.:

W18x35 Cant:

$M = 81.1$ K-FT $\quad \frac{M_n}{\Omega_b} = 114$ K-FT

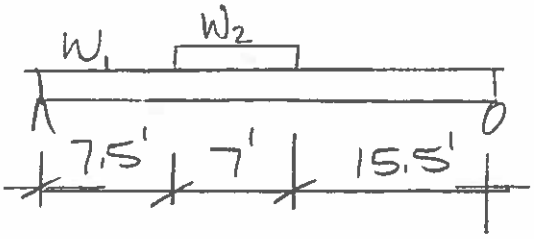
Gamma Sector:

Check Exist. Joist: 20HCR @ 5.5'

Span = 30' Cap. = 301 PLF

Consider it centered over Joist as worst case:

$5.5' - \frac{3.5'}{2} = 3.75'$

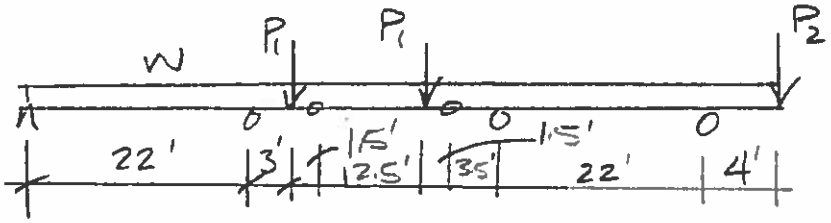


$W_1 = 15 + 25 = 40$ PSF

$W_2 = \frac{1387\#}{7'} \times \frac{3.75'}{5.5'} \times \frac{1}{5.5'} = 25$ PSF

Joist is OK, see Pg 7a

Check Bm Line ①:



$P_1 = 1387\# \times \frac{19'}{30'} = 878$

$P_2 = 40 \times 30'/2 \times 18'/2 = 5400\#$

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32 W 273 ARMY TRAIL ROAD
SUITE # 100
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JOB #150768

SHEET NO. 7 OF

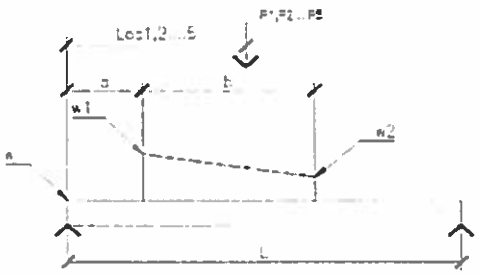
CALCULATED BY DATE 4/5/17

CHECKED BY DATE

SCALE

spacing =	5.50 ft	Wequiv =	298 plf	
L =	30.00 ft	Wcap =	301 plf	
Min % Shr		L1 =	7.50 ft	(Dist from left support where Min Shr Cap starts)
Cap =	50 %	L2 =	22.50 ft	(Dist from left support where Min Shr Cap ends)

Conc Lds	P	Loc
P1 =	0 lbs	0.00 ft
P2 =	0 lbs	0.00 ft
P3 =	0 lbs	0.00 ft
P4 =	0 lbs	0.00 ft
P5 =	0 lbs	0.00 ft



Tapered Load -1
w1 = 25.0 psf
w2 = 25.0 psf
a= 7.50 ft
b= 7.00 ft

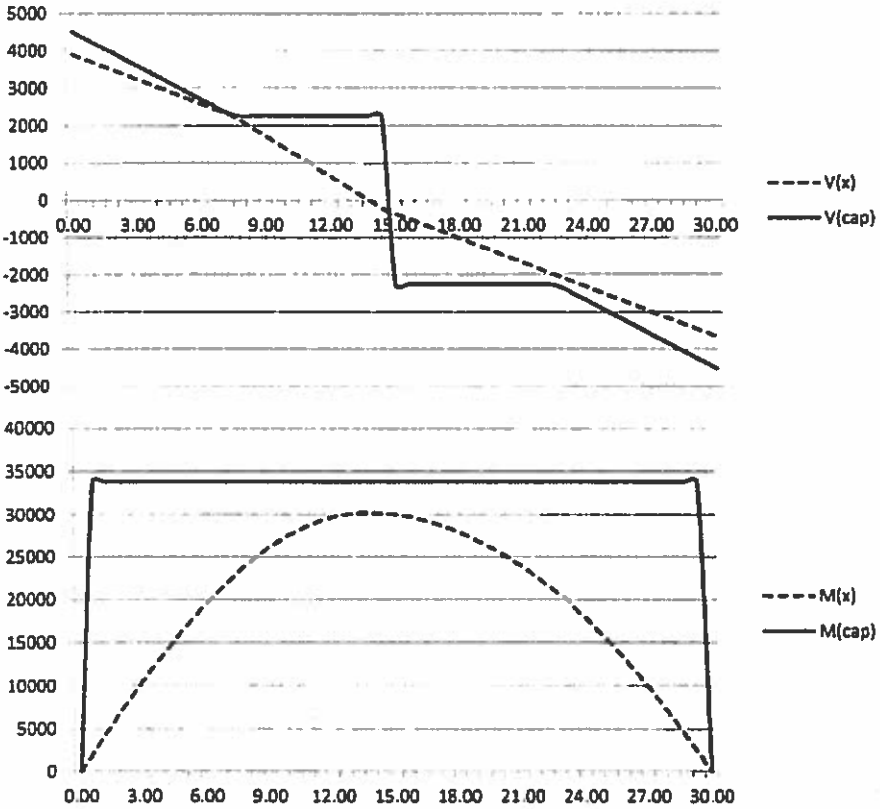
Tapered Load - 2
w1 = 0.0 psf
w2 = 0.0 psf
a= 0.00 ft
b= 0.00 ft

Tapered Load - 3
w1 = 0.0 psf
w2 = 0.0 psf
a= 0.00 ft
b= 0.00 ft

P1 =	0 lbs	0 lbs
P2 =	0 lbs	0 lbs
P3 =	0 lbs	0 lbs
P4 =	0 lbs	0 lbs
P5 =	0 lbs	0 lbs
Tapered Ld - 1=	610 lbs	353 lbs
Tapered Ld - 2=	0 lbs	0 lbs
Tapered Ld - 3=	0 lbs	0 lbs
Unif Ld =	3300 lbs	3300 lbs
Total	3910 lbs	3653 lbs

Mmax = 30275 ft-lb

Uniform Load
w = 40.0 psf



x (ft)	V(x)	V_cap	V(x) / V_cap	M(x)	M_cap	M(x) / max Mcap
0.00	3910	4515	0.866	0	0	0
0.60	3778	4334	0.872	2306	33863	0.068
1.20	3646	4154	0.878	4533	33863	0.134
1.80	3514	3973	0.884	6681	33863	0.197
2.40	3382	3793	0.892	8749	33863	0.258
3.00	3250	3612	0.900	10739	33863	0.317
3.60	3118	3431	0.909	12649	33863	0.374
4.20	2986	3251	0.918	14480	33863	0.428
4.80	2854	3070	0.929	16232	33863	0.479
5.40	2722	2890	0.942	17904	33863	0.529
6.00	2590	2709	0.956	19498	33863	0.576
6.60	2458	2528	0.972	21012	33863	0.620
7.20	2326	2348	0.991	22447	33863	0.663
7.80	2152	2258	0.953	23796	33863	0.703
8.40	1938	2258	0.858	25023	33863	0.739
9.00	1723	2258	0.763	26122	33863	0.771
9.60	1509	2258	0.668	27091	33863	0.800
10.20	1294	2258	0.573	27932	33863	0.825
10.80	1080	2258	0.478	28644	33863	0.846
11.40	865	2258	0.383	29228	33863	0.863
12.00	651	2258	0.288	29683	33863	0.877
12.60	436	2258	0.193	30009	33863	0.886
13.20	222	2258	0.098	30206	33863	0.892
13.80	7	2258	0.003	30275	33863	0.894
14.40	-207	2258	-0.092	30215	33863	0.892
15.00	-353	-2258	0.156	30044	33863	0.887
15.60	-485	-2258	0.215	29792	33863	0.880
16.20	-617	-2258	0.273	29462	33863	0.870
16.80	-749	-2258	0.332	29052	33863	0.858
17.40	-881	-2258	0.390	28563	33863	0.844
18.00	-1013	-2258	0.449	27995	33863	0.827
18.60	-1145	-2258	0.507	27348	33863	0.808
19.20	-1277	-2258	0.566	26621	33863	0.786
19.80	-1409	-2258	0.624	25815	33863	0.762
20.40	-1541	-2258	0.683	24930	33863	0.736
21.00	-1673	-2258	0.741	23966	33863	0.708
21.60	-1805	-2258	0.800	22923	33863	0.677
22.20	-1937	-2258	0.858	21800	33863	0.644
22.80	-2069	-2348	0.881	20599	33863	0.608
23.40	-2201	-2528	0.870	19318	33863	0.570
24.00	-2333	-2709	0.861	17958	33863	0.530
24.60	-2465	-2890	0.853	16518	33863	0.488
25.20	-2597	-3070	0.846	15000	33863	0.443
25.80	-2729	-3251	0.839	13402	33863	0.396
26.40	-2861	-3431	0.834	11725	33863	0.346
27.00	-2993	-3612	0.829	9969	33863	0.294
27.60	-3125	-3793	0.824	8133	33863	0.240
28.20	-3257	-3973	0.820	6219	33863	0.184
28.80	-3389	-4154	0.816	4225	33863	0.125
29.40	-3521	-4334	0.812	2152	33863	0.064
30.00	-3653	-4515	0.809	0	0	0.000

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32 W 273 ARMY TRAIL ROAD, SUITE 100
WAYNE, ILLINOIS 60184

JOB: 150768
SHEET NO: 7a OF
CALCULATED BY: JM DATE
CHECKED BY:
DESCRIPTION: Retn/Gamma

Gamma Sector Cont.:

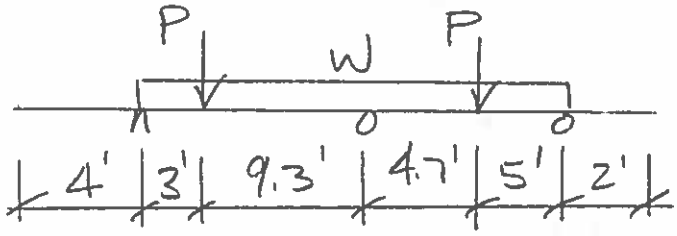
Check Bm Line ① Cont.:

W = 40 x 30'/2 = 600 PLF

Beam Line is ok, See Pg 10

Check W16x31 @ BM Line ②:

Negative moment is not Changed @ Cantilevers



P = 1387# x 11'/30' = 509#

W = 40 x 30' = 1200 PLF

Beam is ok, See Pg 12

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32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-6711

JOB #15076B

SHEET NO. 8 OF

CALCULATED BY DATE 4/5/17

CHECKED BY DATE

SCALE

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	22	0	0
3	N3	26.5	0	0
4	N4	40.5	0	0
5	N5	44	0	0
6	N6	66	0	0
7	N7	70	0	0

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Rotation[k-ft/rad]	Footing
1	N1	Reaction	Reaction		
2	N2		Reaction		
3	N5		Reaction		
4	N6		Reaction		

Member Primary Data

	Label	I Joint	J Joint	Rotate(d...	Section/Sha...	Type	Design List	Material	Design Rules
1	M1	N1	N3		W16x26	Beam	Wide Flange	A36 Gr.36	Typical
2	M2	N3	N4		W14x22	Beam	Wide Flange	A36 Gr.36	Typical
3	M3	N4	N7		W16x26	Beam	Wide Flange	A36 Gr.36	Typical

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	TOM	Inactive
1	M1		PIN				Yes		
2	M2						Yes		
3	M3	PIN					Yes		

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lb-out[ft]	Lb-in[ft]	Lcomp top[ft]	Lcomp bot[ft]	K-out	K-in	Cb	Function
1	M1	W16x26	26.5	5.5	5.5	5.5	22			1.4	Lateral
2	M2	W14x22	14	5.5	5.5	5.5	14				Lateral
3	M3	W16x26	29.5	5.5	5.5	5.5	22			2.2	Lateral

Joint Loads and Enforced Displacements (BLC 1 :)

	Joint Label	L,D,M	Direction	Magnitude[(k,k-ft), (in,rad), (k*s^2/ft,...
1	N7	L	Y	-5.4

Member Point Loads (BLC 1 :)

	Member Label	Direction	Magnitude[k,k-ft]	Location[ft,%]
1	M1	Y	-.878	25
2	M2	Y	-.878	12.5

Member Distributed Loads (BLC 1 :)

	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
1	M1	Y	-.6	-.6	0	0
2	M2	Y	-.6	-.6	0	0

Member Distributed Loads (BLC 1 :) (Continued)

	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
3	M3	Y	-.6	-.6	0	0

Joint Reactions

	LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
1	1	N1	0	5.57	0
2	1	N2	0	16.35	0
3	1	N5	0	14	0
4	1	N6	0	15.01	0
5	1	Totals:	0	50.929	
6	1	COG (ft):	X: 38.609	Y: 0	

Member AISC 14th(360-10): ASD Steel Code Checks

	LC	Member	Shape	UC Max	Loc[ft]	Shear UC	Loc[ft]	Pnc/om ...	Pnt/om [...	Mn/om [...	Cb	Eqn
1	1	M1	W16x26	.892	22.083	.143	22.083	58.747	165.557	31.748	1.4	H1-1b
2	1	M2	W14x22	.282	7.146	.113	14	77.348	139.904	56.394	1	H1-1b
3	1	M3	W16x26	.533	25.505	.140	25.505	54.821	165.557	49.89	2.2	H1-1b

$$C_b = \frac{12.5(28.3)}{2.5(28.3)+3(21.2)+4(23.3)+3(6.3)} = 1.4$$

$$C_b = \frac{12.5(26.6)}{2.5\times26.6+3(5.1)+4(13.7)+3(3.1)} = 2.2$$

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	4	0	0
3	N3	16.3	0	0
4	N4	25.6	0	0
5	N5	27.6	0	0

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Rotation[k-ft/rad]	Footing
1	N2	Reaction	Reaction		
2	N3		Reaction		
3	N4		Reaction		

Member Primary Data

	Label	I Joint	J Joint	Rotate(d...	Section/Sha...	Type	Design List	Material	Design Rules
1	M1	N1	N5		W16x31	Beam	Wide Flange	A36 Gr.36	Typical

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	TOM	Inactive
1	M1						Yes		

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lb-out[ft]	Lb-in[ft]	Lcomp top[ft]	Lcomp bot[ft]	K-out	K-in	Cb	Function
1	M1	W16x31	27.6			5.5	12.3				Lateral

Joint Loads and Enforced Displacements

Joint Label	L,D,M	Direction	Magnitude[(k,k-ft), (in,rad), (k*s^2/ft...
No Data to Print ...			

