

### **CITY OF GOODLAND PLANNING COMMISSION AGENDA** TUESDAY, JANUARY 10TH, 2023 AT 6:00P.M. CITY HALL, 204 W. 11<sup>th</sup> ST., GOODLAND, KS

### 1. Call to Order

- a. Roll Call
- 2. Public Comment
- Discussion on Site Plans. Sec. 19-1302. Applicability The Building Official shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations.
   a. Goodland Tech 1205 Main St. redesign building updated plans.
- 4. Review Current Comprehensive Plan Update October 2000 for the City of Goodland Chapters 1 thru 3

With new commissioner on board and as requested by Planning Commissioners at last meeting.

5. Review Zoning Ordinance – Article 4 District Regulations and Zoning Map With new commissioner on board and as requested by Planning Commissioners at last meeting.

### 6. Reports

- A. Planning Commissioners
- B. Staff
- 7. Minutes a. December 20, 2022 Minutes
- 8. Adjournment



City of Goodland 204 W. 11<sup>th</sup> Street Goodland, KS 67735

### MEMORANDUM

TO:Planning CommissionersFROM:Kent Brown, City ManagerJeff Dinkel, Building OfficialDATE:January 10, 2023SUBJECT:Agenda Report

### Agenda Items

**3. Discussion on Site Plans.** Sec. 19-1302. – Applicability - The Building Official shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations.

### a. Goodland Tech – 1205 Main St. – redesign building – updated plans.

Building Official Dinkel has received a completed plan set as well as a completed site plan review form. The site plan was presented for discussion only at the planning commission meeting on June 7, 2022. The submitted site plan is now presented for formal approval.

Sections 19-456, 19-1302 & 19-1303 and Article 12 of the Procedures manual are included here:

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Sec. 19-456. - "C-2" Central business district.

11.Site Plan Review: Development in the "C-2" District shall be subject to site plan review requirements, procedures and design guidelines.

Sec. 19-1302. - Applicability.

The Building Official shall require that all applications for building permits for developments in the multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations, and for redevelopment in the following circumstances: if the redevelopment enlarges the size of the original structure by more than 1,500 square feet. Developments shall be encouraged to implement the objectives of the Future Land Use Plan to foster compatibility among land uses in the City of Goodland. Site Plan Reviews shall be performed by the Building Official, and submitted to the Planning Commission for approval if in conjunction with a public hearing.

Sec. 19-1303. - Site plan review.

The Planning Commission shall perform their review at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

The applicant may appeal a site plan review determination to the City Commission for approval in the event that an applicant alleges that there is an error in any order, requirement, decision or determination made by the Building Official or the Planning Commission in the enforcement of Site Plan Review. The request for review by the City Commission shall be accompanied by a complete description of the error(s) alleged.

(Ord. No. 1467, § 1(Art. 13, § 3), 12-3-01)

### Article 12 of the City of Goodland Procedures Manual

Review of the site plan shall be performed by the Building Official or the city's planning consultant and submitted to the Planning Commission for approval. The Planning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary. Staff will request

<u>The building official has completed</u> the site plan review with his assessment and included in the agenda packet. Staff will request the planning commission to make a motion to APPROVE or DENY the site plan form as submitted and reviewed by the Building Official.

### Discussion

# 4. Review Current Comprehensive Plan Update October 2000 for the City of Goodland – Chapters 1 thru 3

### 5. Review Zoning Ordinance - Article 4 District Regulations and Zoning Map

Planning Commissioner McKenzie requested a review of items listed in #4 and #5 at this meeting.

### 6. Reports:

A. <u>Planning Commissioners</u>

The Chair will ask each Planning Commissioner for their comments or questions for staff on any other topic not on the agenda at this time.

### 7. Minutes:

A. 12-20-2022 Planning Commission Meeting Minutes

Staff recommends approval of the Meeting Minutes with any changes requested by the commission.

*RECOMMENDED MOTION: I move that we approve the planning commission meeting minutes of December 20, 2022.* 

### **GENERAL FOUNDATION NOTES AND DESIGN CRITERIA:**

- FOUNDATION DESIGN CRITERIA: (PER REFERENCED SOIL REPORT) 1. ALLOWABLE BEARING PRESSURE: 2,000 PSF (DL + LL) REFER TO SOIL REPORT FOR MORE INFORMATION.
- 2. ALL CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI MINIMUM.
- 3. ALL REINFORCEMENT REBAR (GRADE 60) SHALL CONFORM TO A615 ASTM SPECIFICATIONS. ALL REINFORCEMENT REBAR SHALL BE CONTINUOUS AT CORNERS AND AT INTERSECTIONS, AND HAVE A (#REBAR x 6)" LAP SPLICE. #4 REBAR - (#4) x 6 = 24" LONG SPLICE #5 REBAR - (#5) x 6 = 30" LONG SPLICE
- 4. WIND BRACING DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL 5. DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION, INCLUDING WALL HEIGHTS AND LENGTH, FOUNDATION STEPS, AND THE SIZE AND LOCATION OF ALL WINDOW, DOOR, AND VENT OPENINGS.
- 6. ANY DEVIATION OR SUBSTITUTION TO THIS DESIGN SHALL BE APPROVED BY BARTON CONSULTING SERVICES, LLC.
- THE CONTRACTOR OR THEIR DESIGNATED AGENT(S) SHALL BE RESPONSIBLE FOR 7. BRACING THE FOUNDATION WALLS PRIOR TO THE PLACEMENT OF BACKFILL. WE RECOMMEND THE BASEMENT SLAB OR STRUCTURAL FLOOR AND THE MAIN LEVEL FLOOR DIAPHRAGM BE INSTALLED, CONNECTED AND SHEATHED PRIOR TO THE PLACEMENT AND COMPACTION OF BACKFILL. IF THESE CONDITIONS CANNOT BE MET, PLEASE CONTACT OUR OFFICE TO ASSIST IN PRODUCING A BRACING/SHORING PLAN FOR THE BACKFILL.
- CONTRACTOR SHALL REFER TO A QUALIFIED PROFESSIONAL ENGINEER PRIOR TO 8. **EXCAVATION REGARDING SHORING REQUIREMENTS.**
- THIS DESIGN INCLUDES THE DESIGN OF THE FOUNDATION AND SELECT 9. CONTRACTED MEMBERS ASSOCIATED WITH THE FOUNDATION SYSTEM. ANY CHANGES FROM THIS DESIGN WILL VOID IT. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY CHANGES IN THE DESIGN OR OF UNEXPECTED CONDITIONS ENCOUNTERED.
- 10. OWNER AND CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER AND LOCAL AUTHORITIES TO CONSIDER THE EFFECTS OF RADON SYSTEMS ON THE FOUNDATION SYSTEM AND SLAB PERFORMANCE, IF A RADON SYSTEM IS REQUIRED.
- 11. ALL CONSTRUCTION SHALL COMPLY WITH 1997 UBC, ADOPTED MUNICIPAL AMENDMENTS AND MANUFACTURER SPECIFICATION FOR RESIDENTIAL CONSTRUCTION.

### 12. DESIGN LIVE LOAD: ROOF SNOW LOAD: 30 PSF FLOOR LIVE LOAD: 40 PSF SEISMIC = ZONEB

WIND LOAD = 115 MPH, 3 SEC GUST EXPOSURE C

## **GENERAL FRAMING NOTES:**

- ALL STRUCTURAL LUMBER SHALL BE STRUCTURALLY COMPARABLE TO MINIMUM HEM FIR #2 (HF #2) OR BETTER. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROPERLY PROTECTED FROM DECAY PER IRC R317

- STUD SPACING SHALL COMPLY WITH TABLE R602.3 (5)

- BALLOON WALLS AND FRAMED TALL WALLS BETWEEN 12'-1" AND 20'-0" IN HEIGHT SHALL BE FRAMED WITH HF #2 GRADE OR BETTER. STUDS SPACING SHALL BE 12" O.C. WITH LATERAL BLOCKING AT 8'-0' C/C. CONNECTIONS SHALL COMPLY WITH TABLE R602.3(1) AND/OR TABLE R602.3(2)

- THIS STRUCTURE SHALL BE FRAMED AS A FULLY SHEATHED STRUCTURE. ALL EXTERIOR WALL SHEATHING SHALL BE MINIMUM 7/16 PEFORMANCE CATEGORY STRUCTURAL SHEATHING FOR STUDS AT MAX 16" ON CENTER. THE EXTERIOR WALL SHEATHING SHALL BE ATTACHED USING MINIMUM 8D FASTENERS AT 12" O.C. WITH A 4" O.C. EDGE SPACING. DISTANCE BETWEEN BRACED WALLS SHALL NOT EXCEED 35'-0" (APA SR-102D) (ALTERNATIVELY 16 GA. 2" STAPLES FASTENERS AT 8" O.C. WITH A 2" EDGE SPACING)

- ALL INTERIOR BRACED WALL SHEATHING SHALL BE MINIMUM 1/2" GYPSUM WALL BOARD EA SIDE U.N.O. DISTANCE BETWEEN BRACED WALLS SHALL NOT EXCEED 35'-0". SCREW CONNECTORS @ 7" O.C. MAX. (RE: LAYOUT FOR PROPOSED BRACED WALL LOCATIONS)

- SHORT WALL RETURNS LESS THAN 4'-0" IN LENGTH SHALL COMPLY WITH APA DETAILS AS SHOWN OR IRC FIGURE R602.10.6.2 REGARDING SHEATHING, NAILING PATTERNS, BLOCKING, ANCHORAGE, BRACING, AND SIMPSON TIE-DOWNS OR EQUIVALENT. SHORT WALL RETURNS SHALL **NOT** EXCEED AN ASPECT RATIO OF 6:1 (RE: ARCHITECTURAL DRAWINGS)

- THIS STRUCTURE HAS BEEN DESIGNED FOR A PRESCRIPTIVE LATERAL WALL BRACING AS A FULLY SHEATHED STRUCTURE

- ROOF SHEATHING SHALL BE SHEATHED WITH A MINIMUM SPAN RATING OF 32/16 AND A MINIMUM THICKNESS OF 1/2". MINIMUM CONNECTIONS SHALL COMPLY WITH REQUIREMENTS AS SPECIFIED IN 1997 UBC. REFER TO TABLE R503.2.1.1 (1) AND TABLE R602.3 (1)(2)

- ALL BUILT-UP 2x COLUMNS SHALL BE NAILED AND/OR STRAPPED PER CODE AND HAVE ½" MINIMUM EXTENDED BEARING EA SIDE. (U.N.O.)

# SAWN AND TIMBERSTRAND (LSL) HEADERS

OPENING	# OF TRIMMER STUDS	# OF KING STUDS
2'-0" - 3'-6"	1	2
3'-7" - 8'-0"	2	2
8'-1" - 10'-6	3	3

# ENGINEERED LUMBER (LVL) HEADERS

OPENING	# OF TRIMMER STUDS	# OF KING STUDS
2'-0" - 10'-0"	2	3
10'-1" - 13'-0"	3	3
13'-0" +	3	4

HANGER SCHEDULE					
MEMBER	1-PLY	2-PLY	3-PLY		
2x JOIST	LUS	LUS	N/A		
LVL BEAM	HU OR MIT (MAX)	HGLTV OR HGUS	HGLTV OR HGUS		
I-JOIST	IUS OR ITS	IUS, MIU, OR ITS	N/A		

\* ALL HANGERS TO BE SIMPSON STRONG-TIE OR STRUCTURALLY EQUIVALENT

- FOR TJI JOISTS USE APPROPRIATE HANGER WITH RESPECT TO THE DEPTH AND WIDTH.

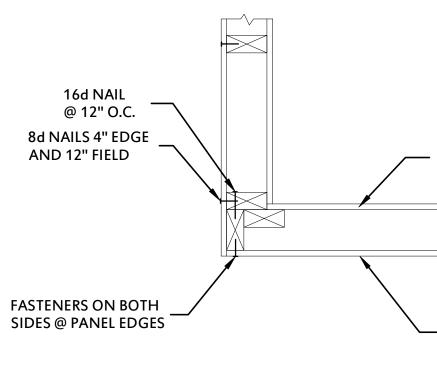
- ALL HANGERS SHOWN ARE A MINIMUM (U.N.O.) INSTALL PER MANUFACTURER SPECIFICATIONS AND (MAX) WHERE APPLICABLE.

- SIMPSON LS90 ANGLES MAY BE UTILIZED AROUND ANGLED STAIR FRAMING FOR SPANS  $\leq$  14'-0"

- EQUIVALENT BCI, GPI, LPI, OR RFPI JOISTS MAY BE USED IN PLACE OF TJI JOISTS. REFER TO MANUFACTURER SPECIFICATIONS FOR SPANS AND SPACING

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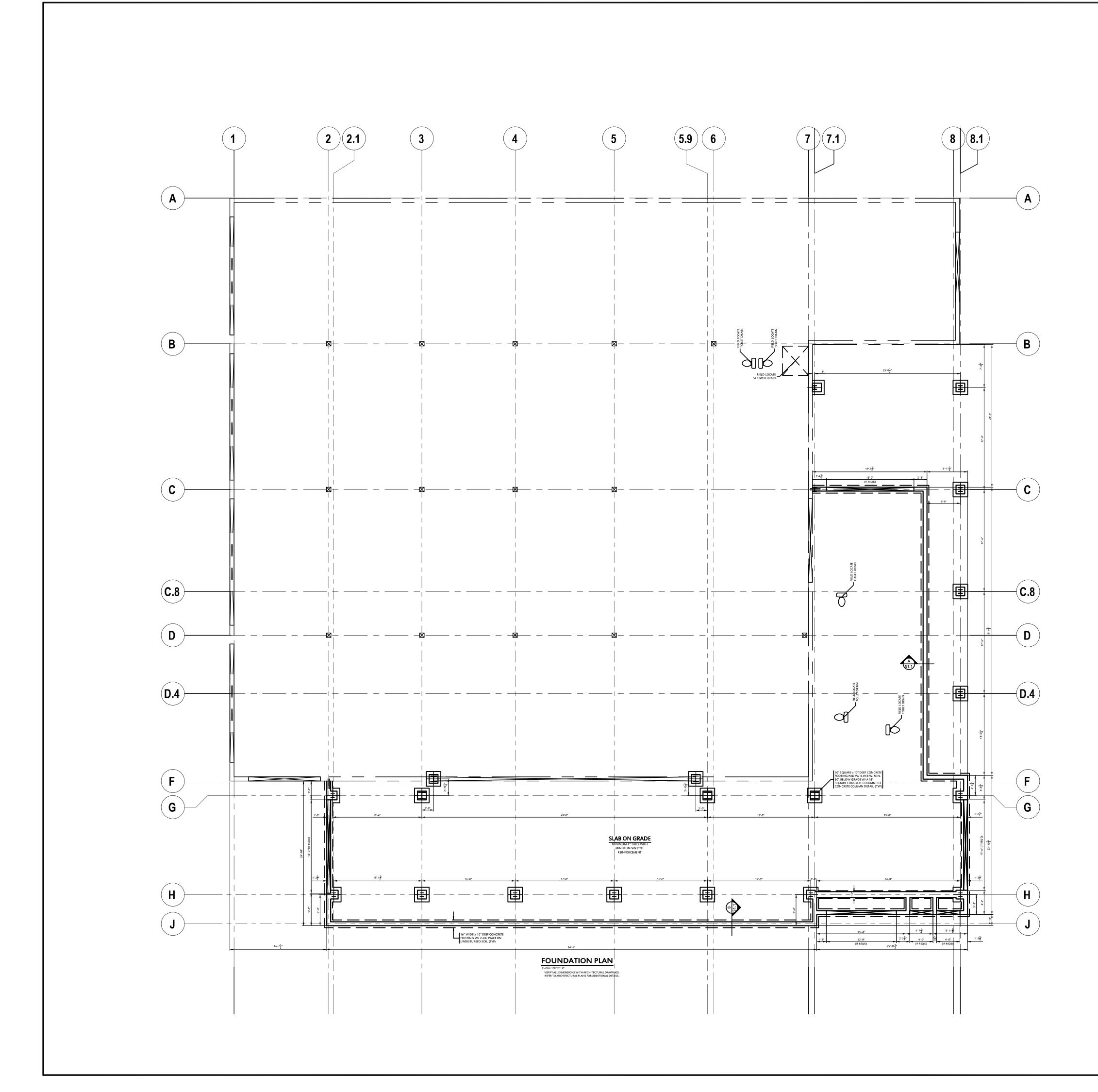
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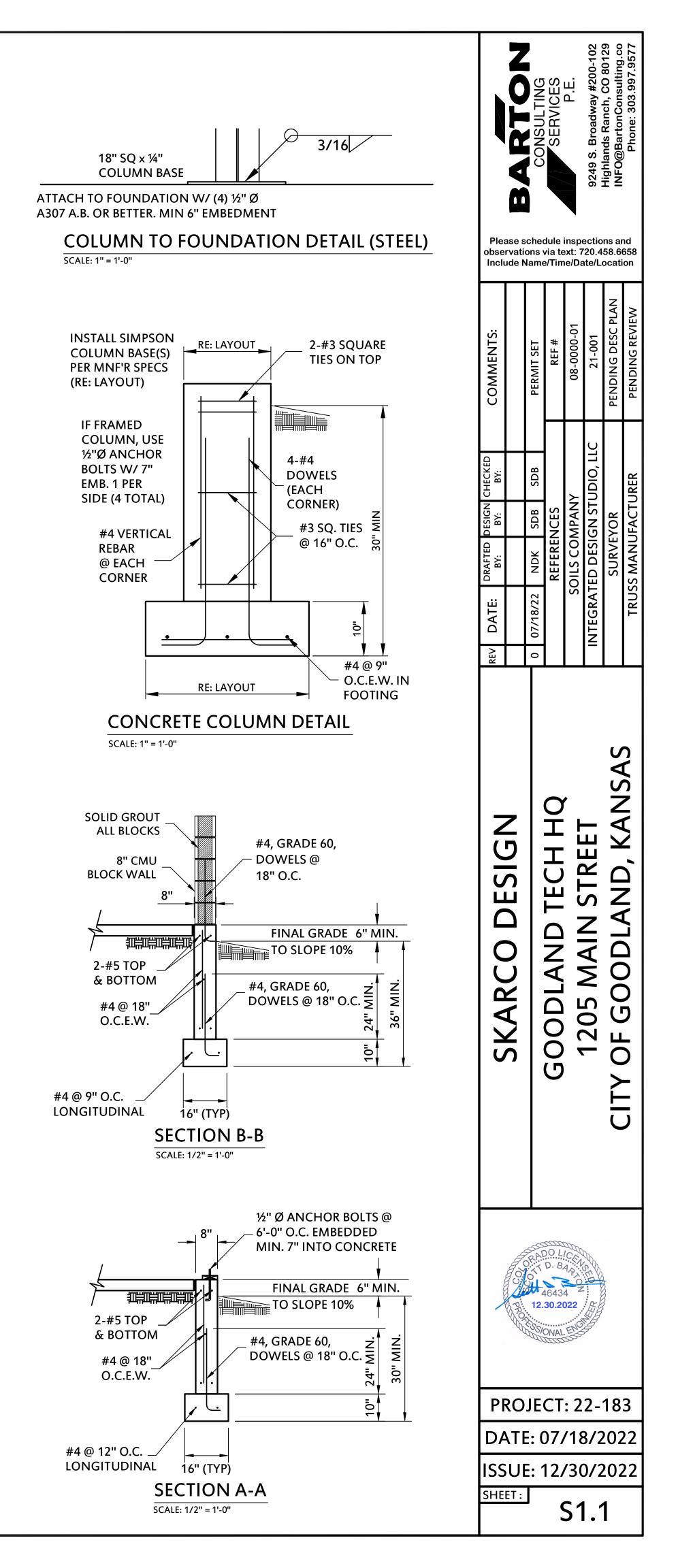


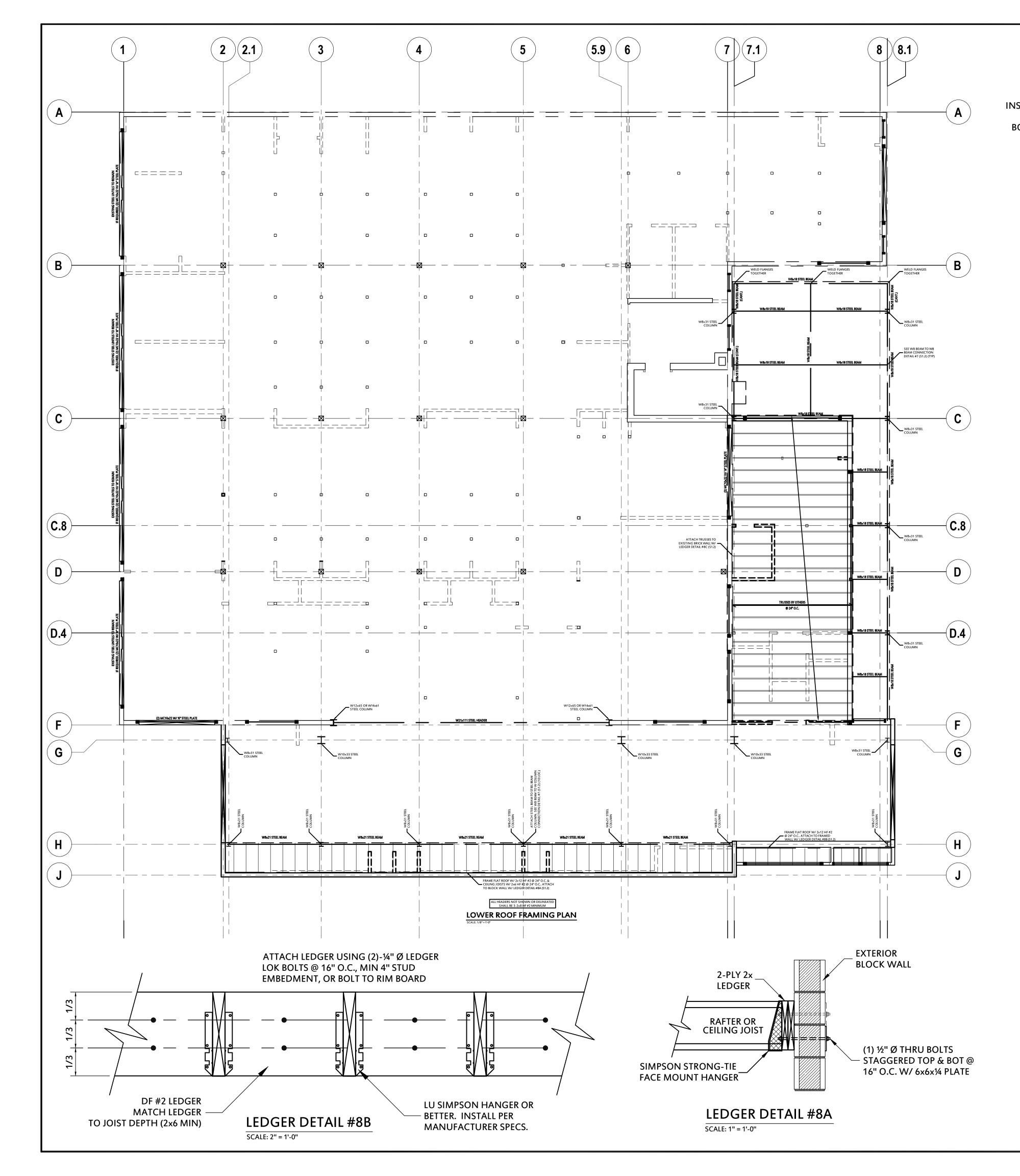
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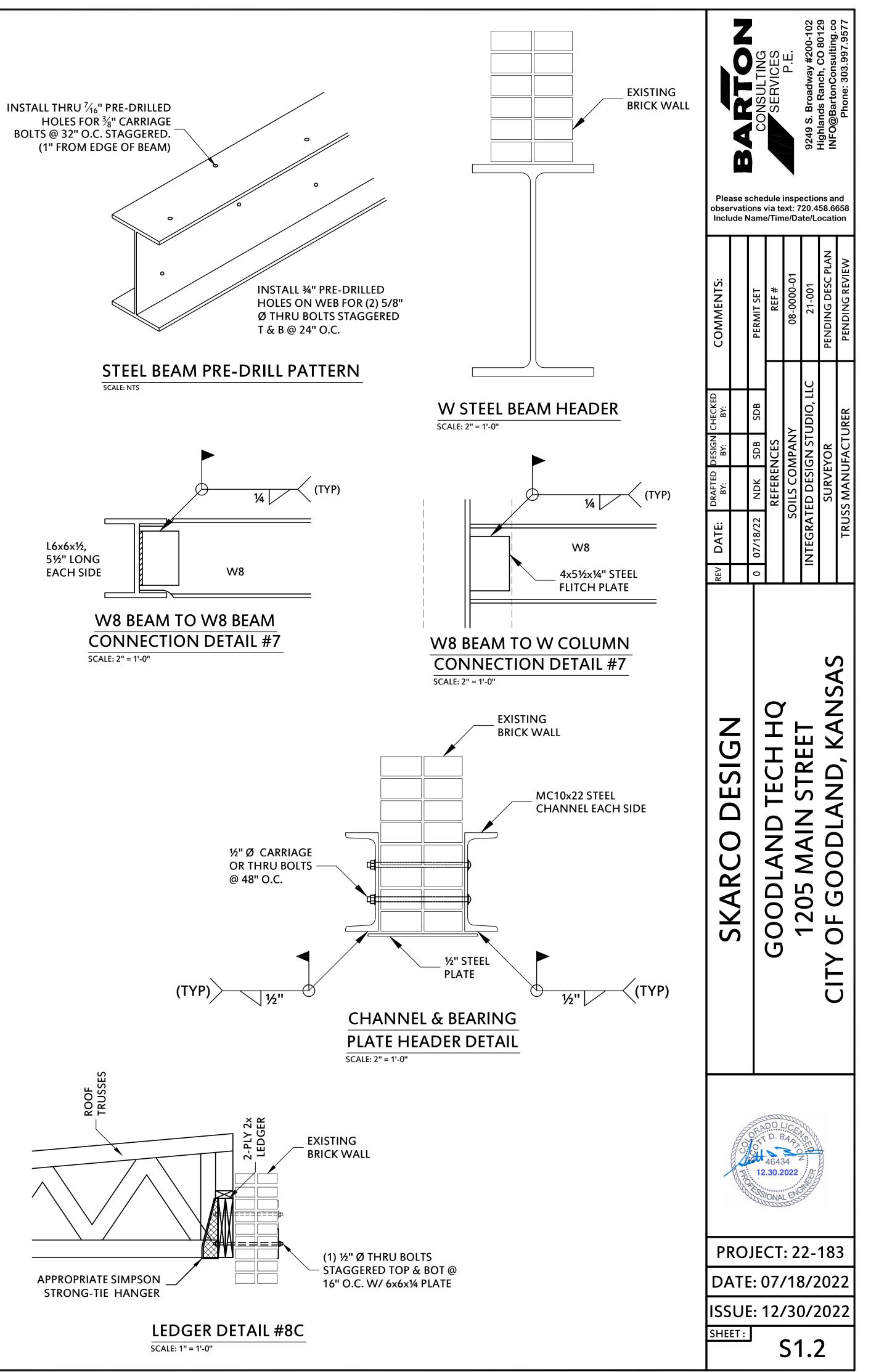
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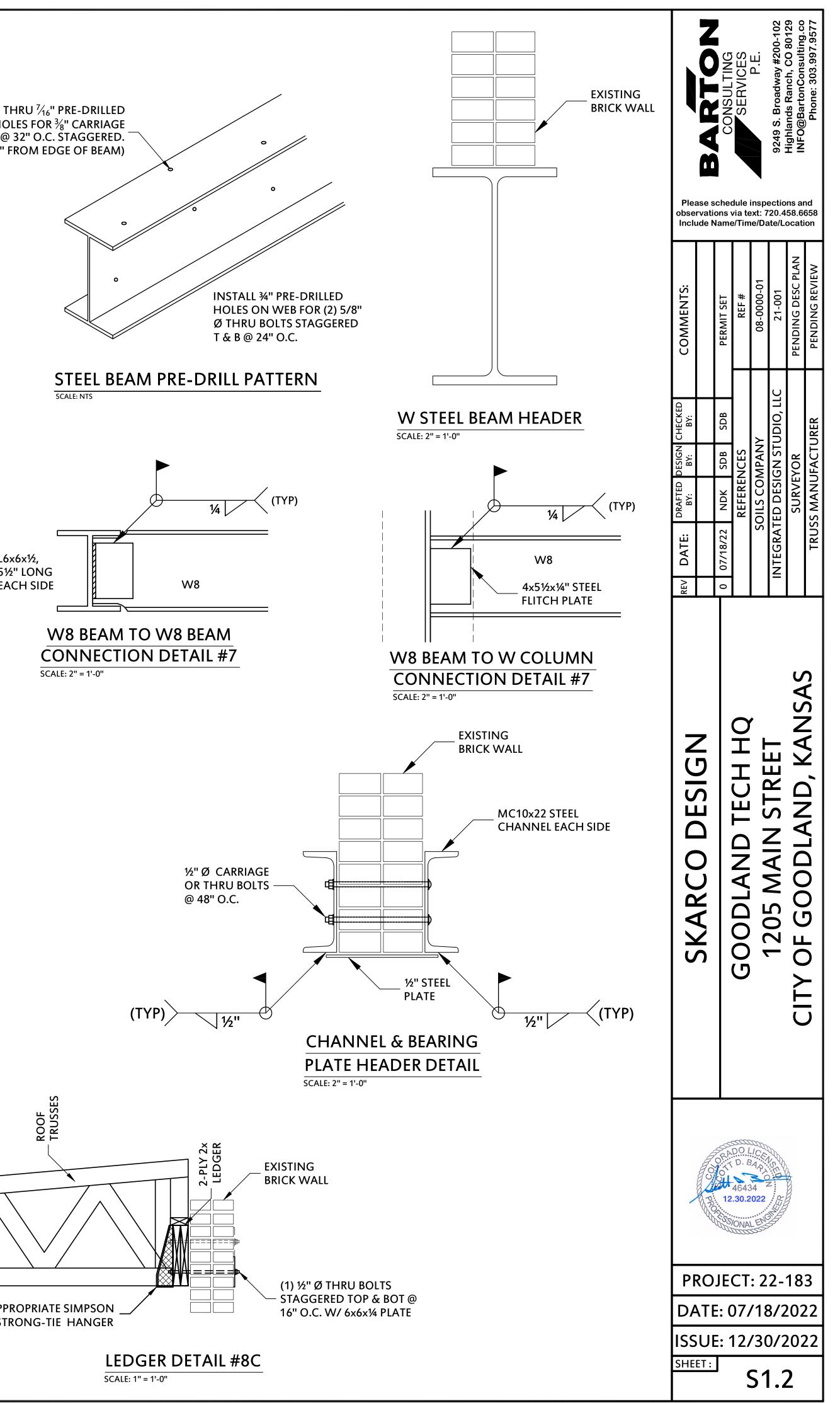
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GYPSUM WALL BOARD AS REQUIRED AND INSTALLED IN ACCORDANCE WITH CHAPTER 7 (IRC)	HDR BEAM	BEARING WALL INTERIOR BRACED WALL (½" GYF NON-LOAD BEARING PARTITION WALL OR FLOATING WALL ROOF LINE, LINE OF FLOOR ABOV I-JOIST OR RAFTER TRUSS BY OTHERS OVERFRAME TRUSS BY OTHERS GIRDER TRUSS BY OTHERS GIRDER TRUSS BY OTHERS KING/TRIMMER STUDS (RE:SCHE 2x BUILT-UP COLUMN SOLID (MI (RE: GENERAL FRAMING NOTES)	/E, OR FLOOR EDGE DULE S1.0)		2	SPAN O TT		1205 MAINICT		CITY OF GOODLAND, KANSAS

