I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - JUNE 4, 2019

III. PUBLIC HEARINGS
None

IV. NON-PUBLIC HEARINGS
PC2019-113 Site Plan Approval - Corinth South Retail Center
4101 W. 83rd St. - 4117 W. 83rd St.
Zoning: C-2
Applicant: Kevin Berman, Hoefer Wysocki

PC2019-114 Site Plan Approval - Building Line Modification for Garage Extension
5109 W. 76th Terrace
Zoning: R-1a
Applicant: Steven and Sheila McMichael

PC2019-115 Final Plat Approval - Meadowbrook Senior Living Facility
9300 Parkside Drive
Zoning: MXD
Applicant: DIAL - Meadowbrook Senior Housing Land LP

V. OTHER BUSINESS

VI. ADJOURNMENT

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

cityclerk@pvkansas.com

*Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.
ROLL CALL
The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 4, 2019 in the Council Chambers at 7700 Mission Road. Chair Nancy Wallerstein called the meeting to order at 7:04 p.m. with the following members present: Jonathan Birkel, Patrick Lenahan, Melissa Brown, Greg Wolf and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES
Patrick Lenahan moved for the approval of the minutes of the May 7th regular Planning Commission meeting as presented. Jonathan Birkel seconded the motion, which passed unanimously.

PUBLIC HEARINGS
No public hearings were scheduled.

NON-PUBLIC HEARINGS
PC2019-107 Site Plan Approval
Retaining Wall
2918 W. 73rd Terrace

Mr. Brewster provided background on the application, stating that the retaining wall that was constructed was less than the required two feet from the property line. Public Works already issued a drainage permit for the property, and capping was added to the top of the wall to prevent drainage from traveling to the property to the west. A drain was also added at the bottom of the driveway. Mr. Brewster stated that staff recommended approval subject to the following conditions:

1. The approval is subject to maintaining all conditions of approval of the drainage permit from Public Works that protect the property to the west from any adverse drainage impacts.

2. If approved, the applicant shall record site plan and approved exception with Johnson County Records and Tax Administration.

Mr. Birkel asked if a railing would be required for the wall due to the height. Anna Backman, owner of the property, stated that she had already received a building permit...
for a fence and railing. Mrs. Backman added that she had seen the conditions required for approval and agreed to the terms.

Greg Wolf made a motion to approve the site plan with the existing conditions as well as a third: “Subject to the building permit that has been approved, a rail and privacy fence shall be built.” Patrick Lenahan seconded the motion, which passed unanimously.

PC2019-111 Approval of Sign Standards
9001 Roe Avenue

Mr. Brewster reminded Commission members that this issue had been brought to the Planning Commission’s attention when it was discovered that signs were added to the building without permits. The building previously had sign standards approved by the Planning Commission in May, 1998. After research, staff determined that the new signs were not in compliance with the standards approved in 1998.

The Planning Commission first reviewed and considered the issue at the May 7, 2019 meeting and agreed that the signs installed without a permit did not conform with the sign standards applicable to the property. The applicant developed a new set of sign standards for the Planning Commission’s review.

Staff recommended approval of the new standards with the following conditions:

1. That permits be applied for and issued, subject to the new standards, for all signs installed without a sign permit.

2. That any window or door graphics are subject to the general city-wide standard of no more than 20% of the window or door area.

3. That any future monument sign is subject to approval by the Planning Commission as required by 19.48.015.M, for review of the specific location, the base and frame materials, and landscape plan, as well as the size standards included in the applicants proposed standards.

Andrew Cope, owner of the property, stated that he was in agreement with staff recommendations.

Greg Wolf made a motion to approve the sign standards, subject to the conditions recommended by staff. Patrick Lenahan seconded the motion, which passed 5-1, with Nancy Wallerstein in opposition.

