

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
June 13, 2023
7:00 P.M.**

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

Call to Order

1. **Roll Call** _____ Daley _____ Draskovich _____ Crooks _____ Little _____ Mueller
2. **Welcome**
3. **Pledge of Allegiance**

Consent Agenda *(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)*

4. Approve Minutes from the May 9, 2023 Planning Commission Meeting.

Regular Agenda

5. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider the agenda items.

Business Requiring Action

New Business

6. **ELECTION OF PLANNING COMMISSION OFFICERS.** Pursuant to the Bylaws of the Planning Commission, an annual meeting is held in June of each year for the purpose of electing a Planning Commission Chair, Vice Chair, and a Secretary.
7. **PUD2023-01: PLANNED UNIT DEVELOPMENT APPLICATION (FINAL PLAN/PLAT) FOR DWYER FARMS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF W.**

207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD

Applicant: Kyle Jones, Agent – Rausch Coleman Homes, Developer

- a. Consideration for PUD2023-01

**8. CU2023-02: CONDITIONAL USE PERMIT APPLICATION FOR NEW CITY CHURCH
LOCATED AT 517 W. MORGAN STREET**

This item requires a continuance and will be considered at the June 20, 2023 Special Session of Planning Commission.

9. Future Meeting Reminders

- June 20, 2023 at 7:00 PM – Special Session
- July 11, 2023 at 7:00 PM – Regular Session
- August 8, 2023 at 7:00 PM – Regular Session
- September 12, 2023 at 7:00 PM – Regular Session

10. Adjourn

PLANNING COMMISSION MEETING
May 9, 2023

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on May 9, 2023. The meeting convened when Vice Chair Jeremy Little called the meeting to order at 7:00 PM.

1. ROLL CALL

Jeremy Little	present
Charlie Crooks	present
Adam Draskovich	present
John Daley	absent
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk
Zachary Moore, Development Services Director
Beth Linn, City Administrator

2. WELCOME Vice Chair Little welcomed all in attendance to the meeting.

3. PLEDGE OF ALLEGIANCE All present participated in the Pledge of Allegiance.

CONSENT AGENDA

4. Approve Minutes from the April 11, 2023 Planning Commission Meeting.

Commissioner Crooks moved to approve the consent agenda. Commissioner Draskovich seconded the motion. The consent agenda was approved, 4-0.

REGULAR AGENDA

5. FUTURE MEETING REMINDERS

Vice Chair Little stated the next Planning Commission meetings are scheduled for June 13, July 11, and August 8, 2023.

6. ADJOURN

Commissioner Draskovich moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 7:03 PM, 4-0.

DWYER FARMS, UNIT 1

Application PUD2023-01

Southwest Corner of 207th Street/Braun Street and 8th Street/Edgerton Road

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant requests approval of a Final Planned Unit Development Plan for single-family residential development

Owner and Applicant

Kyle Jones, Agent of
Rausch Coleman Homes

Existing Zoning and Land Use

Currently zoned PUD (Planned Unit Development) with no current development on the subject property.

Legal Description

The north ½ of the NE ¼ of Section 13, Township 15 South, Range 21 East, in the City of Edgerton, Johnson County, Kansas.

Parcel Size

35.5 acres

Staff Report

Prepared by

Zachary Moore



BACKGROUND

1. Proposal

The Applicant, Rausch Coleman Homes, has submitted a Final PUD Plan and Plat for a 35.5 acre parcel of land at the southwest corner of 8th Street and 207th Street. Article VI of the UDC, Section 6.2, requires that the Planning Commission review the Final Development Plan and Plat prior to the Governing Body's review and consideration. This application does not require a public hearing.

2. Subject Site

The subject property was annexed into the City of Edgerton on April 14, 2022 and was later zoned to the PUD (Planned Unit Development) on August 11, 2022 under the terms and conditions of Ordinance 2113. Also on August 11, 2022, the Governing Body of Edgerton approved the Conceptual Plan for the Dwyer Farms Planned Unit Development (PUD2022-01), which this Final PUD Plan/Plat is consistent with. This proposal is the first development proposal on the subject property that the City has received, and the property has never been developed.