Member Point Loads (BLC 1 :)

	Member Label	Direction	Magnitude[k,k-ft]	Location[ft,%]
1	M1	Y	-.509	7
2	M1	Y	-.509	21

Member Distributed Loads (BLC 1 :)

	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
1	M1	Y	-1.2	-1.2	4	25.6

Joint Reactions

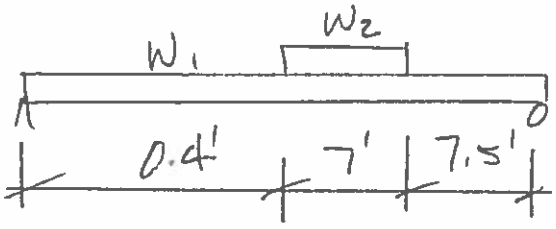
	LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
1	1	N2	0	6.248	0
2	1	N3	0	16.858	0
3	1	N4	0	3.831	0
4	1	Totals:	0	26.938	
5	1	COG (ft):	X: 14.77	Y: 0	

Member AISC 14th(360-10): ASD Steel Code Checks

	LC	Member	Shape	UC Max	Loc[ft]	Shear UC	Loc[ft]	Pnc/om ...	Pnt/om [...	Mn/om [...	Cb	Eqn
1	1	M1	W16x31	.264	16.388	.139	16.1	16.991	196.814	68.024	1	H1-1b

Beta Sector:

Check Exist Joist: 10H3 @ 5.5'
Span = 14.9' Cap. = 333 PLF



$W_1 = 20 + 25 = 45\ PSF$

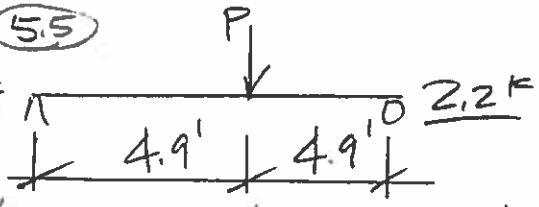
$W_2 = \frac{1387^{\#}}{7'} \times \frac{3.75'}{5.5'} \times \frac{1}{5.5'} = 25\ PSF$

Joist is ok, see Pg 13a

Check Exist. Joist: 20H6

*Same as Gamma Sector, ok by inspection

Check Exist. W12x14: $\ell = 9.75'$
@ Line (5.5)



$P = 1387^{\#} \times \frac{14.5'}{14.9'} + 40 \times \frac{34.1'}{2} \times \frac{9.75'}{2} = 4.7^{K}$

$M = \frac{4.7 \times 9.75'}{4} = 11.4\ K\text{-}FT$

$\frac{M_n}{\Omega_b} = 31.3\ K\text{-}FT$

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SUITE # 100
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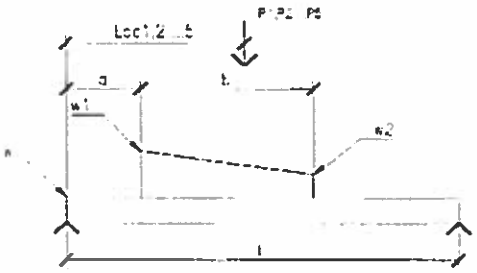
JOB # 150708
SHEET NO. 13 OF
CALCULATED BY DATE 4/6/17
CHECKED BY DATE
SCALE

spacing = 5.50 ft
L = 14.90 ft
Min % Shr Cap = 50 %

Wequiv = 320 plf
Wcap = 333 plf
L1 = 3.73 ft (Dist from left support where Min Shr Cap starts)
L2 = 11.18 ft (Dist from left support where Min Shr Cap ends)

Conc Lds	P	Loc
P1 =	0 lbs	0.00 ft
P2 =	0 lbs	0.00 ft
P3 =	0 lbs	0.00 ft
P4 =	0 lbs	0.00 ft
P5 =	0 lbs	0.00 ft



Tapered Load -1
w1 = 25.0 psf
w2 = 25.0 psf
a= 0.40 ft
b= 7.00 ft

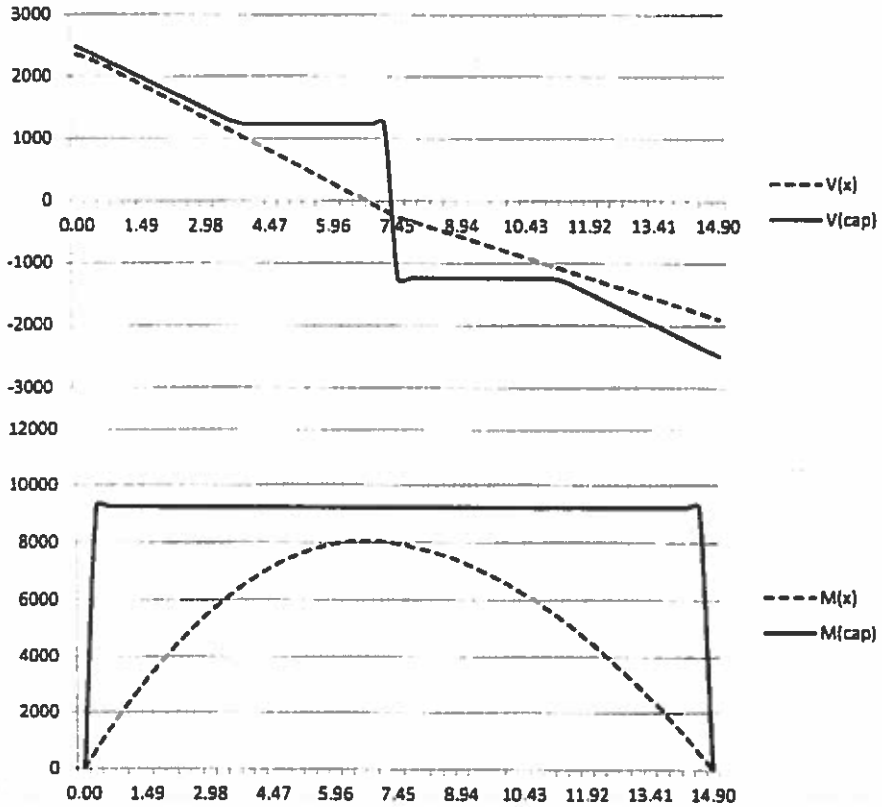
Tapered Load - 2
w1 = 0.0 psf
w2 = 0.0 psf
a= 0.00 ft
b= 0.00 ft

Tapered Load - 3
w1 = 0.0 psf
w2 = 0.0 psf
a= 0.00 ft
b= 0.00 ft

P1 =	0 lbs	0 lbs
P2 =	0 lbs	0 lbs
P3 =	0 lbs	0 lbs
P4 =	0 lbs	0 lbs
P5 =	0 lbs	0 lbs
Tapered Ld - 1=	711 lbs	252 lbs
Tapered Ld - 2=	0 lbs	0 lbs
Tapered Ld - 3=	0 lbs	0 lbs
Unif Ld =	1639 lbs	1639 lbs
Total	2350 lbs	1891 lbs

Mmax = 8073 ft-lb

Uniform Load
w = 40.0 psf



x (ft)	V(x)	V_cap	V(x)/V_cap	M(x)	M_cap	M(x)/max Mcap
0.00	2350	2481	0.947	0	0	0
0.30	2284	2382	0.959	690	9241	0.075
0.60	2192	2282	0.960	1359	9241	0.147
0.89	2085	2183	0.955	1996	9241	0.216
1.19	1978	2084	0.949	2601	9241	0.281
1.49	1872	1985	0.943	3175	9241	0.344
1.79	1765	1885	0.936	3717	9241	0.402
2.09	1659	1786	0.929	4227	9241	0.457
2.38	1552	1687	0.920	4706	9241	0.509
2.68	1446	1588	0.911	5152	9241	0.558
2.98	1339	1489	0.900	5567	9241	0.602
3.28	1233	1389	0.887	5950	9241	0.644
3.58	1126	1290	0.873	6302	9241	0.682
3.87	1020	1240	0.822	6622	9241	0.717
4.17	913	1240	0.736	6910	9241	0.748
4.47	807	1240	0.650	7166	9241	0.775
4.77	700	1240	0.564	7390	9241	0.800
5.07	593	1240	0.478	7583	9241	0.821
5.36	487	1240	0.393	7744	9241	0.838
5.66	380	1240	0.307	7873	9241	0.852
5.96	274	1240	0.221	7971	9241	0.863
6.26	167	1240	0.135	8036	9241	0.870
6.56	61	1240	0.049	8070	9241	0.873
6.85	-46	1240	-0.037	8073	9241	0.874
7.15	-152	1240	-0.123	8043	9241	0.870
7.45	-252	-1240	0.203	7982	9241	0.864
7.75	-317	-1240	0.256	7897	9241	0.855
8.05	-383	-1240	0.309	7793	9241	0.843
8.34	-449	-1240	0.362	7669	9241	0.830
8.64	-514	-1240	0.415	7526	9241	0.814
8.94	-580	-1240	0.467	7363	9241	0.797
9.24	-645	-1240	0.520	7180	9241	0.777
9.54	-711	-1240	0.573	6978	9241	0.755
9.83	-776	-1240	0.626	6756	9241	0.731
10.13	-842	-1240	0.679	6515	9241	0.705
10.43	-908	-1240	0.732	6255	9241	0.677
10.73	-973	-1240	0.784	5974	9241	0.646
11.03	-1039	-1240	0.837	5675	9241	0.614
11.32	-1104	-1290	0.856	5355	9241	0.580
11.62	-1170	-1389	0.842	5016	9241	0.543
11.92	-1235	-1489	0.830	4658	9241	0.504
12.22	-1301	-1588	0.819	4280	9241	0.463
12.52	-1366	-1687	0.810	3883	9241	0.420
12.81	-1432	-1786	0.802	3466	9241	0.375
13.11	-1498	-1885	0.794	3029	9241	0.328
13.41	-1563	-1985	0.788	2573	9241	0.278
13.71	-1629	-2084	0.782	2098	9241	0.227
14.01	-1694	-2183	0.776	1603	9241	0.173
14.30	-1760	-2282	0.771	1088	9241	0.118
14.60	-1825	-2382	0.766	554	9241	0.060
14.90	-1891	-2481	0.762	0	0	0.000

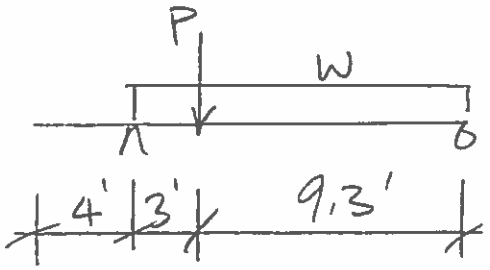
HUTTER
TRANKINA
ENGINEERING
Consulting Structural Engineers
32 W 273 ARMY TRAIL ROAD, SUITE 100
WAYNE, ILLINOIS 60184

JOB: 150768
SHEET NO: 13a OF
CALCULATED BY: JM DATE
CHECKED BY:
DESCRIPTION: Beta

Gamma Sector Cont.

Check Exist. W16x31 @ Line (5):

Check positive moment. Negative moment not changed



$P = 1387^{\#} \times \frac{11'}{30'} = 509^{\#}$

$W = 40 \times \frac{30'}{2} = 600\ PLF$

Beam is ok, see Pg 15

Check Exist. Bm Line (6):

Beam Line is similar to Line (1), Bm Line (6) is ok by inspection

HUTTER
TRANKINA
ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

JOB #150706B

SHEET NO. 14 OF

CALCULATED BY DATE 4/4/17

CHECKED BY DATE

SCALE

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	4	0	0
3	N3	16.3	0	0

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Rotation[k-ft/rad]	Footing
1	N2	Reaction	Reaction		
2	N3		Reaction		

Member Primary Data

	Label	I Joint	J Joint	Rotate(d...	Section/Sha...	Type	Design List	Material	Design Rules
1	M1	N1	N3		W16x31	None	None	A36 Gr.36	Typical

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	TOM	Inactive
1	M1						Yes		

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lb-out[ft]	Lb-in[ft]	Lcomp top[ft]	Lcomp bot[ft]	K-out	K-in	Cb	Function
1	M1	W16x31	16.3			5.5	12.3				Lateral

Member Point Loads (BLC 1 :)

	Member Label	Direction	Magnitude[k,k-ft]	Location[ft,%]
1	M1	Y	-.509	7

Member Distributed Loads (BLC 1 :)

	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
1	M1	Y	-.6	-.6	4	16.3

Joint Reactions

	LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
1	1	N2	0	4.075	0
2	1	N3	0	3.814	0
3	1	Totals:	0	7.889	
4	1	COG (ft):	X: 9.947	Y: 0	

Member AISC 14th(360-10): ASD Steel Code Checks

	LC	Member	Shape	UC Max	Loc[ft]	Shear UC	Loc[ft]	Pnc/om ...	Pnt/om [...	Mn/om [...	Cb	Eqn
1	1	M1	W16x31	.128	10.018	.064	4.075	48.715	196.814	94.482	1	H1-1b

Slant ±45° Dual Polarized FET Panel 63° / 16 dBd

696-900 MHz

Mechanical specifications

Length	2405	mm	94.6	in
Width	285	mm	11.2	in
Depth	114	mm	4.5	in
Depth with z-bracket	154	mm	6.1	in
Weight [4]	10.9	kg	24.0	lbs
Wind Area Fore/Aft	0.69	m^2	7.4	ft^2
Wind Area Side	0.27	m^2	3.0	ft^2
Max Wind Survivability	>201	km/hr	>125	mph
Wind Load @ 100 mph (161 km/hr)				
Fore/Aft	1038	N	233	lbf
Side	502	N	113	lbf

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiber-glass radome.

Mounting & Downtilting

Mounting hardware attaches to pipe diameter Ø50-160 mm; Ø2.0-6.3 in

Mechanical downtilt angle	0-14°
Mounting Bracket Kit	36210003
Downtilt Bracket Kit	36210004

Electrical specifications

Frequency Range	696-900 MHz
Impedance	50Ω
Connector [3]	NE or E-DIN Female 2 ports / Center
VSWR [1]	≤ 1.35:1
Polarization	Slant ±45°
Isolation Between Ports [1]	< -30 dB
Gain [1]	16 dBd 18 dBi
Power Rating [2]	500 W
Half Power Angle [1]	
Horizontal Beamwidth	63°
Vertical Beamwidth	7°
Electrical downtilt [5]	2°
Null fill [1]	5%
Lightning protection	Direct ground

Patented Dipole Design: U.S. Patent No. 6,608,600 B2

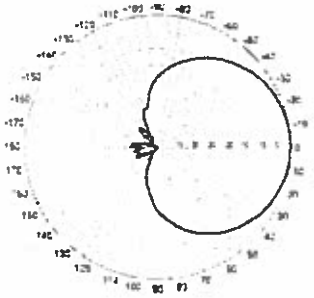
1) Typical values.
2) Power rating limited by connector only.
3) NE indicates an elongated N connector. E-DIN indicates an elongated DIN connector.
4) Antenna weight does not include brackets.
5) Add'l downtilts may be available. Check website for details.

