

**BOARD OF ZONING APPEALS
REGULAR MEETING
AGENDA
SPRING HILL CIVIC CENTER
401 N. MADISON, ROOM 15
Wednesday, July 1, 2015
7:00 P.M.**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

FORMAL BOARD ACTION

1. **Approval of minutes: April 3, 2013**
2. **Appoint Christie Campbell as Secretary to the Board of Zoning Appeals**
3. **Public Hearing – Casey’s Retail Company**
 - Case No. BZA-01-15
 - Request: Variance to the minimum rear yard setback and enlargement of nonconforming use.
 - Address: 607 N. Webster St.
 - Applicant: CP&Associates Architects (Matthew Kauffman)

ADJOURN

The following minutes are subject to modification
and are not official minutes
until approved by the Board of Zoning Appeals

**BOARD OF ZONING APPEALS
April 3, 2013
MEETING MINUTES**

The Board of Zoning Appeals met on Wednesday, April 3, 2013 at 7:00 P.M., at the Spring Hill Civic Center, 401 N. Madison in Room 15.

CALL TO ORDER

Chairman King called the meeting to order at 7:03 P.M.

ROLL CALL

Members present: Brian King
Dan Rittgers
Steve Wehner
Lakena Hammond

Members Absent: Jeffery Bitner

Staff present: Jim Hendershot, Planning and Development Coordinator
Natalie Lazenby, Administrative Assistant

Public present: Kevin Cade

FORMAL BOARD ACTION

1. **Approval of Minutes: August 01, 2012**

Motion by Dan Rittgers to accept the minutes as presented for August 01, 2012.
Seconded by Brian King. Motion was passed 2-0-1 (Steve Wehner).

2. **Appoint Natalie Lazenby as Board of Zoning Appeals Secretary.**

Motion by Steve Wehner to appoint Natalie Lazenby as Board of Zoning Appeals secretary.
Seconded by Dan Rittgers. Motion was passed 3-0-0.

Ms. Lakena Hammond arrived at 7:05

3. **Public Hearing - Spring Hill Police Facility**

Chairman King excused himself from the remainder of the meeting. Due to a conflict of interest regarding this topic Mr. King's residence is located within the 200ft notification area. Mr. King left the room at this time by turning over the meeting to Vice Chairman Rittgers.

Mr. Hendershot presented the following staff report.

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BEGINNING OF STAFF REPORT
SPRING HILL BOARD OF ZONING APPEALS
STAFF REPORT

Meeting Date: April 3, 2013
Report Preparation Date: March 20, 2013

CASE NUMBER: BZA-01-13

APPLICANT/AGENT: City of Spring Hill

REQUEST: Owner requests a variance of Section 17.326.D.4 to construct an addition to an existing building in a C-2 district, within the required 15 foot front yard setback area. The addition would be an expansion of a nonconforming use.

CURRENT ZONING: “C-2” General Business District

SITE SIZE: 100' x 125' (Plat), 12,500 sq. ft., 0.29 acres

LOCATION: 418 E. Nichols St.

PROPOSED USE: Government Service, Police Department

VICINITY MAP:

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BACKGROUND: The applicant has submitted a request to construct an addition to the existing building located at 418 E. Nichols (former location of US Post Office). The existing building is a nonconforming use as it is located within the required 15 foot front yard setback. The proposed addition would also be located within this setback area. Included with this packet is a site plan showing the proposed project that would be located 2.5 feet from the front property line.

Section 17.344 of the Spring Hill Zoning Regulations addresses the topic of nonconforming uses. Subsection E of this section provides the Board of Zoning Appeals the authority to permit the enlargement of a nonconforming use not exceeding 50 percent of the ground floor area of the building. The design of the structure and the requirements for storage and office space have resulted in the design being 280 sq. ft. over the 50% limit, resulting in approximately 60% increase.

ADJACENT ZONING AND LAND USE:

| | <u>ZONE</u> | <u>LAND USE</u> |
|--------|-------------|---------------------------|
| NORTH: | R-1 | Single Family Residential |
| SOUTH: | C-2 | General Business District |
| EAST: | C-2 | General Business District |
| WEST: | C-2 | General Business District |

REVIEW:

The following is a review for compliance with the provisions of Section 17.366.K of the Spring Hill Zoning Code which states; “An application for a variance may be granted upon a finding by the Board that all of the following conditions have been met:”

1. *That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.*

The variance request is unique to the downtown area in general. Buildings in downtown areas are customarily built as close to the front property line as possible due to the small size of downtown lots. The existing building is no exception to this common construction practice. As a result, the Planning Commission is currently considering an amendment to the zoning code that eliminates the front yard setback requirement in the downtown area.

2. *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

To date staff has had no contact with the adjoining property owners regarding the proposed construction. Notification of the variance hearing was mailed to all property owners within 200 feet of the subject property informing the owners of their right to be present and speak at the hearing on the proposed construction.

It is staffs opinion the proposed project will not adversely affect adjacent property owners or residents as the establishment of the Police Department in the downtown area will bring a greater sense of security and safety to the area.

