

**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, JUNE 5, 2018  
7700 MISSION ROAD  
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - May 1, 2018

III. PUBLIC HEARINGS

IV. NON-PUBLIC HEARINGS

PC2018-109      Final Development Plan Approval  
7930 State Line Road  
Zoning: CP2  
Applicant: Thomas Wells, TW Macon, LLC

PC2018-110      Monument Sign Approval  
6642 Mission Road  
Zoning: R-1a  
Applicant: Star Signs for Prairie Elementary School

PC2018-111      Site Plan Approval  
4510 West 89<sup>th</sup> Street  
Zoning: C-2  
Applicant: Kisha Nickel for Premier Learning

V. OTHER BUSINESS  
Discussion on Commercial Landscaping Requirements

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](mailto: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  
MAY 1, 2018**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 1, 2018 in the Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, Melissa Brown, Patrick Lenahan, Gregory Wolf and James Breneman.

The following persons were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Jamie Robichaud, Assistant City Administrator; Ron Nelson, Council Liaison; Mitch Dringman, City Building Official; and Keith Bredehoeft, Public Works Director.

**APPROVAL OF MINUTES**

Mr. Wolf noted a correction to his name in the first paragraph of the minutes and Mr. Lenahan requested the word “impervious: be changed to “pervious” in paragraph 3, page 11. James Breneman moved for the approval of the minutes of the April 3, 2018 regular Planning Commission meeting as amended. The motion was seconded by Gregory Wolf and passed unanimously.

**PUBLIC HEARINGS**

**PC2018-01 Request for Special Use Permit - Homestead Country Club  
4100 Homestead Court**

Chris Brewster noted this is a continuation of the public hearing that was first advertised for the March 6th meeting and continued twice since then to look at a more detailed analysis of the drainage on the site. The application is for a renewal of their Special Use Permit with a new structure and addition to the club house.

The original concept presented for the tennis structure enclosure had a canopy and opening. That feature is no longer present, but it doesn't change the building substantially. The existing building being renovated is approximately 57.89 feet from the property line.

The largest new structure proposed is the enclosed tennis structure to replace the current tennis bubble that, under the current SUP, is a temporary structure that is taken up and down every year. This would be a permanent structure and meets all the requirements for R-la zoning.

Based on concerns expressed at the neighborhood meetings, staff looked at the landscape plan and have made recommendations for perimeter landscaping. The applicant has since submitted an updated landscape plan. Mr. Brewster stated the parking count on the original submittal was 105 spaces, there are actually 103. Calculations indicated that there should be five ADA spaces rather than the two shown.

This is something that can be worked through before final construction plans are approved.

The application meets all the criteria for a Special Use Permit and staff recommends approval with conditions. The conditions would include some of the conditions they're currently operating under as well as new conditions specific to this request. Some conditions would no longer be applicable, such as the seasonal enclosure bubble and updates associated with that.

Dennis Hulsing, 5669 West 68<sup>th</sup> Street, stated he is a resident and will have his office at the club. The proposed renovation and minor expansion with the construction of a permanent tennis building to replace the seasonal bubble structure will provide an amenity that currently doesn't exist in Prairie Village. Parking has been expanded to meet code requirements.

Mr. Hulsing introduced the following development team members in attendance: Rob Zerni, general manager of the country club; Brandon Boatwright, lead architect with BRR Architecture; Tyler Holloman, Lead on construction and Jeff Hancock, civil engineer, with SMH Consultants.

Mr. Holloman reviewed the proposed plan noting they will keep the existing two roof lines and add a roof pitch at the entrance to make it more aesthetically pleasing. They are proposing to expand the seating area for the restaurant. The proposed addition on the south side of the clubhouse will expand the fitness facilities adding a yoga studio and offices. Mr. Holloman reviewed the elevations noting no changes will be made to the siding other than repainting. The new roofline will give the building a more modern look. The windows will remain unchanged. The back addition will be masked into the clubhouse to appear to be one building rather than two buildings pieced together.

Mr. Holloman stated the proposed tennis building will go over the existing tennis courts with the area covered not changing. They will be built to match the exterior of the clubhouse. Roofing materials will match the clubhouse and insulated wall panels will be added. They are proposing roll up garage doors on front and rear of tennis building. There is no change to the raised tennis platforms.

Mr. Holloman stated their civil team worked through concerns on the drainage plan with the intent of saving as many of the existing trees on the property as possible. The existing parking lot will remain and three large trees at the front of the building will remain. The plan exceeds the required parking spaces. Mr. Holloman noted that currently some of the tennis courts are being used for parking and that will no longer be needed when the project is completed.

Proposed landscaping has been designed to save as many trees as possible, with additional screening added behind the tennis platform, around the expanded country club, the north end of the parking lot, and the permanent tennis enclosure.

The drainage study was reviewed showing the proposed underground detention facility. The location and size of this has not changed from the original submittal. In addition, the plans show the addition of two rain gardens that meet BMP/water quality requirements. City staff has determined the proposed plan sufficiently addresses potential drainage issues on this site in conjunction with the proposed buildings and site work.

Jonathan Birkel asked how much drainage was going into the detention area under the parking lot. Jeff Hancock with SMH Consultants replied the system that is proposed is a manifold system with three 36 inch pipes and 200 feet of 36 inch pipe underground that will accomplish the detaining of the stormwater. Part of the water is coming off the parking lot, and part of it is coming off the east side of the building and grass area, pickle ball courts, etc.

Mr. Birkel questioned how the rain garden would be maintained and allow water to infiltrate. He asked if they are amended soils. Mr. Hancock replied they are. Keith Bredehoeft, Public Works Director, added that the city requires the property owners to have an engineer certify the function on a yearly basis on all stormwater detention systems.

James Breneman noted the original presentation had three phases and he only sees discussion on two phases. Mr. Holloman confirmed this plan combines all three phases. Phase 1 is work on the back addition of the country club and begins process of erecting tennis enclosure. Phase 2 will be finishing out the tennis enclosure and back addition. Phase 3 will expand the parking lot, redo the exterior of the building and button everything up.

Mrs. Wallerstein asked how long all three phases would take. Mr. Holloman replied they are working to have all three phases finished by November of this year.

Mr. Birkel asked whether the lights for the pickle ball courts would bleed out to the south or the north. Mr. Holloman replied that the screening will help with light pollution also the light specifications will require that the lights project downward and not outward and have specialized lighting to keep the light pollution down.

Chairman Nancy Wallerstein opened the public hearing for comments on the proposed application.

Mary Anne Murray Simons, 4110 Homestead Drive, noted her home of 22 years is located directly behind the south extension of the clubhouse building. She thanked the city for overseeing a thorough review of this application regarding concerns with drainage, light pollution, and landscaping/screening. She noted many residents have attended public meetings hosted by Homestead. She asked residents from Indian Fields attending the meeting to stand and be recognized, noting they would not all be speaking individually.

Mrs. Murray Simons noted that Mr. Hulsing has stated he wants to be a good neighbor. The residents appreciate that he's followed through with a drainage plan that will retain water on their property. She asked that the City assure the planned drainage provides a system that will retain runoff on the country club grounds and will continue to monitor outward stormwater runoff. She noted the residents have requested a berm on the south, north and west perimeters to prevent runoff. She was pleased to hear the developer will be working to have customized lighting on the pickle ball courts. On the south side of the clubhouse, a 30 foot extension is being proposed. Neighboring residents would like significant screening added on the south side as the existing trees do not provide adequate screening. The residents want the City to apply the new neighborhood design regulations it's proposing for R-1a and R-1b properties to maintain the character of their neighborhoods. Screening the perimeter of the entire club was mentioned previously and Mrs. Murray Simons is supportive of this. She looks forward to Homestead Country Club continuing in its new life, and asks the City to ensure enforcement of the regulations and conditions of approval.

Larry Goldstein, at 4101 Delmar Drive for the past 50 years, thanked Mr. Bredehoeft for providing current information on the expansion plans. He expressed concerns based on his history with flooding over the past years with water in their home on two occasions and on seven occasions having water within 16 inches of their house. He added Homestead in the past has allowed loud music until 2 a.m. and does not keep the grounds clear of leaves, debris, tree limbs, etc. Mr. Goldstein stated the piles of dirt during construction should have tarps over the dirt at all times. The stormwater drainage plan doesn't require berms around the entire property. He asked where the trash containers would be stored and questioned the need for pickle ball courts, noting that they just add more impervious surface. The residents are still waiting for Evan Talon homes to address drainage issues with the adjacent homes receiving the rain downpours.

Drew Keller, 5201 West 68th Street, spoke as a Homestead member providing historical background on the club. The club has thrived for many, many decades, and it was thriving in the 80s when he grew up there. For the past decade, it has been struggling. There are dozens of families in Prairie Village who have put in a lot of effort to keep the club alive. He believes they have found the right owner with Dennis Hulsing, who has the resources, skill set and background to fix the club and make it what it can be. The club is only expanding a few additional feet and is 50 feet from the property line. This is mostly a remodel. He believes the club has done a good job of addressing the drainage concerns through the engineering study and revised plans. There are lots of people in Prairie Village who have been working hard to keep this place alive.

Marty Levy, 6521 Granada Drive, president of Indian Fields Homes Association, supports the comments of Ms. Simons and Mr. Goldstein. The Indian Fields Homes Association wants to be good neighbors and they expect Homestead to be a good neighbor as well. With everyone working together, this can become an incredible area that everyone can be proud of. We want to maintain their property values and just ask that everyone does what they say they're going to do and we can make it a success.

Chuck Searle, 6624 El Monte, stated he appreciates the comments that have been made on behalf of Indian Fields; however, he added that there are several members of Indian Fields who live on the north, south, and west side of these lots that are supportive of these plans.

Michael Lisson, 4102 Homestead Drive, has been a member of Homestead for six years. The Club members pooled their resources, time, and energy to make the club thrive. He has not heard loud music, the lights don't bother him, and he supports the expansion because it will be great for the club. He add he has heard a lot of support for the project and positive feedback. As someone who backs to the Homestead property, he is 100% supportive.

Sue Ann Heim, 4009 Delmar Drive, noted unfortunately, this application is riding in on the back end of residents having a sour taste in our mouth from past experiences. She has been a member of Homestead for 11 years and really wants Homestead to survive. She noted what happened with Evan Talon and wants to make sure that doesn't happen again. She wants all the promises followed up on. The residents want the club to succeed; but not to the point of seeing their yards flood again. There is light and sound pollution and cars parking in our backyards. Mr. Hulsing has said that won't happen again, and she hopes that is true. She wants structures in place that say what's okay and what's not. If the City will do their part, we'll all be happy.

With no one else wanting to address the Commission, Chairman Nancy Wallerstein closed the public hearing at 7:47 p.m.

Mr. Birkel noted the storm drainage plan has been designed to accommodate the 100 year flood. Are there additional things that can be done to verify there won't be future flooding and to prevent water from affecting the neighbors? Keith Bredehoeft responded the pipe stipulated in the plan is significantly larger than the pipe that was in there before, and the condition that exists now is better than it has ever been in that area. There can always be additional flooding there and anywhere throughout Prairie Village when a storm exceed the 100-year measurement.

Mr. Wolf asked the applicant if they were willing to commit to the residents to, as one of the requirements, install directional lighting for pickle ball courts. Mrs. Wallerstein noted directional lighting has been a topic for several of the speakers. The new lighting needs to be directed and not create light pollution in the neighborhood. The current lights should be replaced with heads that will not pollute the neighborhood.

Mr. Hulsing replied they are adding the lighting to the fourth bank of courts. As for changing the lighting on the other courts, he would commit at a minimum that the lights will be shut off by 10 p.m. If they can be adapted, they will change the heads, but that is unknown at this time.

Mrs. Wallerstein asked if the finish of the new buildings was pre-fabricated panels that were pre-painted or would the paint peel? Mr. Holloman replied all of the panels for the new tennis enclosure will be pre-fabricated panels. The existing finish on the country

club will be repainted. They are not adding any new siding. Existing siding will be repainted and the brick on the existing building will remain. The addition to the existing building will have siding to match the existing building and will be painted.

Mrs. Wallerstein noted tennis courts create a lot of sound and asked what the insulation would be like. Dennis Hulsing replied that around the inside of the tennis courts there will be tarping.. There will be banded insulation on the walls.

Mrs. Wallerstein asked about berming on the south, west, and north perimeters of the property. Does the landscaping plan include berming? Does the drainage study require any berming? Mr. Hancock responded there is some berming on the south and north sides. The drainage plan doesn't require any additional berming. Mrs. Wallerstein noted landscape maintenance has been an issue with the previous ownership. If you're going to remove dead vegetation and add new, wouldn't this be time to add a little berming to hold the water on the Homestead property? Mr. Holloman replied if it was required by the civil engineer, then they would definitely do it.

Mr. Hulsing noted as shown in the landscaping plan there is significant landscaping being added. Landscaping is extremely important and it will be maintained. There were decades of trees that were dead and had to be removed.

Mr. Bredehoeft stated from a drainage standpoint, staff doesn't see the need to berm. Mrs. Wallerstein confirmed with Mr. Bredehoeft that the berm would not help with drainage.

James Breneman noted on the club building itself, it appears that the landscaping stops about halfway towards the east side of the building and asked if it could be extended further, perhaps to the southeast corner.

Mrs. Wallerstein confirmed the applicant had read and was in agreement with the recommendation of staff.

Mrs. Wallerstein noted the recommendation has an indefinite period of time and questioned if a five year period may be more appropriate with the concerns expressed. She was a little uncomfortable with the indefinite period of time even with oversight. She felt it would be cautionary on the Commission's part to set a limitation and have the applicant come back and renew the special use permit after a period of time or after staff has agreed that there are no issues.

Mr. Brewster replied a definite period of time is often stipulated with special use permits, particularly new ones. This is a current SUP with an indefinite period of time an existing condition on the existing SUP. He noted that if there are property maintenance issues, the City has the ability to revoke the permit. With that, what is typically done is an initial five year permit is issued with the applicant returning for renewal. This is an existing condition. Staff did not see a problem continuing with the indefinite period. However, the permit could be limited to five years to make sure they do everything they said they would do.

Mr. Hulsing responded it would not be possible to get financing on a building if you do not have at least a 30 year land lease. To have a limited permit would prohibit him from making a long term plan. Mr. Wolf asked if a time limit could be imposed on the maintenance. Mr. Brewster acknowledged the suggested limitation can create financing issues. The Commission recently addressed this concern for a limited time permit with the renewal to be based solely on if the conditions of approval and promises were being met. The renewal would be simply revisiting if they met the promises for landscaping and design. It was suggested that Item H be amended with the special use permit granted for a period of five years due to new ownership and new investments in the property. At the end of the five year period, the permit would be re-evaluated to ensure that all conditions continued to be met. Mr. Wolf suggested that language be added stating the SUP shall be renewed if the applicant is in compliance with all of the requirements.

Mrs. Wallerstein asked about the discrepancy in the required parking. Mr. Brewster replied staff counted 103 on the latest submittal and 105 on the original. Based on the components on the site, previous planning staff required 98 parking spaces. Mr. Hulsing stated membership would be capped at 1,000 members which is close to what it was at its peak. He doesn't see it reaching that level, but if it did they would cap it.

Mrs. Wallerstein asked if alternate parking would be provided when large tournaments were held. Becky Ludovissie, 4100 Homestead Court, marketing coordinator for the Club responded they have a good standing relationship with Indian Hills Middle School to use overflow parking at their school. They also have a good relationship with Village Church as well, so overflow parking is available on both sides.

James Breneman asked if they were planning to provide more handicap parking spaces as the plan only showed two and five are needed. Mr. Hulsing replied they would provide whatever is required. Mr. Brewster noted there are 103 total stalls, including two accessible stalls with 98 spaces required. The ADA guidance is based on a pure count. There is some interpretation of what makes sense for this use - we didn't want to predetermine a specific number of spaces

Mrs. Wallerstein felt items 6F and 6H needed to be combined and she asked that item F be eliminated. Mrs. Brown agreed. Mr. Wolf confirmed the SUP runs with the land.

Mrs. Wallerstein stated she would like the landscape condition to include language regarding the landscaping being maintained and/or replaced if it doesn't survive. It was noted that in #3 under "parking area" stated "all landscaping shall be maintained and/or replaced". The commissioners agreed that would cover it.

James Breneman noted that under number 4, specification materials and colors - supposed to provide materials and colors prior to approval by the Planning Commission. Mr. Brewster replied the information was already provided and it was decided to leave condition #4 in place.



Mrs. Wallerstein asked if the Commission wanted to make any additional recommendation for the directional lighting. Mr. Wolf recommended the following: “that any new lighting needs to be directional, cut-off lighting. The applicant should make a good faith effort to replace the existing lighting with directional lighting if it’s cost effective.

Mitch Dringman stated through the normal plan review process staff would require a lighting diagram that would show 0 foot-candles at the property line.

Mrs. Wallerstein summarized the recommended amendments to #3 “all landscape will be maintained or replaced; #6H -“permit granted five years with the reevaluation of all conditions and shall be renewed and approved if all conditions have been met and #7 “any new lighting will be directional and applicant will provide a good faith effort to replace existing lighting with directional lighting if it’s cost effective.”

Gregory Wolf moved based on the staff analysis presented and with the amendments made by the Commission that the Planning Commission recommend the Governing Body approve the amendment to the Special Use Permit for Homestead Country Club subject to the following conditions:

1. All storm water recommendations of the study submitted to Public Works demonstrating that all site concerns and potential impacts are addressed through underground detention, rain gardens and other BMPs be reviewed at the time of construction and approved by public works as compliant with the drainage study prior to approval.
2. A dimensioned site plan, to scale, be submitted confirming that proposed buildings are in compliance with all zoning and development standards and the dimensions shown in the conceptual site plan.
3. A dimensioned landscape plan be submitted for the entire site, in addition to the detailed plan for the parking area and building plan, and that particular attention to the perimeter areas including new structures, outdoor activities and the parking area. All landscape will be maintained or replaced. This landscape plan shall be approved by staff, based on the following recommendations:
  - Evergreen trees be added on the north side, with a particular focus on the parking area;
  - The perimeter plantings on the west and south boundaries be specified considering a combination of evergreen, deciduous and ornamental trees to complement the existing healthy trees to remain.
4. Specification of materials and colors consistent with the conceptual elevations, and/or provide material samples prior to the final approval by the Planning Commission.
5. A specific parking count be listed on the site plan, including compliance with ADA guidance on the number of accessible and van accessible spaces.
6. In the event that the Planning Commission recommends approval of the amended special use permit, all conditions of the previous approval (PC 2014-09) remain in

effect, and that the seasonal permit for the air bubble be eliminated upon the proposed permanent tennis structure being approved for occupancy. Specifically those are as follows:

- a. That the required parking of 98 spaces be approved for the project, including compliance with ADA guidance on the number of accessible and van accessible spaces
  - b. The hours of operation be approved from 6:00 a.m. to 10:00 p.m., Monday through Friday, and 8:00 a.m. to 10:00 p.m., Saturday and Sunday. All lighting to be reduced to only security levels after 10:00 p.m.
  - c. That the Special Use Permit be approved for a Country Club/Private Club which includes swimming, physical fitness, tennis, other similar recreational facilities and dining activities including the sales of beer, wine and alcoholic beverages, all of which will be available only to members and their guests.
  - d. That the Club shall comply with all statutes of the State of Kansas and all ordinances of the City of Prairie Village relating to alcoholic liquor and/or cereal malt beverage and the sale or dispensing thereof.
  - e. That the Special Use Permit shall run with the land.
  - f. That any significant change to the exterior of any existing buildings, the replacement of buildings, the expansion of buildings, the construction of new buildings or changes to the site such as entrances and parking and major grading changes shall be submitted to the Planning Commission for Site Plan review and approval.
  - g. That the Special Use Permit be approved for a period of five years with the reevaluation of the conditions and shall be renewed and approved if all conditions have been met, if however, it is discontinued or abandoned the Special Use Permit will expire in accordance with Section 19.20.055. Expiration of Special Use Permits.
  - h. If the applicant is found to be in non-compliance with the conditions of the Special Use Permit, the permit will become null and void within 90 days of notification of non-compliance, unless the non-compliance is corrected.
  - i. That the applicant obtain an easement of access to serve this property until Homestead Court is constructed.
  - j. That parking lots shall be 15 feet from the street and 8 feet from other property lines.
7. Any new lighting will be directional and applicant will provide a good faith effort to replace existing lighting with directional lighting if it's cost effective.

The motion was seconded by James Breneman and passed unanimously.

## **OTHER BUSINESS**

Mrs. Robichaud and Mr. Brewster provided an update on applications for June and the status of the neighborhood design regulations.

**ADJOURNMENT**

With no further business to come before the Planning Commission, the meeting was adjourned by Chairman Nancy Wallerstein at 8:34 p.m.

Nancy Wallerstein  
Chairman

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** June 5, 2018, Planning Commission Meeting

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**Application:** PC 2018-109

**Request:** Final Development Plan for Car Wash in CP-1 zoning

**Action:** *A Final Development Plan in CP-1 zoning requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, the consistency with the preliminary development plan approval and conditions, and if the criteria are met and the plan is consistent with the preliminary plan and any conditions, to recommend approval the Final Development Plan.*

**Property Address:** 7930 State Line Road

**Applicant:** TW Macon LLC

**Current Zoning and Land Use:** CP-1 – Planned Restricted Business

**Surrounding Zoning and Land Use:** North: CP-1 Planned Restricted Business - Panda Express and R-1B Single-Family Residential - Single-Family Dwellings  
East: Commercial (Kansas City, MO) - CVS and Wendy's  
South: R-1 Single-Family Residential - Single-Family Dwellings and SD-O Business Office District - Financial Institution (Leawood, KS)  
West: R-1B Single-Family Residential - Single-Family Dwellings

**Legal Description:** MEADOW LAKE PT LT 14 BLK 8 & NEL ARO LT 3 BG SE CR LT 3 NELARO N 100' W 273' N 63.37' TO PT NWLY/L LT 14 BLK 8 MEADOW LAKE SW 421.97' E 651.33' TO POB PVC 7790M (abbreviated)

**Property Area:** 1.36 acres (17,690.03 s.f.)

**Related Case Files:** PC 2018-02 Special Use Permit for Car Wash and Amendment to Preliminary Development Plan in CP-1 Zoning  
PC 2015-06 – Rezoning from R-1B and C-O to CP-1  
PC 2015-07 – Conditional Use Permit for Drive-Thru Window  
PC 2015-06 (revised) – Final Site Plan

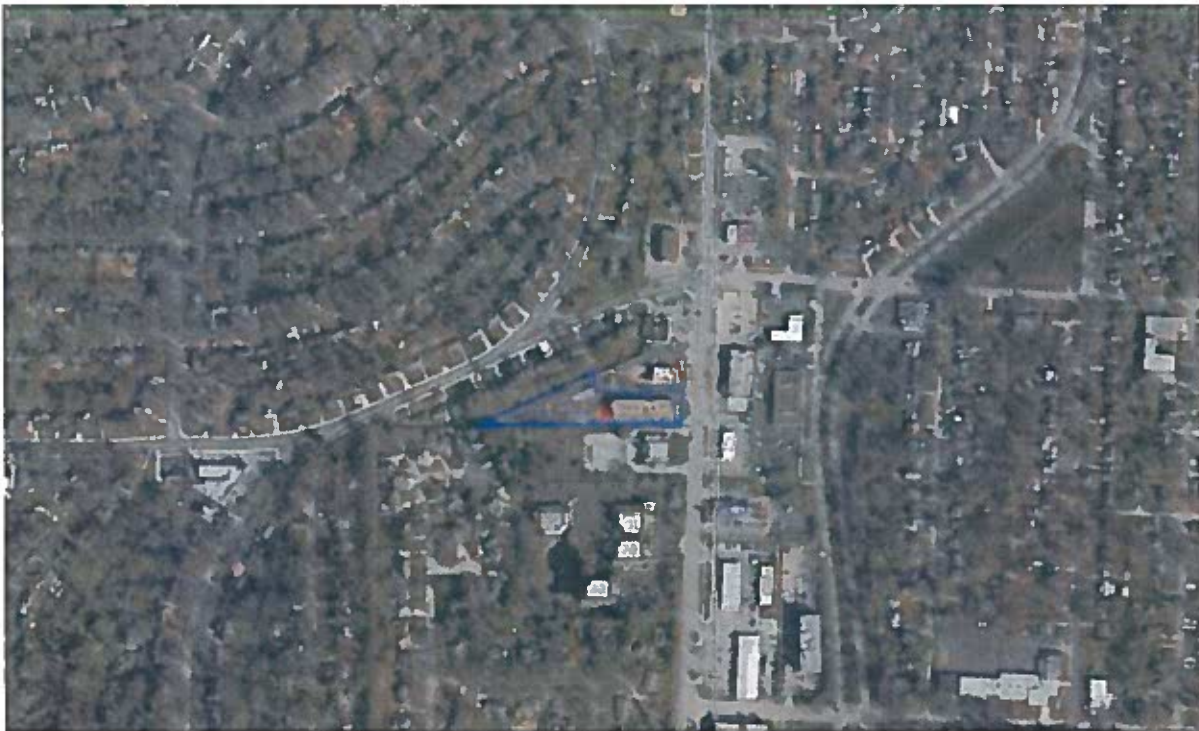
**Attachments:** Application, and preliminary development plan

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**General Location Map**



**Aerial Map**



Site



Street Views



Street view looking southwest on State Line Road



*Street view looking northwest on State Line Road*



*Bird's eye view of site*

**BACKGROUND:**

This site was rezoned for C-O and R-1B to CP-1 in 2015, in association with a preliminary development plan for a restaurant. An associated conditional use permit for a drive through restaurant was approved at the same time. The Planning Commission initially recommended approval of the plan subject to 15 conditions on the development plan and 3 conditions on the conditional use permit, after hearings on June 2, 2015 and July 7, 2015. The City Council considered the application on August 3, 2015 and failed to approve the application, and instead sent the application back to Planning Commission to look at specific issues associated with the drive-through service area and the relationship to adjacent residential property. Upon rehearing and adjustments to the plan regarding location of service areas, landscape and screening, and operational limits to business hours, the Planning Commission and City Council approved the application in September 2015. A final site plan was also approved by the Planning Commission in October 2015.

The approved application and use was never constructed, and a new proposal for the site was submitted requiring Planning Commission review/public hearing and a recommendation to the City Council for a final decision. A revised preliminary development plan and special use permit for a Car Wash was recommended by the Planning Commission and approved by the City Council subject to conditions in February and March of 2018.

**COMMENTS:**

The Planned Zoning District is intended to provide flexibility from the base zoning district standards that may result in "more efficient development and redevelopment of small tracts, innovative or imaginative site planning, and conservation of natural resources and minimum waste of land." [19.24.010] CP-1 zoning on this site facilitates dealing with unique site situations or specific development proposals that are not adequately addressed by the base zoning district standards. However, the base district standards (C-1 in this case) apply to planned districts to the extent that they are not modified by a proposed development plan. This application presents a new development plan to accommodate a different use of the site than anticipated at the time of rezoning. The proposed use as a car wash also requires a special use permit according to the Prairie Village Zoning Ordinance. Therefore, this application involves two separate but related actions by the Planning Commission:

- Recommendation to the City Council for an amended preliminary development plan; and
- Recommendation to the City Council for a special use permit

Approval of each of these applications by the City Council earlier this year allowed the applicant to prepare and submit a final development plan for construction, refining the details of the preliminary plan, addressing any conditions of approval of the preliminary plan and special use permit, and demonstrating compliance with all other city ordinance requirements.

This property is located south of the Panda Express, which was rezoned to CP-1 in 2007. The parcel has 100 feet of frontage on State Line Road and has a depth of 651 feet along the south property line. The parcel has an irregular boundary and contains approximately 1.37 acres. The site is occupied by an office building that was built in 1968, and the applicant proposes to demolish that building and construct a Tidal Wave car wash.

**ANALYSIS –FINAL DEVELOPMENT PLAN:**

In general, the Planning Commission shall approve final development plans that are consistent with the approved preliminary development plan. Specifically, Section 19.24.040 provides the following criteria for approval of final development plans under planned zoning.

**A. Final plans do not vary substantial from the concept of the preliminary development plan.**

This plan is the same as the preliminary plan in all relevant respects and presents more detail to many of the issues discussed with the preliminary approval.

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- B. Final plans do not increase the density or intensity of any residential uses by more than five percent.**

There are no residential components to this planned zoning, so this factor is not applicable.

- C. Final plans do not increase the floor are of nonresidential buildings by more than ten percent.**

The final plan presents the same footprint of buildings as presented in the preliminary plan, and any potential change is less than ten percent.

- D. Final plans do not increase by more than ten percent the ground covered by buildings or paved areas.**

The final plan presents the same ground cover as presented in the preliminary plan, and any potential change is less than ten percent.

- E. Final plans do not increase the height above a building by one or more stories or by four or more feet.**

The final plan presents the same building heights as presented in the preliminary plan, and any potential change is less than four feet.

- F. Final plans do not involve a change of ownership, phasing of construction or other similar change that results in a different development concept (i.e. architecture, site design, intensity, traffic, quality, etc.)**

The final plan is presented by the same owner, with the same phasing and is the same development concept as originally approved in terms of architectural character, quality and site design, and function, intensity, and traffic patterns.

- G. Final plans do not vary from specific development criteria that may have been adopted at the time of the preliminary development plan and rezoning.**

The preliminary plan and special use permit were approved subject to the following conditions. *[Comments on how each condition is addressed in the final plan follow the condition in italics and brackets.]*

1. Landscape plan amendments for additional trees, shrubs with particular species recommendations.

*[All conditions and recommendations for landscape plan amendments have been made on the final plans.]*

2. Site plan amendments.

- a. Identify color of the fence and provide samples and continue fence up the south property line to the last rear boundary of the residential lot.

*[A material sample of the fence has been provided and is available for review; two alternative colors have been provided with the samples and a color key of available colors,, but the final plans only include specifications and do not define the color. The color should be committed to prior to approval, or, if both sample options are acceptable, left to the applicant's discretion. The fence does continue to the property locations specified.]*

- b. Identify utility boxes to determine visual impact and screen from adjacent property and streetscape with landscape materials.

*[This issue has been sufficiently addressed in the more detailed plans and with the above amendments in the landscape plan. Any changes in the details prior to construction may require adjustments or additions to the landscape plan.]*

- c. Indicate pole heights and specific locations to show performance criteria on the photometric plan and use graphic illustrations to demonstrate light heights, fixtures, and cutoff and screening to adjacent properties.

*[The photometric plan has been supplemented with pole details and heights, including a lighting schedule and notes that appropriate fixture shields shall ensure that the lighting ordinance performance standards – as reflected in the photometric plan – be met and verified by the contractor.]*

- d. The applicant continue to advance the concept for emergency access shoe in the Autoturn exhibit.

*[The Fire Marshal has reviewed the plan for emergency access, including the Autoturn exhibit showing parking limitations and plans for emergency vehicle access, and has approved the plan.]*

3. Final elevations and details of the car wash building, canopy and equipment be submitted.

*[The final plan includes details and specifications for all building and structures that are consistent with the preliminary plan, and the material samples provided in association with the preliminary plan review.]*

4. All signs shall be approved by a separate permit and meet the City of Prairie Village sign requirements. Any proposed monument signs shall be shown on the final development plan and approved by the Planning Commission.

*[The final plan includes a monument sign proposal for a sign approximately 5' high and on a stone masonry base to match the materials of the building. The sign is a fabricated steel cabinet with blue aluminum to match the accents of the buildings. The area of the sign is under 20 square feet – on an oval that is 5.5 feet wide by 3.67 feet wide. The sign is located approximately 7' from the south property line and 3 feet from the lot frontage on State Line, and over 12 feet from any curb. It is on the south side of the property away from the entrances on the north side; however, is nearest to the entrance to the lot to the south. The applicant shall submit a revised site plan demonstrating sight triangles per Article 13-2A of the City Code in relation to the monument sign, the vehicle entrance on this site, and the vehicle entrance for the property to the south, and verify with Public Works that this location provides no sight distance issues prior to a sign permit. Any other signs for the site shall comply with the sign ordinance in order to be issued a sign permit.]*

5. Operation limits and specific facilities are confirmed including the following:
  - a. Details of pay kiosks.

*[Details of the pay kiosks have been submitted including a narrative of their operational standards and conditions. The pay activity is located on the south boundary of the property. In addition this will have volume control to adjust volume as warranted, and will be staffed by an employee. As reflected in the preliminary plan, the vacuum machinery will be housed in an enclosure to minimize noise, and other machinery associated with the car wash tunnel which generates noise is at the southeast portion of the site and oriented to the busy corridor of State Line Road. These details, as well as the overall hours of operation limits demonstrate that the performance standards and conditions with respect to noise will likely be met.]*

- b. Hours of operation shall be limited to 7AM to 9PM

*[This will be a continuing condition of the special use permit.]*

---

6. Appropriate drainage permits be reviewed and approved by public works, including facilities designed to address the water and waste water quantities and quality associated with the car wash activities.

*[Public Works has reviewed the final plans and did not indicate any issues with regard to water, wastewater or drainage, and they will continue to monitor these issues through construction permits.]*

7. Acoustic measurement and performance standards

*[Specific performance standards for noise are a condition of the approval and will continue to be a condition of the special use permit to be monitored in association with conditions 5.a. and 5.b above.]*

8. The special use permit shall be valid for a period of 5 years, and shall renew for successive 5 year periods provided no code violations exist and all conditions of the original Special Use Permit continue to be met, and the applicant addresses any unanticipated impacts identified by staff from this use on adjacent residential property.

*[This will continue to be a condition of the special use permit.]*

#### **RECOMMENDATION:**

The final plan is consistent with the approved preliminary plan and has met all conditions of the preliminary plan. Staff recommends that the final development plan be approved, subject to all conditions of the preliminary development plan and special use permit approval, and the following two additional conditions:

1. The color of the fence be specified based upon the provided samples and available color key.
  2. The site plan be revised to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, entrance to property, and vehicle entrance to the property to the south, and a specific location be verified with Public Works prior to issuance of a sign permit.
-



**CITY OF PRAIRIE VILLAGE**  
The Star of Kansas

**Planning Commission Application**

<b>For Office Use Only</b>	
Case No.:	<u>PC 2018-109</u>
Filing Fee:	<u>300</u>
Deposit:	<u>500</u>
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	<u>6/6/18</u>

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: TW Macon, LLC (Thomas Wells) Phone Number: 404-358-1176

Address: 124 Thompson St, Thomaston, GA E-Mail twells@kdsllc.net

Owner: State Line 7930, LLC Phone Number: 816-753-6000

Address: 605 W. 47th St. #200, KC, MO Zip: 64112

Location of Property: 7930 State Line Rd, Prairie Village, KS

Legal Description: (see attached)

Applicant requests consideration of the following: (Describe proposal/request in detail) Final Development Plan approval to allow construction of Tidal

Wave Auto Spa car wash.