PC2019-112 Site Plan Approval
Construction of 8-Foot Fence
9030 Rosewood Drive
Mr. Brewster stated the applicant was requesting site plan approval for an 8-foot tall fence, which would require an exception to the 6-foot height limit. The proposed fence would be built in the rear yard to enclose a pool on a lot that backs up to Nall Avenue. The exception would only be for the rear fence along the lot line that backs to the street.

Staff recommended approval with the following conditions:

1. The fence be constructed of wood to match as closely as possible the material and coloring of other fences along this section of the Nall streetscape.

2. The vegetation between the street and property line be maintained to the greatest extent possible to soften the appearance of the fence and obscure differences between sections of the fences along Nall Avenue.

Kevin Arnhold, owner of the property, stated there were no attendees at the neighborhood meeting, but that he received letters of support from several neighbors. He added that he had no concerns with the conditions required.

Jeffrey Valentino made a motion to approve the plan with the conditions laid out in the staff report. Greg Wolf seconded the motion, which passed unanimously.

**OTHER BUSINESS**

**Special Use Permits and Conditional Use Permits**

Mr. Brewster described the differences between special use permits and conditional use permits, noting that conditional use permits were used for routine items reviewed by the Planning Commission. Special use permits, on the other hand, were typically more complex and required a public hearing and approval by the City Council. He added that the purpose of the discussion was to better distinguish between the two, and provided an application summary chart showing how they differ. Lastly, he said that there would be no substantive or policy changes to the current allowed uses, and asked Commission members for direction in drafting changes.

Mr. Valentino stated that he appreciated the clarification of the differences between the two types of permits. He asked what the solution would be for items not included in the chart, and suggested some sort of framework would be useful. He also asked if there were existing restrictions for special use permits. Mr. Brewster said that there were, and added that lists for each type of permit will be refined before final approval. Further, the updated zoning regulations will be presented to Council on June 17th, then will be brought back to the Planning Commission for a public hearing and final consideration before they go back to the City Council for final approval.

Mrs. Robichaud stated that the wireless facilities section is being rewritten by the City Attorney because much of the requirements are out of date and unenforceable. In the future, approval for changes at cellular towers will likely not be brought before the Planning Commission.
Mrs. Robichaud reminded Commission members that the comprehensive plan survey that was previously sent out to the Commission needed to be completed by June 11th. The survey will be reviewed during the Planning Commission work session on June 18th.

**ADJOURNMENT**

With no further business to come before the Commission, Chair Nancy Wallerstein adjourned the meeting at 8:03 p.m.

Nancy Wallerstein  
Chair
Planning Commission Application

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: Kevin Berman
11460 Tomahawk Creek Pkwy, Suite 400
Leawood, KS 66211
E-Mail kevin.berman@hoeferwysocki.com

Owner: GRI Corinth South LLC
4530 East-West Highway, Suite 400 Bethesda, MD
Zip: 20814

Phone Number: 913.307.3860
Phone Number: 301-907-7800

Location of Property: SW corner of 83rd and Mission Road (4117 W 83rd - 4101 W 83rd)

Legal Description: See survey sheet in submittal package for legal description

Applicant requests consideration of the following: (Describe proposal/request in
detail) Site plan review for a new retail center consisting of 2 new buildings and a partial demo and expansion of
one existing building.

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 Site Plan Review of Planning Commission of Corinth Quarter @ the SW corner of 83rd and Mission
As a result of the filing of said application, CITY may incur certain expenses, such as publication
costs, consulting fees, attorney fees and court reporter fees.

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

Applicant's Signature/Date

Owner's Signature/Date
LEGAL DESCRIPTION

All that part of the Southeast Quarter (SE 1/4) of Section 28, Township 12, Range 25, in the City of Prairie Village, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter, said line also being the centerline of 83rd Street as now established, a distance of 433.00 feet; thence South along a line which deflects to the left 89 degrees 54 minutes 25 seconds from the last described course, a distance of 42.00 feet to the point of beginning of a tract of land to be herein described; thence continuing South along the last described course a distance of 511.84 feet; thence West along a line at right angles to the last described course, a distance of 302.83 feet; thence Northwesterly along a line which deflects to the right 22 degrees 06 minutes 35 seconds from the last described course, a distance of 49.84 feet; thence North along a line that deflects to the right 67 degrees 53 minutes 25 seconds from the last described course, a distance of 492.50 feet; thence East along a line that deflects to the right 90 degrees 05 minutes 35 seconds from the last described course, said line also being the South right-of-way line of 83rd Street, a distance of 349.00 fee to the point of beginning, subject to that part in roads. Tract contains 4.08 Acres +/-
Application: PC 2019-113

Request: Site Plan Approval – commercial building and remodel.