3. Service Providers and Watershed

- a. Water Service – City of Edgerton.
- b. Sanitary Sewer - City of Edgerton.
- c. Electrical Service - Evergy.
- d. Gas Service – Kansas Gas Service.
- e. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
- f. Fire protection is provided by Johnson County Fire District #1.
- g. Watershed – Bull Creek

4. Lots and Tracts

The applicant is proposing ninety-three (93) single-family residential lots and five (5) tracts. The lots in this phase will range from 5,751 square feet to 14,074 square feet, with an average lot size of 7,210 square feet. Each of the common tracts will be owned and maintained by the Homeowners' Association (HOA) and Tracts A, B, and C will be used as Open Space, with Tracts A and C also being drainage easements. Meanwhile, Tract D will be used as Open Space/Playground and Tract E will be used for monument signage for the subdivision.

PUD REVIEW

STANDARDS FOR PLANNED UNIT DEVELOPMENTS

1. **Comprehensive Plan:** The proposed development of a 93-lot phase of a subdivision directly aligns with the Future Land Use Map designation of the property as 'Low-Density Residential', along with several other goals of the Comprehensive Plan, including but not limited to the following:
 - a. *"Promote a balanced and sustainable community by providing a mix of different types of development."*
 - b. *"Provide a range of housing types and price ranges for all citizens of Edgerton."*

2. **Compatibility:** The proposed use of single-family homes and associated open space is compatible with the surrounding development, as is required by the UDC, and will not have a detrimental influence on the surrounding properties.
3. **Net Density:** The net density of this phase of Dwyer Farms is 2.61 dwelling units per acre (du/ac), which is consistent with the density approved by the Governing Body with the related Conceptual PUD Plan (PUD2022-01).
4. **Site Ownership:** The subject 35.5 acres of land is under one common ownership, as is required by the UDC.
5. **Space Between Buildings:** The Planning Commission approved a reduction in the minimum separation between single-family detached dwelling units from 16 feet to 10 feet with the Conceptual PUD Plan, with the stipulation that fire-rated materials be used during construction. The applicant has not changed this request and a stipulation requiring fire-rated construction materials has been added as a stipulation to staff's recommendation.
6. **Yards:** The following lot sizes and setbacks were approved in PUD Conceptual Plan PUD2022-01 and will apply as the minimum district standards for development subject to Ordinance 2113:

	PUD2022-01
Interior Lot Width	50 feet
Front Yard Setback	28 feet
Rear Yard Setback	20 feet
Side Yard Setback	5 feet
Corner Yard Setback	15 feet

The development proposal will use the same proposed lot widths and setbacks that the applicant requested and Planning Commission approved with the Conceptual Plan (PUD2022-01). As stipulated in the PUD Conceptual Plan, the requested and approved 5-foot side yard setbacks remain with this proposal, provided that fire-rated materials are used during construction. This is recommended as a stipulation of approval with this proposal, as is mentioned in Section 5 above.

7. **Parking Standards:** Adequate parking will be provided for each single-family home constructed in this phase, as each home will have a two- or three-car garage, and two spaces in the driveway. This is consistent with what was approved with the Conceptual PUD Plan (PUD2022-01)
8. **Traffic:** The applicant provided a Traffic Impact Study (TIS) with their Conceptual PUD Plan (PUD2022-01), which identified that no auxiliary (turn) lanes into the site would be warranted with the development of this subdivision. Each lot in this subdivision will have direct access to a public street on the interior of the development, and no lot will have direct vehicular access to either 8th Street or Braun Street. The road network internal to the site will provide access to both 8th Street and Braun Street, and there will be 6 street stubs internal to the site, that will provide connections to future phases.

DEVELOPMENT STANDARDS

1. Landscape Plan and Signage

The applicant has provided a landscape plan, as is required by the Unified Development Code (UDC). Each proposed lot has one tree proposed in the front yard and each of the internal tracts are lined with deciduous trees. Both 8th Street and Braun Street will have trees planted where residential lots are adjacent to the right-of-way. The 9.3-acre tract at the corner of 8th Street and Braun Street will remain in its natural vegetative state. Each monument sign will have landscaping including perennials, ornamental grasses, and deciduous shrubs around their base, meeting standard UDC requirements for landscaping of monument signs. The proof of the monument sign that was provided by the applicant is included in this packet and will require separate approval through a sign permit.

