



TONGANOXIE PLANNING COMMISSION

Agenda

October 1, 2020

7:00 p.m.

City Council Chambers

321 S. Delaware St.

*Note – This meeting may be transmitted via Facebook Live on the City of Tonganoxie page

CALL TO ORDER – Planning Commission Meeting

1. **APPROVAL OF PC MINUTES** – September 3, 2020
2. **OPEN AGENDA** is not available during this meeting. Comments received by the City Clerk or emailed to info@tonganoxie.org by 1:00 PM the day of the meeting will be reviewed and possibly shared for review by the Governing Body. Any public hearing comments or questions will also need to follow this submission process.
3. **OLD BUSINESS**
4. **NEW BUSINESS**
 - a) Swearing in of New Planning Commissioners
 - b) Planning Commission Officer Elections
 - c) Final Plat – West Village Apartments – 00000 West Street (5.15 Acres) - Submitted by Tomica and Ljubinka Cvetkovic
 - d) Site Plan – IST-Industrial Service Technologies – 1650 Commerce Drive – Submitted by IST – Industrial Service Technologies
5. **GENERAL INFORMATION**
6. **ADJOURN**



TONGANOXIE PLANNING COMMISSION
Meeting Minutes
September 3, 2020, 7:00 p.m. via Zoom

CALL TO ORDER

- Vice Chair Monica Gee opened the meeting at 7:00 p.m.
- Roll Call: Planning Commission ("Commission") members present were Vice Chair Monica Gee, John Kirk, Patti Bitler and Crystal Henson. No Commission members were absent. City Manager George Brajkovic, Assistant City Manager Dan Porter, City Attorney Anna Krstulic and Planning Clerk Melanie Bilby were also present via Zoom.

1. APPROVAL OF BOARD OF ZONING APPEALS MINUTES – August 6, 2020

- **Ms. Bitler moved to approve the minutes from the August 6, 2020 Board of Zoning Appeals meeting.**
- **Mr. Kirk seconded.**
- **Vote of all ayes, motion carried.**

2. APPROVAL OF COMMISSION MINUTES – August 6, 2020

- **Mr. Kirk moved to approve the minutes from the August 6, 2020 Commission meeting.**
- **Ms. Bitler seconded.**
- **Vote of all ayes, motion carried.**

3. OPEN AGENDA

- No members of the public submitted any questions or comments.

4. OLD BUSINESS

5. NEW BUSINESS

- a) Final Plat – West Village Apartments – 00000 West Street (5.15 Acres) – Submitted by Tomica and Ljubinka Cvetkovic
 - Mr. Brajkovic stated that the applicant has submitted the items required and the staff report is complete but not with enough time for the Commission to review. Mr. Brajkovic withdrew the item from the agenda and stated that it will be considered at a future meeting.
- b) Consideration of Planning Commissioner Applications
 - Ms. Gee opened the item by stating that there are four applications for the two open City positions and two applications for the one County position.
 - Mr. Stoltenberg Ms. McCutchen, Ms. Vestal, Mr. Brewington and Mr. Fugate addressed the Commission on the subject of their interest in the open positions.
 - Ms. Gee asked the Commissioners if they have any questions or comments for the applicants.
 - Ms. Henson asked for more information about Mr. Fugate's employment background.
 - Mr. Fugate explained that his career involves working for federal government in the area of information requests.
 - Ms. Gee asked if any of the Commissioners had any thoughts on recommendations.

- There were no additional comments from the Commission.
- Ms. Gee said that she recommends the appointment of Ms. McCutchen and Ms. Vestal for the two City positions. She asked if the other Commissioners have a recommendation for the County position.
- Ms. Bitler replied that she agreed with Ms. Gee's recommendations for the City positions and recommended Mr. Brewington for the County position.
- Mr. Kirk agreed with the recommendations suggested by Ms. Gee and Ms. Bitler.
- Ms. Henson said that she preferred Mr. Stoltenberg and Ms. McCutchen continue to serve on the Commission in the City position, and both County position applicants are strong candidates.
- Mr. Brajkovic said that the recommendation of the Commission would be conveyed to the Mayor and City Council and all applications would be included in the Council packet.
- **The recommendation of the majority of the Commission was that the Mayor appoint Jennifer McCutchen and Meagan Vestal to the two City positions and Howard Brewington to the County position.**

6. GENERAL INFORMATION

- Ms. Gee commented that she is glad to see the City's numbers so high in the Home Builders Association Reports.
- Ms. Henson suggested a "team-building" event or meeting since there are so many new Commission members.
- Mr. Brajkovic stated that City staff will review the options and present them at the next Commission meeting.

7. ADJOURN

- **Mr. Kirk moved to adjourn the meeting.**
- **Ms. Bitler seconded.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:37 p.m.**

Respectfully submitted,

Melanie Bilby, Planning Clerk



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case#: 2020-003P –Revised Preliminary Plat / Final Plat – West Village

Date of Report: September 1, 2020

Application: Revised Preliminary Plat / Final Plat

Date of Application: 8/27/2020

Date of Public Hearing: 9/3/2020

Action: *A final plat requires review and approval by the Planning Commission. If the plat meets the standards of the subdivision regulations, the Planning Commission shall approve the final plat. If there are any dedications of land for public purposes, they require acceptance by the City Council.*

Applicant Name: Cvetkovic, Tomica & Ljubinka

Property Owner Name: Cvetkovic, Tomica & Ljubinka

Subject Property Address: 00000 West Street, Tonganoxie, KS (5.2 acres west of West Street and South of 8th Street

Property Size: 5.2 Acres

Zoning: R-MF-2 Multi-family 2 District

Legal Description: S08, T11, R21E, ACRES 5.16, S337.2' OF N660' OF E710'(S) OF SE1/4SE1/4 LESS ROW Deed Book/Page 0751/1876

Surrounding Property – Zoning and Use:

West: R-R - Tonganoxie Historical Society and Museum; Rural Areas

South: R-R – Church

East: R-SF–Single-family homes

North: R-PUD– Senior Apartments / Assisted Living

Staff Recommendation:

Recommend approval subject to specific conditions regarding the site plan and engineering review.

I. SUMMARY

The Planning Commission considered a rezoning request and site plan related to this project on January 2, 2020. The Commission recommended to the City Council the rezoning from R-R Rural district to R-MF2 – Multiple Family 2 District, but did not take action on the site plan. The City Council approved the rezoning on January 21, 2020 (Ord. 1481). The Planning Commission approved a preliminary plat and site plan on May 7, 2020.

The preliminary plat was approved subject to conditions regarding the termination of Cox Street, finalization of easements, and submittal of a stormwater report to be reviewed by the City Engineer.

The Site Plan was approved subject to a revised landscape and screening plan be submitted and approved by staff, and a final plat be approved and recorded prior to building permits. The Planning Commission reserved judgment on two conditions related to the elevations of the attached dwelling units, and the applicant will need to supply these elevations for the Planning Commission review prior to building permits.

This application provides a revised preliminary plat with some reconfiguration of the internal road network and building layouts for the attached buildings, and it submits a final plat based on those revisions for approval by the Planning Commission. Final Plats are approved by the Planning Commission, and any dedication of land for public purposes, requires City Council Acceptance.

II. ANALYSIS

Final plats are to be approved by the Planning Commission if they conform to the subdivision regulations, and if they are in substantial conformance with the preliminary plat. [Section 3.3. , Tonganoxie Subdivision Regulations.] The submitted final plat meets these criteria, however the applicant has submitted a revised preliminary plat to identify the following changes to be coordinated with the site plan and submitted stormwater study:

1. The private extension of Cox Street is reconfigured to be straight and to more directly stub into the property to the south. This is a change from the previously approved preliminary plat, but is consistent with the Planning Commissions requests and recommendations from the January 2, 2020 rezoning. (preserving options if changes in the area occur and Cox Street needed to connect due to future changes.)
2. The attached buildings along the Cox Street extensions have been reconfigured to more directly align with the street, and includes 14 buildings fronting the street on each side (overall the plan includes 1 additional attached unit building and 2 additional units). This is a change from the previously approved preliminary plat, but is consistent with the Planning Commissions requests and recommendations from the January 2, 2020 rezoning (creating a more defined neighborhood streetscape with the attached units), and is consistent with the R-MF-2 zoning standards. Staff will confirm that all provisions of the R-MF-2 zoning district and the approved site plan are met in this area prior to building permits.
3. The stub street to the east has been reconfigured and combined with the cul-de-sac leading to the multi-family building. In relation to this, fewer attached units are located on the stub to the east the cul-de-sac turn-around has been converted to a stub. This is a change from the previously approved preliminary plat, but is consistent with the Planning Commissions requests and recommendations from the January 2, 2020 rezoning (limiting large paved areas and stormwater run off with more efficient stubs and turn-around, provided the Fire Department approves)

4. The apartment building has been slightly reconfigured due to the above-mentioned reconfiguration of the streets and cul-de-sac extension. This is substantially similar to the approved site plan, and is consistent with the R-MF-2 zoning standards. Staff will confirm that all provisions of the R-MF-2 zoning district and the approved site plan are met in this area prior to building permits.

The application is in substantial conformance with the approved preliminary plat, and the proposed changes in the revised preliminary plat are consistent with the rezoning conditions of the January 2, 2020 rezoning and the R-MF-2 zoning district standards, and the approved site plan. The final plat is consistent with these changes and all previous approvals, and meets the City requirements in the subdivision standards.

III. EFFECT OF DECISION

Approval of the final plat authorizes the applicant to proceed with final design and construction or required improvements, and upon acceptance of any lands for public dedication by the City Council, to record the plat with the Leavenworth County register of deeds.

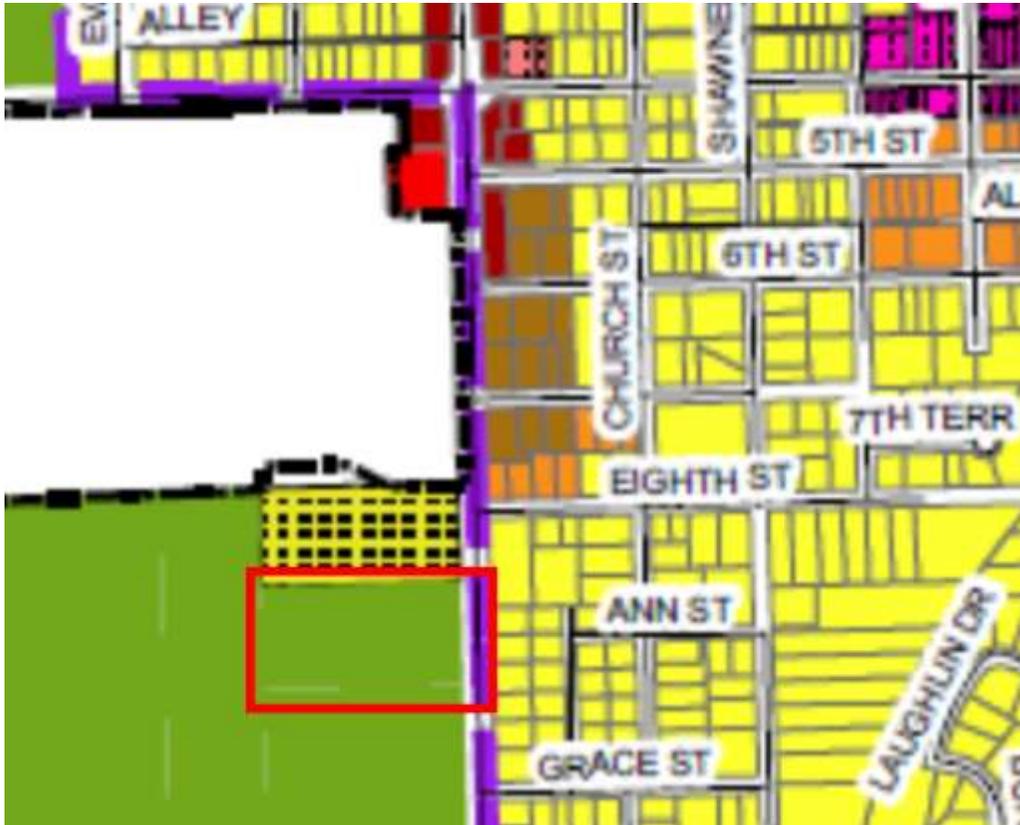
IV. STAFF RECOMMENDATION

Planning staff recommends approval of the revised preliminary plat and final plat subject to the following conditions or subsequent steps:

1. The City Engineer approves of the submitted stormwater study, supporting the revised preliminary plat / final plat.
2. All previous conditions in the City Engineer report dated April 20, 2020 and related to the approved preliminary plat be addressed and approved by the City Engineer.
3. Prior to the issuance of building permits, the applicant shall submit the following:
 - a. Completed plans for streets, storm sewers and sanitary sewers, meeting City specifications and approved by the City Engineer.
 - b. A performance bond or irrevocable letter of credit for any required improvements proposed not to be completed prior to building permits, approved by the City Attorney.
 - c. A revised landscape plan, in accordance with the conditions of the approved site plan and coordinated with the revised preliminary / final plat, approved by the City Planner.
 - d. Final building elevations and proposed materials for the attached dwellings shall be submitted and approved by the Planning Commission, as required by the approved site plan.
 - e. A revised site plan to be approved by staff showing all other elements of the project, including parking, landscape, open space and building locations are generally consistent with the approved site plan, corresponding to the revised preliminary/final plat, and meet all R-MF-2 zoning district standards.
4. Any dedications of land for public purposes shall be submitted to and accepted by the City Council prior to recording by the County.
5. Any other revisions of the final plat are only to present the plat in a format acceptable to record by the Register of Deeds of Leavenworth County.