**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 Final Development Plan Approval

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.

[Signature] 4/26/18  
Applicant's Signature/Date

[Signature] 7-27-18  
Owner's Signature/Date

**TRACT DESCRIPTION**  
**7930 State Line Road, Prairie Village, KS**

Part of Lot 3, NEL - ARO, and Part of Lot 14, Block 8, MEADOW LAKE, both being subdivisions in the City of Prairie Village, Johnson County, Kansas, described as follows:

Beginning at the intersection of the South line of Said Lot 3 with the West line of State Line Road, as now established; thence North 2 degrees 50 minutes East, along the West line of State Line Road, a distance of 100.00 feet to the Southeast corner of Lot 15, in said Block 8; thence West, along the South line of said Lot 15, a distance of 150.00 feet, to the Southwest corner thereof; thence North 87 degrees 10 minutes West, along a line which makes a Southwest angle of 90 degrees with the Easterly line of said Lot 14, a distance of 123.00 feet; thence North 2 degrees 50 minutes East, a distance of 63.37 feet, to a point on the Northwestern line of said Lot 14, thence South 66 degrees 21 minutes 16 seconds West, along the Northwesterly line of said Lot 14, a distance of 421.97 feet, to the Southwest corner thereof; thence East, along the South line of said Lots 14 and 3, a distance of 651.33 to the Point of Beginning.



May 1, 2018

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

To Whom it may concern:

Each of the Tidal Wave Auto Spa locations use X-press Pay Stations to collect payment from its customers. This is the preferred method of collecting payment for several reasons:

1. For the added safety regarding handling cash. Our attendants do not touch the money.
2. In today's world, most customers prefer to stay in possession of their credit or debit cards. The terminals clear credit cards more effectively than handing a card to an attendant for processing.
3. The Unlimited Wash Club members do not have to engage in a payment process when they pull up to get a wash. The Tidal Wave business model is largely comprised of its Unlimited Wash Club members. These are customers who have joined our wash in a similar fashion as a gym club membership. When the club member pulls up to a pay station, a sensor will automatically recognize the vehicle and allow them to proceed through the wash without having any interaction with the pay station. The customer doesn't even have to roll the window down...

The pay stations are very similar to an ATM in a cash transaction and more like a gas pump in a credit transaction. They do not come into play for the unlimited wash club members.

There are some larger sites (due to volume) that may require us to install three pay stations. At our proposed Prairie Village location, we are planning on installing two pay stations.

These pay stations would be located along our southern boundary, roughly half way between the rear of the property and State Line Road. They will be closest to the newly renovated bank next door in Leawood. They will not be abutting any residential property in Prairie Village or Leawood.

The pay station does have a small speaker located about 18" from the driver side window. When a vehicle pulls next to the pay station, the customer is greeted and asked to choose a wash. When the transaction is complete, the gate opens, and the customer is asked to proceed forward.

The sound is not from a live person talking over an intercom (like that of a fast food drive through), but is a recording of a female using a very soft or neutral tone of voice. The

Xpress Pay Stations are equipped with volume control so adjustments, as may be warranted, can be accomplished. The sole purpose of the speaker is to prompt the customer to make a selection or to proceed forward.

Tidal Wave positions a staff member at the pay station to assist customers with the payment process. We intentionally turn the volume of the speaker down to a low level, so our attendants can effectively communicate with the customers if they may need assistance. We are certain the sound from the speaker will not be heard by any residential neighbors.

We look forward to doing business in the City of Prairie Village and know we will be an asset to the community. Please let us know if you have any additional questions or concerns about our operation.

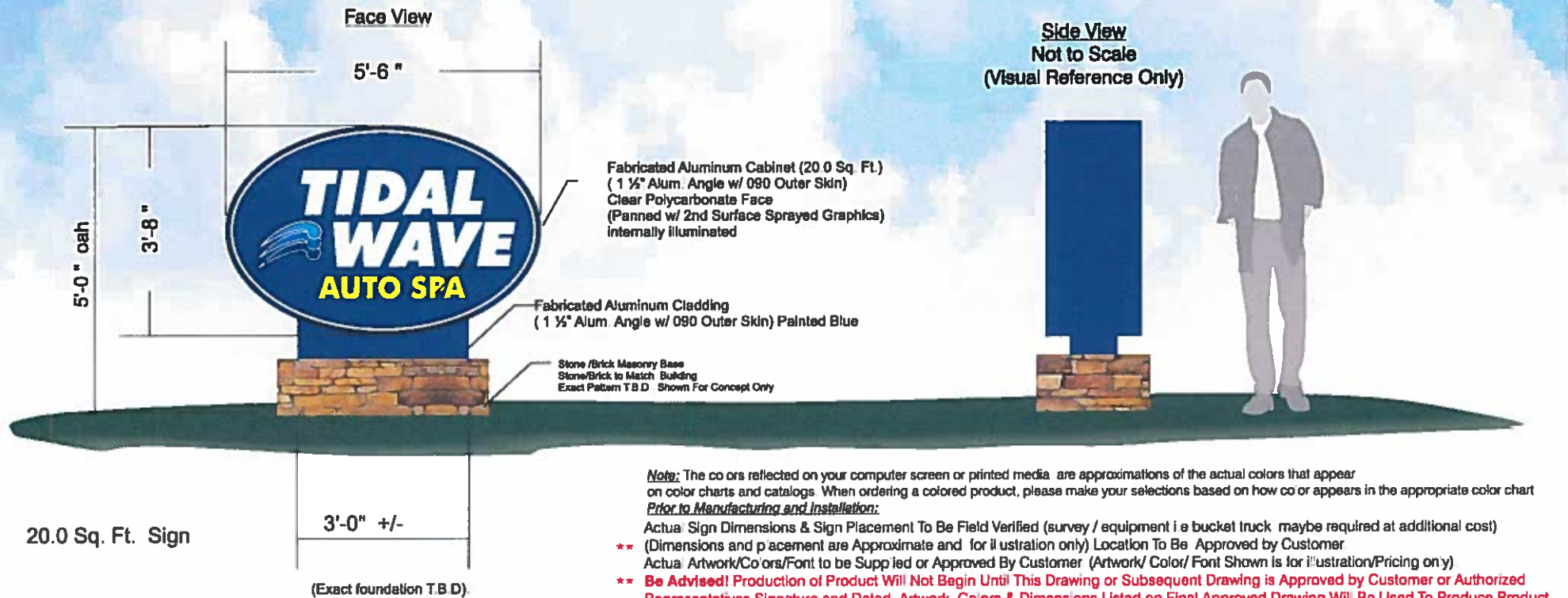
Sincerely,

Petty Hardin  
Tidal Wave Auto Spas  
Principal - K.C. Market  
[www.tidalwaveautoapa.com](http://www.tidalwaveautoapa.com)

Per City Sign Code:  
 Ground Sign:  
 Total Square Footage – 20 sq. ft. on each side  
 Max Height – 5 ft.  
 Setback –

**SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED**  
**All Sizes To be Verified. Architectural Building Plans Required**  
**Shown For illustration / Concept only**

- PMS 2895C BLUE
- PMS 286C BLUE
- PMS 281
- PMS 109
- white



Color renderings are for presentation only and should not be considered as manufacturing drawings.



P.O. Box 8861 Dothan, AL 36304 P 866 823 9005  
 F 334 566 0218 signs@completesigns.net www.completesigns.net

Tidal Wave  
 Prairie Village, KS

Approval: \_\_\_\_\_

Date: \_\_\_\_\_

Customer: Tidal Wave Car Wash  
 Created: 11.29.17  
 Revised:

Dwg: Pres 101 Prairie Village  
 Scale: 3/8" = 1'-0"  
 Illustrated by: Roland

This is an original unpublished drawing created by Complete Signs. It is submitted for your personal use, in connection with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Complete Signs. This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.



# SITE DEVELOPMENT PLANS FOR TIDAL WAVE AUTO SPA

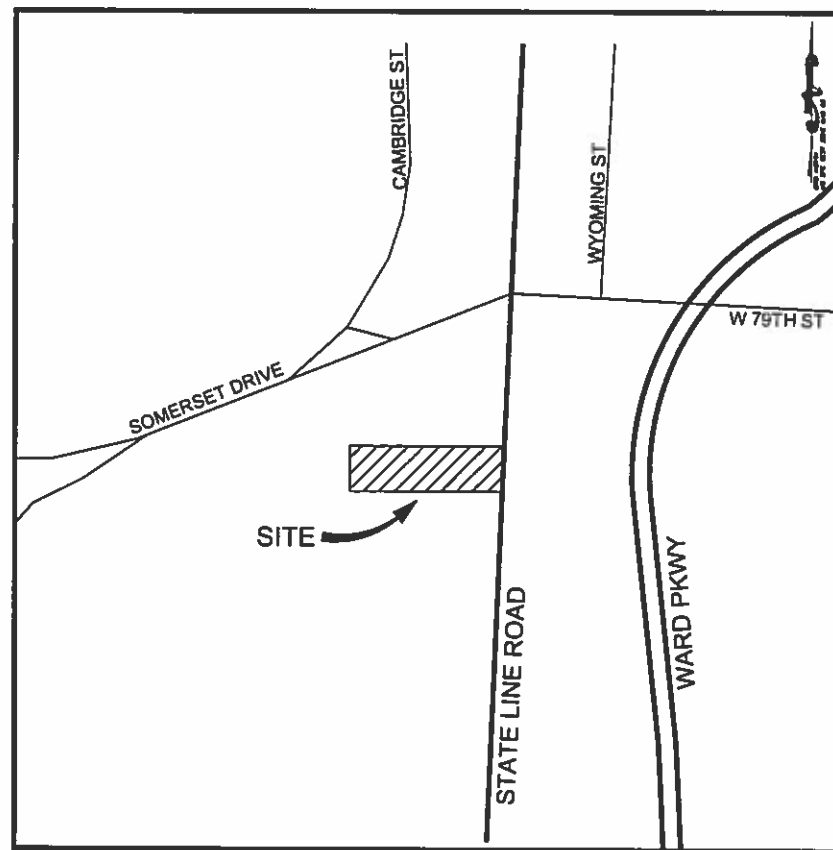
## JOHNSON COUNTY, PRARIE VILLAGE, KS

Prepared for  
SHJ CONSTRUCTION GROUP



PROJECT DATA	
OWNER/DEVELOPER	SHJ CONSTRUCTION GROUP 124 E THOMPSON STREET THOMASTON, GA 30286
24HR CONTACT	JOHN WELLS
TAX MAP & PARCEL	OP2500008 0014A
ZONING CLASSIFICATION	CP-1
AREA OF PROJECT	1.36 AC
IMPERVIOUS AREA	0.93 AC
DISTURBED AREA	1.36
PROPOSED USE	PROPOSED USE
TOTAL BUILDING AREA	3,500 SF
PARKING SPACES REQUIRED	5
PARKING SPACES PROVIDED	25

LEGEND	
<b>PROPERTY</b>	
<b>EXISTING</b>	<b>PROPOSED</b>
PROPERTY (HEIGHT OF WAY FROM ROAD FROM PIPE, CONCRETE, MONUMENT)	PROPERTY
EASEMENT	EASEMENT
BUILDING RETRACTION LINE	BUILDING RETRACTION LINE
<b>UTILITIES</b>	
<b>EXISTING</b>	<b>PROPOSED</b>
SANITARY SEWER	SANITARY SEWER
WATER MAIN/WATER METER BACKFLOW PREVENTOR	WATER MAIN/WATER METER BACKFLOW PREVENTOR
FIRE DEPT CONNECTION FIRE HYDRANT AND VALVE	FIRE DEPT CONNECTION FIRE HYDRANT AND VALVE
OVERHEAD POWER	OVERHEAD POWER
OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
UNDERGROUND POWER	UNDERGROUND POWER
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
UNDERGROUND CABLE	UNDERGROUND CABLE
UNDERGROUND GAS	UNDERGROUND GAS
<b>TOPOGRAPHY</b>	
<b>EXISTING</b>	<b>PROPOSED</b>
CONTOUR SPOT ELEVATION	CONTOUR SPOT ELEVATION
DITCH/SWALE	DITCH/SWALE
STORM DRAINAGE BY FLARED END SECTION	STORM DRAINAGE BY FLARED END SECTION
GRATE INLET CURB INLET & STORM MANHOLE	GRATE INLET CURB INLET & STORM MANHOLE
<b>LANDSCAPE</b>	
<b>EXISTING</b>	<b>PROPOSED</b>
WOODS LINE	WOODS LINE
TREE (EXISTING REMOVE PRESERVE)	TREE (EXISTING REMOVE PRESERVE)
<b>PAVEMENT HATCHING</b>	
<b>EXISTING</b>	<b>PROPOSED</b>
ASPHALT PAVING	HEAVY DUTY ASPHALT PAVING
CONCRETE PAVING	HEAVY DUTY CONCRETE PAVING
GRAVEL PAVING	HEAVY DUTY GRAVEL PAVING
UNPAVED ROADWAY	UNPAVED ROADWAY
<b>DEMOLITION</b>	
HATCHING	HATCHING
DEMOLITION	DEMOLITION



VICINITY MAP  
NOT TO SCALE

**PROJECT LOCATION:**  
7930 STATE LINE ROAD  
JOHNSON COUNTY, PRARIE VILLAGE, KS  
EMC PROJECT# 17-6072  
1/3/2018



**EMC ENGINEERING SERVICES, INC.**  
ENVIRONMENTAL - MARINE - CIVIL - SURVEY

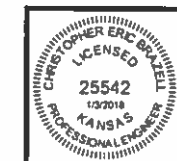


INDEX OF DRAWING	
SHT. NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	EXISTING CONDITION & DEMO PLAN
4	SITE PLAN
5	UTILITY PLAN
6	PAVING, GRADING, AND DRAINAGE PLAN
7	HEADLIGHT STUDY
8	HYDROLOGY PLAN
9	INITIAL EROSION & SEDIMENT CONTROL PLAN
10	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
11	FINAL EROSION & SEDIMENT CONTROL PLAN
12	LANDSCAPE PLAN
13	EROSION & SEDIMENT CONTROL DETAILS
14	CONSTRUCTION DETAILS
15	PHOTOMETRIC PLAN

**UTILITY LOCATION DISCLAIMER**

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PRECASTS, ETC. EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

REVISION	DESCRIPTION



**EMC ENGINEERING SERVICES, INC.**  
3575 MACON ROAD, SUITE 15  
COLUMBUS, GEORGIA 31907  
PHONE (706) 565-5985  
FAX (706) 565-5983  
colrmbus@emc-eng.com  
www.emc-eng.com

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

**SOIL EROSION AND SEDIMENTATION NARRATIVE NOTES.**

REFER TO APWA ENVIRONMENTAL CONTROL BEST MANAGEMENT PRACTICE HANDBOOK FOR MINIMUM STANDARDS AND SPECIFICATIONS FOR DESIGN AND INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

- CONSTRUCTION EXIT A STONE STABILIZED PAD LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOILS TO A PAVED AREA
- SEDIMENT BARRIER SALT FENCE SHALL BE INSTALLED WHERE INDICATED ON THE PLANS TO CONTROL SEDIMENT CARRIED BY SHEET FLOWING RUNOFF THE FENCE MUST BE PROPERLY INSTALLED ACCORDING TO DETAILS PROVIDED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (CHAPTER 8) THE FENCE FABRIC MUST MEET GEORGIA DOT STANDARD SPECIFICATIONS
- INLET SEDIMENT TRAP A TEMPORARY SEDIMENT BARRIER PLACED AROUND A STORM DRAIN INLET TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING STORM DRAINAGE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA
- TEMPORARY SEDIMENT TRAPS ARE CONSTRUCTED EARLY IN THE CONSTRUCTION PROCESS TO COLLECT AND STORE SEDIMENT FROM UPHILL SITES CLEARED AND OR GRADED DURING CONSTRUCTION
- ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER
- ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS

**GRADING AND SHAPING**

EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED

**SEEDBED PREPARATION**

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL  
WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE

**LIME AND FERTILIZER**

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE GRADED AREAS REQUIRE LIME APPLICATION SOILS CAN BE TESTED TO DETERMINE IF THE FERTILIZER IS NEEDED ON REASONABLY FERTILE SOILS OR SOIL MATERIAL FERTILIZER IS NOT REQUIRED FOR SOILS WITH VERY LOW FERTILITY 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-18 LBS/1,000 SQ FT) SHALL BE APPLIED FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL

**SEEDING**

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER) DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL, IF SEEDED BY HAND

**MULCHING**

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION

- PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS

**GRADING AND SHAPING**

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZER EQUIPMENT IS TO BE USED VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT  
WHEN CONVENTIONAL SEEDING AND FERTILIZER ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF THE VEGETATION CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS

**LIME AND FERTILIZER RATES AND ANALYSIS**

AGRICULTURAL LIME IS REQUIRED AT A RATE OF ONE TO TWO TONES PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE GRADED AREAS REQUIRE LIME APPLICATION IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE

**LIME AND FERTILIZER APPLICATION**

REFER TO SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL BEST MANAGEMENT PRACTICE HANDBOOK FOR FURTHER DIRECTION ON THE LIME AND FERTILIZER APPLICATION

**PLANT SELECTION**

REFER TO SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL BEST MANAGEMENT PRACTICE HANDBOOK SPECIES NOT LISTED SHALL BE APPROVED BY THE STATE RESOURCE CONSERVATIONIST OF THE NATURAL RESOURCES CONSERVATION SERVICE BEFORE THEY ARE USED  
RYE GRASS SHALL NOT BE USED IN ANY SEEDING MIXTURE CONTAINING PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPLETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER.

**SEEDBED PREPARATION**

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS

**PLANTING**

HYDRAULIC SEEDING MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO THE TREATED APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE CONVENTIONAL SEEDING SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED, FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDED, DRILL, ROTARY SEEDED, OTHER MECHANICAL SEEDED OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO THE TREATED COVER THE SEED LIGHTLY WITH 1/2 TO 3/4 INCH OF SOIL FOR SMALL SEED AND 1 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT

**SEED MIXTURES**

SPECIES	BROADCAST APPLICATION RATES (ACRE)	OPTIMUM PLANTING DATES
BERMUDA (MULLED) ALONE	10 LBS	3/15 - 8/1
WITH OTHER PERENNIALS	6 LBS	3/15 - 8/1
BERMUDA (UNMULLED) WITH TEMPORARY COVER	10 LBS	8/1 - 3/1
WITH OTHER PERENNIALS	6 LBS	10/15 - 2/1

REFER TO APWA ENVIRONMENTAL CONTROL BEST MANAGEMENT PRACTICE HANDBOOK FOR THE ADDITIONAL TYPES OF VEGETATION AND TIME OF APPLICATION

**MULCHING**

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER REFER TO SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL BEST MANAGEMENT PRACTICE HANDBOOK TO DETERMINE THE TYPE OF MULCH AND THE METHOD OF APPLICATION

**APPLYING AND ANCHORING MULCH**

REFER TO SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL BEST MANAGEMENT PRACTICE HANDBOOK, FOR FURTHER DIRECTION ON THE APPLICATION AND ANCHORING OF THE DESIRED MULCH

**LIME MAINTENANCE APPLICATION**

APPLY ONE TONE OF AGRICULTURAL LIME EVERY 4 TO 6 YEARS OR AS INDICATED BY SOIL TEST SOIL TESTS CAN BE CONDUCTED TO DETERMINE MORE ACCURATE REQUIREMENT IF DESIRED

**USE AND MAINTENANCE**

MOW SERICEA LESPEDEZA ONLY AFTER FROST TO ENSURE THAT SEEDS AREA MATURE. MOW BETWEEN NOVEMBER AND MARCH  
BERMUDA GRASS, BAHIA GRASS AND TALL FESCUE MAY BE MOWED AS DESIRED MAINTAIN AT LEAST 8 INCHES OF TOP GROWTH UNDER ANY USE AND MANAGEMENT MODERATE USE OF THE TOP GROWTH IS BENEFICIAL AFTER ESTABLISHMENT  
EXCLUDE TRAFFIC UNTIL THE PLANTS AREA WELL ESTABLISHED BECAUSE OF THE QUAIL NESTING SEASON, MOWING SHOULD NOT TAKE PLACE BETWEEN MAY AND SEPTEMBER

- SODDING PERMANENT VEGETATIVE COVER USING SODS FOR HIGHLY ERODIBLE SOILS OR CRITICALLY ERODIBLE AREAS
- DUST CONTROL CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADS, AND DEMOLITION SITES
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION
- THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS  
BRIAN H. BRAUN, P.E.  
EMC ENGINEERING SERVICES INC  
1344 US HWY 19 SOUTH  
LEESBURG, GEORGIA 31763  
PHONE (229) 435-8133  
EMAIL BRIAN\_BRAUN@EMC-ENG.COM
- DEVELOPER/OWNER  
SHJ CONSTRUCTION GROUP  
124 E THOMPSON STREET  
THOMASTON, GA 30206  
PHONE 706-647-0414  
EMAIL MARTIE@SHJCONSTRUCTIONGROUP.COM
- TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL  
JOHN WELLS  
(706) 875-1983

**GENERAL NOTES:**

- IT IS THE INTENT OF THE OWNER TO CONSTRUCT A NEW CAR WASH LOCATION WITH THE REQUIRED UTILITIES AND PARKING LOT ASSOCIATED WITH THE NEW CONSTRUCTION
- ALL CONSTRUCTION SHALL CONFORM TO THE PRAIRIE VILLAGE OR KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- THERE ARE NO KNOWN ZONING CONDITIONS FOR THIS PROPERTY
- THE DATA TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS HOWEVER THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED AND DO NOT BIND THE ENGINEER IN ANY WAY
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON GROUND MARKINGS BY OTHERS NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION VISIBLE EVIDENCE OF UTILITY STRUCTURES OBSERVED DURING THE COURSE OF THE FIELD SURVEY IS SHOWN HEREON
- PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED BEFORE CALLING (811) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS
- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO PROPERTY WHEN SUCH ABUTTING FACILITIES ARE NOT SHOWN ON THE PLANS AND EXISTENCE IS UNKNOWN TO THEIR CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS
- IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA THAT IS AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED AND WASTED, AND/OR GRADED AND COMPACTED THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED
- FILL MATERIAL SHALL BE CLEAN AND FREE OF ALL DEBRIS AND ORGANIC MATERIAL
- ALL STORM PIPES SHALL BE HDPE UNLESS OTHERWISE SHOWN ON PLANS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT
- ALL DISTURBED EARTH AREAS, NOT DESIGNATED TO BE PAVED, SHALL BE GRASSED WITH TEMPORARY SEEDING OR PLANTED WITH PERMANENT VEGETATION
- AN ALTA SURVEY PERFORMED BY OLSSON ASSOCIATES ON 11/1/2017
- THE TOTAL ACREAGE OF THE PROJECT IS ± 1.36 ACRES  
THE TOTAL DISTURBED ACREAGE OF THE PROJECT IS ± 1.3 ACRES
- THE PROJECT IS LOCATED ON 7930 ESTATE LINE RD, PRAIRIE VILLAGE, KS
- IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED
- ALL PROPOSED PAVEMENT ELEVATION SHOWN (EX +312.57) ARE PROPOSED ASPHALT OR CONCRETE FINISH GRADE AND NOT TOP OF CURB UNLESS OTHERWISE NOTED
- ALL STRIPING AND SIGNS SHALL BE IN CONFORMITY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION
- THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO 20091C0040G OF THE FEMA FLOOD INSURANCE RATE MAP COVERING PRAIRIE VILLAGE, REVISED AUGUST 3, 2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA

NO	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
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**EMC**  
CIVIL  
MARINE  
ENVIRONMENTAL

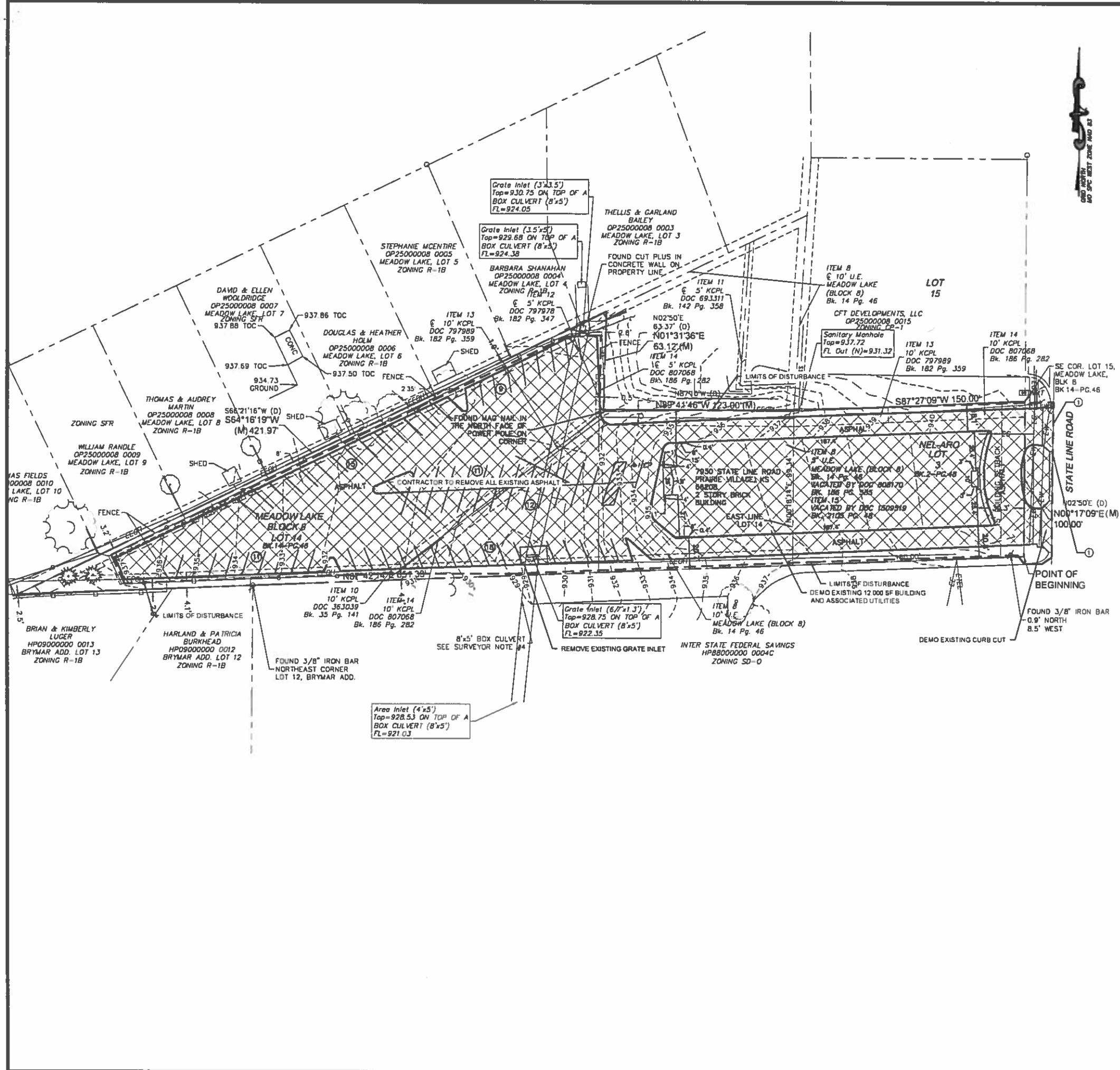
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

**GENERAL NOTES**

**TIDAL WAVE AUTO SPA**  
7930 STATE LINE ROAD  
JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO	17-9872
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
CHECKED BY	11/1/17
SCALE	NO SCALE
DATE	1/3/2018





**GENERAL NOTES**

- 1 CFS ENGINEERS PERFORMED AN EXISTING CONDITIONS / TOPOGRAPHICAL SURVEY OF THIS PARCEL ON 1/10/2017. THERE MAY BE EASEMENTS, SETBACK LINES OR OTHER MATTERS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- 2 THERE ARE NO STATE WATER LOCATED ON OR WITHIN 200' FEET OF SUBJECT PROPERTY.
- 3 THE CONSTRUCTION AREA ULTIMATELY DRAINS TO THE DYKE BRANCH.
- 4 ENVIRONMENTAL ASSESSMENT HAS BEEN PERFORMED BY EMC ENGINEERING SERVICES, INC.
- 5 THE EXISTING SITE IS AN DEVELOPED PARCEL.
- 6 THE AREA FOR THIS PROJECT IS ± 3.6 ACRES WITH A DISTURBED AREA OF ± 3 ACRES.
- 7 THE PRAIRIE VILLAGE, KS ENGINEERING DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK.
- 8 ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF PRAIRIE VILLAGE, KS. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MO DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE MO DOT STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

**DEMOLITION AND EXISTING CONDITIONS NOTES**

- 1 CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND/OR NEW WORK. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
- 2 CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BARRIERS & WARNINGS TO LIMIT ACCESS TO PROJECT AREA TO ONLY THOSE PERSONNEL AUTHORIZED BY THE CONTRACTOR. INASMUCH AS AREAS ADJACENT TO PROJECT ARE A WILL MAINTAIN "NORMAL OPERATIONS".
- 3 CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES & SHALL MAINTAIN SAFE PASSAGEWAY FOR WORKERS & NON-WORKERS AS REQUIRED ADJACENT TO THE PROJECT SITE.
- 4 ALL ITEMS REMOVED OR DEMOLISHED BY THE CONTRACTOR WHICH ARE NOT LISTED BY THE SPECIAL PROVISIONS TO BE TURNED OVER TO THE OWNER. SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY FOR PROPER DISPOSAL.
- 5 DEMOLITION ACTIVITIES ARE NOT EXPECTED TO INCLUDE THE REMOVAL OF HAZARDOUS MATERIALS. IN THE EVENT THAT HAZARDOUS MATERIALS ARE ENCOUNTERED OR SUSPECTED, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF THE MATERIAL.
- 6 CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO SCHEDULE ALL UTILITY & SERVICE INTERRUPTIONS TO OCCUPIED PORTIONS OF THE SITE.
- 7 CONTRACTOR SHALL REMOVE TREES AS INDICATED ON CIVIL PLANS. CONTRACTOR SHALL USE CAUTION DURING ALL CONSTRUCTION ACTIVITIES TO PROTECT ALL TREES INDICATED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE CLEAN-UP, CLEARING AND GRUBBING PER SPECIFICATIONS. ALL TREES THAT HAVE A MARKETABLE VALUE SHALL BE SALVAGED. CONTRACTOR SHALL COORDINATE WITH OWNER AS TO THE TREES TO BE RELOCATED OR SOLD.
- 8 CONTRACTOR SHALL SAW CUT EXISTING CONCRETE AND ASPHALT PAVEMENTS AT LIMITS OF DEMOLITION TO LEAVE SMOOTH EDGE ON REMAINING CONCRETE/PAVEMENT.