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: 3945 W. 83rd / 8300 Mission Road

Applicant: GRI Corinth South LLC (First Washington Realty, INC.), Owner

Current Zoning and Land Use: C-2 General Business District

Surrounding Zoning and Land Use: 
North: C-2 General Business District (retail)
East: CP-2 Planned General Business District (retail, restaurant, offices) and C-O Commercial Office (office)
South: R-3 Garden Apartment District (apartments)
West: C-O Commercial Office (office)

Legal Description: (meets and bounds)

Property Area: 5.09 acres (221,756.92 s.f.)

Related Case Files: PC99-107 Panera Bread Bakery Sign Approval
PC 2011-06 CUP for Drive-thru and Site Plan (Tide Dry Cleaner)

Attachments: Application, site plan and architectural elevations
General Location Map

Aerial Map
Site

Street View

Street view looking south from 83rd Street.
Street view looking west from internal to the site.

Bird’s eye view
COMMENTS:

The applicant is requesting site plan approval to construct two new retail/commercial buildings in place of a building that has been torn down (the antique mall / historic stable building) and an addition on an existing building. The plan also involves the reconfiguration of some internal parking areas, landscape islands and civic spaces in relation to the building locations. The new building will be situated closer to the rear (south) property line than the previous buildings, and a separate extension of the western building (with first watch) will extend further south. The parking / landscape reconfiguration primarily involves the spaces between these buildings, and a change to get 4 bays of parking (instead of 3) by narrowing one internal drive and the center landscape areas. All access points to the property will remain unchanged (north entrance on 83rd street and two easement entrances to the west property).

AIMS data shows that this site is two separate parcels, divided by an irregular line that appear to cut the stable building from the west building, and then proceed diagonally through the parking area. This would mean that the new addition to the west building is potentially on two separate lots. Although the applicant owns each lot, they should supply documentation showing that the two lots cannot be sold separately unless the appropriate divisions at the building connections (party wall / fire rating / etc.) are shown prior to and after construction or show that the parcels have otherwise been jointed to be a single lot of record.

Zoning Requirements

The property is zoned C-2, General Business District. The application is a renovation/addition to an existing building (north portion, southern half of building with First Watch) and a new building on the south edge (where the previous antique mall / historic stable building was). The proposed buildings meet all standards of the C-2 District (15’ front setback, 0’ side setback / 15’ abutting R-1 – C-O, 0’ rear setback / 10’ abutting R-1 – C-O, and 35’ height). The C-2 district permits a broad range of retail, service and office uses. There are use and performance standards for this district that all future tenants will be required to meet, including limitations on storage and outside uses. Since this application includes a new building, an addition, and a substantial change to the exterior of the building, it requires site plan review and approval of the Planning Commission.

The applicant held a neighborhood meeting on June 11, 2019, according to the Prairie Village Citizen Participation Policy. Information regarding the meeting has been provided by the applicant to supplement the application.

According to Section 19.32.030 of the Prairie Village Zoning Regulations, the Planning Commission shall consider 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 plan calls for an approximately 10,000 square foot addition to the west building, and two new buildings on the south side of approximately 15,000 square feet, combined, with a court yard in the middle. The plan is for approximately 40% restaurant and 60% retail for the tenant make up. The site can accommodate these buildings, appropriate landscape and open spaces, and parking and circulation. All proposed structures meet the setback and other dimensional requirements of the zoning ordinance.