3. *That the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

Police Department facilities have many unique needs and requirements that are not found in other types of buildings. Safety and security are of paramount importance as well as adequate area for staff to conduct individual job tasks, many of which are confidential in nature. Therefore, additional building area is required. In addition, the nature of the police department is to accumulate evidence that must be retained for extended periods of time. This evidence must be kept in a secure area which adds to the building area required. Strict application of the zoning regulations will create a hardship on the applicant as additional off-street parking is required that would not be as readily available if the building is required to comply with the setback regulations. The size of the property along with the issues noted above result in design issues would render the facility less useful and could compromise safety if compliance with the front yard setback is required.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

It is staffs opinion that granting of the variance will have a positive effect as the Spring Hill Police Department will now be centrally located in the community thereby reducing response times of officers and offering much greater public accessibility to the services of the department.

5. *That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.*

The variance request is not opposed to the general spirit and intent of the zoning regulations. This is based on the statement found in Section 5.2.1 of the Spring Hill Comprehensive Plan;

The town core of Spring Hill, including the downtown and Webster Street corridor, must be targeted for revitalization and future growth of higher intensity development, destination retail and entertainment, and higher density housing to maintain the area as the center focus of the community.

In addition, Section 5.8 of the Comprehensive Plan gives recommendations for town core development including the following:

Embed civic, institutional, and mid-sized commercial uses serving the larger community in the downtown and city core area, rather than isolating them in remote single-use complexes on the fringe of the community.

Encourage redevelopment of existing Historic Downtown District buildings.

Locating the Spring Hill Police Department in the downtown area is a very positive step towards accomplishing the goals and visions established for the area by the adopted Spring Hill Comprehensive Plan.

ANALYSIS: Approving the variance request will serve to accomplish several positive goals for not only the Spring Hill Police Department but the goals and visions of the Spring Hill Comprehensive Plan. Locating the Police Department in the downtown area shows commitment by the City of Spring Hill to not only better serve the citizens of the community, it also represents an investment in the downtown retail sector of the City.

Expansion of a non-conforming use must be carefully reviewed by all parties involved. In this particular instance, approval of the variance request appears to have only positive results for the community.

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RECOMMENDATION: Staff recommends approval of variance request BZA-01-13 allowing the 1,574 sq. ft. expansion of the nonconforming building located at 418 E. Nichols to be constructed within 2.5 feet of the front yard property line.

END OF STAFF REPORT

Vice Chairman Rittgers opened the public hearing. He asked the members if they had any contact or conflict of interest with the applicant, there being none, he opened the floor for public comments.

Mr. Kevin Cade a citizen of Spring Hill wanted the record to show that he is very pleased to hear of the Police Department's move.

Vice Chairman closed the public hearing.

Mr. Rittgers said that he is very pleased to have the Police Department back in the heart of the community. He hopes that this will encourage economic growth in the downtown area.

Motion by Steve Wehner to approve BZA-01-13 allowing a 1,574 sq. ft. expansion to the nonconforming building located at 418 E. Nichols to be constructed within 2.5 feet of the front property line as detailed in the staff report including items #1-#5 in the review section of the report.

Seconded by Lakena Hammond. Motion passed unanimously.