**FLOODPLAIN NOTES**

THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO 20091C0040G OF THE FEMA FLOOD INSURANCE RATE MAP COVERING PRAIRIE VILLAGE, REVISION AUGUST 3, 2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

**UTILITY NOTES:**

- 1 THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- 2 UNDERGROUND UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
- 3 BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

**HATCH LEGEND:**



**SPECIAL NOTES:**

- ① SAW CUT FOR SMOOTH TRANSITION

NO	REVISION DESCRIPTION	DATE



GRAPHIC SCALE 1" = 30'

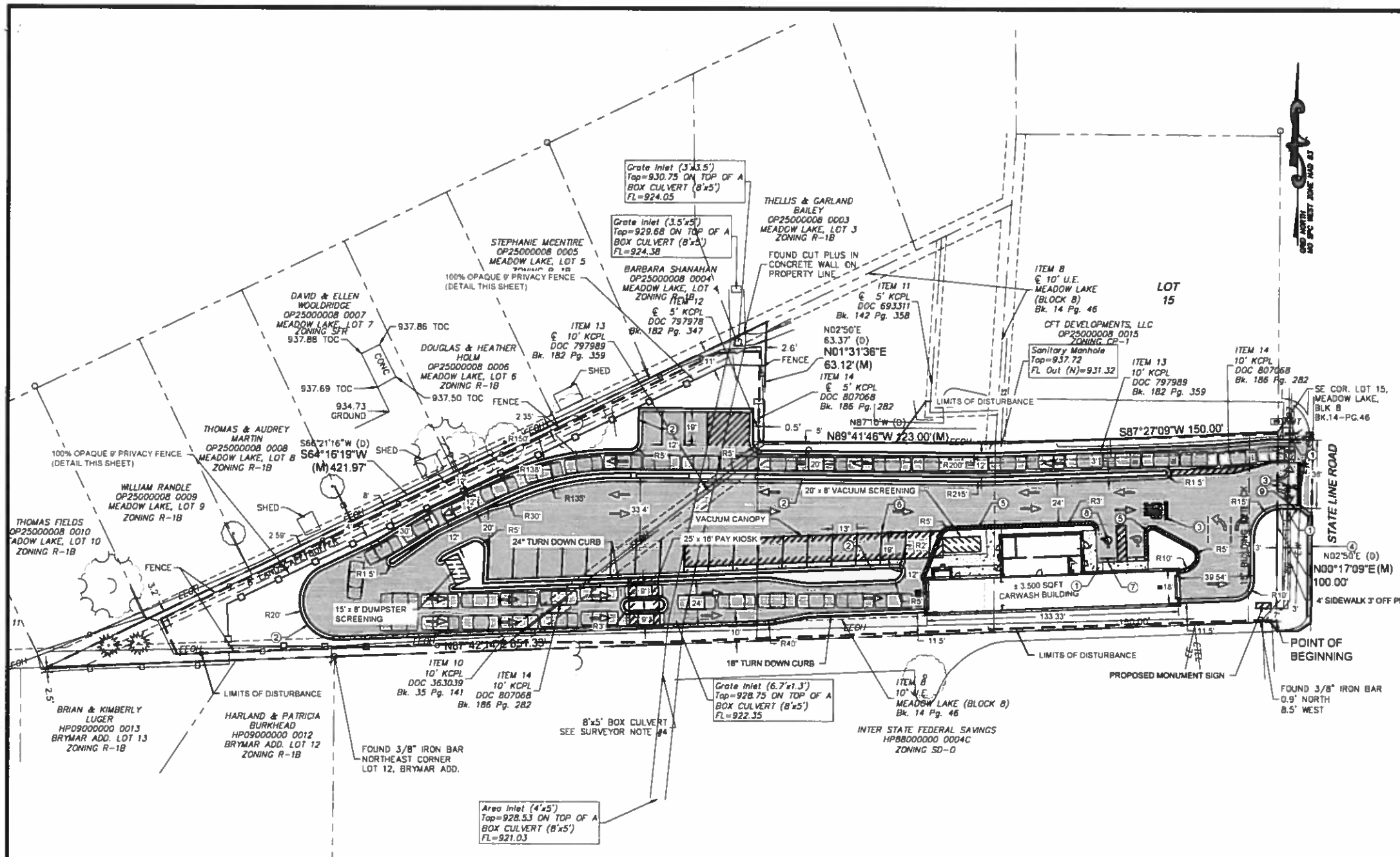
**EMC ENGINEERING SERVICES, INC.**  
 3575 Mason Rd. Suite 15  
 Columbia, GA 31907  
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 Fax: (706) 565-5843  
 cal@emc-eng.com  
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**EMC**  
 ENVIRONMENTAL MARINE  
 OFFICE LOCATIONS: ALABAMA, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

**EXISTING CONDITION & DEMO PLAN**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO	17-6072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
SURVEY DATE	11/11/17
CHECKED BY	BHG
SCALE	1" = 30'
DATE	1/3/2018





**SITE INFORMATION**  
 ADDRESS 7930 STATE LINE ROAD PRAIRIE VILLAGE, KS  
 PROPERTY AREA 1.36 AC  
 CURRENT ZONING CP-1  
 BUILDING SETBACKS  
 FRONT 15'  
 SIDE 0'  
 REAR 8'

**PARKING NOTE**  
 PARKING REQUIRED  
 5 SPACES / STALL  
 1 STALL \* 5  
 5 SPACES REQUIRED  
 PARKING PROVIDE  
 23 STANDARD SPACES  
 + 2 HANDICAPPED SPACES  
 25 TOTAL SPACES

**SITE LAYOUT AND STAKING NOTES**

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 226-435-8133 FOR CLARIFICATION IMMEDIATELY.
- ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPING
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION
- DIMENSIONS AND CURVE RADI ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

**HATCH LEGEND:**

HEAVY DUTY CONCRETE PAVEMENT  
 CONCRETE SIDEWALK

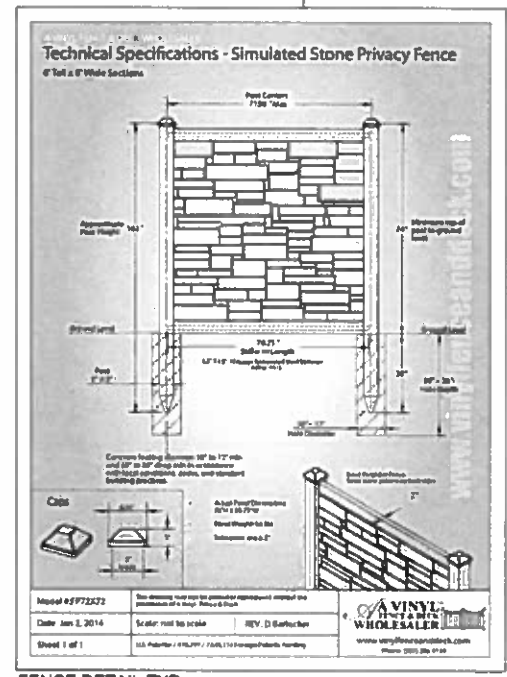
**SPECIAL NOTES:**

- HANDICAP RAMP CONSTRUCT AT 12:1 MAXIMUM SLOPE
- 24" STANDARD CURB & GUTTER (±2304 L.F. TOTAL)
- 24" WIDE WHITE STOP BAR STRIPING
- 30" WIDE CURB & GUTTER (± 53 L.F.)
- 24" ROLL CURB
- 4" WIDE YELLOW PARKING STALL STRIPING
- HANDICAP SIGN AND VAN ACCESSIBLE SIGN (R7-8 & R7-8P)
- HANDICAP STALL STRIPING (BLUE)
- STOP SIGN - 36" X 36" (R1-1)

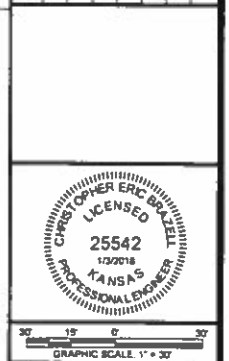
**SITE AREAS**

**EXISTING CONDITION**  
 IMPERVIOUS AREA ± 1.15 AC (85%)  
 LANDSCAPE AREA ± 0.21 AC (15%)

**PROPOSED CONDITION**  
 IMPERVIOUS AREA ± 0.93 AC (68%)  
 LANDSCAPE AREA ± 0.43 AC (32%)



NO.	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
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 columbus@emc-eng.com  
 www.emc-eng.com

CIVIL ENGINEER  
 ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

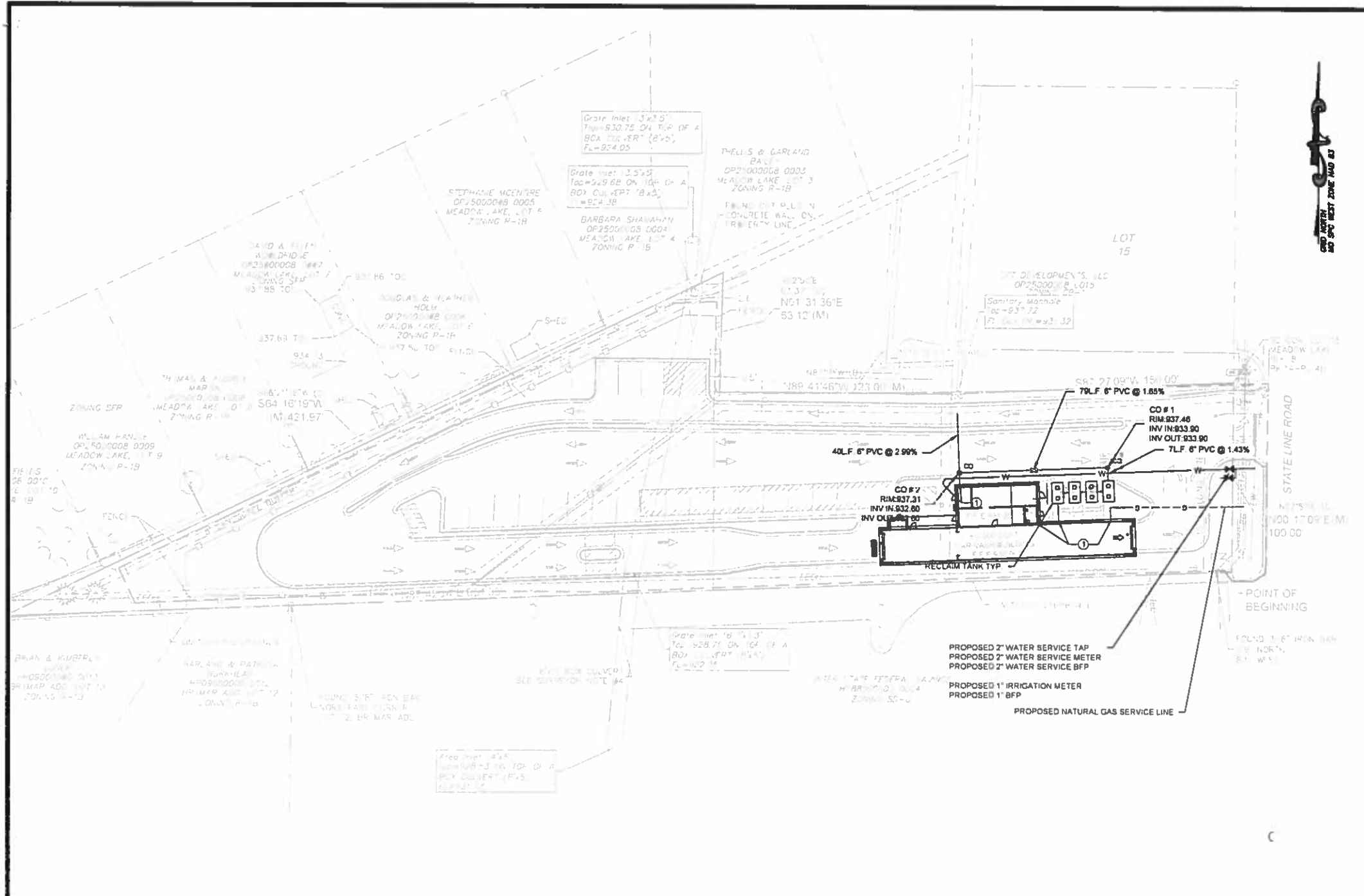
**SITE PLAN**

**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
SURVEY DATE	11/11/17
CHECKED BY	BHR
SCALE	1" = 30'
DATE	1/3/2018

**SHEET 4 OF 15**





**SITE INFORMATION**

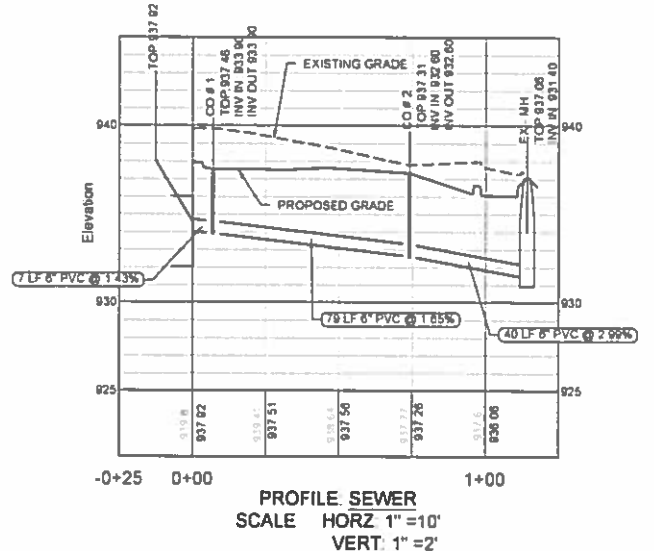
ADDRESS 7930 STATE LINE ROAD PRAIRIE VILLAGE, KS  
 PROPERTY AREA 1.36 AC  
 CURRENT ZONING CP-1  
 BUILDING SETBACKS  
 FRONT 15'  
 SIDE 0'  
 REAR 8'

**UTILITY NOTES**

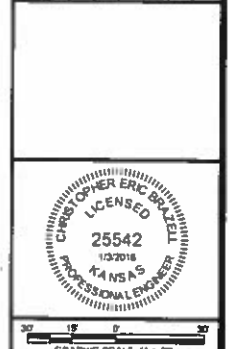
- 1 THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- 2 ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
- 3 BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.
- 4 A 10 FOOT HORIZONTAL AND 18 INCH VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND ANY WATER OR STORM LINES. WATER OR STORM LINES SHALL BE ABOVE ANY SANITARY LINES.
- 5 MAINTAIN A MINIMUM OF 4' OF COVER ABOVE WATER LINES.
- 6 ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 1% SLOPE UNLESS OTHERWISE NOTED.
- 7 FOR ANY WORK IN DOT RIGHT-OF-WAY, AN ENCROACHMENT AND/OR UTILITY PERMIT MAY BE REQUIRED.
- 8 ALL METERS, VALVES, AND BACKFLOW PREVENTORS ARE TO BE IN COMPLIANCE WITH THE KANSAS CITY, KS REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
- 9 ADJUST ALL TOP OF STRUCTURES ELEVATIONS (MANHOLES, CLEANOUTS, VALVE BOXES) TO FINISH GRADE ELEVATIONS.
- 10 ALL SANITARY SEWER WORK MUST BE IN ACCORDANCE WITH THE KANSAS CITY, KS STANDARDS AND SPECIFICATIONS.
- 11 LOCATOR WIRE AND DETECTOR TAPE ARE REQUIRED ON ALL SEWER LINES.

**SPECIAL NOTES**

- ① SEE MEP PLANS FOR CONTINUATION



NO	REVISION DESCRIPTION	BY	DATE



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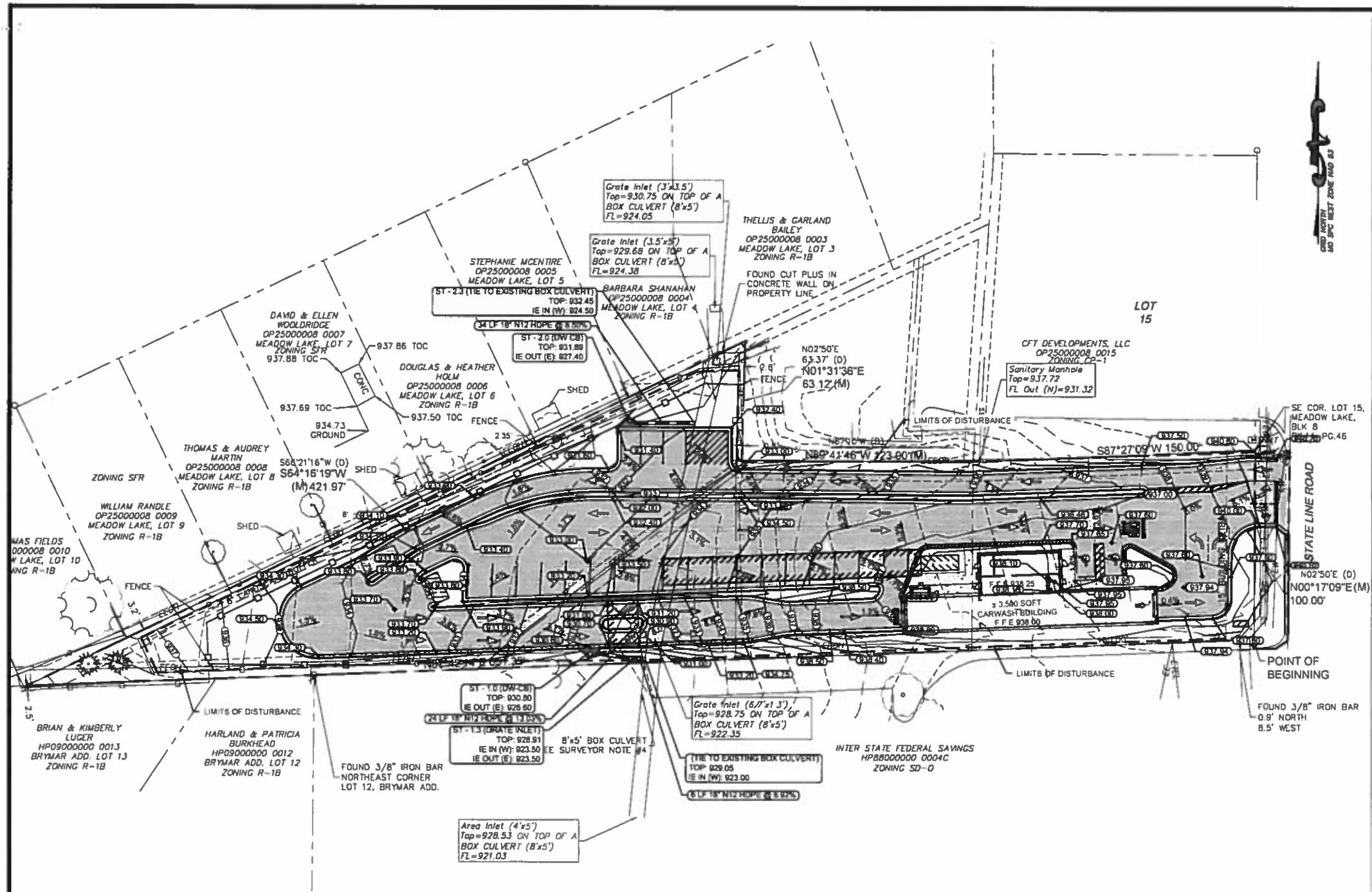
**EMC**  
 CIVIL  
 MACHINE  
 ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

**UTILITY PLAN**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO	17-6072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
SURVEY DATE	11/11/17
CHECKED BY	BHB
SCALE	1" = 30'
DATE	1/3/2018





**PAVING, GRADING, AND DRAINAGE NOTES**

- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES
- MAXIMUM LONGITUDINAL SLOPE ON ALL ACCESSIBLE SIDEWALK SHALL BE 5.00%
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS ADA ACCESSIBLE AS REQUIRED BY FEDERAL, STATE AND LOCAL GOVERNMENT
- FINISH GRADE ELEVATIONS INDICATE TOP OF PAVEMENT / FACE OF CURB UNLESS OTHERWISE NOTED
- REFER TO DETAILS FOR PAVEMENT TYPICAL SECTION
- SITE SHALL BE GRADED UNIFORMLY FOR POSITIVE DRAINAGE AS SHOWN FROM THE ELEVATIONS, PROPOSED CONTOURS, AND THE DRAINAGE SLOPE ARROWS
- MAXIMUM SIDEWALK CROSS SLOPE IS 2% MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5% MAXIMUM PAVEMENT SLOPE IN HANDICAP PARKING AREA AND AISLE IS 2% MAXIMUM HANDICAMP RAMP SLOPE IS 12% 1V

**UTILITY NOTES:**

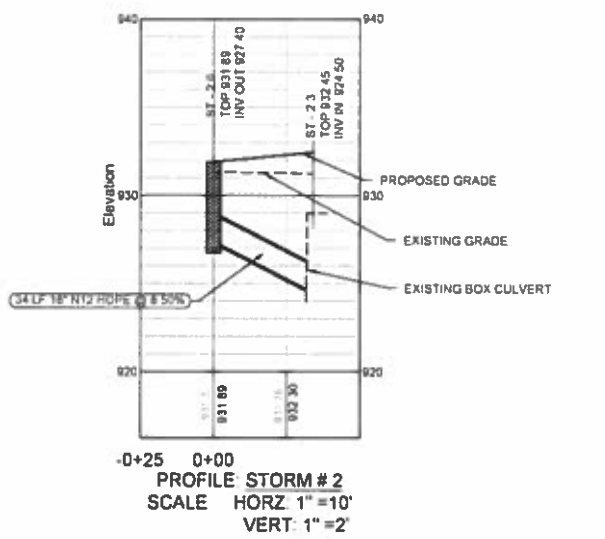
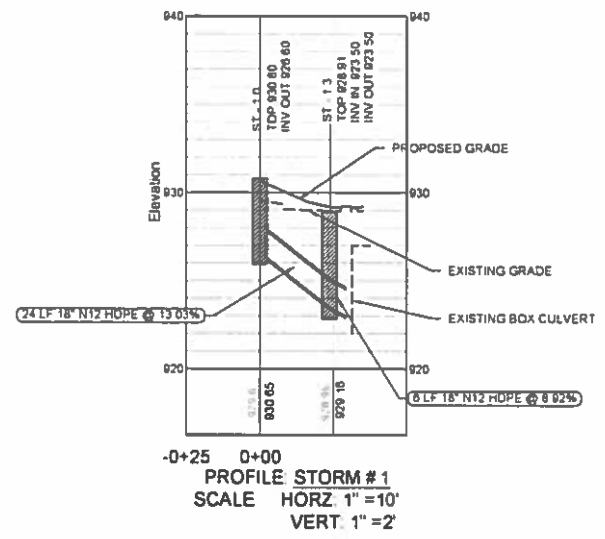
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
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- BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

**HATCH LEGEND:**



**SPECIAL NOTES**

- PROVIDE SMOOTH TRANSITION TO EXISTING GRADE



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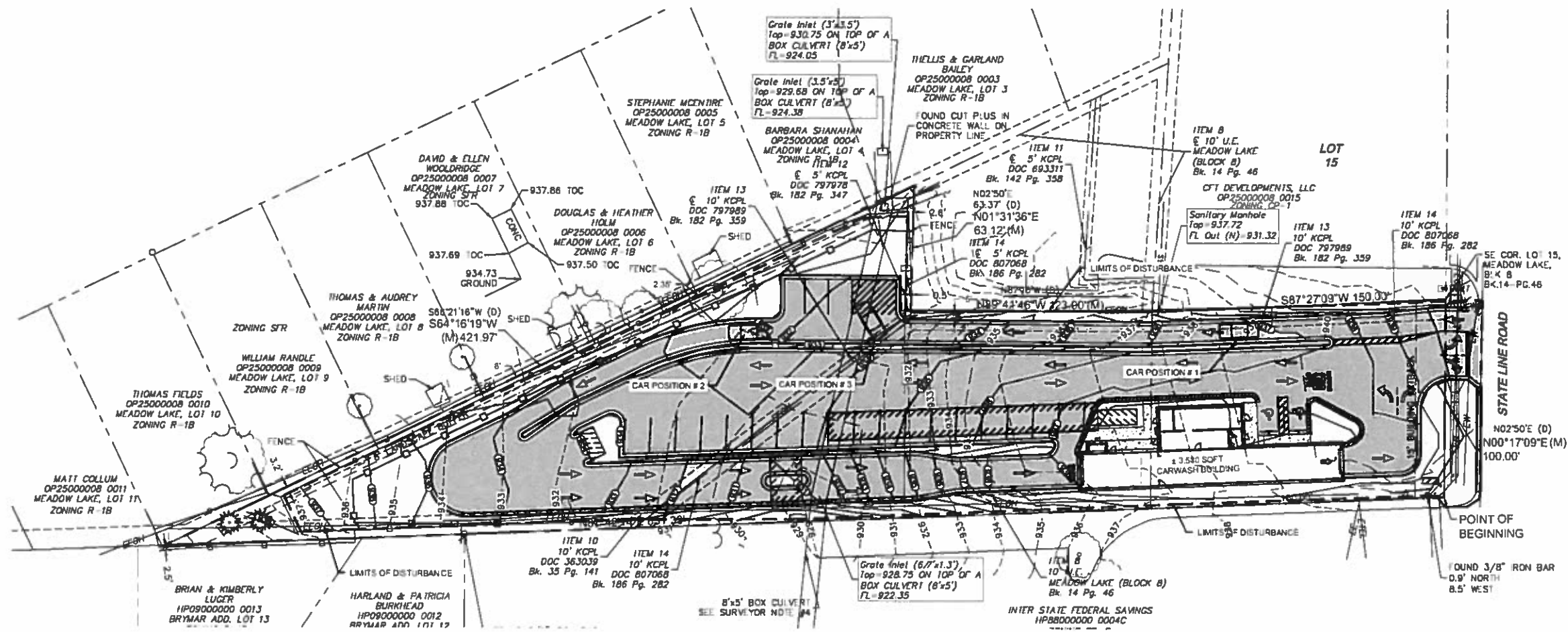
**EMC**  
ENVIRONMENTAL  
MARINE  
CIVIL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

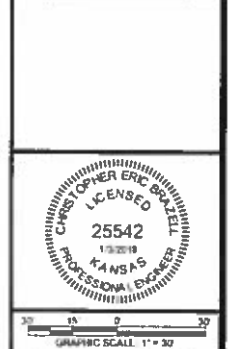
PAVING, GRADING, AND DRAINAGE PLAN  
**TIDAL WAVE AUTO SPA**  
7930 STATE LINE ROAD  
JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
Prepared for  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	OA
SURVEY DATE	11/1/17
CHECKED BY	BHR
SCALE	1" = 30'
DATE	1/3/2018





NO	REVISION DESCRIPTION	BY	DATE

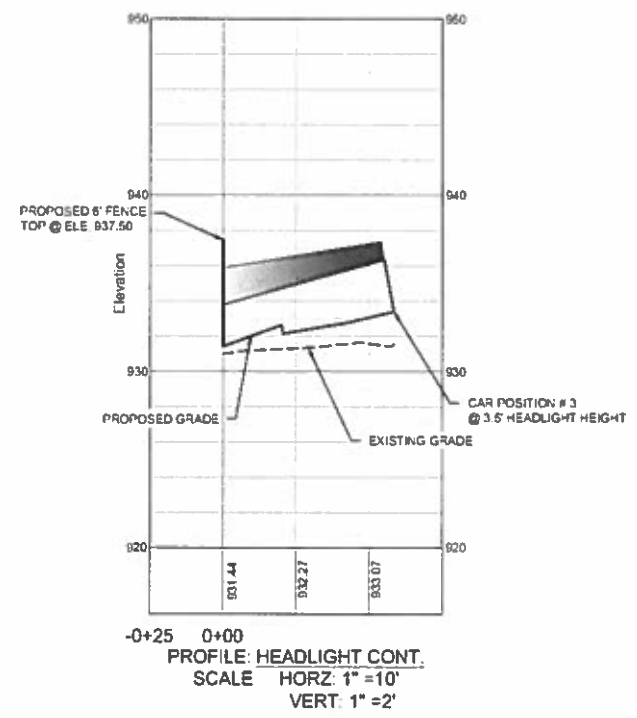
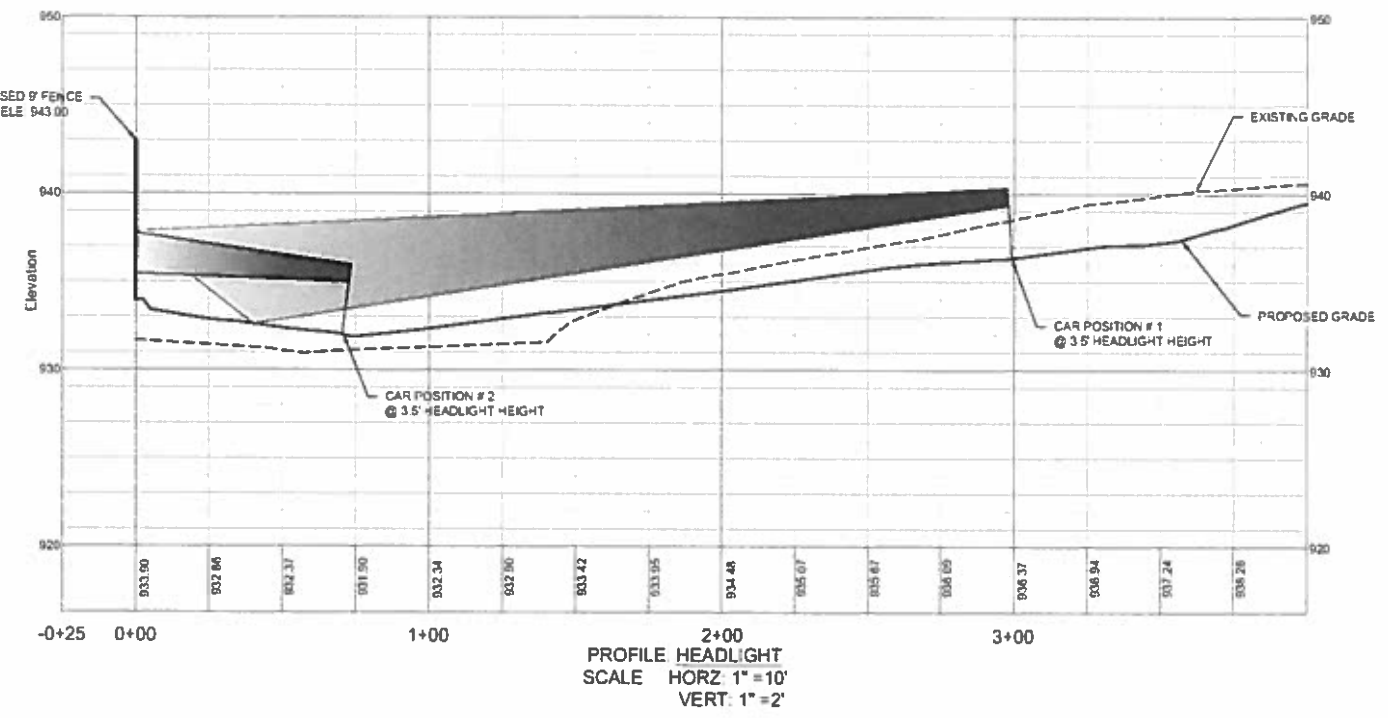


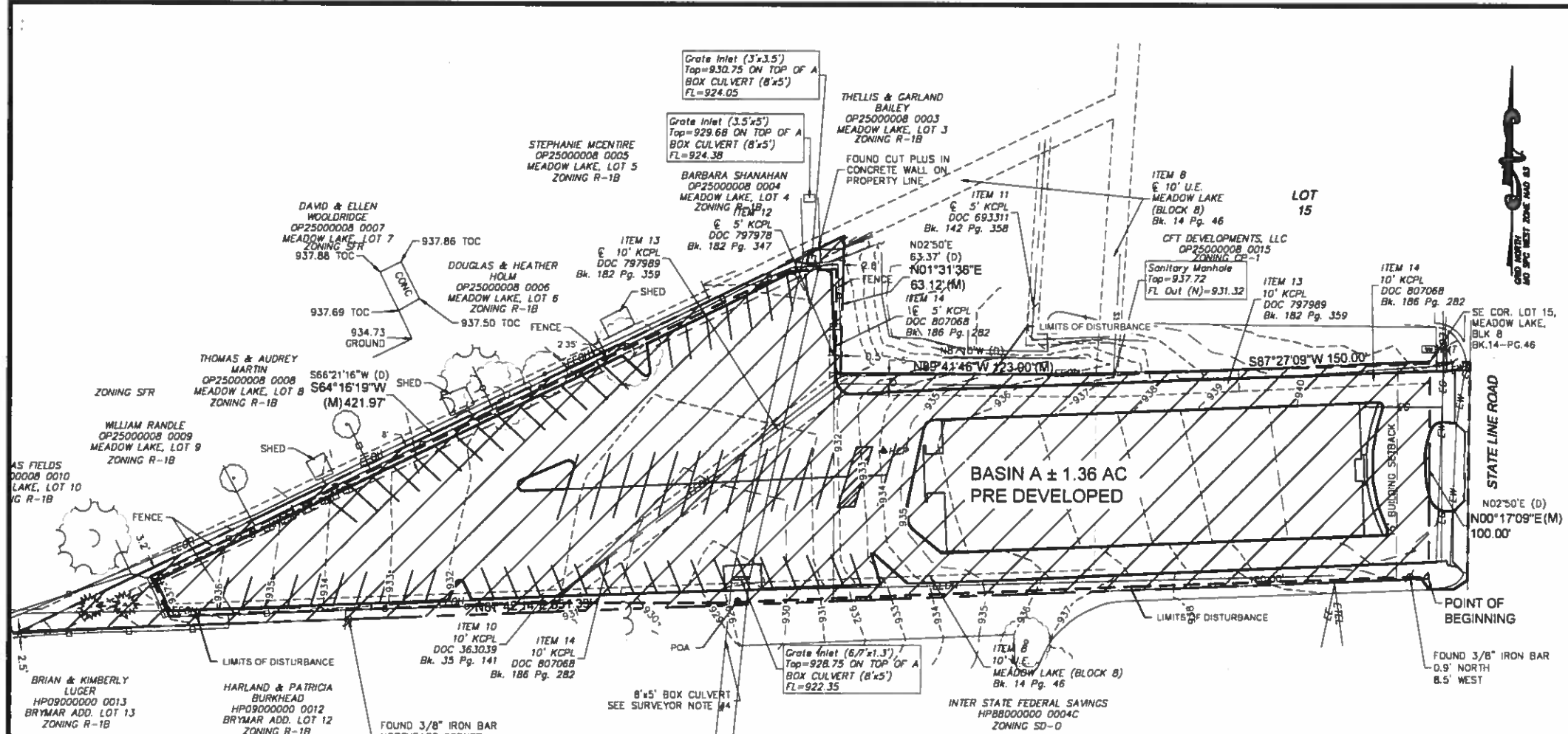
**EMC ENGINEERING SERVICES, INC.**  
 1044 US Hwy 106, Suite A  
 Leavenworth, KS 67433  
 PH: (785) 432-6133  
 FAX: (785) 432-7979  
 www.emc-eng.com

OFFICE LOCATIONS: ARMY AT ANVA, ANICUSTA, BERRYSPRICK, COLLEGE, SHAWNEE, STATEBOND, AND WALDOSTA

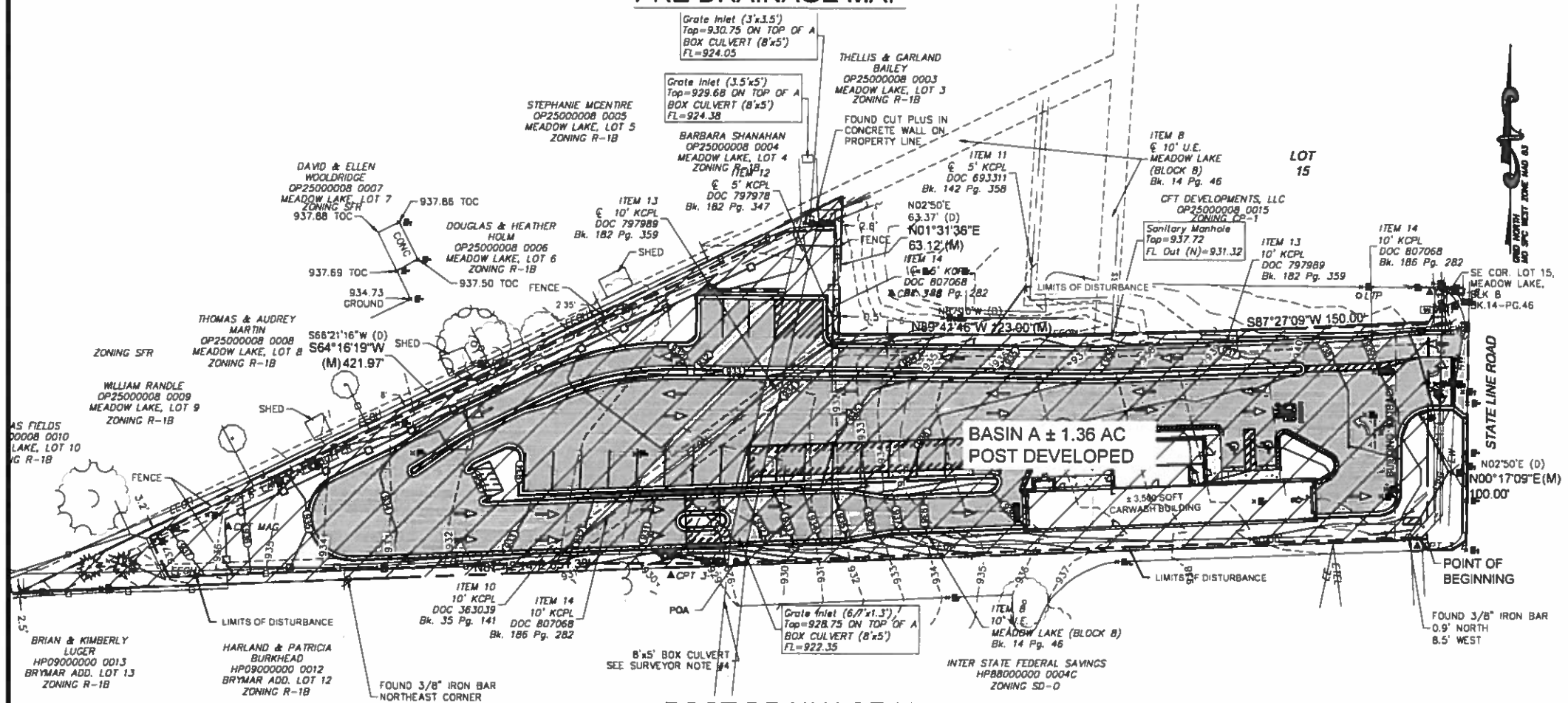
**HEADLIGHT STUDY**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	OA
SURVEY DATE	11/11/17
CHECKED BY	RHR
SCALE	1" = 30'
DATE	1/3/2018





PRE DRAINAGE MAP



POST DRAINAGE MAP

**SITE INFORMATION**

ADDRESS 7930 STATE LINE ROAD PRAIRIE VILLAGE, KS  
 PROPERTY AREA 1.36 AC  
 CURRENT ZONING CP-1  
 BUILDING SETBACKS  
 FRONT: 15'  
 SIDE: 0'  
 REAR: 8'

**HYDROLOGIC INFORMATION:**

PRE-DEVELOPED	POST-DEVELOPED
<b>BASIN A AREA: ±1.36 AC</b>	<b>BASIN A AREA: ±1.36 AC</b>
• PRE-DEVELOPED RUN-OFF CURVE NUMBER 95	• POST-DEVELOPED RUN-OFF COEFFICIENT: 82
• IMPERVIOUS AREA ±15 AC	• IMPERVIOUS AREA ±0.83 AC
• OPEN SPACE ±0.21 AC	• LANDSCAPE AREA ±0.43 AC
• PRE-DEVELOPED 25-YEAR RUN-OFF: 12.27 CFS	• POST-DEVELOPED 25-YEAR RUN-OFF: 11.96 CFS

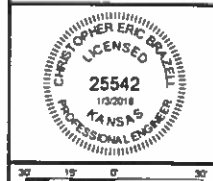
**DRAINAGE SUMMARY**

TIDAL WAVE AUTO SPA IS A PROPOSED DEVELOPMENT THAT IS LOCATED ON 7930 STATE LINE ROAD, PRAIRIE VILLAGE, KS. THE TOTAL SIZE OF THE PROJECT IS 1.36 ACRES. CURRENTLY THE PROJECT AREA CONSISTS OF ONE DRAINAGE BASIN, BASIN A THAT FLOWS TO THE CENTER OF THE PROPERTY. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A 3,250 SF BUILDING WITH ASSOCIATED PARKING AND INFRASTRUCTURE. THE POST DEVELOPMENT CONDITIONS FOR THE SITE CONSIST OF THE SAME DRAINAGE BASIN, BASIN A THAT FLOWS TOWARDS THE CENTER OF THE PROPERTY AND LEAVES THE ALONG THE SOUTHERN PROPERTY BOUNDARY.