   The zoning ordinance requires 1 parking space per 2.5 seats for restaurants, 1 parking space per 250 square feet for retail, and 1 parking space per 300 square feet for office. Based on this requirement and the estimates and forecasts in the applicants tenant mix, the ordinance would require anywhere from 180 to 201 parking spaces to support this plan. In addition, it is part of a greater mixed-use area with opportunities for peak hour sharing and overflow parking. The applicants parking data shows an ordinance requirement of 189 spaces (within the above range) and the plan is providing 195 spaces (8 which meet ADA requirements). This plan has appropriate parking and meets the zoning ordinance requirements.

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

   This is infill development and replacement of an existing building of comparable size and uses, 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 does not propose a substantial increase in impervious surfaces as most work is over existing paved areas. There have been no reports of inadequate stormwater management in the area. The reconfiguration of the parking, circulation and landscape areas will cause different drainage patterns that will need to be addressed through construction. The plan proposes an underground detention basin central to the site and under the parking area. Public Works has reviewed a preliminary drainage study and has some comments that will need to be addressed prior to permitting. However, no significant concerns or issues arise from the proposed plans.

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

The circulation for the site generally remains unchanged with the access points staying the same. A more direct access flow is provided by continuing the lane from the east property directly across the site, and the access from the south entrance has the existing parking bays on the west side removed and internalized into the buffered parking area. The access to the west property at the southwest easement entrance changes the most as the buildings are now shifted farther south and the rear alley access is narrowed. However, the applicant has provided Auto turn data using the Fire District’s required design vehicle size and turning radius. This demonstrates that all circulation through the site is sufficient.

The applicant has submitted a traffic memo regarding anticipated impacts and circulation external to the site. Public Works and the City’s transportation consultant are working with the applicant to better understand potential impacts and forecasts. There do not appear to be any potential problems with the access points or surrounding signals, but Public Works wanted the impacts of additional traffic more clearly stated for analysis of this site and for documentation of cumulative review for all areas in the vicinity. Public Works and the applicant were still communicating on this at the time of the staff report.

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

The site can accommodate all buildings, parking and circulation as indicated above. The large landscape buffer along the frontage of 83rd Street will remain unchanged, except for some additional landscape along the parking area. Therefore, this project’s relationship to the “public realm” will remain largely unchanged.

The internal configuration of the parking and landscape is causing the loss of some landscape buffers. Primarily the large landscape island internal to the parking area is being narrowed and shifted to buffer the west “parking pod” from the access lane. Additionally, the green space at the entry of the previous stable building is being removed and straight storefront / sidewalks will be in its place. The plan does include three “gathering places” for outside activity and civic enhancements – patios area at the south edge of the west building and the east edge of the south building, and a courtyard / plaza between the two south buildings. This layout provides an acceptable amount of landscape and social spaces, and breaks up the parking lot expanses with landscape elements.

There may be an opportunity to improve some pedestrian circulation within the site and to improve the visibility and prominence of the south courtyard plaza area by creating a pedestrian passage from the entrance of this area (associated with the landscape peninsula in the parking, and connecting it with a landscape island / pedestrian passage through the next bay of parking and ultimately to the patio at the south of the west building. This may cause the loss of 2 to 6 parking spaces, but based on the above parking analysis this would be an acceptable or preferred exchange.

Staff is recommending some changes and additions to the proposed landscape plan – primarily the change from columnar tree species to shade trees that provide a larger and full tree canopy at maturity, and an increase of buffer at the west and south edges due to the back of the retail being more prominent near adjacent property under this plan. (See specific recommendations at end of report.)