2. Sidewalk, Paths, and Cycle Trails

A sidewalk will be provided on one side of all internal public streets by the developer and a sidewalk will be constructed by the City on the west side of 8th Street and the south side of Braun Street, which the applicant has agreed to dedicate right of way for. The size and location of the sidewalks along 8th Street and Braun Street are to be determined by the City in the future.

3. Housing Styles

In the PUD Conceptual Plan PUD2023-01, the applicant provided five (5) models that could be used as possible floorplans for buyers to select from. With this application, the applicant has provided twelve (12) floorplans that will be available to allow for greater variety of home choices. Of each floor plan, the developer will only use some of the elevations provided in this packet. The elevations with their names outlined in red will be the options used in this phase.

4. Stormwater

The applicant has submitted a stormwater study that staff and the City Engineer are reviewing. The common tract in the northeast corner of the property contains floodplain and will remain vacant, and two (2) detention tracts are provided in this phase; one (1) just north of the intersection of Starside Street and Fairview Street, and the other at the southeast corner of the intersection of Braun Street and Rushmore Street.

PLAT DOCUMENT REVIEW – UDC SECTIONS 6.4.A.3 AND 13.3.G

Below is a list of requirements for Final Plat documents that are provided in the UDC, that revisions must be made to accommodate prior to recording the final plat document. Requirements of the UDC are underlined, and the corresponding revision that must be made is italicized below each Code requirement.

1. UDC, Article 13.3.G – All easements with widths, and roads with curve data (must be shown on the plat).
 - a. *Additional easement width may be needed as noted in the construction plan comments.*
 - b. *Many of the proposed easements are missing width labels. Label all easement widths. Lots 1, 2, 26, 27, 55, 92, and Tracts A and D are missing easement width labels.*
 - c. *Additional utility easements may be necessary. The Plat should be reviewed by utility companies.*

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for PUD2023-01	April 25, 2023
1	Final Plat - Dwyer Farms, Unit 1	May 2023
2	Sheet 3 – Site Plan	May 30, 2023
3	Sheet 4 – Utility Plan	May 30, 2023
4	Sheet 18 – Grading Plan	May 30, 2023
5	Sheet 19 – Grading Plan	May 30, 2023
6	Sheet 73 – Landscape Plan	May 30, 2023
7	Sheet 74 – Landscape Plan	May 30, 2023
8-32	Elevations and Color Renderings	N/A
33	Monument Sign Proof	April 26, 2023

STAFF RECOMMENDATION

Staff recommends approval of PUD Final Plan/Plat **Application PUD2023-01** for *Dwyer Farms, Unit 1*, as submitted, subject to the following stipulations:

1. All infrastructure requirements of the City are met.
2. Prior to plat recording, the following must occur:
 - a. Dedication language for the sign easement must be placed on the face of the plat.
 - b. All easement widths must be labeled on the plat.
 - c. The stormwater study must be approved by the City Engineer. Any necessary changes to the plat based on review of the stormwater study must be made prior to plat recording.
3. All requirements of the City for a PUD are met.
4. Fire rated materials must be used in construction of homes in lieu of the Planning Commission and Governing Body permitting a 5-foot side yard setback and minimum 10-foot separation between buildings.

Note: For Application PUD2023-01 the Planning Commission will be recommending either approval or denial of the application to the Governing Body. If the Planning Commission recommends approval, the Application will be presented to the Governing Body on June 22, 2023.



NAME OF PLANNED UNIT DEVELOPMENT (PUD): _____

LOCATION OR ADDRESS OF SUBJECT PROPERTY: _____

ASSOCIATED PUD CONCEPTUAL PLAN APPLICATION: _____

CURRENT SITE OWNERSHIP: _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

PROPOSED SITE OWNERSHIP: _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER/ARCHITECT'S NAME(S): _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

SIGNATURE OF OWNER OR AGENT: _____

If not signed by owner, authorization of agent must accompany this application.