**FLOODPLAIN NOTES**

THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO 20081C0040G OF THE FEMA FLOOD INSURANCE RATE MAP COVERING PRAIRIE VILLAGE, REVISED AUGUST 3, 2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

NO	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
 3515 Mason Rd. Suite 15  
 Columbus, GA 31907  
 Ph: (706) 858-5985  
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 columbus@emc-eng.com  
 www.emc-eng.com

ENVIRONMENTAL  
 CIVIL  
 MARINE

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

**HYDROLOGY PLAN**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
SURVEY DATE	11/11/17
CHECKED BY	BHJ
SCALE	1" = 30'
DATE	1/3/2018





**\*\*\*THIS SHEET FOR EROSION CONTROL MEASURES ONLY\*\*\***

SOIL SUMMARY				
SYMBOL	NAME	ERODIBILITY	PERMEABILITY	DEPTH
7525	CHERRY COTONE B&T LOAM	MEDIUM RATE	LOW	73
NRCS - WEB SOIL SURVEY				

**EROSION CONTROL NOTES:**

- 1 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES
- 2 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 3 ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING
- 4 ANY REVISION TO THE ES&PC PLAN AFTER FINAL APPROVAL OR DURING CONSTRUCTION WHICH AFFECTS A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL
- 5 THE OVERALL DISTURBED ACREAGE FOR THIS PROJECT IS ± 2 ACRES WITH ± 1 ACRES IN THE ROW
- 6 THERE ARE NO WETLANDS LOCATED WITHIN 200' OF THE PROJECT SITE
- 7 THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE. THE PROJECT RECEIVING WATER IS DYKE BRANCH
- 8 THERE ARE NO KNOWN ZONING RESTRICTIONS FOR THIS SITE

**EROSION CONTROL MEASURES - INITIAL PHASE**

- 1 CONTRACTOR IS TO INSTALL ALL TEMPORARY EROSION CONTROL DEVICES
- 2 CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED
- 3 CONTRACTOR IS TO ENSURE THAT SEDIMENT LADEN DOES NOT UNDERMINE SEDIMENT BARRIERS IT IS RECOMMENDED THAT THE CONTRACTOR PERIODICALLY CHECKS SILT FENCE DURING STORM EVENTS AND MAKES REPAIRS AS NEEDED
- 4 THE DISTURBED AREA FOR THE INITIAL PHASE IS ± 1.3 ACRES

**NOTE:**

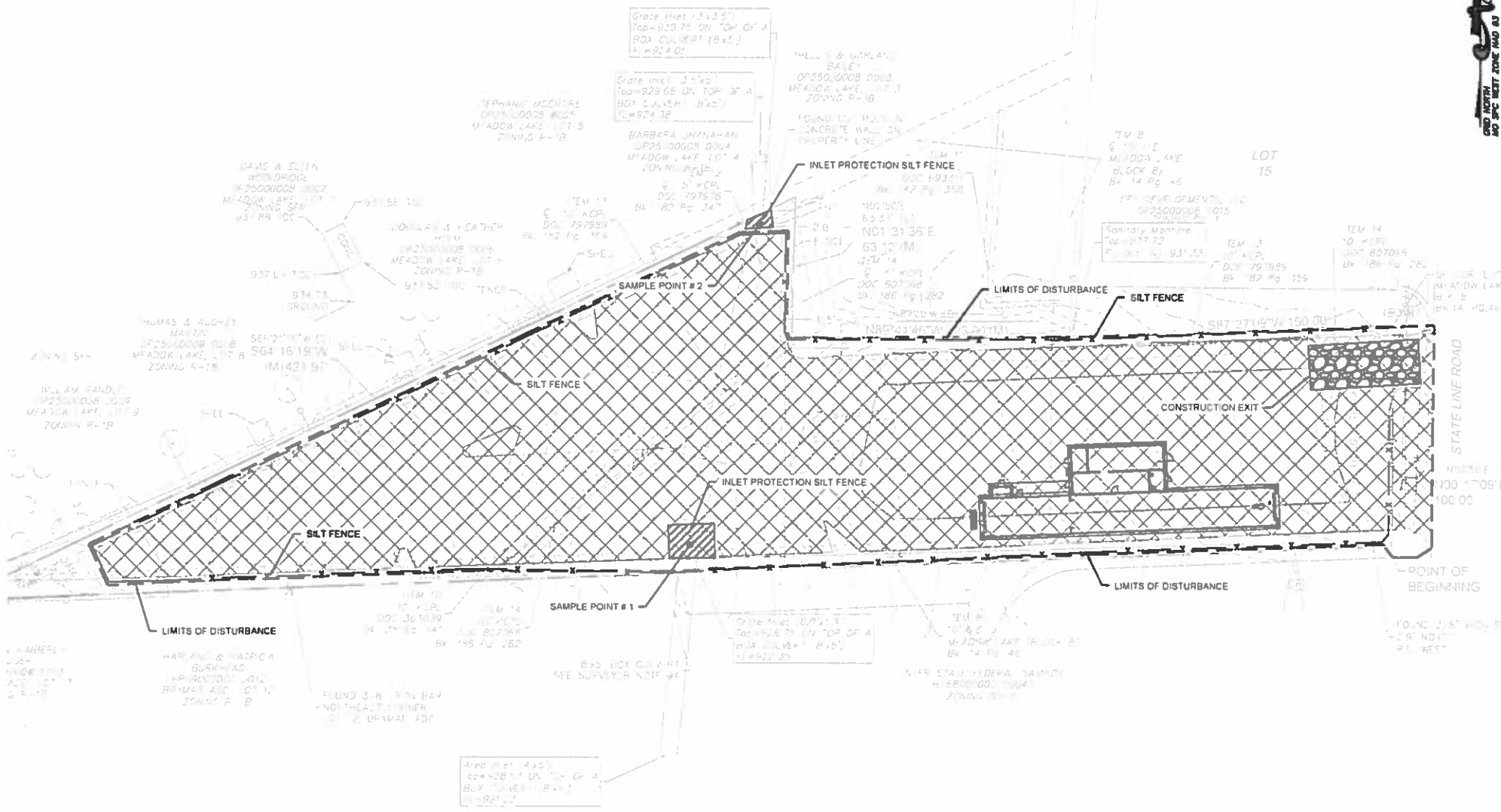
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

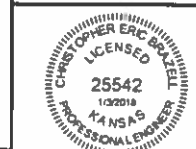
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

**HATCH LEGEND**

-  DEMOLITION AREA
-  TREE REMOVAL



NO	REVISION DESCRIPTION	BY	DATE



GRAPHIC SCALE 1" = 30'

**EMC SERVICES, INC.**  
 3515 Mason Rd. Suite 15  
 Columbus, GA 31907  
 Ph: (706) 858-5985  
 Fax: (706) 565-5983  
 columb@emc-eng.com  
 www.emc-eng.com

**EMC ENGINEERING**  
 ENVIRONMENTAL  
 CIVIL  
 MARINE

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

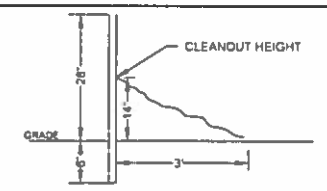
**INITIAL EROSION & SEDIMENT CONTROL PLAN**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for  
**SHJ CONSTRUCTION GROUP**

PROJECT NO	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	CA
SURVEY DATE	11/11/17
CHECKED BY	BHB
SCALE	1" = 30'
DATE	1/3/2018

**SHEET 9**  
OF 15

TENTATIVE ACTIVITY SCHEDULE:	MONTH 1				MONTH 2				MONTH 3				MONTH 4				MONTH 5				MONTH 6							
ACTIVITY	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
INSTALL INITIAL PHASE ES&C BMPs (START-UP)																												
INSTALL INTERMEDIATE PHASE ES&C BMPs																												
INSTALL FINAL PHASE ES&C BMPs																												
ROUGH GRADING																												
CURE & CUTTER INSTALLATION																												
UNDERGROUND UTILITIES																												
PAVING																												
FINAL GRADING																												
INSTALL AND MAINTAIN TEMPORARY GRASSING D#2																												
INSTALL PERMANENT GRASSING D#4																												
REMOVE ALL TEMPORARY BMPs																												

24 HOUR CONTACT  
 JOHN WELLS  
 (706)-975-1983



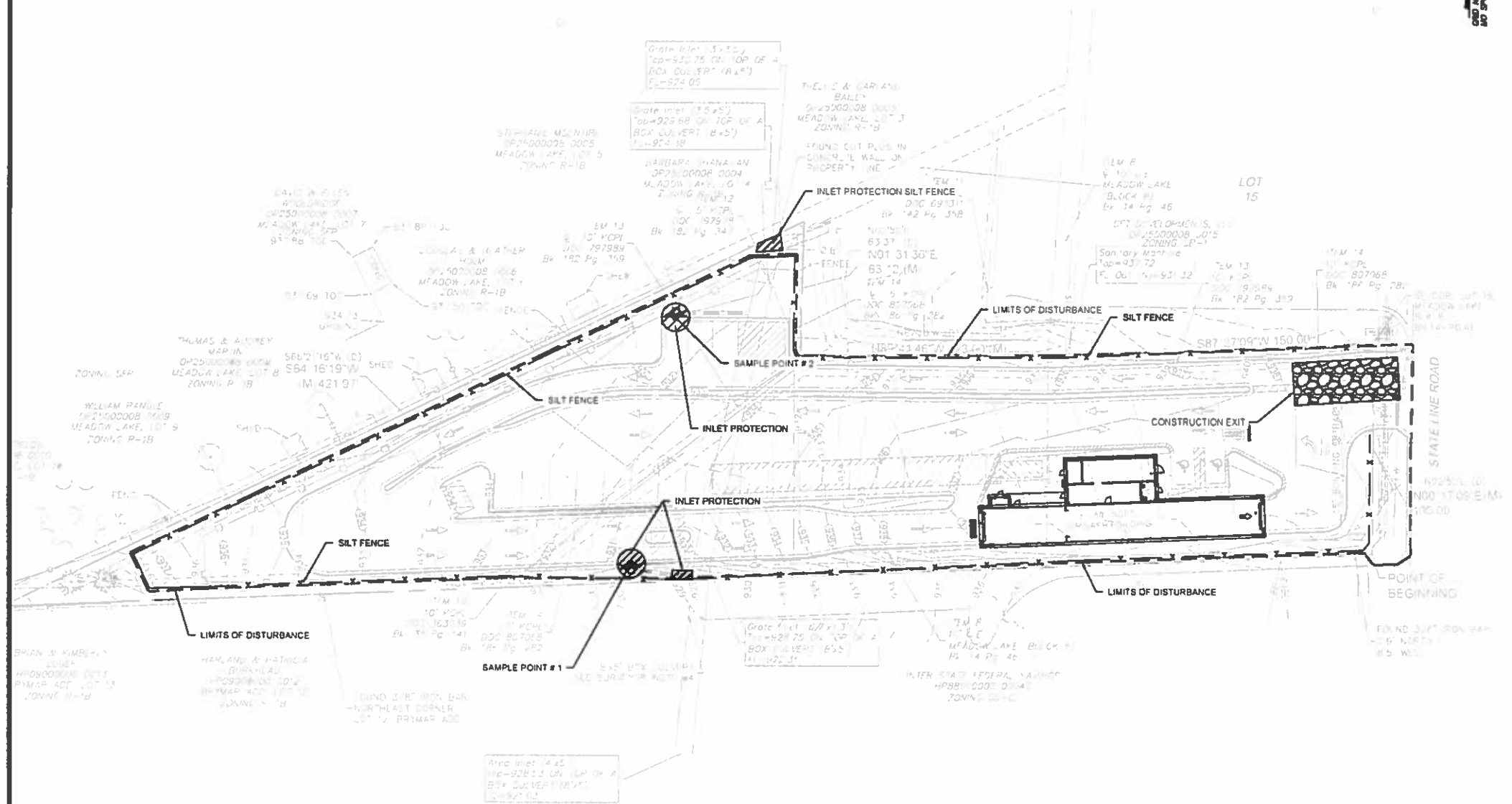
**SEDIMENT STORAGE CALCULATIONS:**

REQUIRED SEDIMENT STORAGE = (67 CY / AC DISTURBED) x 67 CY / 1.3 AC = 88 CY  
 REQUIRED SILT FENCE TYPE-NS = 100 L.F. PER 1/4 AC DISTURBED  
 REQUIRED SILT FENCE TYPE-NS (INITIAL) = (100 L.F. / 1/4 AC) x 1.3 AC = 520 L.F.  
 PROVIDED SILT FENCE TYPE-NS = 1320 L.F.

THE REQUIRED SEDIMENT STORAGE FOR THE INITIAL PHASE IS 88 CY. THE SEDIMENT WILL BE TRAPPED USING 1320 FEET OF TYPE-NS SILT FENCE. THE STORAGE AVAILABLE IN THE SILT FENCE FOR THIS SITE IS > REQUIRED STORAGE



**\*\*\*THIS SHEET FOR EROSION CONTROL MEASURES ONLY\*\*\***

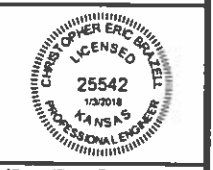


- EROSION CONTROL NOTES:**
- 1 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES
  - 2 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE
  - 3 ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING
  - 4 ANY REVISION TO THE ES&PC PLAN AFTER FINAL APPROVAL OR DURING CONSTRUCTION WHICH AFFECTS A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL
  - 5 THE OVERALL DISTURBED ACREAGE FOR THIS PROJECT IS ± 1.2 ACRES WITH ± 0.1 ACRES IN THE ROW
  - 6 THERE ARE NO WETLANDS LOCATED WITHIN 200' OF THE PROJECT SITE
  - 7 THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE. THE PROJECT RECEIVING WATER IS DYKE BRANCH
  - 8 THERE ARE NO KNOWN ZONING RESTRICTIONS FOR THIS SITE

- EROSION CONTROL MEASURES - INTERMEDIATE PHASE:**
- 1 CONTRACTOR IS TO MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA BMPs
  - 2 CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED
  - 3 S&2-F IS TO BE USED IN PLACE OF S&2-P UNTIL PAVING IS FINISHED. AFTER PAVING IS COMPLETE CONTRACTOR SHOULD INSTALL S&2-P WHERE APPLICABLE
  - 4 CONTRACTOR IS TO ENSURE THAT SEDIMENT LADEN DOES NOT UNDERMINE SEDIMENT BARRIERS. IT IS RECOMMENDED THAT THE CONTRACTOR PERIODICALLY CHECKS SILT FENCE DURING STORM EVENTS AND MAKES REPAIRS AS NEEDED
  - 5 THE DISTURBED AREA FOR THE INTERMEDIATE PHASE IS ± 1.3 ACRES

**\*\*\*\*\*NOTE:**  
 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.  
 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.  
 ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

NO.	REVISION DESCRIPTION	BY	DATE



GRAPHIC SCALE 1" = 30'

**EMC ENGINEERING SERVICES, INC.**  
 3375 Macdon Rd, Suite 15  
 Columbia, CA 91707  
 Ph: (708) 656-5985  
 Fax: (708) 545-5983  
 colm@emc-eng.com  
 www.emc-eng.com

**EMC**  
 ENVIRONMENTAL  
 CIVIL  
 MAINTENANCE

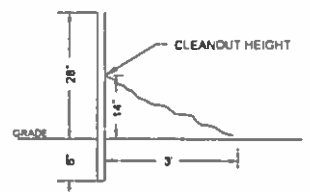
OFFICE LOCATIONS: ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING.

**INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
SURVEY DATE	11/1/17
CHECKED BY	BHR
SCALE	1" = 30'
DATE	1/3/2018

TENTATIVE ACTIVITY SCHEDULE	MONTH 1				MONTH 2				MONTH 3				MONTH 4				MONTH 5				MONTH 6			
ACTIVITY	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
INSTALL INITIAL PHASE ES&C BMPs (START-UP)																								
INSTALL INTERMEDIATE PHASE ES&C BMPs																								
INSTALL FINAL PHASE ES&C BMPs																								
ROUGH GRADING																								
CURS & GUTTER INSTALLATION																								
UNDERGROUND UTILITIES																								
PAVING																								
FINAL GRADING																								
INSTALL AND MAINTAIN TEMPORARY GRASSING Dm																								
INSTALL PERMANENT GRASSING Dm																								
REMOVE ALL TEMPORARY BMPs																								

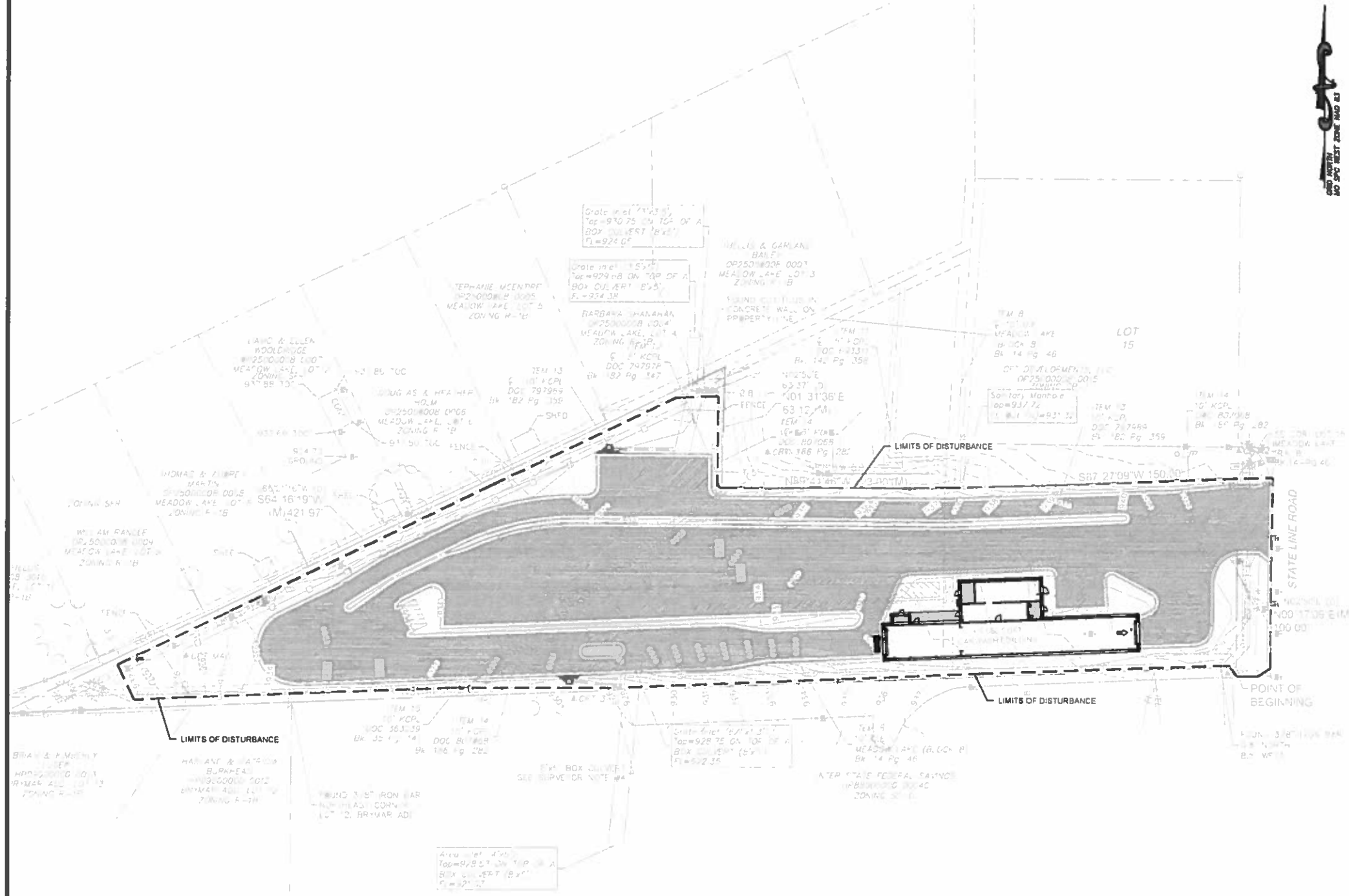
24 HOUR CONTACT  
 JOHN WELLS  
 (706)-975-1983



**SEDIMENT STORAGE CALCULATIONS:**  
 REQUIRED SEDIMENT STORAGE = (87 CY / AC DISTURBED) x 87 CY / 3 AC = 88 CY  
 REQUIRED SILT FENCE TYPE-NS = 100 L F PER 1/4 AC DISTURBED  
 REQUIRED SILT FENCE TYPE-NS (INITIAL) = (100 L F / 1/4 AC) x 1.3 AC = 520 L F  
 PROVIDED SILT FENCE TYPE-NS = 1320 L F  
 THE REQUIRED SEDIMENT STORAGE FOR THE INITIAL PHASE IS 88 CY. THE SEDIMENT WILL BE TRAPPED USING 1320 FEET OF TYPE-NS SILT FENCE. THE STORAGE AVAILABLE ON THE SILT FENCE FOR THIS SITE IS > REQUIRED STORAGE.



**\*\*\*THIS SHEET FOR EROSION CONTROL MEASURES ONLY\*\*\***



**EROSION CONTROL NOTES:**

- 1 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES
- 2 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE
- 3 ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING
- 4 ANY REVISION TO THE ES&PC PLAN AFTER FINAL APPROVAL OR DURING CONSTRUCTION WHICH AFFECTS A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL
- 5 THE OVERALL DISTURBED ACREAGE FOR THIS PROJECT IS ± 1.2 ACRES WITH ± 0.1 ACRES IN THE ROW
- 6 THERE ARE NO WETLANDS LOCATED WITHIN 200' OF THE PROJECT SITE
- 7 THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE THE PROJECT RECEIVING WATER IS DYKE BRANCH
- 8 THERE ARE NO KNOWN ZONING RESTRICTIONS FOR THIS SITE

**EROSION CONTROL MEASURES - FINAL PHASE:**

- 1 CONTRACTOR IS TO ESTABLISH PERMANENT VEGETATIVE COVER ON DISTURBED UNPAVED SURFACES
- 2 ONCE PERMANENT STABILIZATION OF VEGETATIVE GROUND COVER IS ACHIEVED, CONTRACTOR IS TO REMOVE ALL TEMPORARY SEDIMENT CONTROL MEASURES
- 3 THE DISTURBED AREA FOR THE FINAL PHASE IS ± 0.0 ACRES

**NOTE:**

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

NO	REVISION DESCRIPTION	BY	DATE



GRAPHIC SCALE 1" = 200'

**EMC ENGINEERING SERVICES, INC.**  
 3875 Maroon Rd., Suite 15  
 Columbia, MO 65217  
 Ph: (781) 656-5985  
 Fax: (781) 656-5983  
 columbus@emc-eng.com  
 www.emc-eng.com

**EMC**  
 CIVIL  
 SURVEYING  
 ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

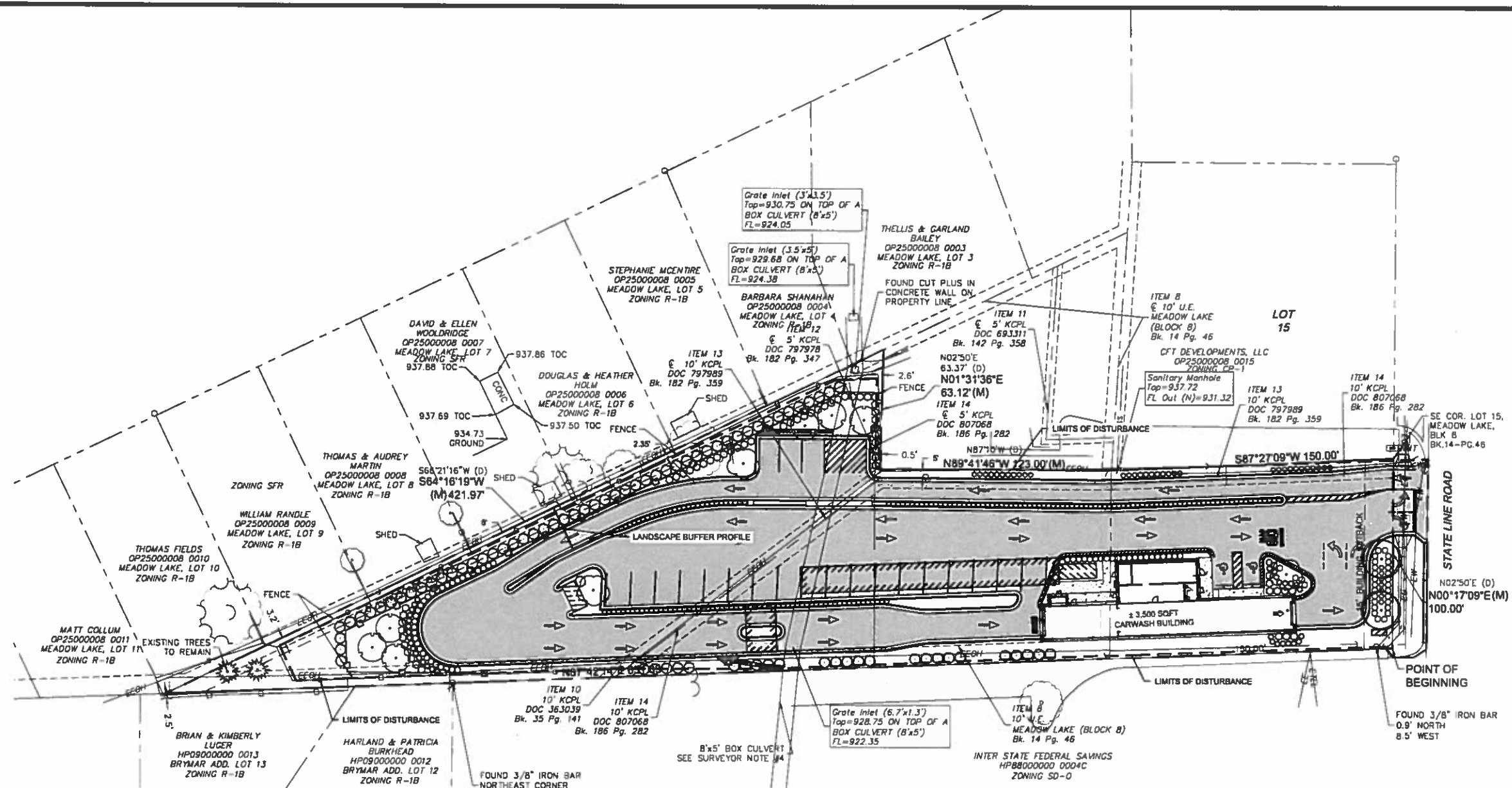
24 HOUR CONTACT  
 JOHN WELLS  
 (706) 973-1983

**FINAL EROSION & SEDIMENT CONTROL PLAN**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRARIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

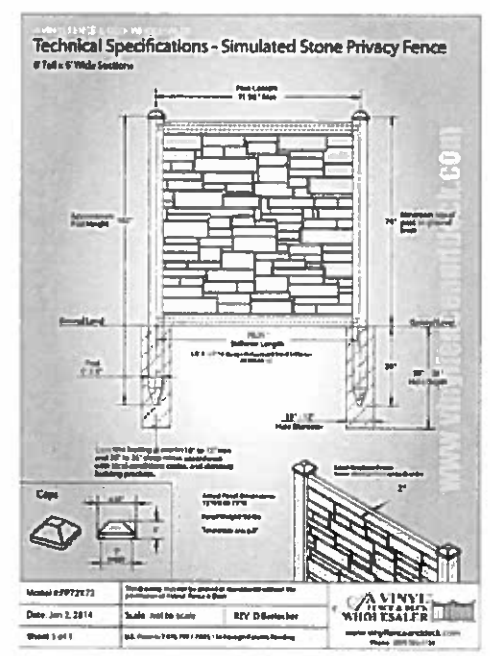
TENTATIVE ACTIVITY SCHEDULE:	MONTH 1				MONTH 2				MONTH 3				MONTH 4				MONTH 5				MONTH 6			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
INSTALL INITIAL PHASE E&S BMPs (START-UP)																								
INSTALL INTERMEDIATE PHASE E&S BMPs																								
INSTALL FINAL PHASE E&S BMPs																								
ROUGH GRADING																								
CURB & GUTTER INSTALLATION																								
UNDERGROUND UTILITIES																								
PAVING																								
FINAL GRADING																								
INSTALL AND MAINTAIN TEMPORARY GRASSING D2																								
INSTALL PERMANENT GRASSING D4																								
REMOVE ALL TEMPORARY BMPs																								



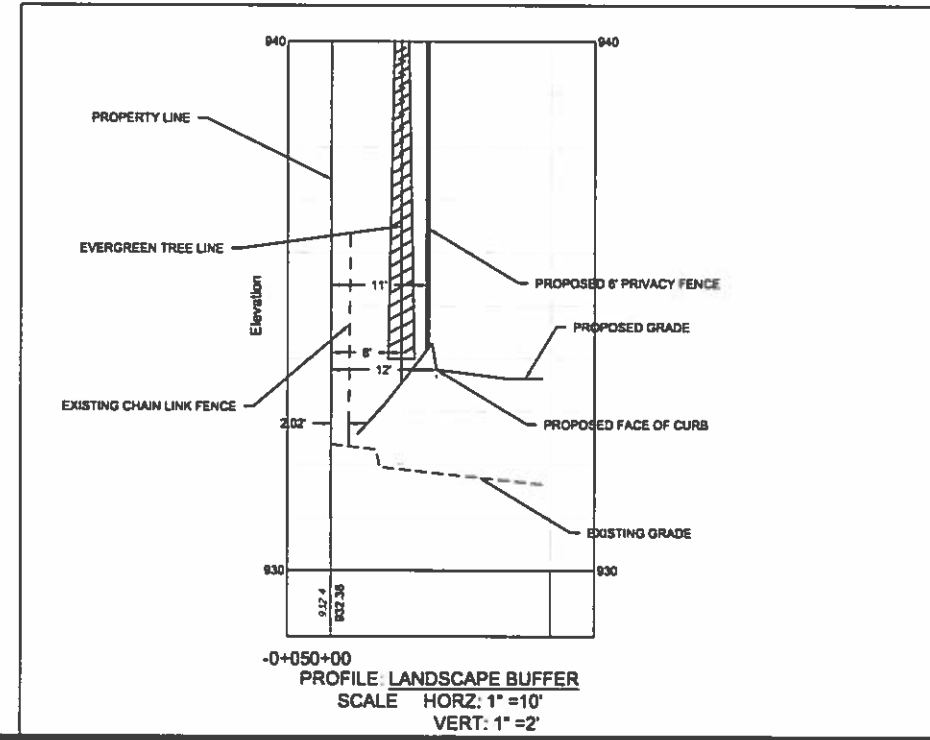
PROJECT NO	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
SURVEY DATE	11/1/17
CHECKED BY	BHB
SCALE	1" = 200'
DATE	1/3/2018



**PRELIMINARY LANDSCAPE PLAN**



FENCE DETAIL TYP.