Improvements to mechanical and/or electrical performance of the antenna may be made without notice.

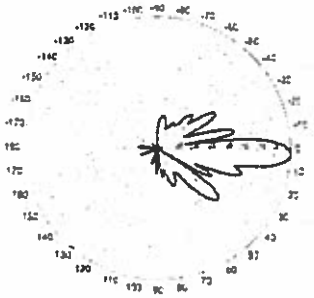
Front CaAa = 1.46x7.9x.9 = 10.38

Side CaAa = 1.69x7.9x.5 = 6.67

Radiation-pattern
750 MHz

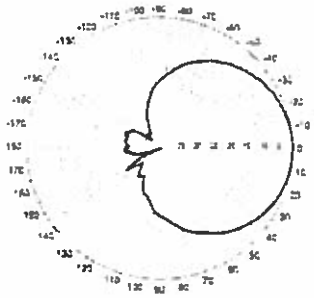


Horizontal

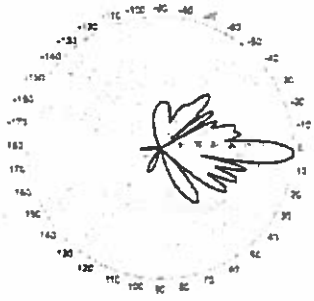


Vertical

850 MHz



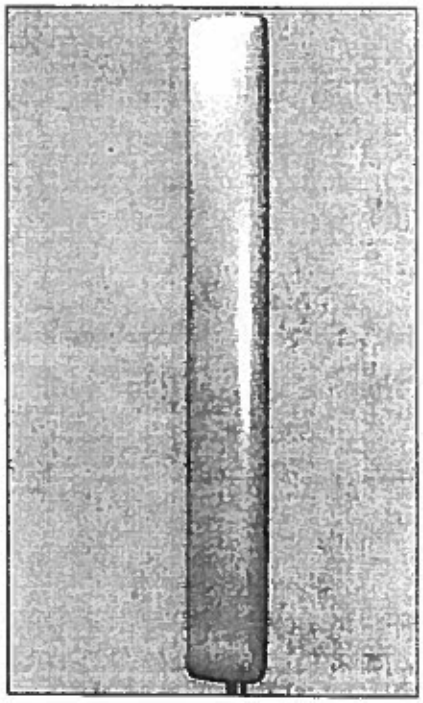
Horizontal



Vertical

BXA-70063/8CF__ 2°

When ordering replace "__" with connector type.



Featuring our Exclusive 3T Technology™ Antenna Design:

- Watercut brass feedline assembly for consistent performance.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad band-width and superior performance.
- Air as insulation for virtually no internal signal loss.

Warranty:
This antenna is under a five-year limited warranty for repair or replacement.

Revision Date: 03/14/09

815.399.0001 • antel@antelinc.com • www.antelinc.com

Amphenol Antel, Inc.

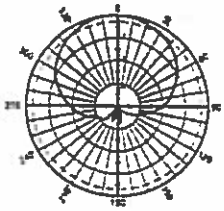
KATHREIN
SCALA DIVISION

800 10510V01

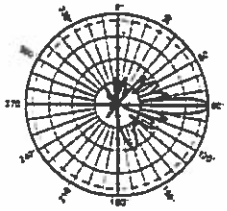
65° Panel Antenna
Enhanced Sidelobe Suppression
Extended Downtilt Range 0°–15°

Kathrein panels for AWS feature:

- Heavy-duty construction using the highest quality materials: UV resistant pultruded fiberglass radomes, stainless steel fasteners and hardware, rigid aluminum reflectors, and low loss coaxial cable power divider harness, all contributing to long, trouble free service life.
- Superior electrical specifications including low VSWR, wide bandwidth, flat frequency response, and superb intermodulation performance.
- Precision continuously adjustable electrical downtilt controls, manual control as standard equipment, with remote control available as an option.



Horizontal pattern
±45°- polarization



Vertical pattern
±45°- polarization
0°–15° electrical downtilt

Front CaAa=6.2
Side CaAa=1.9

General specifications:

Frequency range	1710–2200 MHz
VSWR	<1.5:1
Impedance	50 ohms
Intermodulation (2x20w)	IM3: <-153 dBc
Polarization	+45° and -45°
Connector	4 x 7-16 DIN female
Isolation	>30 dB
Maximum input power	300 watts (at 50°C) per input
Weight	37.5 lb (17 kg) 41.9 lb (19 kg) clamps included
Dimensions	54.7 x 12.7 x 2.8 inches (1389 x 323 x 71 mm)
Wind load Front/Side/Rear Mounting category	at 93 mph (150kph) 158 lbf / 36 lbf / 162 lbf (700 N) / (160 N) / (720 N) M (Medium)
Wind survival rating*	120 mph (200 kph)
Shipping dimensions	66.4 x 13.3 x 4.4 inches (1686 x 337 x 112 mm)
Shipping weight	46.3 lb (21 kg)
Mounting	Fixed mounts for 2 to 4.6 inch (50 to 115 mm). OD masts are included and tilt options are available.

See reverse for order information.

Specifications:

	1710–1880 MHz	1850–1990 MHz	1920–2170 MHz	2000–2200 MHz
Gain	17.5 dBi	17.6 dBi	17.7 dBi	17.8 dBi
Front-to-back ratio (180° ±30°)	≥30 dB (co-polar)	≥30 dB (co-polar)	≥30 dB (co-polar)	≥28 dB (co-polar)
Horizontal beamwidth	65° (half-power)	63° (half-power)	62° (half-power)	62° (half-power)
Vertical beamwidth	7.9° (half-power)	7.5° (half-power)	7.2° (half-power)	6.9° (half-power)
Electrical downtilt continuously adjustable	0°–15° (manual or optional remote control)		0°–15°	0°–15°
Sidelobe suppression	0° 5° 10° 15° T	0° 5° 10° 15° T	0° 5° 10° 15° T	0° 5° 10° 15° T
first sidelobe above main beam	≥17 20 18 17 dB	≥16 20 18 18 dB	≥15 19 18 17 dB	≥14 18 18 16 dB
within 0°–20° sector above horizon	≥17 18 18 16 dB	≥16 17 17 16 dB	≥15 17 17 16 dB	≥14 16 16 15 dB
Cross polar ratio Main direction 0° Sector ±60°	24 dB (typical) ≥9 dB	24 dB (typical) ≥9 dB	24 dB (typical) ≥10 dB	26 dB (typical) ≥10 dB
Null-fill at 0° tilt	23 dB	22 dB	21 dB	20 dB

*Mechanical design is based on environmental conditions as stipulated in TIA-222-G-2 (December 2009) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

RoHS Lead-Free

11307-A
936.3986/a

Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com

TECHNICAL SPECIFICATIONS RRUS 32/72

FREQUENCY BANDS:	3GPP Bands B2 (G/W/L), B3 (G/W/L), B4 (W/L), B7 (L), B30 (L), B40 (L), B41 (L)
HW CAPACITY:	Carrier capacity GSM: 6 carriers Carrier capacity WCDMA: 4 carriers Carrier capacity LTE: 2 x 20 MHz (FDD), 3 x 20 Hz (TDD) IBW: FDD up to 40 MHz , TDD up to 60 MHz MIMO: Yes, 4RX, 4X2 and 4X4 Output power: Up to 4 x 40W
INTERFACE SPECIFICATIONS:	Power supply: -48 V DC (2-Wire or 3-Wire) Antenna Ports: 4 DIN 7/16 External ALD: RET 2.0, DIN 8 External Alarm: DIN 8 CPRI: 2 x 10 Gbps CPRI (Changeable SFPs) Maintenance button 2 x optical indicators Field Ground
MECHANICAL SPECIFICATIONS:	12"x7"x27" WxDxH: 276 mm x 157 mm x 580 mm without Solar Shield WxDxH: 306 mm x 178 mm x 690 mm with Solar Shield Weight and volume: < 25 litres and < 23kg 51# Mounting: Wall, Pole mount, using standard RRU brackets
POWER SPECIFICATIONS:	Nominal voltage: -48 VDC Voltage variation: -38.1 V to -57.6 VDC
ENVIRONMENTAL SPECIFICATIONS:	Environment: Outdoor class with IP55 Normal operating temp.: -40 - +55 °C (cold start at -40 °C)

Front CaAa = 1.2x1'x2.25' = 3.45
Side CaAa = 1.26x.6'x2.25' = 1.7

Telefonaktiebolaget LM Ericsson
SE-126 25 Stockholm, Sweden
Telephone +46 8 719 0000
Fax +46 8 18 40 85
www.ericsson.com

4/28701-FGB 101 0389 rev A

SPECIFICATIONS

DC Surge Protection for RRH/Integrated Antenna Radio Head
RxxDC-1064-PF-48
Sector Model

Electrical

Model Numbers	**RxxDC-1064-PF-48**
Nominal Operating Voltage	48 VDC
Nominal Discharge Current (I_n)	20 kA 8/20 µs
Maximum Surge Current (I_{max})	60 kA 8/20 µs
Maximum Impulse (Lightning) Current per IEC 61643-1	5 kA 10/350 µs
Maximum Continuous Operating Voltage (U_c)	75 VDC
Voltage Protection Rating (VPR) per UL 1449 3rd Edition	400V
Protection Class as per IEC 61643-1	Class I
SPD Alarm	upon sacrifice
Intrusion Sensor	microswitch
Moisture Sensor	infrared moisture detector
Strikesorb Module Type	30-V1-HV **Strikesorb modules installed to protect 2 Remote Radio Heads**

Mechanical

Suppression Connection Method	Compression lug, #20 - #6 AWG (0.5 mm² - 16 mm²)
Fiber Connection Method	LC-LC Single mode
Pressure Equalizing Vent	Gore™ Vent
Environmental Rating	IP 67
Operating Temperature	-40° C to +80° C
UV Resistant	Yes
Weight	System: 14 lbs (6.35 kg)
Combined Wind Loading	150mph (sustained): 80 lbs (356 N)

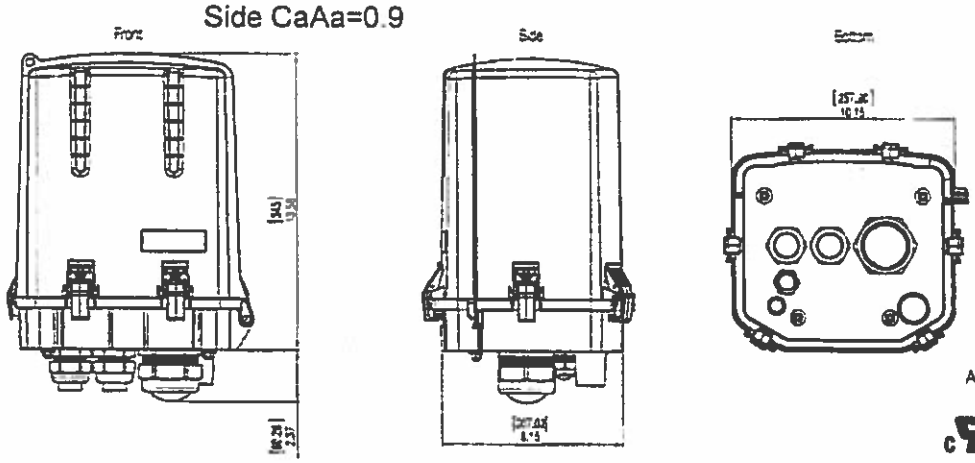
Strikesorb modules are compliant to the following Surge Protective Device (SPD) Standards

Standards	ANSI/UL 1449 3rd Edition
	IEEE C62.41
	NEMA LS-1, IEC 61643-1:2005 2nd Edition (Class I Protection)
	IEC 61643-12
	EN 61643-11:2002 (including A11:2007)

Product Diagram

Front CaAa=1.1
Side CaAa=0.9

[mm]
inches



AWG=American Wire Gauge

verizon

10740 NALL AVE,
SUITE 400
OVERLAND PARK, KS 66211
PHONE: 913-344-2800

KCYC ROSEWOOD

ANTENNA MOD

5000 W 95TH STREET
OVERLAND PARK, KS 66207

REGIONAL MAP

VICINITY MAP

PROJECT TEAM

A&E CONSULTANT:	TERRA CONSULTING GROUP, LTD 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 PHONE: (847) 698-6400 FAX: (847) 698-6401
SITE ACQUISITION:	FORTUNE WIRELESS, INC 6402 CORPORATE DRIVE INDIANAPOLIS, IN 46278
STRUCTURAL:	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711

PROJECT INFORMATION

PROJECT DESCRIPTION:	ANTENNA MOD
SITE NAME:	KCYC ROSEWOOD
LOCATION #:	140710
VERIZON PROJECT #:	20161462761
SITE ADDRESS:	5000 W 95TH STREET OVERLAND PARK, KS 66207
BUILDING MANAGEMENT:	PRICE BROTHERS (913) 563-4108 SCOTT BUESCHER (913) 563-4100
APPLICANT:	VERIZON WIRELESS 10740 NALL AVE., SUITE 400 OVERLAND PARK, KS 66211 POC: NETWORK REAL ESTATE MANAGER (913) 344-2896

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			
NO	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	03/21/17	EW
B	ISSUED FOR CONSTRUCTION	09/08/17	AB

ABBREVIATIONS

AGL	ABOVE GRADE LINE	GC	GENERAL CONTRACTOR
AMP	AMPERE	GND	GROUND
ARCH	ARCHITECT	HT	HEIGHT
BLDG	BUILDING	LF	LINEAR FEET
CL	CENTER LINE	MIN	MINIMUM
CONC	CONCRETE	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONTR	CONTRACTOR	OC	ON CENTER
DET	DETAIL	PL	PLATE
DIA	DIAMETER	REQ'D	REQUIRED
DIAG	DIAGONAL	SF	SQUARE FEET
DIM	DIMENSION	SHT	SHEET
DN	DOWN	SIM	SIMILAR
DWG	DRAWING	SPECS	SPECIFICATIONS
EA	EACH	STD	STANDARD
ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATOR, ELEVATION	STRUCT	STRUCTURAL
EQ	EQUAL	TC	TOP OF CURB
EQUIP	EQUIPMENT	TERRA	TERRA CONSULTING GROUP, L.T.D.
EXIST	EXISTING	TOP	TOP OF PAVING
FND	FOUNDATION	TOS	TOP OF STEEL
FTG	FOOTING	TOC	TOP OF CONCRETE
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE

SITE NOTES

1. G.C. TO PROVIDE AND INSTALL NEW WATER BALLAST MOUNT FOR ALPHA SECTOR, SEE SHEET ANT-4 FOR DETAIL.

VERIZON WIRELESS DEPARTMENTAL APPROVALS

	INITIALS:	DATE:
RF ENGINEER	H.M.	4/10/2017
TRANSPORT ENGINEER		
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER	R.C.	4/13/2017
CONSTRUCTION MANAGER		
REAL ESTATE MANAGER		

PROFESSIONAL ENGINEER'S STAMP

ADAM J. BROWN
LICENSED
21097
KANSAS
PROFESSIONAL ENGINEER
9/8/2017

LESSOR / LICENSOR APPROVAL

PRINTED NAME:_____ SIGNATURE:_____ DATE:_____

☐ NO CHANGES ☐ CHANGES REQUESTED, SEE COMMENTS ON PLANS

SITE INFORMATION

LATITUDE:	38° 57' 25.84" N
LONGITUDE:	94° 38' 36.90" W
GROUND ELEVATION:	943' A.M.S.L
OVERALL STRUCTURE HEIGHT:	55' ± A.G.L.
ROOF HEIGHT:	37' ± A.G.L.
VZW CL HEIGHT:	44' A.G.L.