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

The plan is largely new construction, but includes re-use of the First Watch Restaurant. The new construction is using the same height and scaling of the existing restaurant building. The project
is using a combination of narrow plank horizontal wood siding, EIFS, and Hardie Plank siding, with long board wood planks and dark single skin metal panels for accent material (mainly associated with the parapets, roofs and canopies), and an overall grey and earth tone color scheme. The massing introduces a new angular, single-pitch shed to the roofs and canopies, which is not present in the area, and is a departure from the Tudor and Colonial styles on the south side of the Corinth Center. The storefronts will have a higher profile than other retail buildings in the area, increasing natural light and visibility of these spaces. But overall the buildings have a similar scale to other buildings in the vicinity. The materials and accents are similar to those used in the Corinth North center, however samples or specific materials should be provided prior to approval. There is a large palette of materials including wood, metal, glass, and synthetics that require various maintenance for their appearance to keep fresh. The vertical and horizontal wood planks will need to be refinished every few years. The EIFS will need correct installation from contractor or water penetration can create issues. The fenestration is largely done with a storefront system. There seems to be a good ratio of glass to solid that will allow for proper commercial spaces and relationships to the outside social spaces in the plan.

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 the Square Redevelopment Area in the Conceptual Development Framework. There is a Corinth Square redevelopment concept plan that envisions a complete reconfiguration of this area into a better-connected, pedestrian-oriented, mixed-use area. The bulk of this investment is keyed to the larger, north side where the buildings and parking are already somewhat organized in a connected grid (despite the paths and connections being poorly defined). However, some previous and recent investments in that area have not fully leveraged those opportunities. There is no corresponding concept plan for the south side in the Comprehensive Plan, but it is assumed that the policies and investment strategies suggested would also correspond to greater development capacity and opportunities on the south side.

Outside of a specific redevelopment plan, and short of large-scale redevelopment, the general policies for Commercial Improvement areas in the plan suggest 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 is a modest redevelopment project when considering the extent of Corinth Square and the scope of redevelopment concepts in the plan. Further, most of the changes are internal to the site, and not affecting the projects’ interface with the “public realm” (i.e. 83rd Street frontage). While it does not represent investments to the extent envisioned in the plan, it is not contrary to the Comprehensive Plan and is generally consistent with the overall Commercial Improvement area policies.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve the proposed site plan for two new buildings and a building addition at 3945 W. 83rd Street / 8300 Mission Road subject to the following conditions:

1. A drainage permit, or other similar permits associated with the work, be approved by Public Works, including a determination that no negative impacts on stormwater will result.
2. All future signs shall require a separate sign permit meeting the general sign standards for the City; or to the extent future signs include revisions to the sign standards applicable to this property or changes to the monument sign location, size or design, Planning Commission approval may be required.

3. Consider a more prominent pedestrian connection / landscape amenity at the south courtyard / plaza entrance, through the double bay of parking, and connecting to the pedestrian frontages of the west building.

4. A revised landscape plan be submitted, specifically addressing the following (or alternative plans approved by staff that equally address these items):
   a. Change all columnar trees to a shade tree (see recommend species and cultivars on plans provided to applicant).
   b. Add one new oak street tree on the 83rd Street frontage.
   c. Add two more grasses to the frontage screening of the head-in parking.
   d. Add 5 shade trees to linear parking lot island; and two in the island on the southwest portion of the lot; and two in the northwest portion of the lot.
   e. Add evergreens to the perimeter on the west and south side to screen backs of retail from the office and apartment respectively (approximately 30 – 39 trees).

5. The applicant submit appropriate paperwork prior to permits showing that the two parcels are joined as one lot of record, or alternatively that any building along the parcel boundary shown in AIMS records has appropriate party wall / fire ratings to allow it to be sold as a separate entity.