**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	CONT	CAL
	3	ACER TRUNCATUM 'PACIFIC SUNSET'™ PACIFIC SUNSET MAPLE	8 & 8	2" CAL
	6	CERCIS CANADENSIS 'FOREST PANSY'™ FOREST PANSY REDBUD	8 & 8	2" CAL
	2	QUERCUS BICOLOR SWAMP WHITE OAK	8 & 8	2.5" CAL
SHRUBS	QTY	BOTANICAL NAME	CONT	SIZE
	226	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	2 GAL	
	55	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	
	47	PHYSOCARPUS OPULOFOLIUS 'TINY WINE' TINY WINE NINEBARK	1 GAL	
	80	SPIRAEA JAPONICA 'GOLDMOUND' SPIRAEA	1 GAL	
	78	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE	8 & 8, 36" HT.	

NO.	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
 3276 Mason Rd., Suite 15  
 Johnson City, MO 64507  
 Phone: (781) 665-9883  
 Fax: (781) 665-9883  
 www.emc-eng.com

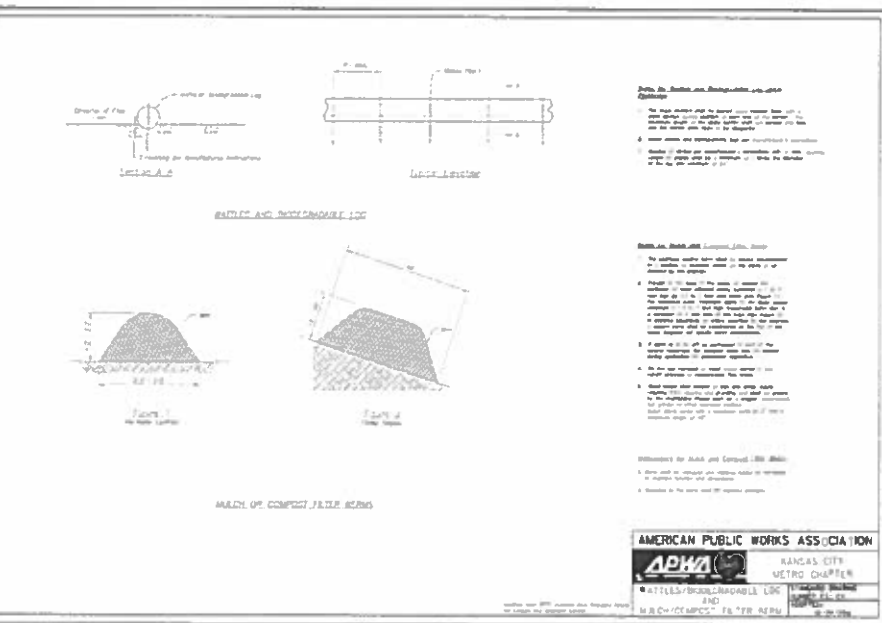
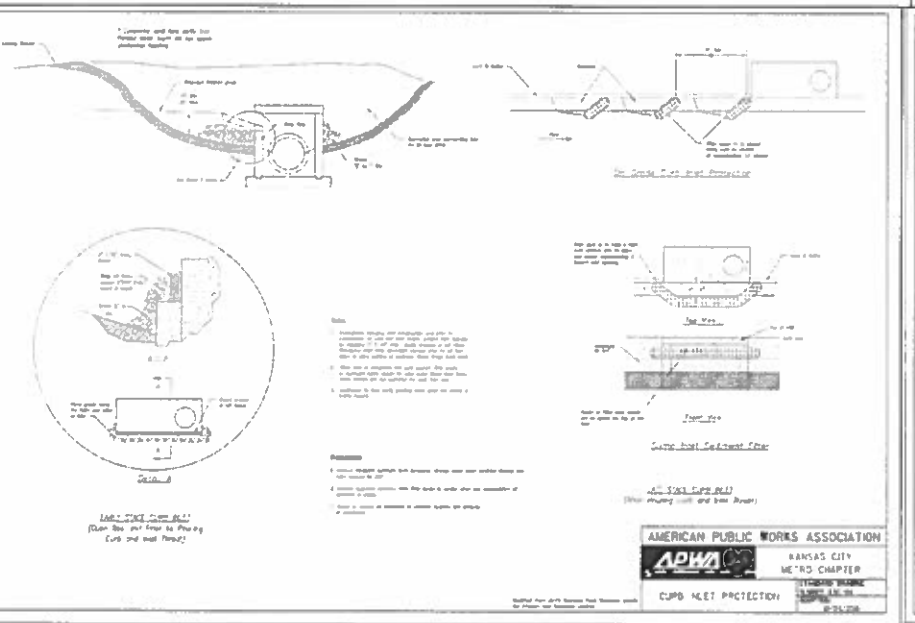
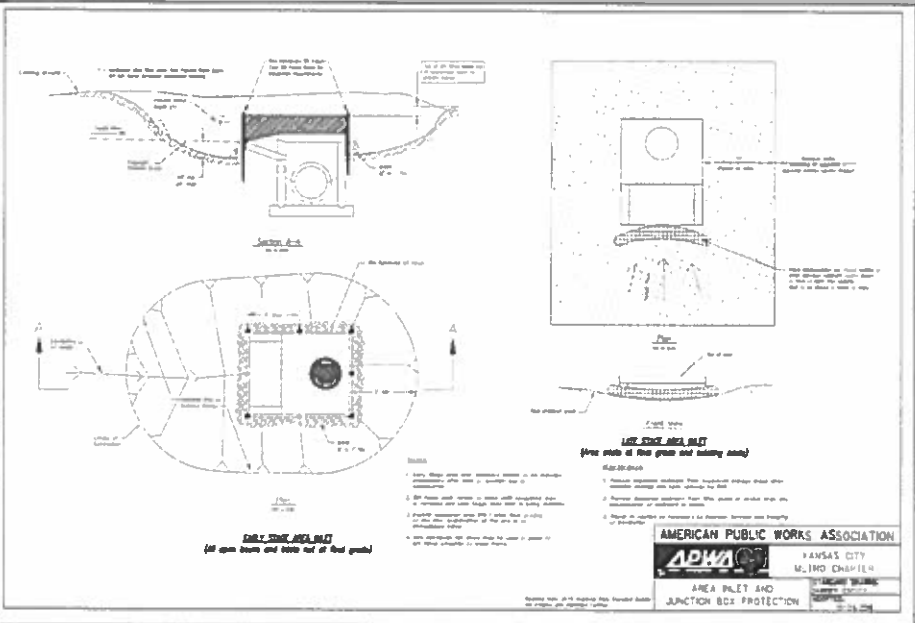
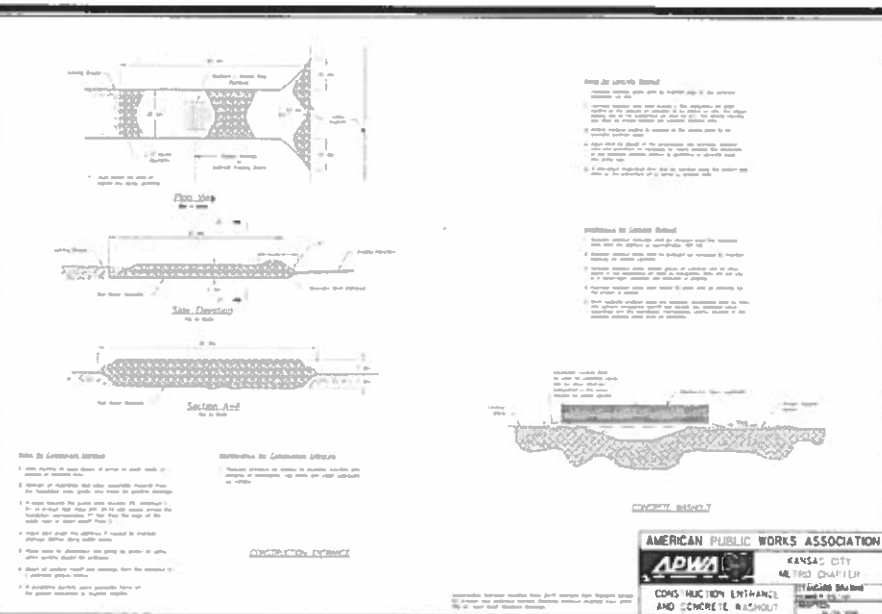
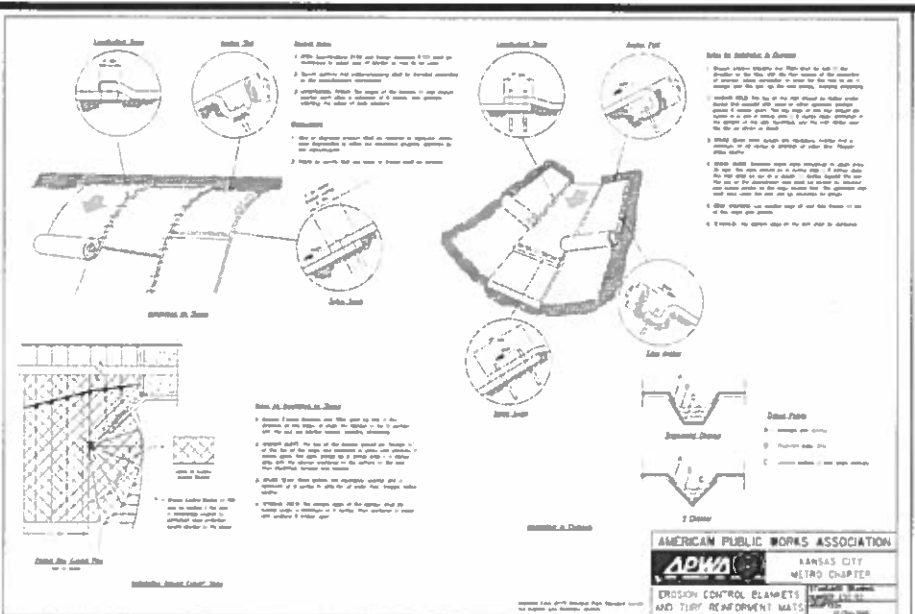
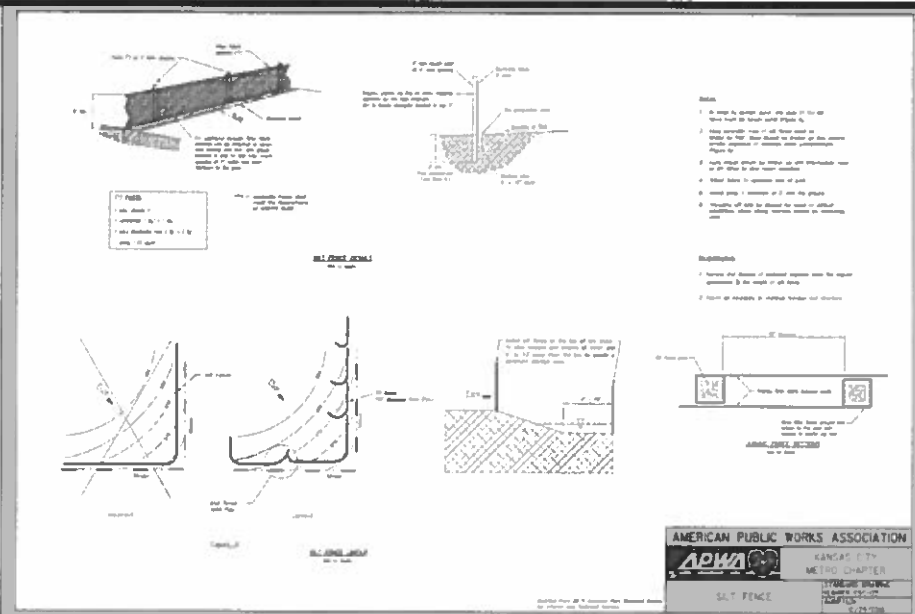
**EMC**  
 CIVIL  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL

OFFICE LOCATIONS: ALABAMA, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBIA, SAVANNAH, STATESBORO, AND VALDOSTA

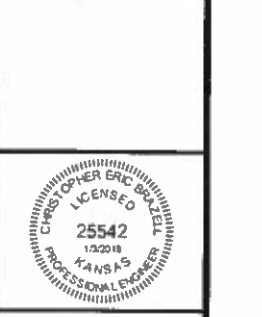
**LANDSCAPE PLAN**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.	17-0072
DRAWN BY:	RAP
DESIGNED BY:	CER
SURVEYED BY:	DA
SURVEY DATE:	11/17/17
CHECKED BY:	BRH
SCALE:	30
DATE:	1/2/2018
<b>SHEET</b>	<b>12</b>
OF	15





NO.	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
 1344 US Hwy 195, Suite A  
 Leeksville, GA 31753  
 PH: (229) 435-6133  
 FAX: (229) 439-7979  
 email: info@emc-eng.com  
 www.emc-eng.com

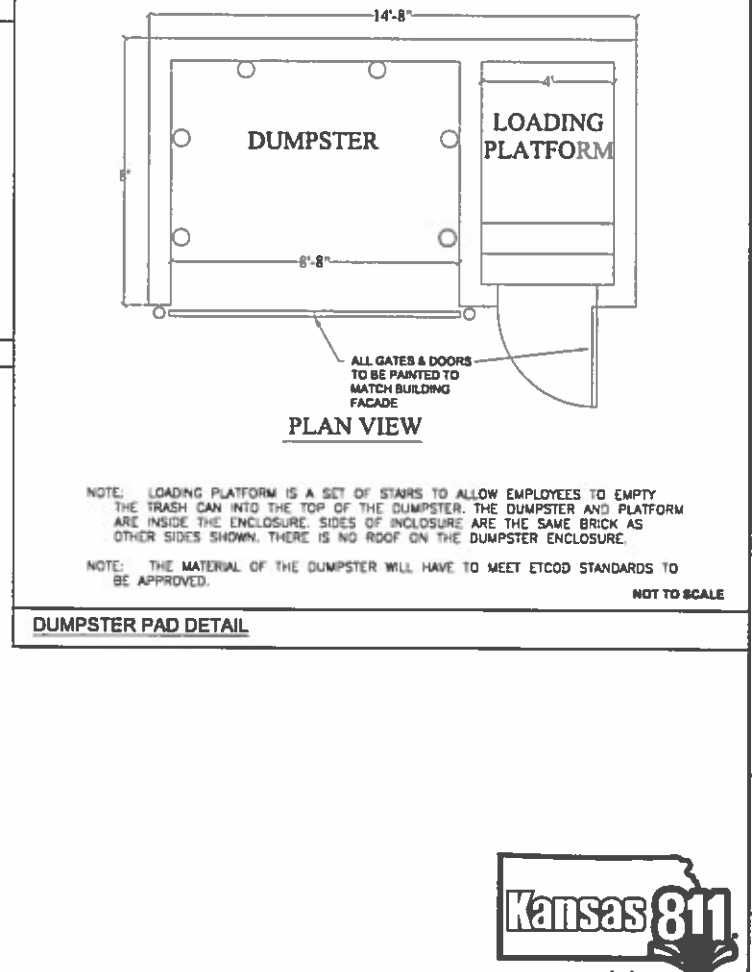
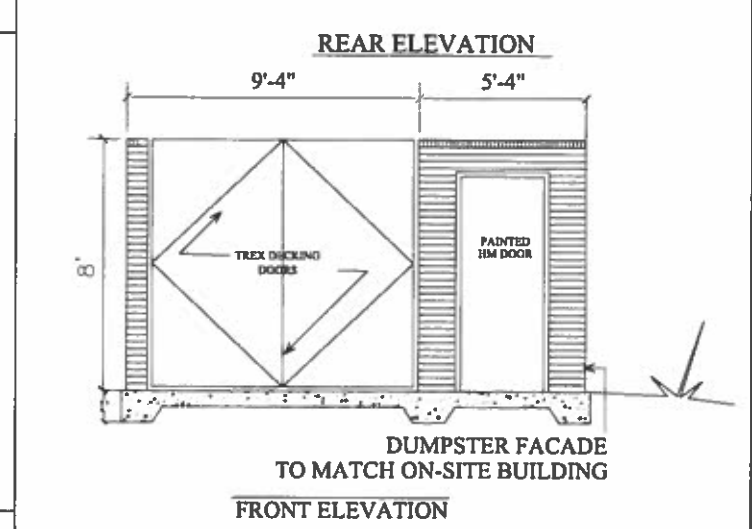
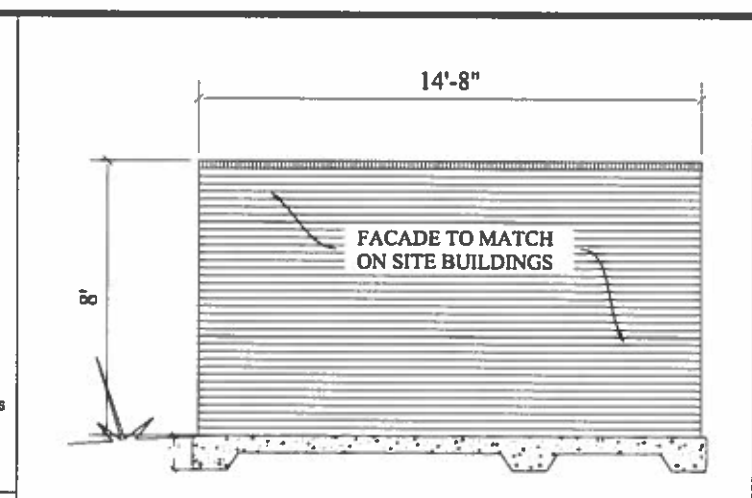
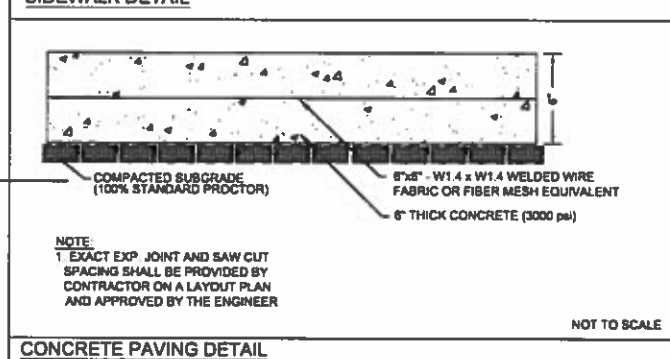
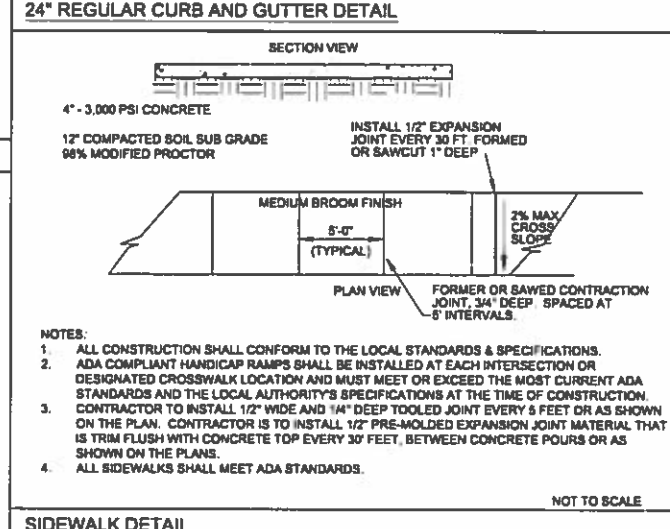
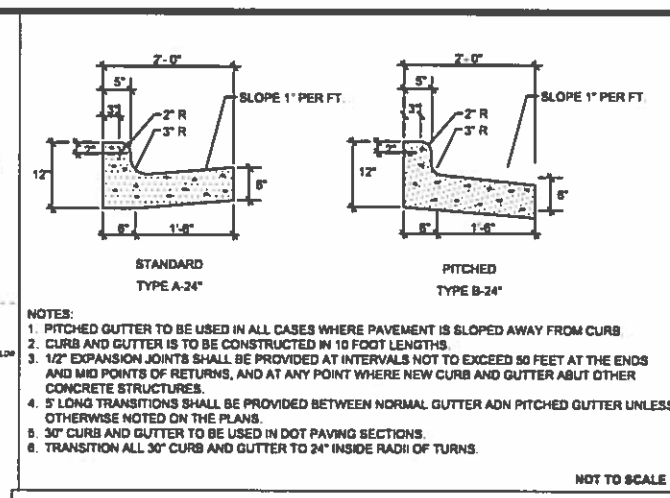
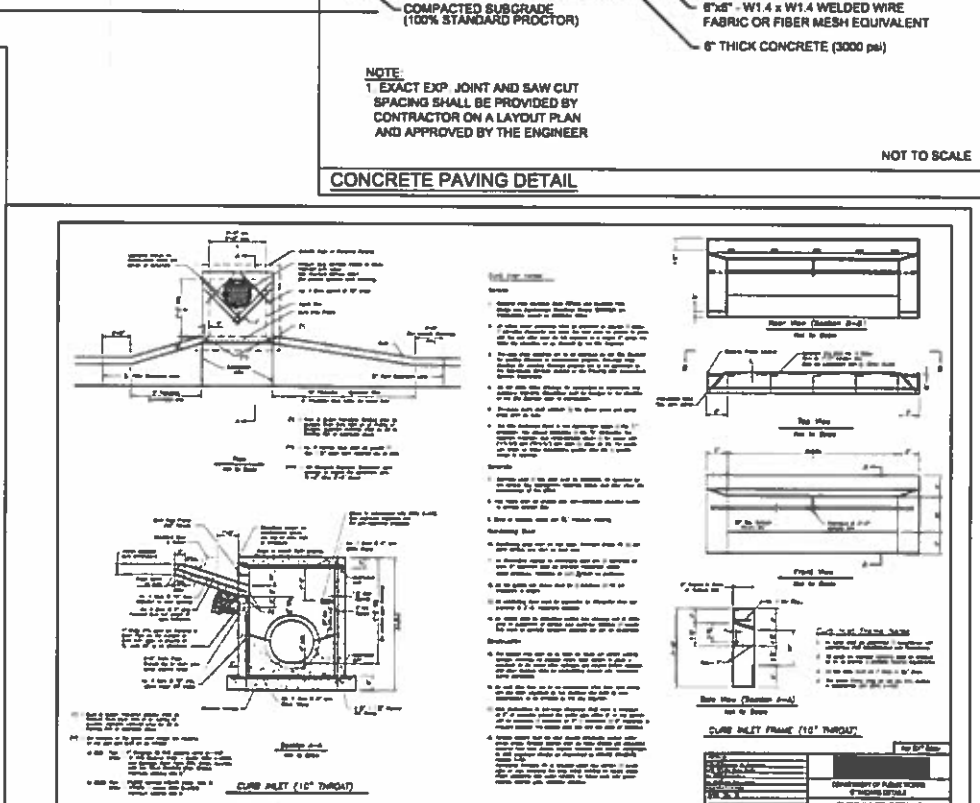
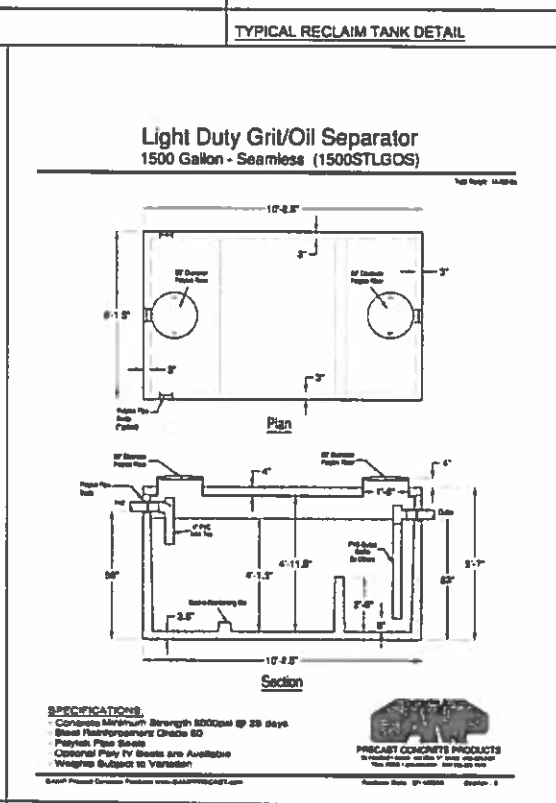
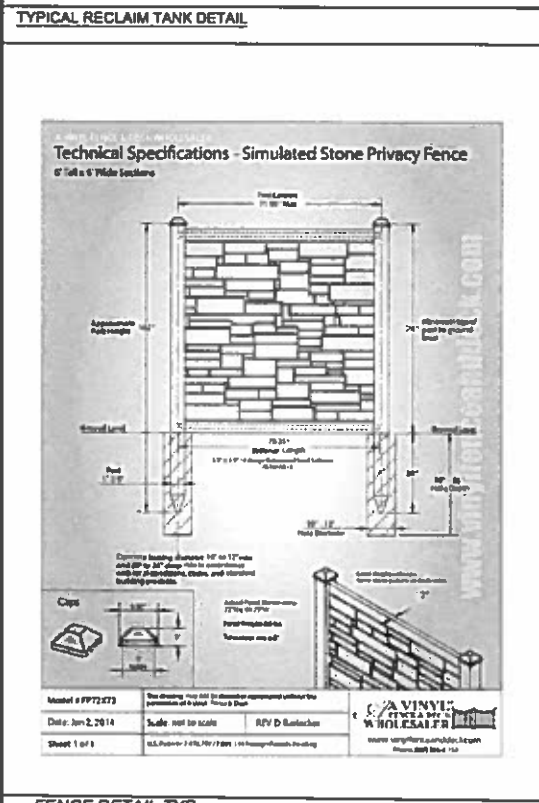
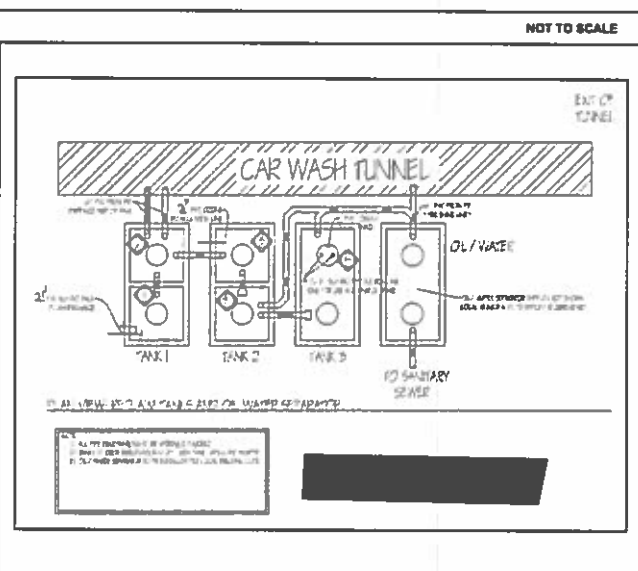
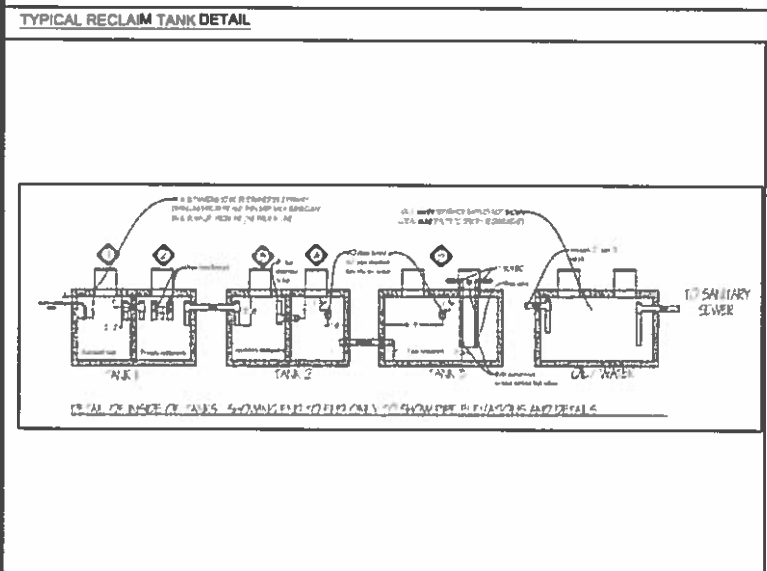
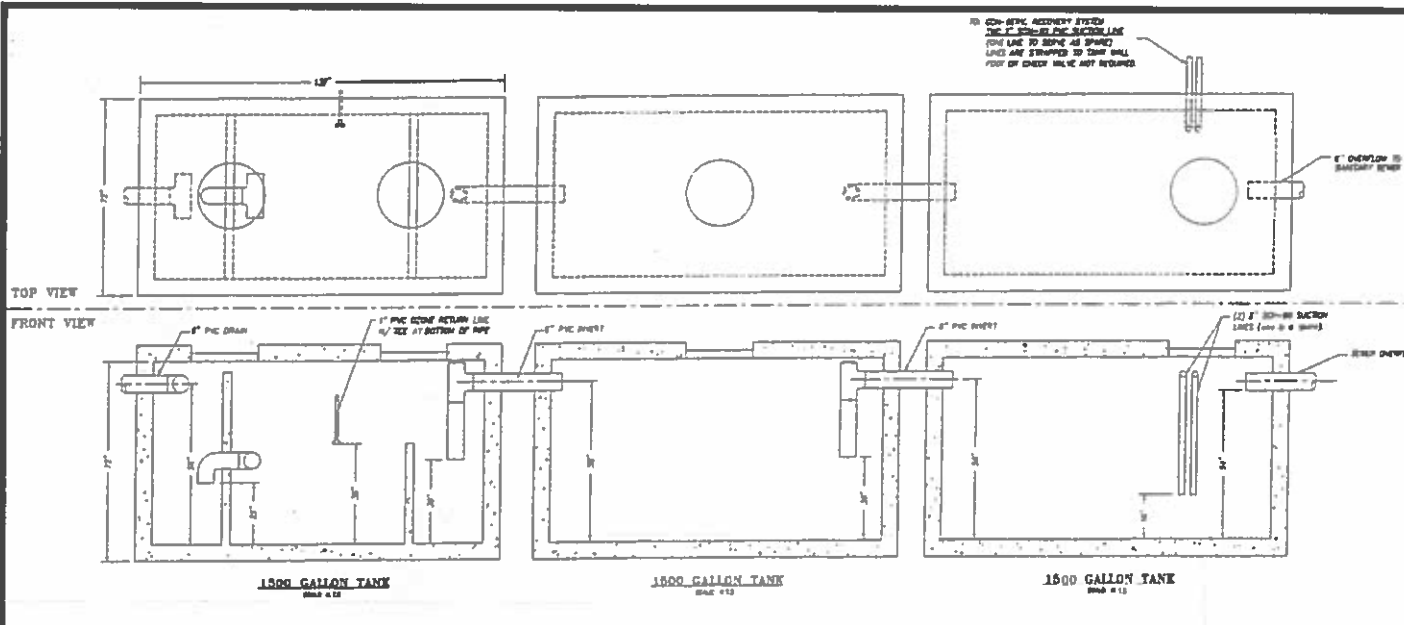
ENVIRONMENTAL

OFFICE LOCATIONS: ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW MEXICO, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING

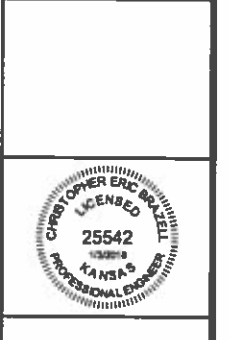
AMERICAN PUBLIC WORKS ASSOCIATION  
 KANSAS CITY METRO CHAPTER  
 ATTACHED/DRAINAGE LOK AND MULTICOMPONENT TYPED GRASS

**EROSION & SEDIMENT CONTROL DETAILS**  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRARIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.	17-8072
DRAWN BY	RAP
DESIGNED BY	CEB
SURVEYED BY	QA
SURVEY DATE	11/1/17
CHECKED BY	RHR
SCALE:	NO SCALE
DATE	1/3/2018



NO.	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
1344 US Hwy 166, Suite A  
Leawood, KS 66215  
Tel: (913) 491-7373  
Fax: (913) 491-7373  
www.emc-eng.com