FOR OFFICE USE ONLY

Case No.: PUD-_____ Amount Paid:_____ Date Paid:_____ Receipt #: _____

Planning Commission Meeting Date:_____ Council Meeting Date: _____

Received By: _____

v3.15.22

Final Plat
DWYER FARMS, UNIT 1

Part of the Northeast Quarter of Section 13, Township 15 South, Range 21 East, in the City of Edgerton, Kansas

DESCRIPTION:

A major land in the North Half of the Northeast Quarter of Section 13, Township 15 South, Range 21 East of the 6th Principal Meridian, Johnson County, Kansas described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of said Section 13, thence S 01°52'21" E 376.40 feet, thence S 88°07'30" W 35.00 feet, thence S 01°52'21" E 200.00 feet, thence N 88°07'30" E 35.00 feet, thence S 01°52'21" E 745.40 feet to the Southeast Corner of the North Half of the Northeast Quarter of said Section 13, thence S 88°12'30" W 385.20 feet, thence S 88°12'30" W 5.00 feet, thence S 88°12'30" W 100.00 feet, thence S 88°12'30" W 120.00 feet, thence S 88°12'30" W 15.00 feet, thence S 88°07'30" W 50.00 feet, thence S 01°52'21" E 21.40 feet, thence S 88°12'30" W 144.00 feet, thence S 88°12'30" W 23.24 feet, thence S 88°12'30" W 25.14 feet, thence S 01°47'30" W 120.00 feet, thence S 88°12'30" W 50.00 feet, thence S 01°47'30" W 50.00 feet, thence S 88°12'30" W 119.84 feet, thence S 88°12'30" W 144.00 feet, thence S 01°40'13" W 164.28 feet, thence S 88°12'30" W 5.00 feet, thence S 01°27'28" E 5.70 feet, thence On a curve to the right with a radius of 210.00 feet, an arc distance of 84.93 feet, chord being N 10°19'04" E 84.93 feet, thence S 88°17'51" E 107.77 feet, thence S 88°17'51" E 10.50 feet, thence S 02°00'58" W 185.00 feet, thence S 01°38'51" W 190.00 feet to the North Line of the Northeast Quarter of said Section 13, thence N 88°17'51" E 155.50 feet to the point of beginning, containing 35.5 acres.
Tim Shaw, P.S., April 20, 2023.

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF WASHINGTON) SS

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "DWYER FARMS, UNIT 1".

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

An easement or license is hereby granted to the City of Edgerton, Johnson County, Kansas, to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance, and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over, and under the area outlined and designated on this plat as "Utility Easement" or "U.E.", use for storm drainage facilities only.

The undersigned proprietors of the above described land hereby consent and agree that the Board of County Commissioners of Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of the land fronting and abutting on such dedicated public ways or thoroughfares.

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes, and alleys, and allow not heretofore dedicated. Where prior easement rights have been granted to any person, utility, or corporation on said parts of the land so dedicated, and any pipes and wires, conduits, ducts, or cables heretofore installed proposed improvements as now set forth, the undersigned proprietors hereby assent and agree to indemnify the City of Edgerton from any expense incurred by the location of any such existing utility installations within said prior easement.

Given under my hand at _____, Kansas this _____ day of _____, 2023.

RAUSCH COLEMAN HOMES

Stephen Liux, Manager

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF WASHINGTON) SS

BE IT REMEMBERED, that on this _____ day of _____, 2023, before me, the undersigned, a notary public in and for the County and State aforesaid, came _____

Stephen Liux, Manager of Rausch Coleman Homes

who is personally known to me to be the same person who executed the within instrument of writing, and such persons jointly acknowledged the execution of the same for himself and the use and purposes herein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last above written.

Notary Public: _____ My Commission Expires: _____

CERTIFICATE OF THE GOVERNING BODY

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Governing Body of the City of Edgerton, Johnson County, Kansas,

this _____ day of _____, 2023.

ATTEST _____ Alex Clower, City Clerk

Donald Roberts, Mayor

CERTIFICATE OF THE PLANNING COMMISSION

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Planning Commission of the City of Edgerton, Johnson County, Kansas, this _____ day of _____, 2023.