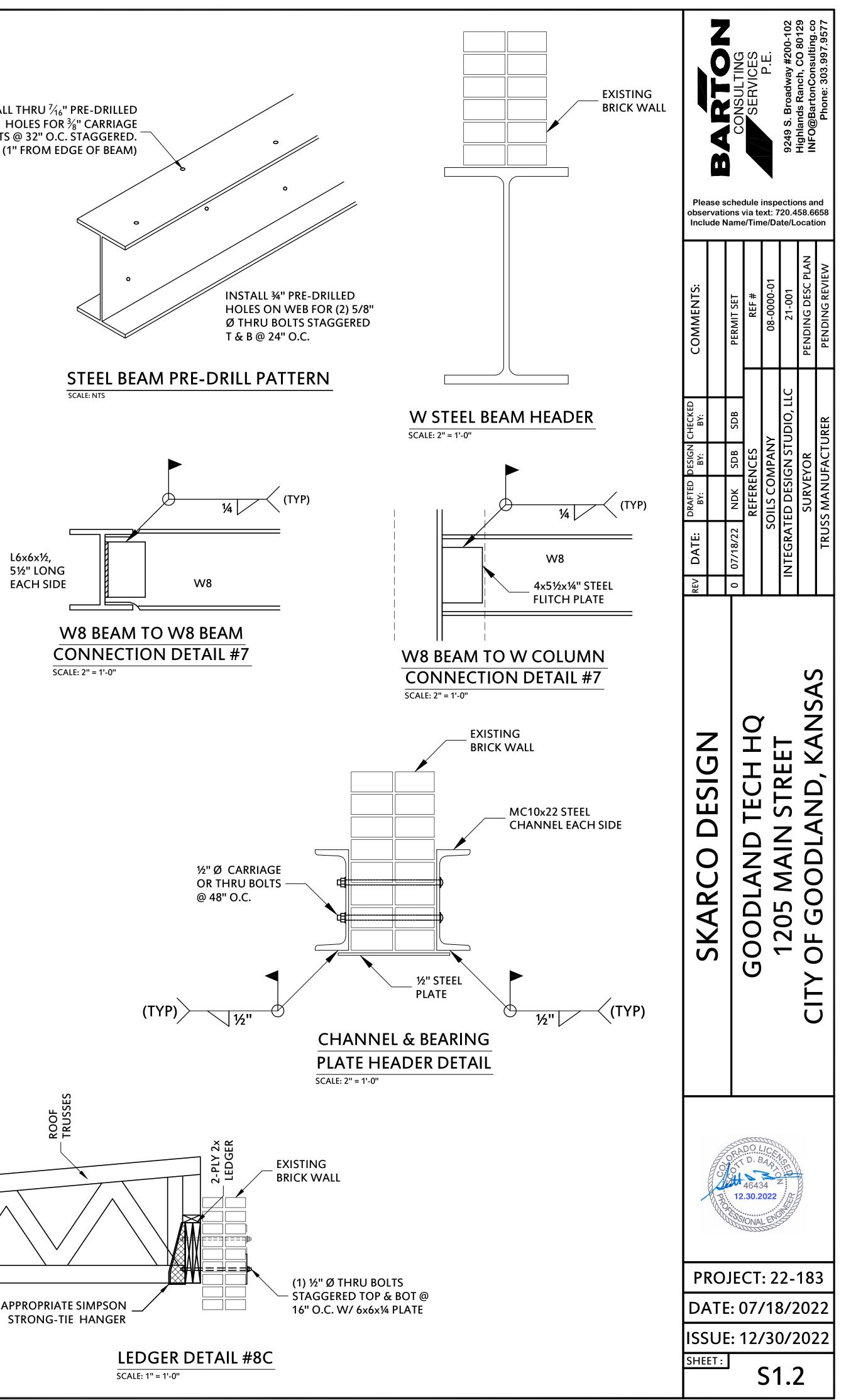


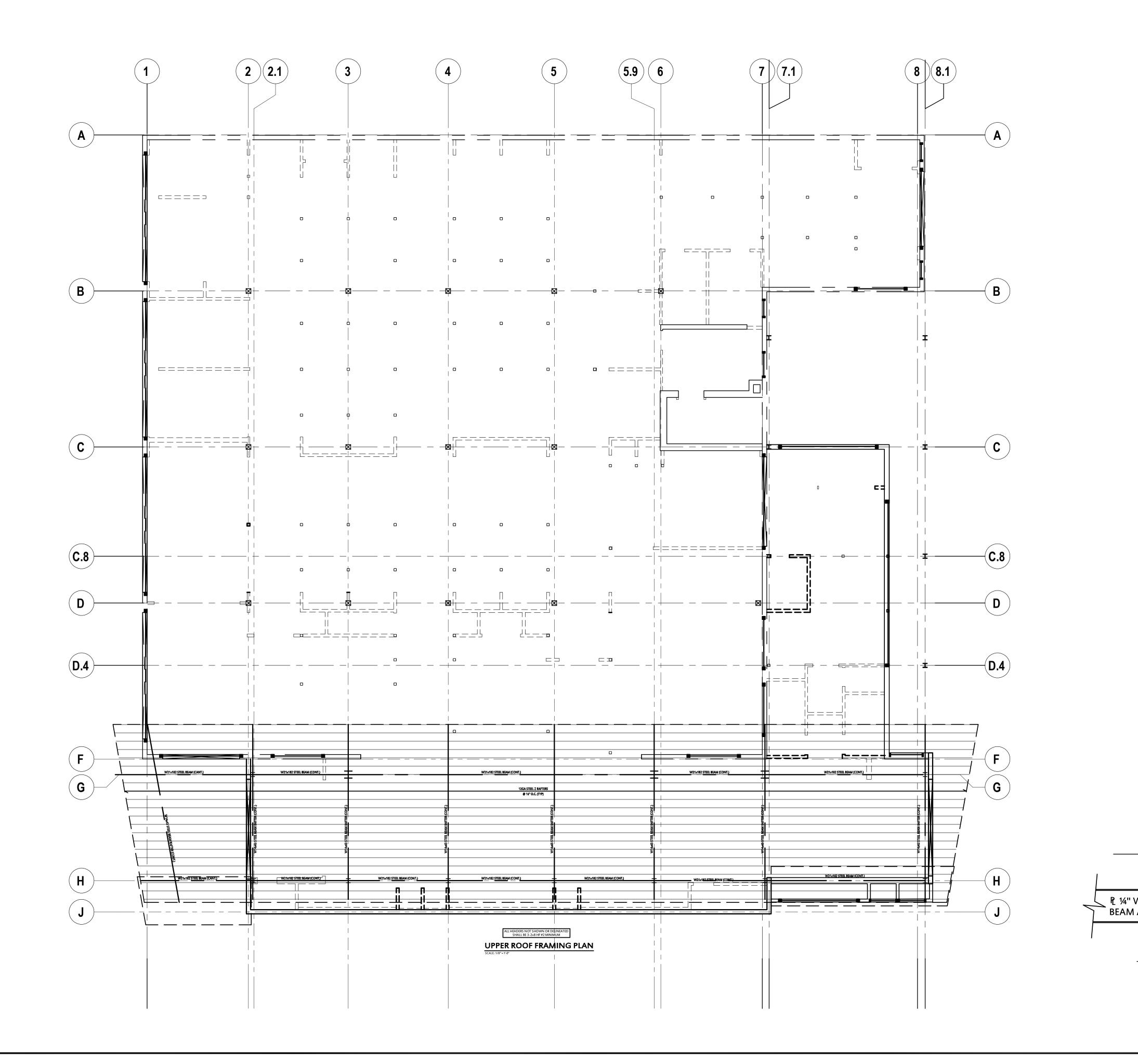


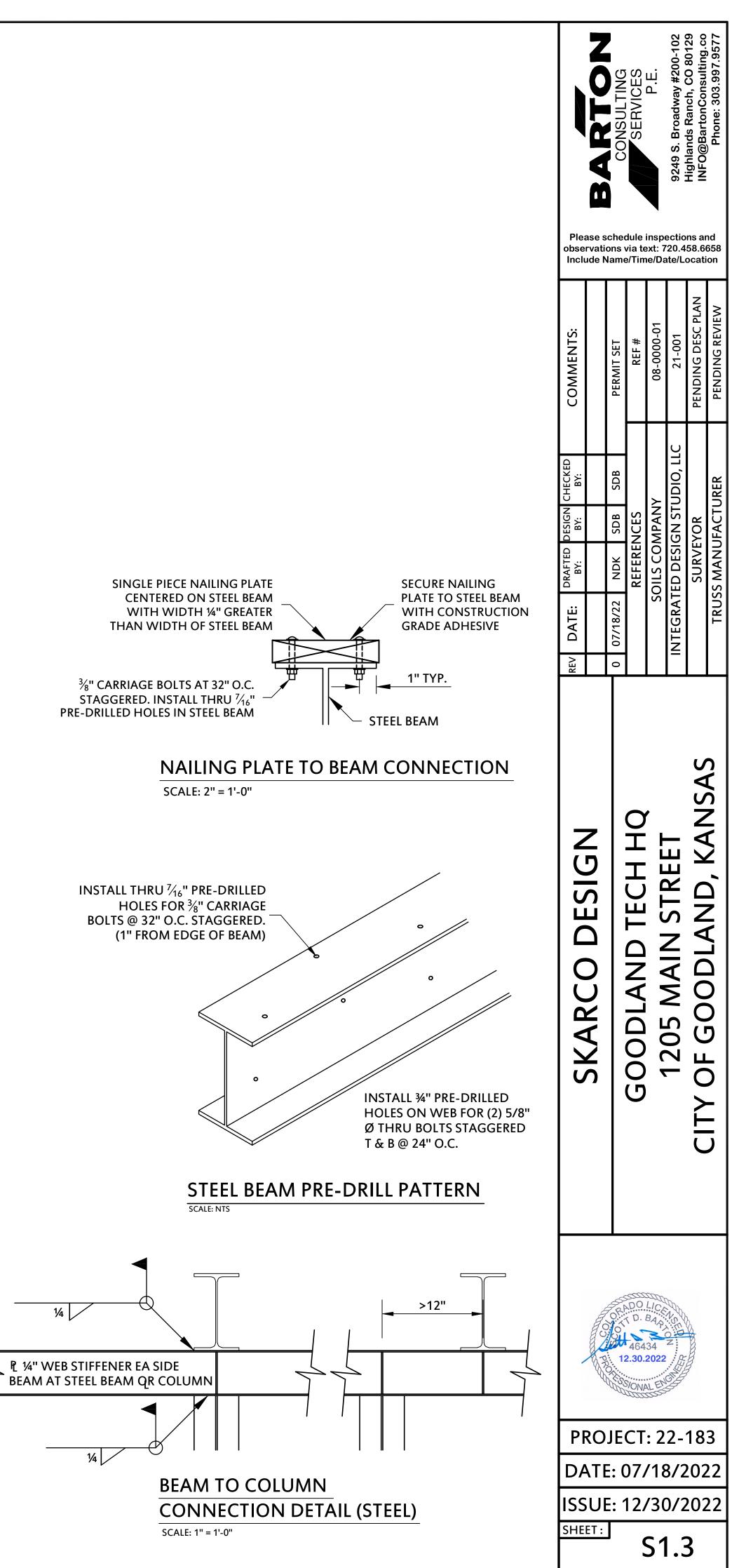












## BUILDING OUTLINE MECHANICAL SPECIFICATIONS

- 1. BASE BUILDING SPECIFICATIONS, DRAWINGS AND LATEST REVISIONS ON CONTRACT DOCUMENTS FOR MECHANICAL WORK SHALL APPLY TO THESE DRAWINGS.
- 2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE TENANT FINISH SPECIFICATIONS (AVAILABLE IN MANAGEMENT OFFICE), DRAWINGS, AND LATEST REVISIONS ON CONTRACT DOCUMENTS FOR MECHANICAL WORK. PROJECT SHALL BE COORDINATED WITH THE EXISTING BUILDING SERVICES AND SHALL INCLUDE ALL ITEMS NECESSARY FOR COMPLETE AND FULLY OPERATIONAL TENANT MECHANICAL SYSTEMS. MAKE CONNECTIONS TO AND EXTEND SYSTEMS INSTALLED BY OTHERS AND/OR FURNISHED BY OTHER. PROVIDE ACCESSORIES AND INCIDENTAL ITEMS AS REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM WHETHER OR NOT SPECIFICALLY SPECIFIED AND/OR SHOWN OR THE PLANS.
- ELECTRICAL COORDINATION; CONFIRM VOLTAGE, PHASE, AND AMPACITY WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT ALL 24 VOLT CONTROLS INCLUDING INTERLOCK WIRING FOR MECHANICAL EQUIPMENT BY DIVISION 15 CONTRACTOR PROVIDE MAGNETIC STARTERS FOR ALL 3-PHASE MOTORS WITH PROTECTION ON ALL THREE LEADS. CONTROL AND HEATING/COOLING EQUIPMENT TO AUTOMATICALLY RESTART AFTER POWER FAILURE. ALL WIRE TO BE INSTALLED IN CONDUIT PER NEC LATEST EDITION.
- 4. EXTRA COSTS OR CHANGES ALLOWED ONLY IF APPROVED IN WRITING TO THE ENGINEER WITH DOLLAR AMOUNT PRIOR TO ORDERING.
- 5. LOCAL AND STATE CODES AND ORDINANCES SHALL BE FOLLOWED.
- 6. LATEST VERSION OF THE ENERGY CODE SHALL BE FOLLOWED, ALL EQUIPMENT, INSULATION, AND CONTROLS SHALL CONFORM.
- 7. SUBSTITUTIONS WILL BE PROCESSED AND MUST BE SUBMITTED WITH SUBSTITUTED CUT SHEETS.
- 8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- 9. THERMOSTATS TO BE PROVIDED WITH 7 DIFFERENT DAILY PROGRAMMABLE SCHEDULE, CAPABLE OF BEING PROGRAMMED ON A 7-DAY CYCLE WITH A SEPARATE WEEK-END SETTING, NIGHT SETBACK, TEMPERATURE HOLD SETTINGS, CAPABLE OF 2-HOUR OCCUPANT OVERRIDE, 10-HOUR BACKUP, AND 5 DEGREE F DEADBAND. THERMOSTATIC SET BACK CONTROLS SHALL HAVE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 85°F.
- 10. CONTRACTOR TO PROVIDE AN INITIAL SITE VISIT TO VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COSTS SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR OR HIS SUBCONTRACTORS, AFTER BIDS HAVE BEEN SUBMITTED AND CONTRACTS AWARDED, FOR FAILURE TO VERIFY EXISTING JOB CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR ALTERNATIVE METHODS OF INSTALLATION THREE (3) DAYS MINIMUM PRIOR TO BIDDING THIS JOB.
- 11. DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT TO BE SCALED FOR ROUGH-IN MEASUREMENTS OR USED AS SHOP DRAWINGS. WHERE DRAWINGS ARE REQUIRED FOR THESE PURPOSES OR MUST BE MADE FROM FIELD MEASUREMENTS, CONTRACTOR SHALL TAKE THE NECESSARY MEASUREMENTS AND PREPARE THE REQUIRED DRAWINGS.
- 12. COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION WITH IN THE AVAILABLE SPACE. WHERE CROWDED CONDITIONS EXISTING PREPARE COORDINATION DRAWINGS SHOWING ALL TRADE CONFLICTS AND SUBMIT TO THE ARCHITECT FOR APPROVAL AND DIRECTION PRIOR TO ROUGH-IN OR INSTALLATION. RELOCATION OF INLETS, OUTLETS, AND/OR APPARATUS MADE PRIOR TO ROUGH-IN OR REQUIRED BY FIELD CONDITIONS FOR COORDINATION SHALL BE DONE AT NOT ADDITIONAL COST TO THE OWNER OR HIS AGENTS.
- 13. THE MECHANICAL DRAWINGS ARE DIAGRAMMATIC IN CHARACTER AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, VALVE, FITTING, ETC. FIELD VERIFY ALL MEASUREMENTS PRIOR TO ORDERING ANY EQUIPMENT, DUCTWORK, PIPING, ETC.
- 14. ALL BIDS SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE PURCHASE AND DELIVERY OF NEW EQUIPMENT TO THE JOB SITE IN TIME TO MEET ALL DEADLINES. REPORT, PRIOR TO BID, ANY DELIVERY PROBLEMS WHICH MIGHT PREVENT TIMELY COMPLETION OF THIS PROJECT.
- 15. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR OBTAINING BUILDING DEPARTMENT PERMIT FOR HIS PORTION OF WORK PRIOR TO THE START OF CONSTRUCTION
- 16. SUBMIT CUTS AND BROCHURES ON ANY EQUIPMENT FURNISHED UNDER THIS CONTRACT FOR ENGINEER'S REVIEW. PROVIDE TO THE ENGINEER A MINIMUM OF FOUR (4) HARD COPIES OF THE MECHANICAL SUBMITTALS FOR REVIEW, PRIOR TO ORDERING ANY EQUIPMENT. (EMAIL AND FACSIMILES OF SUBMITTALS WILL NOT BE ACCEPTED.)
- 17. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AND STRUCTURE AND SHALL SUBMIT 1/4" SCALE COORDINATION/SHOP DRAWINGS SHOWING ALL DUCTWORK, PIPING, PLUMBING, ETC.
- 18. MECHANICAL AND PLUMBING CONTRACTORS SHALL FIELD INSPECT ALL EXISTING EQUIPMENT/DEVICES TO ENSURE PROPER FUNCTIONALITY. ANY EQUIPMENT OR DEVICES NOT FUNCTIONING PROPERLY ARE TO BE DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- 19. FIELD ROUTE ALL DUCTWORK AND PIPING, AS REQUIRED, TO AVOID CONFLICTS WITH EXISTING STRUCTURE, DUCTWORK, PIPING, ELECTRICAL CONDUITS, LIGHTS, ETC. RELOCATE ANY ITEMS AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW DUCTWORK, PIPING AND EQUIPMENT WHILE MAINTAINING ORIGINAL INTEGRITY OF ALL SYSTEMS. RUN ALL DUCTWORK AND PIPING AS HIGH AS POSSIBLE AND SUSPEND FROM STRUCTURE ABOVE.
- 20. ALL CURBS, SUPPORTS, AND ANCHORS SHALL BE PROVIDED FOR MECHANICAL WORK. NO CHAIN, TAPE, OR WIRE IS ALLOWED.
- 21. ALL EXISTING DUCTWORK, DIFFUSERS, GRILLES, THERMOSTATS, ETC., IN GOOD CONDITION SHALL BE RE-USED AFTER BEING THOROUGHLY CLEANED AND/OR REFINISHED TO MATCH NEW, UNLESS OTHERWISE NOTED ON DRAWINGS. ANY EQUIPMENT IN DETERIORATED CONDITION SHALL BE REPLACED WITH NEW EQUIPMENT. ENSURE ALL EXISTING EQUIPMENT MEETS THE CURRENT CODE.
- 22. ANY EXISTING EQUIPMENT, DUCTWORK, PIPING, PLUMBING, CONTROLS, ETC. NOT USED SHALL BE REMOVED AND DISCARDED PER OWNERS REQUEST. PROPERLY CAP AND SEAL ALL DUCTWORK AND PIPING TAPS NOT USED. 23. BASE BUILDING MECHANICAL EQUIPMENT THAT IS SCHEDULED ON THIS SET OF PLANS AND SHOWN ON THE MECHANICAL FLOOR
- PLAN(S) AND BASE BUILDING MECHANICAL SYSTEMS SHOWN OUTSIDE THE PROJECT AREA ARE EXISTING AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
- 24. ANY CONFLICTS DISCOVERED AFTER WORK HAS STARTED, NOT PREVIOUSLY BEING APPARENT AND NECESSITATING REVISIONS TO CONTRACT DOCUMENTS, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND APPROVAL OF ALTERNATIVE METHODS OF INSTALLATION.
- 25. CONTRACTOR SHALL REVIEW ELECTRICAL POWER REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT PRIOR TO ORDERING. SUBMIT ONE COPY OF EQUIPMENT SUBMITTALS TO ELECTRICAL CONTRACTOR FOR COORDINATION.
- 26. MECHANICAL CONTRACTOR SHALL FURNISH STARTERS FOR ALL THREE-PHASE MECHANICAL EQUIPMENT (EXCEPT FOR STARTERS THAT ARE SHOWN TO BE PROVIDED IN MOTOR CONTROL CENTERS). STARTERS SHALL HAVE THREE-LEG CLASS 10 TRIP-FREE OVERLOAD PROTECTION, WITH MANUAL RESET, AND SHALL BE NEMA RATED. STARTERS SHALL BE INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR EXCEPT WHERE SUPPLIED INTEGRAL WITH MECHANICAL EQUIPMENT. MECHANICAL CONTRACTOR SHALL PROVIDE SAFETY DISCONNECT SWITCHES FOR ALL MECHANICAL EQUIPMENT WHERE NOT SPECIFICALLY INDICATED ON PLANS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
- 27. MECHANICAL CONTRACTOR SHALL EMPLOY THE SERVICES OF A QUALIFIED TEMPERATURE CONTROLS CONTRACTOR FOR INSTALLATION OF ALL CONTROLS WORK. SUBMIT CONTRACTOR'S QUALIFICATIONS TO ENGINEER FOR REVIEW.
- 28. TEMPERATURE CONTROLS CONTRACTOR SHALL PROVIDE ALL WIRING ASSOCIATED WITH THE AUTOMATIC TEMPERATURE CONTROL SYSTEM, INCLUDING 120V FOR CONTROL PANELS, CONTROL VALVES, AND CONTROL DAMPERS. ELECTRICAL WIRING SHOWN ON ELECTRICAL DRAWINGS SHALL BE PERFORMED BY ELECTRICAL CONTRACTOR. SUBMIT CONTROL DIAGRAMS TO ENGINEER FOR REVIEW.
- 29. ALL NEW AND RELOCATED MATERIALS INSTALLED IN CEILING RETURN AIR PLENUM SHALL BE U.L. 181 CLASS 1 RATED, WITH A MAXIMUM FLAME SPREAD INDEX OF 25 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 50. REMOVE AND REPLACE, AS NECESSARY, ALL MATERIALS NOT IN COMPLIANCE WITH CURRENT CODE.
- 30. ALL MOTORIZED EQUIPMENT SHALL BE PROVIDED WITH SUITABLE VIBRATION ISOLATION. FLEXIBLE CONNECTORS SHALL BE PROVIDED AT ALL DUCTWORK AND PIPING CONNECTIONS TO SUCH MOTORIZED EQUIPMENT.
- 31. PROVIDE SEISMIC RESTRAINTS FOR ALL MECHANICAL SYSTEMS AND EQUIPMENT AS REQUIRED BY THE CURRENT APPLICABLE BUILDING CODE.
- 32. ALL FIRE DAMPERS, BALANCING DAMPERS, VALVES, EQUIPMENT, FILTERS AND CONTROLS SHALL BE ACCESSIBLE. MECHANICAL CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED TO FACILITATE MAINTENANCE, REPAIR AND ADJUSTMENT OF ANY CONCEALED EQUIPMENT, DAMPERS, VALVES, CONTROLS, ETC. COORDINATE LOCATIONS OF REQUIRED ACCESS PANELS WITH ARCHITECT.
- 33. ALL HVAC UNITS AND OTHER MECHANICAL EQUIPMENT SHALL BE FIELD LABELED WITH UNIT NUMBER AND AREA SERVED. IN ADDITION, ALL PIPING, VALVES AND CONTROL DEVICES SHALL BE IDENTIFIED WITH LABELS. ALL EQUIPMENT SHALL BE IDENTIFIED WITH LETTERS MINIMUM 2" HIGH, AND ADDITIONALLY, ALL PIPING SHALL BE IDENTIFIED WITH 6" LONG FLOW ARROWS. PIPE IDENTIFICATION MARKERS SHALL BE SPACED AT A MAXIMUM OF 20 FEET ON CENTERS ALONG EACH PIPING RUN. IDENTIFICATIONS SHALL MATCH THOSE ON THE EQUIPMENT SCHEDULES
- 34. CHECK, VERIFY AND MAKE OPERABLE ALL NEW AND EXISTING EQUIPMENT TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE SERVICE AND MAINTENANCE ON ALL FAN-POWERED VAV UNITS, ETC. AS REQUIRED TO BRING THEM TO PROPER OPERATING CONDITION, INCLUDING, BUT NOT LIMITED TO, CLEANING OF COILS AND ENCLOSURES, LUBRICATION, AND INSTALLATION OF NEW FILTERS.
- 35. CHECK, VERIFY AND MAKE OPERABLE ALL CONTROL WORK AND TUBING OR WIRING FOR ALL SYSTEMS ASSOCIATED WITH THE PROJECT AREA.
- 36. MECHANICAL CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO SUBSTANTIAL COMPLETION OF CONSTRUCTION OR INSTALLATION OF CEILING TILE, TO SCHEDULE A FINAL PUNCH LIST WALK-THROUGH.
- 37. SUBMIT OPERATING AND MAINTENANCE BROCHURES FOR ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT.
- 38. SUBMIT COMPLETE AS-BUILT DRAWINGS FOR EACH FLOOR AREA ON REPRODUCIBLE MEDIA OR ELECTRONIC FILES IN AUTOCAD VERSION 2007 OR LATER.
- 39. ALL DUCTWORK SHALL BE MINIMUM 26 GAUGE SHEET METAL UNLESS OTHERWISE INDICATED. REFER TO SMACNA GUIDE FOR REQUIRED GAUGES AND REINFORCEMENT REQUIREMENTS

- 40. ALL ELBOWS OF RECTANGULAR DUCTWORK EXCEEDING 45 DEGREES SHALL HAVE DOUBLE THICKNESS TURNING VA LONG RADIUS TYPE. ALL ELBOWS OF ROUND DUCTWORK SHALL BE LONG RADIUS TYPE.
- 41. PROVIDE ALL TRANSITIONS REQUIRED FOR INSTALLING DUCTWORK PER DRAWINGS AND AS REQUIRED TO AVOID OI TRANSITIONS SHALL MAINTAIN MINIMUM OF EQUIVALENT FREE AREA OF DUCTWORK TO WHICH THEY ARE ATTACHED
- 42. PROVIDE SPIN-IN FITTINGS WITH BUTTERFLY DAMPERS FOR ALL NEW AND EXISTING ROUND SUPPLY RUN-OUT DUCTS TO ALL ROUND RETURN/EXHAUST RUN-OUT DUCTS TO RETURN/EXHAUST GRILLES. ANY DIFFUSERS OR GRILLES INSTALLED
- 43. ALL DUCTWORK (HIGH PRESSURE AND LOW PRESSURE), NEW AND EXISTING, SHALL BE SEALED AIR TIGHT. SEAL ALL D AND SEAMS WITH MASTIC NON-HARDENING DUCT SEALER. COORDINATE THIS WORK WITH THE BUILDING OPERATIN THAT THE MAIN HIGH AND MEDIUM PRESSURE DUCTWORK CAN BE SHUT OFF TO ALLOW MANUFACTURER'S REQUIRE THE DUCT SEALER.
- 44. ALL SUPPLY AIR DUCTWORK, NEW AND EXISTING, SHALL BE INSULATED. ALL SUPPLY AND OUTSIDE AIR INTAKE DUCTV VAPOR TIGHT. NEW RECTANGULAR DUCTWORK SHALL BE GALVANIZED SHEET METAL, INTERNALLY LINED WITH 1" THI DENSITY DUCT LINER EQUAL TO MANVILLE "LINACOUSTIC." ALL NEW ROUND DUCTWORK AND ALL EXISTING UNINSU AND RECTANGULAR DUCTWORK SHALL BE WRAPPED WITH 1-1/2" THICK, 1.0 LB/CU FT DENSITY DUCT WRAP EQUAL T "MICROLITE." ALL WRAP INSULATION SEAMS AND JOINTS SHALL BE SEALED VAPOR-TIGHT WITH FOIL-SCRIM-KRAFT TA AIR AND OUTSIDE AIR DUCTWORK LOCATED WITHIN BUILDING SHALL BE INSULATED WITH A MINIMUM OF R-8 INSULA AIR AND RETURN AIR DUCTWORK LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE INSULATED WITH A MINIMUM INSULATION AND COVERED WITH 22 GAUGE ALUMINUM JACKET SCREWED IN PLACE WITH ALL JOINTS CAULKED WA EXCEPTION: ALL EXPOSED ROUND DUCTWORK (WITHIN CONDITIONED SPACE) SHALL BE UNINSULATED METAL SPIRA
- 45. ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS IN INCHES.
- DUCTWORK AT NO GREATER THAN 3 FEET ON CENTERS WITH 1" WIDE 2- GAUGE GALVANIZED STEEL LOOPS. CONNE EXHAUST GRILLES SHALL BE MADE WITH RIGID DUCTWORK ONLY.
- 1-1/2" THICK INSULATION AND ALUMINIZED INNER AND OUTER JACKET.
- INSIDE. LENGTH OF CONNECTION SHALL NOT EXCEED 6'-0".
- FLEXIBLE DUCTWORK NOT U.L. APPROVED SHALL BE REMOVED AND REPLACED WITH THAT SPECIFIED IN NOTES ABOVE.
- 50. FINAL CONNECTION OF FLEXIBLE DUCTWORK TO RIGID RUN-OUT DUCTS AND TO CEILING DIFFUSERS SHALL BE MADE WITH 0.5" WIDE, REMAINS.)
- 51. ALL 24" x 24" CEILING SUPPLY AIR DIFFUSERS SHALL BE ADJUSTED OR PROVIDED FOR 4-WAY THROW. EXCEPT AS NOTED OTHERWISE INDICATED BY DIRECTIONAL ARROWS ON DRAWINGS
- 52. PROVIDE AND INSTALL U.L. LISTED TYPE "B" FIRE DAMPERS AT ALL PENETRATIONS IN NEW AND EXISTING FIRE RATED WALLS AS REQUIRED INSPECTOR AT TIME OF INSPECTION.

- DOUBLE-WALL PRESSURIZED SYSTEMS SHALL BE PROVIDED FOR FORCED-DRAFT TYPE BURNERS.
- A COMPLETE OPERATIONAL SYSTEM.
- OPERATIONAL SYSTEM, INSTALL BACKDRAFT DAMPER IF NOT INTEGRAL TO THE EXHAUST FAN.
- 58. PROVIDE OPERATING MANUALS TO THE OWNER AND ENGINEER FOR ALL SYSTEMS AND EQUIPMENT INCLUDING M MAINTENANCE MANUALS. INCLUDE LUBRICATION, FILTER TYPES, AND SIZES, STARTING AND STOPPING PROCEDUR CONTRACTORS CONTACT INFORMATION (PHONE NUMBER AND EMAIL).
- 59. PROVIDE ALL MECHANICAL SYSTEM CONTROLS, CONTROLLERS, CONTROL TRANSFORMERS, DISCONNECTS, START WIRING, ASSOCIATED CONTROL POWER WIRING, AND ALL WORK NECESSARY FOR A COMPLETE AND OPERATION
- 60. SLEEVES AND COLLARS SHALL BE PROVIDED FOR ALL DUCTWORK AND PIPES THROUGH WALLS, FLOORS, AND CEI CHROME PLATED ESCUTCHEONS FOR EXPOSED PIPING PENETRATIONS THROUGH CEILINGS, FLOORS, AND WALLS ALL WATER, SOIL, WASTE, AND VENT AND TRIM INCLUDING FITTINGS TO BE CHROME PLATED WHERE
- 63. CUT AND PATCH TO MATCH ADJACENT AREAS. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED.
- LOCATION AND INTENT.
- DOCUMENTS.

### TEST AND BALANCE REQUIREMENTS

- BASE BUILDING SPECIFICATIONS. SUBMIT (2) COMPLETE REPORTS FOR REVIEW BY ENGINEER.
- REQUIRED. SUBMIT AIR QUANTITIES AT MINIMUM DESIGN STATIC PRESSURES AND ENTERING AND LEAVING TEMPERATURES FOR COOLING AND HEATING MODES.
- 3. ALL SUPPLY AIR DIFFUSERS AND EXHAUST REGISTERS SHALL BE BALANCED TO CFM SHOWN ON PLANS.
- 4. PROVIDE TEST AND BALANCE AND START-UP REPORT FOR ALL HVAC UNITS, AUX. AIR CONDITIONING SYSTEMS, AND EXHAUST AND DISCHARGE STATIC PRESSURES, AND SUCTION AND DISCHARGE DRY BULB AND WET BULB TEMPERATURES.
- 6. CHECK AND CALIBRATE ALL THERMOSTATS. PROVIDE NOTIFICATION OF ANY MALFUNCTIONING THERMOSTATS TO THE MECHANICAL SUBCONTRACTOR, WHO SHALL REPAIR OR REPLACE THERMOSTATS AS REQUIRED.

#### HEATING MODE - SET AND LOCK AT 72°F T-R +/- 2°F. COOLING MODE - SET AND LOCK AT 75°F T-R +/- 2°F.

7. TEST AND BALANCE REPORTS SHALL BE TYPEWRITTEN OR COMPUTER PRINTER GENERATED.

-						
	H.V.A.C. LEGEND					
OR SHALL BE	SYMBOL DESCRIPTION	SYMBOL DESCRIPTION				
RUCTIONS. ALL	SUPPLY DUCT UP	SIDE CONNECTION OF				
	SUPPLY DUCT DOWN					
FFUSERS AND ERE SAID	RETURN OR EXHAUST DUCT UP	TOP (OR BOTTOM) CONN OF ROUND DUCT				
	RETURN OR EXHAUST DUCT DOWN					
CTWORK, JOINTS PERSONNEL SO CURE TIME FOR	ROUND DUCT SECTION UP	SIDE CONNECTION OF RECTANGULAR DUCT				
	ROUND DUCT SECTION DOWN					
RK SHALL BE 2, 2.0 LB/CU FT TED ROUND	TRUNK DUCT ELBOW (TURNING VANES REQ'D)	GALV STEEL DUCT				
MANVILLE		GALV STEEL DUCT ALT				
ALL SUPPLY N. ALL SUPPLY PF R-12		INSUL FLEX ROUND DUCT				
R TIGHT. PE.	BOOT FOR REGISTER	(N) NEW DEVICE				
	CEILING SUPPLY DIFFUSER	(E) EXISTING DEVICE				
LY DIFFUSER OR FLEXIBLE	CEILING RETURN AIR GRILLE	(R) RELOCATED DEVICE				
tions to	THERMOSTAT.	BDD BACK DRAFT DAMPER				
TYPE 5M WITH	WORK POINT (POINT OF CONNECTION)	UC 3/4" DOOR UNDERCUT				
		'				

MECHANICAL EQUIPMENT SCHEDULE						
<u>F-1,2,3,4</u> <u>6,7,8,9</u>	FURNACE	CARRIER MODEL #59TP5A100E21-20, 1600 CFM, 1 HP, 115, 1Ø, 17.3 A/20 MOCP. 100,000 BTU HEATING INPUT, 96,000 BTU HEATING OUTPUT(96% AFUE), WITH PROGRAMABLE THERMOSTAT.				
<u>CU-1,2,3,4</u> <u>5,6,7,8</u> ,9	CONDENSING UNIT	CARRIER MODEL #24ACC6-48-A00-1, 16 SEER, 48,000 BTU COOLING, PURON REFRIGERANT, WITH LOW AMBIENT CONTROL, LINE SET, 4" CONC. PAD. 208/230V 1Ø, 26.1A MCA, 40A MAX FUSE OR BREAKER.				
<u>SD</u>	SIDEWALL DIFFUSER	TITUS MODEL #300RS, 3/4" BLADE SPACING, OBD, STEEL, WHITE, SIZE AS SHOWN ON PLANS. (OR EQUAL).				
<u>CD-1</u>	CEILING DIFFUSER	TITUS MODEL #300RS, 3/4" BLADE SPACING, OBD, STEEL, WHITE, SIZE AS SHOWN ON PLANS. (OR EQUAL).				
RAG	RETURN AIR GRILL	TITUS RETURN AIR GRILLE MODEL #350RL SIDEWALL/CEILING RETURN AIR GRILLE.STEEL, WHITE, SIZE AS SHOWN ON PLANS.				
<u>IG</u>	TRANSFER RETURN AIR GRILLE	TITUS #T-700 TRANSFER/RETURN AIR GRILLE WITH SIGHT PROOF DESIGN, STEEL, WHITE.(OR EQUAL)				
<u>EF-1</u>	exhaust fan	GREENHECK MODEL #SP-A110, 75 CFM @ 0.25 S.P., 120V, 1Ø, 47.8 WATTS, 0.58 AMPS, 17 LBS. BATH FAN TO BE CONTROLLED BY SEPARATE SWITCH. PROVIDE WITH DECORATIVE GRILLE.				
<u>DS-1A ,1B</u>	MINI SPLIT OUTDOOR UNIT	CARRIER MINI SPLIT OUTDOOR UNIT MODEL #38MGRBQ36, 3 TON COMPRESSOR. 208V-1Ø, 35 MCA, 50 MOCP. 36,000 BTUH HEATING, 36,000 BTUH COOLING, 23 SEER, 11.5 EER, 11 HSPF, 3.6 COP. PROVIDE WITH (3) HEADS. DS-1B, #40MAHBQ-12 AT 12,000 BTUH OUTPUT.				
<u>DS-2A ,2B</u>	MINI SPLIT OUTDOOR	CARRIER MINI SPLIT OUTDOOR UNIT MODEL #38MGRBQ48, 4 TON COMPRESSOR. 208V-1Ø, 35 MCA, 50 MOCP. 48,000 BTUH HEATING, 48,000 BTUH COOLING, 22.4 SEER, 12.5 EER, 11 HSPF, 3.6				

manufacturers res. list			D3-10, #40MAIDQ-12 AT 12,000
rters, control DNAL System. Eilings, provide	<u>DS-2A ,2B</u>	MINI SPLIT OUTDOOR UNIT	CARRIER MINI SPLIT OUTDOOR U 35 MCA, 50 MOCP. 48,000 BTUH COP. PROVIDE WITH (4) HEADS. DS-2B, #40MAHBQ-12 AT 12,000
S IN FINISHED AREAS.			

DIFFUSER NECK SIZE SCHEDULE				
CFM RANGE	DIFFUSER NECK SIZE			
0 - 125	6''Ø			
126 - 250	8''Ø			
251 - 400	10"Ø			
401 - 550	12"Ø			
PROVIDE RIGID RUN-OUT DUCT AND F AS DIFFUSER NECK DIAMETER.	LEXIBLE DUCT CONNECTION OF SAME SIZE			

INCREASE RUN-OUT DUCT SIZE BY ONE FULL SIZE WHEN LENGTH OF RUN-OUT DUCT FROM MAIN SUPPLY DUCT EXCEEDS 20'-0". PROVIDE TRANSITION AT THE DIFFUSER.

BUTTERFLY DAMPERS WOULD BE INACCESSIBLE SHALL BE PROVIDED WITH INTEGRAL BALANCING DAMPERS.