SHEET INDEX

FULL SCALE PRINT IS ON 22"x34" MEDIA

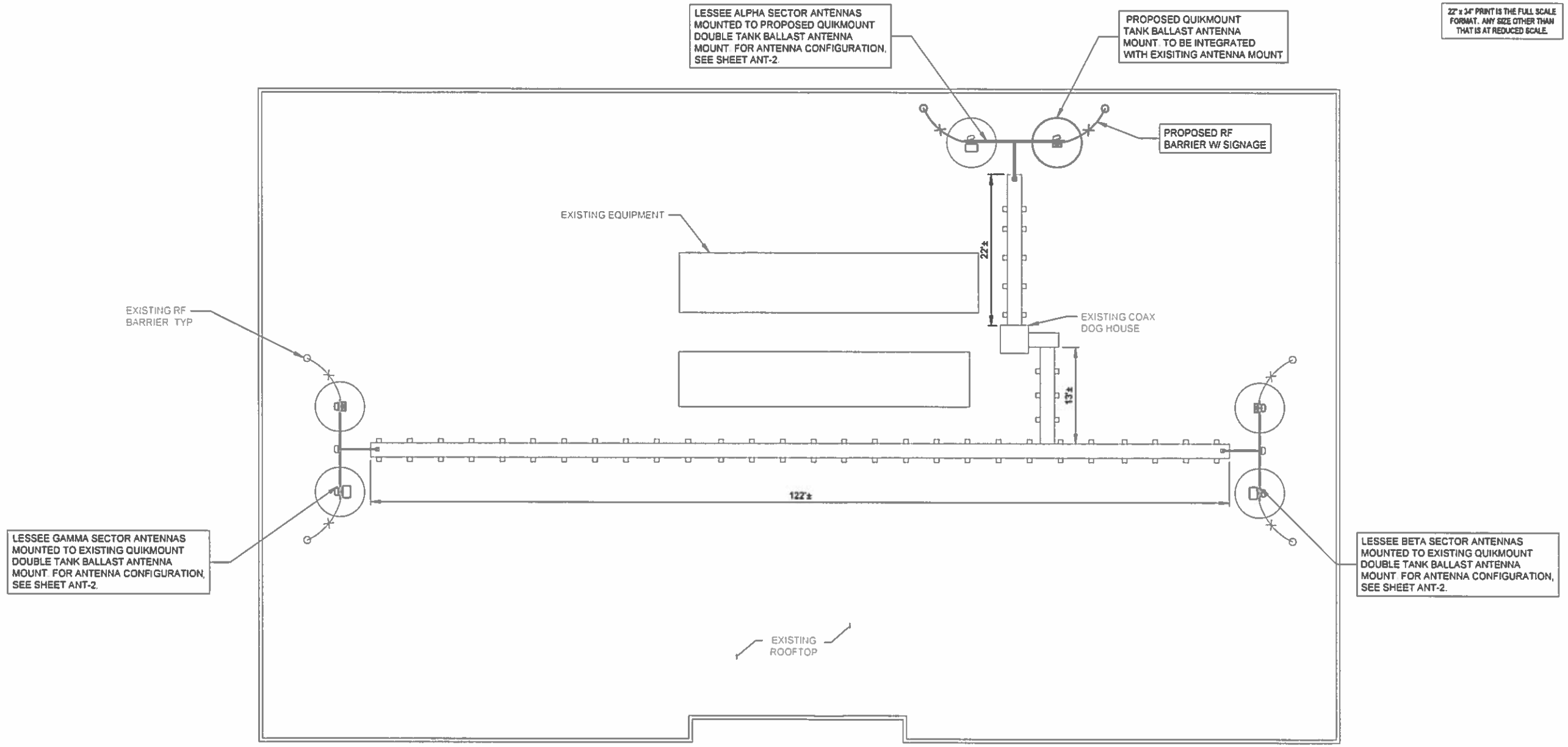
LOC# 140710
KCYC ROSEWOOD
5000 W 95TH STREET
OVERLAND PARK, KS 66207

DRAWN BY:	EW
CHECKED BY:	AJB
DATE:	03/21/17
PROJECT #	54-1054

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER. AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.



1 ROOF LAYOUT
SCALE: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
0 1/2" 1" 2"

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	03/21/17	EW
0	ISSUED FOR CONSTRUCTION	09/08/17	AB

LOC# 140710
KCYC ROSEWOOD
5000 W 95TH STREET
OVERLAND PARK, KS 66207

DRAWN BY:	EW
CHECKED BY:	AJB
DATE:	03/21/17
PROJECT #	54-1054

SHEET TITLE
ROOF LAYOUT

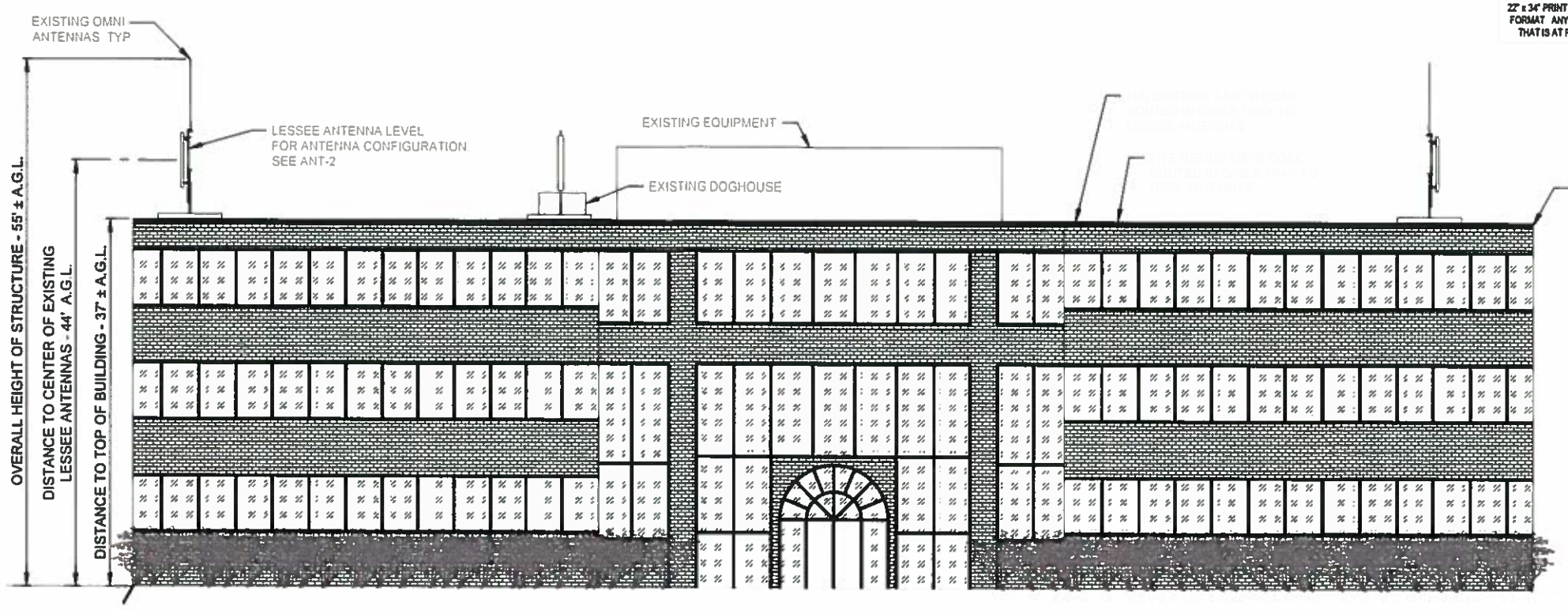
SHEET NUMBER
A-1

3 TYPICAL LESSEE ANTENNA SECTOR

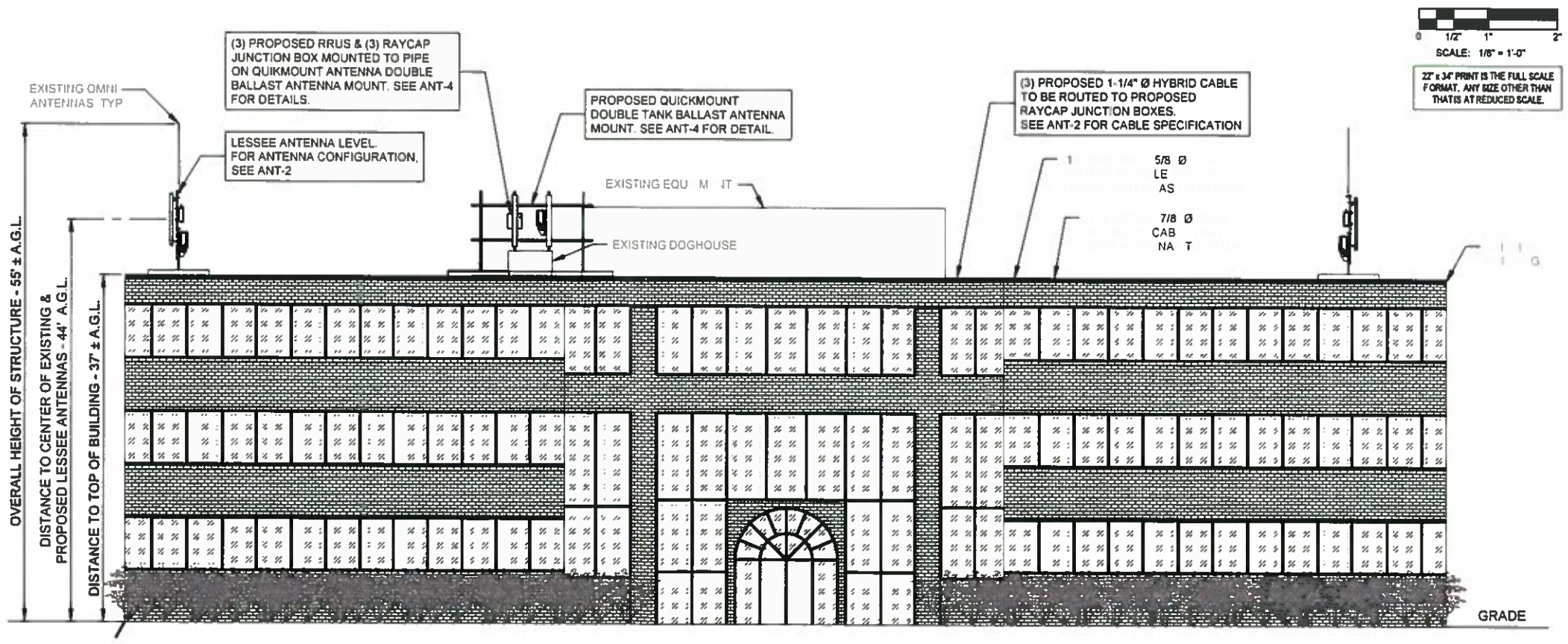
4 LESSEE COAX ROUTE ON ROOFTOP

NOTES

1. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
2. STRUCTURAL ANALYSIS BY HUTTER TRANKINA ENGINEERING



1 EXISTING SITE ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE ELEVATION
SCALE: 1/8" = 1'-0"

0 1/2" 1" 2"
SCALE 1/8" = 1'-0"
22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

verizon
10740 NA AVE, S TE 400
VERLAND PARK, K 66211

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

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A	ISSUED FOR REVIEW	03/21/17	EW
0	ISSUED FOR CONSTRUCTION	09/08/17	AB

LOC# 140710
KCYC
ROSEWOOD
5000 W 95TH STREET
OVERLAND PARK, KS 66207

DRAWN BY	EW
CHECKED	AJB
DATE	03/21 17
PROJE T #	54-1054

SHEET T TLE
SITE ELEVATION

HEET NUMBER
ANT-1

EXISTING ANTENNA KEY

	Position	Status	Antenna Centerline (ft AGL)	Antenna Make / Model	Antenna Count	Height (in)	Width (in)	Depth (in)	Weight (lbs)	Azimuth	Mech Down tilt	Electrical Down	TMA Make/Model	TMA Count	Coax Make/Model	Coax Count	Coax Size	Coax Length	RRU Make/Model	RRU Count	Distribution Box Make/Model	Raycap Count	Hybrid Cable Make/Model	Hybrid Cable Count	Hybrid Cable Size	Hybrid Cable Length	Hybrid Jumper Count	Hybrid Jumper Length	RF Jumper Count	RF Jumper Length
Mainline Cable & Distribution																														
Alpha Sector	A	existing	44'	ANTEL BXA 70063 8CF 2 750MHZ	1	94.6	11.2	5.1	24	340	0	2	-	-	AVA7 50	2	1 5/8"	200											2	10'
Beta Sector	B	remove	44'	DECIBEL 950F85T2E M 2	1	60	3.5	7	11.5	90	0	2	LGP13901	1	AVA7 50	1	1 5/8"	200											1	10'
	C	existing	44'	ANTEL BXA-70063-8CF-2-750MHZ	1	94.6	11.2	5.1	24	90	0	2	-	-	AVA7-50	2	1 5/8"	200											2	10'
	D	remove	44'	DECIBEL 950F85T2E M 2	1	60	3.5	7	11.5	90	0	2	LGP13901	1	AVA7 50	1	1 5/8"	200											1	10'
	E	existing	53'	DECIBEL DB589T3-XC (OMNI)	2	96.5	2	2	11.5	-	-	-	-	-	AVA5-50A	2	7/8"	200											2	10'
Gamma Sector	F	remove	44'	DECIBEL 948F65T2ZE-M-2	1	48	6.5	3.3	9.5	270	0	2	LGP13901	1	AVA7-50	1	1-5/8"	250											1	10'
	G	existing	44'	ANTEL BXA 70063-8CF 2 750MHZ	1	94.6	11.2	5.1	24	270	0	2	-	-	AVA7-50	2	1-5/8"	250											2	10'
	H	remove	44'	DECIBEL 948F65T2ZE-M-2	1	48	6.5	3.3	9.5	270	0	2	LGP13901	1	AVA7-50	1	1-5/8"	250											1	10'
	I	existing	53'	DECIBEL DB589T3-XC (OMNI)	2	96.5	2	2	11.5	-	-	-	-	-	AVA5-50A	2	7/8"	250											2	10'
				Antenna Total	11								TMA Total	4	Coax Total	14			RRU Total	0	Distro Box Total	0	Hybrid Cable Total	0		Jumper Total			14	