Chris Brewster
Contract City Planner



Current City Zoning (property in red box rezoned to R-MF-2)



Property



MEMO

To: George Brajkovic, City Manager
City of Tonganoxie

Cc: Dan Porter, Asst. City Manager
Kent Heskett, City Superintendent
John Zimbleman, Fire Chief
Chris Brewster, City Planner

From: Brian Kingsley, City Engineer

Date: September 3, 2020

Re: West Village Development
Preliminary Plat, Stormwater Study, Construction Plan and Final Plat
Review
20-1001L

The following are the City Engineer and staff review comments related to Engineering issues:

Storm Water Management Plan:

- 1) The Storm Water Drainage Report includes a request for an exception to constructing detention for this development, as allowed in the Tonganoxie Storm Water Detention requirements. Due to the location of this development within a large watershed, providing detention would result in an increased peak discharge downstream of the development. We concur that delaying the peak discharge from this site with detention would cause the peak of the overall watershed discharge to increase downstream.

Recommendation: The City should consider approval without condition of the Storm Water Drainage Study dated August 13, 2020.

Preliminary Plat:

- 1) Utility easements should be provided to allow for future extension of the Sanitary Sewer and Waterline to the South and East property lines.
 - a. We recommend that a 10' wide utility easement be added along the South property line from the Southwest corner of the development to the Sanitary

Sewer Manhole to the East at the end of the private drive.

Recommendation: The City should consider approval of the Preliminary Plat dated 8-11-2020 contingent upon the above issue being addressed.

Construction Plans:

- 1) Construction plans dated 8-21-2020 were submitted and reviewed by staff. Construction plans include Waterline, Sanitary Sewer, Street and Storm Water Improvements for the development.
- 2) KDHE permits have been submitted for Sanitary Sewer and Waterline extensions.

Recommendation: The City should consider approval of the construction plans contingent upon KDHE approvals being obtained by the developer.

Final Plat:

- 1) Utility easements should be provided to allow for future extension of the Sanitary Sewer and Waterline to the South and East property lines.
 - a. We recommend that a 10' wide utility easement be added along the South property line from the Southwest corner of the development to the Sanitary Sewer Manhole to the East at the end of the private drive.

Recommendation: The City should consider approval of the Final Plat dated 8-11-2020 contingent upon the above issue being addressed.

--END

For questions or comments, please contact:

Brian Kingsley, PE

President

T: 785.727.7261

E: brian.kingsley@bgcons.com

ROBERT C. WESSEL P.A.
CONSULTING ENGINEERS
6309 KENNETT PLACE
MISSION, KANSAS 66202
913-207-6118 robertcwessel47@gmail.com

August 13, 2020

**STORM DRAINAGE REPORT
WEST VILLAGE
TONGANOXIE, KANSAS**

Developer: PINNACLE CONSTRUCTION CO. INC.
c/o Randy Willbanks
1227 E. 119th Street
Grandview, Missouri 64030
816-865-9440 magicbuild@me.com



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**Permits Required: Tonganoxie, Kansas & KDHE NOI Land
Disturbance, Sanitary Sewer Main Extension, and Water Line
Extension.**

General Discussion:

West Village development is located on a 5 acre parcel located in the Southeast Quarter of Section 21, Township 11S, Range 21E, Tonganoxie, Kansas. The site is on the west side of U.S. 24-40 highway, east of the Tonganoxie Community Historical Society, south of Lot 1, Village Park, and north of the West Haven Baptist Church.

A drainage channel crosses the site from the south to an existing 2-10'x10' box culvert under 24-40 Highway. Additional flow enters from a basin to the west and from Lot 1, Village Park. The site is forested along the drainage channel. The drainage basin contributing to the runoff thru the site is generally undeveloped.

West Village proposes construction of a 36 unit, 3 story apartment building, 23 townhouse units, private streets and parking, and utility services. Except for a proposed street crossing the drainage channel, the forested area and channel will be outside the construction limits. Every effort to limit tree removal will be made. Storm sewers will be installed to collect and transport various drainage sheds to the channel. These storm sewers are to be sized to carry the 1% event flow to the channel. Where the street crosses the

channel, a 2-9'x9' reinforced concrete box will be constructed. This box is upstream of the existing 2-10'x10' box culvert crossing 24-40 highway.

Impact on Adjacent Properties:

As noted above, the proposed storm sewer system is sized to carry the 1% event to the channel. The proposed box for the street crossing is slightly smaller than the downstream existing box culvert under 24-40. All drainage from the site flows to the culvert under 24-40. All adjacent properties drain into and through West Village. There is no impact on adjacent properties. Properties downstream of the site (east of 24-40 highway) will not be impacted as there is insignificant change in peak flows due to the development.

Special Considerations:

Beyond the requirement for stormwater detention facilities, there are no special considerations for this project.

The 5 acres project is at the very bottom of a 566.73 acre drainage shed. Providing detention of runoff on this site results in an increase in peak flows. The delay in peak flows from the detention basin adds to the peak flow by adding to the rising leg of the hydrograph for the entire basin. A request for an exception to the stormwater ordinance is hereby requested.

Storm routings with detention, without detention, and existing conditions indicate insignificant changes in peak flows to the existing box culvert crossing 24-40. The hydrographs do, however, indicate the highest peak flow is generated by the flow with detention.

DRAINAGE SHED HYDROGRAPH RESULTS

The hydrograph results for the entire basin without detention are as follows:

Basin	Existing		Proposed	
	Qpeak 1%	Qpeak 10%	Qpeak 1%	Qpeak 10%
13S	39.86cfs	22.43cfs	40.90cfs	23.50cfs
14S	124.01cfs	66.64cfs	126.09cfs	68.58cfs
15S	39.05cfs	22.21cfs	40.02cfs	23.23cfs
20S	2577.10cfs	1372.23cfs	2598.33cfs	1384.99cfs

TOTAL 2657.66cfs 1416.81cfs 2682.08cfs 1430.50cfs

Detention Basin design and hydrographs have been generated for the project site in order to confirm an increase in peak flows due to the creation of detention on this project. A detention basin, drawing attached, is sited between the channel and the proposed townhouses along the west property line. The detention basin is sized to restrict flow from the development including the off-site runoff that flow through the proposed development prior to entering the channel (basins 13S, 14S & 15S). All off-site runoff (basin 20S) flowing into the channel without flowing through the development is not considered for basin sizing and discharge restrictions. Peak discharges are limited to the existing discharges from the 10% and 1% events. Hydrographs for the detention basin and the off-site flows are then combined to produce peak discharges for the drainage shed with the detention basin.

LOCAL PROJECT DRAINAGE SHED WO AREA 20S

Basin	Existing		Proposed w/Detention	
	Qpeak 1%	Qpeak 10%	Qpeak 1%	Qpeak 10%
13S	39.86cfs	22.43cfs	40.90cfs	23.50cfs
14S	124.01cfs	66.64cfs	126.09cfs	68.56cfs
15S	39.05cfs	22.21cfs	40.02cfs	23.23cfs
TOTAL	169.80cfs	92.20cfs	168.69cfs	90.36cfs

ENTIRE DRAINAGE SHED W/DETENTION

Basin	Existing		Proposed w/Detention	
	Qpeak 1%	Qpeak 10%	Qpeak 1%	Qpeak 10%
13S	39.86cfs	22.43cfs	40.90cfs	23.50cfs
14S	124.01cfs	68.64cfs	126.09cfs	68.58cfs
15S	39.05cfs	22.21cfs	40.02cfs	23.23cfs
20S	2577.1cfs	1372.2cfs	2596.33cfs	1384.99cfs
TOTAL	2657.66cfs	1416.81cfs	2685.69cfs	1441.54cfs

The above results indicate an increase in peak flows for the drainage shed when detention of the local proposed drainage shed is provided even though detention lowers the flow from the local drainage sheds into the channel. The classic definition of "adding to the rising leg of

the hydrograph". To double check, a basin twice as large was used to determine the effect on peak flows. The result was no reduction in peak flow for the total drainage shed.

Supporting Calculations and Design Guides:

Attached are storm runoff routing calculations generated by "HydroCad 10.00-19" software. SCS TR-20, Type II, 24 hour runoff method is used for this project. Runoff coefficients from APWA 5600 (CN 80 for undeveloped and 98 for impervious) were used. Concentration Times are generated below.

DRAINAGE SHED DATA:

The overall drainage 566.73 acre drainage shed was divided into several sub-basins for generation of existing and proposed hydrographs. The basin discharge location is the 24/40 highway, 2-10'x10' box culvert. The sub-basins are the South/Southwest 540.7 acre basin 16S, the Southeast 3.79 acre basin 15S, the West 18.32 acre basin 14S, and the North 3.92 acre basin 13S.

DR.SHED	AREA	CN _{exist}	
16S	540.7ac	80	
15S	3.79ac	84	0.82ac 98 + 2.97ac 80 = 83.9
14S	18.32ac	80	
13S	3.92ac	83	0.58ac98 + 3.34ac80 = 82.7

DR.SHED	AREA	CN _{prop}	
16S	540.7ac	80	
15S	3.79ac	89	1.81ac 98 + 1.98ac 80 = 88.60
14S	18.32ac	81	0.69ac98 + 17.63ac80 = 80.68
13S	3.92ac	85	1.09ac98 + 2.83ac80 = 85.0

DR.SHED	AREA	CN _{exist}	CN _{prop}
16S	540.7ac	80	80
15S	3.79ac	84	86
14S	18.32ac	80	81
13S	.92ac	82	85

DR.SHED	Ti	Length	H	Slope	Tt	Tc
20S	15	7,300 ft.	75 ft.	1.03%	17.4	32.4
15S	Min	400 ft.	30 ft.	7.5%	-	6 min.
14S	15	1,850 ft.	70 ft.	4.0%	3.1	18.1

13S Min 500 ft. 35 ft. 7.0% - 6 min.

Note: T_i of 15 minute is maximum allowed; T_c of 6 minute is minimum allowed; T_t is based on APWA requirements of 7 fps for avr. channel slope $<2\%$, 10fps for 2% to 5% avr. channel slopes, and 15 fps for avr. channel slope $>5\%$. Undeveloped CN of 80 as agreed to with the city engineer. CN of 98 used for all impervious surfaces.

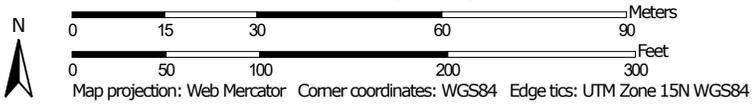
ENGINEER'S STATEMENT:

The storm drainage report, and storm drainage construction drawings, were prepared under my direct supervision; and to the best of my knowledge conform to the Tonganoxie Government's storm drainage design criteria for private development and the appropriate construction standards.

Soil Map—Leavenworth County, Kansas
(WEST VILLAGE, TONGANOXIE, KANSAS)



Map Scale: 1:1,220 if printed on A landscape (11" x 8.5") sheet.