**EMC**  
CIVIL  
MECHANICAL  
ELECTRICAL  
ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

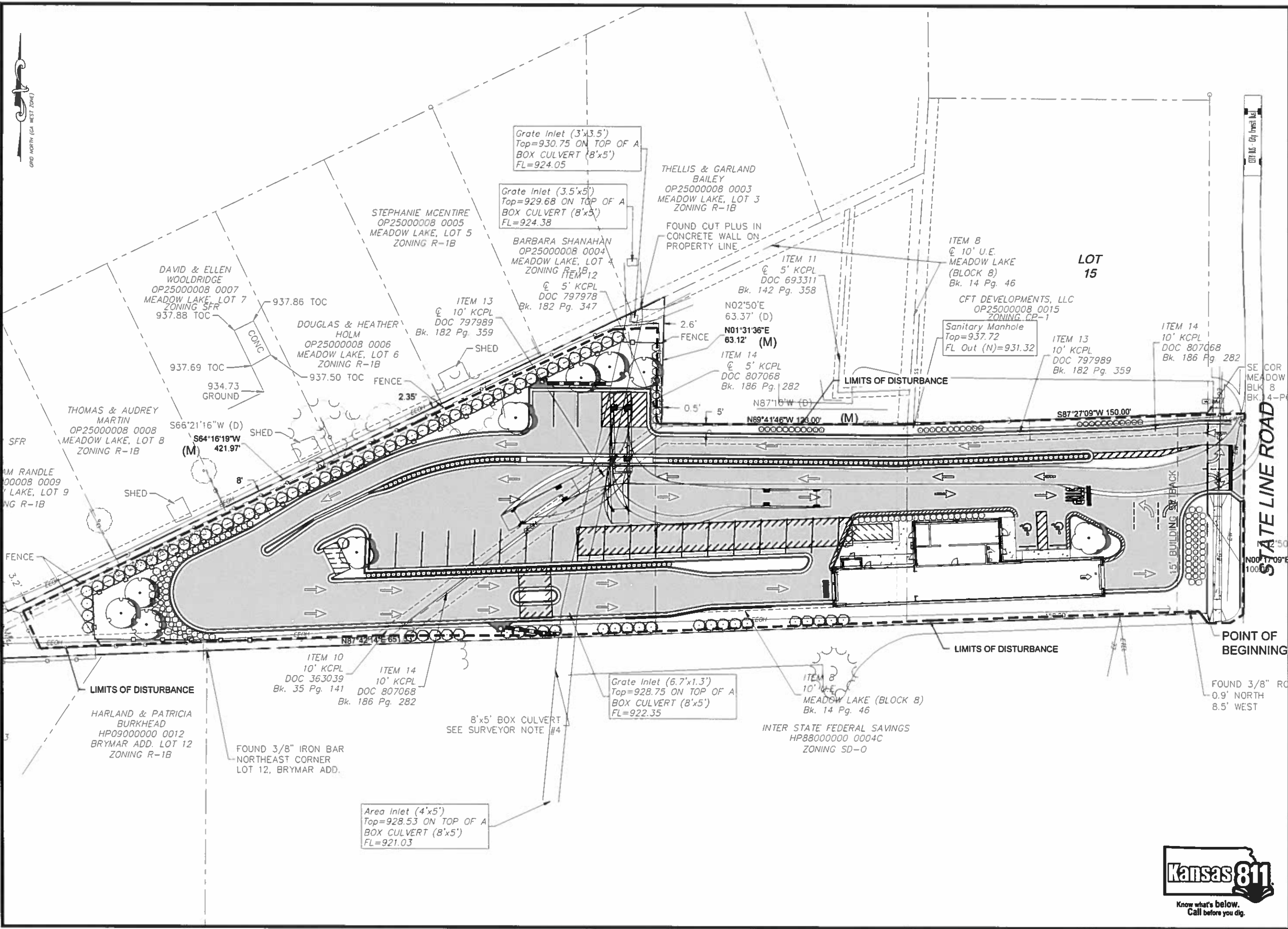
**CONSTRUCTION DETAILS**

**TIDAL WAVE AUTO SPA**  
7930 STATE LINE ROAD  
JOHNSON COUNTY, PRAIRIE VILLAGE, KS

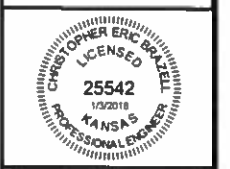
Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.	17-0072
DRAWN BY:	RAP
DESIGNED BY:	CEB
SURVEYED BY:	DA
SURVEY DATE:	11/17/17
CHECKED BY:	SHJ
SCALE:	NO SCALE
DATE:	1/20/18





NO.	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
 3575 Macon Rd., Suite 15  
 Columbia, GA 31907  
 Ph: (706) 656-5985  
 Fax: (706) 565-5163  
 www.emc-eng.com

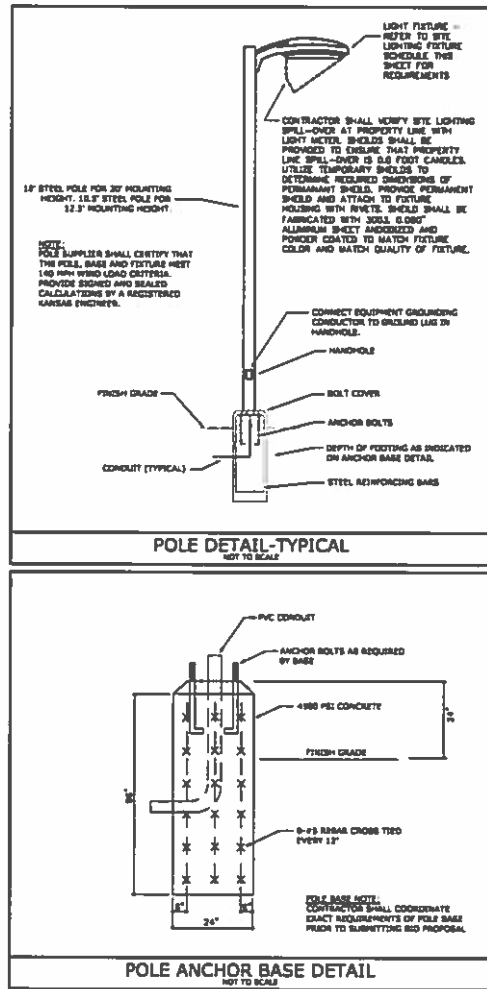
**EMC**  
 CIVIL  
 MARINE  
 ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBIUS, SAVANNAH, STATESBORO, AND VALDOSTA

LANDSCAPE PLAN  
**TIDAL WAVE AUTO SPA**  
 7930 STATE LINE ROAD  
 JOHNSON COUNTY, PRAIRIE VILLAGE, KS  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO:	17-5072
DRAWN BY:	RAP
DESIGNED BY:	CEB
SURVEYED BY:	QA
CHECKED BY:	BHB
SCALE:	30
DATE:	1/2/2019



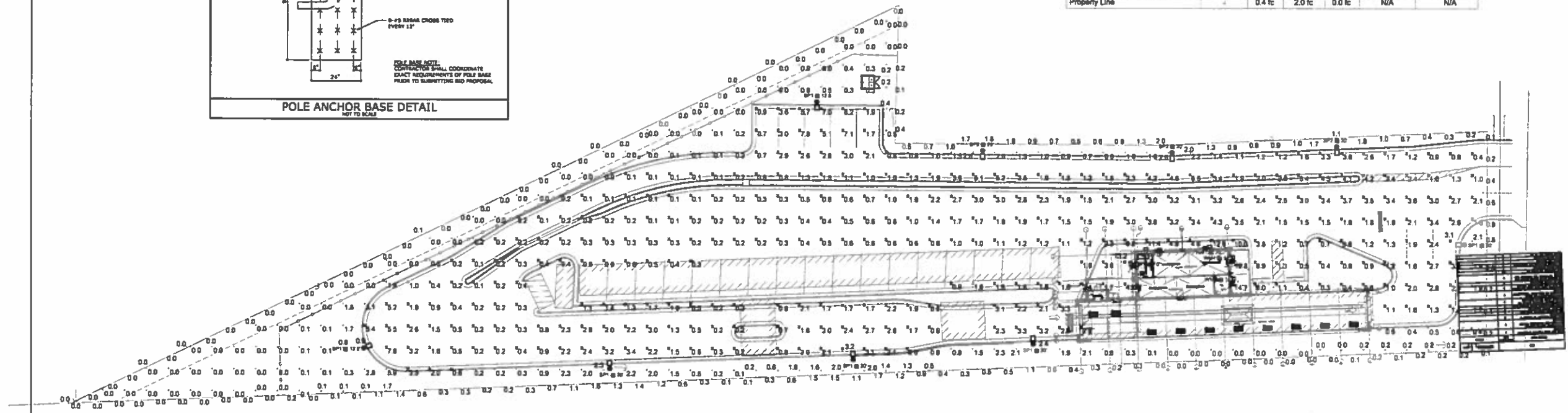


**Site Lighting Schedule**

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
Ⓢ1	SP1	5	Cree Inc	OSQ-A-xx-4ME-B-57K-ULxxxx w/OSQ-BLSMF CONFIGURED FROM OSQ-A-xx-4ME-U-57K-ULxxxx w/OSQ-BLSLF	Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, B Input Power Designator, 5700K	8650.426	0.9	86
Ⓢ2	SP2	5	Cree Inc	OSQ-A-xx-3ME-B-57K-ULxxxx w/OSQ-BLSMF CONFIGURED FROM OSQ-A-xx-3ME-U-57K-ULxxxx w/OSQ-BLSLF	Cree OSQ Series Area Luminaire, Type III Medium w/ Backlight Shield, B Input Power Designator, 5700K	8196.155	0.9	86
◻	WM1	5	WILLIAMS OUTDOOR	WPTZ-L36-750	MEDIUM TRAPEZOID WALLPACK	3629	0.9	41.57

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	x	2.0 fc	19.8 fc	0.1 fc	198.0:1	20.0:1
Parking Lot to Prop Boundary	-	1.5 fc	19.8 fc	0.0 fc	N/A	N/A
Property Line	-	0.4 fc	2.0 fc	0.0 fc	N/A	N/A

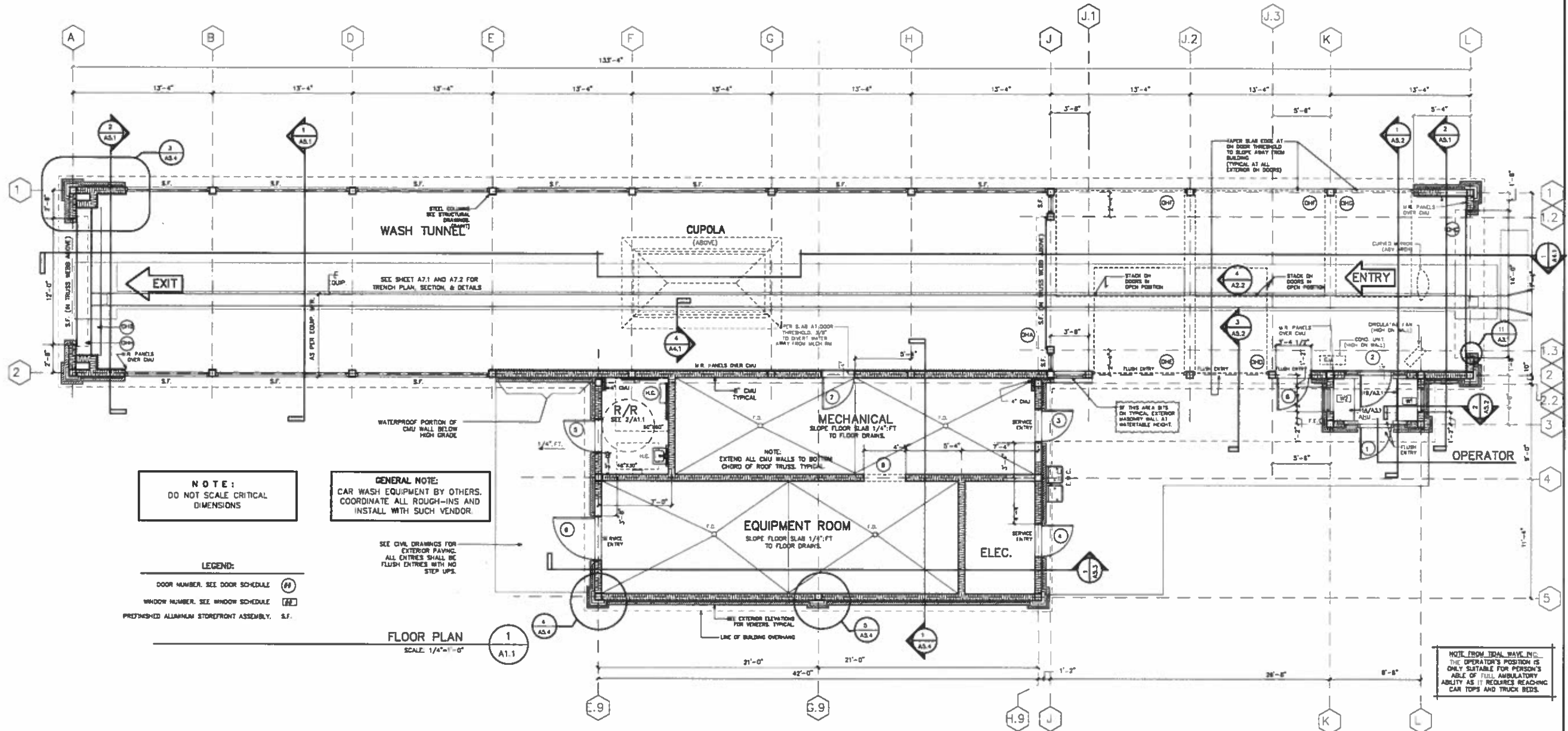


A NEW  
TIDAL WAVE AUTO SPA  
CAR WASH FACILITY  
PRAIRIE VILLAGE, KANSAS

DRAWN BY: SFE  
DATE: JAN. 12, 2017 PROJECT

SHEET:  
**E1.2**  
3 OF 4



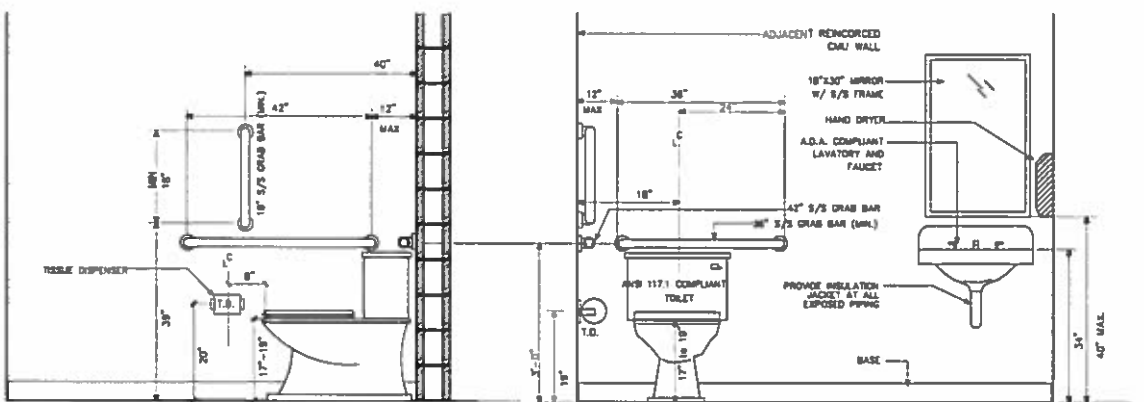


**NOTE:**  
DO NOT SCALE CRITICAL DIMENSIONS

**GENERAL NOTE:**  
CAR WASH EQUIPMENT BY OTHERS. COORDINATE ALL ROUGH-INS AND INSTALL WITH SUCH VENDOR.

**LEGEND:**  
DOOR NUMBER, SEE DOOR SCHEDULE (D)  
WINDOW NUMBER, SEE WINDOW SCHEDULE (W)  
PRE-FINISHED ALUMINUM STOREFRONT ASSEMBLY, S.F.

**FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**INTERIOR ELEVATIONS - RESTROOM**  
NO SCALE

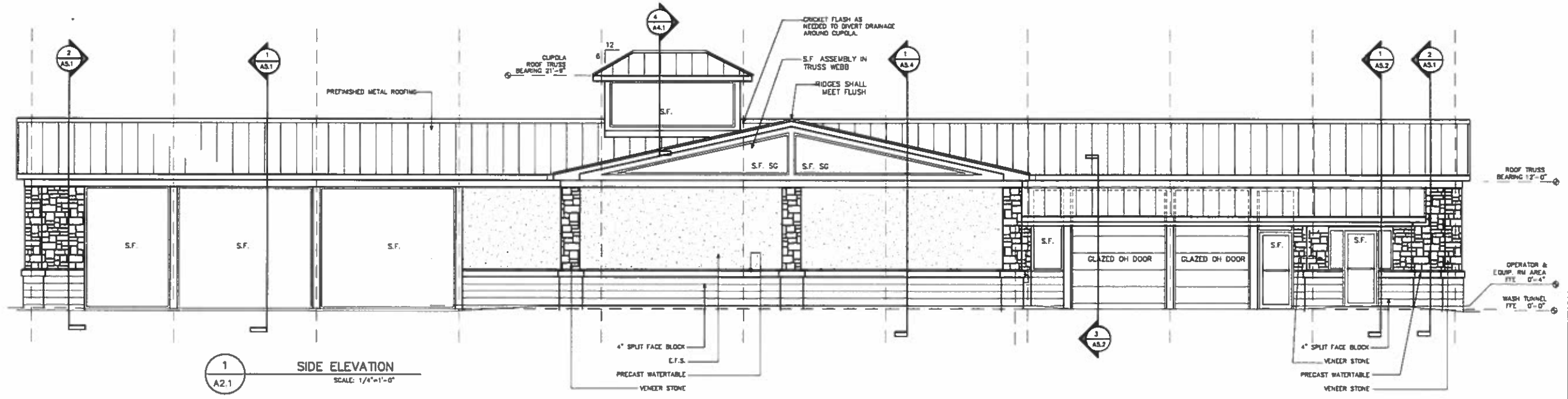
**EXTERIOR FINISH MATERIALS SCHEDULE:**

SPLIT FACE BLOCK	OLD CASTLE PRODUCTS OR EQUAL COLOR - AS SELECTED BY TIDAL WAVE CORPORATE
WATER TABLE	6" BASIC PRECAST PRODUCT COLOR - AS SELECTED BY TIDAL WAVE CORPORATE
VENER STONE	BORAL PRO FTI, SOUTHERN LEDGESTONE COLOR - "BUCKS COUNTY"
STUCCO/EIFS	COLOR - SW 9102 QUINDA
S.F. (STOREFRONT)	PRE-FINISHED ALUMINUM STOREFRONT FRAME COLOR - BRONZE GLAZING - 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE
METAL ROOF PANELS	MFR'D BY DETAILED METALS, DRIFPIN GA 1 1/4" 28 GA R-PANEL, P7-BOKS. COLOR - REGAL BLUE
FASCIA, GUTTERS	MFR'D BY DETAILED METALS, DRIFPIN GA DOWNSPOUTS (D.S.) COLOR - REGAL BLUE
EXPOSED STEEL FRAMING	PREP AND PAINT! COLOR - REGAL BLUE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWELL

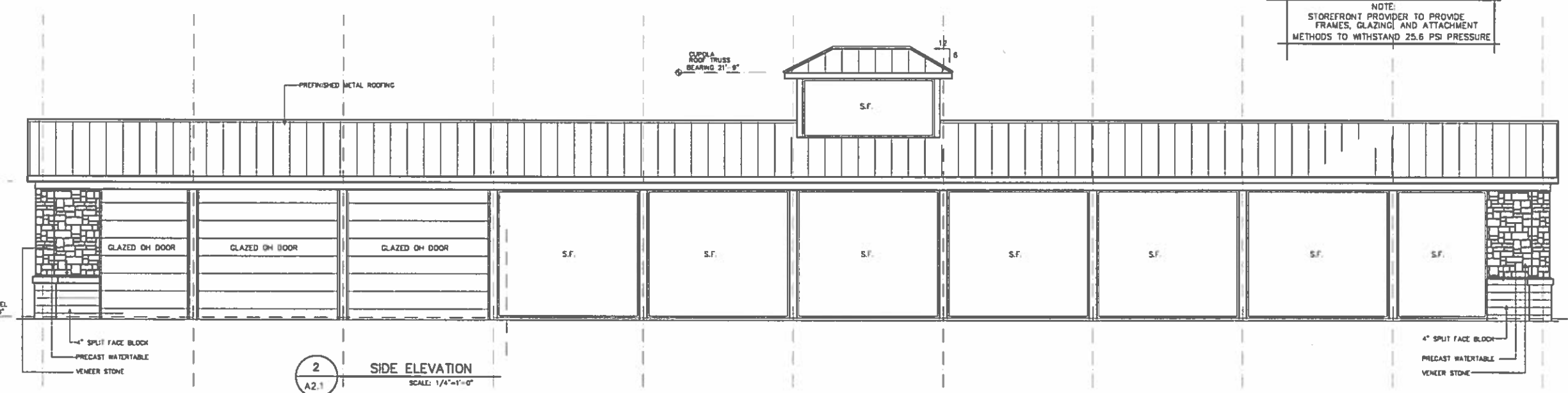
— GENERAL NOTE: EQUAL PRODUCTS AS APPROVED BY TIDAL WAVE CORPORATE ARE ACCEPTABLE.

A NEW  
**TIDAL WAVE AUTO SPA**  
**CAR WASH FACILITY**  
PRAIRIE VILLAGE, KANSAS

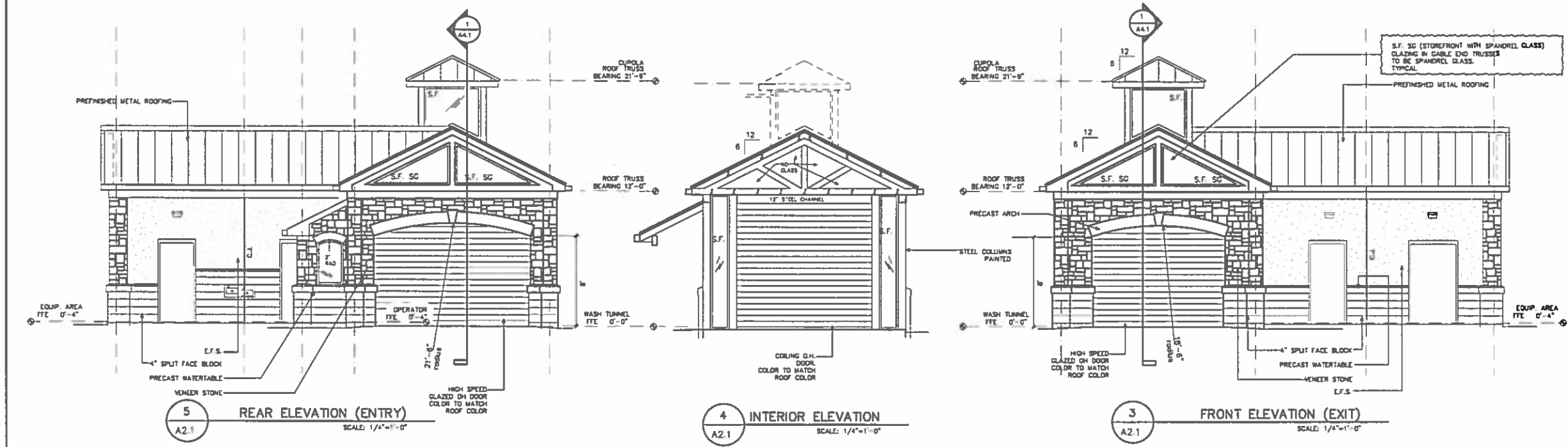
SEE  
**A1.1**  
OF 16



1 SIDE ELEVATION  
SCALE: 1/4"=1'-0"



2 SIDE ELEVATION  
SCALE: 1/4"=1'-0"



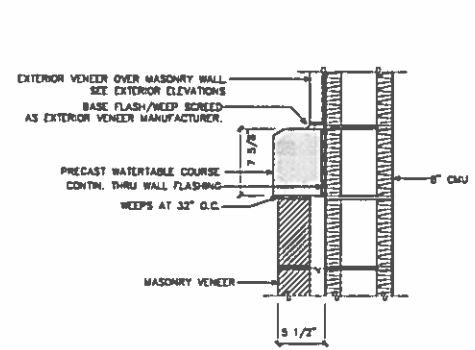
5 REAR ELEVATION (ENTRY)  
SCALE: 1/4"=1'-0"

4 INTERIOR ELEVATION  
SCALE: 1/4"=1'-0"

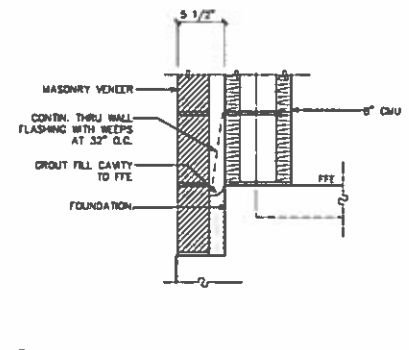
3 FRONT ELEVATION (EXIT)  
SCALE: 1/4"=1'-0"

A NEW  
TIDAL WAVE AUTO SPA  
CAR WASH FACILITY  
PRAIRIE VILLAGE, KANSAS

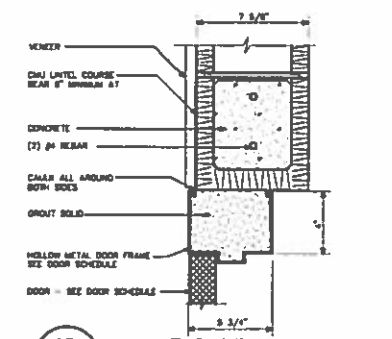
PREET  
A2.1  
OF 10



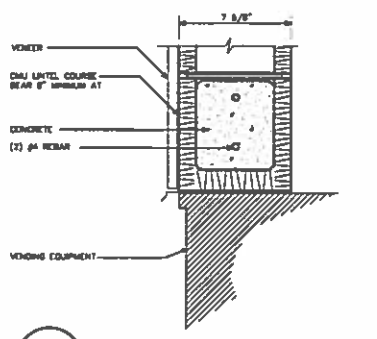
14 DETAIL - WATERTABLE  
CA1 SCALE: 1/2"=1'-0"



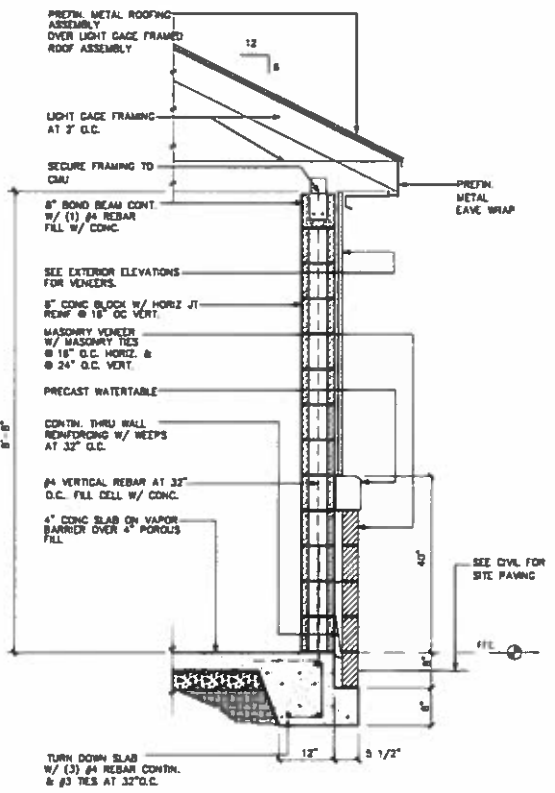
11 DETAIL - BASE OF WALL  
CA1 SCALE: 1/2"=1'-0"



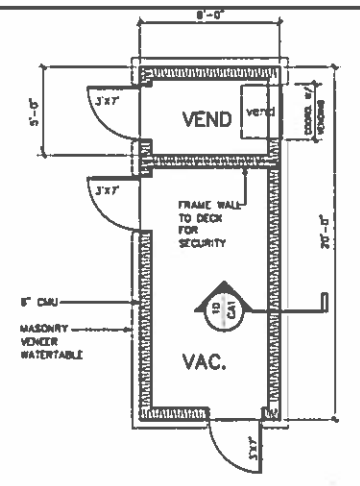
13 HEAD DETAIL  
CA1 SCALE: NONE



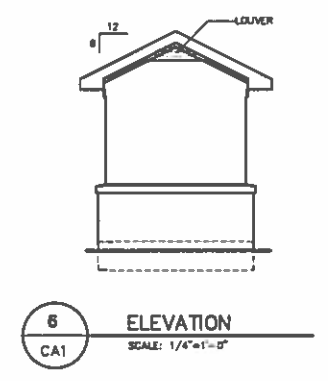
12 HEAD DETAIL  
CA1 SCALE: NONE



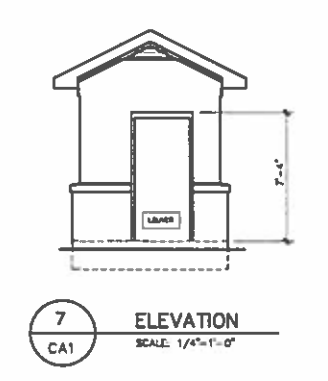
10 WALL SECTION  
CA1 SCALE: NONE



5 FLOOR PLAN  
CA1 SCALE: 1/4"=1'-0"

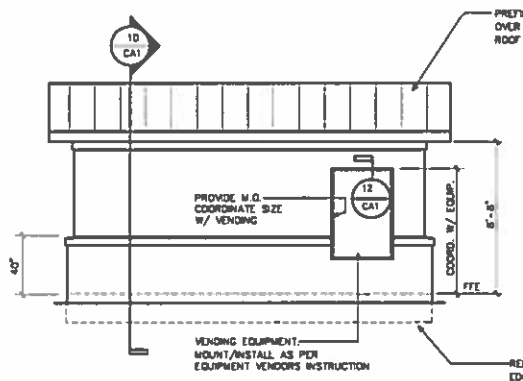


6 ELEVATION  
CA1 SCALE: 1/4"=1'-0"

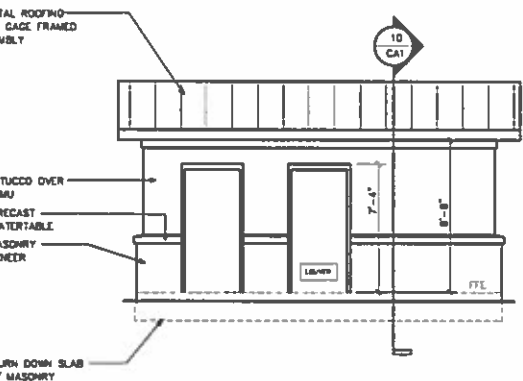


7 ELEVATION  
CA1 SCALE: 1/4"=1'-0"

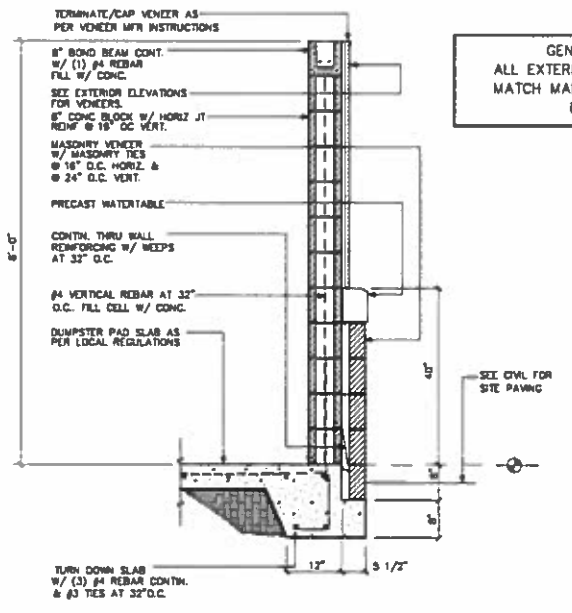
GENERAL NOTE:  
ALL EXTERIOR FINISHES SHALL  
MATCH MAIN CARWASH BUILDING  
FINISHES.



9 ELEVATION  
CA1 SCALE: 1/4"=1'-0"

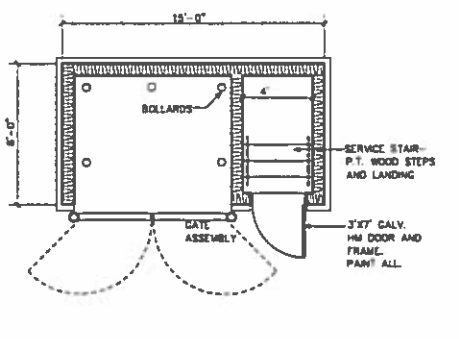


8 ELEVATION  
CA1 SCALE: 1/4"=1'-0"

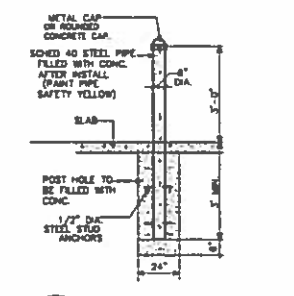


3 SECTION  
CA1 SCALE: NONE

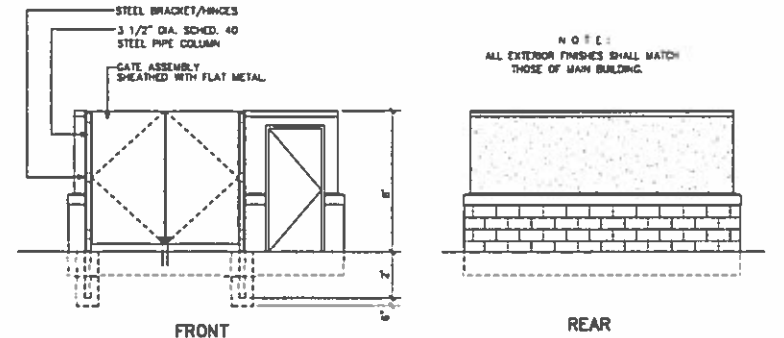
GENERAL NOTE:  
ALL EXTERIOR FINISHES SHALL  
MATCH MAIN CARWASH BUILDING  
FINISHES.



1 PLAN - DUMPSTER ENCLOSURE  
CA1 SCALE: 1/4"=1'-0"

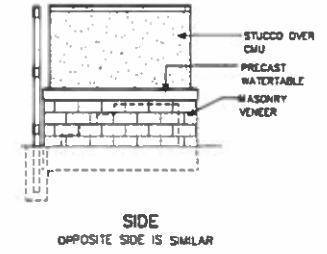


4 BOLLARD  
CA1 SCALE: NONE



2 ELEVATIONS - DUMPSTER ENCLOSURE  
CA1 SCALE: 1/4"=1'-0"

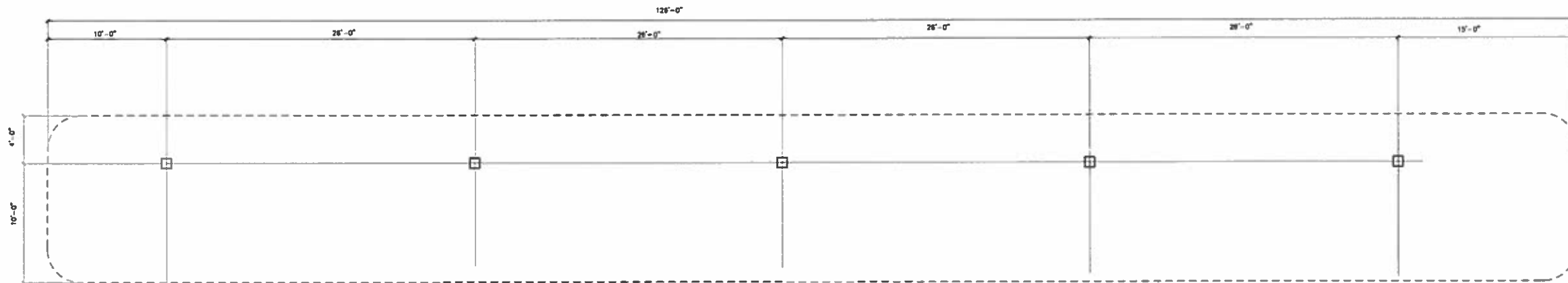
NOTE:  
ALL EXTERIOR FINISHES SHALL MATCH  
THOSE OF MAIN BUILDING.