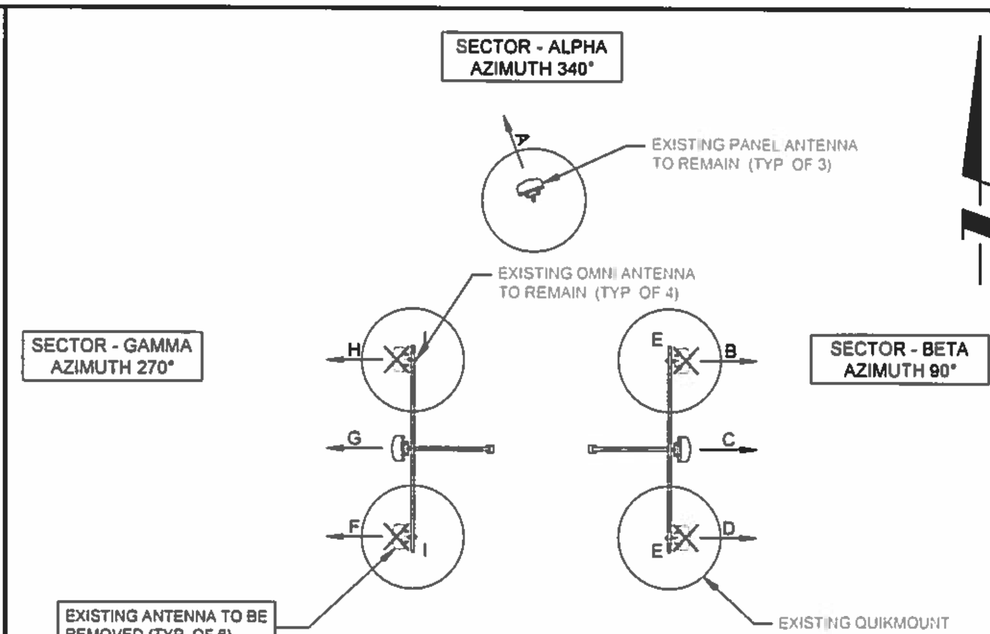
PROPOSED ANTENNA KEY

	Position	Status	Antenna Centerline (ft AGL)	Antenna Make / Model	Antenna Count	Height (in)	Width (in)	Depth (in)	Weight (lbs)	Azimuth	Mech Down tilt	Electrical Down	TMA Make/Model	TMA Count	Coax Make/Model	Coax Count	Coax Size	Coax Length	RRU Make/Model	RRU Count	Distribution Box Make/Model	Raycap Count	Hybrid Cable Make/Model	Hybrid Cable Count	Hybrid Cable Size	Hybrid Cable Length	Hybrid Jumper Count	Hybrid Jumper Length	RF Jumper Count	RF Jumper Length
Mainline Cable & Distribution																					RAYCAP / RFS DB-B1-6C-12AB-0Z	3	HYBRIFLEX HBF114-13U6S12-240F	2	1-1/4"	240'				
																							HYBRIFLEX HBF114-13U6S12-290F	1	1-1/4"	290'				
Alpha Sector	A	existing	44'	ANTEL BXA-70063-8CF-2-750MHZ	1	94.6	11.2	5.1	24	340	0	2	-	-	AVA7-50	2	1-5/8"	200	-	-			-	-	-	-	-	-	2	10'
	B	proposed	44'	KATHREIN 80010510V01	1	54.7	12.7	2.8	37.5	340	0	2	-	-	-	-	-	-	RRUS32 B66	1			HYBRIFLEX HBF058-08U1S2-14F	-	5/8"	-	1	14	2	10'
Beta Sector	C	proposed	44'	KATHREIN 80010510V01	1	54.7	12.7	2.8	37.5	90	0	2	LGP13901	2	AVA7-50	2	1-5/8"	200	-	-			-	-	-	-	-	-	2	10'
	D	existing	44'	ANTEL BXA-70063-8CF-2-750MHZ	1	94.6	11.2	5.1	24	90	0	2	-	-	AVA7-50	2	1-5/8"	200	-	-			-	-	-	-	-	-	2	10'
	E	proposed	44'	KATHREIN 80010510V01	1	54.7	12.7	2.8	37.5	90	0	2	-	-	-	-	-	-	RRUS32 B66	1			HYBRIFLEX HBF058-08U1S2-14F	-	5/8"	-	1	14	2	10'
	F	existing	53'	DECIBEL DB589T3-XC (OMNI)	2	96.5	2	2	11.5	-	-	-	-	-	AVA5-50A	2	7/8"	200	-	-			-	-	-	-	-	-	2	10'
Gamma Sector	G	proposed	44'	KATHREIN 80010510V01	1	54.7	12.7	2.8	37.5	270	0	2	LGP13901	2	AVA7-50	2	1-5/8"	250	-	-			-	-	-	-	-	-	2	10'
	H	existing	44'	ANTEL BXA-70063-8CF-2-750MHZ	1	94.6	11.2	5.1	24	270	0	2	-	-	AVA7-50	2	1-5/8"	250	-	-			-	-	-	-	-	-	2	10'
	I	proposed	44'	KATHREIN 80010510V01	1	54.7	12.7	2.8	37.5	270	0	2	-	-	-	-	-	-	RRUS32 B66	1			HYBRIFLEX HBF058-08U1S2-14F	-	5/8"	-	1	14	2	10'
	J	existing	53'	DECIBEL DB589T3-XC (OMNI)	2	96.5	2	2	11.5	-	-	-	-	-	AVA5-50A	2	7/8"	250	-	-			-	-	-	-	-	-	2	10'
				Antenna Total	12								TMA Total	4	Coax Total	14			RRU Total	3	Distro Box Total	3	Hybrid Cable Total	3		Jumper Total	3		20	

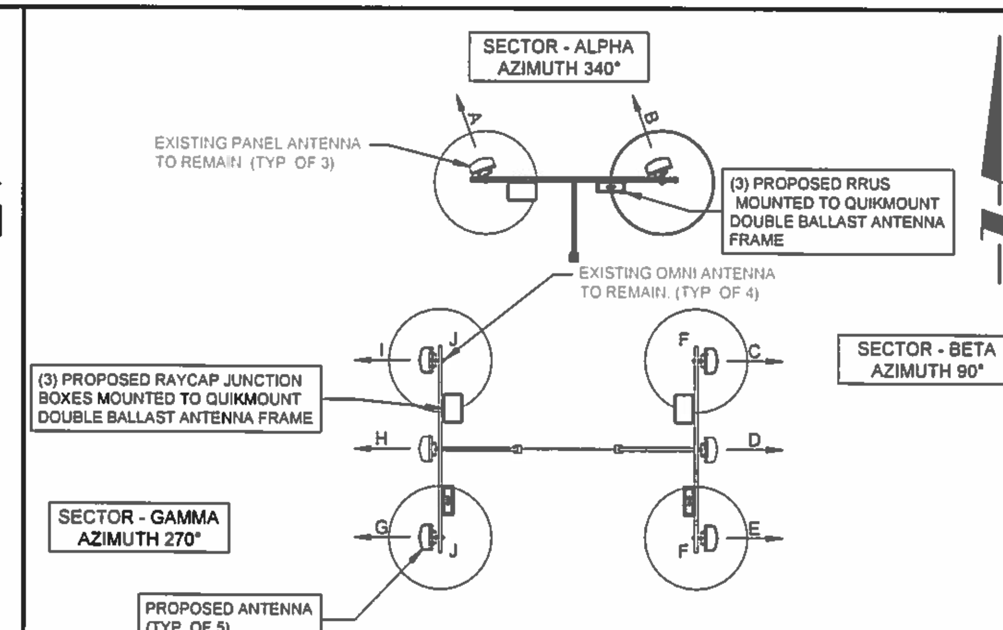
(1) ANTENNA KEYS

NOTES

1. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
2. STRUCTURAL ANALYSIS BY HUTTER TRANKINA ENGINEERING.
3. G.C. TO VERIFY ANTENNA TECHNOLOGIES PRIOR TO REMOVAL OF ANY ANTENNAS.
4. G.C. TO ORIENT & PLACE PROPOSED RAYCAP JUNCTION BOX CLOSEST TO HYBRID CABLE ROUTE.



(2) EXISTING ANTENNA LAYOUT
N.T.S.



(3) PROPOSED ANTENNA LAYOUT
N.T.S.

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	03/21/17	EW
0	ISSUED FOR CONSTRUCTION	09/08/17	AB

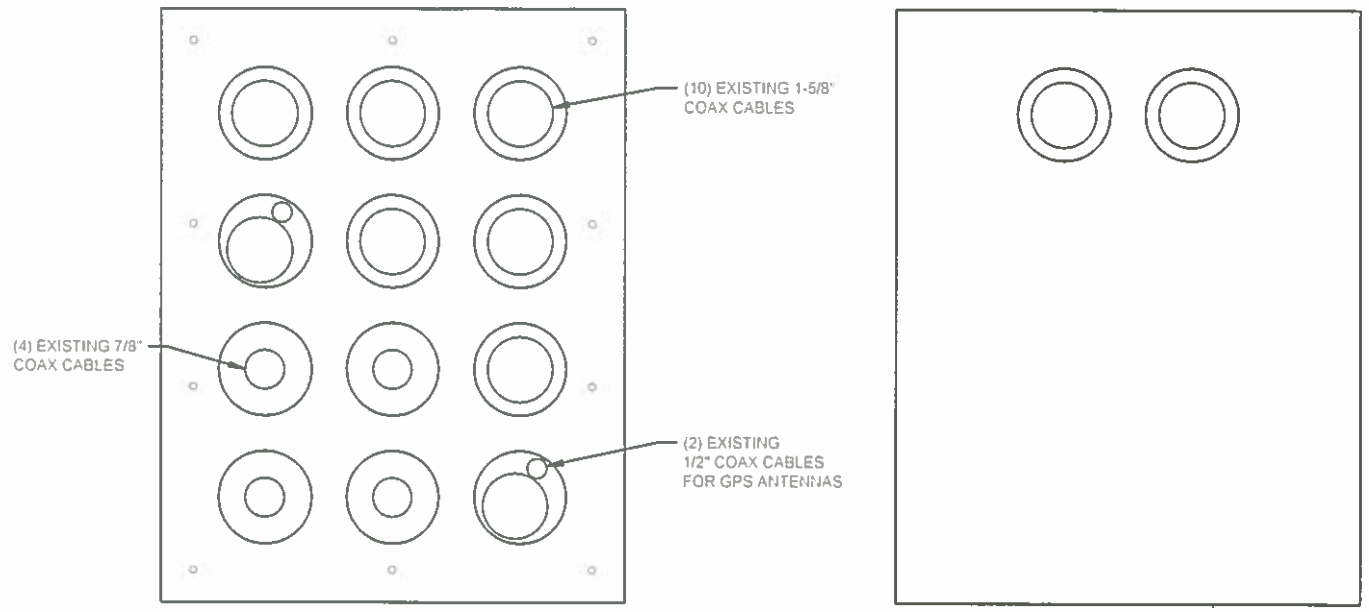
LOC# 140710
KCYC ROSEWOOD
5000 W 95TH STREET
OVERLAND PARK, KS 66207

DRAWN BY	EW
CHECKED BY	AJB
DATE.	03/21/17
PROJECT #	54-1054

SHEET TITLE
ANTENNA KEYS & LAYOUT

SHEET NUMBER
ANT-2

1 LESSEE COAX DOGHOUSE



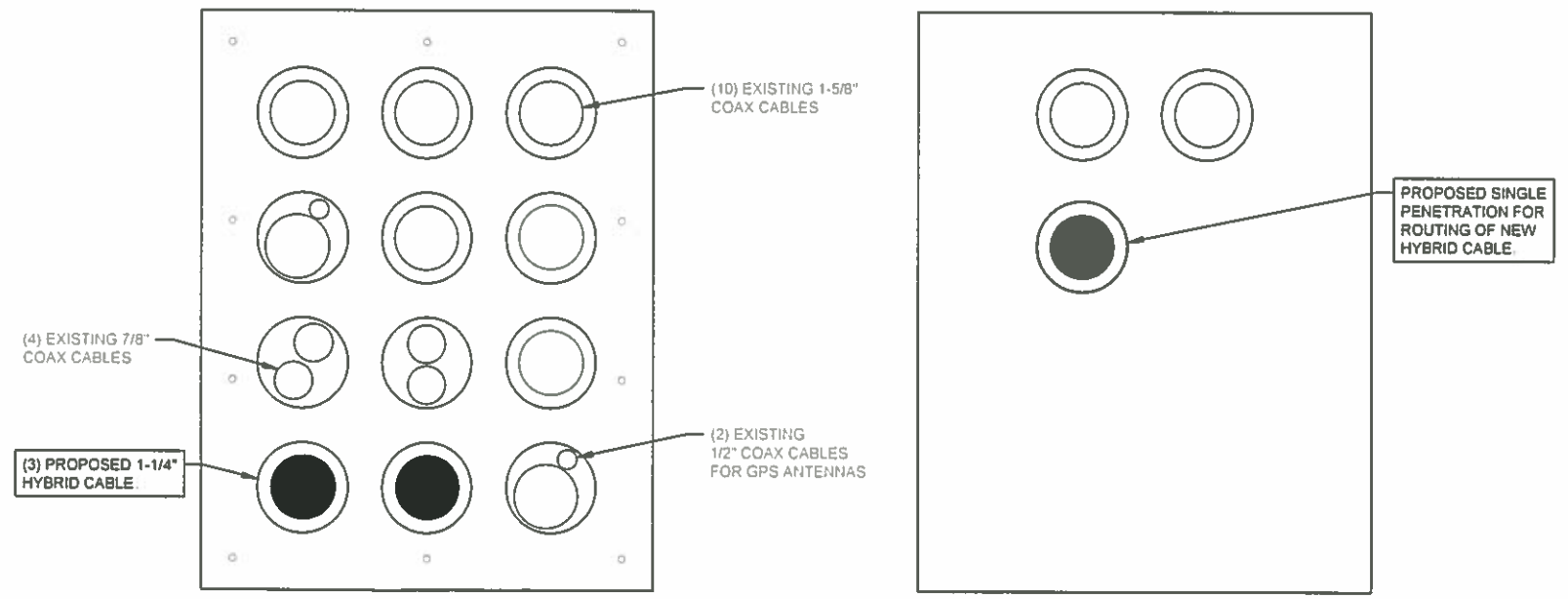
NOTE:
G.C. TO CONSOLIDATE 7/8"Ø COAX. G.C. TO VERIFY CORRECT LINES PRIOR TO RELOCATION.