John Daley, Chairman _____ Chadle Crooks, Secretary _____

PROPERTY LINE CURVE DATA					
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C2	270.00	64.80	64.80	174°25'00"	32.73

CENTERLINE CURVE DATA					
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C3	180.00	104.40	104.40	32°19'58"	53.83

CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C4	180.00	104.40	104.40	32°19'58"	53.83
C5	180.00	70.00	70.00	21°41'11"	35.44

CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C6	180.00	70.00	70.00	21°41'11"	35.44
C7	180.00	225.00	214.45	69°42'29"	128.84

CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C8	180.00	65.52	65.18	20°17'31"	33.11
C9	180.00	38.43	38.38	12°12'30"	19.79

CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C10	180.00	104.40	104.40	32°19'58"	53.83
C11	180.00	67.18	66.61	20°48'22"	33.97

CERTIFICATE OF THE ZONING ADMINISTRATOR					
STATE OF KANSAS) COUNTY OF JOHNSON) SS					

This instrument was filed for record on the _____ day of _____, A.D. 2023, at _____

On _____ at _____ and duly recorded in Book _____ on _____

Page _____

APPROVED BY, the Zoning Administrator of the City of Edgerton, Johnson County, Kansas, this _____ day of _____, 2023.

Reviewed in accordance with KSA 58-2005 on this _____ day of _____, 2023.

Approved: _____

License Number: _____ Date: _____

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

I, the undersigned, do hereby certify that I am a Professional Surveyor in the State of Kansas, with experience and proficiency in land surveying, and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Manhattan, Kansas, this _____ day of _____, A.D. 2023.

NOTES:

No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as indicated and as per the Title Commitment #2408028 by Security Title Title.

No gaps or overlaps exist.

There are no lines of possession that affect this survey.

There are no buildings on the subject property.

Zoning: _____

Tract C is intended to be Open Space/Recreation and will be owned and maintained by the Homeowners Association.

Tract E is intended for Subdivision Signs and will be owned and maintained by the Homeowners Association.

Tracts A, B, and C are intended to be Open Space and will be owned and maintained by the Homeowners Association. Tracts A and C shall have a drainage easement shown on their entirety.

All lots shown on this plat are serviced by Public Water and/or Sewer.

Building Setbacks:
Front Yard = 28.0 feet
Rear Yard = 20.0 feet
Corner Lot Front Yards = 28.0 & 15.0 feet

Boundary Closure error of 11848.67.

FLOODPLAIN NOTE:
Flood Hazard Data: Map Number 200901201020 and 200901214102, identify this property as situated in Future Flood Flood - Zone X, Zone X is the area of the property that is subject to the Superficial/Intense Floodplain that are determined based on hydrologic analysis. The 1% or base Flood depths are shown within this zone. Effective date of FEMA Flood is August 5, 2005.

UTILITY NOTES:
Any utility crosses, passes, crosses, facilities in any easement shall have the right to locate, remove, relocate, cut and clear away any trees, limbs, vines and brush on the utility easement area of all utility facilities and pipes and clear away any trees, limbs, vines and brush on lands adjacent to the utility easement area. If the utility company's judgment, such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of locating, erecting, constructing, maintaining, inspecting, installing, replacing, and with or without the construction, operation or maintenance of said facilities.

CONSERVATION AND DRAINAGE EASEMENTS
This final plat contains easements that are indicated as Drainage Easements, and a combined Conservation and Drainage Easement. Maintenance of Conservation and Drainage Easements located within private lots is the responsibility of the respective lot owner.

LEGEND

1/2" x 1/4" Hole in CL/BL Cap Set

Section Corner, NOTE: All section corner monument angles are unknown unless otherwise noted.