ADJOURN

Motion by Steve Wehner to adjourn

Seconded by Lakena Hammond. Motion passed

The meeting adjourned at 7:24 PM

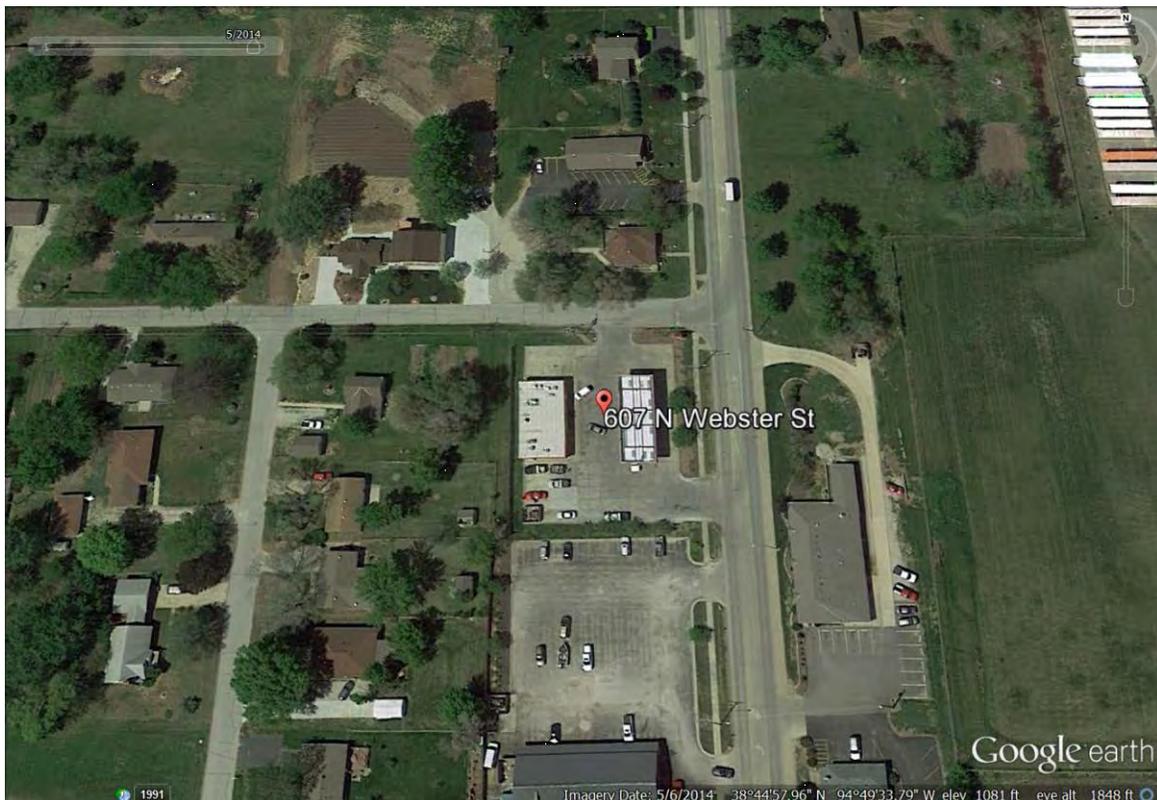
Natalie Lazenby

SPRING HILL BOARD OF ZONING APPEALS

STAFF REPORT

Meeting Date: July 1, 2015
Report Preparation Date: June 19, 2015

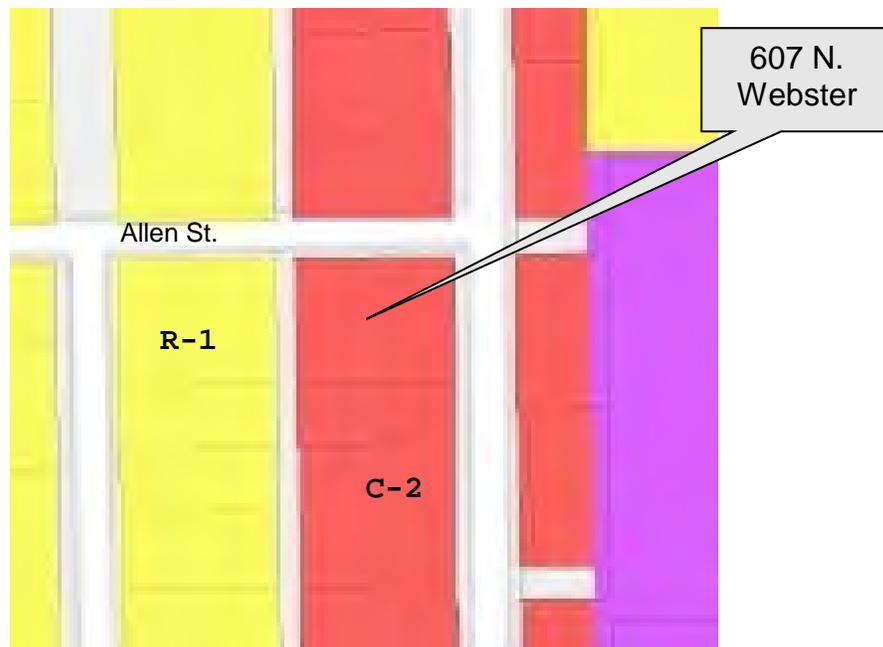
-
- CASE NUMBER:** BZA-01-15
- APPLICANT/AGENT:** Casey's Retail Company / CP&Associates Architects
- REQUEST:** Applicant requests the enlargement of a nonconforming use to an existing retail store located at 607 N. Webster, as per the authority granted to the BZA in Section 17.344.E.
- CURRENT ZONING:** "C-2" General Business District
- SITE SIZE:** 150'x180' = 27,000 sq. ft., .62 ac.
- LOCATION:** 607 N. Webster St.
- PROPOSED USE:** Retail Convenience Store
- VICINITY MAP:**



BACKGROUND: The applicant has submitted a request to construct a sixteen foot addition to the south side of the existing retail store located at 607 N. Webster (Casey’s General Store). The existing building, constructed in 1995, is a nonconforming use as it is located within the required 25 foot rear yard setback currently required for commercial properties adjacent to residential districts. The proposed addition also includes the installation of a walk-in cooler/freezer on the west side of the building. Included with this packet is a site plan showing the proposed project.

Section 17.344 of the Spring Hill Zoning Regulations addresses the topic of nonconforming uses. Subsection E of this section provides the Board of Zoning Appeals the authority to permit the enlargement of a nonconforming use not exceeding 50 percent of the ground floor area of the building. The design of the proposed addition (16’x36’) and cooler/freezer (6’8”x21”) totals 716 sq. ft. or 30% of the existing structure size.

ADJACENT ZONING AND LAND USE:



| | <u>ZONE</u> | <u>LAND USE</u> |
|--------|-------------|-----------------|
| NORTH: | C-2 | Commercial |
| SOUTH: | C-2 | Commercial |
| EAST: | C-2 | Commercial |
| WEST: | R-1 | Residential |

REVIEW:

The following is a review for compliance with the provisions of Section 17.366.K of the Spring Hill Zoning Code which states; “An application for a variance may be granted upon a finding by the Board that all of the following conditions have been met:”