46. USE OF FLEXIBLE INSULATED DUCTWORK SHALL NOT EXCEED 6'-0" IN LENGTH FOR CONNECTING ANY INDIVIDUAL SU RETURN GRILLE (6" W.G. RATED POSITIVE STATIC PRESSURE AND 0.5" W.G. RATED NEGATIVE STATIC PRESSURE. SUPPC

47. ALL NEW LOW PRESSURE/LOW VELOCITY (2" W.G. S.P. OR LESS) FLEXIBLE DUCTWORK SHALL BE EQUAL TO FLEXMASTI

48. ALL NEW HIGH PRESSURE/HIGH VELOCITY (2"-6" W.G. S.P. MAX) FLEXIBLE DUCTWORK, WHERE ALLOWED BY CODE, SHALL BE EQUAL TO FLEXMASTER TYPE TL-M WITH 1-1/2" THICK INSULATION, ALUMINIZED OUTER JACKET AND FLEXIBLE ALUMINUM DUCTWORK CORE ON

49. EXISTING FLEXIBLE DUCTWORK WHICH REMAINS IN PLACE MAY BE REUSED IF IT IS PROPERLY LABELED WITH U.L. 181 TAG. EXISTING

POSITIVE-LOCKING STEEL STRAPS AND ADHESIVE. (APPLIES TO NEW FLEXIBLE DUCTWORK AND EXISTING FLEXIBLE DUCTWORK WHICH

FIELD VERIFY ALL EXISTING DUCTWORK TO VERIFY FIRE DAMPER LOCATION REQUIREMENTS. PROVIDE COMBINATION FIRE/SMOKE DAMPERS AS SHOWN ON DRAWINGS, CLASS II FOR VELOCITIES UP TO 1,500 FPM, CLASS I FOR VELOCITIES ABOVE 1,500 FPM. FIRE/SMOKE DAMPERS SHALL BE DYNAMIC RATED. PROVIDE INSTALLATION INSTRUCTIONS FOR FIRE/SMOKE DAMPERS TO FIELD

53. FIRE CAULK FIRE RATED WALLS, CEILINGS, AND FLOOR PENETRATION OPENINGS WITH HILTI (OR EQUAL) FIRE RATED CAULKING.

54. MECHANICAL CONTRACTOR SHALL INSTALL DUCT SMOKE DETECTOR IN MAIN AIR DUCT OF ALL MECHANICAL AIR-MOVING SYSTEMS WHERE REQUIRED BY CODE OR LOCAL AUTHORITIES. DETECTORS SHALL BE FURNISHED AND CONNECTED TO THE FIRE ALARM SYSTEM (WHERE APPLICABLE) AND HARDWIRED TO THE FAN UNIT FOR AUTOMATIC SHUTDOWN BY ELECTRICAL/FIRE ALARM CONTRACTOR. 55. TYPE B DOUBLE-WALL FLUE VENTS U.L. LISTED SHALL BE PROVIDED FOR ALL GAS-FIRED EQUIPMENT WITH ATMOSPHERIC BURNERS.

56. UNIT HEATER: FURNISH AND INSTALL HOT WATER PIPED UNIT HEATERS COMPLETE WITH ALL TEMPERATURE AND SAFETY CONTROLS FOR

57. EXHAUST FANS; FURNISH AND INSTALL UNITS COMPLETE WITH ALL SWITCHING AND SAFETY CONTROLS NECESSARY FOR A COMPLETE

61. GUARANTEE ALL LABOR AND NEW EQUIPMENT FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

62. ALL WORK SHALL BE PERFORMED BY PROPERLY LICENSED MECHANICS OR UNDER THEIR DIRECT SUPERVISION. ALL MATERIALS AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARDS OF UL AND SHALL BEAR THE UL LABEL AS EVIDENCE THAT THE MATERIAL AND/OR EQUIPMENT MEETS THIS REQUIREMENT. ALL WORK SHALL MEET THE REQUIREMENTS OF LOCAL CODES.

64. ALL WORK IN FINISHED AREAS SHALL BE CONCEALED UNLESS SPECIFICALLY NOTED AS EXPOSED ON PLANS. PRIOR TO THE INSTALLATION OF ANY EXPOSED WORK THE CONTRACTOR SHALL VERIFY AND OBTAIN ARCHITECTURAL APPROVAL OF THE EXACT

65. RFI'S FROM CONTRACTORS SHALL INCLUDE AT LEAST ONE PROPOSED SOLUTION WHICH COMPLIES WITH THE INTENT OF CONTRACT

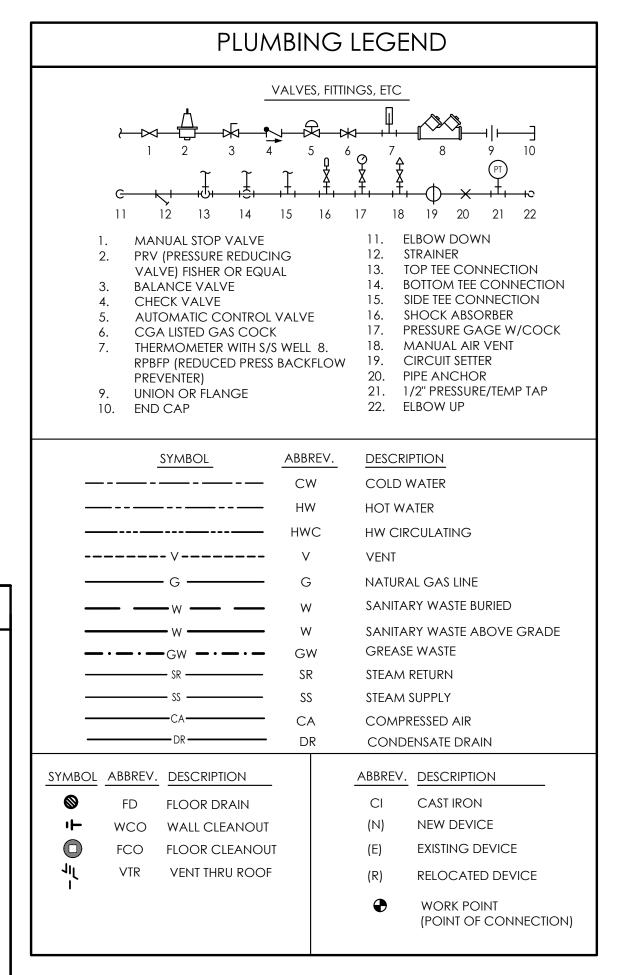
1. ALL SYSTEMS SHALL BE TESTED AND BALANCED BY AN INDEPENDENT, APPROVED, TEST AND BALANCE COMPANY. COMPLY WITH

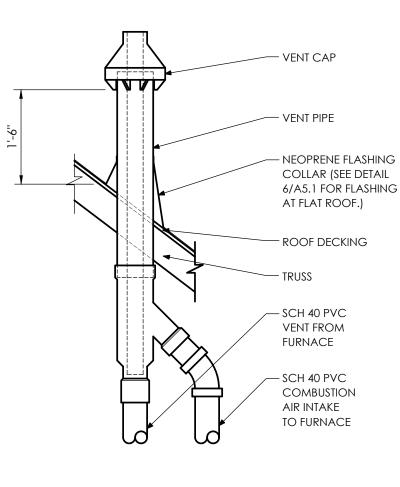
VERIFY AND SUBMIT VERIFICATION FOR EACH ZONE FULL COOLING, MINIMUM COOLING AND FULL HEATING CAPACITY AS

FANS. REPORT SHALL INCLUDE ALL NAMEPLATE DATA, DESIGN DATA, MEASURED MOTOR AMP DRAW, VOLTAGE, CFM, SUCTION

MINIMUM OUTSIDE AIR CFM FOR ROOFTOP HVAC UNITS AND OTHER AIR HANDLING UNITS SHALL BE SET AS SCHEDULED.

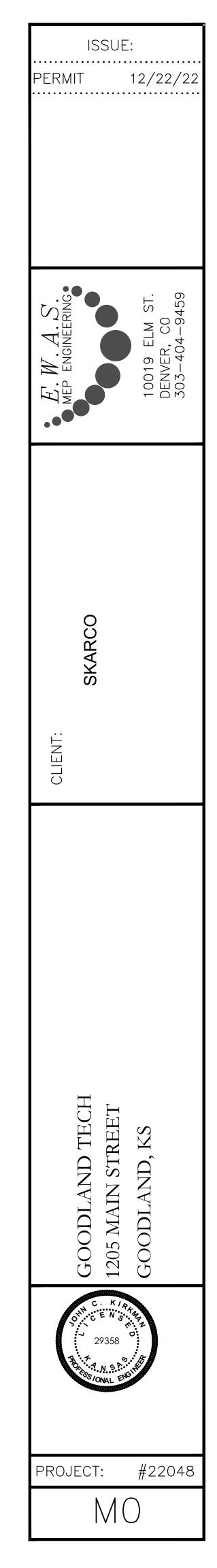
00 BTUH OUTPUT.





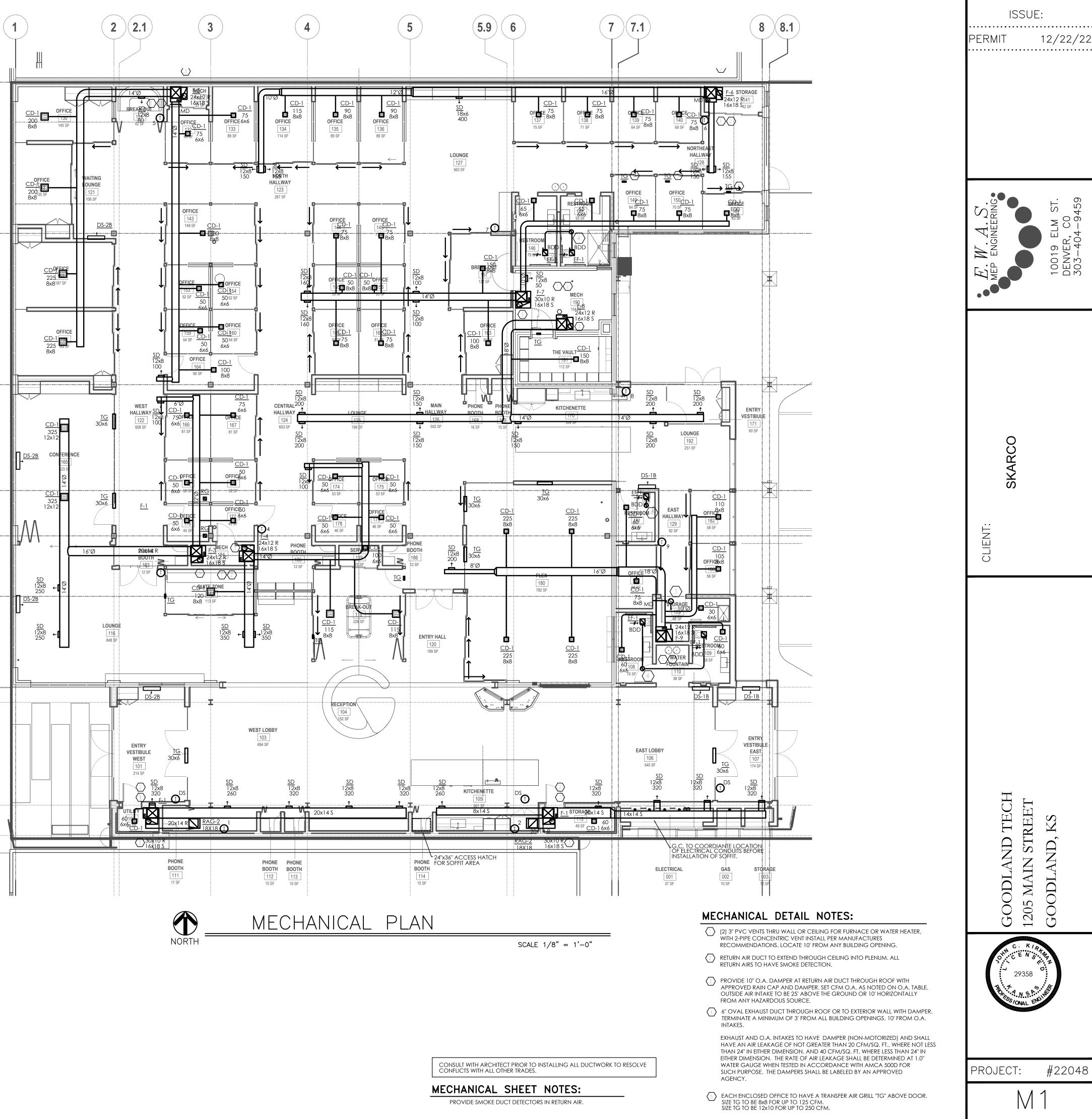


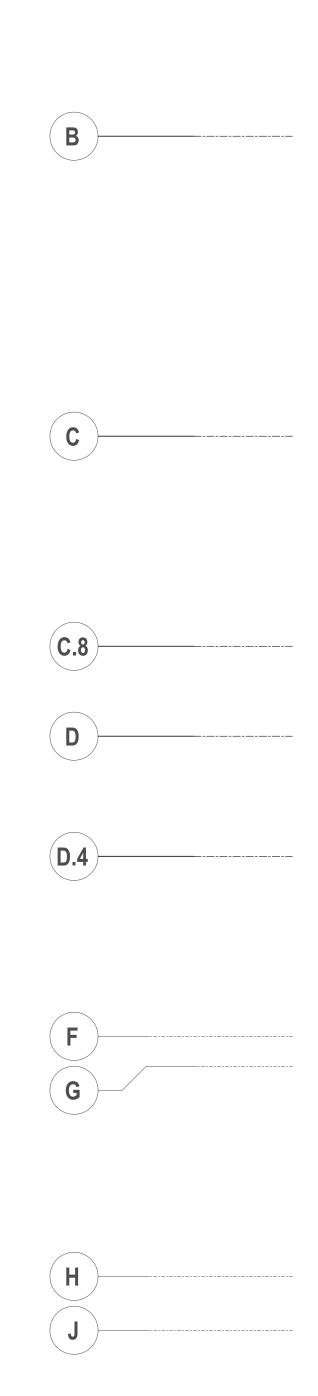
SCALE: NONE

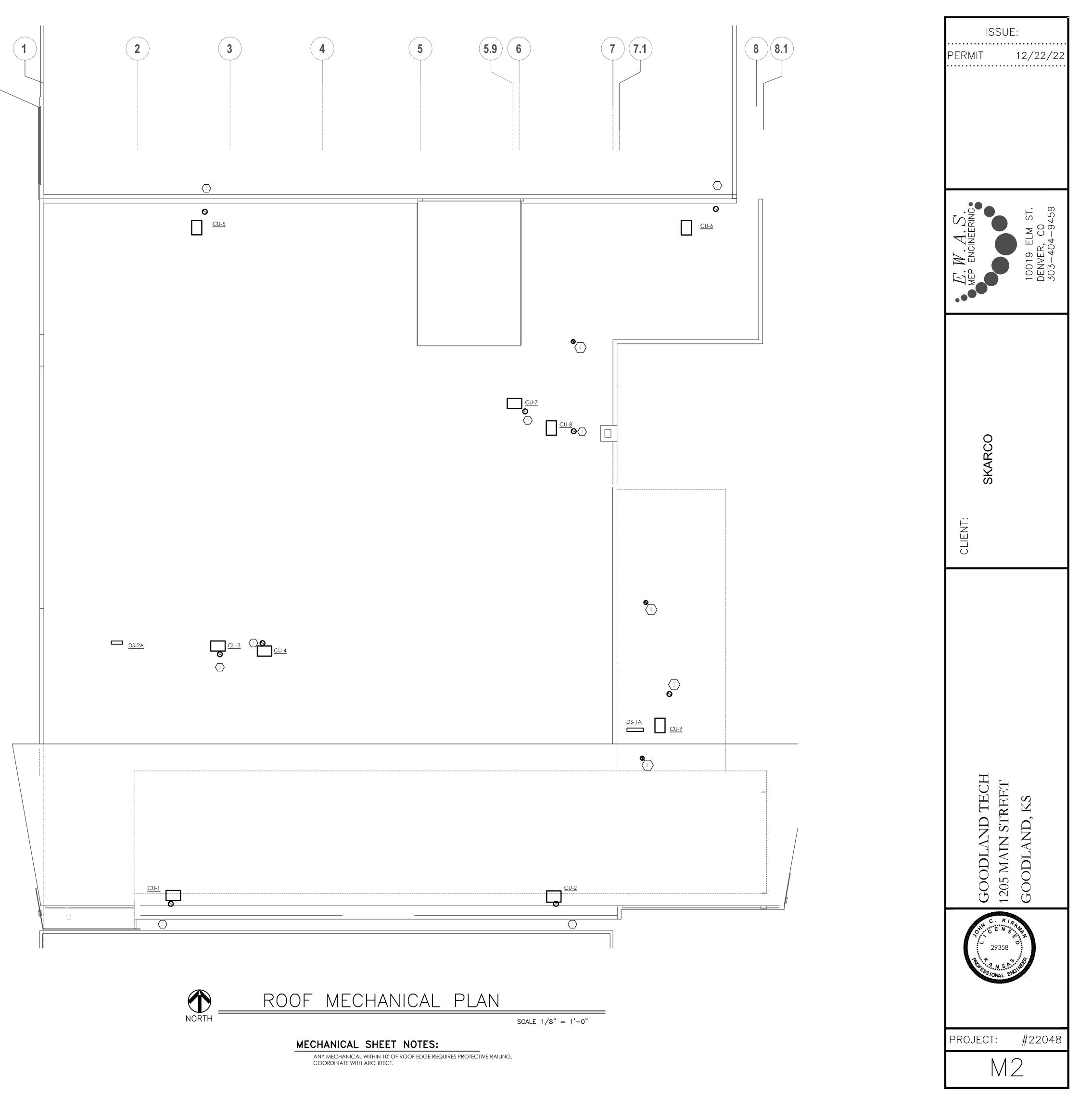


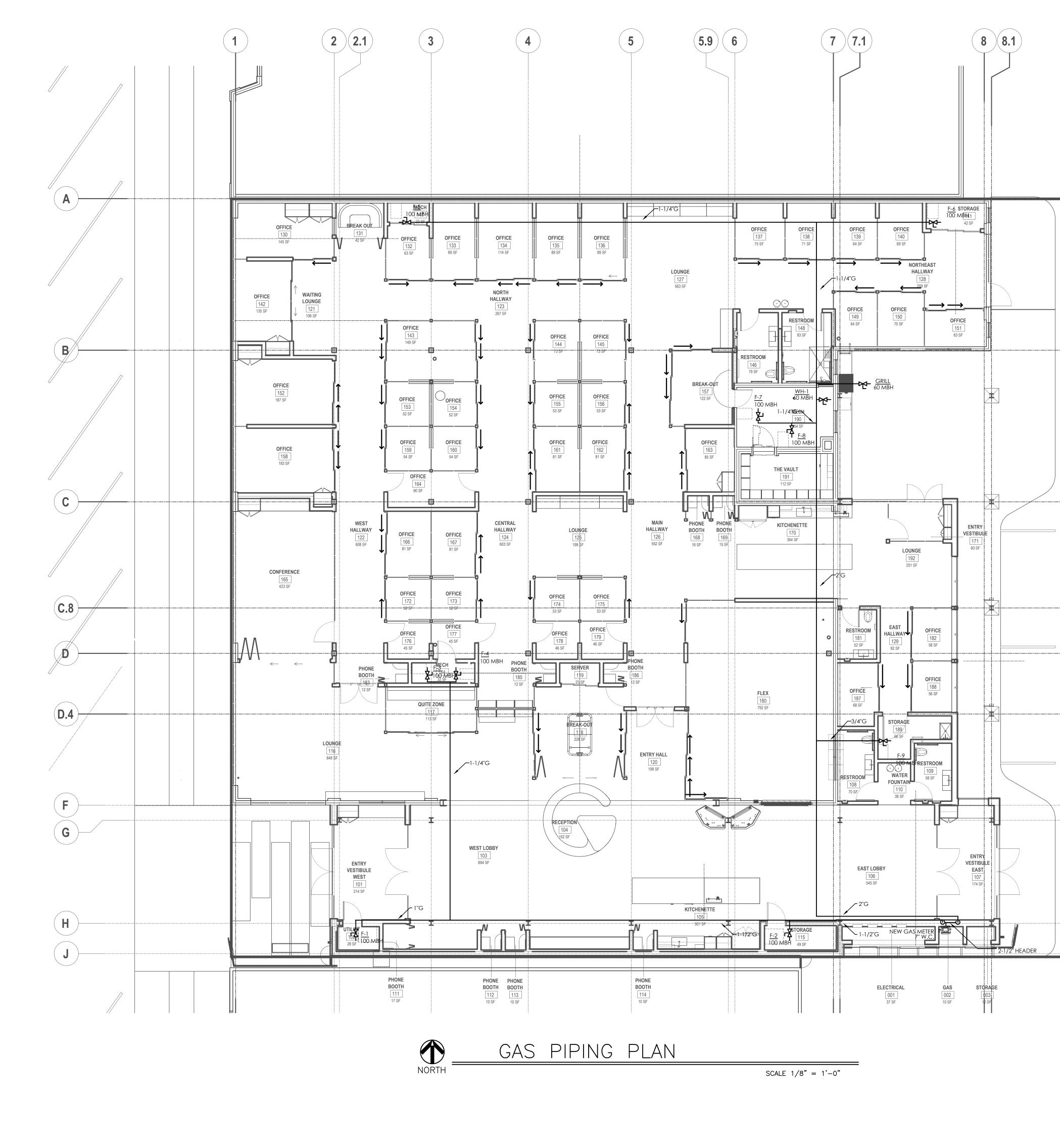
OUTDOOR	AIR	CALCUL	ATION	(IMC	403)		
F-1							
WEST ENTRY OPERABL			,	3 SF X 0.04 =	: 9 SF)		
1 MAN	DOORS W :	= 42 S	F				
					CUPANTS	O.A.	O.A. WITH ZONE
	FOOTAGE	Rp	AIRFLOW ZON			(CFM)	AIR DISTRIBUTION EFFECTIVENESS
LOBBY/RECEPTION	1000	5	0.06		10	110	138
					SET O.A.	DAMPER	TO 138 CFM
OUTDOOR	AIR	CALCUL	ATION	(IMC	403)		
F-2							
EAST ENTRY OPERABLE				SF X 0.04 =	6.4 SF)		
I MAN	DOORS W :	= 42 S	F				
		PEOPLE OUTDOOR			CUPANTS	O.A.	O.A. WITH ZONE
	FOOTAGE	Rp	AIRFLOW ZONI Ra			(CFM)	AIR DISTRIBUTION EFFECTIVENESS
LOBBY/RECEPTION	1080	5	0.06		11	120	150
						DAMPER	TO 150 CFM
OUTDOOR	AIR	CALCUL	ATION	(IMC	403)		
F-3							
	SQUARE FOOTAGE		AIRFLOW ZON		CUPANTS	O.A. (CFM)	O.A. WITH ZONE AIR DISTRIBUTION
LOUNGE	374	Rp 5	Ra 0.06		2	33	EFFECTIVENESS
CONFERENCE	415	5	0.08		12	85	106
	234	-	0.06		-	14	18
OFFICE	358	5	0.06		2 SET O.A.	31 DAMPER	39 TO 204
					407)		
OUTDOOR			ATION		403)		
F-4							A 14/171-7-7
	SQUARE FOOTAGE		AIRFLOW ZON		CUPANTS	O.A. (CFM)	O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS
OUNGE	690	Rp 5	Ra 0.06		7	77	96
BREAK OUT	227	5	0.06		8	54	68
	370 200	- 5	0.06		-	22 17	28
Office	200	5	0.08			DAMPER	
OUTDOOR					403)		
F-5		PEOPLE OUTDOOR			CUPANTS	O.A.	O.A. WITH ZONE
	FOOTAGE		AIRFLOW ZONI Ra	=	JUFAINIS	(CFM)	AIR DISTRIBUTION EFFECTIVENESS
COORIDOR	620	-	0.06		-	37	47
OFFICE	1252	5	0.06		6	105	131 IO 178
						DAMPER	TO 178
OUTDOOR	AIR	CALCUL	ATION	(IMC	403)		
F-6							
F-6	SQUARE FOOTAGE	PEOPLE OUTDOOR AIRFLOW RATE	AREA OUTDOC AIRFLOW ZON		CUPANTS	O.A.	O.A. WITH ZONE AIR DISTRIBUTION
	FOOTAGE	AIRFLOW RATE	AIRFLOW ZON Ra			(CFM)	AIR DISTRIBUTION EFFECTIVENESS
COORIDOR		AIRFLOW RATE	AIRFLOW ZON		CUPANTS - 3		AIR DISTRIBUTION
COORIDOR	FOOTAGE 850	AIRFLOW RATE Rp -	AIRFLOW ZONI Ra 0.06		- 3	(CFM)	AIR DISTRIBUTION EFFECTIVENESS 64 62
COORIDOR DFFICE	FOOTAGE 850 578	AIRFLOW RATE Rp - 5	AIRFLOW ZONI Ra 0.06 0.06	E	- 3 SET O.A.	(CFM) 51 50 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62
COORIDOR DFFICE OUTDOOR	FOOTAGE 850 578	AIRFLOW RATE Rp - 5	AIRFLOW ZONI Ra 0.06 0.06	E	- 3 SET O.A.	(CFM) 51 50 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62
COORIDOR DFFICE	FOOTAGE 850 578	AIRFLOW RATE Rp - 5	AIRFLOW ZONI Ra 0.06 0.06	E (IMC	- 3 SET O.A. <b>403)</b>	(CFM) 51 50 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62
COORIDOR DFFICE OUTDOOR	FOOTAGE 850 578	AIRFLOW RATE Rp - 5 <b>CALCUL</b>	AIRFLOW ZONI Ra 0.06 0.06		- 3 SET O.A.	(CFM) 51 50 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE
COORIDOR OFFICE OUTDOOR F-7	FOOTAGE 850 578 AIR SQUARE FOOTAGE 590	AIRFLOW RATE Rp - 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06		- 3 SET O.A. <b>403)</b> CUPANTS	(CFM) 51 50 DAMPER 0.A. (CFM) 35	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44
COORIDOR OFFICE OUTDOOR F-7	FOOTAGE 850 578 AIR SQUARE FOOTAGE	AIRFLOW RATE Rp - 5 <b>CALCUL</b>	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra		- 3 SET O.A. <b>403)</b> CUPANTS - 4	(CFM) 51 50 DAMPER 0.A. (CFM)	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86
COORIDOR DFFICE OUTDOOR F-7 COORIDOR DFFICE	FOOTAGE 850 578 AIR SQUARE FOOTAGE 590 809	AIRFLOW RATE Rp - 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06		- 3 SET O.A. 403) CUPANTS - 4 SET O.A.	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86
COORIDOR DFFICE OUTDOOR F-7	FOOTAGE 850 578 AIR SQUARE FOOTAGE 590 809	AIRFLOW RATE Rp - 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06		- 3 SET O.A. 403) CUPANTS - 4 SET O.A.	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86
COORIDOR DFFICE OUTDOOR F-7 COORIDOR DFFICE	FOOTAGE 850 578 AIR SQUARE FOOTAGE 590 809	AIRFLOW RATE Rp - 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06		- 3 SET O.A. 403) CUPANTS - 4 SET O.A.	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86
COORIDOR DFFICE OUTDOOR F-7 COORIDOR DFFICE OUTDOOR	FOOTAGE 850 578 AIR SQUARE FOOTAGE 590 809 AIR	AIRFLOW RATE Rp 5 CALCUL PEOPLE OUTDOOR AIRFLOW RATE Rp - 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06 0.06		- 3 SET O.A. 403) CUPANTS - 4 SET O.A.	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86 TO 130 O.A. WITH ZONE
COORIDOR DFFICE OUTDOOR F-7 COORIDOR DFFICE OUTDOOR F-8	FOOTAGE 850 578 AIR SQUARE FOOTAGE 590 809 AIR SQUARE FOOTAGE	AIRFLOW RATE Rp 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06 ATION		- 3 SET O.A. 403) CUPANTS - 4 SET O.A. 403) CUPANTS	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER 0.A. (CFM)	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86 TO 130
COORIDOR DFFICE OUTDOOR F-7 COORIDOR DFFICE OUTDOOR F-8 .OUNGE	FOOTAGE 850 578 AIR SQUARE FOOTAGE 590 809 AIR	AIRFLOW RATE Rp 5 CALCUL PEOPLE OUTDOOR AIRFLOW RATE Rp - 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATTION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06 0.06 0.06 ATTION		- 3 SET O.A. 403) CUPANTS - 4 SET O.A. 403)	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86 TO 130 O.A. WITH ZONE AIR DISTRIBUTION
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COORIDOR DFFICE OUTDOOR F-7 COORIDOR DFFICE OUTDOOR F-8	FOOTAGE 850 578 <b>AIR</b> SQUARE FOOTAGE 590 809 <b>AIR</b> SQUARE FOOTAGE 950 215	AIRFLOW RATE Rp 5 CALCUL	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06 AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06		- 3 SET O.A. 403) CUPANTS - 4 SET O.A. 403) CUPANTS 5 - 1	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER 0.A. (CFM) 82 13	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86 TO 130 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 103 16 15
COORIDOR DFFICE OUTDOOR F-7 COORIDOR DFFICE OUTDOOR F-8	FOOTAGE 850 578 <b>AIR</b> SQUARE FOOTAGE 590 809 <b>AIR</b> 590 2015 112	AIRFLOW RATE Rp 5 CALCUL PEOPLE OUTDOOR AIRFLOW RATE Rp 5 CALCUL PEOPLE OUTDOOR AIRFLOW RATE Rp 5 5 -	AIRFLOW ZONI Ra 0.06 0.06 ATION AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06 0.06 AREA OUTDOC AIRFLOW ZONI Ra 0.06 0.06 0.06 0.06		- 3 SET O.A. 403) CUPANTS - 4 SET O.A. CUPANTS 5 - 1 SET O.A.	(CFM) 51 50 DAMPER 0.A. (CFM) 35 69 DAMPER 0.A. (CFM) 82 13 12 DAMPER	AIR DISTRIBUTION EFFECTIVENESS 64 62 TO 126 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 44 86 TO 130 O.A. WITH ZONE AIR DISTRIBUTION EFFECTIVENESS 103 16 15
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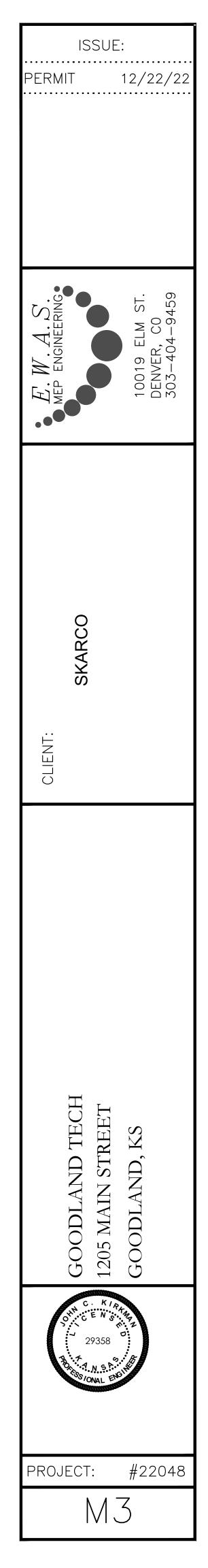








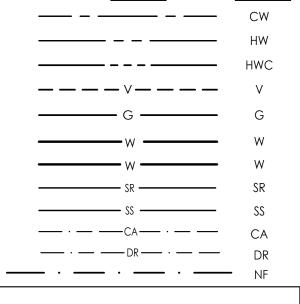
- 1. TOTAL LENGTH INCLUDING VERTICAL IS APPROXIMATELY 225 L.F. (TOTAL CONNECTED LOAD OF 1060 MBH.)
- NEW GAS PIPING SIZED PER IFGC TABLE 402.4(2)
- 3. PROVIDE SHUT-OFF VALVES AND DIRT LEGS AT EACH GAS CONNECTION.
- 4. PROVIDE CODE APPROVED GAS PIPING SUPPORTS. PER IFGC SECTION 407 WOODEN BLOCK SUPPORTS ARE NOT ALLOWED.
- 5. FIELD VERIFY EXISTING CONDITIONS AND APPLIANCES RATINGS PRIOR TO ROUGH-IN.