Soil Map—Leavenworth County, Kansas
(WEST VILLAGE, TONGANOXIE, KANSAS)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leavenworth County, Kansas
Survey Area Data: Version 15, Jun 10, 2020

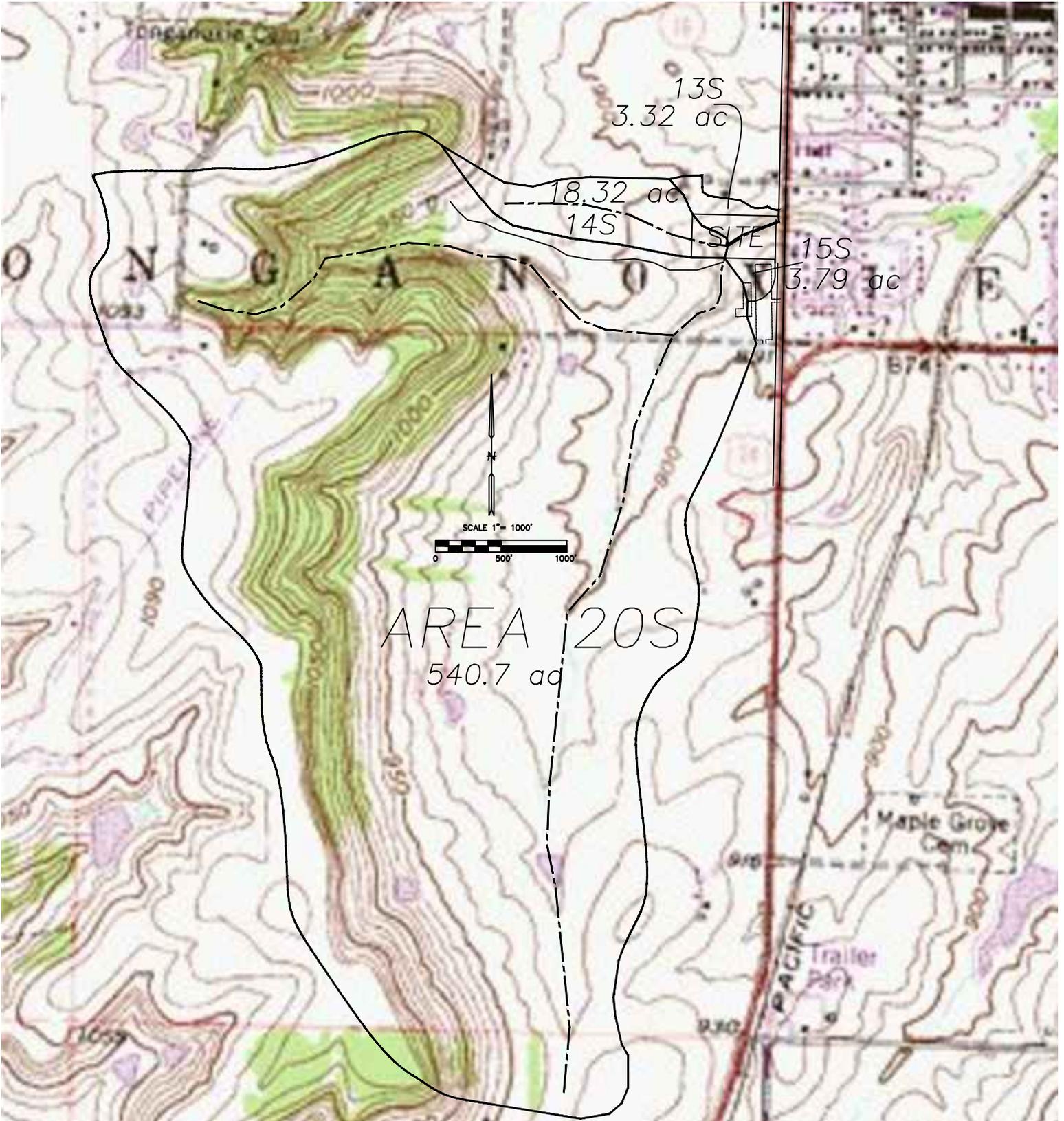
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7051	Kennebec silt loam, frequently flooded	0.4	5.3%
7234	Elmont silt loam, 3 to 7 percent slopes, eroded	4.9	73.2%
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	1.4	21.4%
Totals for Area of Interest		6.7	100.0%



723 PROP W DET TO CREEK CHANNEL

Type II 24-hr 1% Rainfall=8.28"

Prepared by Hewlett-Packard

Printed 8/13/2020

HydroCAD® 10.00-19 s/n 09646 © 2016 HydroCAD Software Solutions LLC

Time span=5.00-17.00 hrs, dt=0.05 hrs, 241 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 13S: NORTH AREA Runoff Area=3.920 ac 0.00% Impervious Runoff Depth>5.68"
Tc=6.0 min CN=85 Runoff=40.90 cfs 1.854 af

Subcatchment 14S: WEST AREA Runoff Area=18.320 ac 0.00% Impervious Runoff Depth>5.20"
Tc=18.1 min CN=81 Runoff=126.09 cfs 7.937 af

Subcatchment 15S: SOUTHEAST AREA Runoff Area=3.790 ac 0.00% Impervious Runoff Depth>5.79"
Tc=6.0 min CN=86 Runoff=40.02 cfs 1.827 af

Subcatchment 20S: SW DRAINAGE SHED Runoff Area=540.700 ac 0.00% Impervious Runoff Depth>5.05"
Tc=32.4 min CN=80 Runoff=2,598.33 cfs 227.494 af

Reach 18R: (new Reach) Inflow=173.35 cfs 11.619 af
Outflow=173.35 cfs 11.619 af

Pond 19P: WEST POND Peak Elev=0.00' Storage=0 cf
Primary=0.00 cfs 0.000 af

Total Runoff Area = 566.730 ac Runoff Volume = 239.113 af Average Runoff Depth = 5.06"
100.00% Pervious = 566.730 ac 0.00% Impervious = 0.000 ac

723 PROP W DET TO CREEK CHANNEL

Type II 24-hr 10% Rainfall=5.25"

Prepared by Hewlett-Packard

Printed 8/13/2020

HydroCAD® 10.00-19 s/n 09646 © 2016 HydroCAD Software Solutions LLC

Time span=5.00-17.00 hrs, dt=0.05 hrs, 241 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 13S: NORTH AREA Runoff Area=3.920 ac 0.00% Impervious Runoff Depth>3.12"
Tc=6.0 min CN=85 Runoff=23.50 cfs 1.018 af

Subcatchment 14S: WEST AREA Runoff Area=18.320 ac 0.00% Impervious Runoff Depth>2.73"
Tc=18.1 min CN=81 Runoff=68.58 cfs 4.164 af

Subcatchment 15S: SOUTHEAST AREA Runoff Area=3.790 ac 0.00% Impervious Runoff Depth>3.21"
Tc=6.0 min CN=86 Runoff=23.23 cfs 1.015 af

Subcatchment 20S: SW DRAINAGE SHED Runoff Area=540.700 ac 0.00% Impervious Runoff Depth>2.62"
Tc=32.4 min CN=80 Runoff=1,384.99 cfs 117.899 af

Reach 18R: (new Reach) Inflow=95.66 cfs 6.196 af
Outflow=95.66 cfs 6.196 af

Pond 19P: WEST POND Peak Elev=0.00' Storage=0 cf
Primary=0.00 cfs 0.000 af

Total Runoff Area = 566.730 ac Runoff Volume = 124.095 af Average Runoff Depth = 2.63"
100.00% Pervious = 566.730 ac 0.00% Impervious = 0.000 ac

723 PROP W DET TO CREEK CHANNEL

Type II 24-hr 10% Rainfall=5.25"

Prepared by Hewlett-Packard

Printed 8/13/2020

HydroCAD® 10.00-19 s/n 09646 © 2016 HydroCAD Software Solutions LLC

Time span=5.00-17.00 hrs, dt=0.05 hrs, 241 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 13S: NORTH AREA Runoff Area=3.920 ac 0.00% Impervious Runoff Depth>3.12"
Tc=6.0 min CN=85 Runoff=23.50 cfs 1.018 af

Subcatchment 14S: WEST AREA Runoff Area=18.320 ac 0.00% Impervious Runoff Depth>2.73"
Tc=18.1 min CN=81 Runoff=68.58 cfs 4.164 af

Subcatchment 15S: SOUTHEAST AREA Runoff Area=3.790 ac 0.00% Impervious Runoff Depth>3.21"
Tc=6.0 min CN=86 Runoff=23.23 cfs 1.015 af

Subcatchment 20S: SW DRAINAGE SHED Runoff Area=540.700 ac 0.00% Impervious Runoff Depth>2.62"
Tc=32.4 min CN=80 Runoff=1,384.99 cfs 117.899 af

Reach 18R: (new Reach) Inflow=1,430.50 cfs 124.095 af
Outflow=1,430.50 cfs 124.095 af

Pond 19P: WEST POND Peak Elev=0.00' Storage=0 cf
Primary=0.00 cfs 0.000 af

Total Runoff Area = 566.730 ac Runoff Volume = 124.095 af Average Runoff Depth = 2.63"
100.00% Pervious = 566.730 ac 0.00% Impervious = 0.000 ac

723 PROP W DET TO CREEK CHANNEL

Type II 24-hr 1% Rainfall=8.28"

Prepared by Hewlett-Packard

Printed 8/13/2020

HydroCAD® 10.00-19 s/n 09646 © 2016 HydroCAD Software Solutions LLC

Time span=5.00-17.00 hrs, dt=0.05 hrs, 241 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 13S: NORTH AREA	Runoff Area=3.920 ac 0.00% Impervious Runoff Depth>5.68" Tc=6.0 min CN=85 Runoff=40.90 cfs 1.854 af
Subcatchment 14S: WEST AREA	Runoff Area=18.320 ac 0.00% Impervious Runoff Depth>5.20" Tc=18.1 min CN=81 Runoff=126.09 cfs 7.937 af
Subcatchment 15S: SOUTHEAST AREA	Runoff Area=3.790 ac 0.00% Impervious Runoff Depth>5.79" Tc=6.0 min CN=86 Runoff=40.02 cfs 1.827 af
Subcatchment 20S: SW DRAINAGE SHED	Runoff Area=540.700 ac 0.00% Impervious Runoff Depth>5.05" Tc=32.4 min CN=80 Runoff=2,598.33 cfs 227.494 af
Reach 18R: (new Reach)	Inflow=168.69 cfs 11.618 af Outflow=168.69 cfs 11.618 af
Pond 19P: WEST POND	Peak Elev=107.76' Storage=7,347 cf Inflow=126.09 cfs 7.937 af Outflow=124.64 cfs 7.937 af
Total Runoff Area = 566.730 ac Runoff Volume = 239.113 af Average Runoff Depth = 5.06" 100.00% Pervious = 566.730 ac 0.00% Impervious = 0.000 ac	

723 PROP W DET TO CREEK CHANNEL

Type II 24-hr 1% Rainfall=8.28"

Prepared by Hewlett-Packard

Printed 8/13/2020

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Time span=5.00-17.00 hrs, dt=0.05 hrs, 241 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

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Subcatchment 14S: WEST AREA	Runoff Area=18.320 ac 0.00% Impervious Runoff Depth>5.20" Tc=18.1 min CN=81 Runoff=126.09 cfs 7.937 af
Subcatchment 15S: SOUTHEAST AREA	Runoff Area=3.790 ac 0.00% Impervious Runoff Depth>5.79" Tc=6.0 min CN=86 Runoff=40.02 cfs 1.827 af
Subcatchment 20S: SW DRAINAGE SHED	Runoff Area=540.700 ac 0.00% Impervious Runoff Depth>5.05" Tc=32.4 min CN=80 Runoff=2,598.33 cfs 227.494 af
Reach 18R: (new Reach)	Inflow=2,685.69 cfs 239.112 af Outflow=2,685.69 cfs 239.112 af
Pond 19P: WEST POND	Peak Elev=107.76' Storage=7,347 cf Inflow=126.09 cfs 7.937 af Outflow=124.64 cfs 7.937 af

Total Runoff Area = 566.730 ac Runoff Volume = 239.113 af Average Runoff Depth = 5.06"
100.00% Pervious = 566.730 ac 0.00% Impervious = 0.000 ac

723 PROP W DET TO CREEK CHANNEL

Type II 24-hr 10% Rainfall=5.25"

Prepared by Hewlett-Packard

Printed 8/13/2020

HydroCAD® 10.00-19 s/n 09646 © 2016 HydroCAD Software Solutions LLC

Summary for Pond 19P: WEST POND

[43] Hint: Has no inflow (Outflow=Zero)

Volume	Invert	Avail.Storage	Storage Description
#1	94.00'	18,514 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