4 ELEVATION  
OPPOSITE SIDE IS SIMILAR

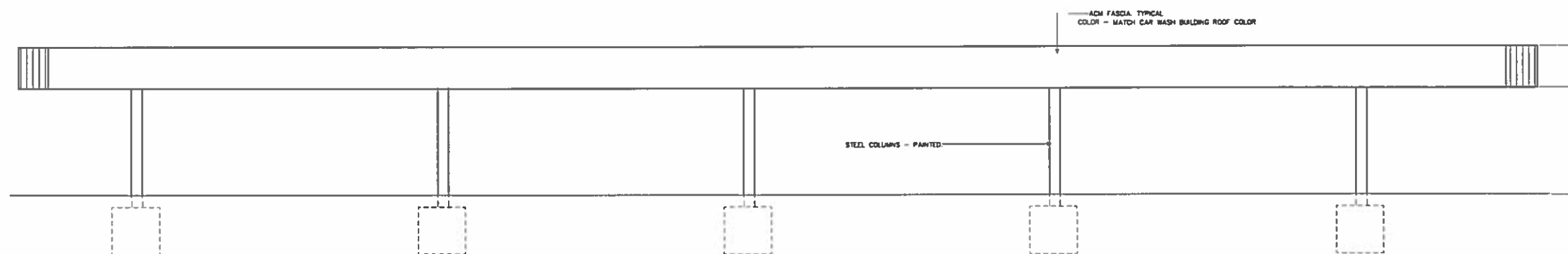
A NEW  
TIDAL WAVE AUTO SPA  
CAR WASH FACILITY  
PRAIRIE VILLAGE, KANSAS

SEE:  
CA-1  
of 2



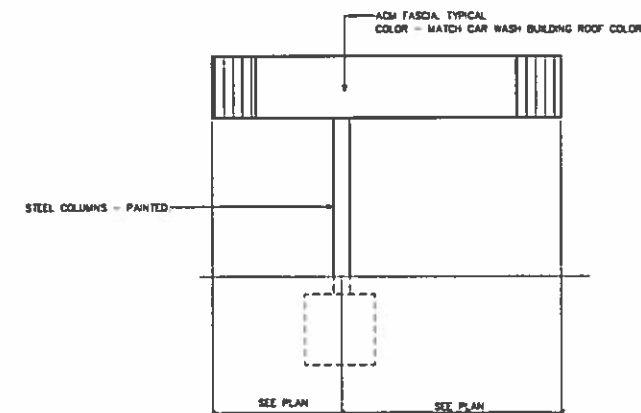
VACUUM CANOPY - PLAN

SCALE: 1/4"=1'-0"



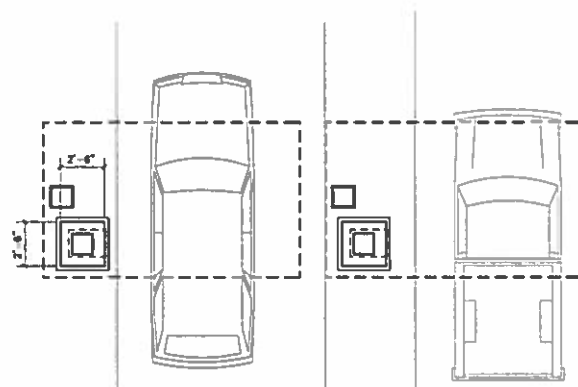
VACUUM CANOPY - FRONT/REAR ELEVATION

SCALE: 1/4"=1'-0"



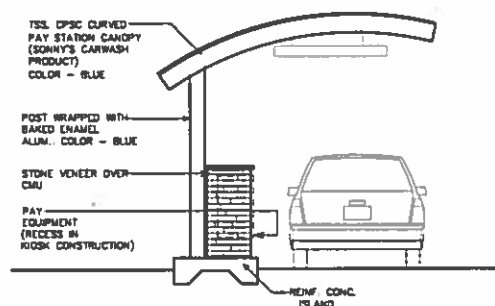
VACUUM CANOPY - TYPICAL SIDE ELEVATION

SCALE: 1/4"=1'-0"



PAY KIOSK PLAN

SCALE: 1/4"=1'-0"



PAY KIOSK ELEVATION

SCALE: 1/4"=1'-0"

A NEW  
TIDAL WAVE AUTO SPA  
CAR WASH FACILITY  
PRAIRIE VILLAGE, KANSAS

SET  
**CA-2**  
OF 2

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** June 5, 2018, Planning Commission Meeting

---

**Application:** PC 2018-110

**Request:** Site Plan Review for Monument Sign

**Action:** *A Site Plan / Monument Sign review requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met, to approve the application*

**Property Address:** 6642 Mission Road, Prairie Elementary School

**Applicant:** Star Signs, LLC / Shawnee Mission School District

**Current Zoning and Land Use:** R-1A Single-Family Residential - Elementary School

**Surrounding Zoning and Land Use:** North: R-1A Single-Family Residential - Single-Family Dwellings  
East: R-1A Single-Family Residential - Church  
South: R-1B Single-Family Residential - Single-Family Dwellings  
West: R-1A Single-Family Residential - Single-Family Dwellings

**Legal Description:** Metes and Bounds,

**Property Area:** 10.23 acres (445,509.53 s.f.)

**Related Case Files:** None

**Attachments:** Application, Sign Plans, Site Plan

---

**General Location Map**



**Aerial Map**



**Aerial Site**



*Street View – Looking north on Mission*



*Street View – Mission frontage looking west*



*Birdseye with approximate sign location*



**SUMMARY:**

Shawnee Mission School District began an update to its signs for the entire school district, and, specifically for schools in Prairie Village, in 2015. As part of this program, new monument signs have been proposed. The Planning Commission approved signs for Shawnee Mission East and Briarwood Elementary School. This is a similar request for Prairie Elementary School on Mission Road

The proposed monument sign is similar to the one approved by the Planning Commission in May 2015 and October 2016, and it reflects a new district sign. It would replace the current wood-framed, kiosk-style sign closer to the corner. Specifically, it is more of a "cube" design with a 4' x 4' panel logo of the specific school on the side, and a perforated metal panel with aluminum letters, and mounted on a brick base with materials that complement the primary materials of the building and site. The signs are 5' high with a 4' high x 4' deep x 5' wide cube mounted on the 1' high base.

**ANALYSIS OF PROPOSED SIGN STANDARDS:**

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

"[P]ublic schools...shall be allowed not more than two (2) signs identifying the premises and activities provided therein. Such signs may either be wall mounted or monument signs... No such monument sign shall be constructed, installed or replaced until plans have been reviewed and approved by the Planning Commission." [19.48.020.A.1. Regulations Applicable to Districts R-1a through R-4 inclusive, Public Churches, Synagogues, Schools and Community Buildings]

This section includes specific standards for wall signs, which allows them to be administratively approved, but does not have specific standards for monument signs.

In addition to those procedures and design criteria, the sign regulations also provide the following general standards applicable to all monument signs [19.48.015.M Regulations Applicable to All Districts, Monument Signs].

- Maximum height 5' above average grade of base.
- Sign area maximum 20 s.f. per face (not including base or structural elements)
- Location – at least 12' from curb and at least 3' from property lines, plus any other safety or visibility location limitations.
- Materials compliment building materials on the site or in the area.
- A landscape plan approved by the Planning Commission and at least a 3' landscape buffer around the sign.

The proposed sign presents some interpretation issues on the sign area. Section 19.48.015.N. Sign Area Calculations states the following for monument signs – "The area shall include the sign panel but not the sign base on which it is mounted or the structural elements or frames that form the perimeter of the panel. The following are specific to this application:

- The sign panel area (text and changeable copy area) is 20 square feet. (4' x 5')
- The sign includes a 4' x 4' school logo on the side. (a similar design was approved in July 2015 for Shawnee Mission East and November 2016 for Briarwood.)
- The brick base of the sign – which is to be excluded from sign area per the ordinance section above – includes sign text. (This text is not included in the sign panel area above and reflects approximately 2.05 s.f. of sign area)
- The proposed base material is a brick / CMU composition, with modular brick to match the school exterior.
- A landscape concept plan is included showing low shrubs on the end grain (logo panel side) with some additional ornamental plants at the base on each side.
- A site plan shows the sign located approximately 35 feet back from the Mission Road curbs and 75 feet from the 67<sup>th</sup> street curb. This location will place the sign well beyond the ordinance requirements of 3' from property lines and 12' from curbs. Additionally, this location is in a large landscaped lawn (meeting the landscape area requirement), and should be sufficient to meet

Public Works requirements for sight distances at the intersection of 67<sup>th</sup> and Mission Road, however the sight triangles are not shown on the plan relative to this intersection.

In general, the sign panels and height are compliant with the monument sign standards (5' high; 20 s.f. sign), with the exception of the side panel logo and the additional 2.05 square feet of signage on the base. However, this plan is consistent with those approved for Shawnee Mission East and Briarwood. Further, the site is 10.23 acres and to overall structure (base and sign panel) are within scale of this sized site.

The proposed sign has 4500 white LED illumination within the cabinet. This is similar to the lighting proposed for other signs. The Briarwood sign, which is in the middle of a neighborhood on a residential street, had a condition added that the sign lighting use an automatic shut-off set to 9 P.M. While this site is on a major street and across from institutional uses, it is directly adjacent to residential lots south of 67<sup>th</sup> Street, so similar lighting constraints may be appropriate.

**RECOMMENDATION:**

Staff recommends approval of the proposed monument sign subject to the following:

1. The site plan be revised to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, and the intersection of Mission and 67<sup>th</sup> Street, and a specific location be verified with Public Works prior to issuance of a sign permit.
2. The conceptual landscape plan be supplemented with specific plant types to be approved by staff prior to construction.
3. The text on the base be granted as an exception to the area of signs to the extent shown on the plans.
4. The sign include a timer that automatically shuts off illumination beyond 9 p.m.



**Planning Commission Application**

For Office Use Only	
Case No.:	PC 2018-110
Filing Fee:	100.00
Deposit:	500.00
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	

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: Star Signs, LLC Phone Number: 785-856-2407  
 Address: 801 E 9<sup>th</sup> St. Lawrence KS 66044 E-Mail: astinob@starsignsllc.com  
 Owner: Star Signs, LLC Phone Number: 785-842-4892  
 Address: 801 E 9<sup>th</sup> St. Lawrence, KS 66044 Zip: 66044  
 Location of Property: ~~16642~~ 16642 Mission Rd. Prairie Village, KS 66208  
 Legal Description: SMSD - Prairie Elementary School

Applicant requests consideration of the following: (Describe proposal/request in detail) (1) Illuminated monument sign installed by Star Signs.

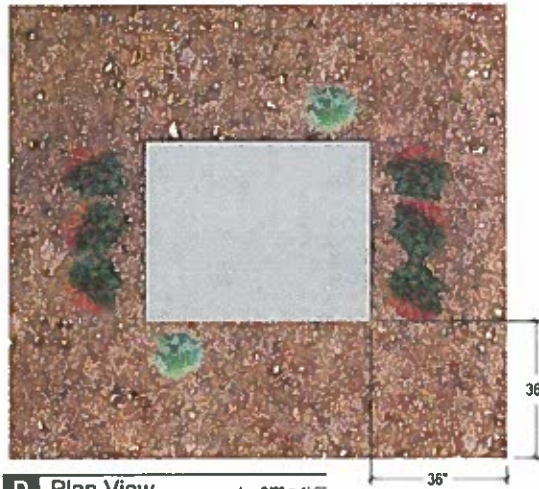
**AGREEMENT TO PAY EXPENSES**

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 Monument Sign.  
 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.

Astine Bose / Star Signs LLC      Astine Bose / Star Signs LLC  
 Applicant's Signature/Date      4/26/18      Owner's Signature/Date      4/26/18

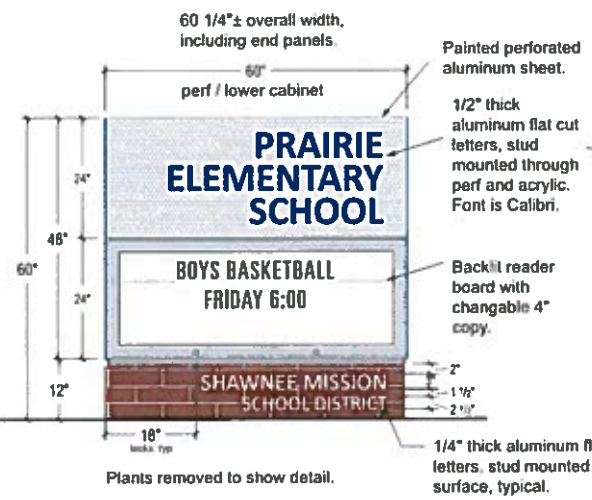
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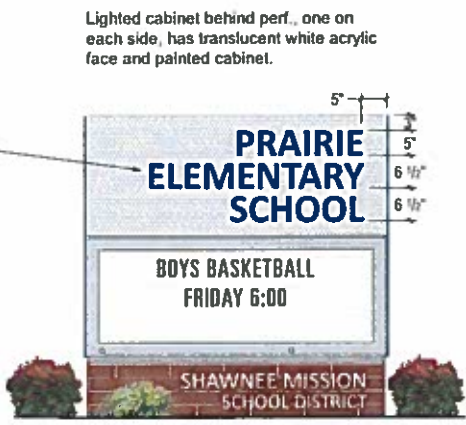
**D Plan View** scale: 3/8" = 1'-0"

36" Typical on four sides.

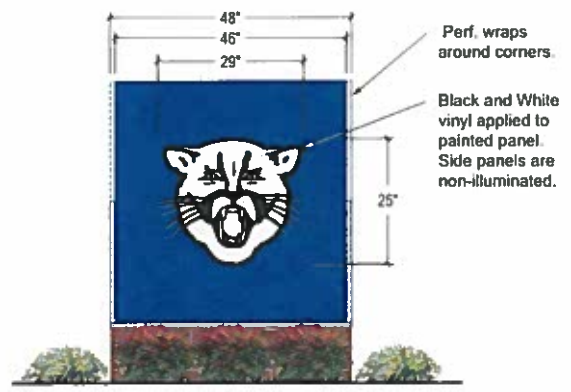
- Paint MP 18099.
- Paint to match PMS 2738c.
- Paint satin white.



**A Front View A** scale: 1/2" = 1'-0"



**B Front View B** scale: 1/2" = 1'-0"



**C Side View - Typical** scale: 1/2" = 1'-0"



STAR SIGNS, LLC  
800-843-7878  
LAWRENCE, KS 66044  
785-842-4893 / 785-842-2947  
WWW.STARSIGNSLLC.COM

SMSD - Prairie Elementary School  
Prairie Village, KS

REVISIONS:

NO.	DESCRIPTION	DATE

APPROVED  APPROVED AS NOTED  REVISE AND RESUBMIT

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

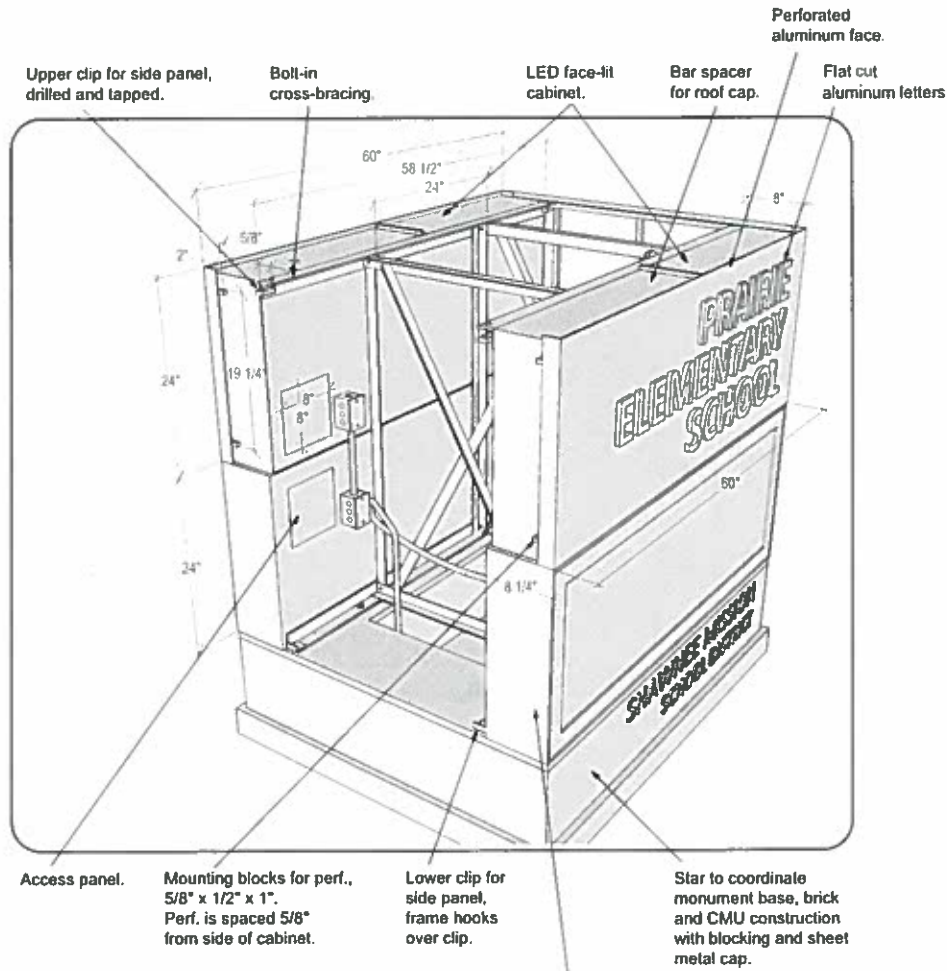
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9430 5242  
A1# SO#

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FIRST PRINT: 4/25/2018  
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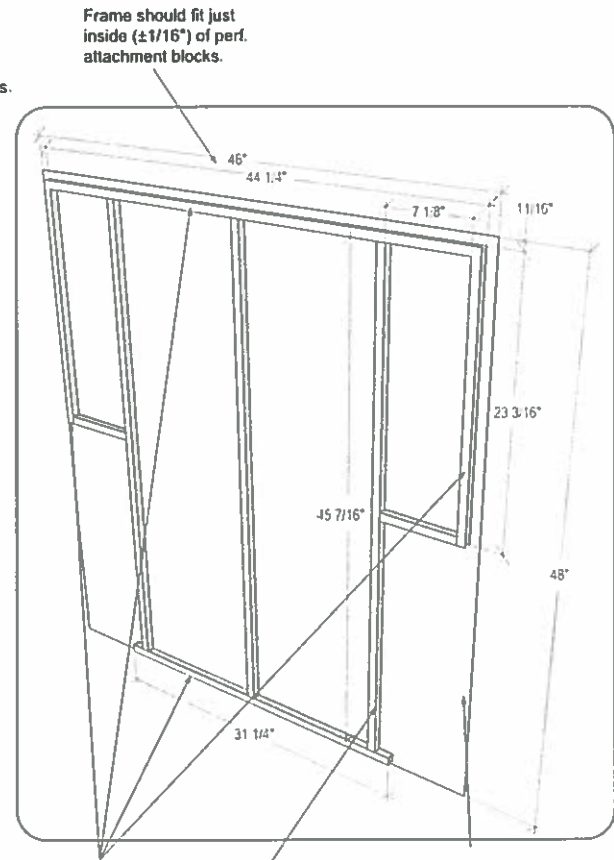
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Shown with top and one side removed.

**A Cabinet Perspective** N.T.S.

Single face, 2Part cabinet with Vandal cover. White LED illumination. Changeable copy system, with hinged door, locks, and gas struts for supporting door in the open position.



Back view showing framing.

**A Side Panel - Two Req'd** N.T.S.



STAR SIGNS, LLC  
801 EAST HUNTER STREET  
LAWRENCE, KANSAS 66044  
785-842-4892 / 785-842-3947  
WWW.STARSIGNSLLC.COM

SMSD - Prairie Elementary School  
Prairie Village, KS

Monument

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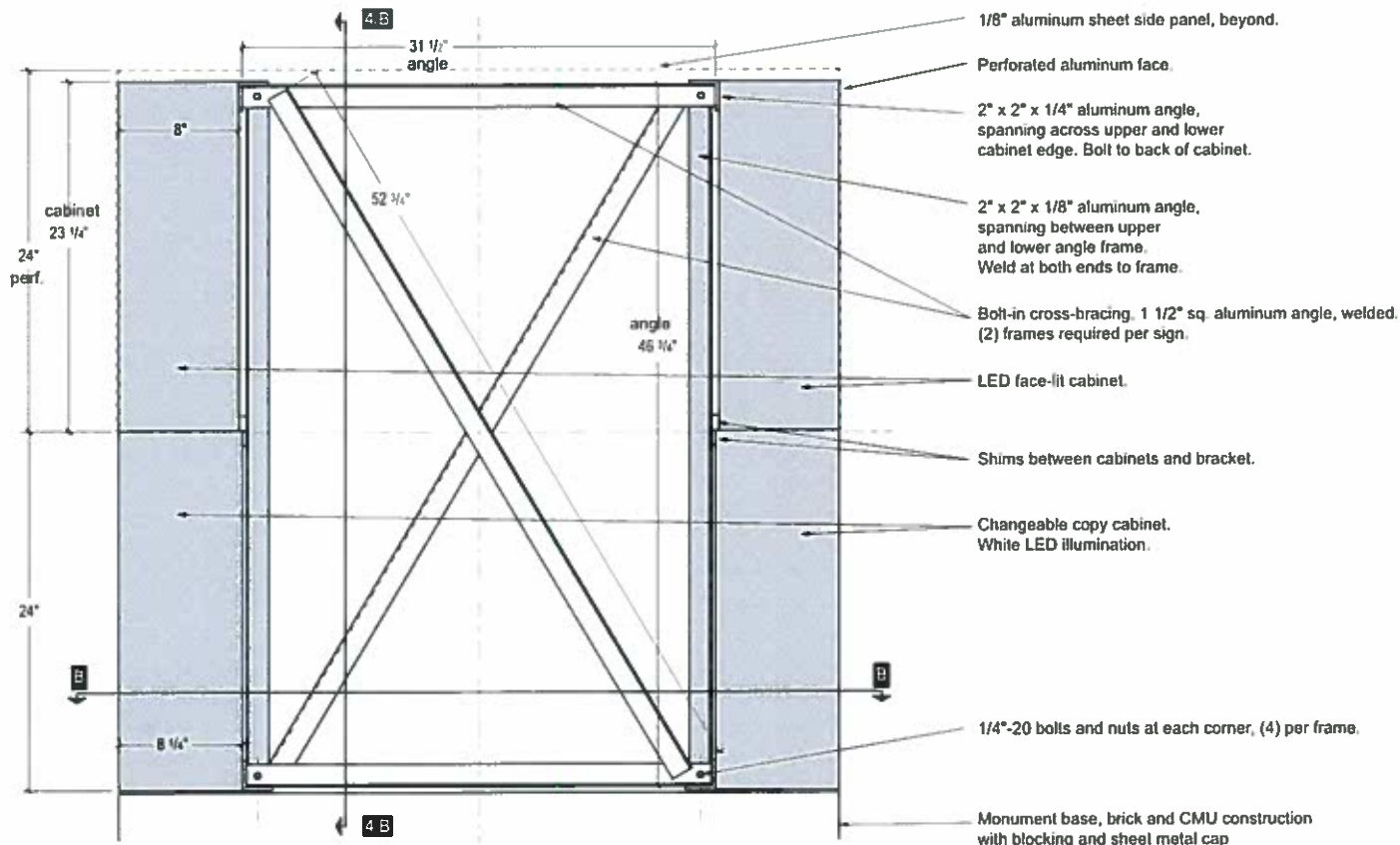
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**B** Brace Section scale: 1 1/2" = 1'-0"



**A** Brace Detail scale: 1 1/2" = 1'-0"



STAR SIGNS, LLC  
801 EAST 19TH STREET  
LAWRENCE, KANSAS 66044  
785 842 6872 / 785 842 2947  
WWW.STARSIGNSLLC.COM

SMSD - Prairie Elementary School  
Prairie Village, KS

Monument

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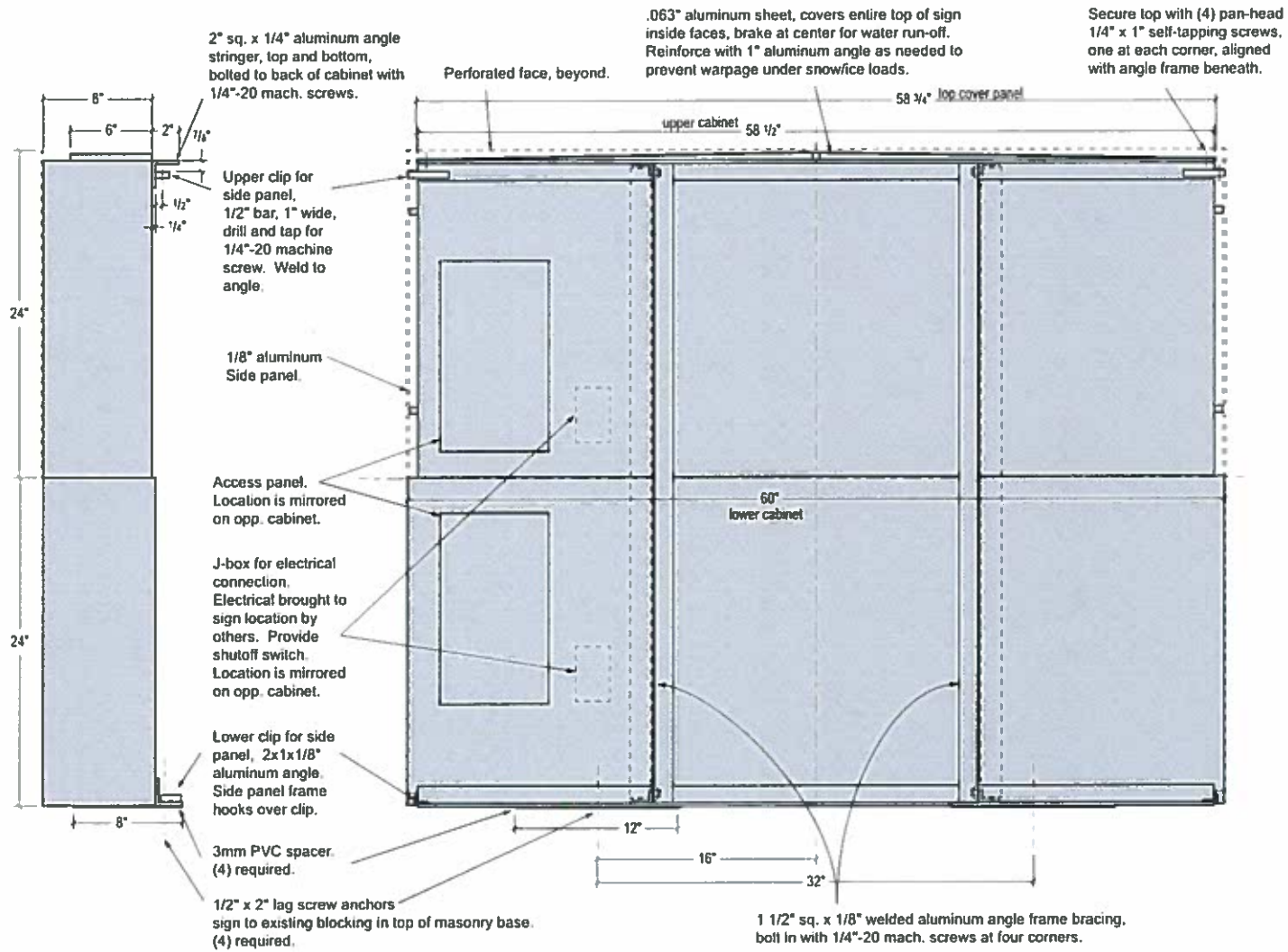
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DO NOT SCALE DRAWING



**A Side View**

scale: 1 1/2" = 1'-0"

**B Back View**

scale: 1 1/2" = 1'-0"



STAR SIGNS, LLC  
906 EAST NORTH ST. #101  
LAWRENCE, KANSAS 66044  
785.842.8873 / 785.842.2947  
WWW.STARSIGNSLLC.COM

SMUSD - Prairie Elementary School  
Prairie Village, KS

Monument

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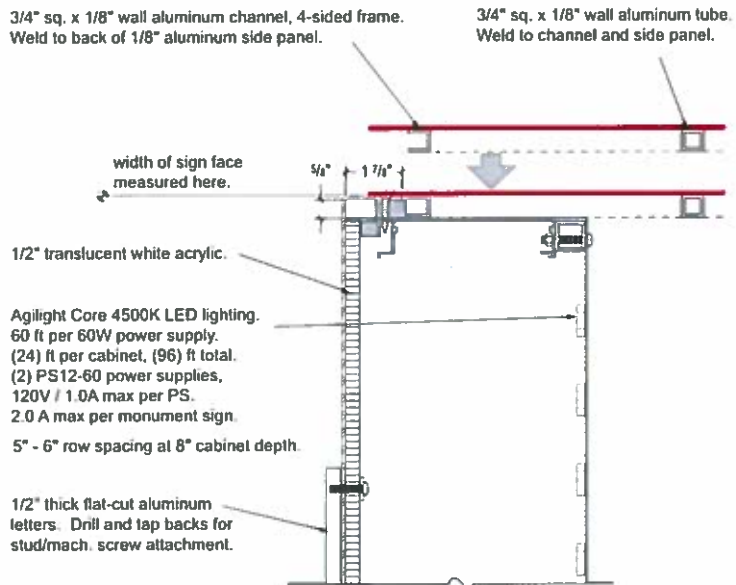
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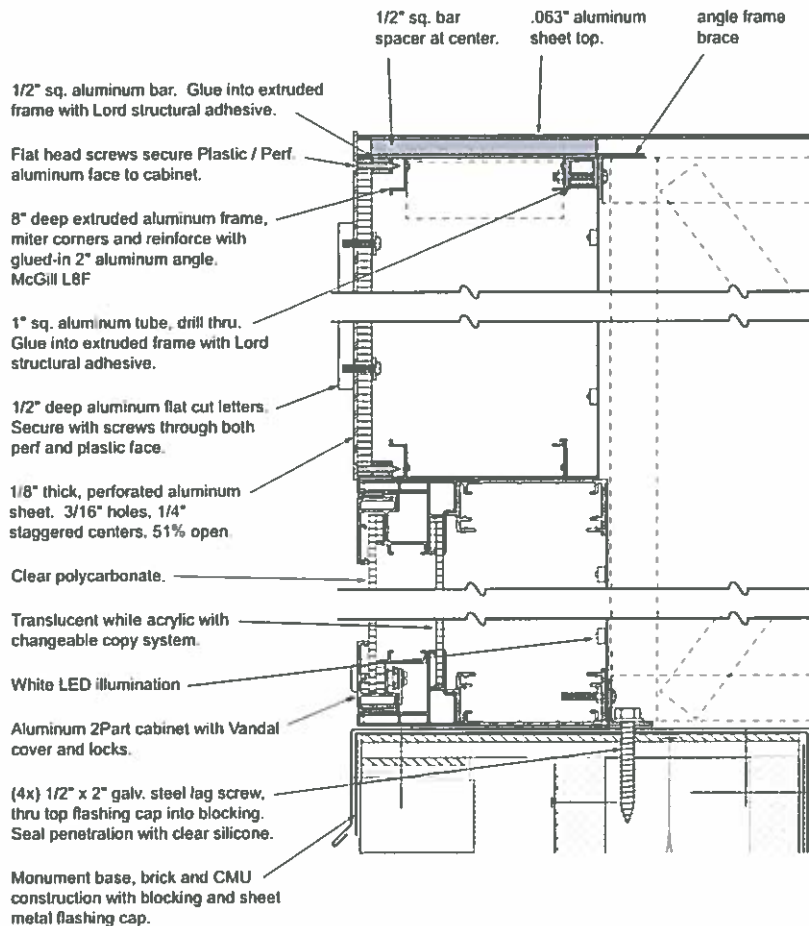
DO NOT SCALE DRAWING

DO NOT SCALE DRAWING



A Plan Section Detail at Cabinet Corner

scale: 3" = 1'-0"



A Side Section Detail Thru Cabinet

scale: 3" = 1'-0"



STAR SIGNS, LLC  
801 EAST MONROE STREET  
LAWRENCE, KANSAS 66044  
785.842.4472 / 785.842.2947  
WWW.STARSIGNSLLC.COM

SMSD - Prairie Elementary School  
Prairie Village, KS

Monument

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DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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PRINTED: 4/25/2018

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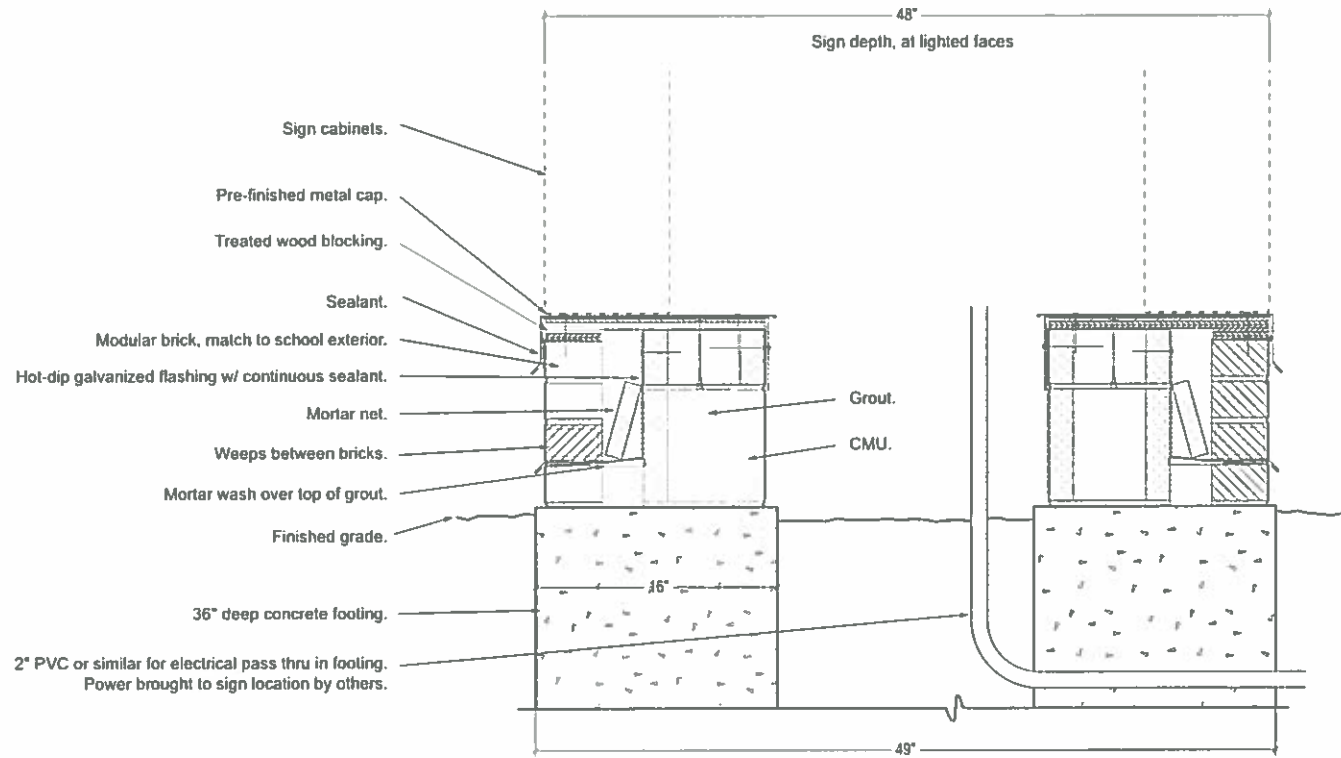
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DO NOT SCALE DRAWING



**A** Section at Masonry Base scale: 1 1/2" = 1'-0"



**STAR SIGNS, LLC**  
 801 8437 NORTH STREET  
 LAWRENCE, KANSAS 66044  
 785 842 4872 / 785 842 3947  
 WWW.STARSIGNSLLC.COM

**SNISD - Prairie Elementary School**  
 Prairie Village, KS

Monument

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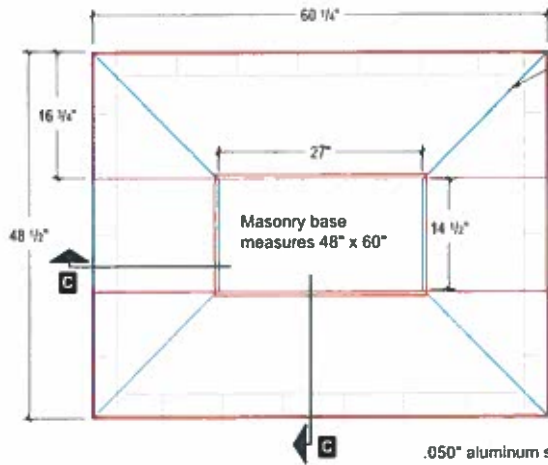
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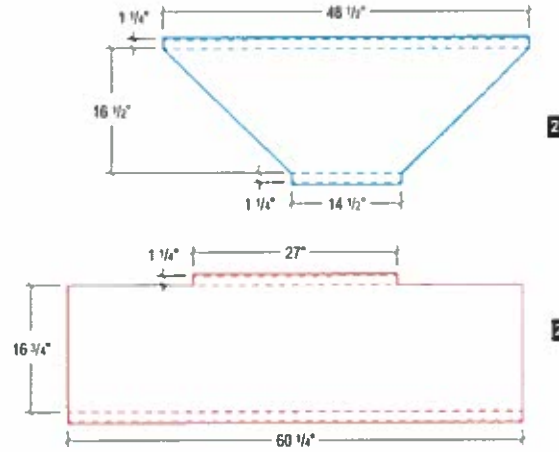
Short side with miter overlaps straight longer section.  
Seal with continuous clear silicone bead.