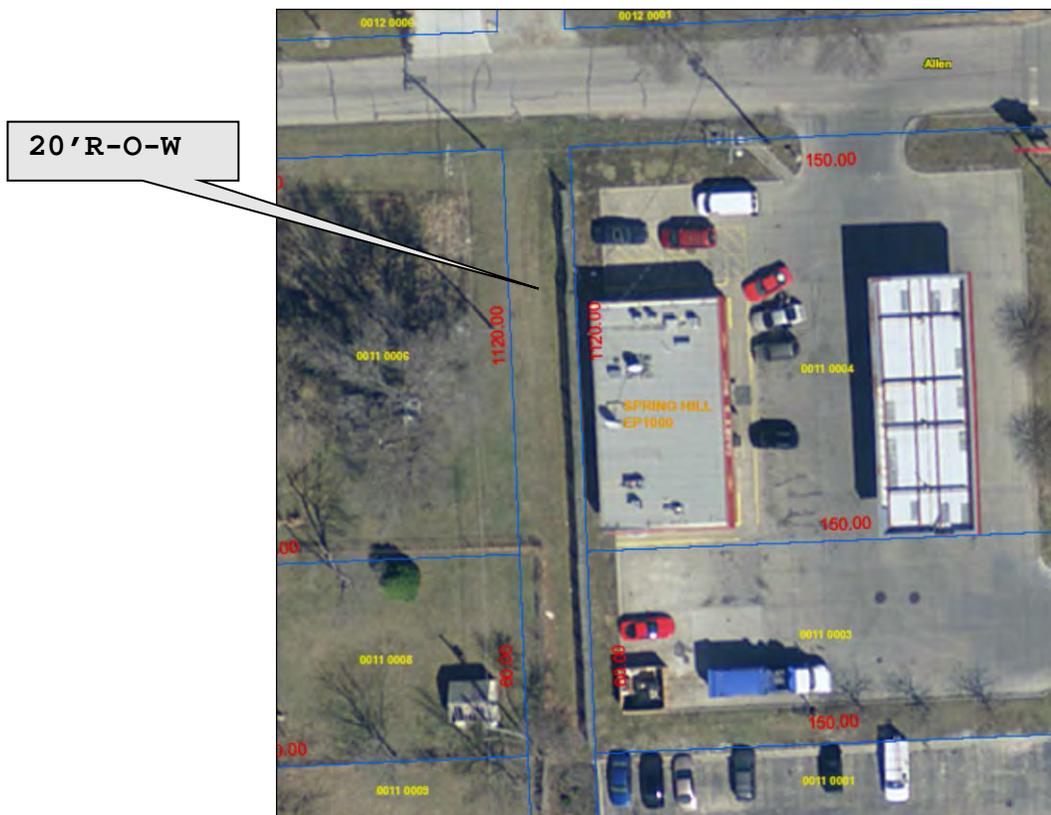
1. *That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.*

The request is unique to the property in that it is a legal nonconforming use. The proposed addition is common to the retail industry as businesses evolve to remain successful and viable in the community.

2. *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

To date, staff has had no contact with the adjoining property owners regarding the proposed construction. Notification of the variance hearing was mailed to all property owners within 200 feet of the subject property informing the owners of their right to be present and speak at the hearing on the proposed construction.

It is staff's opinion the proposed project will not adversely affect adjacent property owners or residents. Current code requires a 25 foot setback from the rear property line when adjacent to a residential district. As shown in the photo below, there is a platted 20 foot right-of-way between the property in question and the adjoining property to the west. The proposed cooler/freezer will be 4'10" from the west property line for a total separation of 24'10" from the east property line of the property directly to the west. In addition, the existing privacy fence is located one foot from the property line and will remain creating a visual and sound barrier between the properties.



3. *That the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

Strict application of the zoning regulations would create a hardship on the property owner by limiting or restricting a business opportunity in the community. As noted in #2 above, it is staff's opinion the proposed addition will not adversely affect the rights of adjoining owners or residents.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

It is staff's opinion that granting approval will have no negative affect on the public. Granting the non-conforming use expansion along with the variance for the cooler/freezer will result in greater safety and convenience for the public. This is due to the installation of a loading area on the south end of the building. A common occurrence is with large delivery trucks parking parallel with the store front which disrupts customer parking and causes a safety hazard for patrons of the business. The loading area will allow for a designated area for delivery vehicles and greatly reduce the safety hazards currently present with delivery trucks.

5. *That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.*

The variance request is not opposed to the general spirit and intent of the zoning regulations. The code allows for reasonable expansions of nonconforming uses when reviewed by the Board of Zoning Appeals. In this case the request is reasonable due to the separation distance to adjoining properties and increased safety for the patrons of the business.

ANALYSIS: Expansions of nonconforming uses must be carefully analyzed to ensure adverse situations are not created with the proposed project. It is staff's opinion this project will not create any adverse issues and may serve to positively affect the flow of traffic and safety of pedestrians within the property. Parking regulations will be met with the installation of parking spaces as shown on the attached site plan. Trash containers will continue to be enclosed as required and a new loading zone will be created for delivery vehicles. Granting of the request to expand the nonconforming use along with the rear yard setback variance for the cooler/freezer is reasonable.