# BUILDING OUTLINE PLUMBING SPECIFICATIONS

- 1. SLEEVES AND COLLARS SHALL BE PROVIDED FOR ALL PIPING THROUGH WALLS, FLOORS, AND CEILINGS. PROVIDE CHROME PLATED ESCUTCHEONS FOR EXPOSED PIPING PENETRATIONS THROUGH CEILINGS, FLOORS, AND WALLS IN FINISHED AREAS. ALL WATER, SOIL, WASTE, AND VENT AND TRIM INCLUDING FITTINGS TO BE CHROME PLATED WHERE EXPOSED.
- 2. GUARANTEE ALL LABOR AND NEW EQUIPMENT FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.
- 3. ALL WORK SHALL BE PERFORMED BY PROPERLY LICENSED PLUMBERS OR UNDER THEIR DIRECT SUPERVISION. ALL MATERIALS AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARDS OF UL AND SHALL BEAR THE UL LABEL AS EVIDENCE THAT THE MATERIAL AND/OR EQUIPMENT MEETS THIS REQUIREMENT. ALL WORK SHALL MEET THE REQUIREMENTS OF LOCAL CODES.
- 4. CUT AND PATCH TO MATCH ADJACENT AREAS. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED.
- 5. ALL WORK IN FINISHED AREAS SHALL BE CONCEALED UNLESS SPECIFICALLY NOTED AS EXPOSED ON PLANS. PRIOR TO THE INSTALLATION OF ANY EXPOSED WORK THE CONTRACTOR SHALL VERIFY AND OBTAIN ARCHITECTURAL APPROVAL OF THE EXACT LOCATION AND INTENT.
- 6. RFI'S FROM CONTRACTORS SHALL INCLUDE AT LEAST ONE PROPOSED SOLUTION WHICH COMPLIES WITH THE INTENT OF CONTRACT DOCUMENTS.
- 7. COORDINATE ACTUAL LOCATION OF PLUMBING FIXTURES AND ROUGH-INS WITH ARCHITECTURAL DRAWINGS PRIOR TO BEGINNING WORK. 8. CONTRACTOR SHALL FIELD VERIFY ALL PIPING AND PLUMBING LOCATIONS AND INVERTS PRIOR TO TRENCHING FOR OR INSTALLATION OF NEW PIPING. ALLOW FOR COST OF X-RAYING FLOOR AS REQUIRED FOR LOCATING ANY BURIED PIPING AND PRIOR TO MAKING
- ANY FLOOR PENETRATIONS 9. EXCAVATE FOR ALL PLUMBING WORK, COMPACT TO 95% AASHO OR PROCTOR DENSITY IN 6" MAXIMUM LAYERS AT OPTIMUM MOISTURE CONTENT. REWORK IF ANY SETTLEMENT WITHIN THE FIRST YEAR GUARANTEE.
- 10. PROVIDE ISOLATION VALVES AT ALL PLUMBING FIXTURES REQUIRING HOT AND/OR COLD WATER. PROVIDE BALL VALVE LINE-SIZE RATED FOR 40 PSIG WOG.
- 11. ISOLATE EACH PIECE OF EQUIPMENT AND EACH ROUGH-IN EXCLUDING WASTE AND VENT.
- 12. ALL DOMESTIC HOT AND COLD WATER PIPING ABOVE GRADE SHALL BE TYPE L COPPER WITH NO-LEAD 95/5 SOLDERED FITTINGS. TYPE K SOFT COPPER SHALL BE USED BELOW GRADE.
- 13. PLUMBING CONTRACTOR TO PROVIDE A WATER PRESSURE TEST ON SITE. WHERE WATER PRESSURE IS OVER 60 PSI THEN PROVIDE FULL SIZE PRZ VALVE ON THE SECONDARY SIDE OF THE RPBFP.
- 14. PROVIDE BRANCH SHUT-OFF VALVES ON ALL WATER LINES EXTENDING FROM MAINS.
- 15. ALL HEATING, CHILLED AND CONDENSER WATER PIPING 2" AND SMALLER SHALL BE TYPE L COPPER WITH SOLDERED FITTINGS. 2-1/2" AND LARGER SHALL BE SCHEDULE 40 WELDED BLACK STEEL.
- 16. ALL REFRIGERANT PIPING SHALL BE TYPE K HARD DRAWN COPPER TUBING WITH WROUGHT COPPER SILVER SOLDERED FITTINGS AND COUPLINGS OR TYPE L COPPER, REFRIGERANT GRADE, COLOR CODED AND MARKED ACR. SOFT-ANNEALED COPPER TUBING MAY BE USED IN SIZES UP TO 1-3/8", AND WHEN USED SHALL BE ENCLOSED IN IRON OR STEEL PIPING OR IN CONDUIT, MOLDING OR RACEWAY WHICH WILL PROTECT SAID TUBING AGAINST DAMAGE. INSULATE ALL NEW AND EXISTING REFRIGERANT SUCTION AND HOT GAS PIPING IN SAME MANNER AS SPECIFIED FOR DOMESTIC HOT AND COLD WATER PIPING, WITH THICKNESS IN ACCORDANCE WITH PIPING INSULATION SCHEDULE. PROVIDE JACKET WITH VAPOR BARRIER FOR SUCTION LINES.
- 17. ALL INTERIOR ABOVE-GRADE WASTE, VENT, AND STORM DRAIN PIPING SHALL BE PVC. ALL INTERIOR BELOW-GRADE WASTE, VENT, AND STORM DRAIN PIPING SHALL BE PVC. ALL HORIZONTAL WASTE, VENT, AND STORM DRAIN PIPING SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT OR AS OTHERWISE REQUIRED BY CODE. PIPING INSTALLED BELOW GRADE SHALL BE COATED. INSULATE ROOF DRAIN PIPING (ABOVE GRADE) IN SAME MANNER AS SPECIFIED FOR DOMESTIC HOT AND COLD WATER PIPING, WITH THICKNESS IN ACCORDANCE WITH PIPING INSULATION SCHEDULE, AND PROVIDE JACKET WITH VAPOR BARRIER.
- 18. PROVIDE FLOOR DRAIN TRAP PRIMERS, TO BE PRIME PERFECT WITH VALVED 1/2" CW TO EACH FLOOR DRAIN, WITH ACCESS PANELS WHERE REQUIRED. SUBSTITUTE PROSET TRAP GUARDS WHERE ALLOWED BY CODE.
- 19. PROVIDE SANITARY SEWER SYSTEM CLEANOUTS AS REQUIRED BY LOCAL CODES. ALL CLEANOUTS REQUIRED ARE NOT NECESSARILY SHOWN ON PLANS. CLEANOUTS TO BE AT A MINIMUM OF 100 FEET ON CENTER, AND AT THE BASE OF EACH WASTE STACK.
- 20. ALL EXTERIOR WASTE AND STORM DRAIN PIPING BEYOND 5'-0" OF FOUNDATION SHALL BE PVC, UNLESS OTHERWISE SHOWN ON CIVIL DRAWINGS.
- 21. ALL CONDENSATE DRAIN PIPING SHALL BE TYPE M COPPER.
- 22. PROVIDE DIELECTRIC COUPLINGS AT ALL CONNECTIONS BETWEEN DISSIMILAR METALS.
- 23. INSULATE ALL NEW AND EXISTING DOMESTIC HOT, COLD AND HOT WATER CIRCULATING WATER PIPING WITH FIBERGLASS HEAVY DENSITY PIPE INSULATION WITH FIRE RESISTANT JACKET AND SELF SEALING LAP. INSULATION THICKNESS SHALL BE IN ACCORDANCE WITH PIPING INSULATION SCHEDULE. INSULATE FITTINGS AND VALVE BODIES WITH MITERED SECTION FOR PIPE INSULATION OR WITH CEMENT TO A THICKNESS EQUAL TO ADJOINING PIPE INSULATION. FINISH FITTINGS AND VALVE BODIES WITH CANVAS AND SEIZE WITH LAGGING ADHESIVE. FLANGES AND UNIONS SHALL NOT BE COVERED. COVERING SHALL BE NEATLY TERMINATED ON EACH END OF SCREWED UNIONS WITH INSULATING CEMENT.
- 24. DO NOT LOCATE WATER PIPING IN EXTERIOR WALLS OR ATTICS. ROUTE PIPING INBOARD OF BUILDING INSULATION TO AVOID FREEZING. ELECTRIC HEAT TRACE ALL PIPING LOCATED IN UNHEATED AREAS WITH CHROMALOX 7.0 WATTS/FT, MI CABLE AND 1" THICK FIBERGLASS INSULATION COVER.
- 25. INSULATE ALL NEW AND EXISTING HEATING, CHILLED AND CONDENSER WATER PIPING IN SAME MANNER AS SPECIFIED FOR DOMESTIC HOT AND COLD WATER PIPING, WITH THICKNESS IN ACCORDANCE WITH PIPING INSULATION SCHEDULE. PROVIDE JACKET WITH VAPOR BARRIER FOR CHILLED WATER PIPING.
- 26. PRESSURE TEST ALL PIPING PER CODE BUT TO AT LEAST 150% MAXIMUM W.P.
- 27. ALL INTERIOR ABOVE GRADE GAS PIPING 2" AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH 150 PSI O.W.G. BLACK BANDED MALLEABLE IRON SCREWED FITTINGS. ALL INTERIOR ABOVE GRADE GAS PIPING 2-1/2" AND LARGER, AND ALL BELOW GRADE INTERIOR GAS PIPING (ALL SIZES), SHALL BE WELDED SCHEDULE 40 BLACK STEEL. ALL BELOW GRADE INTERIOR BLACK STEEL GAS PIPING SHALL BE COATED. ALL BELOW GRADE GAS PIPING OUTSIDE OF THE BUILDING SHALL BE SCHEDULE 80 CPVC PIPING AND FITTINGS. ALL GAS PIPING INSTALLED ON ROOF SHALL BE SUPPORTED AT A MINIMUM OF EVERY 6 FEET, WITH 6" MINIMUM CLEARANCE FROM ROOF, EXCEPT WHERE GOVERNED BY MORE STRINGENT LOCAL CODES OR SPECIFICATIONS. ALL VISIBLE GAS PIPING SHALL BE LABELED WITH PRESSURE AT 6'-0" ON CENTERS. ALL PIPING EXPOSED TO WEATHER SHALL BE PAINTED.
- 28. PROVIDE FULL-SIZED SHUT-OFF VALVE AND 6" DIRT LEGS AT ALL CONNECTIONS TO GAS-FIRED EQUIPMENT. GAS PIPE TO BE CGA LISTED LINE-SIZE RATED FOR GAS PIPE.
- 29. ALL EQUIPMENT AND FIXTURES WHICH ARE CONNECTED TO A POTABLE WATER SUPPLY SHALL BE INSTALLED IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF ANY PHYSICAL OR POTENTIAL CROSS-CONNECTION. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL SUBMERGED/ENCLOSED OUTLETS, DISH MACHINE LINES, HOSE CONNECTIONS, ETC. VACUUM BREAKERS SHALL BE INSTALLED A MINIMUM OF 6" ABOVE THE OVERFLOW RIM AND LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE ON THE EQUIPMENT. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL CONTINUOUS PRESSURE LINES SUPPLYING EQUIPMENT SUCH AS SODA CARBONATORS, ICE MACHINES, ETC.
- 30. ALL FLOOR DRAINS AND FLOOR SINKS SHALL BE FLUSH-MOUNTED, PROPERLY SEALED, AND EASILY ACCESSIBLE FOR CLEANING AND MAINTENANCE.
- 31. ALL WATER LINES, WASTE AND VENT LINES, SODA SYRUP LINES, ETC. SHALL BE CONCEALED WITHIN THE WALL, BELOW FLOOR, OR ABOVE CEILING SURFACES.
- 32. FURNISH AND INSTALL PLUMBING FIXTURES ON CARRIERS AS SCHEDULED ON THE PLANS. PROVIDE CHROME PLATED ACCESSORIES AND PIPE COVER ON ALL EXPOSED FIXTURE RUNOUTS. PROVIDE ANGLE STOPS ON ALL FIXTURE RUNOUTS. PROVIDE INSULATION AND ROUGH-IN AS REQUIRED FOR COMPLIANCE WITH ADA REQUIREMENTS. PROVIDE ALL ACCESSORIES AND SPECIALTY ITEMS AS REQUIRED FOR A COMPLETE FIXTURE INSTALLATION.
- 33. ALL PIPING SHALL BE PROPERLY SUPPORTED, WITH PROVISIONS FOR HORIZONTAL BRACING AND EXPANSION/CONTRACTION AS REQUIRED. FOR INSULATED PIPING, AT EACH SUPPORT LOCATION, PROVIDE SHEET METAL SHIELDS FOR PIPING 2" AND SMALLER (EXCEPT WHERE REQUIRED TO BE CLAMPED) AND CALCIUM SILICATE THERMAL INSERTS WITH SHEET METAL SHIELDS FOR PIPING LARGER THAN 2" AND FOR ALL SIZES OF INSULATED PIPING REQUIRED TO BE CLAMPED. PROVIDE SUPPLEMENTAL STEEL SUPPORTS AS REQUIRED FOR INSTALLATION OF ALL PLUMBING MATERIALS, EQUIPMENT, AND APPARATUSES.
- 34. SEAL ALL PIPING PENETRATIONS THROUGH FIRE-RATED WALLS WITH U.L. APPROVED FIRESTOPPING MATERIAL. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL, INCLUDING DETAILS OF CONSTRUCTION AND PROPOSED FIRE-RATED ASSEMBLIES, MATERIALS AND PRODUCTS USED, AND VERIFICATION OF OVERALL SYSTEM COMPLIANCE.
- 35. ALL PIPING SYSTEMS SHALL BE TESTED AND PROVEN TIGHT PRIOR TO CONCEALMENT. THE TEST SHALL BE WITNESSED BY OWNER'S REPRESENTATIVE.
- 36. ALL PIPING SHALL BE CLEANED AND FLUSHED PRIOR TO SERVICE. (DOMESTIC WATER PIPING SHALL BE STERILIZED.)
- 37. ALL RATED RETURN AIR PLENUMS MUST HAVE PLENUM RATED PIPING, OR PLENUM RATED PIPING INSULATION.

### VALVES, FITTINGS, ETC 13 14 MANUAL STOP VALVE PRV (PRESSURE REDUCING VALVE) FISHER OR EQUAL BALANCE VALVE CHECK VALVE AUTOMATIC CONTROL VALVE CGA LISTED GAS COCK THERMOMETER WITH S/S WELL 8. RPBP (REDUCED PRESS BACKFLOW 19. CIRCUIT SETTER PREVENTER) 9. UNION OR FLANGE 10. END CAP



SYMBOL

SYMBOL	ABBREV.	DESCRIPTION	
	FD	FLOOR DRAIN	
ιH	WCO	WALL CLEANOUT	
0	FCO	FLOOR CLEANOUT	
JL	VTR	VENT THRU ROOF	

#### FIXTURE CONNECTION SCHEDULE VENT CW WASTE 1/2" 2" 3" 1/2" 2" 2" 1/2" 2" 2" 1/2" 2" 2" 1/2" 2" 2" 1/2"

FIXTURE	HW
WATER CLOSET - FLUSH TANK	-
URINAL - FLUSH TANK	-
LAVATORY	1/2
hand sink	1/2
PREP SINK	1/2
3-COMPARTMENT SINK	1/2
MOP BASIN	1/2
SIZES SHOWN ARE MINIMUM PIPE SIZES TO A SINGLE	FIXTURE.

### PIPING INSUL

### PIPING SYSTEM TYPE

- DOMESTIC COLD WATER. (40°-60°F)
- domestic hot water (supply, recirculated, and (105°-`

EMPERED). SANITARY WASTE PIPING EXPOSED TO OUTDOOR AMBIENT

EMPERATURES.

### PIPING INSULATION SCHEDULE NOTES

- ALL PIPING SYSTEMS LISTED ABOVE SHALL BE INSULATED WITH INSULATION THICKNESS AS INDICATED.
- FOR ANY PIPING NOT NOTED ABOVE TO BE EXPOSED TO OUTDOOR AMBIENT TEMPERATURES, INCREASE

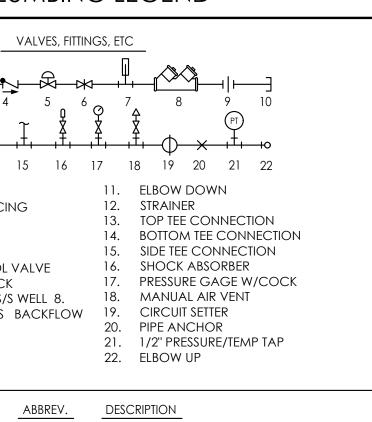


5-225-CK-MS



ABBREV.

# PLUMBING LEGEND



	FILTERED COLD WATER									
HOT WATER										
HW CIRCULATING										
	VENT									
	NATURAL GAS LINE									
	SANITARY WASTE BURI	ED								
	SANITARY WASTE ABO	VE GRADE								
	STEAM RETURN									
	STEAM SUPPLY									
	COMPRESSED AIR									
	CONDENSATE DRAIN									
	NONFILTERED COLD V	VATER								
	ABBREV.	DESCRIPTION								
	CI	CAST IRON								
	(N) NEW DEVICE									
	(E) E	EXISTING DEVICE								

RELOCATED DEVICE (R) WORK POINT

(POINT OF CONNECTION)

., =	.,=		_			_		
E.								
ATIO	n scf	IED	ULE					
	INSULATION CONDUCTIVITY				ΛUN	N INSULATIO	ON THICKN PE SIZES	1ESS
	K VALUE		N RATING ERATURE, F	< ]"		1" < 1.5	1.5" < 4"	4"

	K VALUE	MEAN RATING TEMPERATURE, F	< ]"	1" < 1.5	1.5" < 4"	4'' < 8''
	0.21-0.27	75	0.5	0.5	1.0	1.0
140°F)	0.21-0.28	100	1	1	1.5	1.5
	0.20- 0.26	50	0.5	1.0	1.0	1.0

INSULATION THICKNESS BY 0.5 INCHES WHEN INSTALLED IN SUCH EXPOSED LOCATIONS.

. ALL INSULATED PIPING EXPOSED TO WEATHER SHALL BE PROTECTED WITH WEATHER-PROOF ALUMINUM JACKET.



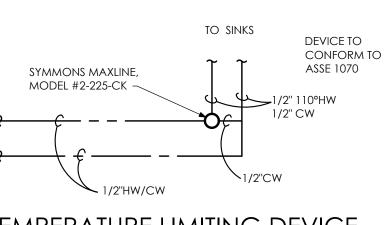
# PLUMBING EQUIPMENT SCHEDULE

WATER TEMPERATURE SETTING.

<u>WH-1</u>	WATER HEATER	BRADFORD WHITE, GAS MODEL #LG2PDV50H603N, 50 GALLON, 60,000 BTU INPUT, 78% EFF. 58 GPH RECOVERY @ 100°F, 22''Ø, 67'' TALL, 205 LBS EMPTY. REFER WATER HEATER DETAIL. PROVIDE WITH EXP-1. PROVIDE WITH STAINLESS STEEL WELDED DRAIN PAN, TO DISCHARGE INTO FLOOR DRAIN.
<u>EXP-1</u>	<u>expansion</u> <u>Tank</u>	STATE MODEL #ETC-5X, 4.55 GALLON, 11 LBS, EMPTY.
<u>FD</u>	FLOOR DRAIN:	SIOUX CHIEF MODEL #SIOUX CHIEF MODEL 833-2PNR, WITH ROUND NICKEL-BRONZE STRAINER, PROVIDE WITH TRAP GUARDS FROM PROSET SYSTEMS, INC. 1-800-262-5355.
<u>WCO</u>	WALL CLEANOUT:	SIOUX CHIEF MODEL 872 16 GAUGE CHROME PLATED ABS.
<u>FCO</u>	<u>FLOOR</u> <u>CLEANOUT:</u>	SIOUX CHIEF MODEL 852 ADJUSTABLE CLEANOUT, CAST IRON.
<u>RPBFP</u>	BACKFLOW PREVENTER	FEBCO MODEL #LF825Y, REDUCED PRESSURE BACKFLOW PREVENTER, HORIZONTAL INSTALLATION SHOWN.
<u>HWCP</u>	HOT WATER CIRC PUMP	GRUNDFOS HOT WATER CIRCULATION PUMP MODEL #UP(S)15-35, 1/15HP, 115V, 1Ø, 110 WATTS, SINGLE SPEED, 0-24 GPM @ 18' HEAD, 145 MAX PSI, STAINLESS STEAL HOUSING, PROVIDE WITH TIMER AND LINE CORD. PROVIDE WITH HONEYWELL AQUASTAT CONTROLLER MODEL #L6007. FOR VERTICAL OR HORIZONTAL MOUNTING USING IMMERSION WELL, 120V, 1Ø, 8 FLA, SET TO 10° BELOW

	PLUMBING FIXTURE LIST								
WC-1 ADA	WATER CLOSET	TOTO MODEL #CST744EL, ECO DRAKE CLOSED COUPLED TOILET, 1.28 GPF, ADA COMPLIANT, E-MAX TECHNOLOGY, ELONGATED OPEN FRONT SEAT, LESS LID, WHITE.							
<u>L-1</u> ADA	LAVATORY	AMERICAN STANDARD MODEL #0321.026 DECLYN WALL-HUNG LAVATORY, BARRIER FREE, VITREOUS CHINA, 4" CENTERS, CHICAGO FAUCET MODEL #2200-4CP, WITH TEMPERATURE LIMITING STOP SET TO 110°F, PROVIDE VOLUME CONTROL RESTRICTOR AT 0.5 GPM. PROVIDE WITH TRUEBRO LAV GUARD-2, ADA COMPLIANT UNDERSINK PROTECTION. (OR EQUAL).							
DW	DISHWASHER	RESIDENTIAL DISHWASHER, PROVIDED BY OWNER.							
<u>KS-1</u>	KITCHEN SINK	STAINLESS STEEL SINK WITH GARBAGE DISPOSAL, PROVIDED BY OWNER.							
<u>DF</u>	DRINKING FOUNTAIN	ELKAY MODEL #EZSTL8C, DOUBLE LEVEL, ADA COMPLIANT, NSF/ANSI 61 COMPLIANT, EASY TOUCH CONTROLS, REFRIGERATED WATER COOLER, 115V, 1Ø, 370 WATTS, 4.0 FLA, 89 LBS, INSTALL PER MANUFACTURERS INSTRUCTIONS. PROVIDE WITH STAINLESS STEEL CANE TOUCH SKIRT.							
<u>MB</u>	MOP BASIN	FIAT MODEL #MSB2424, FLOOR MOUNTED MOP SERVICE BASIN, WITH FIAT CHROME PLATED SERVICE SINK FAUCET, MODEL #830AA, WITH TEMPERATURE LIMITING STOP SET AT 120°.							
<u>DS</u>	DISPENSER	DISPENSOR WITH HOT AND COLD WATER. 208V, 2.8 KW HEATER.							

GOODLAND TECH								
IPC FI			_CUL/	ATION	S			
FIXTURE:		Quantity	IPC Water FU	IPC Waste FU	TOTAL WATER F.U.	TOTAL WASTE F.U.		
SHOWER HEAD	Private	1	1.4	2	1.4	2		
Waterless Urinal	Public	0	0.0	2	0	0		
URINAL, Wall Flush Valve	Public	0	5.0	2	0	0		
3-Comp Sink	Public	0	3.5	2	0	0		
DISH WASHER	Public	0	1.4	2	0	0		
KITCHEN SINK	Public	2	2.0	2	4	4		
Bar Sink	Public	0	2.0	1	0	0		
Hand Sink	Public	0	2.0	1	0	0		
LAVATORY	Public	5	2.0	1	10	5		
SERVICE SINK or MOP BASIN	Public	1	3.0	2	3	2		
CLOTHES WASHER 8lb	Public	0	3.0	3	0	0		
CLOTHES WASHER 15lb	Public	0	4.0	3	0	0		
WATER CLOSET, 1.6 gpf Flush Valve	Public	0	10.0	4	0	0		
WATER CLOSET, 1.6 gpf Gravity Tank	Public	5	5.0	4	25	20		
DRINKING FOUNTAIN	Public	2	0.025	0.5	0.05	1		
HOSE BIBB	Public	0	2.5	-	0	0		
HOSE BIBB, EACH ADDITIONAL	Public	0	1.0	-	0	0		
2" FLOOR DRAIN	All	0	-	2	-	0		
TOTALS		16			43.45	34		
					Water FU	Waste FU		
	Estimated Probable Peak Demand Table E103.3(3) =				27.5 GPM			
WASTE SIZING:	WASTE SIZING: Doe			n demand =	0 GPM			
4 " WASTE Sanit	4 "WASTE Sanitary Sewer			TOTAL GPM =				
SANITARY WASTE SIZING: 4" Waste=216 Fixture Units* 6" Waste=720 Fixture Units* * Slope 1/4" per Foot (1/8" SLOPE multiply F.U. by 0.8)	Fixture Units* Fixture Units*					" Service		

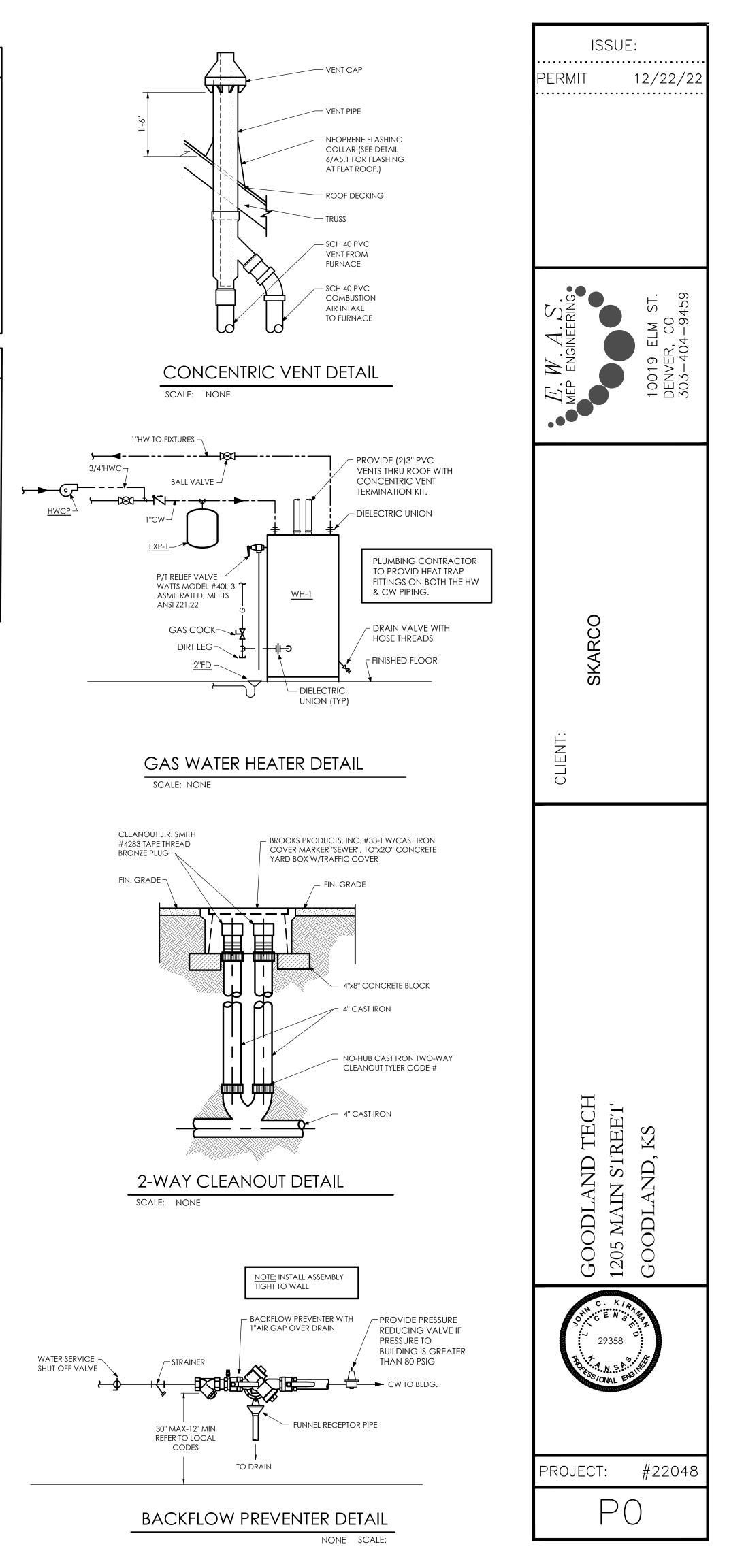


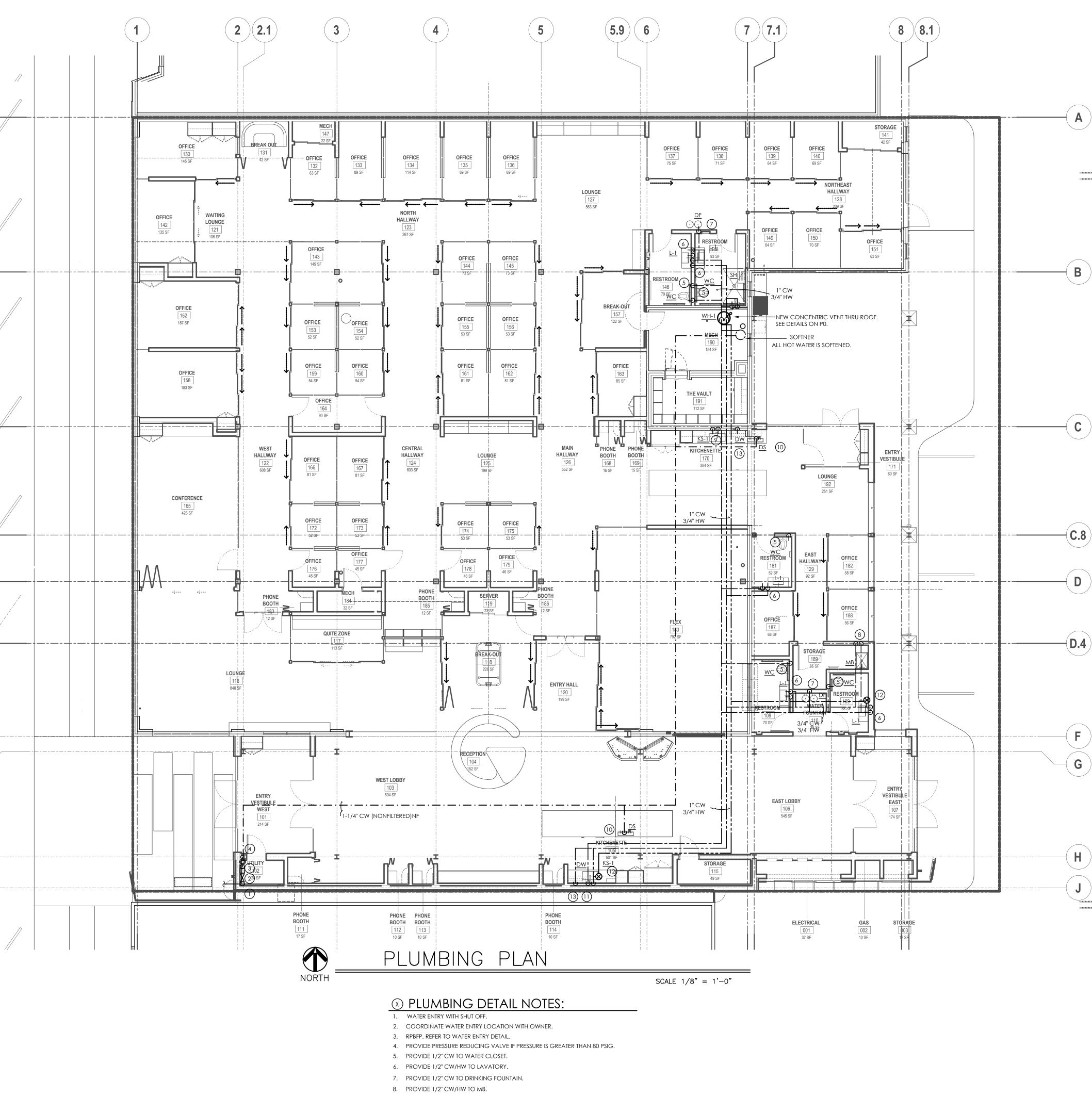
TEMPERATURE LIMITING DEVICE

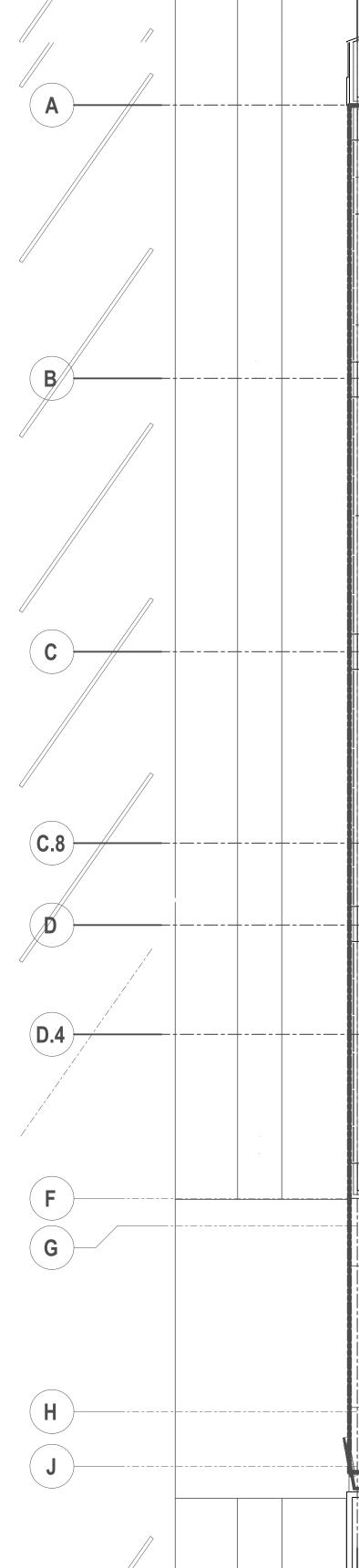
SCALE: NONE

(IN.)

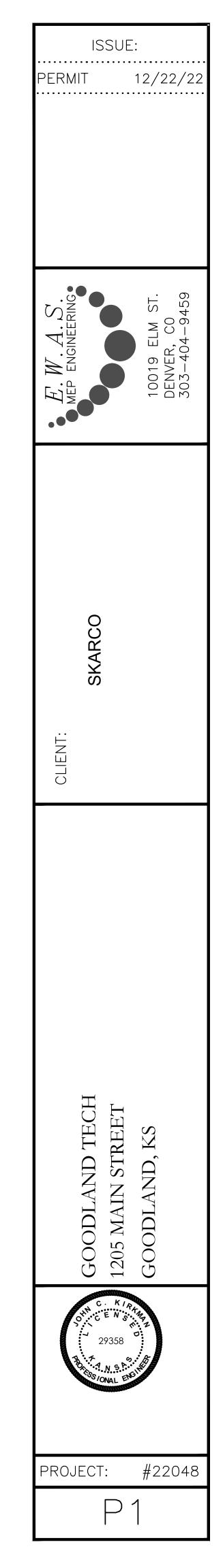
CONNECTION







- 9. PROVIDE 1/2" CW/HW TO SINK.
- 10. PROVIDE 1/2" NON FILTERED CW FOR DISPENSER WITH INSTAHOT. DISPENSER IS THE ONLY NONSOFTENED APPLINACE.
- 11. PROVIDE 1/4" WATERLINE FOR REFRIGERATION BOX.
- 12. HWCP CONTROL VALVE AND CHECK VALVE. PUMP TO START AT IDENTIFICATION OF HOT WATER DEMAND. NOT TO SHUT OFF UNTIL AFTER TEMP IN LOOP HAS REACHED 110 DEGREES AND THERE IS NO LONGER ANY DEMAND.
- 13. PROVIDE 1/2" HW TO DISHWASHER.



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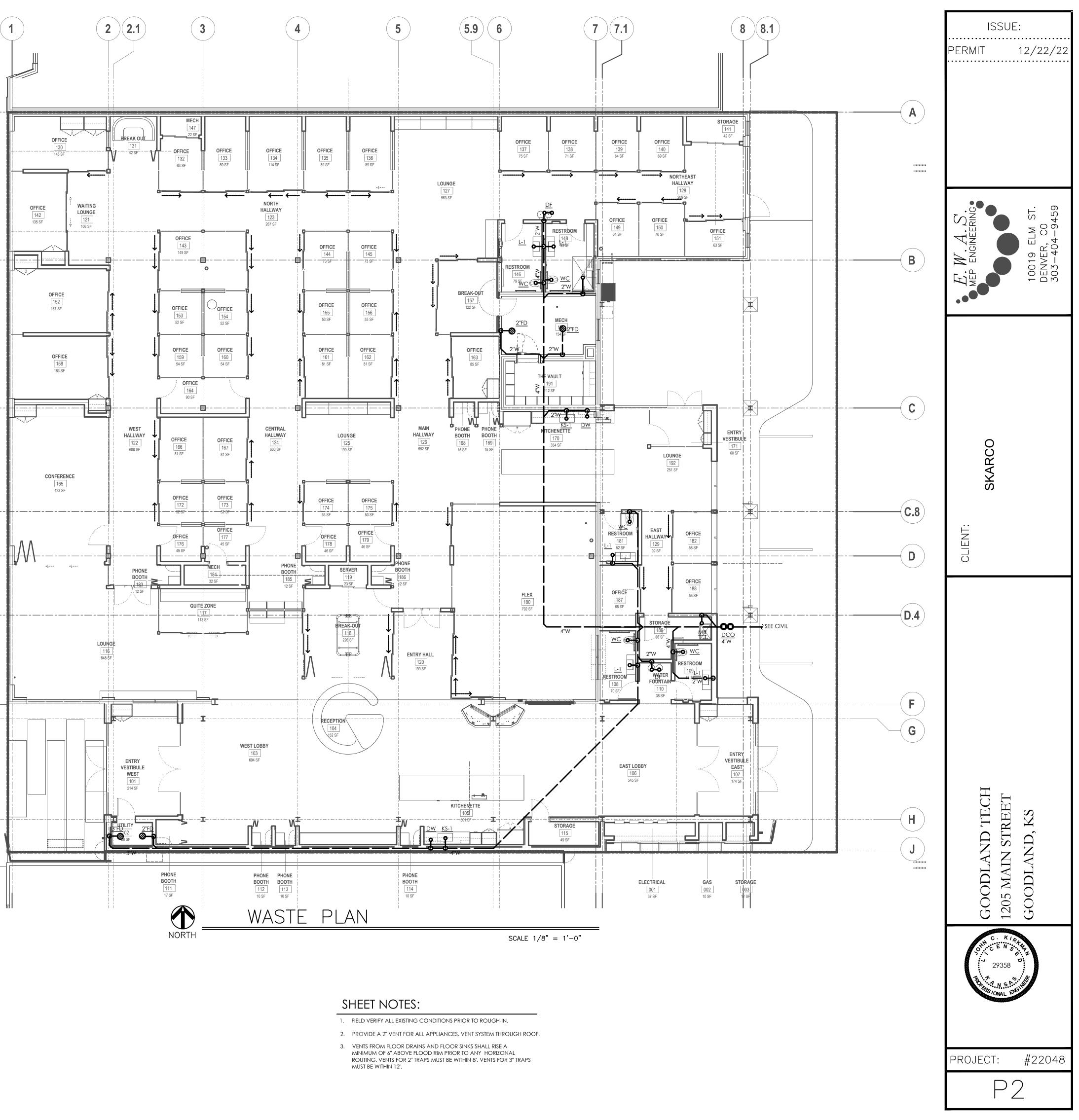
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BASIC ELECTRICAL REQUIREMENTS
THE ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES, LAWS ORDINANCES APPLICABLE TO THE PROJECT. CONTRACTOR TO VERIFY SPACE REQUIREMENTS, COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT VIOLATION OF APPLICABLE CODES, STANDARDS, SPECIFICATION REQUIREMENTS, OR EXTRA CHARGES TO THE OWNER.
ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK.
THE CONTRACTOR SHALL VISIT THE OB SITE AND VERIFY EXISTING CONDITION PRIOR TO BIDDING.
COORDINATE EXACT ELECTRICAL REQUIREMENTS (VOLTAGE, PHASE, AMPS, AND ETC.) OF EQUIPMENT FURNISHED BY OTHERS BEFORE PERFORMING WORK.
THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS HARDWARE AND MATERIAL NOT SPECIFIED BUT NECESSARY TO PROVIDE A COMPLETE AND WORKING ELECTRICAL SYSTEM. THIS HARDWARE SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL MISCELLANEOUS CONDUIT FITTINGS AND MOUNTING HARDWARE, LIGHT FIXTURE MOUNTING HARDWARE, BRACKETS, CONNECTORS, CORDS AND PLUGS.
MAINTAIN A MINIMUM OF 3'0" CLEARANCE IN FRONT OF ALL 120/208V EQUIPMENT AND 3'6" IN FRONT OF ALL 277/480V EQUIPMENT.
CONTRACTOR TO PROVIDE PLASTIC NAMEPLATE LABELS FOR ALL DISCONNECTS AND EQUIPMENT.
CONTRACTOR TO GUARANTEE ALL WORKMANSHIP, MATERIAL AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER. FINAL ACCEPTANCE.