6. Any issues raised by Public Works after finalizing the terms of the traffic memo and potential cumulative traffic counts be resolved prior to building permits.
CORINTH QUARTER
4101 - 4117 W. 83RD STREET
PRAIRIE VILLAGE, KS 66208
SITE PLAN REVIEW
04 JUNE 2019
HOEFER WYSOCKI #: 171161

DRAWING INDEX
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EXTERIOR ELEVATIONS - BUILDING A A2.11
EXTERIOR ELEVATIONS - BUILDINGS B & C A2.12
SITE LIGHTING SL-1
LEGAL DESCRIPTION

All that part of the Southwest Quarter (SE 1/4) of Section 28, Township 12, Range 25, in the City of Prairie Village, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Southwest Quarter, thence West along the North line of said Southwest Quarter, said line also being the centerline of 83rd Street as now established, a distance of 433.00 feet; thence South along the last described course, a distance of 350.00 feet; thence West along the last described course, a distance of 492.50 feet; thence East along a line that deflects to the right 89 degrees 54 minutes 35 seconds from the last described course, a distance of 511.84 feet; thence West along a line which deflects to the left 90 degrees 05 minutes 35 seconds from the last described course, a distance of 492.00 feet; thence East along a line which deflects to the right 67 degrees 00 minutes 00 seconds from the last described course, a distance of 49.84 feet; thence North along a line that deflects to the right 22 degrees 06 minutes 35 seconds from the last described course, a distance of 53 minutes 25 seconds from the last described course, said line also being the centerline of 83rd Street as now established, a distance of 433.00 feet; thence South along the last described course, a distance of 349.00 feet to the point of beginning, subject to that part in roads. Tract contains 4.08 acres.

Acres +/-
Clear and Stabilize Work Areas:

- Implement Pre-Clearing Plan
- Clearing and Grubbing

Phase II - During Land Disturbance & Disturb Limits

1. Existing Building
2. 83rd St.
3. 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%
4. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
5. Gravel and stabilize work areas.
6. Gravel contractor areas and place all-weather surface on contractor areas.

Erosion Control Notes:

1. Erosion control plan modifications shall be required if the plan fails to substantially achieve the required objectives.
2. The contractor shall temporarily seed and mulch all disturbed areas if seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if seed has not established 70% cover.
4. Install "J" Hooks on silt fence every 100 LF

Erosion Control Plan:

- Temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast to ensure that clearing and placement may be completed within a forecast dry period. Clearing necessary to place temporary structural BMP's is the minimum required for installation.
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Grading Legend:

- Existing Building
- Proposed Major Contour
- Proposed Minor Contour
- Stabilized Construction
- Inlet Protection
- Staging Area
- Construction Entrance
- Perimeter Silt Fence
- Temporary Structural BMP's
- Existing Minor Contour
- Limits of Disturbance
- Disturbed Area for Site Improvements: 3.45 Acres

Written Requirements:

1. Temporary Structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast to ensure that clearing and placement may be completed within a forecast dry period. Clearing necessary to place temporary structural BMP's is the minimum required for installation.
2. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast to ensure that clearing and placement may be completed within a forecast dry period. Clearing necessary to place temporary structural BMP's is the minimum required for installation.
3. Temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation.
### Written Sequencing

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if the contractor fails to substantially control erosion and offsite sedimentation.
4. Install "V" wedges on cill fence every 100 LF

### General Notes

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if the contractor fails to substantially control erosion and offsite sedimentation.
4. Install "V" wedges on cill fence every 100 LF

### Disturbed Area for Site Improvements

- Disturbed area: 3.45 Acres
- Grading Legend
  - Existing Minor Contour
  - Proposed Minor Contour
  - Proposed Major Contour
  - Stabilized Construction
  - Limits of Disturbance
  - Perimeter Silt Fence
  - Concrete Washout
  - Inlet Protection
  - Entrance

### Plan References

- SHEET C08
- 1/2" = 30' 15'

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<tr>
<td>A-Prior to Construction</td>
<td>Construction Reference</td>
<td>B</td>
<td>install construction Reference in accordance with APWA Standard Detail ESC-01</td>
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<td>2</td>
<td>Staging Area</td>
<td>B</td>
<td>install Staging Area in accordance with APWA Standard Detail ESC-02</td>
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<td>3</td>
<td>Perimeter Silt Fence</td>
<td>B</td>
<td>install Silt Fence in accordance with APWA Standard Detail ESC-03</td>
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<td>4</td>
<td>Concrete Washout</td>
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<td>install Concrete Washout at doors and windows to prevent run-off from disturbing any concrete in accordance with APWA Standard Detail ESC-04</td>
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<td>Phase II</td>
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<td>B-Prior to Infrastructure Installation</td>
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<td>install Inlet Protection Prior to Construction</td>
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<tr>
<td>C-Final Stabilization</td>
<td>Establish Perennial Vegetation</td>
<td>NA</td>
<td>100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%</td>
</tr>
</tbody>
</table>