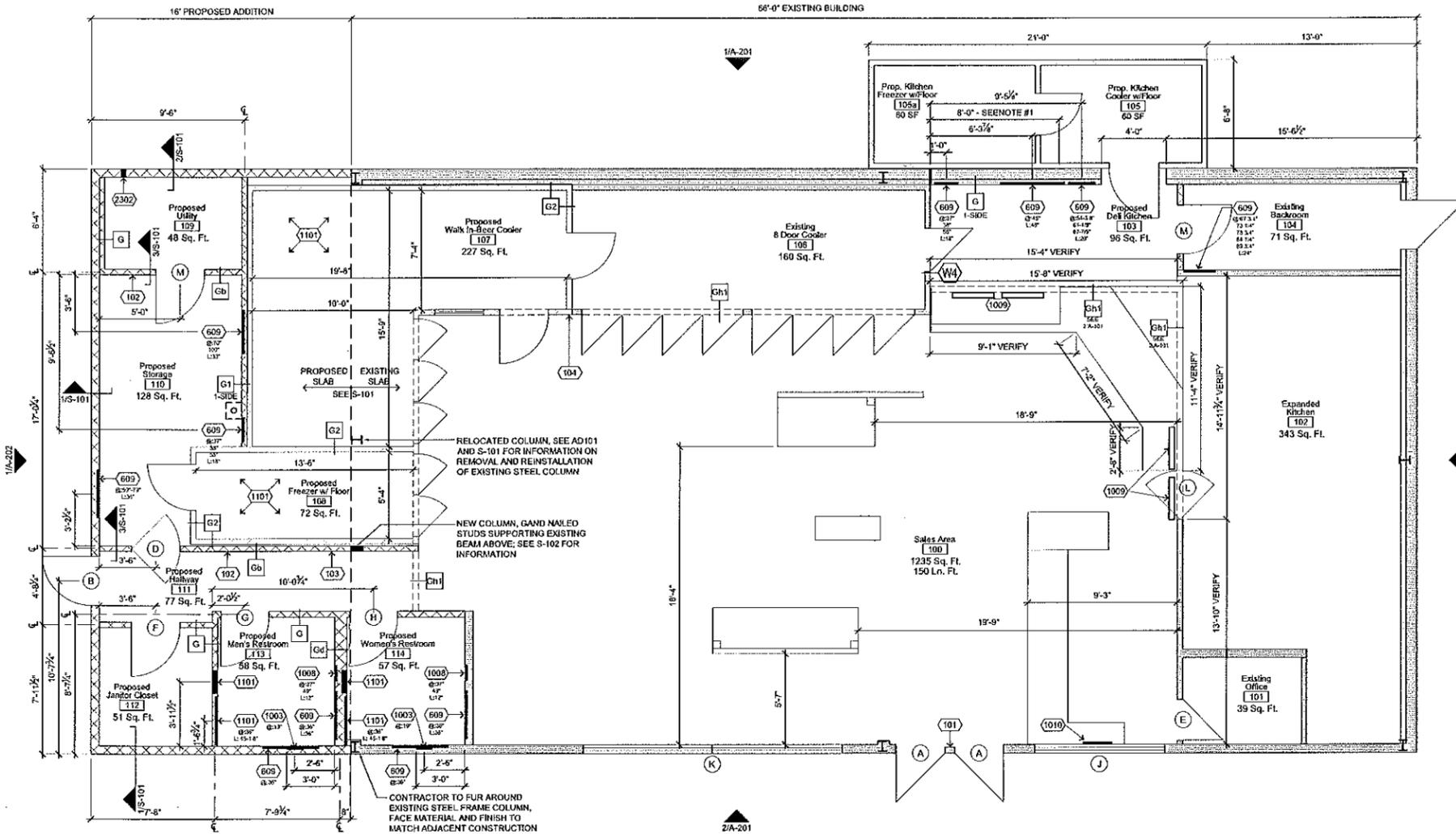
RECOMMENDATION: Staff recommends approval of variance request BZA-01-15 allowing the 576 sq. ft. expansion of the nonconforming building located at 607 N. Webster and the installation of a cooler/freezer unit as shown on the site plan.

Suggestion Motion: Motion to approve application BZA-01-15 for the enlargement of a nonconforming use and the installation of a cooler/freezer within the rear yard setback area as presented by staff.

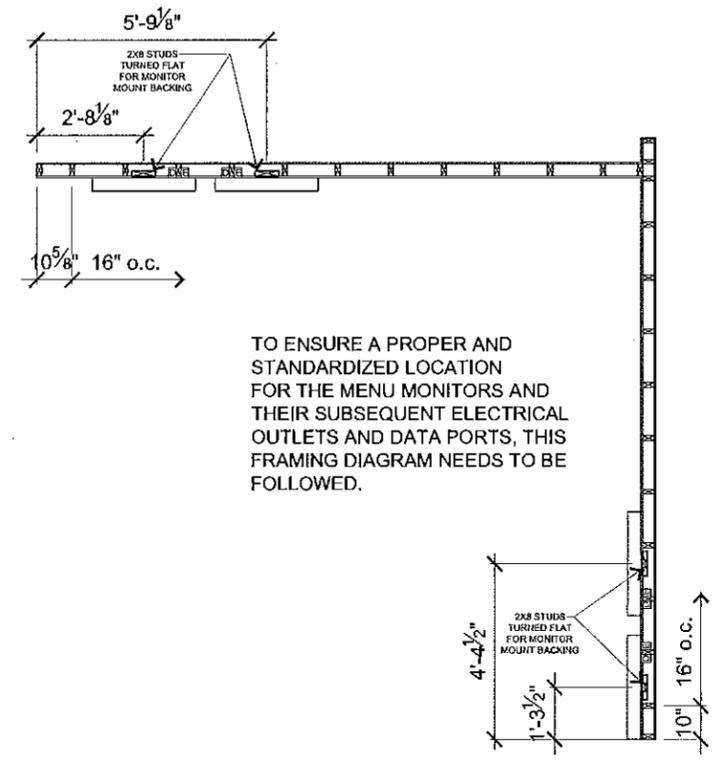
Attachments: Site Plan
Floorplan

General Construction Notes

1. AFTER PLUMBING IS INSTALLED, VERTICAL BLOCKING 2" WIDE IN THIS AREA WITH 9" OF BATT INSULATION FROM FLOOR TO BOTTOM OF STEEL GIRT. FOAM SEAL ALL EDGES. 3-1/2" KRAFT INSULATION BETWEEN THE WALL STUDS.