### ELECTRICAL SPECIFICATIONS

1. GROUNDING AND BONDING.

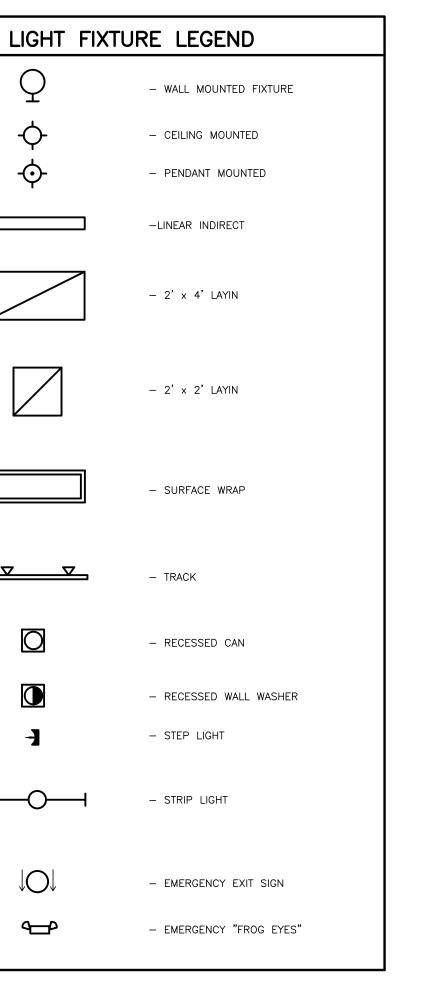
- A. GROUNDING CONDUCTORS TO BE INSULATED WITH GREEN COLORED INSTALLATION. B. COMPLY WITH UL 467 FOR ALL GROUNDING AND BONDING.
- 2. IDENTIFICATION OF EQUIPMENT.
- A. IDENTIFY ALL ELECTRICAL DISTRIBUTION EQUIPMENT WITH THE SAME PLAN CODE THAT IS ON THE DRAWINGS.
- B. NAMEPLATES SHALL BE ENGRAVED IN LAMINATED PLASTIC, 3/8" HIGH AND ATTACHED WITH SCREWS.
- C. ALL PANELS SHALL HAVE TYPEWRITTEN DIRECTORIES INSERTED ON THE INSIDE OF THE PANEL DOOR.
- D. ALL COMPONENTS OF EMERGENCY CIRCUITS SHALL BE PAINTED RED.
- 3. CONDUCTORS AND CABLES.
- A. CONDUCTORS SHALL BE COPPER EXCEPT AS OTHERWISE NOTED.
- B. MINIMUM WIRE SIZE SHALL BE #12 THWN-THHN AWG EXCEPT AS OTHERWISE NOTED.
- C. MAXIMUM OF 3 CURRENT CARRYING CONDUCTORS PER CONDUIT BEFORE DERATEING IS REQUIRED.
- D. E.C. TO FIELD VERIFY THE EXACT ROUTING AND LENGTH REQUIRED BEFORE PERFORMING ANY WORK. E. IN CONCEALED SPACES, TYPE MC OR AC CABLE ALLOWED BY CODE.
- 4. RACEWAYS AND BOXES.
- A. INTERIOR CONDUIT TO 1/2" EMT UNLESS OTHERWISE NOTED.
- B. ALL CONDUIT TO BE SUPPORTED USING COATED STEEL OR MALLEABLE IRON STRAPS, SPLIT
- HANGERS, OR LAY-IN ADJUSTABLE HANGERS. C. ROUTE CONDUIT PARALLEL OR PERPENDICULAR TO WALLS.
- D. ABOVE GROUND INTERIOR.

WHICH IS ACCESSIBLE.

- HOT DIP GALVANIZED AS REQUIRED BY CODE OF EMT, IMC, OR RMC.
- E. BURIED AND UNDER CONCRETE SLABS. SCHEDULE 40 PVC W/ASPHAULT COATED RMC ELBOWS WHERE PENETRATING SURFACE.
- F. PROVIDE 1 EMPTY 3/4" CONDUIT FOR EVERY 3 UNUSED SPACES IN FLUSH MOUNTED PANELBOARDS OR LOAD CENTERS. TERMINATE EMPTY CONDUIT IN A JUNCTION BOX
- G. PROVIDE FLEXIBLE CONDUIT ON CONNECTIONS TO VIBRATING EQUIPMENT. CONDUIT AND GROUNDING MEANS SHALL BE PER NEC.
- H. INSTALL ELECTRICAL BOXES AS REQUIRED PER NEC FOR ALL SPLICES, TAPS WIRE PULLING AND
- GENERAL EQUIPMENT CONNECTIONS.
- I. OUTLET BOXES TO BE GALVANIZED STEEL UNLESS OTHERWISE NOTED.

### DEVICE MOUNTING HEIGHTS

- ALL RECEPTACLES, PHONE JACKS, DATA, JACKS, CABLE T.V PORTS TO BE MOUNTED AT 18" AFF. AT THE CENTERLINE OF THE BOX U.O.N
- ALL LIGHTING CONTROL SWITCHES AND PUSH BUTTONS TO BE MOUNTED AT 48" AFF. AT THE CENTERLINE OF THE BOX U.O.N
- ALL TEMPERATURE CONTROL TO BE MOUNTED AT 60" AFF AT THE CENTERLINE OF THE BOX U.O.N.
- ELECTRICAL PANELS TO BE MOUNTED AT 72" AFF. AT THE TOP OF CABINET U.O.N.



ELECTRICAL DEVICE LEGEND
<b>ELECTRICAL DEVICE LEGEND</b> $\begin{array}{l} & & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ $
<ul> <li>TELEPHONE PORT. 3/4" CONDUIT TO BE STUBBED ABOVE CEILING.</li> <li>DATA PORT. 3/4" CONDUIT TO BE STUBBED ABOVE CEILING.</li> <li>C - CABLE TV JACK</li> <li>PANEL</li> </ul>
CKT PANEL - HOMERUN. PANEL AND CIRCUIT DESIGNATION.
- FUSED SWITCH - NONFUSED SWITCH - COMBINATION FUSED SWITCH/MOTOR STARTER
- MOTOR STARTER - Plug/Fuse switch - MOTOR
<ul> <li>TIME CLOCK.</li> <li>PHOTOELECTRIC CELL</li> <li>JUNCTION BOX.</li> <li>OS - OCCUPANCY SENSOR</li> <li>O - CONDUIT RISER UP</li> <li>CONDUIT RISER DOWN</li> </ul>
FIRE ALARM LEGEND
<ul> <li>SD – SMOKE DETECTOR</li> <li>SO – COMBINATION SMOKE/CARBON MONOXIDE DETECTOR</li> <li>HD – HEAT DETECTOR</li> <li>DD – DUCT DETECTOR</li> </ul>
© – CARBON MONOXIDE DETECTOR

PS – PULL STATION

HORN/STROBE

OFS - FLOW SWITCH

TS – TAMPER SWITCH

FIRE ALARM CONTROL PANEL

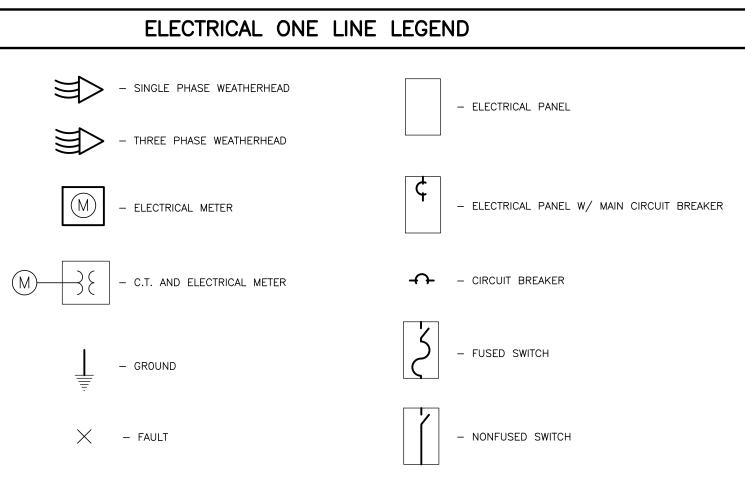
RA – REMOTE ANNUNCIATOR

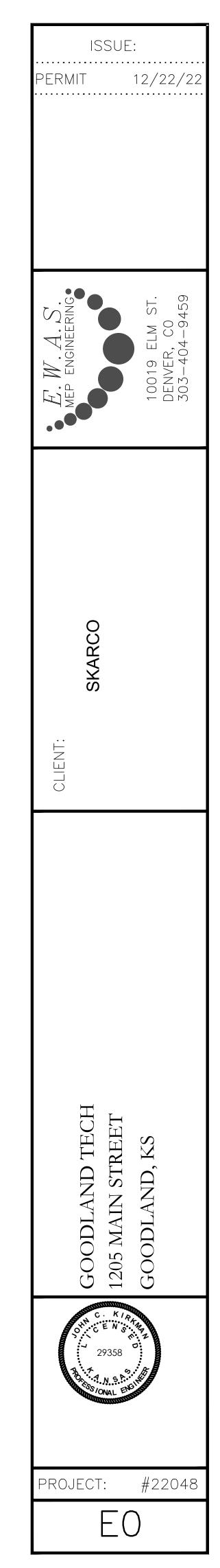
💭 – HORN

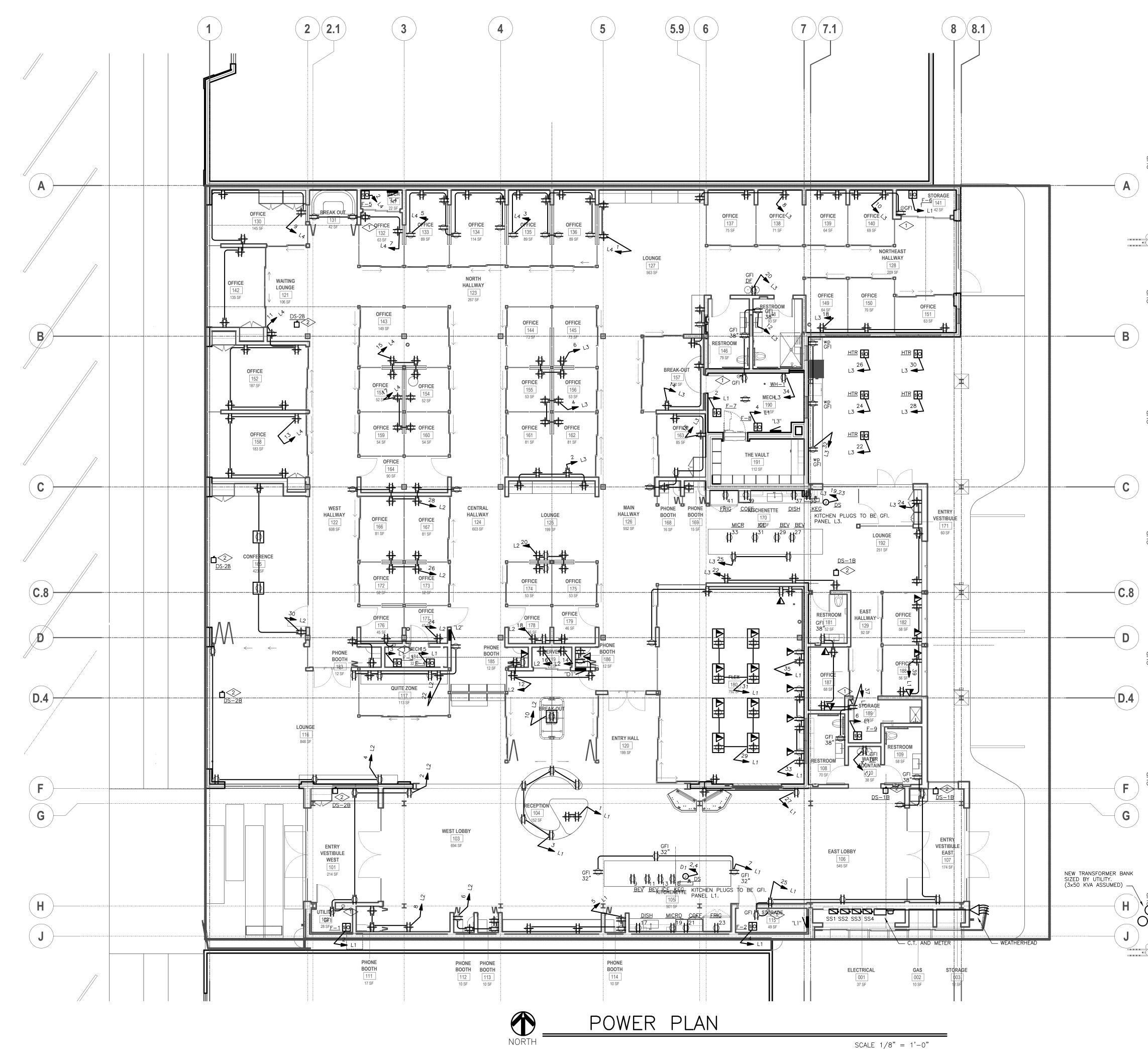




CONTRACTOR COORI	CONTRACTOR COORDINATION SCHEDULE									
ITEM FURNISHED	FURNISHED BY	MOUNTED BY	WIRED BY							
LOCATING EXISTING EXTERIOR UTILITIES	G.C.	_	_							
LOCATING EXISTING INTERIOR UTILITIES	P.C./E.C.	-	-							
CONCRETE EQUIPMENT PADS	G.C.	G.C./S.C./M.C.	-							
EXCAVATION, BACKFILL, AND CONCRETE OR ASPHALT PAVING FOR UTILITIES OR OTHER M/E EQUIPMENT.	G.C.	AHJ/G.C./C.C.	_							
FLASHING OVER THE TOP OF PLATFORMS AND CURBS	G.C.	G.C./R.C.	-							
ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.	G.C./R.C.	-							
MOTOR STARTERS AND COMBINATION MOTOR STARTERS TO INCLUDE THERMAL OVERLOADS.	M.C./P.C.	E.C.	E.C.							
STARTERS IN MOTOR CONTROL CENTERS	E.C.	E.C.	E.C.							
MULTISPEED SWITCHES.	M.C.	M.C.	E.C.							
DISCONNECT SWITCHES.	E.C.	E.C.	E.C.							
CONDUIT FOR ALL WIRING.	E.C.	E.C.	-							
CONTROL TRANSFORMERS FOR HVAC EQUIPMENT	M.C.	M.C.	E.C.							
HVAC CONTROL WIRING 48 VOLTS AND LESS.	Т.С./М.С.	Т.С./М.С.	Т.С./М.С.							
WIRING GREATER THAN 48 VOLTS.	E.C.	E.C.	E.C.							
INTERLOCK	M.C./E.C.	E.C.	E.C.							
NON-LOAD VOLTAGE CONTROL SYSTEMS	M.C.	M.C.	M.C.							
DUCT AND SMOKE DETECTORS INTERFACED WITH BUILDING FIRE ALARM SYSTEM.	F.A.C/E.C.	M.C.	F.A.C/E.C.							
FIRE PROTECTION CONTROLS INCLUDING FLOW SWITCHES	M.C.	M.C.	MC./E.C.							







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## KEY PLAN NOTES

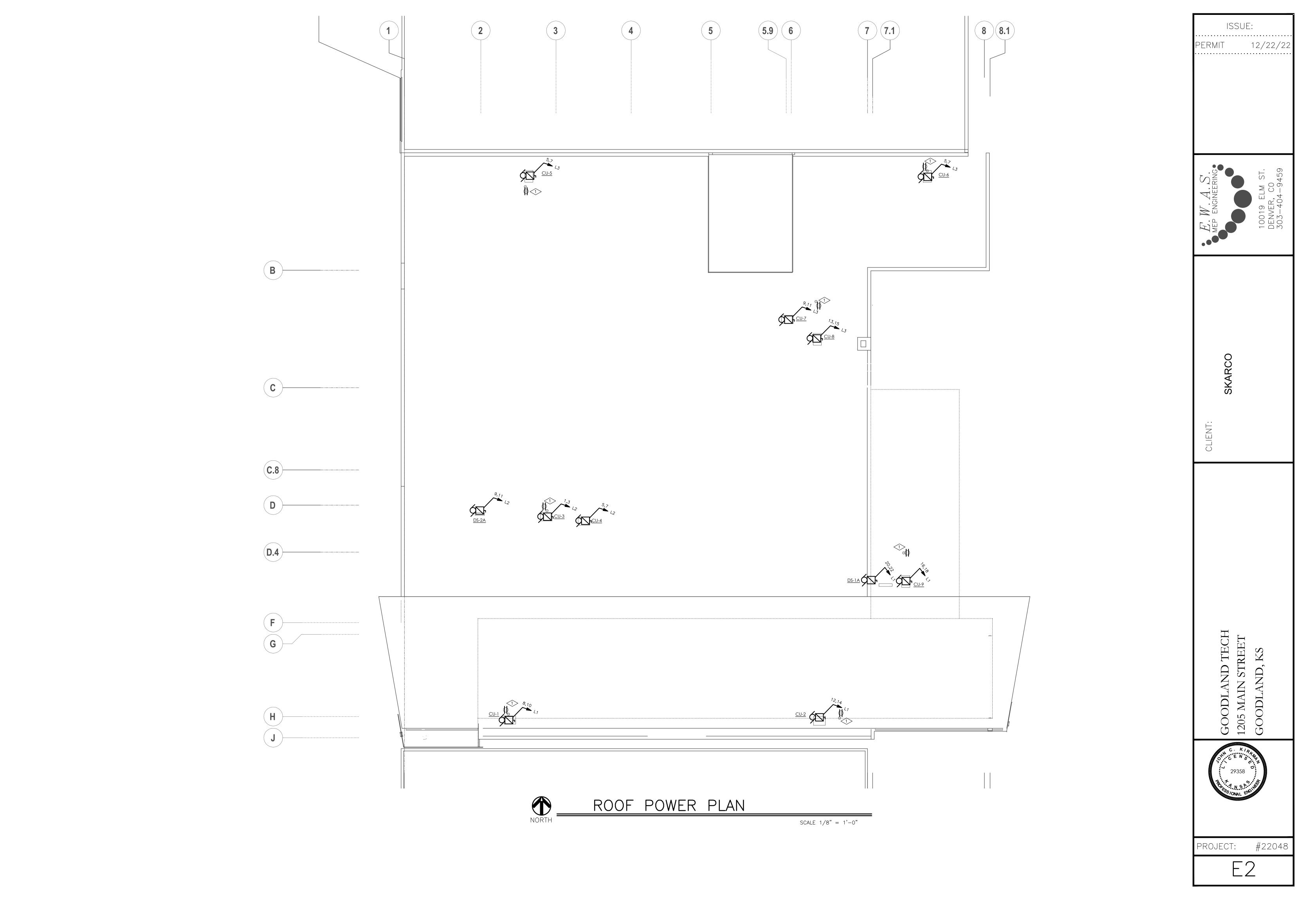
A COIL FOR DUCTLESS SPLIT. SEE SHEET E2.

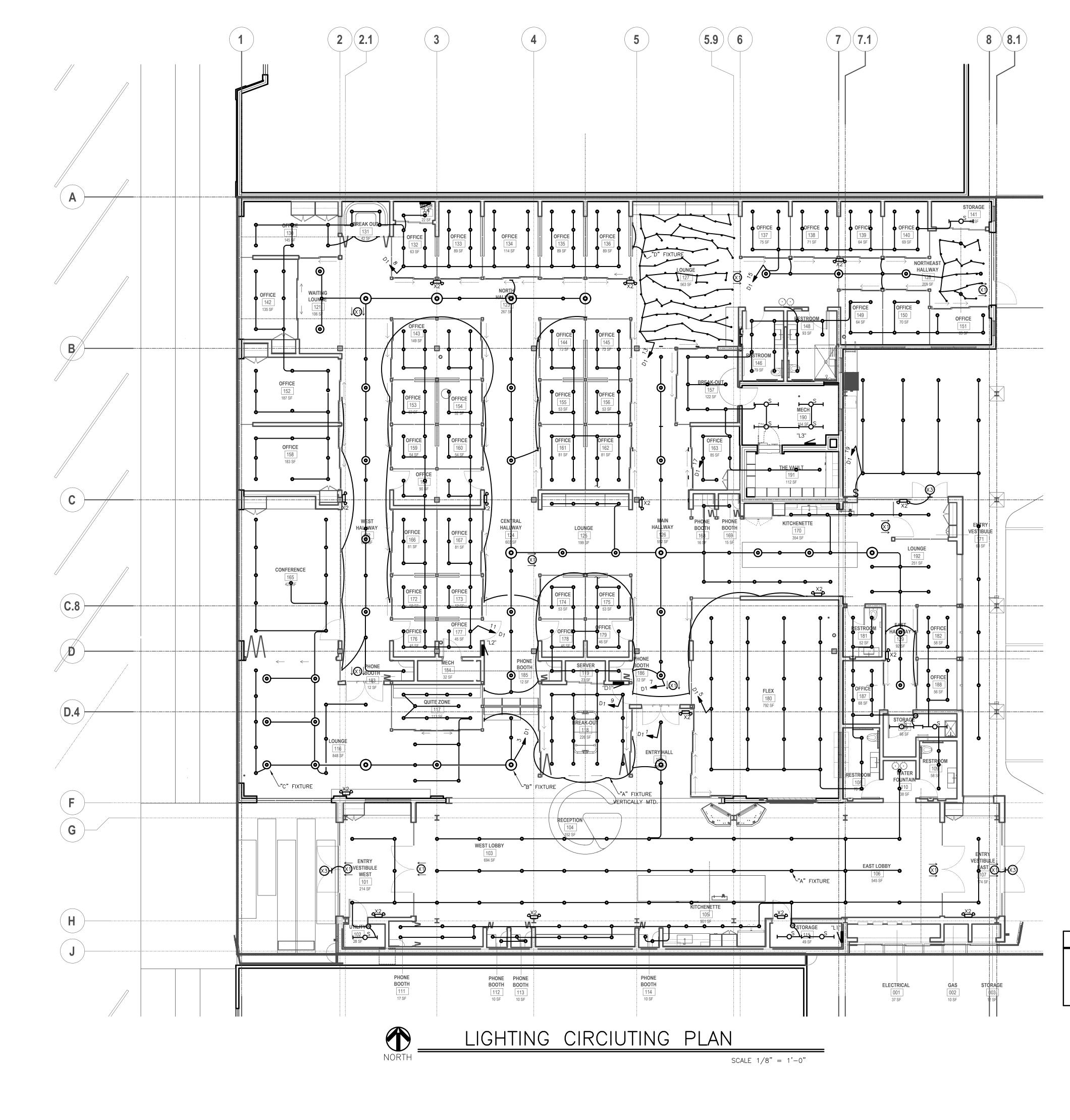
<1 - CONNECTION FOR WP, GFI, ROOF TOP RECEPTACLE.

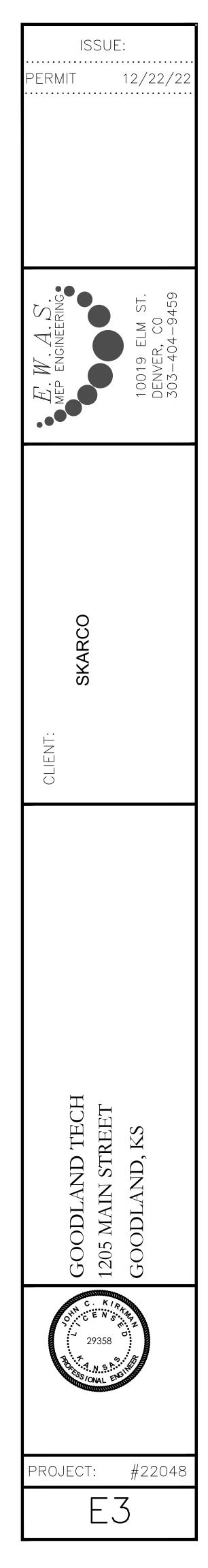
## POWER PLAN NOTES

1 - VERIFY TELE/DATA LOCATIONS WITH OWNER.

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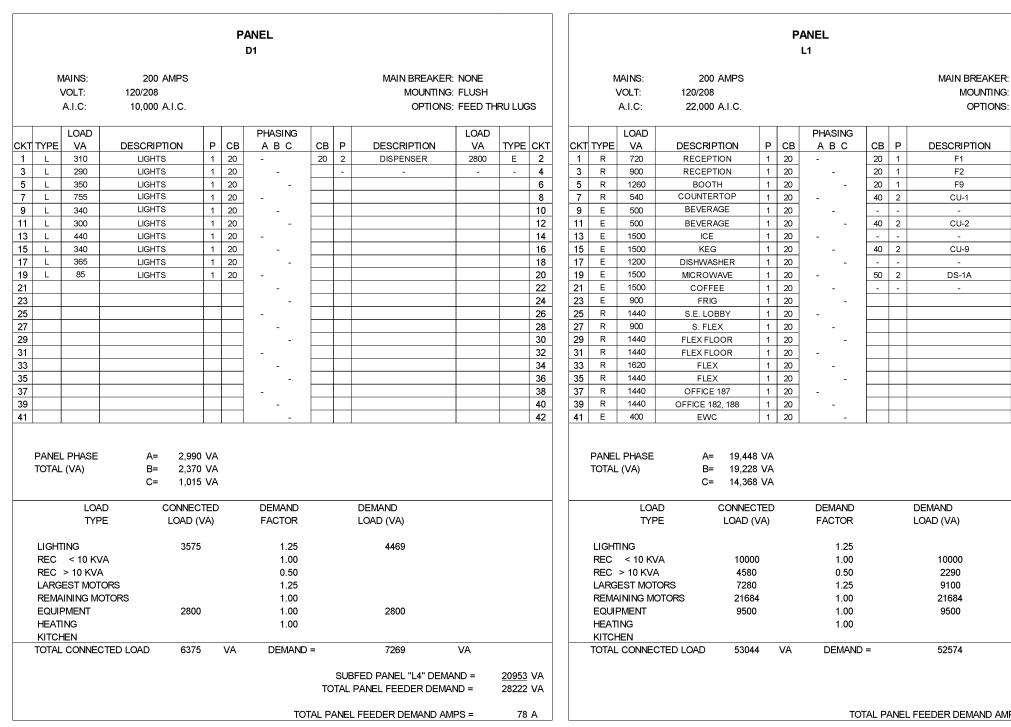






# LIGHTING PLAN NOTES

- EMERGENCY LIGHTING AND EXIT SIGNS TO BE CONNECTED TO THE NEAREST LIGHTING CIRCUIT. HOT LEG TO BE NON-SWITCHED.
- 2 VERIFY EXACT LIGHT FIXTURE LOCATIONS WITH ARCHITECT.
- 3 INDIVIDUAL OFFICE LIGHTS TO BE CONTROLED BY AN OCCUPANCY SENSOR. COMMON AREAS ON DIMMER SYSTEM. VERIFY EXACT LOCATIONS OF SWITCHES WITH ARCHITECT.



	LIGHTING FIXTURE SCHEDULE												
	PLAN CODE	DESCRIPTION	VOLTS	MANUFACTURE	CATALOG #	LAMP TYPE	TOTAL WATTS						
•	А	CAN	120	BY ARCHITECT	BY ARCHITECT	LED	5						
0	В	LARGE PENDANT	120	BY ARCHITECT	BY ARCHITECT	LED	15						
0	С	SMALL PENDANT	120	BY ARCHITECT	BY ARCHITECT	LED	15						
•	D	DECORATIVE	120	BY ARCHITECT	BY ARCHITECT	LED	5						
	ST	STRIP	120	LITHONIA	CLX-LED-5000	LED	32						
	X1	EXIT LIGHT	MVOLT	LITHONIA	LQMSWG	LED							
	X2	FROG EYES	MVOLT	LITHONIA	ELM2								
	X3	OUT. EM SCONCE	MVOLT	LITHONIA	AFN								

E.C. TO VERIFY FIXTURE TYPES, SWITCHING, AND LOCATIONS WITH OWNER.

	EQUIPMENT SCHEDULE											
PLAN CODE	DESCRIPTION	VOLTS	PHASE	LOAD (WATTS)	WIRE SIZE	DISC. TYPE	DISC. SIZE					
F-1 TO 9	FURNACE	120	1	1800	(2-#12 THWN CU)1/2"C.	SSU	60					
CU-1 9	CONDENSING UNIT	208	1	5428	(3-#8 THWN CU)3/4"C.	FSW	40					
DS-1A	DUCTLESS SPLIT	208	1	7280	(3-#8 THWN CU)3/4"C.	FSW						
EF-1	EXHAUST FAN	120	1	50	(2-#12 THWN CU)1/2"C.	SW						
HTR	CEILING HEATER	120	1	1500	(2-#12 THWN CU)1/2"C.	SSU						
DS	HOT WATER DISPENSER	208	1	2800	(3-#12 THWN CU)1/2"C.	JBOX						

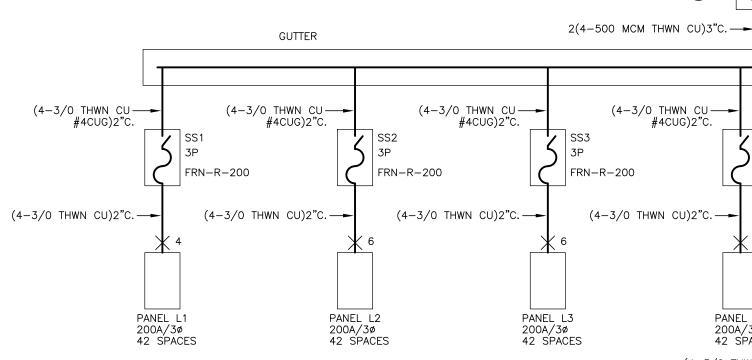
FSW = FUSED SAFETY SWITCH; CB = CIRCUIT BREAKER; RECP = RECEPTACLE; SW = SWITCH; E.C. TO VERIFY THE NAMEPLATE DATA ON THE ACTUAL EQUIPMENT PROVIDED BEFORE DOING ANY WORK. E.C. TO VERIFY THE EXACT LOCATIONS OF EQUIPMENT BEFORE DOING ANY WORK.