Masonry base measures 48" x 60"

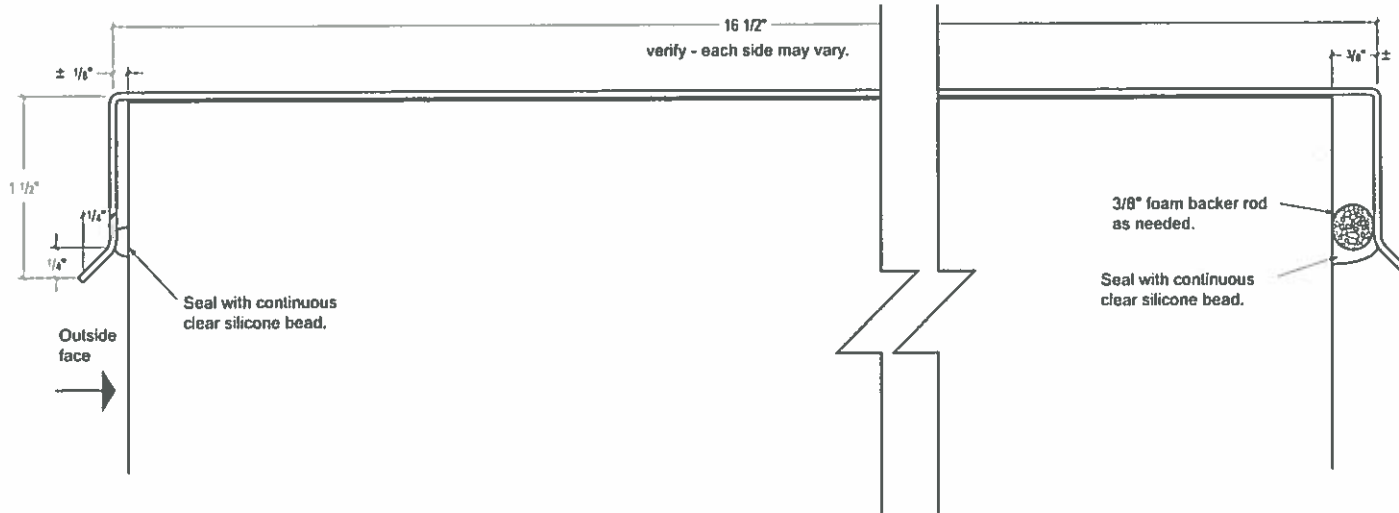
.050" aluminum sheet, cut and brake form to dimensions shown. All outer dimensions should be 0.25" over field verified size.

**A Plan View** scale: 3/4" = 1'-0"

FIELD VERIFY AFTER MASONRY IS COMPLETE.



**B Cut Pieces** scale: 3/4" = 1'-0"



**C Profile Section** scale: 1:1



STAR SIGNS, LLC  
601 8431 48th Street  
Lawrenceville, GA 30043  
770-842-1892 / 770-842-2947  
www.star-signs.com

SMSD - Prairie Elementary School  
Prairie Village, KS

Monument

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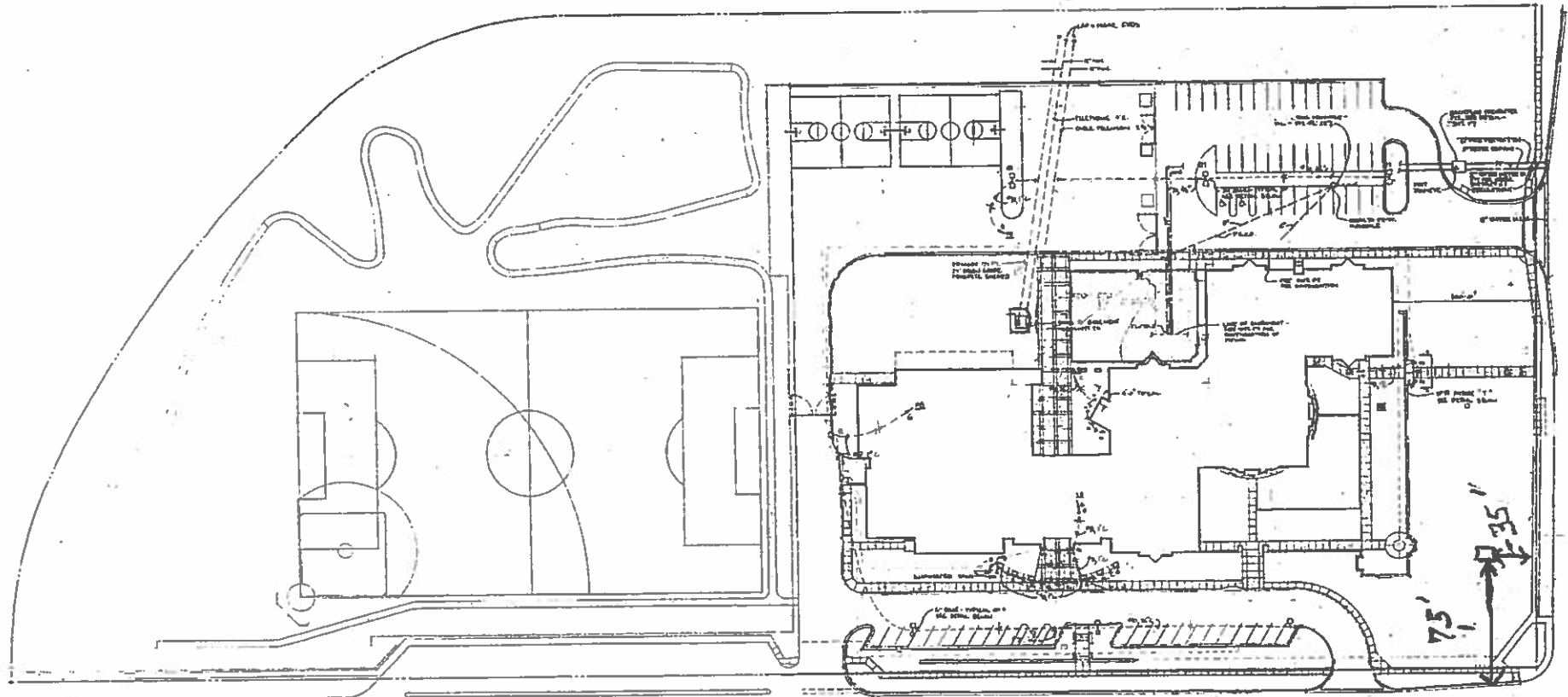
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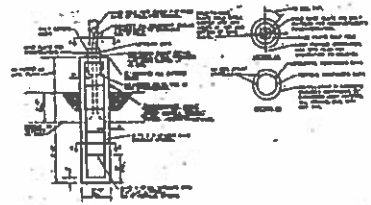
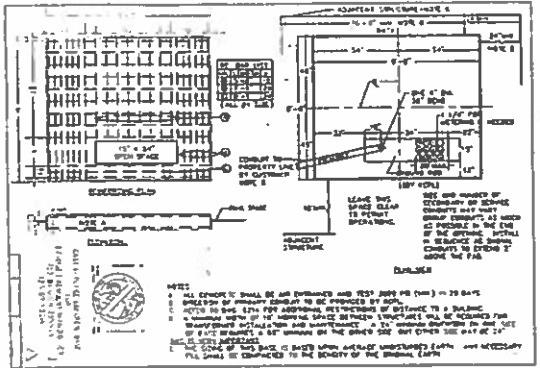
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PRAIRIE ELEMENTARY SCHOOL



SITE PLAN  
SCALE: 1" = 30'-0"



DETAIL AA

Prairie Monument Sign  
 From curbs:  
 75' North of  
 67th St  
 35' West of  
 Mission Rd.

GOVA  
 EVA  
 Architect  
 MPE

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** June 5, 2018, Planning Commission Meeting

---

**Application:** PC 2018-111

**Request:** Site Plan Approval – Parking Lot Changes and Monument Sign.

**Action:** *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application*

**Property Address:** 4510 West 89<sup>th</sup> Street

**Applicant:** Kisha Nickel for Premier Learning

**Current Zoning and Land Use:** C-2 General Business - Office

**Surrounding Zoning and Land Use:** North: R-1A Single Family Residential – Single Family Dwelling  
East: C-2 General Business - Office  
South: RP-1A Planned Single Family Residential – Condominium / Single Family Dwellings  
West: C-2 and CP-1 General Business and Planned Restricted Business – Offices and Retail / Service

**Legal Description:** SOMERSET ACRES WEST W 100' E 300' Tract A (BLOCK 9) PVC 71461

**Property Area:** 0.64 acres (28,078.51 s.f.)

**Related Case Files:** n/a

**Attachments:** Application, site plan and monument sign plans

---

**General Location Map**



**Aerial Map**



**Site**



**Street View**



*Street view looking east on 89<sup>th</sup> street.*



*Street view of site frontage area*



*Bird's eye view*

**COMMENTS:**

The applicant is requesting site plan approval to reconfigure the parking area and locate a monument sign in association with an interior renovation of the existing building. The renovations are to accommodate the relocation of an early childhood education center. The facility will be licensed for up to 94 children and anticipates up to 15 staff members at peak capacity.

The building and site is part of a companion building to the east and shares access and parking with that building. The proposed changes that impact the site plan review are to replace some of the parking with an outside play area for the children, additional parallel parking in the front drive associated with the drop off lane, and a monument sign.

**Zoning Requirements**

The property is zoned C-2, General Business. The application is a renovation of an existing building, which, in general, meets all standards of the C-2 District in terms of use and parking requirements. Since this application proposes substantial changes to the parking configuration and a monument sign, it requires site plan review and approval of the Planning Commission.

According to Section 19.32.030 of the Prairie Village Zoning Regulations, 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 site plan meets the development standards of the C-2 district and adequately accommodates the building, parking and circulation, and open space and landscape. The change of use from office to child education center does create a different parking requirement on this site – from 1 space per 250 (or 300 for specific office types) square feet for general office (or) to 1 space for each employee plus 1 per each 8 children for day care centers. Based on maximum capacity of the license, expected enrollment, and anticipated maximum staff, this would require 27 parking spaces (Office use would require 25 to 30 spaces – 7,656 s.f. / 250 - 300 s.f. per space). The site (between both lots) currently has 68 spaces, approximately 34 are on this particular site. The proposed plan would remove 12 spaces for the new playground, but add 6 parallel parking spaces along the existing front drive. With this change, the site still would meet the required parking for the ordinance, both as general office and with the combination of office and day care center (27 for this site, plus 25-30 for the companion building). When looking at this specific site in isolation, it would have 25 spaces, two short of what would be required for this daycare, but within what is required for general office. However, with the addition of spaces to the front drive lane, the companion site will have 37 parking spaces – well over what would be required for that site. The applicant is entering into a shared agreement with the adjacent site owner and tenants to continue the shared parking arrangement through the new parking configuration.
- B. Utilities are available with adequate capacity to serve the proposed development.**  
This is the change of use of an existing building and there have not been any reports of inadequate capacity for any utilities in the area.
- C. The plan provides for adequate management of stormwater runoff.**  
The site proposes a decrease in overall paving with the removal of parking spaces in the rear, but slight increases in the front green spaces. There have been no reports of inadequate stormwater management in the area. It is not anticipated that these changes would have an impact on stormwater management. Concurrence of Public Works with the stormwater analysis and approval of any grading and facility construction shall be required prior to permits.
- D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.**  
The renovations will cut off one through lane of parking and circulation on the rear, but will not change any other traffic patterns. The Fire Marshal has reviewed the plan and did not see any issues with emergency access provided the rear through lane remains open and the trash dumpster pad is not otherwise enclosed to impede circulation of larger vehicles.
- E. The plan is consistent with good land planning and good site engineering design principles.**
-



The site plan deals primarily with existing elements, with the main change being reconfiguration of parking. The proposed solution for parking along the front drive aisle reflects a good solution for this particular use, where periodic front drop off and drive-through visits are anticipated.

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

The renovation of the building is primarily interior renovations and no significant changes to the exterior are proposed.

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

Village Vision identifies this area as a Commercial Improvement area in the Conceptual Development Framework. There are no specific policies, plans or concepts for this shopping center in the plan.

The general policies for Commercial Improvement areas suggests that periodic upgrades are necessary for the City's commercial areas to remain attractive and retain tenants, including façade changes, signage or landscape improvements, with particular attention on how they relate to surrounding neighborhoods and property. Specific concepts emphasized in the plan are:

- Ensuring that buildings relate to streets and public spaces with windows, and doors;
- Establishing a healthy mix of dwellings, restaurants, stores, offices and civic uses.
- Promoting smaller, independent businesses,
- Providing public spaces within commercial areas.
- Enhancing accessibility, particularly for walking or biking.
- Promoting pedestrian scale design.

This modest change of use and parking reconfiguration does not present the opportunity to advance the more significant of these policies, which are reflective of a more substantial building redevelopment. However, in general, the site and building interior improvements reflect some of these principles with respect to the maintaining and improving existing commercial centers.

#### *Monument Sign Requirements*

The sign regulations provide the following general standards applicable to all monument signs [19.48.015.M Regulations Applicable to All Districts, Monument Signs].

- Maximum height 5' above average grade of base.
- Sign area maximum 20 s.f. per face (not including base or structural elements)
- Location – at least 12' from curb and at least 3' from property lines, plus any other safety or visibility location limitations.
- Materials compliment building materials on the site or in the area.
- A landscape plan approved by the Planning Commission and at least a 3' landscape buffer around the sign.

The following are specific to this application:

- The sign panel area is 20 square feet. (6.66' x 2')
  - The sign includes a 4' x 4' school logo on the side. (a similar design was approved in July 2015 for Shawnee Mission East and November 2016 for Briarwood.)
-

- The brick base of the sign – which is to be excluded from sign area per the ordinance section above – is 10' by 1'3" and is proposed to match the building materials.
- The sign is located in an existing large landscape area with ground cover and manicured shrubs.
- The site plan shows the sign located approximately 3 feet back from the West 89<sup>th</sup> Street and otherwise meeting all locations standards for setbacks from curbs. However, this location may present some sight distance issues in relation to the west exit of the property, and views to the east on 89<sup>th</sup> street. The site plan needs to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, and entrances to property, and a specific location be verified with Public Works prior to issuance of a sign permit.

In general, the sign panels and height are compliant with the monument sign standards (5' high; 20 s.f. sign), except that the location will need to be confirmed with respect to sight distances on 89<sup>th</sup> street, and may need to be moved further to the west and/or further back from 89<sup>th</sup> street.

**RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission approve the proposed site plan and monument sign for 4510 West 89<sup>th</sup> street subject to the following conditions:

1. The rear parking lane remain open for circulation for large vehicles and emergency access, and, in particular, the trash dumpster area not be enclosed in any way that could impede this circulation.
2. The site plan be revised to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, entrances to property, and a specific location be verified with Public Works prior to issuance of a sign permit.

# 0017181



**CITY OF PRAIRIE VILLAGE**

*The Star of Kansas*

# 19941

**Planning Commission Application**

<b>For Office Use Only</b>	
Case No.:	<u>PC 2018-111</u>
Filing Fee:	<u>\$100</u>
Deposit:	<u>\$500</u>
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	<u>5/5/18</u>

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: Kisha Nickell Phone Number: 816.897.4941

Address: 11 SE 29th Ter, Ste B, Lees Summit, MO 64082 E-Mail: kisha@principedesignstudio.com

Owner: Angela Bertocchini Phone Number: 913.381.8624

Address: 7219 Metcalf Ave, Overland Park, KS Zip: 66204

Location of Property: 4516 W. 89th Street

Legal Description: Somerset Acres West W 100' E 300' Tract A (Block 9) Pvc 714 01

Applicant requests consideration of the following: (Describe proposal/request in detail) Add additional parking at front of building. Remove 12 existing parking spots to add (3) playgrounds for new daycare facility.

**AGREEMENT TO PAY EXPENSES**

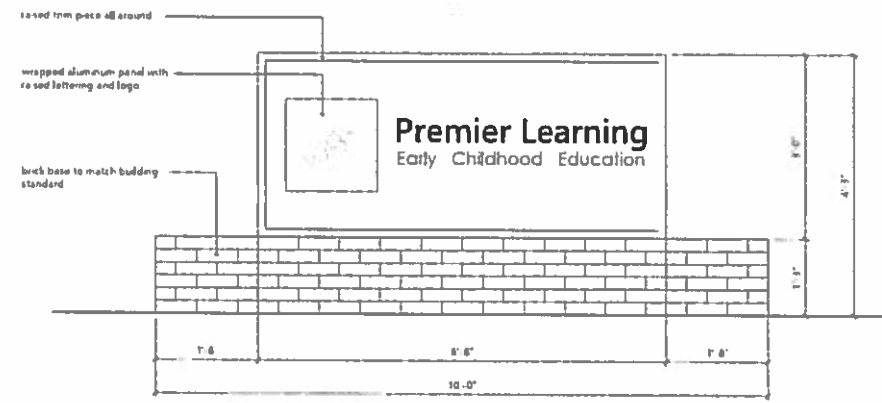
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for approval of proposed site plan / parking changes.

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.

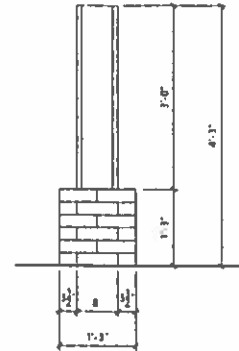
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Kisha Nickell 5/4/18  
Applicant's Signature/Date

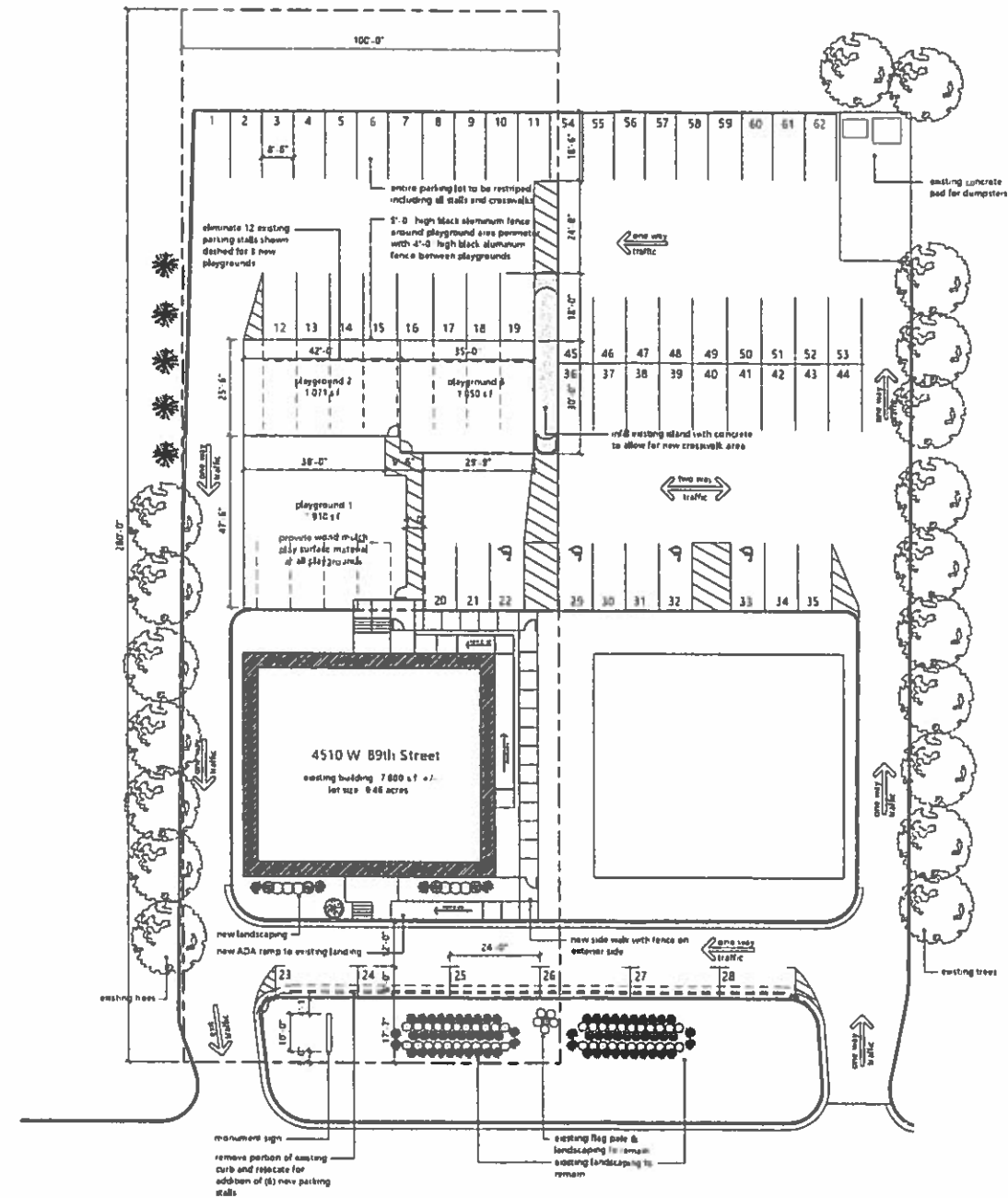
[Signature] 5/4/18  
Owner's Signature/Date



2 monument sign front elevation  
3/4" = 1'-0"



3 monument sign side elevation  
3/4" = 1'-0"



1 site plan  
1" = 20'-0"

**PRINCIPLE DESIGN STUDIO**  
ARCHITECTURE + DESIGN

**owner**  
premier learning  
7219 metcalf  
overland park • kansas  
premierlearningkc.com

**architect**  
kisha richardson  
principle design studio llc  
71 se 29th terrace • suite b  
lee's summit • missouri • 64082  
816 897 4941  
principledesignstudio.com  
in association with the architect  
rh sweers llc proprietor  
rh sweers architect  
rhs@sweersarch.com

**mep engineer**  
cory mitchell, p.e.  
welch & mitchell, inc.  
4370 w 109th st • suite 203  
overland park • kansas • 66211  
913 544 1627  
welchmitchell.com

**general contractor**  
to be determined

a new location for  
**Premier Learning**  
4510 w 89th street  
prairie village | kansas

drawing type	plan set
project no.	1801
date	05.02.1
rev #	del
rev 01	05.15.1
rev 02	05.30.1

sheet number

**A1**



**Premier Learning**  
Early Childhood Education



**Prairie Village Zoning Ordinance Updates  
Landscape Standards – Working Draft 05/30/18**

**19.47 Landscape Standards**

**19.47.010. Intent & Applicability**

- A. **Intent.** The intent of the landscape standards is to:
1. Create an attractive aesthetic environment in the city, and preserve the value of properties as new investment occurs.
  2. Improve the relationship of buildings and sites to the streetscape, and coordinate the designs of multiple sites and buildings along a block through consistent frontage designs.
  3. Encourage efficient site design where the layout of sites and buildings can allow open space to serve multiple aesthetic or screening, environmental, and recreational or functions.
  4. Enhance the environmental and ecological function of un-built portions of sites.
  5. Reduce the exposure and adverse impacts of intense land uses, activities and site conditions on streets and adjacent areas, and mitigate the effects through landscape designs.
- B. **Applicability.** A landscape plan shall be required for any application that requires a site plan approval per section 19.32. Landscape standards shall specifically apply to:
1. All development in the R-3, R-4, C-O, C-1, C-2, and MXD districts.
  2. Any permitted non-residential uses in the R-1A, R-1B, or R-2 districts, including any conditional uses, special uses, or accessory uses that have a landscape requirement as part of their conditions.
  3. Any single-family development projects that requires streetscape or landscape improvements per the Neighborhood Design Standards in Sections **###.## and ##.## - monitor this for where this issue goes and update/coordinate...**

**19.47.020. Required Landscape**

- A. **Site Elements and Planting.** The required landscape shall be based on different elements of the site, according to table **###**.

**Table ###: Plant Specifications**

Site Element	Trees	Evergreen	Shrubs
<b>Streetscape and Frontage:</b> The area between the front building line and the street, including any plantings required in the ROW, used to create a relationship between the site and the public realm.	1 large tree per 40' of lot frontage; 2 large trees per 40' if buildings setback more than 30'.	n/a	n/a
<b>Foundation.</b> Areas along the building frontage (within the first 10' – 20') used to provide accents and soften larger expanses of buildings.	1 ornamental tree per 25' of building frontage.	Evergreens may be substituted for ornamental trees at a rate of 1 for 1 for up to 50% of the requirement.	5 shrubs for 25' of building frontages.
<b>Parking.</b> Areas on the perimeter, or interior of parking where landscape is used to soften the appearance, mitigate heat gain and infiltrate stormwater.	Side elevations on corner lots shall provide this standard on at least 50% of the building. 1 large tree per 40' of parking perimeter; and 1 large tree per 40 parking spaces in internal islands. Ornamental trees may be substituted for large trees at a rate of 2 for 1 for up to 50% of the internal islands	Evergreens may be substituted for perimeter trees at a rate of 2 for 1, for up to 50% of the perimeter requirement that does not face a front lot line.	5 shrubs for 25' of perimeter.  Any parking near the right of way or adjacent to lots may require buffers per section 19.47.040.
<b>Buffers.</b> Areas of a site that	See Section 19.47.040.		

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**Table ##: Plant Specifications**

Site Element	Trees	Evergreen	Shrubs
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require additional landscape to mitigate potential impacts on streetscape or adjacent property.

- B. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and of a desirable species may count towards these requirements provided measures are taken to ensure the survival of the vegetation through construction and all other location and design standards are met. Credits shall be on a 1 for 1 basis provided existing trees shall be at least 4” caliper to count. Landscape material that is of exceptional quality due to size, maturity and health may be credited on a 2 for 1 basis. Trees or other existing landscape that contributes to the standard shall be protected by a construction fence installed for the entirety of construction and at least 15 feet from the trunk of any tree.
- C. **Design.** The required landscape material shall be arranged and designed on a particular site in a way that best achieves the intent expressed in 19.47.010, with regard to the specific context, street frontage, property adjacencies and other elements proposed on the site.

**19.47.030. Landscape Specifications**

- A. **Location.** Required plantings shall be planted in the following specific locations and open spaces on the lot.
  - 1. **Street Trees & Frontage Trees.** Street trees and frontage trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted the following locations, where applicable and in order of priority.
    - a. On center between the sidewalk and curb where at least 6 feet of landscape area exists;
    - b. 4 feet from the back of curb where no sidewalk exists; or
    - c. Within the first 5 feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.
    - d. Where the depth of the frontage between the building and streetscape require additional trees per Table ##, they shall be located between the front building line and the street.
    - e. Ornamental trees may be substituted for street trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.
  - 2. **Foundation Trees & Shrubs.** Foundation plantings shall be located in open spaces within 20’ of the building, or within planting beds at least 8’ deep and along at least 50% of the building.
  - 3. **Parking Perimeter & Island Planting.** Parking lot perimeters shall be permeable vegetated ground cover meeting the following size and dimension requirements.
    - a. Parking lot perimeters shall be at least 8 feet wide except for locations where walkways are necessary to provide access to the building or to a public sidewalk in the streetscape. Any parking located in front of the front-building line shall have a 15 feet wide buffer along the lot frontage.
    - b. Parking lot islands shall be at least 120 square feet and at least 8 feet wide in all directions. Parking lots under 80 spaces shall not require islands; parking lots 80 spaces or more shall require at least 1 island per 40 spaces. Islands may stand alone within the parking lot or may project into the parking area from the perimeter buffer, but should generally be spaced equally throughout the parking lot.

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- B. **Specifications.** Required planting shall meet the following specifications at planting.

**Table ##: Plant Specifications**

<i>Type</i>	<i>Specification</i>
<i>Large Tree</i>	2" caliper
<i>Ornamental Tree</i>	1.5" caliper
<i>Evergreen</i>	5' minimum height
<i>Shrub</i>	18" minimum height
<i>Ground Cover</i>	50% coverage at planting; Full coverage within 2 growing seasons
<i>Turf</i>	All proposed or required turf areas shall be sodded.

All landscape materials shall meet the American Standards for Nursery Stock, published by the American Nurserymen's Association, and be selected for its native characteristics or survival in the climate for the Kansas City region, and be planted and maintained ASNS specifications. [reference Great Trees for KC region here and/or coordinate with the Tree Board as to what list or resources they prefer.]

- C. **Tree Diversity.** The required trees planted shall promote diversity with the following species selection criteria.

**Table ##: Tree Diversity**

<i>Required Trees</i>	<i>Diversity</i>
1 - 4	No specific requirement, but trees should be diversified from those existing trees in the vicinity.
5 - 10	At least 2 genus No more than 50% of any one species
11 - 20	At least 3 genus; AND At least 5 species No more than 33% of any one species
21 or 50	At least 3 genus ; AND At least 5 species No more than 20% of any one species

**19.47.040. Buffers and Screening**

Intense land uses or site elements such as trash enclosures, mechanical equipment, service areas for sites and buildings, parking and circulation areas shall be buffered from streetscapes and adjacent property using the following strategies and techniques, which may require additional landscape materials beyond what is required in Table ##.

- A. Areas of parking or circulation near streets or property lines may requires 2.5' hedge/wall screen;  
 B. Commercial uses or parking service areas of other allowed uses abutting residential property may require a screen and buffer combination, using a combination of dense vegetation, or fences and walls compatible with the buildings or other elements of the site.



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- C. Areas along streetscapes or that transition to different uses or building scale between lots along the same street may require landscape areas to soften transitions.
- D. Areas designed as gathering places, for social function or as civic amenities to support the site or area may require enhanced landscape to create appropriate transitions.

**19.47.050. Exceptions**

- A. Administrative (staff) – [10% automatic waiver due to unique site conditions or particular aspects of a specific site plan proposal if it equally or better meets the intent of the standards.]
- B. Site Plan (PC) – [up to 25% in association with any site plan due to impracticality standard and not compromising the overall intent of section.]

DRAFT