### Sheet Information

- Jun 03, 2019-2:24pm
- Z:\ric design\2017\17-0193 corinth square\Dwg\Sheets\17-0193 Erosion Control.dwg
- Phase III C-Final Stabilization
- 6 Establish Perennial Vegetation
- N/A Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when
- 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%
Clearing and Grubbing:

- ST
- W/L

Clear and Stabilize Work Areas:

- ST
- W/L

Implement Pre-Clearing Plan:

- ST

W/L

---

Phase III C-Final Stabilization

June 03, 2019-2:24pm

Phase II

A-Prior to Construction

B - During Land Disturbance & Storm Infrastructure

PROJECT STAGE

REFERENCE NUMBER

BMP DESCRIPTION

REFERENCE STAGE

NOTES

1. Erosion Control Plan

   All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessity to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. All temporary structural BMP's shown on the pre-clearing plan must be in place as necessary.

   1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.

   2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover. Stabilization activities must also be completed within 14 days. Stabilization activities shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Steep Contours.

   3. Erosion Control Phase

   Grade contractor areas and place all-weather surface on contractor areas.

   4. Existing Building

   Proposed Building

   Erosion Control Legend

   - Sod Areas
   - Limits of Disturbance
   - Perimeter Silt Fence
   - Concrete Washout
   - Inlet Protection
   - Staging Area
   - Native Plantings
   - See Landscape Plan

   Disturbed Area for Site Improvements: 3.45 Acres

   Phase I

   A-Prior to Construction

   1. Construction Entrance

   2. Sodding Area

   3. Perimeter Silt Fence

   4. Concrete Washout

   Phase II

   B - During Land Disturbance & Storm Infrastructure

   5. Inlet Protection

   Phase III

   C - Final Stabilization

   6. Establish Perennial Vegetation
NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED.
2. TREES SHALL BE INSTALLED IN CONFORMITY WITH SPECIFICATIONS PRIOR TO INSTALLATION.

PREPARE TO PLANT:
1. PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY SIMILAR BRANCHES OFF CLOSE TO THE CROWN. PRUNE LAND HOE PISTES EUP TO DIRECT INTO WIND SOIL.
2. PLACE SHRUB 8" TO 12" LEVEL. INSTALL #1 CYLINDER HARDWOOD MULCH THROUGHOUT PLANTING BED. LAWN A 6" HIRE CIRCLE OF HARDSCAPES.
3. ALL PLANTING BOXES AND HARDSCAPE SURFACES CONTAIN MULCH TO FORM SAUCERS.

PLANTING:
1. 3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE.
2. PLACE NORTH AND SOUTH OF TREE.
3. SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE.
4. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL.
5. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS.
6. MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.
7. STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND.

PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY SIMILAR BRANCHES OFF CLOSE TO THE CROWN. PRUNE LAND HOE PISTES SUN TO DIRECT INTO WIND SOIL.

PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE.

PLANTING:
1. SCARIFY SIDES AND BOTTOM OF PIT.
2. AMEND SOIL ACCORDING TO SPECIFICATIONS.
3. PLACE SHRUB SO CROWN IS AT SOIL LEVEL.
4. FILL PLANTING HOLE WITH AMENDED SOIL Mixture ACCORDING TO SPECIFICATIONS.
5. CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER.

NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS.
4. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
5. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
6. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.
1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.