	]										* -	NONSI	MULTANEOUS	5 LOADS		
			NEL 2									I	PANEL L3			
KER: NONE 1NG: FLUSH DNS: NONE		200 AMPS 0/208 0,000 A.I.C.		MAIN BREAKER MOUNTING OPTIONS	: FLUSH				١	iains: /olt: a.i.c:	200 AMPS 120/208 10,000 A.I.C.				MAIN BREAKE MOUNTIN OPTION	
LOAD VA         TYPE         CKT           1800         M         2           1800         M         4           1800         M         6           5428         M         8           -         -         10           5428         M         12           -         -         14           5428         M         16           -         -         18           7280         M         20           -         -         22           0         -         -           20         -         2           20         -         2           20         -         2           20         -         2           30         -         2           31         -         2           32         -         2           33         -         2           34         -         2           35         -         2           36         -         2           36         -         2	1         M         5428           3         -         -           5         M         5428           7         -         -           9         M         7280           11         -         -           13         M         1800           15         M         1800           17         -         -           19         -         -           12         -         -           23         -         -           25         -         -           29         -         -	SCRIPTION     P     CB       CU-3     2     40       -     -     -       CU-4     2     40       -     -     -       DS-2A     2     50       -     -     -       F3     1     20       F4     1     20       -     -     -       -     -     -       F3     1     20       F4     1     20       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -     -       -     -       -     - <t< th=""><th>- 20 - 20</th><th>P DESCRIPTION 1 WEST LOBBY 1 LOUNGE 1 PHONE BOOTHS 1 PHONE BOOTHS 1 BOOTHS/BREAKOUT 1 BOOTHS/BREAKOUT 1 SERVER 1 OFFICE 1 OFFICE 1 OFFICE 1 OFFICE 1 OFFICES 1 OFFICE 1 O</th><th>LOAD VA 900 720 1080 1080 1800 1800 1500 1500 1800 180</th><th>TYPE R R R R R R R R R R R R R</th><th>2 4 6 8 10 12 14 16 18 20 22 22 24 24 26 28 30</th><th>3 5 7 9 11 13 15 17 19 21 23 25 27 29</th><th>M M M - M - M - E - R E E E</th><th>LOAD VA 1800 1800 5428 - 5428 - 5428 - 5428 - 2800 - 2800 - 360 360 500 500 500</th><th>DESCRIPTION F6 F7 F8 CU-6 - CU-7 - CU-8 - DISPENSER - DISPENSER - COUNTERTOP BEVERAGE BEVERAGE</th><th>P         CB           1         20           1         20           1         20           2         40           -         -           2         40           -         -           2         40           -         -           2         40           -         -           2         20           -         -           1         20           1         20           1         20           1         20           1         20           1         20           1         20           1         20           1         20           1         20</th><th></th><th>CB         F           20         1</th><th>OFFICES OFFICES OFFICES OFFICES BATH BREAKOUT OFFICES OFFICES EWC HEAT LAMP HEAT LAMP HEAT LAMP HEAT LAMP</th><th>LOAD VA 1440 1440 1440 1440 1440 1440 540 1620 1800 1080 400</th></t<>	- 20 - 20	P DESCRIPTION 1 WEST LOBBY 1 LOUNGE 1 PHONE BOOTHS 1 PHONE BOOTHS 1 BOOTHS/BREAKOUT 1 BOOTHS/BREAKOUT 1 SERVER 1 OFFICE 1 OFFICE 1 OFFICE 1 OFFICE 1 OFFICES 1 OFFICE 1 O	LOAD VA 900 720 1080 1080 1800 1800 1500 1500 1800 180	TYPE R R R R R R R R R R R R R	2 4 6 8 10 12 14 16 18 20 22 22 24 24 26 28 30	3 5 7 9 11 13 15 17 19 21 23 25 27 29	M M M - M - M - E - R E E E	LOAD VA 1800 1800 5428 - 5428 - 5428 - 5428 - 2800 - 2800 - 360 360 500 500 500	DESCRIPTION F6 F7 F8 CU-6 - CU-7 - CU-8 - DISPENSER - DISPENSER - COUNTERTOP BEVERAGE BEVERAGE	P         CB           1         20           1         20           1         20           2         40           -         -           2         40           -         -           2         40           -         -           2         40           -         -           2         20           -         -           1         20           1         20           1         20           1         20           1         20           1         20           1         20           1         20           1         20           1         20		CB         F           20         1	OFFICES OFFICES OFFICES OFFICES BATH BREAKOUT OFFICES OFFICES EWC HEAT LAMP HEAT LAMP HEAT LAMP HEAT LAMP	LOAD VA 1440 1440 1440 1440 1440 1440 540 1620 1800 1080 400
32 34 36 38 40 42	31     33       35     37       39     41       PANEL PHASE       TOTAL (VA)	A= 13,948 VA B= 14,434 VA C= 13,734 VA					32 34 36 38 40 42	33 35 37 39 41		1500 1500 1200 1500 900 PHASE (VA)	ICE MICRO KEG DISHWASHER COFFEE FRIG A= 17,120 B= 16,980 C= 13,180	B VA			PORCH WH-1	540 180
VA	LOAD TYPE LIGHTING REC < 10 KVA REC > 10 KVA LARGEST MOTORS REMAINING MOTORS EQUIPMENT HEATING KITCHEN TOTAL CONNECTED LO	CONNECTED LOAD (VA) 10000 6380 7280 14456 4000 AD 42116 VA	DEMAND FACTOR 1.25 1.00 0.50 1.25 1.00 1.00 1.00 DEMAND =	DEMAND LOAD (VA) 10000 3190 9100 14456 4000 40746	VA			F F L F E F	REC ARGI REMA EQUIF HEATI KITCH	< 10 KV/ > 10 KVA EST MOTO JNING MO PMENT ING IEN	E LOAD ( A 1000 3140 DRS 5428	VA) 0 3 6 0	DEMAND FACTOR 1.25 1.00 0.50 1.25 1.00 1.00 1.00 DEMAN	) =	DEMAND LOAD (VA) 10000 1570 6785 16256 12480 47091	VA
) AMPS = 146 A			TOTAL PAN	NEL FEEDER DEMAND AN	1PS =	113	A						то	DTAL PAN	EL FEEDER DEMAND A	MPS =

ONE LINE DIAGRAM

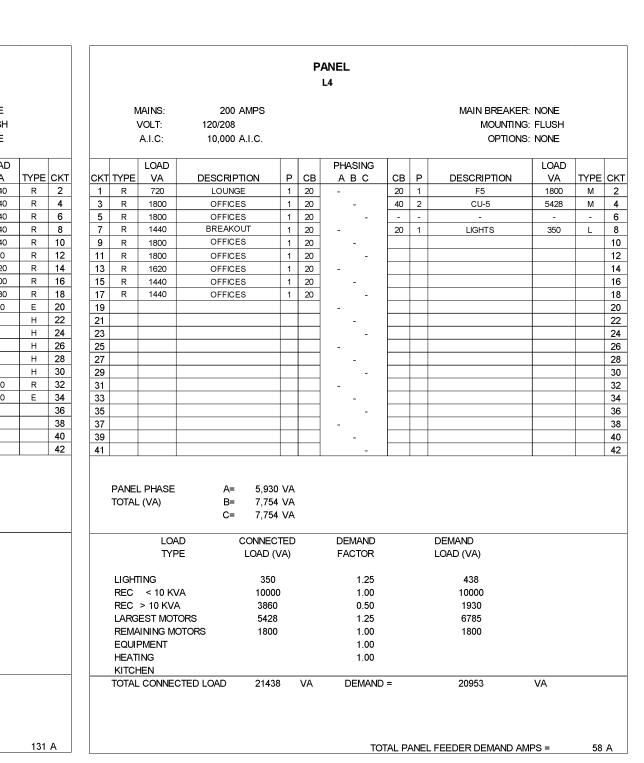
NO SCALE

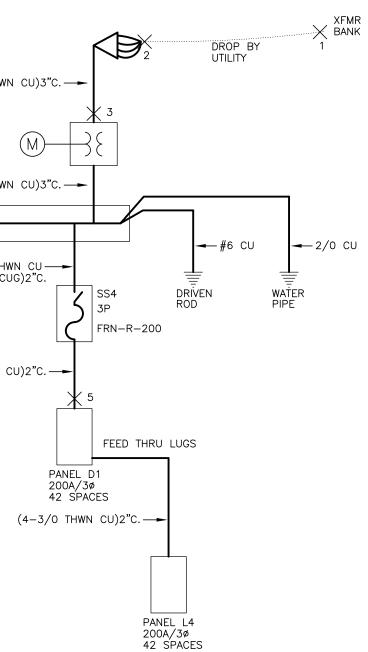
2(4-500 MCM THWN CU)3"C.---

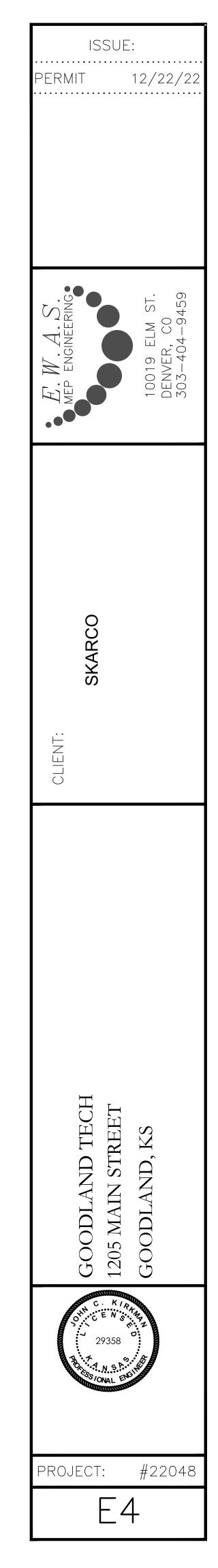


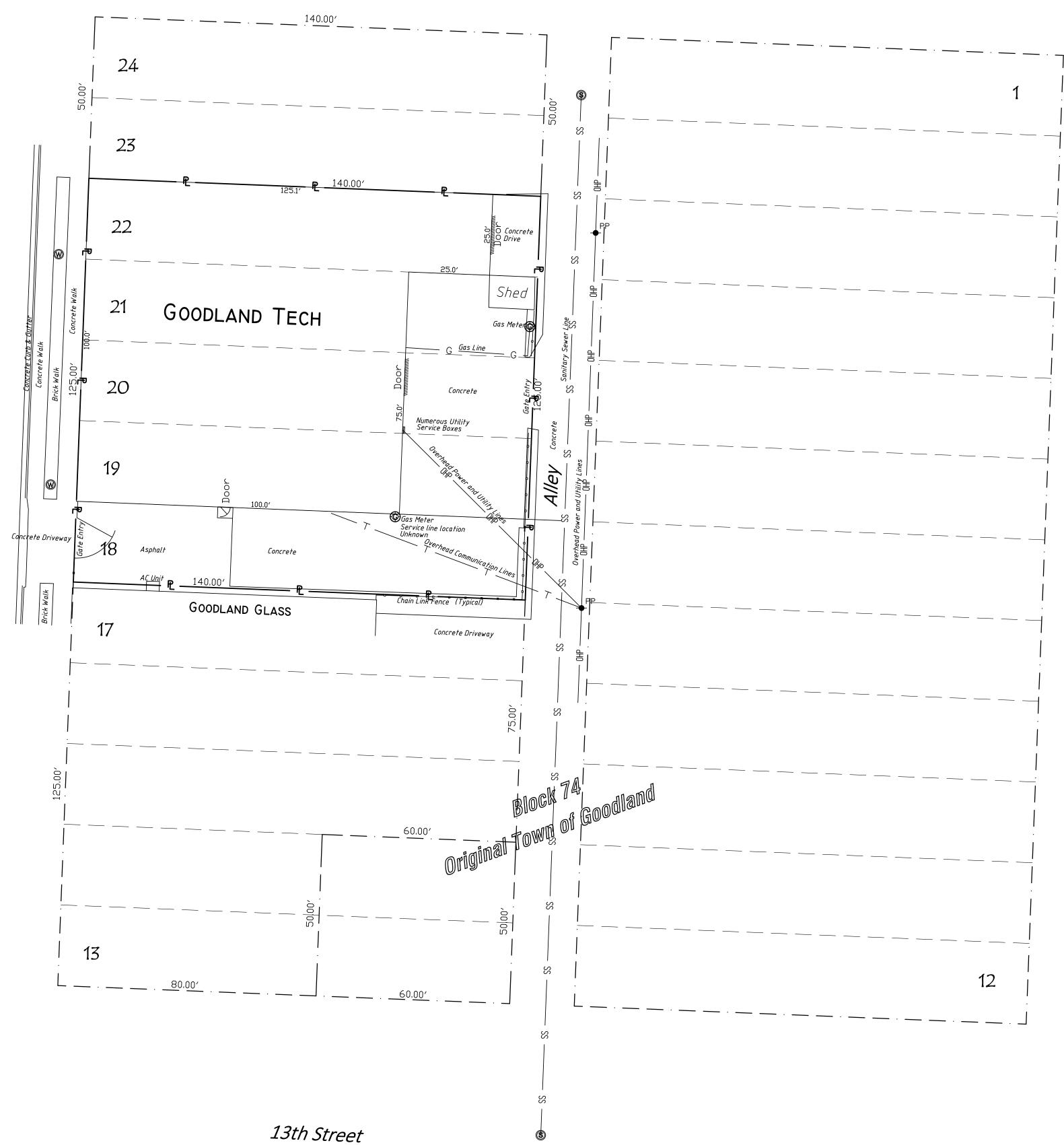
FAULT CURRENT TABLE							
FAULT	CURRENT SOURCE, CONDUCTOR IMPEDANCE	AVALIABLE SYM. FAULT CURRENT					
1.	3X50 KVA OVERHEAD TRANSFORMER	29,700 ISCA					
2.	30' 300 OVERHEAD AL DROP	19,837 ISCA					
3.	30'2-500 MCM CU	17,843 ISCA					
4.	10' 3/0 CU	15,993 ISCA					
5.	80'3/0 CU	9,268 ISCA					
6.	110' 3/0 CU	7,851 ISCA					

FUSE SIZE	FURN
FRN-R-40	E.C.
FRN-R-60	E.C.



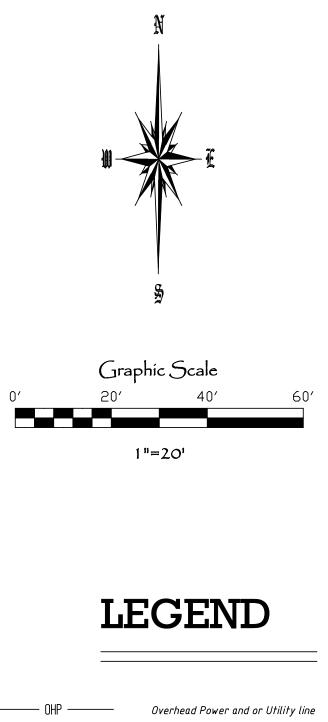


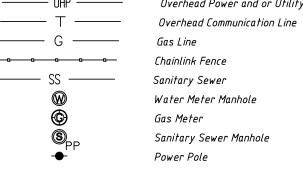


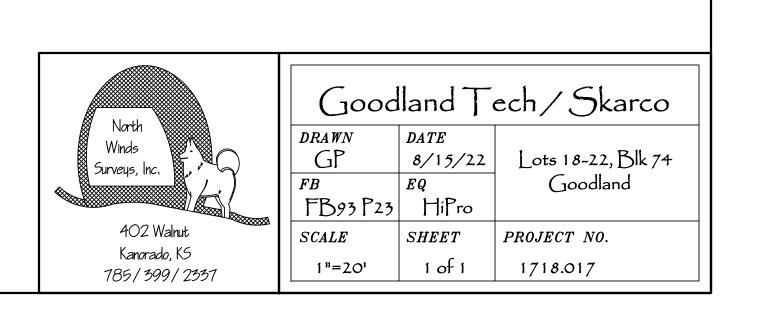












Article 12 - Site Plan Review

Do sep	Yes	No		
1.		Does the proposal conform with the provisions of the City's Zoning regulations?	X-30	
2.		Will the development be compatible with the surrounding area?	XOO	
3.	•	Does the proposal conform with the provisions of the City's Subdivision Regulations?	7-7	
4.		Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?	4-50	
5.		Does the proposal conform with the customary engineering standards used in the City?	×-30	
6.		Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?	×-30	
7.	•	Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.	x-30 P	

### ATTACHMENTS REQUIRED:

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Site Plan Review Checklist 10 copies of site plan Α.

Β.

Applicant's Signature

Ø1.04.2023 Date

Article 12 – Site Plan Review

### ARTICLE 12 SITE PLAN REVIEW

The Building Official shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations. Developments shall implement the applicable regulations and requirements specified in the Zoning Regulations, and shall be encouraged to implement the objectives of the City's Comprehensive Plan to foster compatibility among land uses in the City of Goodland.

The provisions specified for site plan applications within this manual are only intended to be a summary of the requirements specified in the adopted zoning regulations for the City of Goodland. Developers should consult the applicable zoning regulations for a complete list of submittal requirements for site plan applications.

An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount.

In order to request approval of a site plan application:

- 1. The applicant shall first meet with the Building Official, the Director of Streets, the Director of Utilities, the city's planning consultant, and all other applicable city staff members to receive a complete explanation of the zoning requirement in question, the site plan application procedure and the application form and to discuss all relevant issues relating to the site plan application.
- 2. The applicant shall submit a completed site plan application form along with 10 copies of the proposed site plan and payment of the appropriate application fee and deposit. The Site Plan shall include data, details, and supporting plans which are found relevant to the proposal as specified in Article 12 of the City of Goodland Zoning Regulations. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. An application shall not be processed unless it has been fully completed, the site plan submitted and the application fee and deposit paid.
- 3. Site Plans shall be prepared at a scale of 1-inch equals 20 feet, or appropriate scale. In addition, the site plan is required to comply with, but are not limited to, the Landscape and Buffer Requirements specified in Article 8 of the City of Goodland Zoning Regulations.
- 4. Review of the site plan shall be performed by the Building Official or the city's planning consultant and submitted to the Planning Commission for approval. The Planning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

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Article 12 – Site Plan Review

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For

### City of Goodland, Kansas: Site Plan Review - Supplemental Sheet

- 1. Does the proposal conform with the provisions of the City's Zoning regulations?
  - a. Yes. Our proposed use is business office space, which is a commercial zoning use.
- 2. Will the development be compatible with the surrounding area?
  - a. Yes. The surrounding area is all zoned commercial, C-2.
- Does the proposal conform with the provisions of the City's Subdivision Regulations?
   a. Yes. The proposed project is not within or creating any subdivision.
- 4. Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?
  - a. Yes. The proposed project supports the comprehensive plan, keeping with a commercial use in the downtown core area.
- 5. Does the proposal conform with the customary engineering standards used in the City?
  - a. Yes. Our proposed project conforms to and extends past the current code requirements for the City of Goodland.
- 6. Are the streets, paths, walkways, and driveways locating such that they enhance safety and minimize any adverse traffic impact on the surrounding area?
  - a. Yes. Our proposed project does not diminish or change the current street, path, sidewalk, or driveway and maintains the status quo. We are proposing to add additional parking spaces in the alley to accommodate executive parking, with the existing downtown parking stock.
- 7. Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.
  - a. Yes. Our proposed project adds to character of the downtown area. We propose to refurbish the existing historic building, with an addition embracing the historic building, creating an exciting blend of new and old to enhance the views in the downtown area.

#### Lity of Goodiand, Kansast Site Plan Review – Supplements: Sheet

- Coes the proposal conform with the provisions of the City's Zoning regulations?
   a. Yes, Our proposed use is business office space, which is a communical coning example.
  - Will the development be compatible with the surrounding area?
     Yes: The surrounding area is all search commerciat. C.2.
- Dons the proposal conform with the provisions of the City's Subdivision Regulations?
   a. Yes. The proposed project is not within or creating any subdivision.
- Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?
   a. Yes. The proposed project supports the comprehensive plan, keeping with a commercial use in the downtown rore area.
- Does the proposal conform with the customery engineering standards used in the City?

   a. Yes. Our proposed project conforms to and extends past the current code requirements.
   for the City of Goodland.
  - Are the screets, paths, walloways, and driveways locating such that they enhance safety and minimuze any adverse traffic impact on the surrounding area?
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Article 12 - Site Plan Review

#### CITY OF GOODLAND, KANSAS SITE PLAN REVIEW

Return Form To: Inspections and Code Enforcement Department City of Goodland 204 W. 11<sup>th</sup> Street Goodland, KS 67735-0059 (785) 899-4550 (785) 899-4532 (fax)

For Office Use Only
Case No.
Filing Fee:
Deposit: 🛷
Dated Filed: $1 - 6 - 23$

#### **APPLICANT INFORMATION:**

Applicant: GOODLAND TECH	Phone: 785.734.0839
Address: 1202 MAIN AVE. GOODLAND, KS	Zip: 67735
Owner: GOODLAND HOLDINGS, LLC	Phone: 785.734.0839
Address: 1202 MAIN AVE. GRODIAND, KS 67735	Zip: 67735

#### **PROPERTY INFORMATION:**

Address of Property: 1205	MAIN	AVE	and the second

Legal Description: Lots 18, 19, 20, 21, ANO 22 IN BLOCK 74, ORIGINAL TOWN OF

GOODLAND, SHERMAN COUNTY, KANSAS

Present Zoning Classification: <u>C-2</u> Acreage: <u>4</u>Ø

Present Use of Property: UNOCCUPIED BUILDING

Proposed Use of Property: BUSINESS OFFICE SPACE

#### ADJACENT ZONING AND LAND USE:

	Land Use	Zoning			
North	COMMERCIAL	C-2			
South	COMMERCIAL	C-2			
East	COMMERCIAL	C-2 .			
West	COMMERCIAL	C-2			

For

Article 12 - Site Plan Review

Does separ	Yes	No	
1.	Does the proposal conform with the provisions of the City's Zoning regulations?	Ý	
2.	Will the development be compatible with the surrounding area?	ę	- - 1411
3.	Does the proposal conform with the provisions of the City's Subdivision Regulations?	Ŷ	
4.	Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?	Ŷ	
5.	Does the proposal conform with the customary engineering standards used in the City?	Q	
6.	Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?	Y	
7.	Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.	$\varphi$	

### **ATTACHMENTS REQUIRED:**

- Site Plan Review Checklist A.
- 10 copies of site plan Β.

Ø1.ØG. 2023 Date

Applicant's Signature

For

Article 12 - Site Plan Review

### CITY OF GOODLAND, KANSAS SITE PLAN CHECKLIST

Return Form To: Inspections and Code Enforcement Department City of Goodland 204 W. 11<sup>th</sup> Street Goodland, KS 67735-0059 (785) 899-4550 (785) 899-4532 (fax)

For O	ffice Use Only:	
Date	Filed: 1-(0-23	
	of Meeting: <u>1-10-23</u>	
Filing	Fee:	
	sit:	

1. Name of Project: Headquarters'

2. Location of Project: 1202 Main Ave.

3. Name of Owner: Goodland Holdings LLC

4. Name of Person who Prepared the Site Plan: Curtis Penrod

5. Instructions:

The following checklist is to be completed by the Building Official. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Kansas, or by a professional engineer licensed in the State of Kansas. The number of pages submitted will depend on the proposal's size and complexity.

- A. Site Plan Content Requirements: Does the Site Plan comply with or show the following? Yes No
  - 1. Name of the project, address, boundaries, date, north arrow and scale of the plan.
  - 2. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.
  - 3. Name and address of all owners of record of abutting parcels.
  - 4. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.
  - 5. The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.

For

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#### Article 12 – Site Plan Review

Yes

- 6. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.
- 7. The location of required parking areas including parking stalls, setbacks and loading and service areas.
- 8. The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.
- 9. The location, height, size, materials, and design of all proposed signage.
- 10. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.
- 11. The location of all existing and proposed utility systems including:
  - a. sewer lines and manholes;
  - b. water lines and fire hydrants;
  - c. telephone, cable and electrical systems; and
  - d. storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swales.
- 12. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.
- 13. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain.

No







X

X

#### Article 12 - Site Plan Review

- 14. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.
- 15. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.
- 16. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Building Official, to include:
  - a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level.
  - b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and
  - c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.

#### B. Design Standards:

- 1. Is the proposed development located in Downtown? If the answer to letter B.1 above is no, go to letter C below.
- 2. Does the building roof top have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes?
- 3. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, subtransmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground?
- 4. Are all gas meters in any front yards, located within three feet of the building foundation?
- 5. Is the form and proportion of buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?

Yes No













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### Article 12 - Site Plan Review

			Yes	No
6.	desig	strian access shall be an integral part of the overall on of each multifamily, commercial, and industrial lopment.		
	a.	Does the pedestrian access provide safe and convenient access to and from off-street parking areas?		$\preceq$
	b.	Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city?		
	c.	Do sidewalk widths meet those required by the Subdivision Regulations?	K	
	d.	Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)?	×.	
	e.	Are sidewalks provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting a public parking areas?	_X_	
	f.	Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building?	24	X
9.	throu	nitectural design should create visual interest agh the use of different textures, complementary rs, shadow lines and contrasting shapes.		
	a.	Will the buildings have a variation of detail, form, and siting to provide visual interest?	<u>×</u> _	
	b.	Are loading docks, trash enclosures, outdoor storage and similar facilities and functions incorporated into the over-all design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public streets?	_X	
	c.	Do building facades 100 feet or greater in length incorporate recesses and projections along at least 20 percent of the length of the building facade?		$\times$
	d.	Do windows, awnings, and arcades total at least 60 percent of the facade length abutting any public street?	¥	

G:\ACCTS\13229\FOREIGN CODE - APX C\PROCEDURE MANUAL 10-16-01 (1).DOC

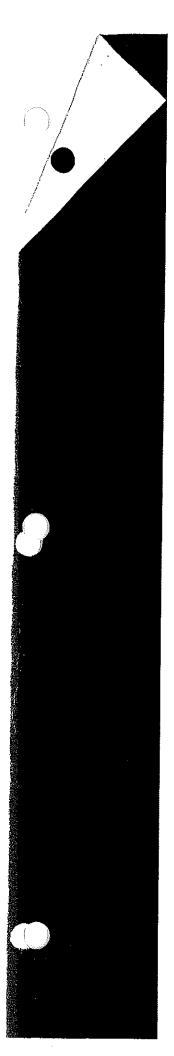
For

#### Article 12 - Site Plan Review

Yes No Does any building facade 100 feet or greater in length e. abutting a residential district, have an earth berm of at least six feet in height installed between the building facade and the abutting residential district and is the earth berm landscaped with evergreen trees at intervals of at least 20 feet on center, or in clusters? 10. Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?: Masonry: Masonry construction which include solid a. cavity faced or veneered-wall construction, or similar materials. b. Glass Walls: Glass walls shall include glass curtain walls or glass block construction. Wood other than exposed plywood paneling. c. Concrete finish or precast concrete panel (tilt wall) d. that has exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating. Metal panels with a depth of one inch or more; or a e. thickness of U.S. Standard 26 gauge or more.

Article 12 – Site Plan Review

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# COMPREHENSIVE PLAN UPDATE

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Submitted to:

### City of Goodland, Kansas

October, 2000

Submitted by:



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#### CITY OF GOODLAND, KANSAS

### **Comprehensive Plan**

### **Public Hearing Report**

October, 2000

#### CITY COMMISION

Chuck Lutters, Mayor Tom Rohr, Vice Mayor Rick Billinger, Commissioner Curt Hurd, Commissioner Jim Mull, Commissioner

#### PLANNING COMMISSION

Terry Imel, Chair Person Barbara Winston, Vice-Chair Person John Baker, Committee Member Bryce Cole, Committee Member Terry Richardson, Committee Member Steve Riebel, Committee Member Jack Sanderson, Committee Member

CITY STAFF Ron Pickman, City Manager Mary Volk, City Clerk Jerry Nemechek, Building Official

CONSULTANT Bucher, Willis & Ratliff Corporation 7920 Ward Parkway Kansas City, Missouri 64114 (816) 363-2696 www.bwrcorp.com

"This project was funded in part with a Community Capacity Building Grant from the Kansas Department of Commerce & Housing." Any written materials distributed to the media or public in conjunction with activities carried out under this grant will contain this acknowledgement.

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# CITY of GOODLAND, KANSAS

Comprehensive Plan

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# CITY of GOODLAND, KANSAS Comprehensive Plan

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CITY of GOODLAND, KANSAS Comprehensive Plan

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# **Executive Summary**

The City of Goodland has a long history of proactively addressing community issues. The community recognizes the importance of involvement of its members in major deliberations. This Comprehensive Plan represents a culmination of community interest and involvement in planning for the City as it enters the 21<sup>st</sup> century.

The City of Goodland has established and maintained public improvements to support its role as a regional center. This Plan will provide direction for future expansion of the necessary services to maintain the regional center role and to sustain the vitality of the community in the long term.

The City of Goodland has important transportation access to the region as well as to the rest of the State of Kansas and its neighboring states. The Plan seeks to capitalize on that access for economic development purposes.

The City of Goodland seeks to exercise extraterritorial land use regulation, as provided by state statute, to ensure compatible and appropriate fringe development. Infill development is also important to efficiently utilize existing services and infrastructure. Incentive programs and increased enforcement of codes are called for in the Plan. Strengthening the downtown viability and accessibility while accommodating commercial development along corridors from I-70 will be challenging.

The City of Goodland recognizes that it, like many other communities in Kansas, faces challenges due to an aging population base. Addressing the needs of the elderly will need to be balanced with providing employment opportunities for young people. A strong component for the long term will be activities that attract and maintain a labor force and the necessary employment opportunities.

An important adjunct to the Plan will be development of a Capital Improvement Program, zoning and subdivision regulations and a procedures manual. In addition, the City of Goodland recognizes that public-private partnerships will be required to fulfill many of the goals and objectives in its Plan.

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# Chapter 1 The Planning Process

# **INTRODUCTION**

A comprehensive plan is an official public document adopted by the Planning Commission and the City Commission as a policy guide to decisions about the physical development of the community. It indicates in general how the citizens of the community want the City to develop in the near-term as well as in the next 20 to 30 years.

The Goodland Comprehensive Plan (referenced hereafter as "the Comprehensive Plan" or "the Plan") is the official plan for the development of Goodland. Long-range in nature, the Plan is intended to be a source of direction and guidance towards a desired end, rather than a static blueprint of future development of the City.

### Purpose

The primary purpose of the Plan is to provide a comprehensive, long-term, and general policy framework that will direct the future growth of the City. It is long-term because it represents the long-term vision of the future physical condition of the community and its socio-economic well being. It is general in order to accommodate the very dynamic nature of community planning. The Plan strives to ensure orderly, healthy and harmonious growth that maximizes public benefit while minimizing public cost.

The Plan also has a near-term focus. It provides a foundation for land use and development control regulations. Any proposals or actions that are not in conformity with this Plan are deemed inappropriate unless proper procedures are followed to amend the Plan. The development of the Plan itself serves another important function or purpose: to obtain public input through a public participation process in the identification of long-term community development policies. The policies represent the community's common understanding of what growth they expect.

# **Planning Process**

This Comprehensive Plan marks an important step in an on-going process of comprehensive community planning. It is the result of the joint efforts of the City Administration, the Governing Body, the Planning Commission, the City Staff, other government and non-government agencies, interested groups and citizens. The Plan started with a survey of the perceptions of community stakeholders and City Staff about

October 2000

existing city services and programs. This base of information was used in a public meeting where focus groups of volunteer citizens were charged with identifying the issues most critical to the growth of the City through the next 20 years. The process continued with a "policy charrette" to study the issues and evaluate proposals regarding the City's future growth areas, land development pattern, and strategies for adequate public infrastructure and services.

Finally, a series of workshops is being held, culminating in a public hearing, to continue citizen input. The comprehensive plan needs to be kept updated as an on-going effort. An annual review of the Plan should be conducted following its adoption and updates made as needed to reflect the changing values and characteristics of the community.

# **Major Components**

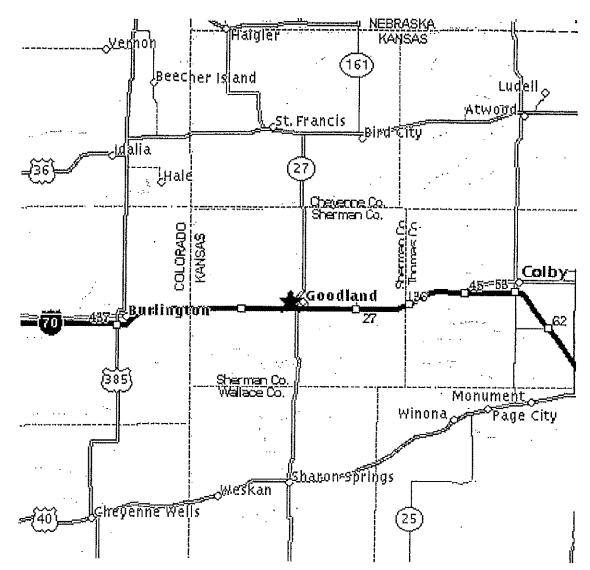
The Comprehensive Plan is a multi-faceted document that contains many components, each of which serves an intended function. These components and their major functions are summarized below:

- Introduction and Roles of the Participants explains the participants in the planning process and their responsibilities.
- Analysis of Existing Conditions and Development Trends contains analytical information that promotes an understanding of the existing services and opportunities that should be appreciated and taken advantage of and the constraints and problems that should be resolved. The section contains projections of population, households, and land use based on the analysis of the historic trends and the anticipated future growth pattern in a regional context. These projections help in the formulation of strategies to effectively adapt the community to the future possibilities.
- Community Policies outlines the type of living, working and business environment the community desires in the years to come and will devote its resources to achieve. These community issues and priorities were identified during a series of public planning sessions.
- Future Land Use Plan contains specific goals, objectives and policies as related to socio-economic development, land use pattern, public infrastructure improvements, and public service provision. These policies establish the foundation for the development proposals that follow. The future development proposals outlined in these sections represent the desired strategies for accomplishing the established goals. Some plans also include development standards and requirements to prevent undesirable design and construction of public facilities.

• Plan Implementation summarizes the strategies that ensure the proposals get implemented. This includes a Capital Improvements Program (CIP) process.

# Figure 1: Geographic Location Map of Goodland

Goodland is located on the high ground in western Kansas, at the intersection of Kansas Highway 27 and Interstate 70. The City is the westernmost trade center in the State of Kansas.



# PLAN IMPLEMENTATION

The healthy and orderly growth of a community relies on the successful implementation of a set of well-defined development policies that serve as guidelines for all development decisions at present and in the future. These development policies should be formulated around a well-structured scope of planning that looks ahead and even beyond a pre-set time horizon.

At the same time, near-term implementation is important. Regulation of land development is one way the Plan is implemented. The Capital Improvements Program (CIP) is another means of implementing the plan. Following are the implementation tools and roles played by key policy makers and administrators, and the relationship of the Plan to regulations.

# **Zoning Ordinance**

A zoning ordinance is a legislative tool used for implementing the comprehensive plan. It delineates the boundaries for land use districts to regulate:

- use;
- density of population;
- lot coverage; and
- bulk of structures.

The purpose of the zoning ordinance is to:

- encourage appropriate uses of land;
- maintain and stabilize the value of property;
- reduce fire hazards and improve public safety and safeguard the public health;
- decrease traffic congestion and its accompanying hazards;
- prevent undue concentration of population;
- create a comprehensive and stable pattern of land uses upon which to plan for transportation, water supply, sewers, schools, parks, public utilities, and other facilities;
- protect and promote the public health, safety, convenience, comfort and general welfare.

# **Subdivision Regulations**

Subdivision regulations are another legislative tool to implement the comprehensive plan by guiding the subdivision and development of land. Subdivision regulations provide

coordination of otherwise unrelated plans as well as internal design of individual sites. The City of Goodland needs to assess elements of subdivision regulations for amendment in response to planning issues, such as large-lot urban fringe growth.

The general purposes of the subdivision regulations are to:

- protect and promote the public health, safety, convenience, comfort and general welfare;
- guide the future growth and development;
- provide for the proper location and width of streets, roads, building lines, open space and recreation and to avoid congestion of population;
- protect and conserve the value of land, buildings and improvements and to minimize conflicts among the uses of land and buildings;
- establish reasonable standards of design for subdivision in order to further the orderly layout and use of land;
- insure that public facilities, including roads, water, sewer and drainage facilities, are adequate to serve the needs of proposed subdivisions.

# **Role of the Planning Commission**

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The role of the Goodland Planning Commission in the planning process includes the following tasks:

- 1. Adopt a plan for the physical development of the incorporated areas of Goodland.
  - Before adopting or amending the Comprehensive Plan hold a public hearing.
  - After adoption, certify a copy of the adopted plan to the Goodland City Commission and City Clerk.
  - Record a copy in the Office of the Sherman County Register of Deeds office.
- 2. Act as Advisory body to the Goodland City Commission.
  - Hold public hearings to obtain public opinion regarding each rezoning application, special use permit application and each proposed text amendment.
  - Forward a recommendation to the Goodland City Commission on each rezoning application, each special use permit application and each proposed text amendment.
- 3. Approve or disapprove preliminary plats and final plats.

# **Role of the City Commission**

- The role of the Goodland City Commission in the planning process includes the following responsibilities:
- 1. Enact and amend the zoning ordinance and zoning district map after considering the Planning Commission's recommendation.
- 2. Amend the subdivision regulations after considering the Goodland Planning Commission's recommendation. This responsibility does not include approving subdivision plats.
- 3. Accept or reject dedications of easements, rights-of-way and public lands on subdivision final plats after having been approved by the Goodland Planning Commission.
- 4. Approve engineering plans for construction of public improvements.
- 5. Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.

# **Role of the Board of Zoning Appeals**

The Goodland Board of Zoning Appeals is primarily a quasi-judicial body rather than an advisory or legislative body. The Board's role in zoning administration is limited to two types of tasks:

- The appeal of an administrative decision or interpretation where there is an ambiguous provision or an alleged error in the administration of the zoning regulations; and
- The granting of variances for cases of hardship.

The Board of Zoning Appeals is not involved in the administering of the subdivision regulations.

# The Basis of Decision-Making

As with other "police powers", the exercise of zoning and subdivision regulations is subject to certain legal limitations. One of the most important of these limitations requires that zoning and subdivision regulations cannot be applied in an "arbitrary or capricious" manner. Decisions regarding zoning and subdivision issues cannot be fixed or arrived at through an exercise of will or by caprice, without consideration or adjustment with reference to principles, circumstances, or significance.

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**Demographics** 

# Chapter 2 Demographics

# Demographic Analysis

### **Data Source and Methodology**

Population trend projections from the Decisionmark Corporation have been used for the demographic analysis. These projections were developed using a proprietary method based on data from the most current U.S. Census updates and estimates including the "Consumer Expenditure Survey," "Current Population Survey" and the "Current Population Report." As the methodology for projections includes "shifting" or extrapolating the county's relative share down to the city level, some degree of error is expected. City figures derived from sources such as building or demolition permits are an important tool to balance the extrapolated data.

Data are reported from a variety of sources, including the U.S. Bureau of the Census 1990 files, estimates for 1997 and 1998, and projections for 2002. It is recognized that the data from the 1990 Census and the estimates based on the 1990 information are 10 years old. The 2000 Census data are being finalized. As the 2000 Census data are released, the more current information should be considered as part of the recommended annual Comprehensive Plan review.

# City of Goodland Population by Age and Gender

United States Census Bureau figures and projections indicate that Goodland's overall population has decreased slightly since 1990. Projections indicate that the proportion of women to men will continue on a leveling trend.

Gender	1990*	% of Total	1997	% of Total	% Change 1990-1997	2002	% of Total	% Change 1997-2002
Female	2611	52%	2522	51%	-3%	2477	51%	-2%
Male	2372	48%	2401	49%	-3% 1%	2386	49%	-2 %
Total	4983	100%	4923	100%	-1%	4863	100%	-1%

Table 1: City of Goodland Population by Gender

Source: Decisionmark Corp.

\* U.S. Census

Census figures in 1990 reflected the population of Goodland to be spread across the age groups in a bell-shaped curve as shown in Table 2. The highest percentage of the total population in 1990 was the 25 to 34 years age group. However, estimates and projections indicate this age group to decline the most significantly in the future. The distribution of population is expected to shift slightly towards the older ages. The population aged 75 years and older is projected to continue to comprise 10% of the population of Goodland.

Age	1990*	% of Total	1997	% of Total	% Change 1990-1997	2002	% of Total	% Change 1997-2002
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0 to 5 years	469	9%	418	8%	-11%	398	8%	-5%
6 to 11 years	431	9%	479	10%	11%	475	10%	-1%
12 to 17 years	386	8%	375	8%	-3%	378	8%	1%
18 to 24 years	489	10%	450	9%	-8%	423	9%	-6%
25 to 34 years	679	14%	549	11%	-19%	475	10%	-13%
35 to 44 years	629	13%	681	14%	8%	685	14%	1%
45 to 54 years	509	10%	591	12%	16%	651	13%	10%
55 to 64 years	494	10%	503	10%	2%	501	10%	0%
65 to 74 years	465	9%	430	9%	-8%	403	8%	-6%
75 years and over	432	9%	449	9%	4%	473	10%	5%
Total	4983	100%	4925	100%	-1%	4862	100%	-1%

Table 2: City of Goodland Population by Age

Source: Decisionmark Corp.