2 EXISTING ENTRY PANEL LAYOUT FROM OUTSIDE SHELTER
N.T.S.

RF NOTES & PARTS LIST

ADDING KATHREIN ANTENNAS & RRUS32 B66 FOR AWS. ADD AWS ON ALPHA SECTOR AT 340° & MAKE AWS 3 SECTORS. UNDIPLEX PCS-AWS IN SHELTER. REPLACE PCS V-POLE ANTENNAS WITH X-POLE ANTENNAS. DISCONNECT PCS TMA BYPASSING CABLES, HARVEST THE DIPLEXERS & RRUS12 IN WAREHOUSE FOR FUTURE PROJECTS. KEEP THE EXISTING 850 CDMA & LTE 700 AS IS.

- (3) KATHREIN CROSS-POLE RET ANTENNAS 80010510V01 FOR AWS WITH (3) RET MOTORS (860 10148)
- (3) ERICSSON RRUS32 B66
- (3) AISG CABLES & (12) 1/2" RF JUMPERS FOR AWS
- (2) KATHREIN CROSS-POLE RET ANTENNAS 80010510V01 FOR PCS WITH (2) RET MOTORS (860 10148) & (4) AISG CABLES TO REPLACE EXISTING (4) PCS VERTICAL POLE ANTENNAS
- (3) RFS 5/8" 8AWG 1X2 RFS HYBRIFLEX CABLE HBF058-08U1S2-14F
- (2) 1-1/4" (6AWG 6X12) RFS HYBRIFLEX CABLE HBF114-13U6S12-240
- (1) 1-1/4" (6AWG 6X12) RFS HYBRIFLEX CABLE HBF114-13U6S12-290
- (6) LARGE RAYCAP BOX RFS DB-B1-6C-12AB-0Z. (3) ON TOP & (3) IN EQUIPMENT ROOM / SHELTER.
- NO CHANGE TO DUS CONFIG, SINGLE DUS FOR 700/AWS
- SHELTER PREP KIT CABLES (DC & FIBER CABLES INSIDE THE EQUIPMENT ROOM / SHELTER) TO BE SPECIFIED BY EQUIPMENT ENG.
- ANCILLARY CABLING KITS & SITE ACCESSORIES TO BE SPECIFIED BY IMPLEMENTATION ENG.
- POWER SUPPLY AND FIBER TRAY TO BE SPECIFIED BY EQUIPMENT ENG. ANTENNA ARRANGEMENT IS FOR ILLUSTRATION PURPOSE ONLY AND MAY BE DIFFERENT ON THE SITE.



NOTES:
1. GC IS TO SUPPLY WEATHERPROOFING BOOTS FOR CONNECTIONS.
2. HOISTING GRIP MUST BE USED FOR EVERY 200 FEET OF CABLE.

3 PROPOSED ENTRY PANEL LAYOUT FROM OUTSIDE SHELTER
N.T.S.

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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SHEET TITLE
COAX ENTRY PANEL & PARTS LIST

SHEET NUMBER
ANT-3

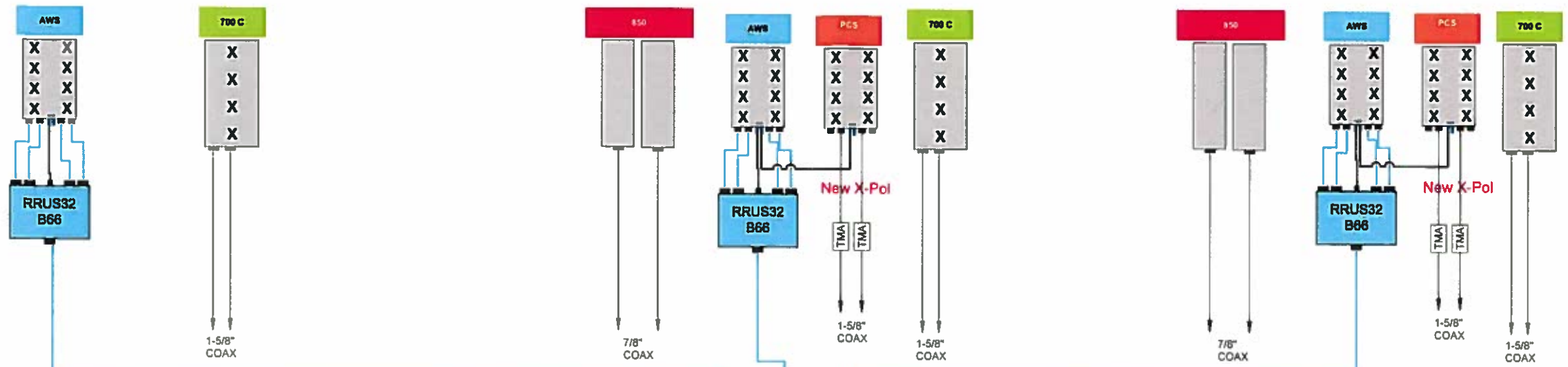
AWS antenna mod and PCS mod. No Change to 700 or 850

Arrangement of Antennas may not match arrangement on the tower

Sector A

Sector B

Sector C



5/8" Hybrid Cable (1x2)

Large Raycap

1-1/4" Hybrid Cable (6x12)

ROOFTOP

Equipment Area

Shelter Prep Kit Cables

850 | PCS | 700 | AWS

SINGLE DUS CONFIGURATION

Verizon Guidelines
Note: Avoid these Combinations.

- Lower 700MHz + Upper 700MHz
- Cell A + AWS (D-E-F blocks)
- AWS + PCS1
- Cell A' + Lower 700 MHz

verizon

verizon
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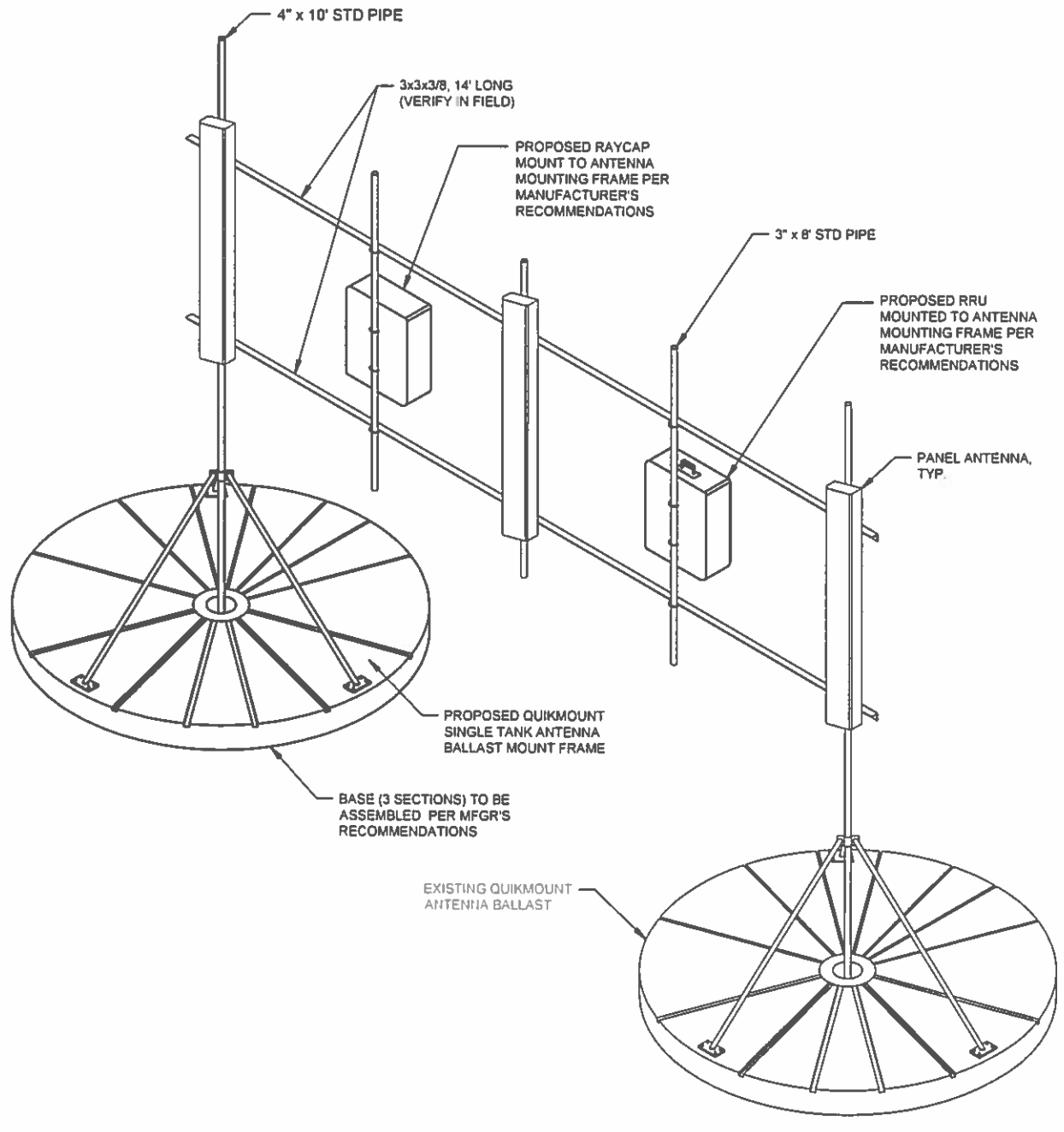
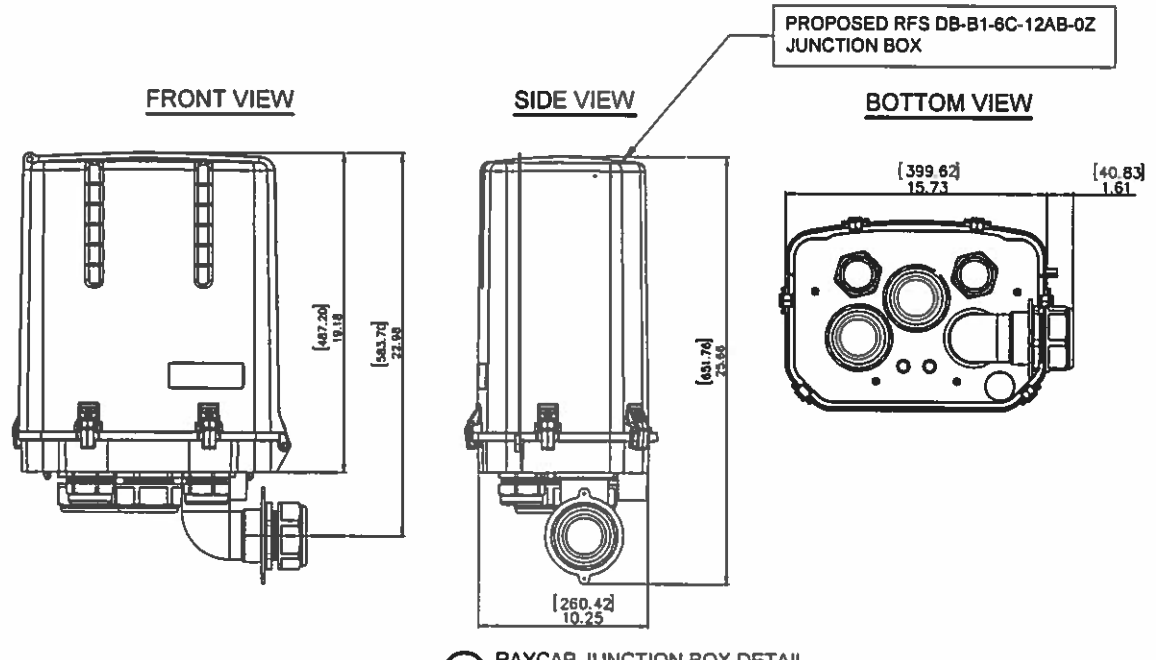
SHEET TITLE
ANTENNA PLUMBING DIAGRAM

SHEET NUMBER
ANT-3A



2 ANTENNA, RRU & RAYCAP JUNCTION BOX MOUNTING DETAIL
SCALE: N.T.S.

SPECIFICATIONS	DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD	[mm] INCHES
APPLICATION:	TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS	
WEIGHT:	32LBS (14.51 KG)	



4 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
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PROJECT #:	54-1054

SHEET TITLE
SITE DETAILS

SHEET NUMBER
ANT-4

GENERAL NOTES

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK USING HIS OR HER BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO ELECTRICAL SERVICE AND OVERALL COORDINATION.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO VERIZON WIRELESS BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF VERIZON WIRELESS, AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION WITH THE APPROVAL OF THE OWNER.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETE.
8. ALL CONSTRUCTION WORK SHALL CONFORM TO THE I.B.C. AND ALL APPLICABLE LOCAL REGULATIONS, ORDINANCES, STATUTES AND CODES.
9. VERIZON WIRELESS SHALL OBTAIN THE CONSTRUCTION PERMIT, UNLESS JURISDICTION REQUIRES PERMIT TO BE PICKED UP BY A GENERAL CONTRACTOR. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO THE OWNER.
10. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF JOB SUPERINTENDENT.
11. THE CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10-B C WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILD OUT AREA DURING CONSTRUCTION.
12. ANY CONNECTION FEES FOR TEMPORARY ELECTRICAL SERVICE SHALL BE PAID BY THE CONTRACTOR.
13. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY POWER. CONTRACTOR SHALL NOT USE THE VERIZON WIRELESS GENERATOR ON SITE.