1 Floor And Backing Plan
1/4" = 1' - 0"



TO ENSURE A PROPER AND STANDARDIZED LOCATION FOR THE MENU MONITORS AND THEIR SUBSEQUENT ELECTRICAL OUTLETS AND DATA PORTS, THIS FRAMING DIAGRAM NEEDS TO BE FOLLOWED.

2 KITCHEN BULKHEAD FRAMING DIAGRAM
1/2" = 1' - 0"

Keyed Construction Notes

DIVISION 1 - GENERAL INFORMATION

- (101) CONTRACTOR TO INSTALL FRONT DOOR KIT (PROVIDED BY OWNER) CONSISTING OF NEW REINFORCED CENTER MULLION AND NEW THRESHOLD. VERIFY WALL THICKNESS.
- (102) STEM WALL EXTENDS TO BOTTOM OF TRUSS.
- (103) INSULATE THE STUD CAVITY BEHIND THE T-STAT IN THE HALLWAY WITH FRICITION FIT INSULATION (REFERENCE E-101 FOR EXACT LOCATION).
- (104) FRONT FACE OF BEER COOLER TO BE SET FLUSH WITH FRONT FACE OF EXISTING COOLER.

DIVISION 5 - WOOD, PLASTICS, COMPOSITES

- (609) ALL WOOD BLOCKING TO BE 2 x 6 INSTALLED HORIZONTALLY (I.D.), HEIGHT FROM FINISH FLOOR INDICATED NEXT TO NOTE. COORDINATE INSTALLATION OF BLOCKING WITH EQUIPMENT. FIRE RESISTANT BLOCKING TO BE USED IN KITCHEN HOOD AREA.

DIVISION 10 - SPECIALTIES

- (1001) RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE. ROUGH OPENING 16" W. x 54-3/4" H. x 4" D., SET 9-1/2" A.F.F.
- (1003) DOUBLE TOILET PAPER HOLDER. SURFACE MOUNT.
- (1004) ADA COMPLIANT SIGNAGE. 60" CNTR. A.F.F. & 3" OFF LATCH SIDE OF DOOR.
- (1005) BABY CHANGING STATION. HORIZONTAL WALL-MOUNTED. MOUNT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. PROVIDE SUPPORT BLOCKING IN WALL @ 3'-0" & 3'-9".
- (1008) ELECTRIC HAND DRYER. EXCEL XLERATOR, SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. COORDINATE WITH ELECTRIC. MOUNT BOTTOM OF DRYER 40" A.F.F.
- (1009) DIGITAL MENU BOARDS: 32" MONITORS, 2 ABOVE THE DELI CASE, 2 ABOVE THE WARMERS, 4 TOTAL. SEE E-101 FOR OUTLET LOCATION.
- (1010) SECURITY MONITOR: 22" MONITOR MOUNTED ON FRONT WALL ABOVE SALES COUNTER. VERIFY ELECTRICAL.

DIVISION 11 - EQUIPMENT

- (1101) COOLER / FREEZER UNITS: SUPPLIED AND INSTALLED BY OTHERS. DOORS INCLUDED. (SET 1" OFF FRAMING WALL) GLASS DOORS AND FRAMES INSTALLED BY GENERAL CONTRACTORS.

DIVISION 23 - HEATING, VENTILATING & AIR-CONDITIONING

- (2302) DRYER EXHAUST; VENT THROUGH BACK WALL. REFER TO SHEET A-202.

Key - Wall Types

- G 3 1/2" WOOD STUD (UNLESS NOTED OTHERWISE) WITH TREATED BASEPLATE, FACED BOTH SIDES (I.D.). REFER TO FINISH SCHEDULE FOR INFORMATION ON MATERIAL AND FINISH.
- G1 SHEAR WALL: 3 1/2" WOOD STUD (TREATED AT FLOOR) ANCHOR SECURELY TO SLAB WITH 3" Ø SIMPSON TITEN HD SCREW @ 32" O.C. WITH 3-3/4" MIN. EMBEDMENT TO ROOF TRUSSES ABOVE @ 24". AND TO REAR WALL; ONE FACE OF WALL FINISHED WITH MIN 1/2" OSB, CONTINUOUS FROM BOTTOM TO TOP WITH 8@ WALLS @ 8" O.C. AT EDGES AND 12" O.C. IN FIELD; SEE A-101 FOR SPECIFIC WALL LOCATION.
- G2 PRE-FINISHED FREEZER AND COOLER WALLS.
- Gh1 WOOD FRAMED BULKHEAD, FINISH HEIGHT TO BE 23" BELOW FINISH CEILING. ABOVE IN COLOR OF SALES AREA SIDE. FRPOSED ON KITCHEN SIDE. CHERRY JAMB & TRIM ON KITCHEN BULKHEAD.
- Gb BEARING WALL. WALL TO EXTEND ALL THE WAY TO BOTTOM OF TRUSS. 3 1/2" WOOD BEARING WALL WITH TREATED BASE PLATE, REQUIRES DBL 2x10 HEADERS OVER OPENINGS; FACED BOTH SIDES REFER TO FINISH SCHEDULE FOR INFORMATION ON MATERIAL AND FINISH.
- Gd FOR 16' WALL ADJACENT TO HALLWAY, FACE HALLWAY SIDE WITH 1/2" OSB (FLOOR TO BOTTOM OF TRUSSES) BEFORE APPLYING FINISH MATERIALS.
- Gd1 DOUBLE WALL: 2 - 3 1/2" WOOD STUD WALLS WITH TREATED BASEPLATES, BACK TO BACK WITH GAP. ALIGN STUDS AND GUSSET WITH PLYWOOD PANELS. FACE EXPOSED SIDES OF WALLS ONLY. REFER TO FINISH SCHEDULE FOR INFORMATION ON MATERIAL AND FINISH.