# **City of Goodland Household Income and Educational Attainment**

In 1990, 92% of Goodland's population reported a household income of less than \$50,000. Projections indicate that the percentage of Goodland households with income under \$50,000 will decrease slightly and households in the highest income brackets will increase slightly.

Household Income	1990*	% of Total	1997	% of Total	% Change 1990-1997	2002	% of Total	% Change 1997-2002
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Less than \$15,000	813	40%	748	38%	-8%	721	37%	-4%
\$15,000 to \$24,999	455	23%	446	22%	-2%	426	22%	-4%
\$25,000 to \$34,999	342	17%	318	16%	-7%	290	15%	-9%
\$35,000 to \$49,999	249	12%	236	12%	-5%	207	11%	-12%
\$50,000 to \$74,999	102	5%	129	6%	26%	143	7%	11%
\$75,000 to \$99,999	60	3%	105	5%	75%	157	8%	50%
\$100,000 to \$150,000	0	0%	0	0%	0%	0	0%	0%
\$150,000 and over	0	0%	8	0%	0%	11	1%	38%
Total Source: Decisionmark Corp.	2021	100%	1990	100%	-2%	1955	100%	-2%

Table 3: City of Goodland Household Income

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Demographics

The percentage of Goodland's residents who are projected to graduate from high school is expected to increase. The percentage with advanced degrees is expected to remain stable at around 5% of the total population aged 25 or over.

1990\* Education % of Total 1997 % of Total 2002 % of Total and the set of the set Sec. 2017-. a second and the Less Than High School 827 26% 691 22% 581 18% High School 1110 35% 1134 35% 1031 32% Some College 552 17% 912 28% 1031 32% College 565 18% 319 10% 373 12% Graduate Degree 143 4% 146 5% 174 5% Total 3197 100% 3202 100% 3190 100%

Table 4: City of Goodland Educational Attainment Age 25 and Over

Source: Decisionmark Corp.

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# City of Goodland and State of Kansas Housing Occupancy

Of the occupied housing units in Goodland, 67% were owner-occupied in 1990. This proportion is expected to increase to 77% in 2002. This projection is consistent with the State of Kansas as whole, which also is projected to attain nearly a 77% owner-occupied proportion.

Table 5: City of Goodland Housing Unit Occupancy Status

Housing Unit Occupancy	1990*	% of Total	1997	% of Total	2002	% of Total
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Unit Occupied by Owner	1375	67%	1438	72%	1507	77%
Unit Occupied by Renter	672	33%	551	28%	447	23%
Occupied Housing Units	2047	100%	1989	100%	1954	100%

Source: Decisionmark Corp.

Table 6: State of Kansas Housing Unit Occupancy Status

Housing Unit Occupancy	1990	% of Total	1997	% of Total	2002	% of Total
Total Housing Units	1,042,307		1,105,412	1	1,131,846	•,:
Unit Occupied by Owner	640,731	67.9%	722,611	72%	789,599	76.8%
Unit Occupled by Renter	302,334	32.1%	279,874	28%	238,391	23.2%
Occupied Housing Units	943,065	100.0%	1,002,485	100%	1,027,990	100.0%

Source: Decisionmark Corp.

### State of Kansas Population by Age and Gender

The proportion of men to women in the State of Kansas as a whole is consistent with that of Goodland. Women slightly outnumber men, but the proportion is evening. The population of the State of Kansas is projected to grow slightly from the 1990 Census.

In 1990, the largest proportion of residents in Kansas was in the 25 to 34 age bracket. It is projected that in 2002, the largest percentage will be in the 35 to 44 age bracket. This is consistent with the demographic proportions in the City of Goodland.

#### Table 7: State of Kansas Population by Gender

Gender	1990	% of Total	1997	% of Total	% Change 1990-97	2002	% of Total	% Change 1997-2002
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Female	1,260,594	51,0%	1,319,937	51%	4.7%	1,352,406	50.4%	2%
Male	1,212,675	49,0%	1,282,029	49%	5.7%	1,329,221	49.6%	4%
Total	2,473,269	100.0%	2,601,966	100%	5.2%	2,681,627	100.0%	3%
Courses Dealaise made Open								

Source: Decisionmark Corp. \* U.S. Census

Table 8: State of Kansas Population by Age

Population by Age	1990*	% of Total	1997	% of Total	% Change 1990-97	2002	% of Total	% Change 1997-2002
		والمتحدثة المتحدثة والمتحدثة	C 2013	athra caitei	and a state			
0 to 5 years	226,451	9.2%	232,860	9%	2.8%	232,735	9%	0%
6 to 11 years	231,020	9,3%	249,654	10%	8.1%	260,089	10%	4%
12 to 17 years	203,348	8.2%	222,278	9%	9.3%	235,310	9%	6%
18 to 24 years	248,930	10.1%	243,937	9%	-2.0%	241,188	9%	-1%
25 to 34 years	415,673	16.8%	382,806	15%	-7.9%	350,004	13%	-9%
35 to 44 years	363,309	14.7%	404,420	16%	11.3%	429,255	16%	6%
45 to 54 years	234,435	9.5%	290,367	11%	23,9%	337,005	13%	16%
55 to 64 years	208,167	8.4%	214,973	8%	3.3%	224,167	8%	4%
65 to 74 years	185,404	7.5%	183,519	7%	-1.0%	179,091	7%	-2%
75 years and over	156,532	6.3%	177,154	7%	13.2%	192,783	7%	9%
Total	2,473,269	100%	2,601,968	100%	5.2%	2,681,627	100%	3%
Source: Decisionmark Corp.								

Course, Decisioning

\* U.S. Census

Issues

# Chapter 3 Issues

# **ISSUES IDENTIFICATION PROCESS**

The community members of Goodland, Kansas, desire to proactively chart the future of their city. Toward that end, the City of Goodland hired the consulting firm, Bucher, Willis & Ratliff Corporation, to facilitate the process that will culminate in a comprehensive plan. The process is inclusive with a high level of public involvement and participation. The plan will focus on key issues and will provide direction and guidance for activities of both the government and the community members at large as they embrace the future.

### **Summary of Activities to Date**

The planning process began with activities designed to identify key issues, challenges and community attributes as a basis for the adoption of goals and objectives for future development. These activities included a strategic planning workshop with the Planning Commission, key person interviews, a community focus session and a planning charrette.

# **Strategic Planning Session**

A strategic planning session with the Goodland Planning Commission was held October 27, 1999, at 6:00 p.m., at Goodland City Hall. The following people participated: Terry Imel, Chair, Steve Riebel, Barbara Winston, Diana Spinney, Jack Sanderson, Brian Hatcher, Jerry Nemechek, Goodland City Building Official, and Price Banks and Deborah Divine from Bucher, Willis & Ratliff Corporation.

Following introductions, Price Banks described the comprehensive planning process and what steps are involved leading to the completion of the comprehensive plan. Deborah Divine then led the group in a strategic planning brainstorming session to identify Goodland's strengths, weaknesses, opportunities and threats (SWOT). The issues and concerns were identified, as summarized on the following pages.

# Strengths

The Goodland Planning Commission members indicated that Goodland's strengths consist of:

Airport Vo-Tech School with its new degree program Hospital Access via the Interstate and the rail system Agriculture base Water supply Clean air Good climate Location - proximity to Denver, Colorado Springs Telecommuting potential Solid financial community Wealth of land NOAA Weather station People - nice, welcoming, work force, work ethic Bean factory Sunflower plants - both oil and confectionery Agricultural support -- elevators, grain, implement dealers City-owned utility plant Natural gas wells Solid waste under control Great law enforcement No major (murder) crime Low unemployment Low cost of living, affordable housing Trees Golf course.

### Weaknesses

The Planning Commission then listed the following attributes as weaknesses of the community:

Aging community Lack of jobs for young people No major draw No competition for employment (low wages) No major industry Unskilled labor force No skilled jobs Aging school buildings ٣

Issues

Street/storm drainage condition Declining condition of downtown buildings Outside ownership Exposure to I-70 drug traffic Ripple effect of low agricultural prices One-industry economy.

The members of the Commission also added three elements they considered interesting with both positive and negative qualities:

Wal-Mart Small middle class - "lots with a lot, lots with a little" Large number of minimum wage earners.

### **External Opportunities**

A discussion about external opportunities resulted in the following listing:

Flight from urban areas Telecommuting Vo-Tech expansion Corporate contributions to the Vo-Tech (e.g., Sprint, MCI, etc.) Tourism – motels, gas stations, other support services for Interstate travelers Possibility of sunflower artist creating 20'x 40' sunflower artwork in Goodland Museum Golf course available to visitors Air traffic – private jets, military, scheduled service Economic development activity – buildings and land available Wealth Attractive for ag-based, value-added industry, e.g., Sunflower plants Potential for manufacturing and distribution with good transportation access.

#### **External Threats**

The following external threats were identified:

Agricultural commodity pricing Embargoes Shrinking world market Government mandates Nationalization, mergers, megacorporations (think this can be turned around and capitalize on it) Corporate farming Small business squeeze Dependence on Social Security and Medicare.

# **Key Person Interviews**

On October 28, 1999, the consultant interviewed six individuals representing diverse Goodland interests. Each of the persons interviewed lives and works in or near the City. Each is concerned about the future of the community and will be involved in shaping that future. Following is a summary of the issues, challenges and community attributes identified during these interviews.

Agricultural Economy: All of those interviewed discussed the strengths and weaknesses of the agricultural economy. The area has excellent farmland and has demonstrated the ability to diversify agriculturally. The area has a strong base of traditional high plains farm products, including wheat, milo, beef and dairy, but has also successfully diversified into non-traditional crops. For many years the sugar beet industry was strong, and when a local sugar plant closed, many farmers changed to sunflower production. Both oil and confectionery sunflowers are now important area products and both are processed in local factories. Goodland is one of two sunflower market centers recognized by the U.S. Department of Agriculture. The other is Fargo, North Dakota.

Pinto beans, black beans, anola beans, myacopa beans and garbanzo beans have also found their way into the Goodland economy. Nevertheless, there is a strong dependence on agriculture and there is a need to diversify into other industries to avoid a boom bust economy.

Diversification should occur in a manner that would provide quality jobs to retain citizens in the area, and to generate population growth. Most of the interviewees identified the excellent fiber-optic facilities available as resources for economic development.

**Regional Center:** Goodland is perceived as a regional center that draws shoppers from long distances. The community should exploit and enhance its status as a mechanism to promote growth.

**Transportation:** Goodland has good transportation resources. The location on Interstate 70, excellent rail connections and an airport with scheduled commercial service were all listed as attributes of the community.

Local Government: City Government and the School District were cited as being well managed and aggressive. They are providing the necessary services and are continually improving both services and infrastructure.

**Community Pride:** Each person interviewed believed that citizens, in general, were proud of their community. There is a small element of negativity, or complacency and a need for more involvement in the community. Nevertheless, most people are very positive and are willing to work together to improve the area.

**Infrastructure:** Deteriorated municipal infrastructure was identified as problematic, however, those interviewed indicated that major efforts were underway to improve it. Main Street curbs and utilities, storm sewers, and sidewalks were all listed as facilities needing improvement. Electricity is expensive and is seen as having an impact upon economic development.

**Housing:** There is a housing shortage in Goodland that impacts all income levels and makes it difficult to attract new citizens.

**Blight:** Blight is a problem in residential areas and in some commercial and industrial areas. Deteriorated housing and junk is evident on the south side of town in residential neighborhoods. The entrances to the City need to be cleaned up, and a feeling of pride instilled in property owners in these areas.

# **Group Focus Session**

The City of Goodland desired input from residents, landowners and business leaders to identify issues critical to the community. The session was advertised in the newspaper and was open to the public. Nineteen members of the Goodland community gathered at 6:30 p.m. December 9, 1999, in the City Commission meeting room to engage in a focus group session regarding the issues and concerns for the future of Goodland. Price Banks and Deborah Divine, Bucher, Willis & Ratliff Corporation, facilitated the discussion.

A structured idea-sharing process was used for issues identification. Participants were asked to pair off and interview each other for five minutes. Then they were to introduce their respective partner and his/her main issues and concerns. When the interviewers reported back, the comments were grouped into four main categories. The four categories are:

- Future Land Use: issues related to the location, type and quantity of land uses as Goodland grows.
- Economic Development: issues related to business and industrial growth in Goodland and the surrounding area.
- Quality of Life: issues that affect the attractiveness of Goodland as a place to live and work.
- **Public Facilities:** issues related to the quality and adequacy of Goodland's infrastructure such as streets, water supply and community access.

The following issues were identified (rankings shown in parentheses are for that issue category only):

### Future Land Use

Enforcement of zoning laws -6 comments (ranked 1st -7 dots)

Large equipment in residential areas Housing numbers and levels Recreation Boundary of city (hog farms) Utilize vacant lots Future land development (ranked 2<sup>nd</sup> -1 dot)

#### Economic Development

Downtown vitality -5 comments (ranked  $2^{nd} - 6$  dots) Good agriculture base Promotion of airport and its advantages Opportunities in tourism development Need industries to attract young people -5 comments (ranked  $1^{st} - 8$  dots) City and county work together to attract industries the citizens want (tied for  $5^{th}$  – 1 dotTechnology and its opportunities Housing – numbers and levels New business development and retention of existing business (ranked  $3^{rd} - 5$  dots) Must be and stay a trade area hub Develop industrial park at exit 19 (tied for  $5^{th} - 1$  dot) Recruit computer-based industry Improve job base (tied for  $5^{th} - 1 dot$ ) Growing our own businesses Promote Goodland's assets (ranked 4<sup>th</sup> - 2 dots) Diversify away from agriculture economy (tied for  $5^{th} - 1$  dot)

#### Quality of Life

Perception of Goodland from outside Make community more attractive for retirees -3 comments (tied for  $3^{rd} - 2$  dots) Educate folks to work together Expansion of housing Water quality -4 comments (ranked  $1^{st} - 4$  dots) Housing numbers and levels - 2 comments Infrastructure expansion and maintenance Retention of youth -3 comments (ranked  $2^{nd} - 3$  dots) Education (tied for  $8^{th} - 1 dot$ ) Health care: retain services and doctors -2 comments Assisted and independent living Housing for middle incomes (tied for  $3^{rd} - 2$  dots) Keep youth in pro-community mode (tied for  $8^{th} - 1$  dot) Arts and music Child care (tied for  $3^{rd} - 2$  dots) Youth alternatives (tied for  $3^{rd} - 2 dots$ ) Resource planning Historic preservation (tied for  $3^{rd} - 2$  dots)

Issues

**Public Facilities** Streets, sidewalks, lighting Access to community -4 comments (tied for  $1^{st} - 5$  dots) Drainage -3 comments (tied for  $6^{th} - 1$  dot) Power lines - move underground Airport – terminal appearance, entrance beautification, lighting, building maintenance (tied for  $6^{th} - 1 dot$ ) Water system Long range water supply -3 comments (5<sup>th</sup> -2 dots) Z entrance to Goodland (tied for  $6^{th} - 1 dot)$ Cleaning up the city Trash and sanitation (tied for  $6^{th} - 1 dot$ ) Transportation system - highway, rail, air (3<sup>rd</sup> - 4 dots) Housing level and numbers Infrastructure expansion and maintenance -4 comments (tied for  $1^{st} - 5$  dots) Community Center/Conference Center - 2 comments Year-round swimming pool (tied for  $6^{th} - 1 dot$ ) Electric power expansion and existing capacity  $(4^{th} - 3 \text{ dots})$ Quality personnel Streets Pedestrian circulation

The rankings were made using the "green dot" voting technique. Each participant was given 4 green dots with which he/she could vote for top issues. They were instructed they could vote all 4 dots on one issue or any combination of their dots.

#### Top Ranked Issues Across All Categories

- 1. Need industries to attract young people (8 dots)
- 2. Enforcement of zoning laws (7 dots)
- 3. Downtown vitality (6 dots)
- 4. Access to community (5 dots)
- 5. New business development and retaining existing business(5 dots)
- 6. Infrastructure expansion and maintenance (5 dots)
- 7. Water quality (4 dots)
- 8. Transportation system highway, rail, air (4 dots)
- 9. Retention of youth (3 dots)
- 10. Electric power expansion and existing capacity (3 dots)
- 11. Promote Goodland's assets (2 dots)

12. Make more attractive to retirees (2 dots)

13. Housing for middle incomes (2 dots)

14. Childcare (2 dots)

- 15. Youth alternatives (2 dots)
- 16. Historic preservation (2 dots)

- 17. Long range water supply (2 dots)
- 18. City and county work together to attract industries the citizens want (1 dot)
- 19. Improve job base (1 dot)
- 20. Develop industrial park at exit 19 (1 dot)
- 21. Diversify away from agriculture economy (1 dot)
- 22. Airport terminal appearance, entrance beautification, lighting, building maintenance (1 dot)
- 23. Education (1 dot)
- 24. Keep youth in pro-community mode (1 dot)
- 25. Future land development (1 dot)
- 26. Drainage (1 dot)
- 27. Z entrance to Goodland (1 dot)
- 28. Trash and sanitation (1 dot)
- 29. Year-round swimming pool (1 dot)

# **Planning Policy Charrette**

The nineteen members of the Goodland community then participated in a charrette session to further define and delineate the issues. The participants were divided into four teams: two of the teams focused on future land use and public facilities; two teams focused on quality of life and economic development. The teams used maps and notebooks to record their visions for the future. Each team was given a set of standard questions to direct their deliberations. (See attached.)

Once the teams had completed their tasks, they reported back to the whole group. The comments regarding color refer to map coding. Comments during the report-back period were as follows:

#### Future Land Use and Public Facilities Team 1

**City size.** The group was asked to map the city limits in 10 years. A new boundary was drawn. Other ideas concerning the city size include:

- > Need to exploit and improve airport appearance
- ➢ Extend runway
- > Cemetery expansion on north
- > Residential on west and east
- South commercial and industrial.

Agriculture. Shown in green outside yellow line on the team map. The city should have control over what borders the community, including zoning, and some agricultural uses (such as hog confinement farms, etc.). This control will help to protect such critical community issues as water quality.

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**Housing.** The group felt that because the community needs houses for job creation and jobs for more homes, there is a chicken/egg dilemma. A demolition program funded by grants would be beneficial. Identification and marketing to fill middle income housing needs should be encouraged. The areas identified for residential development include:

- West and north, some east, where there is current infrastructure and able to extend utilities.
- Brown indicates vacant lots.

Infrastructure. Areas that need improvement include:

- > City entrances; Y and up to 17th to Main, out 8th to the east
- > Caldwell north to the north city limits
- Armory Road and Main
- $> 12^{\text{th}}$  Street

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- > Cattle Trail, grain elevator access
- > 25<sup>th</sup> and Market St rec complex, future industrial and commercial area
- ▶ New Cherry, new SW-east of 27<sup>th</sup>
- > New streets in new housing subdivisions.

**Public Lands.** The group discussed where parks, schools or other public facilities should be located. Ideas include:

- > Major recreation facility to the southwest
- > Hike/bike trails at Y and on to Stevens Park up to north school
- Parks, Art Center, Library, Courthouse should improve as a source of community pride
- > Arts and culture are important for community growth.

**Commercial/industrial.** The group discussed where these types of development should occur and what incentives, if any, should be offered to attract them.

- ▶ Industrial/retail to the southwest of town
- ▶ Need a grocery store
- > Retail downtown: We should identify needs and investigate specialty shops
- Southwest area retail is more specialized by I-70, could use a "Cabella" type store (big sporting goods)
- > Sit down restaurants in downtown for lunch business.

#### Industrial development.

- Several small enterprises; i.e. 10 companies with 5 employees rather than 1 with 50 employees
- > Use incentives to bring in a little development at a time
- > Discussed importance of zoning, both inside and outside city limits.

#### Added Comments.

Grant School is blocked by 5 homes both front and back - could relocate.

### CITY of GOODLAND, KANSAS

#### Comprehensive Plan

The team discussed the community's pride in the FAA, NOAA, National Guard, ADM and Sunflower plants, and that Goodland's airport can handle Lear jets.

#### Future Land Use and Public Facilities Team 3

**City size.** The group was asked to map the city limits in 10 years. A new boundary was drawn to annex along 24, east of the Vo-Tech School and on the west side. The group discussed the availability of land.

Agriculture. Need agricultural land around the airport in the runway protection zone.

Housing. The group suggested two places for additional housing:

- Behind the Paxton addition
- $\blacktriangleright$  To the west

There are some lots in the southwest corner of the city but there may be some problems with lot sizes.

**Infrastructure.** Orange dots on the team map indicate infrastructure areas that need improvement. Other areas include:

- > 19th Street and the new street through the Y and Main St need re-work
- > Cattle Trail (should develop to the west one day) needs curb and gutter
- > Cottonwood
- > Eustis

**Public lands.** The group did not discuss where parks and other public areas should be developed.

**Commercial/industrial.** The group discussed where these types of development should occur and what incentives, if any, should be offered to attract them. More commercial development was discussed, particularly near the original Industrial Park, around the south side and to the north by the airport.

**Other Concerns.** Drainage is a significant issue for new developments. The city atlarge should not bear the cost; as it is part of the price of development. A plan should be required of the developer.

#### Quality of Life and Economic Development Team 2

**Community Pride**. The group indicated positive features on the team map with a plus sign (+). These areas include:

- > Downtown area (Goodland's personna) but it's hard to get to
- > Airport, but it needs better public access
- > Area public schools

Issues

- WalMart (both a + and -) has provided impetus for others to improve and brings traffic into town
- ▶ Work on east entrance from I-70,

**Safety.** The group felt that overall, safety was not a concern but indicated several areas in need of improvement:

- Transportation project on Hwy 27 is in the works but the whole route needs attention
- $\blacktriangleright$  The "pretzel" north of the airport.

Education. The group felt that the Grant Junior High school may need attention. Positive aspects include:

- > The Vo-Tech facility is a plus to the community
- ➢ Max Jones Fieldhouse and others
- > The hospital brings and keeps folks to the trade area.

**Recreational.** Activities currently available to the community include:

- ≻ GAC
- Carnegie Arts
- Ball diamonds
- ➢ Golf course
- ➢ Hunting
- Smoky Gardens.

The group discussed other minor improvements to the community recreational facilities, including:

- > New pool
- ➢ Bike path
- Ball park improvements
- Roller blade of skate board park.

#### **Economic Development.**

- ➢ Good out-of-town draw
- ➢ Goodland is ranked #6 in bringing folks in
- ▶ Vo-Tech, Airport, I-70 proximity
- First impression needs improvement: east, airport and Hwy 27 entrances need work (hard to get downtown)
- Goodland is the best kept secret in KS
- > Chamber, City and County should be involved and think they are.

**Commercial Centers.** The group felt the community has a demand for a sit-down restaurant at I-70, a grocery store, and a meat market with locally supplied meats.

#### Environmental Programs. These programs or concerns include:

> A new landfill for the 21st Century

- > A recycling program
- > A water supply protection program
- > A clean up plan for the Southwest part of town.
- > The Jr. High building needs remodeling or rebuilding.

Public/Private Partnership. The group discussed partnerships in order to achieve the following:

- $\triangleright$  Broaden the tax base
- > Promote improved relations with downtown businesses
- > Compete with on-line services and shopping.

#### Quality of Life and Economic Development Team 4

**Community Pride.** The group discussed the features of the community they were most proud of. Features have been indicated on the team map with brown dots and include:

- > Schools
- > Parks
- $\succ$  The courthouse
- ➤ The library
- > Topside Territory
- ► GAC
- > Hospital
- > Shopping
- > Arts center
- > Airport

The group also discussed elements that can be considered both assets and liabilities. These include:

- > The east entrance to the town from the interstate.
- $\succ$  The Y entrance, which is being replaced.
- ▶ Rest Home expanding extended care will help.
- $\blacktriangleright$  Grocery store need to fill this niche.

The group discussed how to enhance specific areas in the community. These areas are mapped with purple dots on the team map and include:

- A new Cherry Street walking path. Extending the path for recreation will separate walkers from traffic (Goodland's sidewalks vary greatly and are not pedestrian friendly).
- The museum is an opportunity to attract visitors, but may need to move to the entrance of town or build new facility.
- > Keep technology facilities up to date in the schools such as wiring, hardware, etc.

Issues

Safety. Areas of concern include:

- Highway 27 from 24th south past the truck stops (south of interstate) and should involve a plan for the future.
- $\succ$  The Z entrance.
- > Cattle Trail on the west side of town.
- Streets around the Vo-tech and other schools.

Education. The group felt that the area schools are adequate, and emphasized the quality of school personnel. Other factors include;

- Access to technology
- > Expansion of Vo-Tech cooperation with other state universities.

Recreation, Arts and Culture. Current programs or activities available to residents include:

- > The arts center
- > The WPAA
- ➤ The Hike/Bike Trail.

**Economic Development.** The group discussed the factors that make Goodland attractive to developers including clean air, cheap labor, proximity to I-70 and the airport.

**Commercial Centers.** Current opportunities include an up-scale restaurant, a grocery store, and senior housing.

Environmental. Areas of concern include:

- > Recycling program is a must, but probably must be subsidized.
- > The landfill is at critical stage. Need to reduce the stream of trash flow.

**Public/Private Partnerships.** The group felt partnerships could be initiated to achieve better child and adult day care facilities.

# Synthesis of Results

The results of the discussions from these meetings and interviews were compiled. This synthesis is based largely on the frequency that the issues were mentioned throughout the deliberations and also on the priority they were given during the "green dot" ranking exercise. Other issues may merit inclusion in the plan at a later time.

# **Identification of Specific Issues**

The following issues were identified as the key issues upon which to focus the comprehensive plan.

#### Land Use

Housing: Need to provide good stock mix of both affordable and upscale homes. New development areas are available and in-fill should be encouraged.

**Blight:** Need to improve southside neighborhoods and city entrances. Goodland's attractiveness can be improved with a program to rehabilitate and/or demolish blighted areas. In addition, city entrances need to be attractive.

Land use compatibility: Need to enact and enforce zoning regulations. Processes should be in place to provide for the orderly development of the community.

#### **Economic Development**

**Downtown vitality:** aging structures, aging owners, access. The concerns centered on maintaining the viability of downtown Goodland by improving access and visibility of downtown, rehabilitating aging structures, finding and keeping retail tenants (e.g., grocery store, meat market), improving customer service.

Single industry economy: diversification, telecommuting infrastructure. The concerns focused on expanding the economic base from a solely agriculture base. Continue expansion of the agricultural base as has already occurred with the sunflower and bean commodities.

Labor pool: lack of jobs, lack of skilled jobs, unskilled labor force. A cyclical problem exists of not enough jobs to keep youth and attract new workers coupled with inadequate housing stock. In addition, the labor force skills need continuous upgrading.

**Accessibility:** interstate, railroads, airport. Goodland has good access to transportation systems and wants to capitalize on that strength.

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Issues

Industrial parks: airport and southwest sites. Several industrial parks are in place and ready for industry.

**Tourism:** destination, pass through. Goodland's location on the interstate attracts overnight visitors. Goodland as a destination itself needs development.

#### Quality of Life

**Population decline:** aging population, retaining youth. An aging population gradually shrinks if young people do not stay or return. Providing retirement facilities for the older population and being attractive to young people are important.

**Recreation:** golf, trails, swimming pool, ball fields, parks. Goodland needs to maintain and improve its recreational facilities.

**Education:** aging school buildings, Vo Tech asset, day care. The education system is good but the buildings need attention. The Vo Tech is an asset that should be attractive to industry. Quality day care is an important component.

**Historic preservation:** history of community. A community that remembers its heritage can advance in the future. While some building blight will require demolition, other historic structures need preservation.

**Retirement living:** medical facility, tiered-living retirement center. Good medical and retirement facilities can make Goodland more attractive.

**Culture:** awareness of culture, arts, etc. Goodland Art Center is a source of pride and more people should take advantage of its offerings.

#### **Public Facilities**

Utilities: power plant. Expand capacity of electric power plant.

**Infrastructure:** utilities, water, sewer, stormwater, streets, sidewalks, solid waste, airport runways and terminal. Assure adequate infrastructure exists and is maintained to accommodate residential and economic development and future expansion of the city.

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# ARTICLE 4 DISTRICT REGULATIONS

1. <u>Establishment of Districts</u>: The jurisdictional area is hereby divided into eleven zoning districts which are designated as follows:

"F-P" Flood Plain District – Article 10
"A-P" Airport District
"R-1" Residential – Single-family District
"R-2" Residential – Multifamily District
"M-P" Manufactured Home Park Residential District
"C-1" General Business District
"C-2" Central Business District
"I-1" Light Industrial District
"I-2" Heavy Industrial District
"P-D" Planned Development District

2. <u>Zoning District Map</u>: The boundaries of the districts are shown on the Official Zoning District Map, which is filed in the office of the City Clerk. Each of the said zoning maps, with all notations, references, and other information shown thereon, is as much a part of these zoning regulations as if such notations, references, and other information were specifically set forth herein.

3. <u>Annexed Land</u>: All land which may hereinafter be annexed to the City of Goodland shall be classified "R-1", Residential – Single-family District unless the intended use of the property. requires being zoned otherwise, which may be requested at the time of Annexation. Land shall be re-classified after Annexation only after a Public Hearing by the Planning Commission and recommendation to the Governing Body as provided in these regulations for zoning district amendments.

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# "A-P" AIRPORT DISTRICT

- 1. <u>Intent:</u> It is the intent of the "A-P" Airport District to protect the appearance of physical facilities and promoting the safety and function of the airport for current and future air operations.
- 2. <u>Definitions</u>: For the purpose of this ordinance the terms defined in this section shall have the meaning ascribed to them as follows:
  - A. <u>Airport:</u> Goodland Municipal Airport operated by the Fixed Base Operator as contracted with the City of Goodland.
  - B. <u>City:</u> City of Goodland, Kansas
  - C. <u>Fixed Base Commercial User</u>: Any individual or firm who operates any business on the Goodland Municipal Airport and who has a written lease agreement entered into with the City of Goodland.
  - D. <u>Transient Commercial User</u>: Any individual or firm who operates any business at any time, or for any length of time from, to or at the Municipal Airport and who has not entered into a written lease agreement with the City of Goodland.
- 3. <u>Permitted Uses</u>. Generally, the storage of aircraft and accessory items, and other structures, materials and facilities associated with the launching and landing of aircraft and helicopters. For a general listing of permitted and conditional uses, see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 4. <u>Conditional uses</u>. For a specific listing of conditional uses, see Article 5.
- 5. <u>Height Regulations</u>: All buildings shall meet FAA height regulations.
- 6. <u>Yard Regulations</u>: Except as modified by the provisions of Article 6, minimum yard depths shall be approved by the City of Goodland:
- 7. Parking Regulations: See Article 7 Off-Street Parking and Loading Regulations.
- 8. <u>Sign Regulations</u>: See Article 9 Sign Regulations.
- 9. <u>Flood Plain Regulations</u>: See Article 10 Flood Plain Regulations.
- 10. <u>Site Plan Review</u>: Development in the A-P District shall be subject to site plan review requirements and procedures.
- 11. <u>Exterior Lighting</u>: All exterior light shall meet all FAA regulations.

#### "R-1" RESIDENTIAL - SINGLE-FAMIILY AND TWO-FAMILY DISTRICT

- 1. <u>Intent</u>: The intent of this district is to provide for low-density residential development, including those uses which reinforce residential neighborhoods, and to allow certain public facilities.
- 2. <u>Permitted Uses.</u> Generally, single-family dwellings, two-family dwellings, churches and community centers, governmental office buildings, golf courses, limited agricultural and nursery uses, and related accessory uses are permitted. For a general listing of permitted and conditional uses, see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 3. <u>Conditional uses</u>: For a specific listing of Conditional uses, see Article 5.
- 4. <u>Intensity of Use Regulations</u>: Except as modified by the provisions of Article 6:
  - A. Minimum lot area:
     8,400 square feet for single-family dwellings

     4,500 square feet per dwelling unit for two-family dwellings, with a minimum lot size of 9,000 square feet.

     Lots platted prior to the adoption of these regulations shall have an area of not less than 7,000 square feet.
    - B. Minimum lot width: seventy-five (75) feet.
    - C. Lot coverage: The combined area of the main building and accessory buildings shall not cover more than fifty (50) percent of the total area of the lot.
  - Height Regulations: Maximum structure height: 35 feet.
  - Yard Regulations: Except as modified by the provisions of Article 6, minimum yard depths shall be as follows:
    - A. Front Yard: On a developed block the front yard shall be determined by the established building line and on an undeveloped block 60 feet from the center of the street.
    - B. Side Yard: Side yards shall not be less than 10 percent of the lot width, such setbacks shall be no less than 6 feet and need be no greater than 15 feet. However, for dwellings and accessory structures located on corner lots there shall be side yard setback from the intersecting street of not less than 15 feet, in case such lot is back to back with another corner lot and 25 feet in every other case.
    - C. Rear Yard: 12 feet

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- 7. <u>Parking Regulations</u>: See Article 7 Off-Street Parking and Loading Regulations.
- 8. <u>Sign Regulations</u>: See Article 9 Sign Regulations.
- 9. Flood Plain Regulations: See Article 10 Flood Plain Regulations.

## "R-2" RESIDENTIAL - MULTIFAMILY DISTRICT

- 1. <u>Intent</u>: The intent of this district is to provide for moderate to high density residential development, including two-family, multifamily and higher density single-family dwellings, in a manner which will encourage a strong residential neighborhood.
- 2. <u>Permitted Uses</u>: Generally, two-family dwellings, multifamily, single-family dwellings, parks, educational and religious uses are permitted. For a general listing of permitted and conditional uses see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 3. <u>Conditional uses</u>: For a specific listing of Conditional uses, see Article 6.
- 4. <u>Intensity of Use Regulations</u>: Except as modified by the provisions of Article 5:

the lot.

A.	Minimum lot area:	7,000 square feet for single-family dwellings 4,000 square feet per dwelling unit for two-family dwellings, 2 with a minimum lot size of 8,000 square feet. 2,000 square feet per dwelling unit for multifamily, with a minimum lot size of 8,000 square feet.
B.	Minimum lot width:	seventy-five (75) feet.
C.	Lot coverage:	The combined area of the main building and accessory buildings shall not cover more than fifty (50) percent of the total area of

- 5. <u>Height Regulations</u>: Maximum structure height: 35 feet.
- 6. <u>Yard Regulations</u>: Except as modified by the provisions of Article 6, minimum yard depths shall be as follows:

A. Front Yard: On a developed block the front yard shall be determined by the established building line and on an undeveloped block 60 feet from the center of the street.
B. Side Yard: Side yards shall not be less than 10 percent of the lot width, such setbacks shall be no less than 6 feet and need be no greater than 10 feet. However, for dwellings and accessory structures located on corner lots there shall be side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot and 25 feet in every other case.

C. Rear Yard: 12 feet

- 7. <u>Parking Regulations</u>: See Article 7 Off-Street Parking and Loading Regulations.
- 8. <u>Sign Regulations</u>: See Article 9 Sign Regulations.
- 9. <u>Flood Plain Regulations</u>: See Article 10 Flood Plain Regulations.

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# "M-P" MANUFACTURED HOME PARK RESIDENTIAL DISTRICT

- 1. <u>Intent</u>: It is the intent of this district to provide low to medium density manufactured home park development which is compatible with the character of the surrounding neighborhood in which it is located. Manufactured home parks are considered a residential use and should be located in areas where services and amenities are available such as those found in conventional residential areas.
- 2. <u>Permitted Uses</u>: For a general listing of permitted and conditional uses see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 3. <u>Conditional uses</u>: For a specific listing of conditional uses, see Article 5.
- 4. <u>Intensity of Use Regulations</u>:
  - A. Minimum park area: 5 acres
  - B. Minimum park width: 225 feet.
- 5. <u>Height Regulations</u>: Maximum structure height: 20 feet.
- 6. <u>Parking Regulations</u>: See Article 7 Off-Street Parking and Loading Regulations.
- 7. Sign Regulations: See Article 9 Sign Regulations.
- 8. <u>Flood Plain Regulations</u>: See Article 10 Flood Plain Regulations.
- 9. <u>General Regulations</u>:
  - A. Minimum Design Standards: Each manufactured home park shall be designed in accordance with all city codes and to the following minimum design standards:
    - (1) The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
    - (2) Manufactured home parks hereafter approved shall have a maximum density of eight (8) manufactured homes per gross acre, and a minimum area of 4,000 square feet shall be provided for each manufactured home space.
    - (3) Each manufactured home space shall be at least 40 feet wide and be clearly defined.