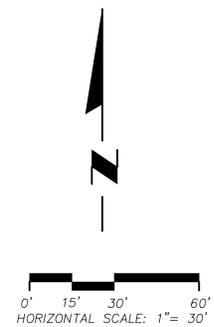
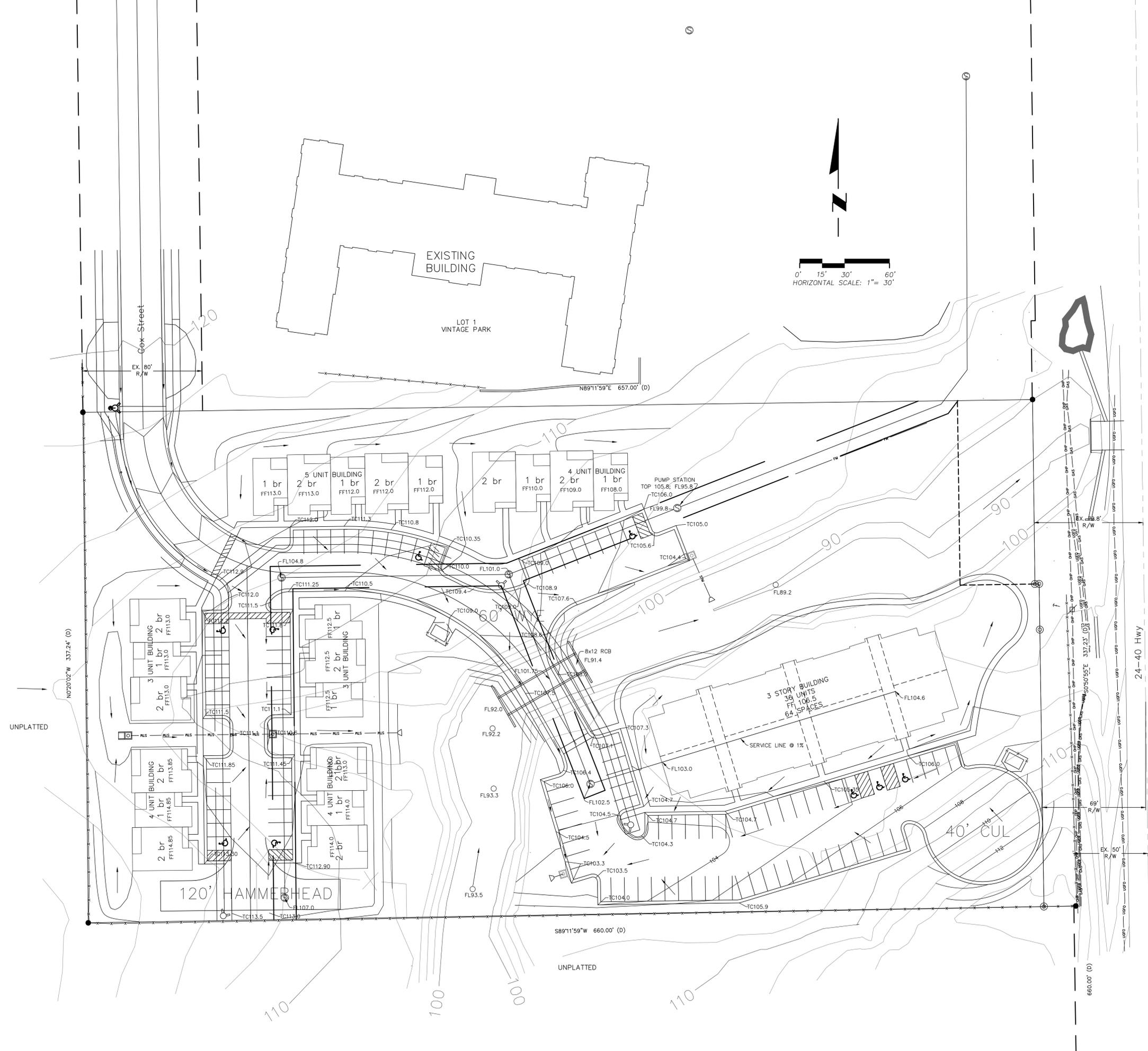
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
94.00	16	0	0
102.00	20	144	144
104.00	330	350	494
106.00	1,660	1,990	2,484
108.00	4,185	5,845	8,329
110.00	6,000	10,185	18,514

Device	Routing	Invert	Outlet Devices
#1	Primary	94.00'	24.0" Vert. Orifice/Grate C= 0.600
#2	Primary	107.00'	40.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)

↑1=Orifice/Grate (Controls 0.00 cfs)

└2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)



JOB NO.: RCW0311	DRAWN: RPP
FIELD BK./PC: XX/XX	CHECKED: RCW
ISSUES / REVISIONS:	DATE: 06-09-20
	ISSUE:

ROBERT C. WESSEL P.E.
 consulting engineer
 6309 KENNETT PLACE
 MISSION, KANSAS 66202
 913-207-6118 FAX 913-671-7476
 EMAIL robertcwessel47@gmail.com

PREPARED FOR:
PRELIMINARY SITE PLAN
WEST VILLAGE
TONGANOXIE, KANSAS

SHEET NO.
C1
 OF 1

PRELIMINARY PLAT

WEST VILLAGE

CITY OF TONGANOXIE

LEAVENWORTH COUNTY, KANSAS

Legal Description
(Per deed recorded in Document No. 2017R2842)

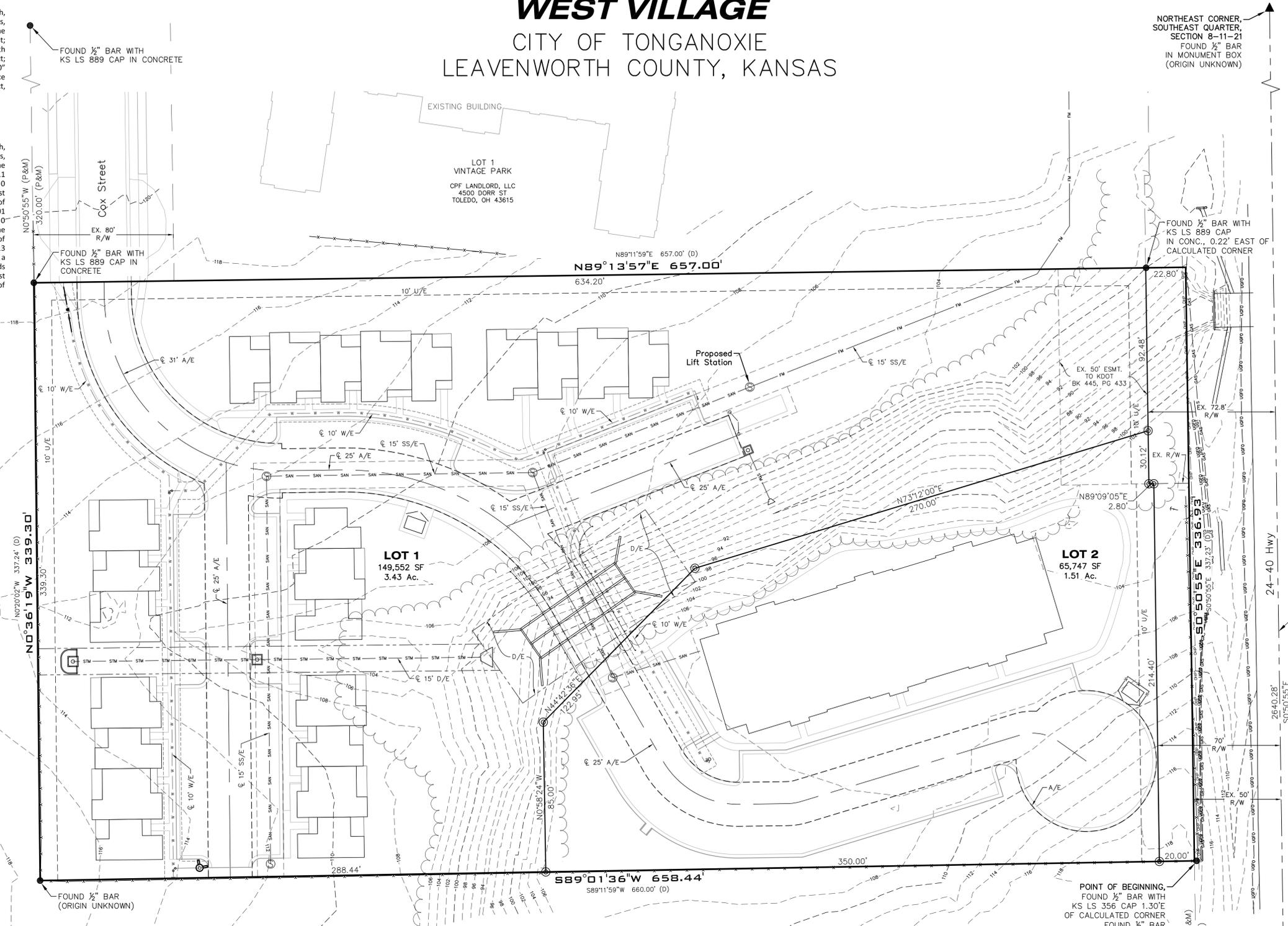
A tract of land in the Southeast 1/4 of Section 8, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 8, Township 11 South, Range 21 East; thence South 89°11'59" West, (assumed), 50.00 feet; thence North 00°50'55" West, 660.00 feet to the point of beginning of this tract; thence South 89°11'59" West 660.00 feet; thence North 00°20'20" West 337.24 feet; thence North 89°11'59" East 657.00 feet; thence South 00°50'55" East 337.23 feet to the point of beginning of this tract, LESS any part thereof taken or used for road purposes.

Surveyor's Recommended Legal Description

All that part of the Southeast Quarter of Section 8, Township 11 South, Range 21 East, in the City of Tonganoxie, Leavenworth County, Kansas, described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence South 89 degrees 11 minutes 59 seconds West, a distance of 50.00 feet; thence North 0 degrees 50 minutes 55 seconds West, parallel with and 50.00 feet West of the East line of the Southeast Quarter of said Section 8, a distance of 659.83 feet to the point of beginning; thence South 89 degrees 01 minutes 36 seconds West, a distance of 658.44 feet; thence North 0 degrees 36 minutes 19 seconds West, a distance of 339.30 feet to the Southwest corner of Vintage Park, a subdivision of land in the City of Tonganoxie, Leavenworth County, Kansas; thence North 89 degrees 13 minutes 57 seconds East, along the South line of said Vintage Park, a distance of 657.00 feet; thence South 0 degrees 50 minutes 55 seconds East, parallel with and 50.00 feet West of the East line of the Southeast Quarter of said Section 8, a distance of 336.93 feet to the point of beginning, containing 5.11 acres, more or less.

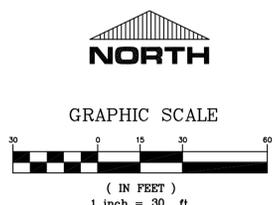
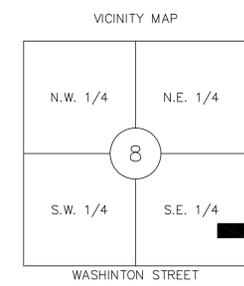
DEVELOPER:
PINNACLE CONSTRUCTION CO., INC.
CONTACT: RANDY WILLBANKS
1227 E 119TH STREET
GRANDVIEW, MO 64030
PHONE: (816) 863-9440

NOTES:
1. Basis of bearings: Final Plat of Vintage Park, recorded in Document No. 2008P00011.
2. No direct access will be allowed onto US 24/40 Highway.
3. Subject property lies outside of the 100-year floodplain per FEMA FIRM Map Numbers 20103C0301G and 20103C0302G, revised July 16, 2015.
4. Title Commitment provided by Alpha Title Guaranty, Inc., Commitment No. 0120120726, dated February 3, 2020 at 8:00 AM. No plottable easements, rights-of-way, or other survey related items were listed in the Title Commitment.



UNPLATTED
TONGANOXIE COMMUNITY HISTORICAL SOCIETY, INC.
P.O. BOX 785
TONGANOXIE, KS 66086

UNPLATTED
WEST HAVEN BAPTIST CHURCH, INC.
BOX 318
TONGANOXIE, KS 66086



LEGEND	
▲	MONUMENT FOUND AS DESCRIBED
●	BAR FOUND AS DESCRIBED
⊕	FIRE HYDRANT
⊠	STORM SEWER CURB INLET
⊡	STORM SEWER YARD INLET
⊞	STORM SEWER END SECTION
⊙	SANITARY SEWER MANHOLE
⊕	POWER POLE
→	GUY ANCHOR
— EX-W — EX-W —	EXISTING WATER LINE
— W — W —	PROPOSED WATER LINE
— STM — STM —	PROPOSED STORM SEWER LINE
— EX-SAN —	EXISTING SANITARY SEWER LINE
— SAN — SAN —	PROPOSED GRAVITY SANITARY SEWER LINE
— FM —	PROPOSED SANITARY FORCE MAIN
— GAS — GAS —	EXISTING GAS LINE
— OHP — OHP —	EXISTING OVERHEAD POWER
— UGT — UGT —	EXISTING UNDERGROUND TELEPHONE
— UGFO — UGFO —	EXISTING UNDERGROUND FIBER OPTIC
— 1000 —	EXISTING GRADE CONTOUR
— 1000 —	PRELIMINARY FINISH GRADE CONTOUR
⌋	EXISTING TREE LINE

POINT OF BEGINNING:
FOUND 1/2" BAR WITH
KS LS 356 CAP 1.30'E
OF CALCULATED CORNER
FOUND 1/2" BAR
0.27'S & 1.27'E OF
CALCULATED CORNER

POINT OF COMMENCING,
SOUTHEAST CORNER,
SECTION 8-11-21
FOUND 1/2" BAR WITH
2" ALUMINUM CAP
IN MONUMENT BOX



CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635
14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904

FINAL PLAT

WEST VILLAGE

PT. SE 1/4, SEC. 8-11S-21E,
CITY OF TONGANOXIE
LEAVENWORTH COUNTY, KANSAS

- REFERENCE TIES**
- SE 70.61' to chiseled "+" in NW corner of signal pole base.
 - SW 76.64' to chiseled "+" NE corner of signal pole base.
 - NW 65.52' to chiseled "+" in SE corner of signal pole base.