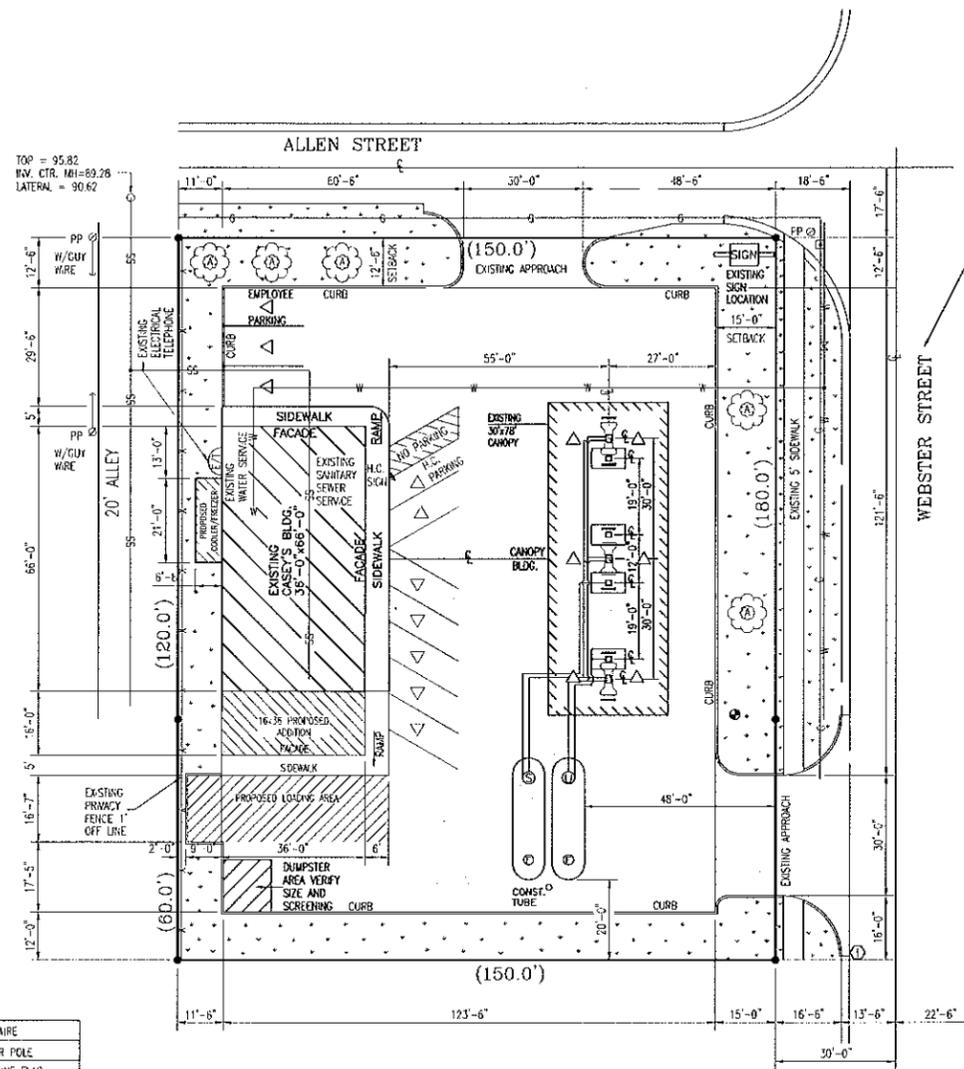
Wall Legend

- EXISTING WALL
- PROPOSED WALL
- BULKHEAD
- PROPOSED COOLER/FREEZER WALL

Door Legend

- EXISTING DOOR
- PROPOSED DOOR

| | | |
|--|--|---|
| <p>CP&Associates Architects & Planners 5004 Brighton Avenue Kansas City, Missouri 64130 Phone: 816.474.1360 www.cp-assoc.com</p> | | <p>License: Craig Patterson License Number: 1082 Licensed As: Architect</p> |
| <p>Project: Spring Hill, KS E Style Store Remodel/Addition Location: 607 N Webster Spring Hill, Kansas</p> | <p>Publication Date: 04.15.2015 With Revisions On:</p> | <p>Construction & Permit Drawings Sheet No. _____ Date: _____</p> |
| <p>CASEY'S CONSTRUCTION DIVISION One Commerce Blvd., Atchison, KS 66315 Phone: 515-965-1100</p> | | <p>FLOOR PLAN A-101</p> |



TOP = 95.82
 INV. CTR. MH=89.28
 LATERAL = 90.62

NOTE:
 CITY REQUIRES PORTION
 OF LOT DRAINAGE TO N.W.
 CORNER.