1 EXISTING SITE PHOTO

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

TERRA CONSULTING GROUP LTD
600 BUSSE HIGHWAY
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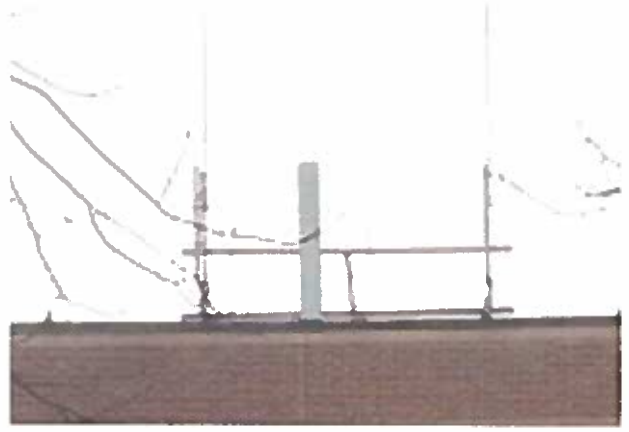
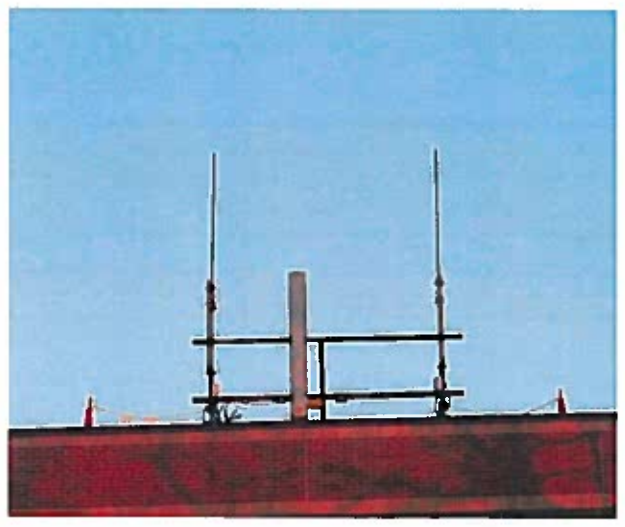
SHEET TITLE
GENERAL NOTES
&
SITE PHOTOS

SHEET NUMBER
N-1

1 LESSEE ANTENNA SECTOR - ALPHA



2 LESSEE ANTENNA SECTOR - BETA



3 LESSEE ANTENNA SECTOR - GAMMA

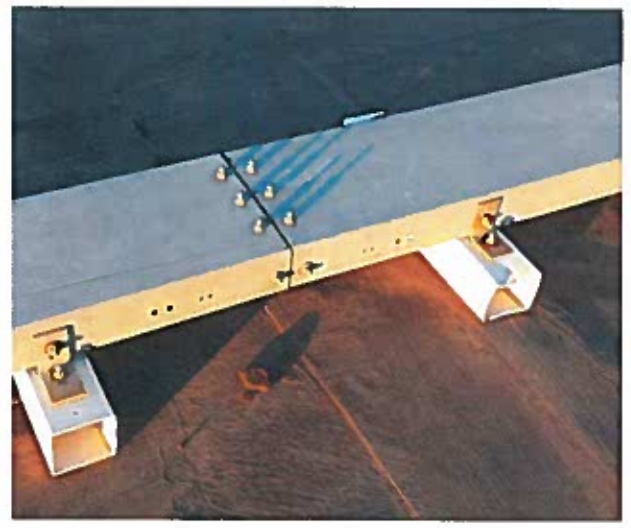
4 PROPOSED RAYCAP JUNCTION BOX & RRU LOCATION - ALPHA

5 PROPOSED RAYCAP JUNCTION BOX & RRU LOCATION - BETA

6 PROPOSED RAYCAP JUNCTION BOX & RRU LOCATION - GAMMA

7 LESSEE COAX ROUTE AT ROOF HATCH PENETRATION

8 LESSEE COAX ROUTE - GAMMA SECTOR



9 LESSEE COAX CABLE TRAY ON ROOF

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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SHEET TITLE
SITE PHOTOS

SHEET NUMBER
N-2

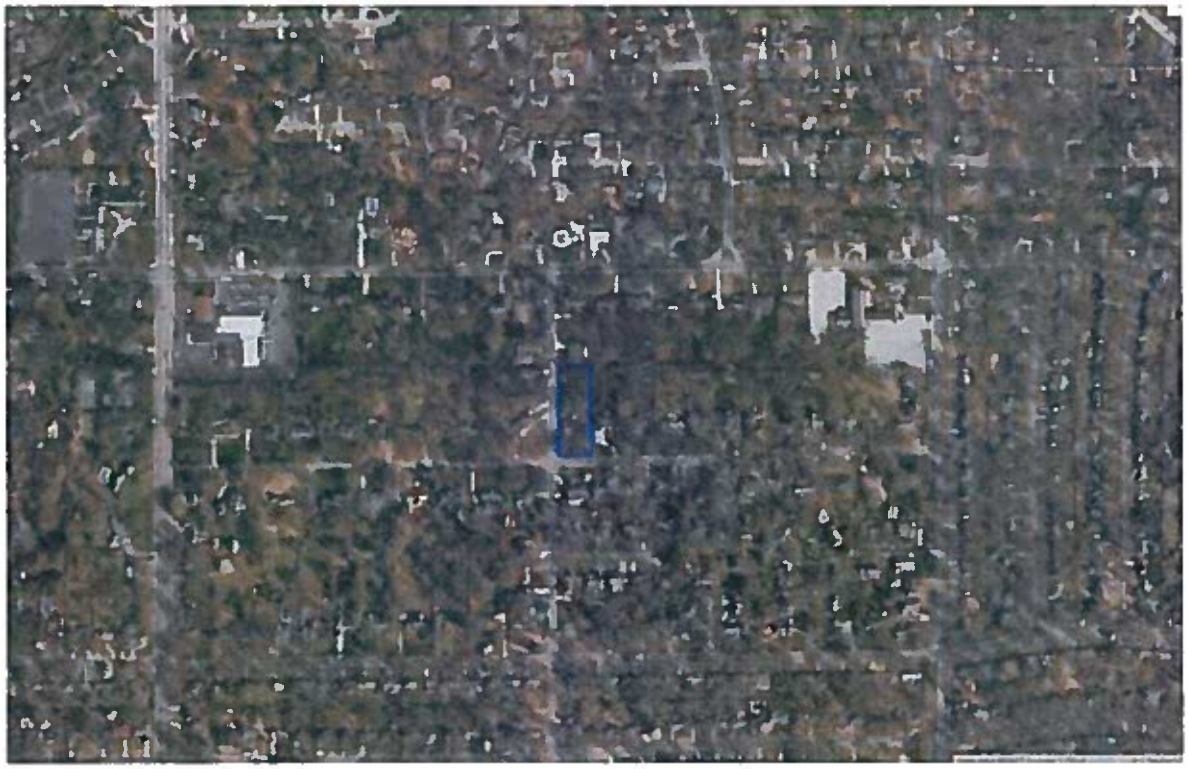
STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: November 7, 2017

Application:	PC 2017-114
Request:	Lot Split
Property Address:	5014 W. 68th Street
Applicant:	Mojo Built, John Moffit
Current Zoning and Land Use:	R-1A Single-Family Residential - Single-Family Dwellings
Surrounding Zoning and Land Use:	**North:** R-1A Single-Family Residential – Single-Family Dwellings **East:** R-1A Single-Family Residential - Single-Family Dwellings **South:** R-1A Single-Family Residential - Single-Family Dwellings **West:** R-1A Single-Family Residential - Single-Family Dwellings
Legal Description:	PRAIRIE WOODS LOT 5 PVC-8818
Property Area:	0.77 acres (33,403.67 s.f)
Related Case Files:	BZA 2017-05
Attachments:	Application, site plan and building plans

General Location Map

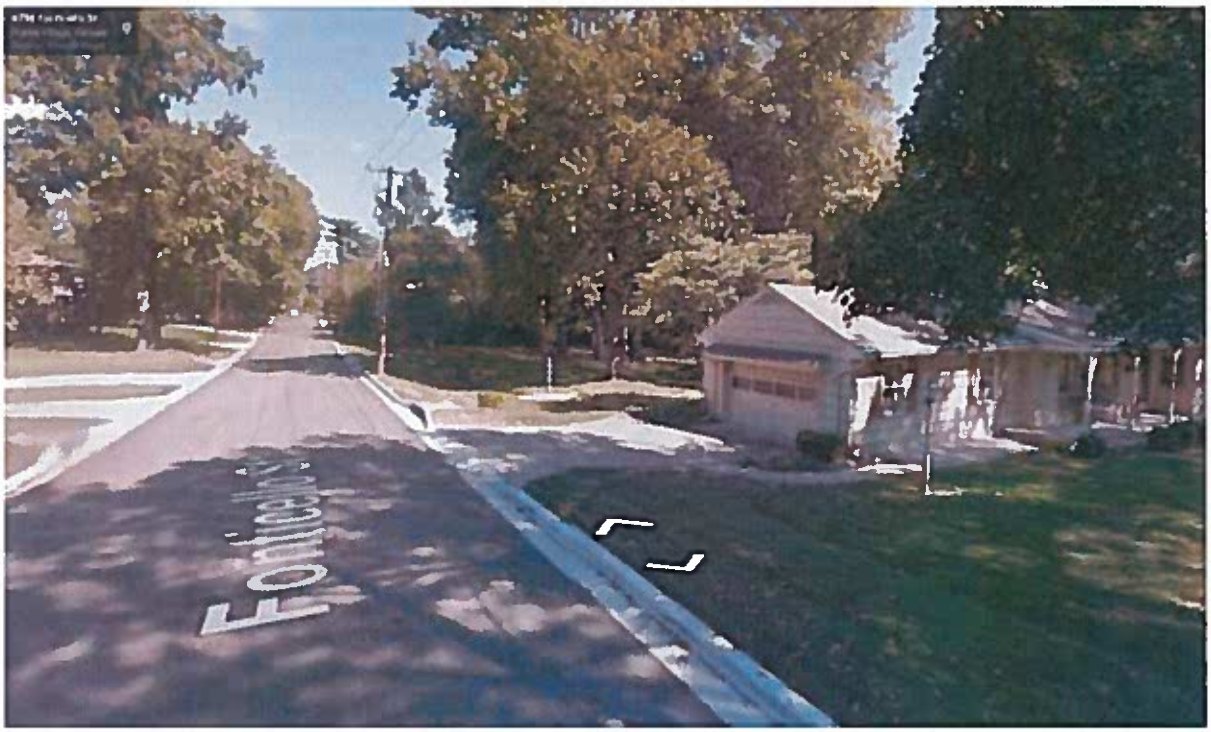
Aerial Map



Aerial Site

Birdseye View

Street Views



Street view looking north on Fonticello (5014 W. 68th St. on right

Street view of looking south on Fonticello (5014 W. 68th St. on left)

Street view rear portion of subject lot

Street view west side of Fonticello facing subject lot

Street view east side of Fonticello north of subject lot

SUMMARY:

The applicant is requesting to split an existing narrow and deep lot to create two lots – the existing lot orienting to 68th street on the northeast corner of 68th and Fonticello, and a new lot orienting to Fonticello on the rear portion of this lot. The proposed lot would be 110 feet wide by 108.9 feet deep. The R-1A zoning district requires lots to be at least 80 feet wide and 125 feet deep. Since the proposed lot does not meet the required depth, the applicant requested a variance from Section 19.06.041 in a related prior application.

Chapter 18.02 of Prairie Village subdivision regulations allows the Planning Commission to approve splits provided each lot meets the zoning standards. In this case the proposed lot would not meet the lot depth requirement and would first require a variance to be granted by the Board of Adjustments prior to the Planning Commission being able to consider a lot split.

This particular area has deeper blocks than are typical in the general vicinity. (See General Location map above). This makes some of the lots eligible for lot splits under the current regulations. There are several lots between 67th and 69th that share a similar orientation with the corner lot fronting the numbered streets and an "end grain" lot fronting Fonticello. They include:

	Width	Depth	Area
1. 6808 Fonticello	80'	127.15'	10,170.72 s.f.
2. 6804 Fonticello	80'	127.15'	10,173.46 s.f.
3. 6802 Fonticello	110'	127.73'	13,987.98 s.f.
4. 6740 Fonticello	100'	150'	15,001.63 s.f.
5. 6730 Fonticello	100'	150'	15,000.92 s.f.
6. 6731 Fonticello	100'	108.9' *	10,889.24 s.f.

(Source: Johnson County AIMS On-line Mapping)

* A variance was granted for 6731 Fonticello by the Prairie Village BZA in March 2014

Additionally, 9 lots between 10,364 s.f. and 14,235 s.f. front on a cul-de-sac to the east side of Fonticello between 68th Street and 69th Street.

ANALYSIS:

Section 18.02.010 of the subdivision regulations provide the criteria for approval of a lot split. Essentially the applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming as a result of the lot split. The certificate of survey is also required to ensure that there are no utility easement or right-of-way issues that are created by the lot split or need to be addressed due to the lot split.

In this case the proposed new lot facing Fonticello will not meet the depth required in R-1A, but will meet all other requirements for a lot split. The resulting lot is wider than required, and therefore larger than the area required for a lot split. It is also comparable in size and orientation to other lot splits.

Since the Board of Zoning Adjustments is required to hear all variance cases, this application and analysis is contingent on the applicant first receiving approval of the variance subject to the criteria and conditions of the Board for granting variances.

RECOMMENDATION:

It is the recommendation of Staff, contingent on the prior independent approval of the variance by the Board of Zoning Adjustment, that the Planning Commission approve the lot split subject to the following conditions:

1. That the applicant submit a certificate of survey to (update or confirmation of the Existing Conditions survey in the application) to comply with the following information required in the ordinance, prior to a building permit:

    a. The location of existing buildings on the site.

    b. The dimension and location of the lots, including a metes and bounds description of each lot.

    c. The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.

    d. Any platted building setback lines with dimensions.

    e. Indication of location of proposed or existing streets and driveways providing access to said lots.

    f. Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines , and proposed drainage systems. (Staff recommends waiver of topography)

    g. Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.

2. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of a building permit.

LOT SPLIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

Lot Split Application No: PC2017-114 Date: _____
Fee: $100
Deposit: _____

Request To: Codes Administrator
City of Prairie Village
7700 Mission Road
Prairie Village, Kansas 66208
(913) 381-6464

Attachment Required:

☒ Four (4) copies of scale drawing;

☐ Legal description of lots to be created;

☒ The location of any structure(s) on the lot or lots thereon, together with the precise nature, location and dimensions;

☒ Name, signature, and seal of the licensed engineer or registered land surveyor who prepared the drawing.

APPLICANT

Joe Woods
Name

5300 College Blvd.
Address

913-491-6800
Area Code Telephone Number

OWNER

Mojo Built
Name

5300 College Blvd.
Address

913-491-6800
Area Code Telephone Number

REQUEST

As provided in Article 13 of the Subdivision Regulations, City of Prairie Village, Kansas, a lot split of Lot 5, Block ____, in the Prairie Woods Addition to the City of Prairie Village is hereby requested. The lot is generally described as:

5014 W. 68th St., Prairie Village, Ks., 66208

LOT SPLIT REQUIREMENTS

The lot split is sought to provide for the issuance of building permits in lots divided into not more than two (2) tracts without having to replat said lot.

The lot split application meets the following requirements:

YES	NO		
☒	☐	(a)	No new street or alley or other public improvements is needed or proposed.
☒	☐	(b)	No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
☒	☐	(c)	The lot split will not result in significant increases in service requirements (e.e., utilities, schools, traffic control, streets, etc.); or will not interfere with maintain existing service level (e.g., additional curb cuts, repaving, etc.).
☒	☐	(d)	There is street right-of-way as required by these regulations or the Comprehensive Plan.
☒	☐	(e)	All easement requirements have been satisfied.
☒	☐	(f)	The split will not result in a tract without direct access to a public street.
☒	☐	(g)	No substandard-sized lot or parcel will be created. VARIANCE REQUESTED
☒	☐	(h)	The lot has not been previously split in accordance with these regulations.

APPLICANT'S SIGNATURE: _____

Date: 11/1/2017

OWNER'S SIGNATURE: _____

Date: 11/1/2017

Planning Commission ACTION

Date application can be scheduled for consideration at a regular meeting of the Planning Commission:

_____

Action of the Planning Commission:

_____

AIMS AUTOMATED INFORMATION MAPPING SYSTEM

5014 W 68TH ST Search Map Clear

Map Tools:

Save Print Send Link Sign In

Layers
Advanced Layers
Search Owner
Search Places

The search box will locate feat name (e.g. "Amber Meadows") of the layers.