NORTHEAST CORNER, SOUTHEAST QUARTER, SECTION 8-11-21
FOUND 1/2" BAR IN MONUMENT BOX (ORIGIN UNKNOWN)

DESCRIPTION

All that part of the Southeast Quarter of Section 8, Township 11 South, Range 21 East, in the City of Tonganoxie, Leavenworth County, Kansas, described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence South 88 degrees 11 minutes 59 seconds West, a distance of 50.00 feet; thence North 0 degrees 50 minutes 55 seconds West, parallel with and 50.00 feet West of the East line of the Southeast Quarter of said Section 8, a distance of 659.83 feet to the point of beginning; thence South 89 degrees 01 minutes 36 seconds West, a distance of 658.44 feet; thence North 0 degrees 36 minutes 19 seconds West, a distance of 339.30 feet to the Southwest corner of Vintage Park, a subdivision of land in the City of Tonganoxie, Leavenworth County, Kansas; thence North 89 degrees 13 minutes 57 seconds East, along the South line of said Vintage Park, a distance of 657.00 feet; thence South 0 degrees 50 minutes 55 seconds East, parallel with and 50.00 feet West of the East line of the Southeast Quarter of said Section 8, a distance of 336.93 feet to the point of beginning, containing 5.11 acres, more or less.

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

DEDICATION

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

An easement or license is hereby granted to enter upon, locate, construction and maintenance upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" for public utilities, "Drainage Easement" or "D/E" for storm water structures and conveyance, "Sanitary Sewer Easement" or "SS/E" for sanitary sewers, and "Waterline Easement" or "W/E" for public water mains and appurtenances, is hereby granted to the City of Tonganoxie, Leavenworth County, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

The Owner hereby grants unto themselves, their successors, assigns, tenants, guests, and invitees, an easement for vehicular ingress and egress on over and across a strip of land shown hereon as "Access Easement" or "A/E". No obstacle or obstructions that would prohibit free vehicular access shall be allowed within "Access Easement".

EXECUTION

IN TESTIMONY WHEREOF, W.C. Development, L.L.C., a Kansas Limited Liability Company, has caused this instrument of writing to be executed this ____ day of _____ 2020.

W.C. Development, L.L.C.

By: _____
Randall C. Willbanks, Managing Member

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS:
COUNTY OF)

BE IT REMEMBERED, that on this ____ day of _____ 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Randall C. Willbanks, managing member of W.C. Development, L.L.C., a Kansas limited liability company, who is personally known to be the same person who executed the foregoing instrument of writing and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

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

My Commission Expires: _____
Notary Public

APPROVALS

APPROVED BY, the City of Tonganoxie Planning Commission, Leavenworth County, Kansas, this ____ day of _____ 2020.

By: _____
John Morgan, Planning Commission Chair

By: _____
Zach Stoltenberg, Secretary

STATE OF KANSAS)
) SS:
COUNTY OF LEAVENWORTH)

Be it remembered that on the ____ day of _____ 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came the above City officials known personally to be the same persons who executed the foregoing instrument and acknowledged the same to be their voluntary act and deed.

RIGHTS-OF-WAY and easements accepted by the City of Tonganoxie, Leavenworth County, Kansas, this ____ day of _____ 2020.

By: _____
David Frese, Mayor

Attest: _____
Daniel Porter, Acting City Clerk

I HEREBY certify this plat meets the requirements of K.S.A. 58-5005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

By: _____
Wayne Malnicof, County Surveyor

Date: _____

FILING RECORD

This is to certify that this instrument was filed for record in the office of the Leavenworth County Register of Deeds Office on the ____ day of _____ 2020, and is duly recorded at _____ as Document No. _____.

By: _____
Stacy R. Driscoll, Register of Deeds

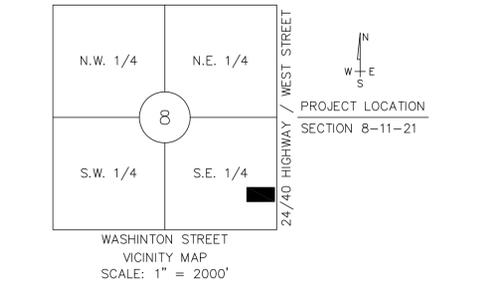
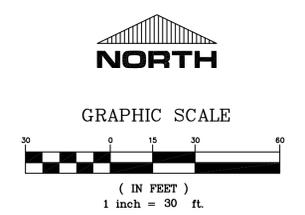
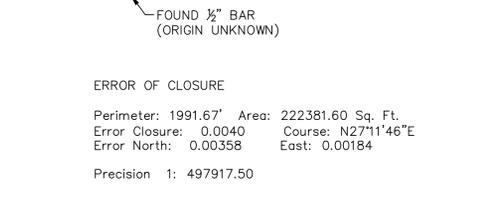
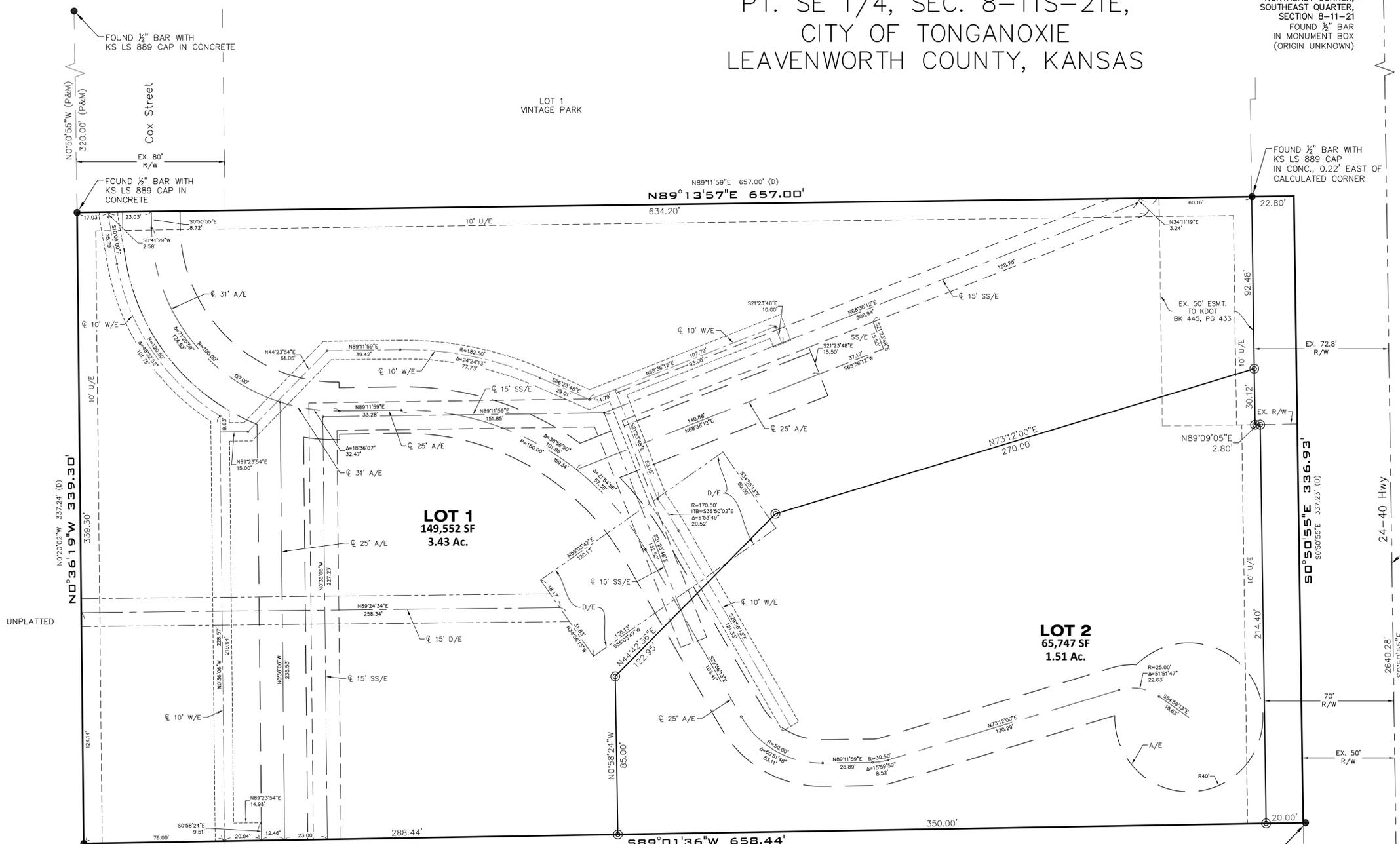
WEST VILLAGE

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS



122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904



- LEGEND**
- ▲ MONUMENT FOUND AS DESCRIBED
 - BAR FOUND AS DESCRIBED
 - ⊙ SET 1/2" x 24" REBAR WITH PLASTIC KS CLS 93 CAP
 - (M) MEASURED BEARING OR DISTANCE
 - (D) DEED BEARING OR DISTANCE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - SS/E SANITARY SEWER EASEMENT
 - W/E WATER EASEMENT
 - A/E ACCESS EASEMENT
 - R/W RIGHT-OF-WAY

THIS IS TO CERTIFY THAT ON THE 16TH DAY OF MARCH 2020, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-11.



- NOTES:**
- Basis of bearings: Final Plat of Vintage Park, recorded in Document No. 2008P00011.
 - No direct access will be allowed onto US 24/40 Highway.
 - Subject property lies outside of the 100-year floodplain per FEMA FIRM Map Numbers 20103C0301G and 20103C0302G, revised July 16, 2015.
 - Title Commitment provided by Alpha Title Guaranty, Inc., Commitment No. 0120120726, dated February 3, 2020 at 8:00 AM. No plottable easements, rights-of-way, or other survey related items were listed in the Title Commitment.

POINT OF BEGINNING,
FOUND 1/2" BAR WITH
KS LS 356 CAP 1.30'E
OF CALCULATED CORNER
FOUND 1/2" BAR
0.27'S & 1.27'E OF
CALCULATED CORNER

POINT OF COMMENCING,
SOUTHEAST CORNER,
SOUTHEAST QUARTER,
SECTION 8-11-21
FOUND 1/2" BAR WITH
2" ALUMINUM CAP
IN MONUMENT BOX

- REFERENCE TIES**
- E-SE 80.84' to center of manhole.
 - E-NE 149.10' to top nut of fire hydrant.
 - W-SW 71.81' to center of manhole.