2. ARCHITECTURAL ELEVATION 100' - 0" = CIVIL ELEVATION XXX.XX'.

3. ALL SIDEWALKS SHALL SLOPE 1/4 INCH PER FOOT AWAY FROM THE BUILDING, UNLESS NOTED OTHERWISE.

4. ALL GRADES SHALL SLOPE AWAY FROM THE BUILDING AT 5 PERCENT FOR THE FIRST 10 FT.

5. LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS, WITH THE SELECTED EQUIPMENT MANUFACTURER/SUPPLIER; AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

TOTAL PARKING COUNTS:

- PARKING STALLS
- ADA PARKING STALLS
- EXISTING STALLS (EAST SIDE)
- EXISTING ADA STALLS (EAST SIDE)

NOTES: FUTURE RESTAURANT USE CALCULATED AT 10/1,000

PROVIDED:

195
8
165
5
388

REQUIRED:

189
6
146
5
346

ISSUE DATE: 6/4/2019

HOEFER WYSOCKI #:

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1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.

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A

B-4 160.95 35 LED/4,000 LUMENS/3000K
DSXW1-LED-20C-530-30K-TFTM-

Disclosure of information contained herein without prior written consent of the Engineer is strictly
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as
PE COA #E-359 KANSAS

MVOLT-RPA-HS-DBLXD

0.95 241 DSX1-LED-P9-30K-T5W-

EX 60.8 VERIFY EXISTING TO REMAIN
POST TOP FIXTURE ON 20'
VERIFY

Label Qty LLF Watts Manufacturer Model # SOURCE/LUMENS/COLOR TEMP Symbol

SCALE: 1" = 30'-0"
LEGAL DESCRIPTION

All that part of the Southeast Quarter (SE 1/4) of Section 28, Township 12, Range 25, in the City of Prairie Village, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter, thence West along the North line of said Southeast Quarter, said line also being the centerline of 83rd Street as hereinafter described, a distance of 433.00 feet, thence South along a line which deflects to the left 89 degrees 54 minutes 25 seconds from the last described course, a distance of 302.83 feet; thence Northwesterly along a line at right angles to the last described course a distance of 511.84 feet; thence West along a line which deflects to the right 90 degrees 05 minutes 35 seconds from the last described course, a distance of 49.84 feet; thence East along a line that deflects to the right 67 degrees 25 minutes 22 seconds from the last described course, a distance of 410.92 feet; thence North along a line that deflects to the left 22 degrees 06 minutes 35 seconds from the last described course, a distance of 49.84 feet; thence North along a line which deflects to the right 89 degrees 54 minutes 25 seconds from the last described course, a distance of 302.83 feet; thence West along the South line of said Southeast Quarter to the point of beginning, subject to that part in roads. Tract contains 4.08 Acres ±

Johnson County, Kansas, more particularly described as above.

Site Plan for
Corinth Quarter
4101 West 83rd Street
City of Prairie Village, Johnson County, Kansas

Legend
- Existing Section Line
- Existing Right-Of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Curb & Gutter
- Existing Sidewalk
- Existing Storm Sewer
- Existing Storm Structure
- Existing Waterline
- Existing Gas Main
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Existing Curb & Gutter Line
- Existing Sidewalk Line
- Existing Storm Sewer Line
- Existing Storm Structure Line
- Existing Waterline Line
- Existing Gas Main Line
- Existing Sanitary Sewer Line
- Existing Sanitary Manhole Line
- Existing Curb & Gutter Line
- Future Curb & Gutter Line
- Proposed Right-Of-Way
- Proposed Property Line
- Proposed Lot Line
- Proposed Easement Line
- Proposed Curb & Gutter Line
- Proposed Sidewalk
- Proposed Storm Sewer
- Proposed Storm Structure
- Proposed Waterline
- Proposed Watermain
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Curb & Gutter Line
- Proposed Sidewalk Line
- Proposed Storm Sewer Line
- Proposed Storm Structure Line
- Proposed Watermain Line
- Proposed Waterline Line
- Proposed Sanitary Sewer Line
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- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Curb & Gutter