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- (4) All manufactured homes and additions thereto shall be so located to maintain a clearance of not less than 20 feet from another manufactured home; provided, however, that with respect to manufactured homes parked end-to-end, the end-to-end clearance shall not be less than 15 feet. In addition, all manufactured homes and additions thereto shall be so located to maintain a clearance of 25 feet from any permanent structure within the park.
- (5) All manufactured home spaces shall front upon a private hard-surfaced roadway of not less than 25 feet in width, provided, however, that no on-street parking is permitted. If parallel parking is permitted on one side of the street, the width shall be increased to 30 feet, and if parallel parking is permitted on both sides of the street, the width shall be increased to 36 feet. All roadways shall have unobstructed access to a public street.
- (6) Off-street parking areas shall be provided in all manufactured home parks. Such off-street parking areas shall provide sufficient parking spaces for a minimum of two cars per manufactured home within the manufactured home park. Off-street parking areas may be provided on individual manufactured home spaces provided that the off-street parking area is improved as required in Article 7, and the off-street parking area surface is not less than 10 feet from the nearest adjacent manufactured home space.
- (7) All roadways and sidewalks within the manufactured home park shall be hard surfaced and shall be adequately lighted at night.
- (8) A community structure may be provided which may include recreation facilities, laundry facilities, and other similar uses.
- (9) The perimeter of all manufactured homes shall be fully skirted.
- (10) Sidewalks shall be required on one side of all streets.
- (11) Landscaping shall be shown on the development plan. The perimeter of each manufactured home space shall be surrounded by a landscaped strip of open space 25 feet wide along all lot lines and streets or highways.
- (12) All roadways shall meet the design standards as adopted by the City for private streets in manufactured home parks.
- (13) Final approval for the park shall be obtained before moving a manufactured home into an M-P district.

- B. Water Supply:
  - (1) Water shall be supplied to the park by a public water system.
  - (2) The size, location and installation of water lines shall be in accordance with the requirements of the City Codes.
  - (3) Individual water service connections shall be provided at each manufactured home space.
- C. Required Recreation Areas:
  - (1) In all manufactured home parks accommodating or designed to accommodate 25 or more manufactured homes, there shall be one or more recreation areas which shall be easily accessible to all park residents.
  - (2) The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot within the manufactured home park. No outdoor recreation area shall contain less than 2,500 square feet.
  - (3) Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.
  - (4) The required recreational area(s) within the manufactured home park shall contain playground equipment or other recreational facilities as approved by the Planning Commission. The cost of purchasing and installing said recreational equipment shall be paid for by the developer of the manufactured home park.
  - (5) The maintenance of recreation area(s) and equipment within each manufactured home park shall be paid for by the owner of the manufactured home park.
- D. Sewage Disposal: Each manufactured home park shall be connected to the City sanitary sewer system. Each manufactured home space within a manufactured home park shall be connected to and served by the sanitary sewer system serving the manufactured home park.
- E. Tie-Downs and Ground Anchors: All manufactured homes shall be secured to the ground by tie-downs and ground anchors in accordance with the Manufactured Home and Recreational Vehicle Code (K.S.A. 75-1211 et. *seq.*).
- F. Electrical: Each manufactured home space shall be provided with an individual electrical outlet supply which shall be installed in accordance with the Electric Code and requirements of the electric supplier.
- G. Gas: Natural gas hookups, when provided, shall be installed in accordance with the Plumbing Code and the regulations of the gas supplier.

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- H. Refuse and Garbage Handling: Storage, collection and disposal of refuse in a park shall be in accordance with City code.
- I. Blocking: All manufactured homes shall be blocked at a maximum of ten (10) foot centers around the perimeter of each manufactured home in accordance with the Manufactured Home and Recreational Vehicle Code and in accordance with the manufacturer's guidelines.
- J. Pad Requirements: Shall be a flexible surface with a minimum of five (5) inch thick gravel, stone or compacted surface, treated to discourage plant growth, constructed to discharge water and edged to prohibit fraying or spreading of surfacing materials; or shall be of a hard surface of a minimum of two 18-inch wide concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points of the manufactured home.
- 7. <u>Application Requirements</u>:
  - A. An applicant for "M-P" Manufactured Home Park District shall prepare or cause to be prepared a preliminary Manufactured Home Park Plan, drawn to a scale of not less than 1" = 100', and three (3) copies of said plan shall be submitted to the Planning Commission for its review and recommendations. Said plan shall be designed in accordance with the Minimum Design Standards herein and shall include the following:
    - (1) Contours shown at two (2) feet intervals.
    - (2) Elevation drawings of all permanent buildings proposed.
  - B. Upon approval of the preliminary Manufactured Home Park Plan by the Planning Commission, the applicant shall prepare and submit a final plan that shall incorporate any changes or alterations requested. The final plan and the Planning Commission recommendation shall be forwarded to the City Commission for their review and final action.
  - C. Any substantial deviation from the approved plan, as determined by the Zoning Administrator, shall constitute a violation of these regulations. Changes in plans shall be resubmitted for reconsideration and approval by the Planning Commission and City Commission prior to the occupancy of the Manufactured Home Park.
  - D. Construction of an approved Manufactured Home Park shall begin only after final approval has been granted by the City Commission.

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## "C-1" GENERAL BUSINESS DISTRICT

- 1. <u>Intent</u>: The intent of this district is to provide a zone for those commercial uses which are intensive in nature and which require large lots and direct access to major streets.
- 2. <u>Permitted Uses</u>: Generally, automobile and implement sales, lumber yards, contractor's yards, offices, neighborhood retailing and similar uses are permitted. For a general listing of permitted and conditional uses see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 3. <u>Conditional Uses</u>: For a general listing of conditional uses, see Article 5.
- 4. Intensity of Use Regulations:
  - A. Minimum Lot Area: 6,000 square feet.
  - B. Minimum Lot Width: 60 feet.
- 5. <u>Height Regulations</u>: Maximum Structure Height: 45 feet.
- 6. Parking Regulations: See Article 7 Off-Street Parking and Loading Regulations.
- 7. <u>Sign Regulations</u>: See Article 9 Sign Regulations.
- 8. Flood Plain Regulations: See Article 10 Flood Plain Regulations.
- 9. <u>Yard Regulations</u>: Except as modified by the provisions of Article 6, minimum yard depths shall be as follows:

A.	Front Yard:	25 feet.	
B.	Side Yard:	10 feet if abutting a residential district; otherwise, no side yard is	
		required.	
C.	Rear Yard:	20 feet if abutting a residential district; otherwise, 5 feet.	

#### 10. <u>Use Limitations</u>:

A. Exterior Storage: Except as otherwise permitted by these regulations or during permitted construction on any tract, all exterior storage of equipment, raw materials or finished products shall be fully screened from the view of adjacent parcels and streets by a solid screen fence at least six (6) feet in height.

Screening and enclosure required for permitted outdoor storage shall be by means of a fence, wall or berm, in combination with landscaping, designed to create a minimum of seventy-five (75) percent opacity. Crates, boxes, trailers, tanks or other temporary storage facilities shall not be considered appropriate screening materials. Outdoor storage shall not interfere with the required and/or approved operation of the site, including but not limited to traffic circulation, parking, open space or aesthetics.

The permitted display of merchandise for sale to the public shall be permitted provided that the merchandise for sale shall be displayed in any required set back, or interfere with pedestrian or vehicular access to parking.

- B. Exterior Lighting: Off-street light fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 11. <u>Site Plan Review</u>: Development in the "C-1" District shall be subject to site plan review requirements and procedures.

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#### "C-2" CENTRAL BUSINESS DISTRICT

- 1. <u>Intent</u>: The intent of this district is to provide a zone which will accommodate the broad range of retail shopping activities and office uses that are normally found in the core area of a city; and where development is allowed up to the property lot line, with no off-street parking facilities required of the private development.
- 2. <u>Permitted Uses</u>: Generally, retail uses with no outdoor storage are permitted. For a general listing of permitted and conditional uses see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 3. <u>Conditional Uses</u>: For a general listing of conditional uses, see Article 5.
- 4. <u>Intensity of Use Regulations</u>:
  - A. Minimum Lot Area: None.
  - B. Minimum Lot Width: None.
- 5. <u>Height Regulations</u>: Maximum structure height: 75 feet.
- 6. <u>Parking Regulations</u>: See Article 7 Off-Street Parking and Loading Regulations.
- 7. <u>Sign Regulations</u>: See Article 9 Sign Regulations.
- 8. Flood Plain Regulations: See Article 10 Flood Plain Regulations.
- 9. <u>Yard Regulations</u>:
  - A. Minimum Front Yard: None.
  - B. Minimum Side Yard: 10 feet when adjacent to a residential district: otherwise, none.
  - C. Minimum Rear Yard: 20 feet when adjacent to a residential district: otherwise, none.
- 10. <u>Use Limitations</u>:
  - A. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 11. <u>Site Plan Review</u>: Development in the "C-2" District shall be subject to site plan review requirements, procedures and design guidelines.
- 12. <u>Downtown Design Guidelines</u>: In the "Central Business District," no building shall be erected that does not meet the following minimum standards:

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- A. Careful consideration of durable materials, proportions, and shapes, emphasizing the importance of roofs as integral and embracing elements of the over-all design, is particularly important. Building roof tops shall have at least one of the following features:
  - 1. Parapets concealing flat roofs and roof top equipment;
  - 2. Overhanging eaves;
- B. The form and proportion of new buildings or redevelopment shall be consistent or compatible with the scale, form and proportion of existing development in the area.
- C. Pedestrian Access: Pedestrian access shall be an integral part of the overall design of each commercial development. The pedestrian access should provide not only safe and convenient access to and from off-street parking areas but should also connect with abutting properties and developments so as to create an alternative means of transportation for residents of the downtown:
  - 1. Sidewalks at least four (4) feet in width shall be provided along all sides of a lot that abut a dedicated public or private street. A continuous internal pedestrian sidewalk shall be provided from the perimeter public sidewalk to the principal customer entrance(s).
  - 2. Sidewalks shall be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at the building facade to provide continuous edges; and shall incorporate planting areas for landscaping along the street.
- D. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes indigenous to the downtown. The use of walls in a single color, with little detailing or completely blank, is strongly discouraged.
- E. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest.
- F. Loading docks, trash enclosures, outdoor storage and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public streets.
- G. Building facades that are 100 feet or greater in length shall incorporate recesses and projections along at least 20 percent of the length of the building facade, reflecting the archetype of the downtown. Windows, awnings, and arcades must total at least 60 percent of the facade length abutting any public street.

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- H. When a building facade 100 feet or greater in length abuts a residential district, screening of at least six feet in height shall be installed between the building facade and the abutting residential district. Evergreens used as screening may be placed at intervals of 20 feet on center.
- I. Minimum Exterior Building Material Standards: A minimum of 50% of each exterior wall shall consist of one or more of the following materials:
  - 1. Masonry: Masonry construction shall include all masonry construction which is composed of solid cavity faced or veneered-wall construction, or similar materials.
    - (a) Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all-weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
    - (b) Brick material used for masonry construction shall be composed of hard fired (kiln fired) all-weather common brick or other all-weather facing brick.
    - (c) Stucco or approved gypsum concrete/plaster materials.
  - 2. Glass Walls: Glass walls shall include glass curtain walls or glass block construction. A glass curtain wall shall be defined as an exterior wall that carries no floor or roof loads and which may consist of a combination of metal, glass, and other surfacing material supported in a metal framework.

#### "I-1" LIGHT INDUSTRIAL DISTRICT

- Intent: The intent of the district is to permit low-intensity industries which can be made to be generally compatible with residential districts, through buffers and screens, and with office and/or commercial activity. Certain intense uses will require conditional use permits to locate in this district.
- 2. <u>Permitted Uses</u>: Generally, light manufacturing, wholesaling, trucking and warehousing uses, as well as research, development, analysis or testing laboratories as a part of product development centers, testing facilities or research centers. For a general listing of permitted and conditional uses see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 3. <u>Conditional Uses</u>: For a general listing of conditional uses, see Article 5.
- 4. Intensity of Use Regulations:
  - A. Minimum Lot Area: Subject to site plan review.
  - B. Minimum Lot Width: Subject to site plan review.
- 5. <u>Height Regulations</u>: Maximum Height of Structure: 45 feet if within 150 feet of a residential district: 75 feet if more than 150 feet from a residential district.
- 6. <u>Parking Regulations</u>: See Article 7 Off-Street Parking and Loading Regulations.
- 7. <u>Sign Regulations</u>: See Article 9 Sign Regulations.
- 8. <u>Flood Plain Regulations</u>: See Article 10 Flood Plain Regulations.
- 9. <u>Yard Regulations</u>: Except as modified by the provisions of Article 6, minimum yard depths shall be as follows:
  - A. Front Yard: 25 feet.
  - B. Side Yard: 10 feet and no less than 40 feet when abutting a street or residential district.
  - C. Rear Yard: 25 feet or 20% of the lot depth, which ever is smaller, unless said rear yard abuts a residential district in which case the minimum rear yard setback shall not be less than 40 feet.

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#### 10. <u>Use Limitations</u>:

- A. Storage may be maintained outside structures provided the view of said storage area is properly screened from adjacent residential areas and the public right-of-way.
- B. A solid or semi-solid fence or wall at least six feet high, but not more than eight feet and having a density of not less than 70 percent per square feet shall be provided adjacent to an adjoining residential district unless the adjacent residential district and the industrial district are separated by a street right-of-way. The owner or owners of the property shall maintain said fence or wall in good condition.
- C. No structure shall be used for residential purposes except that a watchman may reside on the premises.
- D. Facilities Used for Agricultural Research, Testing and/or Analysis: In agriculture-related research facilities, the following use limitations shall apply:
  - (1) Operations required to be conducted outside a fully enclosed building shall be conducted in controlled outdoor areas.
  - (2) A private street network shall be allowed where comprehensive control of a large industrial site is required for safety or security reasons, and where no unsecured access to the site is afforded the public.
  - (3) Private roadways for certain agricultural-related research and development activities may be improved with an all weather surface other than asphaltic concrete such as gravel or stone. They shall be designed to permit surface drainage without erosion of adjacent land.
- 11. <u>Site Plan Review</u>: Development in the "I-1" District shall be subject to site plan review requirements and procedures.
- 12. <u>Exterior lighting</u>: Off-street light fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.

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# "I-2" HEAVY INDUSTRIAL DISTRICT

- 1. <u>Intent</u>: The intent of the district is to permit basic or primary industries which are generally not compatible with residential and/or commercial activity. Certain obnoxious or hazardous uses will required special permission to locate in this district.
- 2. <u>Permitted Uses</u>: Generally, heavy manufacturing, salvage yards, quarrying, wholesaling, trucking and warehousing uses are permitted. For a general listing of permitted and conditional uses see Article 5 of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in Article 5.
- 3. <u>Conditional Uses</u>: For a general listing of conditional uses, see Article 5.
- 4. <u>Intensity of Use Regulations</u>:
  - A. Minimum Lot Area: Subject to site plan review.
  - B. Minimum Lot Width: Subject to site plan review.
- 5. <u>Height Regulations</u>: Maximum Height of Structure: 45 feet if within 150 feet of a residential district: otherwise the limitations as specified in the Goodland Municipal Airport Airspace Plan (Part 77) shall apply.
- 6. <u>Parking Regulations</u>: See Article 7 Off-Street Parking and Loading Regulations.
- 7. <u>Sign Regulations</u>: See Article 9 Sign Regulations.
- 8. <u>Flood Plain Regulations</u>: See Article 10 Flood Plain Regulations.
- 9. <u>Yard Regulations</u>: Except as modified by the provisions of Article 5, minimum yard depths shall be as follows:
  - A. Front Yard: 25 feet.
  - B. Side Yard: 20 feet and no less than 40 feet when abutting a street or residential district.
  - C. Rear Yard: 25 feet or 20% of lot depth, which ever is smaller, unless said rear yard abuts a residential district in which case the minimum rear yard setback shall not be less than 40 feet
- 10. <u>Use Limitations</u>:

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- A. Storage may be maintained outside structures provided the view of said storage area is properly screened from adjacent residential areas and the public right-of-way.
- B. A solid or semi-solid fence or wall at least six feet high, but not more than eight feet, and having a density of not less than 70 percent per square foot shall be provided adjacent to an adjoining residential district unless the adjacent residential district and the industrial

district are separated by a street right-of-way. The owner or owners of the property shall maintain said fence or wall in good condition.

- C. No structure shall be used for residential purposes except that a watchman may reside on the premises.
- 11. <u>Site Plan Review</u>: Development in the "I-2" District shall be subject to site plan review requirements and procedures.
- 12. <u>Exterior lighting</u>: Off-street light fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.

#### "P-D" PLANNED DEVELOPMENT DISTRICT

1. <u>Purpose</u>: The purpose of the Planned Development District ("P-D") is to encourage innovation in residential, commercial and industrial development by greater variety in type, design, and layout of buildings; to encourage a more efficient use of land reflecting changes in the technology of land development; to encourage the expansion of urban areas incorporating the best features of modern design while conserving the value of land; and to provide a procedure which relates the type, design, and layout of development to the particular site and the particular demand at the time of development in a manner consistent with the preservation of property values within established neighborhoods.

Although the specific conditions within the "P-D" District shall be predetermined, the location of a proposed district must be carefully reviewed to assure that these conditions can be met. As such, each application for "P-D" zoning shall include a development plan in accordance with the provisions and conditions that follow.

- 2. <u>Use of the "P-D" District</u>: With the exception of standard single-family and two-family residential subdivisions, zoning proposals which are intended to be subdivided into multiple lots should seek the "P-D" zoning district classification. Planned developments are groupings of structures or sites that are planned as an integrated unit or cluster on property under unified control at the time of zoning. The sale, subdivision or other partition of the site after zoning approval does not exempt the project or portions thereof from complying with the development standards and other conditions that were committed to at the time of the rezoning.
- 3. <u>Permitted Uses</u>: All uses may be permitted in the Planned Development District subject to Plan approval; however, each use included in a particular "P-D" must be specified on the Plan.
- 4. <u>Use Regulations</u>:
  - A. The proposed development shall provide adequate access in such a way that the traffic generated by the development will not cause an unreasonably hazardous condition nor inconvenience in the area.
  - B. Structures and traffic shall be arranged so that all principal structures are accessible to emergency vehicles.
  - C. Parking shall be provided in a manner that reduces to a minimum its adverse physical impact in the area. Screening parking areas with landscaping or walls, breaking parking areas into smaller units by introducing landscaped areas or other physical separators are suggested approaches. The parking areas should be appropriately spaced to serve those units they represent.
  - D. The availability of services and location of public utilities shall have the approval of each agency involved. Evidence to this effect shall be presented with the Preliminary Development Plans.

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- E. A Planned Unit Development shall be consistent with the general standards for use of land, and the use, type, bulk, design, and location of buildings, the density or intensity of use, open space, public facilities and the development by geographic division of the site as set out in these regulations.
- F. In the case of residential Planned Development, the Planning Commission may permit in each unit or phase deviations from the number of dwelling units per acre established for the entire planned development, provided such deviation shall be adjusted for in other sections of the development so that the number of dwelling units per acre authorized for the entire planned development is not affected.
  - G. A minimum of 30% of the net area of that part of a Planned Unit Development reserved for residential development shall be provided for open space as defined by these regulations. At least one-half of this open space or 20% of the net area devoted to residential development shall be provided for common open space for the leisure and recreational use of all "P-D" residents and owned and maintained in common by them, generally through a homeowner's association. The common open space shall be developed for appropriate recreational facilities, and a minimum of 50% of the proposed recreational facilities shall be constructed prior to the development of one-half of the project, and all recreational facilities shall be constructed by the time the project is 75% developed.
  - H. The "P-D" shall include such provisions for the ownership and maintenance of the common open spaces as are reasonably necessary to insure its continuity, care, conservation and maintenance, and to insure that remedial measures will be available to the Governing Body if the common open space is permitted to deteriorate, or is not maintained in a condition consistent with the best interests of the planned development or of the entire community.
  - I. Any modifications of the zoning or other regulations that would otherwise be applicable to the site may be permitted, providing the design of the Planned Development and the amenities incorporated in it are not inconsistent with the interest of the public generally.
  - J. Sidewalks shall be built to City specifications along all public and private streets; however, an alternative pedestrian and sidewalk plan may be developed which provides pedestrian access between each use in the Planned Unit Development.
  - K. All signs must conform to the City Sign Ordinance. See Article 9.
  - L. Approval of the Final Development Plan may be conditioned by the Planning Commission to minimize any negative impact on the community.
- 5. <u>Application for Rezoning</u>: A petition to change to a "P-D" Planned District shall be filed with the City, along with the filing fee as set forth in the fee schedule. A Preliminary Development Plan shall be attached and shall include the elements set forth in these regulations. The public hearing

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and public notice requirements shall be the same as for any rezoning as provided by these regulations.

- 6. <u>Preliminary Development Plan Approval Procedure</u>:
  - A. Action by Planning Commission: After a Preliminary Development Plan per the requirements of this article is filed with the City and has been reviewed by staff and found to contain all of the required information as set out within these regulations, the Planning Commission shall, hold a public hearing on said development after giving public notice. Said public hearing may be adjourned from time to time and, within a reasonable period of time after the conclusion of said public hearing, the Planning Commission shall prepare and transmit to the Governing Body and the applicant a report with respect to the extent which the Preliminary Development Plan complies with these regulations, together with its recommendations in respect to the action to be taken on the Preliminary Development Plan. The Planning Commission may recommend disapproval, approval with amendments, conditions, or restrictions.
  - B. Action by Governing Body: The Governing Body shall either approve, disapprove, or approve with amendments, conditions or restrictions the Preliminary Development Plan and authorize the submitting of the Final Development Plan. If the Governing Body disagrees with the Planning Commission's initial recommendation, the application shall be returned to the Planning Commission with written comments for reconsideration.
  - C. Substantial or significant changes in the Preliminary Development Plan shall only be made after rehearing and reapproval as required for the initial approval of the Preliminary Development Plan.
  - D. For unplatted tracts or tracts being replatted, the approval of the Preliminary Development Plan shall be considered as the approval of a preliminary plat. To complete the platting process, the applicant need only submit a final plat. Said final plat shall be in accordance with the subdivision regulations and may be submitted with or incorporated with the Final Development Plan. The Planning Commission may review the Final Development Plan and the final plat concurrently.
- 7. <u>Preliminary Development Plan</u>: Copies of the Preliminary Development Plan shall be prepared and submitted in accordance with the City's Application and Review Schedule at a scale dimension of not more than 1"=100'. In addition to all data required for Preliminary Plats per the City of Goodland Subdivision Regulations, plans shall include:
  - A. Proposed land use patterns within the development;
  - B. Phases of final development;
  - C. Proposed schedule of construction;

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- D. General landscape information including landscaping easements, dedicated open space, pedestrian circulation, buffering and fencing, and general design concepts;
- E. Conceptual exterior building elevations including materials and color palettes to be used;
- F. A description of any limitations to be placed on the range of permitted uses, the hours of operation, the structure and landscape materials to be used and other similar development requirements and/or restrictions in the form of the conditions of the Planned Development zoning; and
- G. A description of any deviations from any other provision of these regulations and the reason for such.
- H. Surface water drainage plan.
- 8. Final Development Plan Approval Procedure.
  - A. After approval of a Preliminary Development Plan by the Governing Body, the landowner shall file with the Register of Deeds a statement that such a plan has been filed with the Governing Body and has been approved and that such Planned Development is applicable to certain specified legally-described land and that copies of said plan are on file with the City. Such statement recorded with the Register of Deeds shall also specify the nature of the plan, the proposed density or intensity of land uses and other pertinent information sufficient to notify any prospective purchasers or users of land of the existence of such a plan. The recorded statement shall specify that the Preliminary Development Plan shall become binding upon all successors and assigns unless amended in conformance with this act.
  - B. Prior to the issuance of any building permit or zoning certificate for construction on or use of the property the applicant shall submit an application for final approval. The final application may include the entire Planned Development or may be for a phase thereof as set forth in the approval of the Preliminary Development Plan. The application shall include copies of such drawings, specifications, covenants, easements, conditions and form of performance bond as set forth in the approval of the Preliminary Development Plan. The Preliminary Development Plan and in accordance with the conditions established in the zoning regulations for Planned Development.
  - C. The Planning Commission shall approve the Final Development Plan if such plan meets the requirements of this article and is in substantial compliance with the approved Preliminary Development Plan. Final Development Plans shall be deemed to be in substantial compliance with the approved Preliminary Development Plan provided any modification to the plan does not:
    - Vary the proposed gross residential density or intensity of use by more than five percent (5%) or involve a reduction in the area set aside for common open space, nor the substantial relocation of such area, nor;

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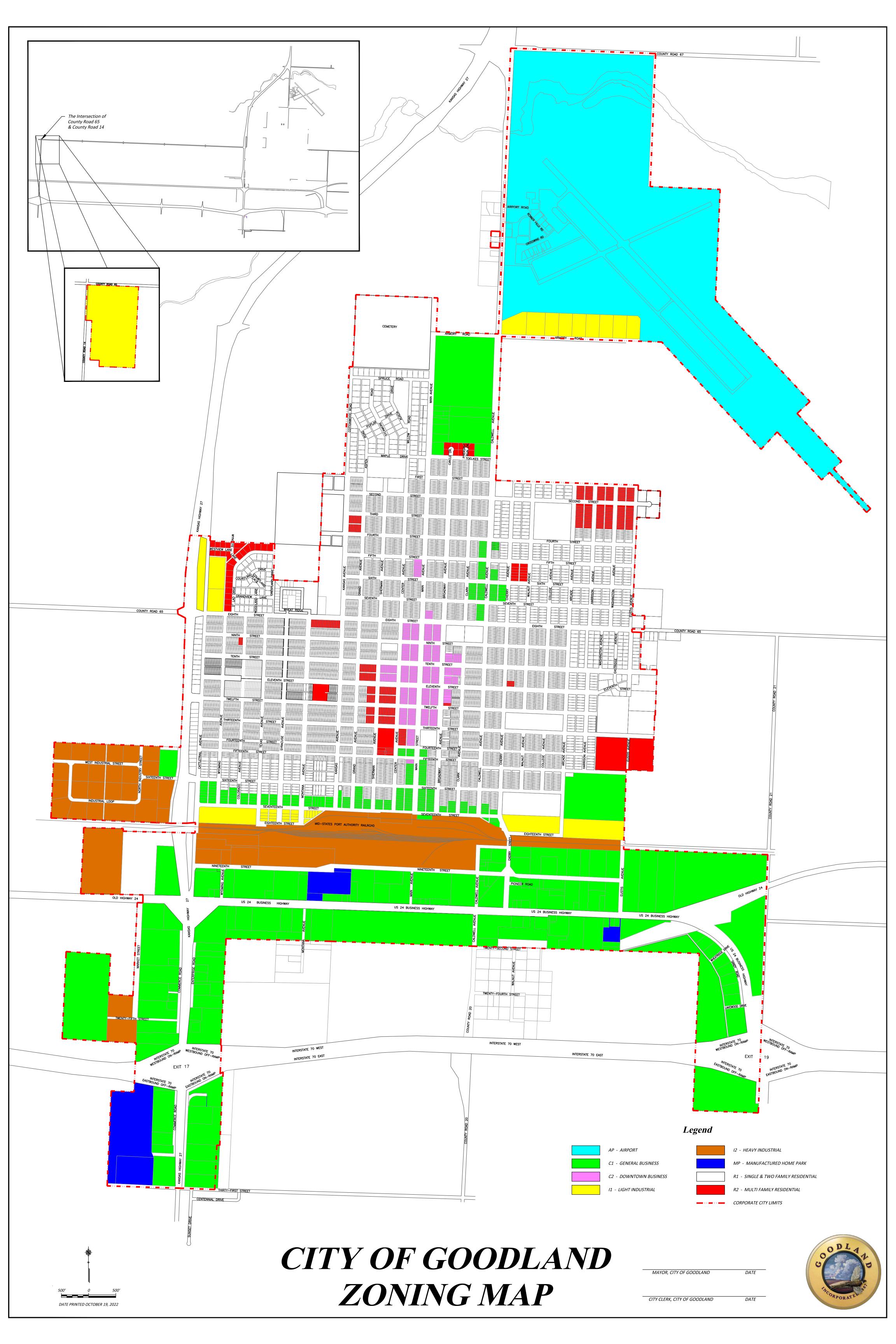
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- (2) Substantially change the design of plan so as to significantly alter, as determined by the Planning Commission:
  - (a) Pedestrian or vehicular traffic flow.
  - (b) The juxtaposition of different land uses.
  - (c) The relation of open space to residential development.
  - (d) The proposed phasing of construction.
  - (e) The exterior appearance of buildings and/or structures.
- D. In the event that the Final Development Plan submitted contains substantial changes from the approved Preliminary Development Plan, the applicant shall submit a revised Preliminary Development Plan for approval per the Preliminary Development Plan Approval Procedure requirements. This resubmittal shall require a new public hearing in the same manner prescribed in this article for original Preliminary Development Plan approval.

9. <u>Final Development Plan</u>: Following Preliminary Development Plan approval and platting, if necessary, copies of the Final Development Plan shall be submitted in accordance with the City's Application and Review Schedule and shall include the following information:

- A. All residential development other than multifamily residential shall include the following:
  - (1) All requirements of the Preliminary Development Plan (updated to show final sizes, dimensions and arrangement);
  - (2) Contour lines showing finished grading only;
  - (3) A landscaping plan per Article 8, Landscaping and Buffering, in addition to any additional requirements of the Preliminary Development Plan approval; and
  - (4) The location, height, size, materials and design of all proposed signage; and
  - (5) Conceptual exterior building elevations including materials and color palettes to be used.
  - (6) Surface water drainage plan.
- B. All non-residential or multifamily development shall include all information required per Article 13, Site Plan Review with the exception of any approved deviation. Approval of each phase of the Final Development Plan shall also constitute site plan approval for that phase.

- 10. <u>Amendments</u>: A Planned Development District ordinance or an approved preliminary or Final Development Plan may be amended in the same manner prescribed in this article for approval of a preliminary or Final Development Plan. Application for amendment may be made by the homeowner's association or 51% of the owners of property within the "PUD".
- 11. <u>Building Permits</u>: On final approval by the Planning Commission, the owner shall provide copies of the approved Final Development Plan to the City. Building permits shall be issued only in accordance with the approved Final Development Plan



### **City of Goodland Planning Commission Minutes**

## 12/20/2022

## 1. CALL TO ORDER:

The December 20, 2022 meeting of the Planning Commission was called to order at 6:19 p.m. Planning commissioners in attendance: Grady Bonsall by phone and Matt McKenzie. Staff in attendance: Kent Brown, City Manager and Jeff Dinkel, building official. Visitors – Aaron Thompson

#### 2. Public Comment

There was no public comment

3. Public Hearing - Variance Request Amendment – Jacob Leis 418 Main Street The applicant is requesting an amendment to the previously approved variance request that was considered in June by the Planning Commission. The amendment requests a variance to Section 19-602. - Yard Regulations – regarding the location of the accessory building on the lot at 418 Main St.

Planning Commissioner McKenzie opened the public hearing at 6:20 p.m.

City Manager Brown explained that the original variance request was for an oversized garage and was approved by the Planning Commission in June of this year. City Manager Brown stated that the variance request for height and size was approved in June. However, the location of the garage on the lot was discussed during that meeting; but, not part of the original decision. Building Official Dinkel had reported a problem developed when the building permit was submitted and the location of the garage was not in line with the other structures along 5<sup>th</sup> Street. After staff discussion and consultation with the city attorney, the city attorney directed that an amendment to the variance request would need to be submitted to the Planning Commission for approval. Staff contacted the applicant and went over the details of an amendment to the original variance request.

Jacob Lies stated that if the Planning Commission would allow the building to be built closer to the street instead of 32 feet from the street it would allow him to park vehicles and equipment off the street and keep the aesthetics of the neighborhood.

City Manager Brown reviewed the amendment of the original variance request which would allow the property owner to place the building three (3) feet off of the edge of the alley way which is allowed per Goodland's building code and eighteen (18) feet of the southern curb edge adjacent to Fifth (5) Street. Fifth (5th) Street has an 80 foot right of way. Forty (40) feet from the centerline of 5th Street is 18 feet past the curb of the street into the yard of 418 Main Street. The right of way extends into the property. If no variance was approved, the building would start 32 feet from the curb or 14 feet from the right of way boundary.

Planning Commissioner McKenzie asked if the building would be in the right of way. Staff replied that it would not be in the right of way. Planning Commissioner McKenzie asked if there was any feedback from any neighbors. City Manager Brown stated that the neighbors have been sent notices twice since the public hearing was delayed because there was no quorum at the previous meeting. There had been

no phone calls or contacts made from any of the neighbors. Just one contact on the original notice on why it was sent out. Planning Commissioner Bonsall asked Jacob Lies if there would be any utilities affected. Jacob stated that the gas service line for the residence would have to be moved no matter whether the building is moved or not. However, it would not affect the main line.

Planning Commissioner McKenzie closed the public hearing and moved into the findings at 6:27 p.m.

FINDINGS OF BOARD OF ZONING APPEALS ON EACH OF THE FOLLOWING CONDITIONS:

<u>Approved</u>	Denied
a. Uniqueness	_Approved – Agree it is unique
b Adjacent Property	_Approved – No complaints
c. Hardship	_Approved – affect the location of vehicles / equipment
d. Public Interest	_Approved – have been met on the previous request
e. Spirit and Intent	_Approved – have been met on the previous request
f. Minimum Variance	_Approved – have been met.

Conditions (if any): No conditions

Then, Matt motioned to approve the amendment on the original variance request for Jacob Leis at 418 Main St., seconded by Grady Bonsall. Motion passed unanimously.

# 4. Storage Unit Expansion 509 Caldwell

The applicant would like to add on 5 new units to the existing units. Planning Commissioner McKenzie said it would be a nice improvement. Building Official Dinkel reported that the property is just north of Hoover's. The storage units would make the building an L shape and the units would face east. The addition would be a 50 foot addition to the south of the current building on the existing concrete pad. The addition would take out a current door and then have roll up doors. There was a building there so there are footings underneath the concrete. Planning Commissioner McKenzie stated that the side facing Caldwell would just be metal. Building Official Dinkel said yes and there would be plenty of view from the corner and plenty of parking on the lot.

Planning Commissioner Bonsall asked if the doors of the addition would be facing east. Jeff stated the doors would be facing the alley to the east. City Manager Brown stated that the access to the property would not be affected. The utilities would not be affected. No lighting or water required inside the storage units. Building Official Dinkel reviewed the building permit requirements for the project. Planning Commissioner Bonsall asked if there was going to be any more expansion. Building Official Dinkel said there was no expectation by the owner.

# 5. Reports.

City Manager Brown stated that the City Commission did appoint a new member, Wally Hansen, to the Planning Commission. He had served on the planning commission before in the 1990's.

#### 6. Minutes

- a. July 12, 2022 Minutes
- b. August 9, 2022 Minutes
- c. October 11, 2022 Minutes

Planning Commissioner Bonsall moved to approve the minutes for July 12, 2022, August 9, 2022 and October 11, 2022. Planning Commissioner McKenzie seconded the motion. Motion approved unanimously.

Commissioner McKenzie motioned to adjourn, seconded by Commissioner Bonsall. Motion passed unanimously. The meeting was adjourned at 6:38 p.m.