ERROR OF CLOSURE

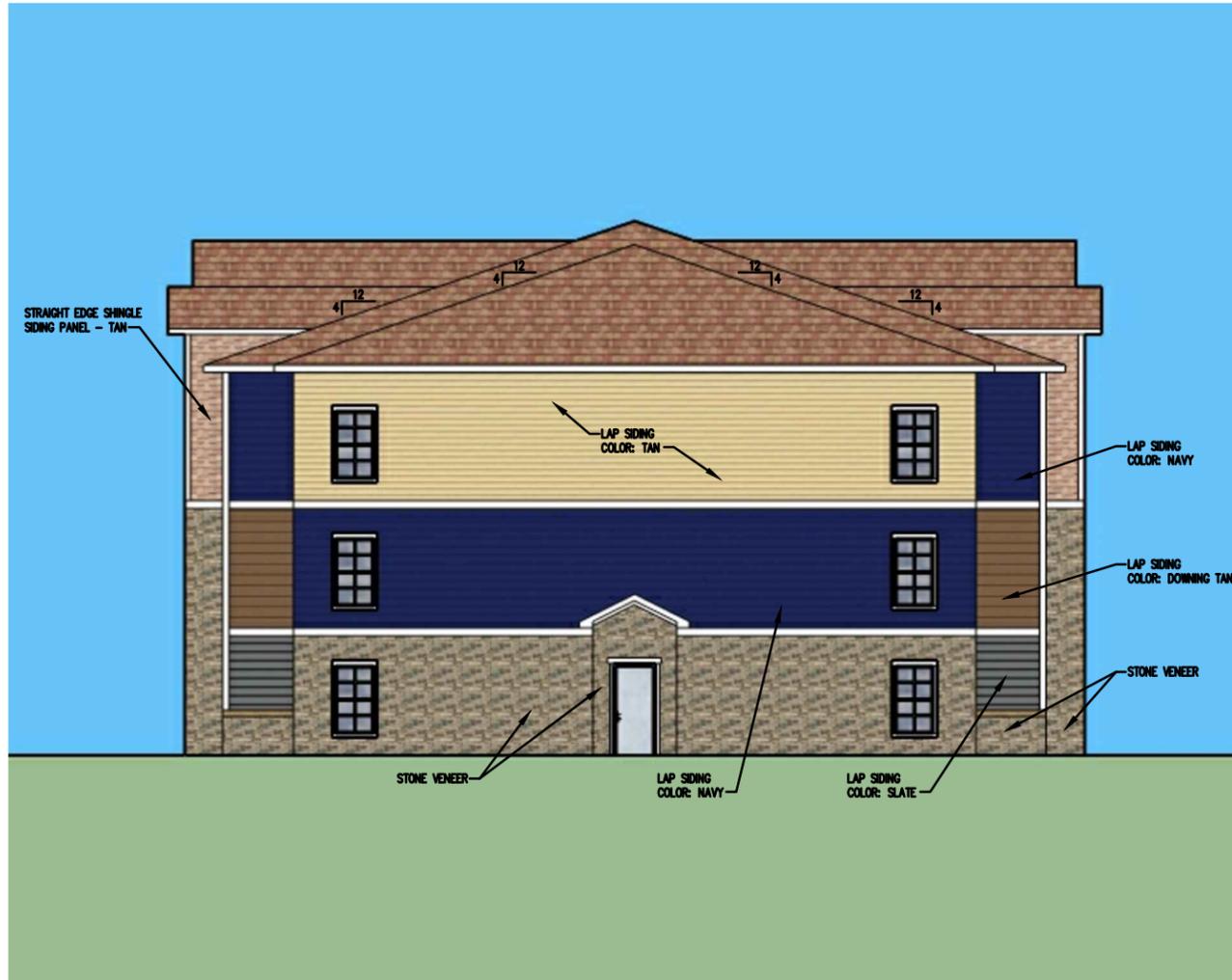
Perimeter: 1991.67' Area: 222381.60 Sq. Ft.
Error Closure: 0.0040 Course: N27°11'46"E
Error North: 0.00358 East: 0.00184