EXISTING LEGEND:

| | | | |
|-------|---|-----------|-------------------|
| ⊠ | WATER VALVE | ○ | GUY WIRE |
| ● | PROPERTY PIN | ⊙ | POWER POLE |
| ○ | SEWER MANHOLE | ⊞ | GAS LINE FLAG |
| SS | SEWER LINE | | |
| W | WATER LINE | | |
| — | CENTER LINE | | |
| — | PROPERTY LINE | | |
| — x — | PROPOSED PRIVACY FENCE | | |
| ⊙ | MATERIAL TYPE | QTY. | COMMON NAME |
| ⊙ | SINGLE STEM | 5 | SUMMIT ASH 1 1/2" |
| ⊙ | H.C. PARKING | 12' x 20' | (REQUIRED) |
| ⊙ | EXISTING AREA LIGHT | | |
| ⊙ | EXISTING WOODEN BARRELS W/PROPER LANDSCAPING. | | (REQUIRED) |

- PROPOSED IMPROVEMENTS 03-09-15:**
- 16'x36' LEFT HAND BUILDING ADDITION
 - EXISTING BUILDING; 36'x66'
 - NEW EXTERIOR COOLER/FREEZER (REAR)
 - NEW LOADING ZONE LEFT SIDE OF BUILDING
 - REPAINT PARKING STRIPES THROUGHOUT
 - CECO BUILDING 20429-64
 - "AS-BUILT" AVAILABLE
 - VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

NOTE:
 WEBSTER STREET RE-CONSTRUCTION
 BY OTHERS EST. DATE APRIL 95'

EXISTING NOTES:

- 1.) 2 - 10,000 GALLON SINGLE WALL FIBERGLASS TANK 8'-0" x 31'-6"
 1 - UNLEADED; 1 - SUPER UNLEADED GASOLINE PRODUCTS
- 2.) TANK SETTING DETAILS PAGE 08
- 3.) FILL PIPE AND MANHOLE DETAIL PAGE 04
- 4.) CIRCUIT BREAKER PANEL PAGE 04
- 5.) REFRIGERATION WIRING PAGE 05
- 6.) GILBARCO WIRING PAGE 06
- 7.) ISLAND SIZE - 3 DOGBOONE Ø 8" W/DUAL GUARD PIPE
- 8.) 3 - 4 HOSE GILBARCO QUAD (ADVANTAGE) DISPENSERS
- 9.) ISLAND DETAILS PAGE 07
- 10.) ISLAND CONDUIT DETAIL PAGE 03
- 11.) DO NOT PLACE PRODUCT PIPING UNDER ISLAND
- 12.) 18" MIN. FROM TANK PIPING TO FINISH SURFACE
- 13.) SIGN BASE DETAILS PAGE D10
- 14.) SIGN DETAILS PAGE D11
- 15.) DRIVEWAY JOINTS TO BE PACKED & CAULKED
- 16.) CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
- 17.) CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
- 18.) CONSTRUCTION JOINTS - FINISHED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
- 19.) APPROACHES TO BE 7" NONREINFORCED OR AS PER STATE/CITY SPEC.
- 20.) SLOPE RAMPS FOR BUILDING SIDEWALK 1:20
- 21.) RUN VENT LINES UP CANOPY COLUMN (2 MAX.), VERIFY
- 22.) VERIFY ALL UTILITY LOCATIONS
- 23.) PARKING SPACES (PAINT LINES) ▽ 13 REQUIRED (17 SHOWN)
- 24.) EXISTING ELEVATIONS.....
- 25.) PROPOSED ELEVATIONS (SUBJECT TO CHANGE) ▽
- 26.) CONCRETE
- 27.) SOD AREA

U.G.S.T. NOTES:

- ① FILL CATCH BASIN W/OVERSPILL PROTECTION (TYP.)
- ② TURBINE ENCLOSURE TYP. CONTAINS: TANK PROBE, SUB-PUMP W/LINE DETECTION, VENT EXTRACTOR W/BALL FLOAT W/OVERFILL PROTECTION.

SECTION: 14 TOWNSHIP: 15 RANGE: 23E

PROJECT BENCHMARK
 TC = 99.64
 CHISELED 1" IN TOP
 OF CURB

CP&Associates
 Architects & Planners
 5004 Brighton Avenue
 Kansas City, Missouri 64130
 Phone: 816.474.1360
 www.cp-assoc.com

Project:
 Spring Hill, KS
 E Style Store
 Remodel/Addition
 Location:
 607 N Webster
 Spring Hill, Kansas

Publication Date:
 04.15.2015
 Vth Revision: 01c

Construction & Permit Drawings
 Sheet No.:
 Site Plan

CASEY'S CONSTRUCTION DIVISION
 One Commerce Blvd., Arroyo, VA 50021
 Phone: 515-955-6100

AL-101