Prarie Woods

Search Reset

Themes
Tools
Help

Google Map

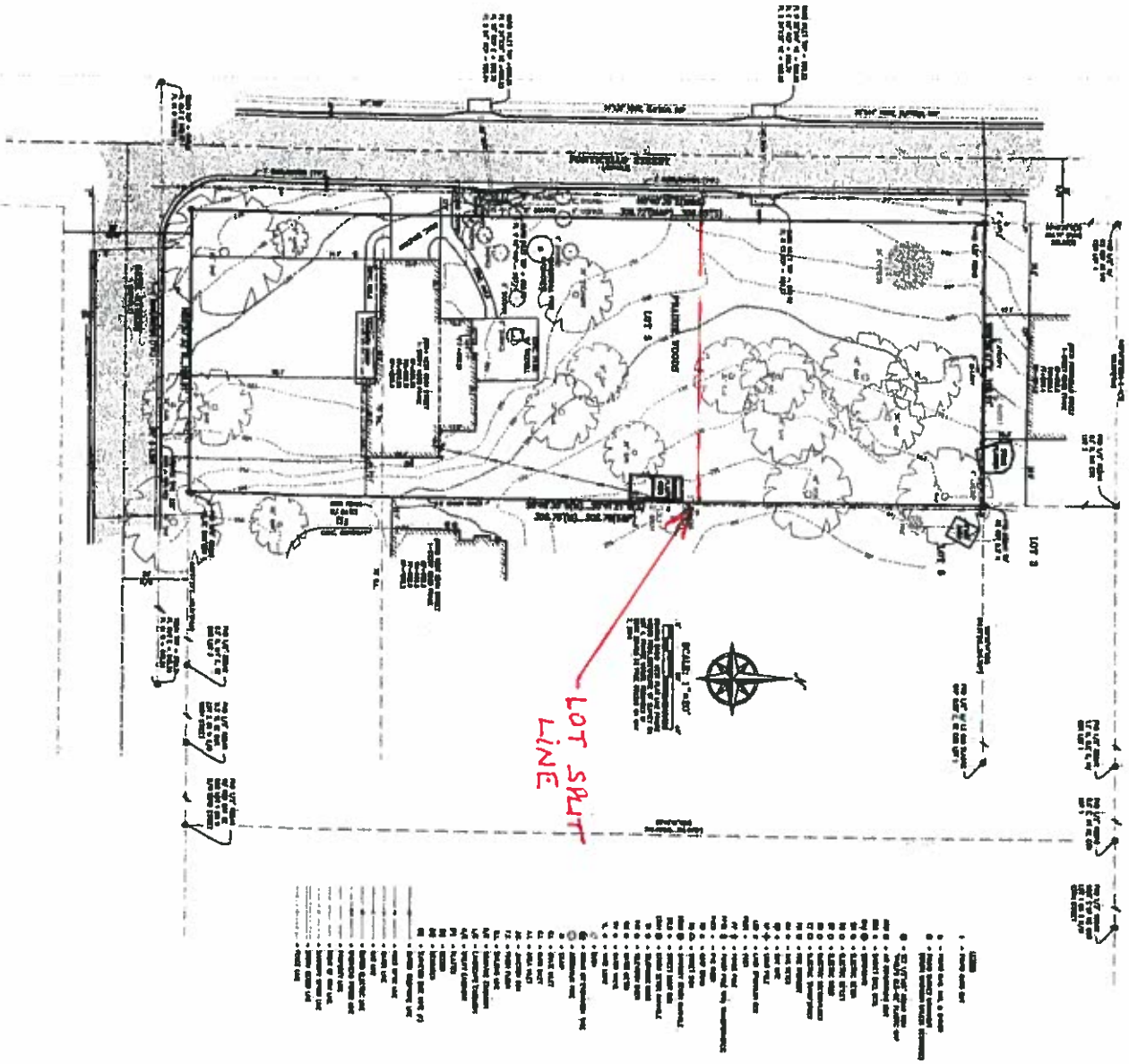
Ricello St

Identify Results

Property | Location | School | Plat | Legal | Utilities | Image

Login Print All Map Feature

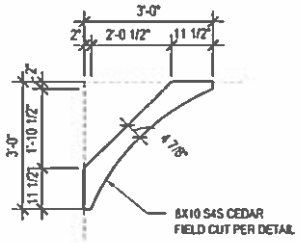
Field	Value	
Tax Property ID	OP56000000 0005	
Situs Address	5014 W 68TH ST	
Owner 1	MOJO BUILT LLC	
Own Addr Line 1	5300 COLLEGE BLVD	
Own Addr Line 2	OVERLAND PARK, KS 66211	
Appraisal Info.	Click Here	
Tax Bill Info.	Click Here	
Acres	0.77 (33,403.67 ft^2)	
Year Built	1954	
Class	R	
LBCS Function	1101 - Single family residence	more >>
Neighborhood Code	037	
KS Uniform Parcel #	0460651603001010000	
Taxing Unit	0654UW	
Zoning	R-1A	



EXISTING CONDITIONS SURVEY

5014 W 68TH STREET, PRAIRIE VILLAGE
JOHNSON COUNTY, KANSAS
LOT 5 PRAIRIE WOODS

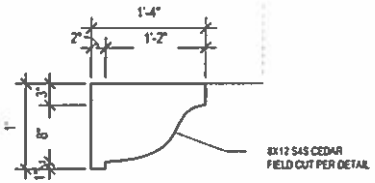
SHEET 1 OF 1



BRACKET DTL

1/2" = 1'-0"

(3)



BRACKET DTL

1" = 1'-0"

(2)

FRONT ELEVATION

1/4" = 1'-0"

(1)

NSPJ ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM

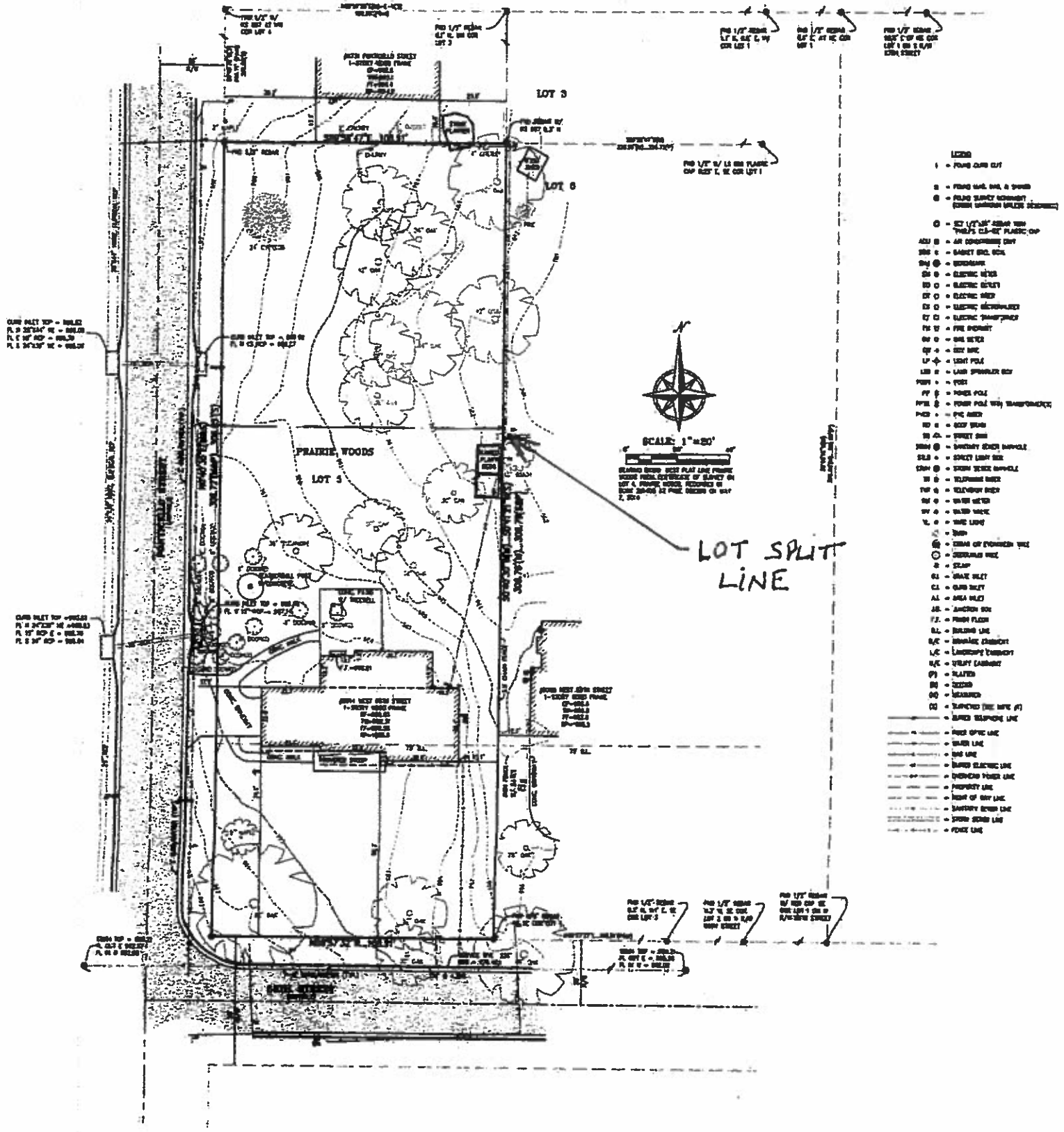
A FACADE STUDY FOR:

Moffitt Built

Flint Creek 13 Plan
Kansas City, Kansas

REVISIONS

DATE
01/11/2016
JOB NO.
590916
DRAWN BY:
AAP / NH
SHEET NO.
1 of 1



LEGEND

- ● = FOUND IRON PIPE
- ○ = FOUND IRON ROD, 5/8" DIA. & SHORT
- ⊕ = FOUND SURVEY MONUMENT (DOUBLE DARKSON BRASS ALUMINUM)
- ○ = SET 1/2"x24" REBAR WITH PHELPS CS-187 PLASTIC CAP
- AC/U ⊠ = AIR CONDITIONING UNIT
- SAN ⊙ = SANITARY MAN. HOLE
- ⊕ = BENCHMARK
- OH ⊙ = ELECTRIC METER
- ED ⊙ = ELECTRIC OUTLET
- ER ⊙ = ELECTRIC RISER
- EX ⊙ = ELECTRIC RECEPTACLE
- ET ⊙ = ELECTRIC TRANSFORMER
- FH ☿ = FIRE HYDRANT
- GM ⊙ = GAS METER
- GV ⊙ = GAS VALVE
- ☼ = LIGHT POLE
- LS ⊙ = LAWN SPRINKLER BOX
- MON ▪ = MONUMENT
- PP ⊙ = POWER POLE
- PPTR ⊙ = POWER POLE WITH TRANSFORMER
- PVC ▪ = PVC MARKER
- RD ⊙ = ROOF DRAIN
- SB △ = STREET SIGN
- SSMH ⊙ = SANITARY SEWER MANHOLE
- STLT ▪ = STREET LIGHT BOX
- STM ⊙ = STORM SEWER MANHOLE
- TB ⊙ = TELEPHONE RISER
- TV ⊙ = TELEVISION RISER
- UM ⊙ = UNKNOWN METER
- WM ⊙ = WATER METER
- ☼ = YARD LIGHT
- ▲ = BENCH
- ⊕ = STEAM OR EVERGREEN TREE
- ⊕ = DECIDUOUS TREE
- ⊕ = STUMP
- GU = GRATE INLET
- CU = CURB INLET
- AU = AREA INLET
- JB = JUNCTION BOX
- FF = FINISH FLOOR
- BL = BUILDING LINE
- D/E = DRAINAGE EASEMENT
- L/E = LANDSCAPE EASEMENT
- U/E = UTILITY EASEMENT
- PLATTED
- DEEDED
- MEASURED
- (T) = TUCKPOINTED (SEE NOTE #1)
- BURIED TELEPHONE LINE
- FIBER OPTIC LINE
- SEWER LINE
- GAS LINE
- BURIED ELECTRIC LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE LINE

LEGAL DESCRIPTION.

LOT 5, PRAIRIE WOODS, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, IN JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

GROSS AREA = 25.7000 ACRES / 1119,492 SQ.FT.

TITLE NOTE.

NO TITLE INFORMATION PROVIDED AND OR REFERENCED BY PHELPS ENGINEERING, INC. NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.

FLOOD NOTE.

THIS PROPERTY DOES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200174, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0041G, AND DATED AUGUST 3, 2009.

BENCHMARKS.

1. SURVEY REFERENCE: AS SHOWN, REFERENCE A CERTIFICATE OF SURVEY OF LOT 4, PRAIRIE WOODS AS RECORDED IN BOOK 224-005 AT PAGE 10/2009 ON MAY 2, 2014.
2. UTILITIES SHOWN HEREON WERE SURVEYED BY PEI SEPTEMBER 5, 2017 PER KANSAS ONE CALL TICKET (ATTACHED) AND FIELD SURVEY OF RESPONSE TICKETS (NOTE NO UTILITIES IN THE FIELD)

UTILITY NOTE.

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULTS OF AN ACTUAL ON THE GROUND SURVEY. NOTIFY ALL UTILITIES ARE SHOWN HEREON.

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM (811) 888-344-5465 OR 811 FOR UTILITY LOCATES.
BEFORE DIGGING, CONTACT THE JOHNSON ONE CALL SYSTEM AT 1 888 344-5465 OR 811 FOR UTILITY LOCATES.

AT&T (MISSOURI)	913-676-3550
GORDLE FIBER INC.	913-676-3550
JOHNSON COUNTY WATER DISTRICT #19	816-779-5115
KANSAS GAS SERVICE	816-779-5115
OPTIC	816-779-5115

NOTIFIED SEPARATELY FROM KANSAS ONE CALL
WATER DISTRICT #1 913-895-5500

BENCHMARK: VERTICAL DATUM = BASED ON JOHNSON COUNTY CONTROL NETWORK BM 670 ELEVATION = 912.69

1. SET "X" CUT IN CURB ON THE SECOND CURB INLET NORTH OF 68TH STREET, ON THE EAST SIDE OF PONTICELLO ELEVATION = 908.69

SURVEYOR'S CERTIFICATE.

I, THOMAS WAYNE PHELPS, SURVEY SURVEY DULY LICENSED UNDER THE LAWS OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I AM RESPONSIBLE FOR THE SURVEY SHOWN HEREON AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

PHELPS ENGINEERING, INC
1270 N. WINCHESTER
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

EXISTING CONDITIONS SURVEY

#5014 W 68TH STREET, PRAIRIE VILLAGE
JOHNSON COUNTY, KANSAS
LOT 5 PRAIRIE WOODS

No.	Date	Description
1	9/26/17	DRAFT CITY PRELIMINARY PLAT REVIEWS
2	10/24/17	CITY'S EXECUTIVE SUMMARY

SHEET 1 OF 1