Precision 1: 497917.50

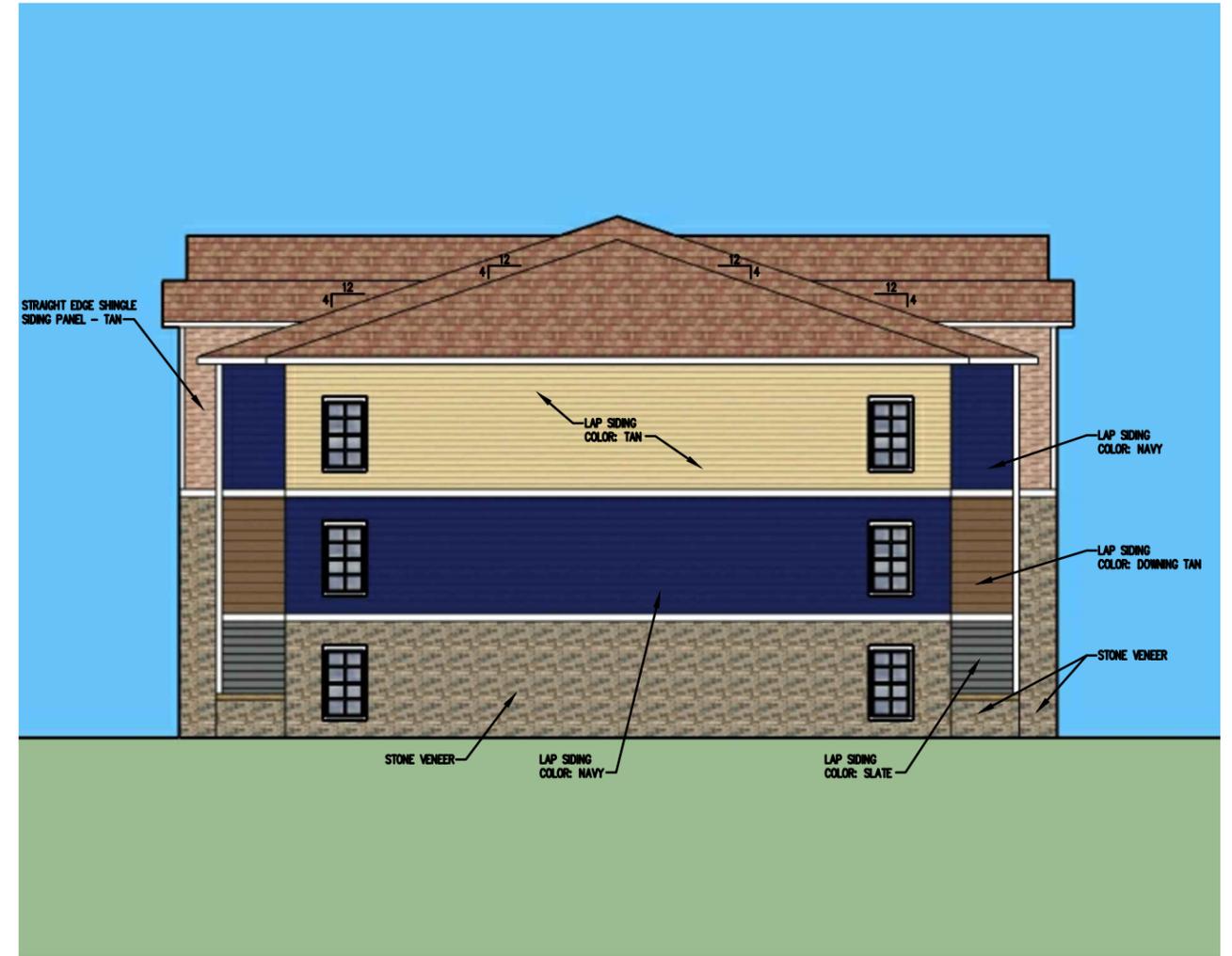


FRONT ELEVATION

WEST VILLAGE APARTMENTS
Tonganoxie, Kansas

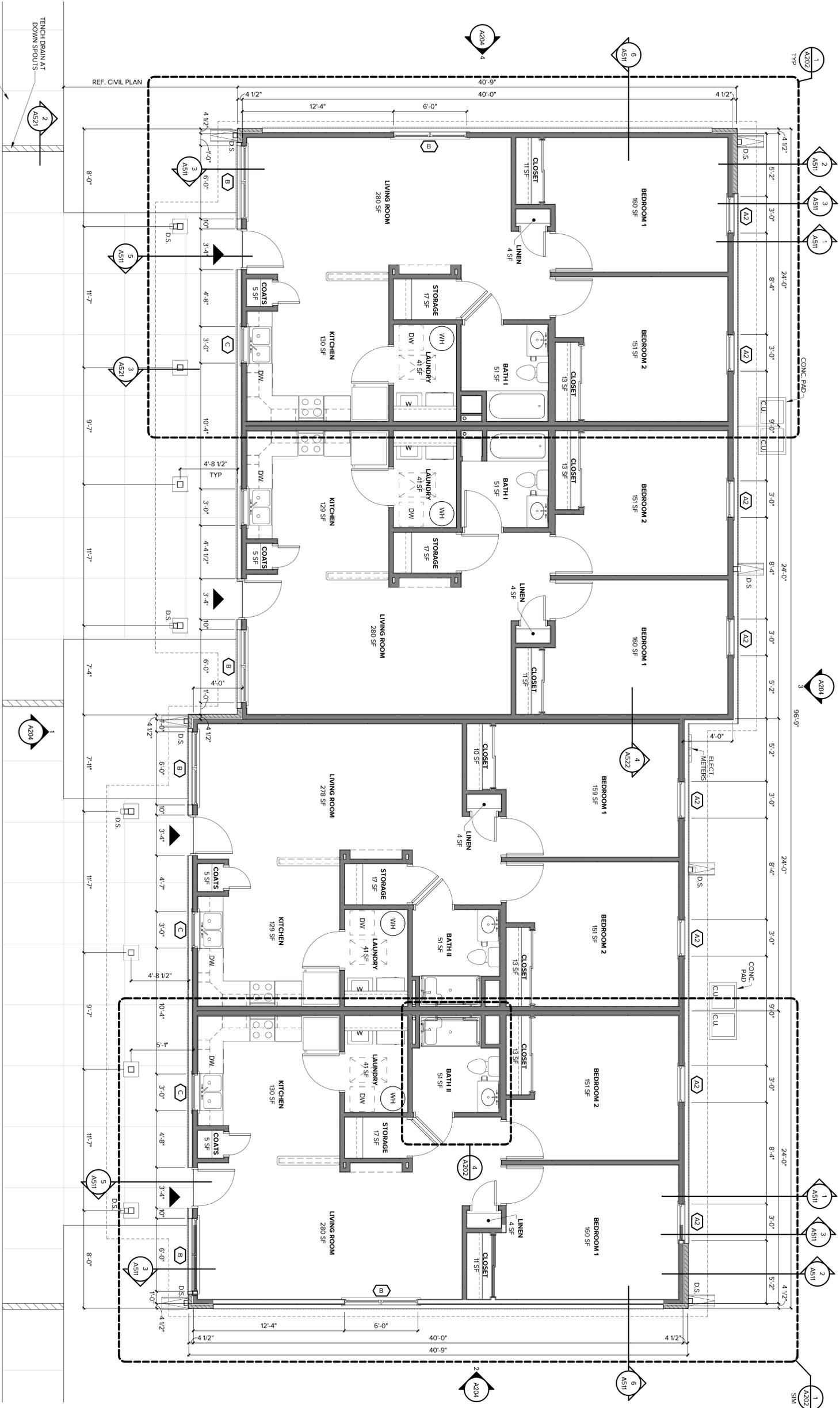


LEFT ELEVATION



RIGHT ELEVATION

WEST VILLAGE APARTMENTS
Tonganoxie, Kansas



SIDEWALK
CONDITIONS VARIES
REF. CIVIL SITE PLAN
FOR ADDITIONAL
INFO

TENCH DRAIN AT
DOWN SPOUTS

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



Tonganoxie
Missouri
913.231.7000
www.noarchitect.com

New Building for:
West Village

Tonganoxie, Kansas

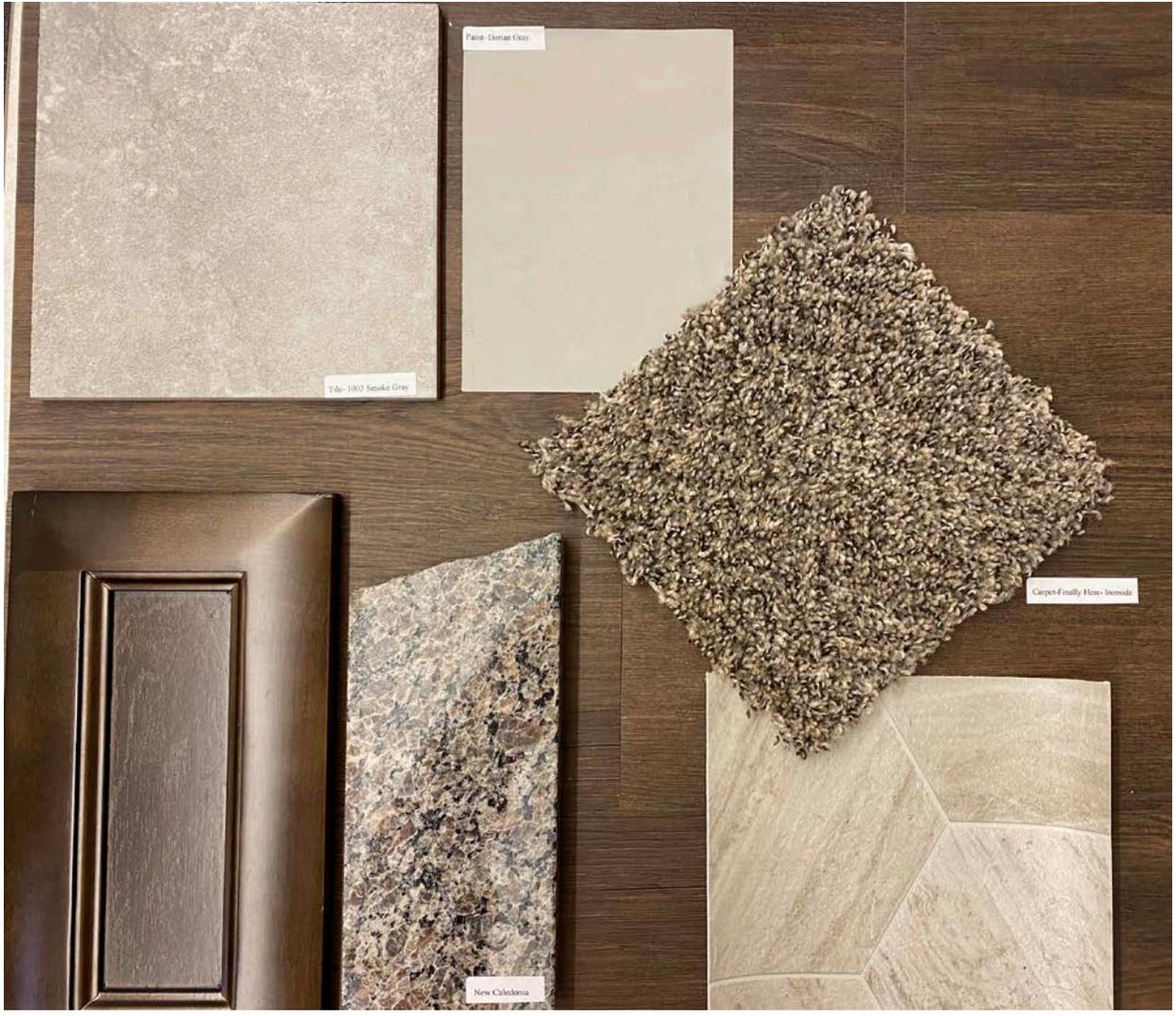
PROJECT NUMBER:	20-010
PROJECT ARCHITECT:	SRG
PROJECT MANAGER:	EDK
DRAWN BY:	MAS
CHECKED BY:	EDK
ISSUE DATE:	06/12/2020
ISSUE RECORD:	100% SET
REVISIONS:	

SHEET TITLE

Two Bedroom Units Floor Plan

CODE NAME

SHEET NUMBER
A201



Tib-1003 Smoke Gray

Paint-Dorian Gray

Carpet-Finally Home-Innards

New Caledonia



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case#: 2020-006P –Industrial Service Technologies, Site Plan

Date of Report: September 25, 2020

Application: Site Plan
Date of Application: 9/18/2020
Date of Meeting: 10/1/2020

Action: *A site plan requires review and approval by the Planning Commission. If the site meets the standards of the zoning district, and standards and criteria of the Site Plan Review Standards, the Planning Commission shall approve the site plan. Approval of a site plan makes the project eligible to apply for building permits.*

Applicant Name: Travis Papenberg, President/CEO, IST

Property Owner Name: Leavenworth County Port Authority

Subject Property

Address: 00000 Commerce Avenue, Tonganoxie, KS (Lot 16)
Property Size: 1.61 Acres
Zoning: I-LT Light Industrial
Legal Description: URBAN HESS BSNS CNTR #2, S03, T11, R21E, Lot 16, ACRES 1.61, SECTION 03 TOWNSHIP 11 RANGE 21E

Surrounding Property – Zoning and Use:

West: I-MD - Moderate Industrial; Leavenworth County Treasury Annex
South: I-LT – Light Industrial; Vacant
East: I-LT–Light Industrial; Vacant
North: I-LT – Light Industrial; mix of vacant lots and light industrial shops and warehouses

Staff Recommendation:

Recommend approval subject to specific conditions regarding the landscape design, building materials and front entry / elevation.

I. PROJECT DESCRIPTION

- A. Subject Property. The property is a 1.61-acre lot on the south side of Commerce Drive between Industrial Drive and Lanning Road, in the Urban Hess Business Park. The lot is zoned Light Industrial (I-LT), and is currently vacant. It abuts similarly zoned property on all sides and across the streets. The lot dimensions are 226’ wide x 300’ deep. The lot was previously platted in July, 2000, and meets the subdivision regulations and the I-LT standards for lot area.
- B. Proposal. The applicant proposing to build a new building on the site with new parking and access drives. The Tonganoxie Zoning ordinance also requires that all new buildings in industrial zoning districts have a site plan reviewed and approved by the Planning Commission. . If the site meets the standards of the zoning district, and standards and criteria of the Site Plan Review Standards, the Planning Commission shall approve the site plan. Approval of a site plan makes the project eligible to apply for building permits.

II. REVIEW CONSIDERATIONS

Site plans are reviewed according to all of the applicable zoning district standards as well as Article 9 of the subdivision regulations (Site Plan Review Standards).

The following are the I-LT zoning standards

	I-LT Standards	Proposed Project
<i>Lot Area</i>	1.0 acres	1.61 (existing)
<i>Lot Width</i>	100'	226' (existing)
<i>Lot Depth</i>	150'	300' (existing)
<i>Height</i>	3 stories / 45'	25" +/- due to slight roof pitch
<i>Front Setback</i>	35'	77'
<i>Side Setback</i>	20'	30' (east); 116' (west) - approximate
<i>Rear Setback</i>	25'	143' - approximate
<i>Parking</i>	1 space per 1,000 s.f. (7 required)	9 spaces
<i>Landscape</i>	Buffer planting (along residential property) <ul style="list-style-type: none"> • Large shade trees (40' on center) • Large shrub (8' on center) • Not applicable in this case Right-of-way Buffer <ul style="list-style-type: none"> • 20' buffer • No specific planting requirements; performance standards Other areas (storage, mechanical, screening): <ul style="list-style-type: none"> • Performance standards with a combination of fence and landscape 	<ul style="list-style-type: none"> • Buffer planting – n/a – not along residential property • 4 large shade trees in the front Right of way • No specific outdoor storage or mechanical equipment shown.

Article 9 of the Subdivision Regulations include the City's Site Plan Standards and Review Criteria. They apply to any new construction in industrial districts [1.2.1.1]. They specifically include the following standards:

1. **Articulation of Wall and Roof Planes [3.1].** Buildings more than 2,000 square feet are required to have a 3-to-1 ration of facade articulation, meaning a building should not be more than 3 times its height wide, without offsets. The intent of this standard is to break up large expanses of walls and to add a three-dimensional quality to structures.

This building is approximately 25' high. The front elevation is anywhere from approximately 23' high to 27' high due to the slight roof pitch. Three times this is approximately 69' to 81'. The front and rear elevations are 80' wide, and therefor right on the threshold of where an offset would be required. The side elevations have a similar dimension but are on the lower range of the height. Neither elevation provides off-sets.

While the elevations are near or above the threshold that would require offsets, the intent of this standard is to break larger building wall into smaller vertical elements and reduce the apparent scale of larger wall planes. This can improve the relationship of buildings to adjacent property and the streetscape. There are a number of ways to accomplish this intent besides simply having off-sets. The building elevations and the structural plans show vertical elements approximately every 18'. There is not enough information on the building elevations to show materials or trim details, but often with these types of buildings this building element is accompanied by a visible and emphasized trim details. We would recommend that this be done with two of the vertical components centered around the front entry to emphasize the pedestrian entry portion of the front elevation. The side and rear elevations are far removed from adjacent property. From the submitted elevations, this technique may be used on these facades though it is not clear from the materials and details. If it is not used here, it is not necessary due to the building being close to the threshold of requiring articulation and due to these elevations being more remote and less visible.

2. **Cladding and Roofing Materials [3.2].** Metal buildings with a quality appearance is acceptable in industrial districts. Other materials may be approved by the Planning Commission on a case-by-case basis, specifically to account for uses such as car wash, auto maintenance or storage buildings where a large portion of the wall may be doors or other types of openings.

The application and submitted elevations do not specify a material. Prior to approval by the Planning Commission the applicant should supply specific material specifications, including images of comparable buildings using the specific material, or if possible a material sample. The intent is to ensure the standard of "metal buildings with quality appearance" is met and that materials similar to and compatible with other buildings in the Urban Hess Industrial Park is used.

3. **Visual Elements [3.3].** Retail or office portions of industrial buildings require 30% of the facade and street walls to have design elements that allow visual penetration to the interior of buildings such as display units, windows and doors. The intent of this standard for industrial buildings is to break up monotonous, impersonal facades.

This building only includes a front entry and windows on the front facade. It is unclear which portions of the building is intended for storage vs. any retail or office portions of the building, however the “business entrance” portion of the building includes transparency and visual elements that relate to the site. However this is a large facade and some more details for this elevation and these facade elements may be necessary to meet the intent. It is recommended that any additional detail be focused on the entry, and the remainder of the facade should have less attention. Similar to past applications in this area this could be done by concentrating the windows closer to the entry and/or adding some entry enhancements such as a canopy or trim details on the entry in association with the articulation trim recommended above.

4. **Color / Patterns / Textures for Facades and Street Walls [3.4].** Colors, patterns and textures of exterior buildings or coatings are to be compatible with existing surroundings. Extremely bright or fluorescent colors should be avoided.

This application and elevations do not note material colors. In association with the material specifications, typical colors should be provided.

5. **Axillary Elements [3.5].** Screening of mechanical equipment, trash, or loading areas for industrial buildings should be to the rear or otherwise create from the street or residential areas.

Mechanical equipment, trash and loading areas are not specifically designated on the site plan. There are two “loading doors” indicated on side and rear elevations, accessed from a future concrete drive. These elevations are not oriented to the street and do not relate to any residential property. In association with the landscape recommendations related to the streetscape, the loading areas are sufficiently minimized considering the context of this area, the scale of the building to the site, and its relation to the overall streetscape. To the extent any mechanical, storage areas are located through the construction process or proposed at a later date, they shall be subject to further permit reviews by staff to ensure they meet the fence and/or landscape standards to screen these areas from the streetscape and adjacent property. (24-012.C)

6. **Landscape [4.0 and Section 17-011.G, and Section 24].** A landscape plan is required to demonstrate buffering and screening, contribute to the overall appearance of the site, contribute to the character of the area, and help manage any runoff or similar mitigation of site impacts that can be accomplished with vegetation. Additionally, the I-LT district requires a 20’ landscape strip to be maintained along all rights-of-way (17-011.G.).

A detailed landscape plan is not submitted, although the site plan shows 4 shade trees along Commerce Drive (no species designated). The goals and performance criteria of the site design / landscape section suggest landscape materials be included in the frontage buffer area, or along the foundation of the building to improve the public appearance and relation to the streetscape. The only specific landscape standards for the I-LT district (other than the presence of the frontage buffer and screening requirements), and the performance criteria of the site plans standards, relate to buffers along property adjacent to residential zoning that are not applicable to this site. For streetscape buffers, staff uses the tree spacing for other buffers, or 1 per 40’. Staff recommends that large shade trees be applied to the entire frontage (6 trees total, rather than 4, and spaced evenly across the entire lot), and that these trees be selected from one of the following species: Swamp White Oak, Sterling Silver Linden, Frontier Elm, State Street Miyabe

Maple, or Col. Bald Cypress. All trees shall be at least 2.5" caliper at planting and planted according to the American Standard for Nursery Stock. Any other species should be approved by the City Planning consultant's landscape architect.

7. **Parking [17-016].** The I-LT district requires 1 space for every 1,000 square feet of buildings and the parking shall be setback 10' from the property lines. Parking slots of more than 6 spaces require painted lines or curbs (20-101.F.). All parking shall be surface with a bituminous or concrete pavement meeting the standards and specifications of the City. Alternative materials may be approved for low use parking areas such as fire safety lanes or overflow parking. [20-010.H]

The proposed building requires 9 parking spaces, and is setback from the streetscape to provide the required buffer. The plan indicates concrete parking, but does not provide specific details on materials or the edge treatments. All parking and hard surfaces shall be confirmed to meet City specifications at the time of permits.

8. **Stormwater [5.0].** Section 5.0 includes a variety of stormwater standards and performance criteria to be administered by the City Engineer. It includes provisions for engineering studies, stormwater management plans, or waivers of requirements for projects under certain thresholds..

The City Engineer reviewed this project and determined that detention for this area has been accounted for by a previous study drainage study for Urban Hess Business Center Phase 2, and has been constructed. No action is necessary in relation to the proposed site plan. See City Engineer Memo dated September, 2020.

9. **Exceptions [1.7].** Where site plans do not meet any of the standards, the Planning Commission may grant exceptions to the standards in the following situations: the standard would create a hardship beyond the control of the applicant; OR the exception is a minor modification where the intent and purpose of the standard is fulfilled.

- *Other than staff specific recommendations to meet the applicability of the building design standards, no specific exceptions are requested or needed.*

III. EFFECT OF DECISION

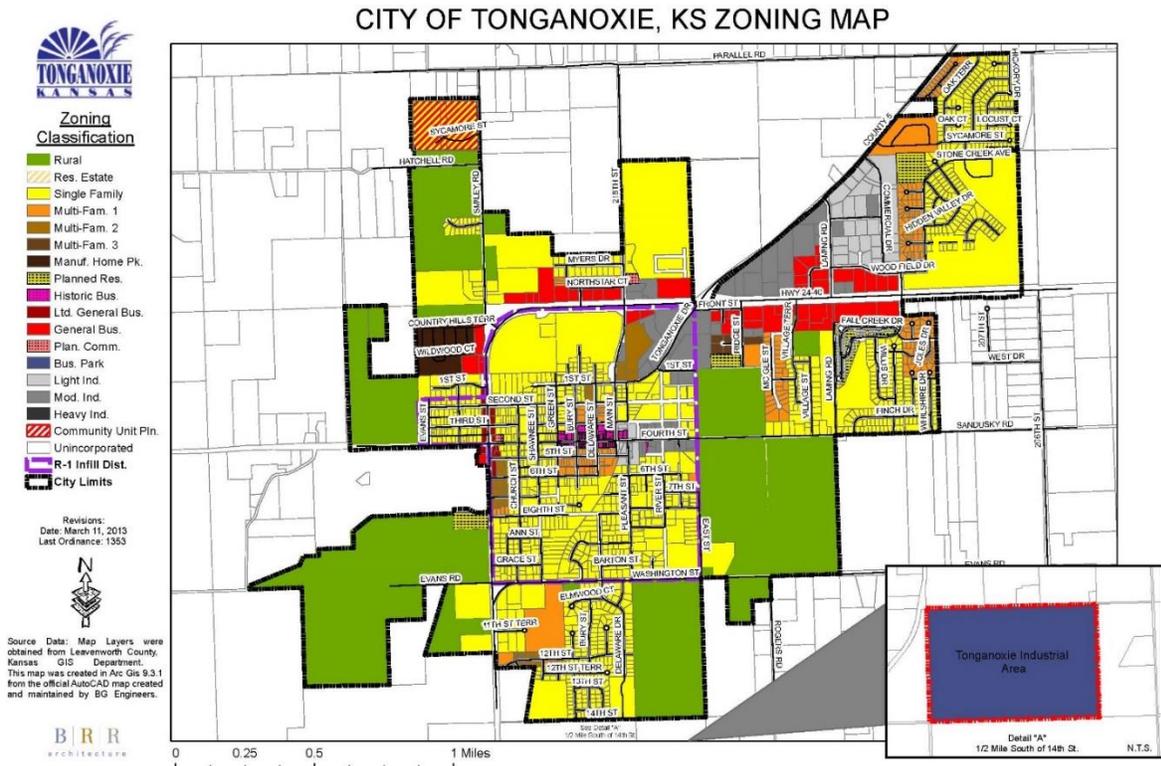
Approval of the site plan authorizes the applicant to proceed to building permits. Prior to issuance of these permits the applicant must construction documents demonstrate compliance with all standards of the City, demonstrate compliance with the approved site plan, and compliance with any conditions of the site plan approval. If the site plan is not approved by the Planning Commission, the applicant may appeal this decision to the City Council.

IV. Staff Recommendation

The Planning Commission may approve the site plan. However, staff recommends the following conditions or additional details prior to approval:

1. The applicant should submit material specifications and colors, or provide a material sample for this type of building.

2. Additional detail be added on the front facade to meet the intent of the articulation standards. Specifically consider vertical trim components emphasizing the structural columns nearest the front entry, and additional emphasis such as a canopy, enhanced trim or additional windows at the front entry.
3. All parking and paved surfaces shall meet City specifications, and construction details for materials and edges shall be verified at the time of permits.
4. 6 Street trees should be planted evening across the entire frontage, be 2.5" caliber, and planted according to ANSI Standards. Species should be one of the following, unless otherwise approved by the City's planner/landscape architect:
 - Swamp White Oak,
 - Sterling Silver Linden,
 - Frontier Elm,
 - State Street Miyabe Maple, or
 - Col. Bald Cypress
5. The applicant shall confirm that all storage, mechanical equipment or other auxiliary elements shall screened and not visible from the street; any changes to this during permitting or post construction may require additional landscape or screening to be approved by staff



Current City Zoning (property in red box zoned GBD)



Vicinity



Site



MEMO

To: George Brajkovic, City Manager
City of Tonganoxie

Cc: Dan Porter, Asst. City Manager
Kent Heskett, City Superintendent
Chris Brewster, City Planner

From: Brian Kingsley, City Engineer

Date: September 23, 2020

Re: IST – Industrial Service Technologies
Site Plan Review
20-1001L

The following are the City Engineer and staff review comments related to Engineering issues:

Storm Water Management Plan:

- 1) Storm Water Detention for the proposed site was provided in a regional detention basin constructed at the time of platting the Urban Hess development. No individual detention is required for development on this lot.

Recommendation: The City should consider approval without condition of the proposed storm water management for the site.

Site Plat:

- 1) Proposed paving has not been shown for access to the rear overhead door for the proposed building. The addition of paving in the future would require an additional site plan in the future. I recommend that the applicant consider showing future paving on the site plan to avoid the future requirement to resubmit an additional site plan.
- 2) Proposed sanitary sewer and water service has not been shown on the site plan.
 - a. Water and Sewer Services should be coordinated with the City Superintendent.

Recommendation: The City should consider approval contingent upon the above issues being acknowledged.

--END

For questions or comments, please contact:

Brian Kingsley, PE

President

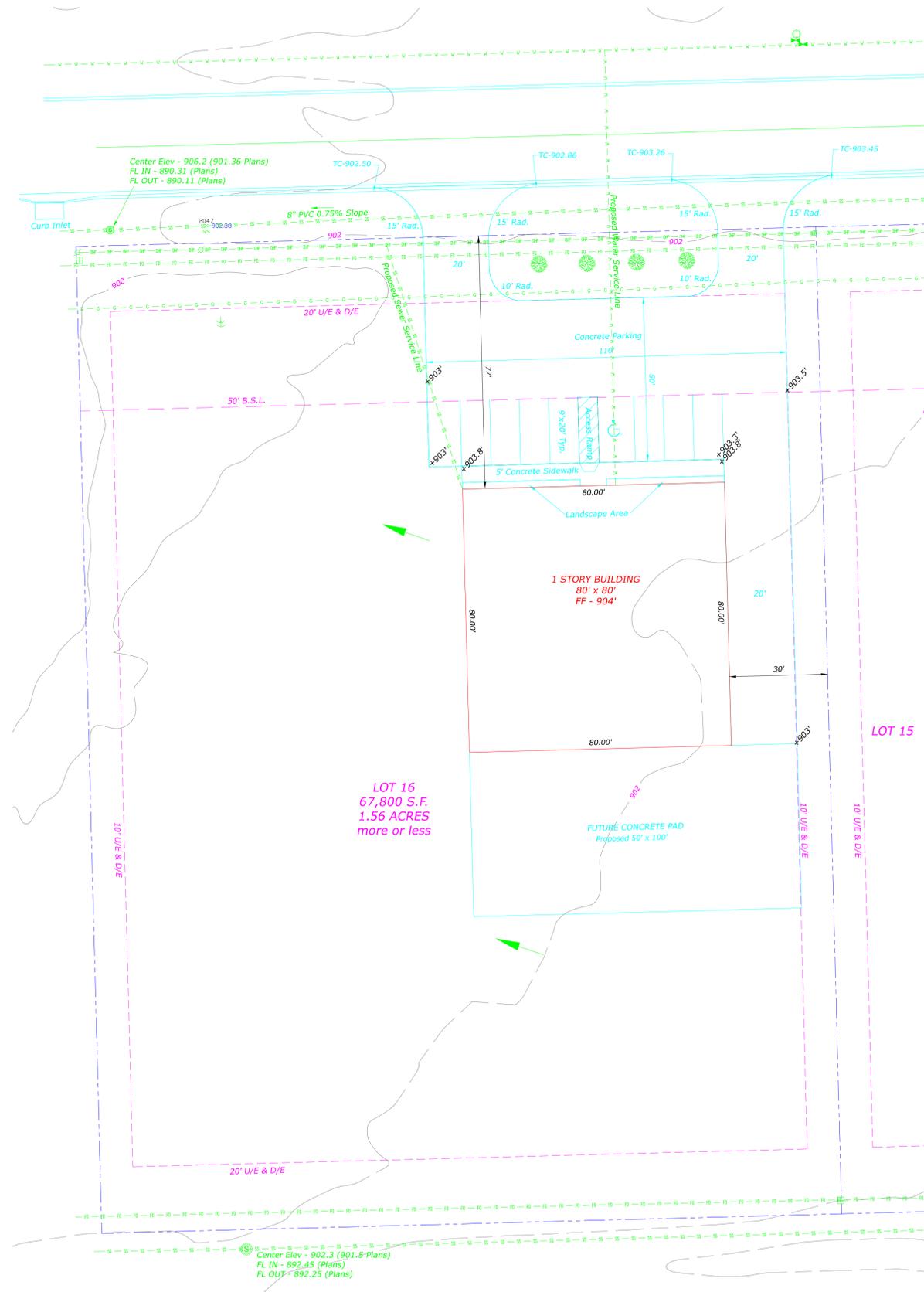
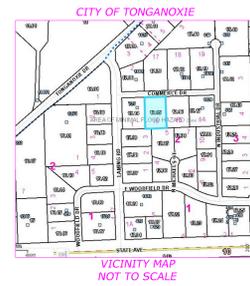
T: 785.727.7261

E: brian.kingsley@bgcons.com

IST - INDUSTRIAL SERVICE TECHNOLOGIES

Lot 16, URBAN HESS BUSINESS CENTER NO. 2,
City of Tonganoxie, Leavenworth County, Kansas.

PLOT PLAN



LEGAL DESCRIPTION:
LOT 16 URBAN HESS BUSINESS CENTER NO. 2, A SUBDIVISION OF LAND IN THE CITY OF TONGANOXIE, LEAVENWORTH COUNTY, KANSAS

- GENERAL NOTES:
1. Topography and adjacent plat and improvements from LEAVENWORTH COUNTY G.I.S..
 2. Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
 3. Adjacent parcel information is based upon adjacent recorded plats. This site plan does not depict a Boundary Survey.
 4. All parking lot lighting shall comply with the city codes and ordinances.
 5. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
 6. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards unless the planning official approves the placement of the cabinets in the front or corner yard as outlined in the city code.
 7. All wall and monument signs will require a sign permit through the codes division.
 8. All parking spaces shall meet the requirements in the UDO
 9. All improvements must meet the City of Tonganoxie design criteria, standards and codes.
 10. Stormwater Detention is provided in the regional detention basin, per the "REVISED DRAINAGE STUDY FOR URBAN HESS BUSINESS CENTER PHASE 2" prepared by Gary Ditty of Landplan Engineering, P.A., dated September 2002.

SITE INFORMATION :

- CURRENT ZONING: INDUSTRIAL
- PROPOSED ZONING: INDUSTRIAL
- CURRENT USE: Vacant - undeveloped
- PROPOSED USE: INDUSTRIAL
- SITE AREA - LOT 16: 1.56 AC., more or less
- PROPOSED BUILDING AREA 6400 S.F.
- PARKING PROVIDED: 9 SPACES (INCLUDING 1 A.D.A.)

- LEGEND:
- U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - - DIRECTION OF WATER FLOW
 - W - Water Line - location as per district
 - G - Gas Line
 - SS - Sanitary Sewer
 - OHP - Overhead Power Lines
 - FO - Underground Telephone/Fiber Optic Line
 - ⊙ - Fire Hydrant
 - ⊕ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - ⊚ - Sanitary Sewer Manhole
 - ⊙ - Power Pole
 - ⊙ - Guy Wire
 - ⊙ - Tree
 - ⊙ - A.D.A. Parking Stall



Scale 1" = 20'

Job # K-20-1402
September 22, 2020



315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com