Assumed Bearing

Circle Number

(C31) Dimension from Certificate of Survey by Albertson/Dress & Associates, dated 12-4-1989

(S) Surveyed Dimension

B.S. Building Setback

D. Drainage Easement

Drainage Easement Hatch

U.E. Utility Easement

Utility Easement Hatch

Existing Easements Hatch

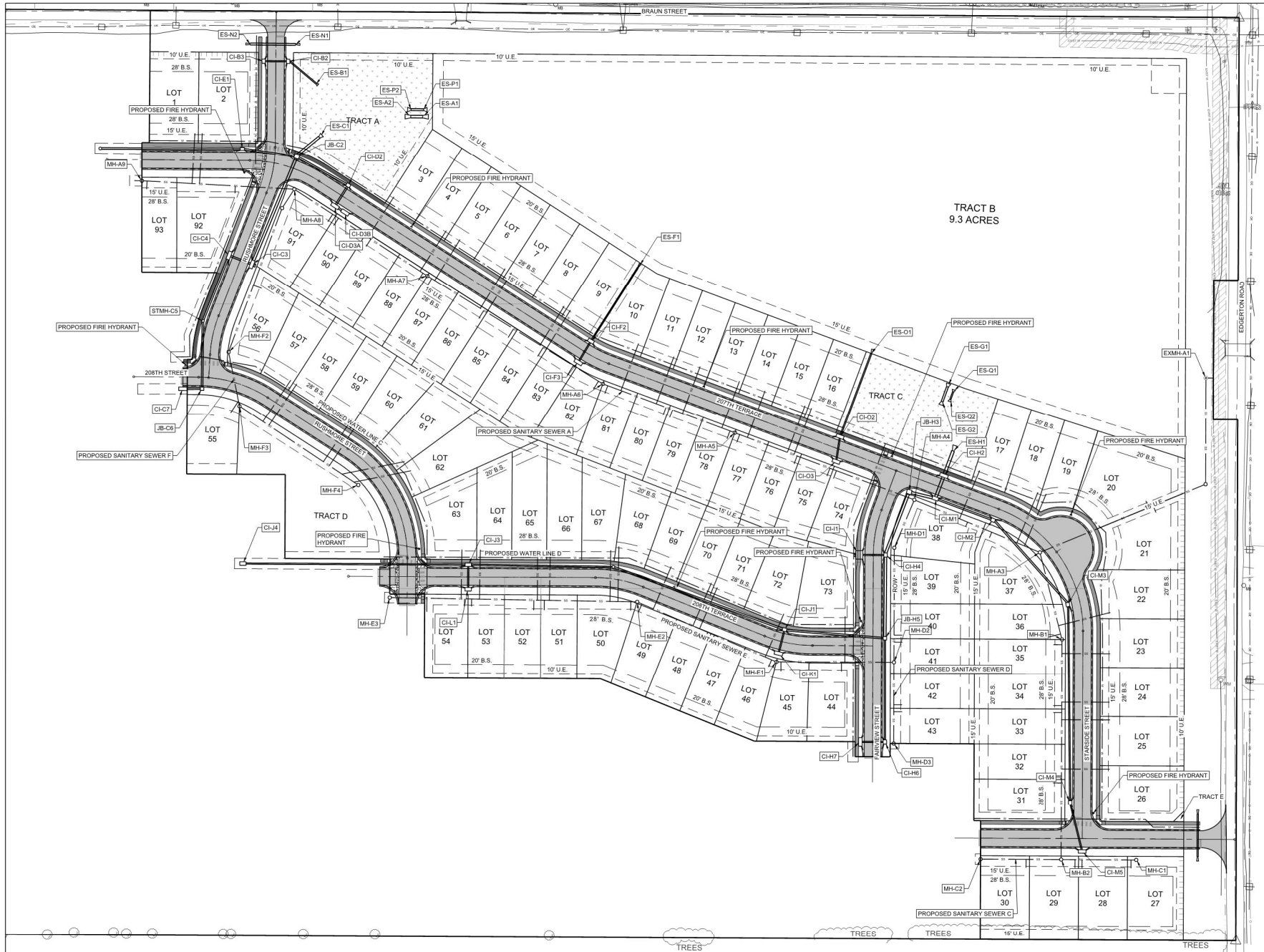
Flood Zone X

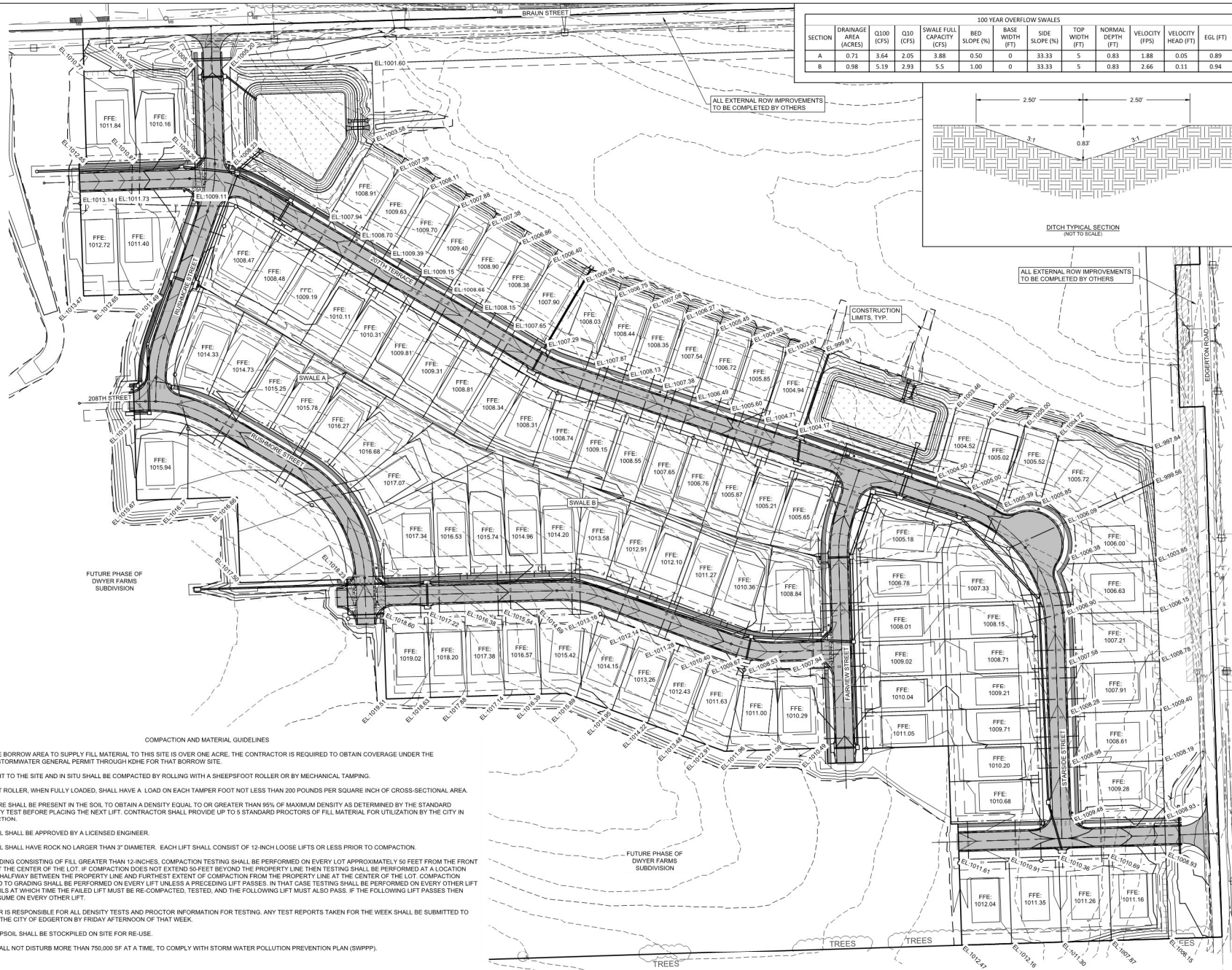
No Access

Easements to be filed by separate documents

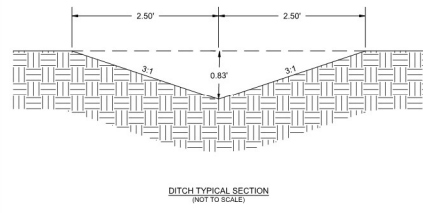
North Arrow

SCALE 1" = 100'



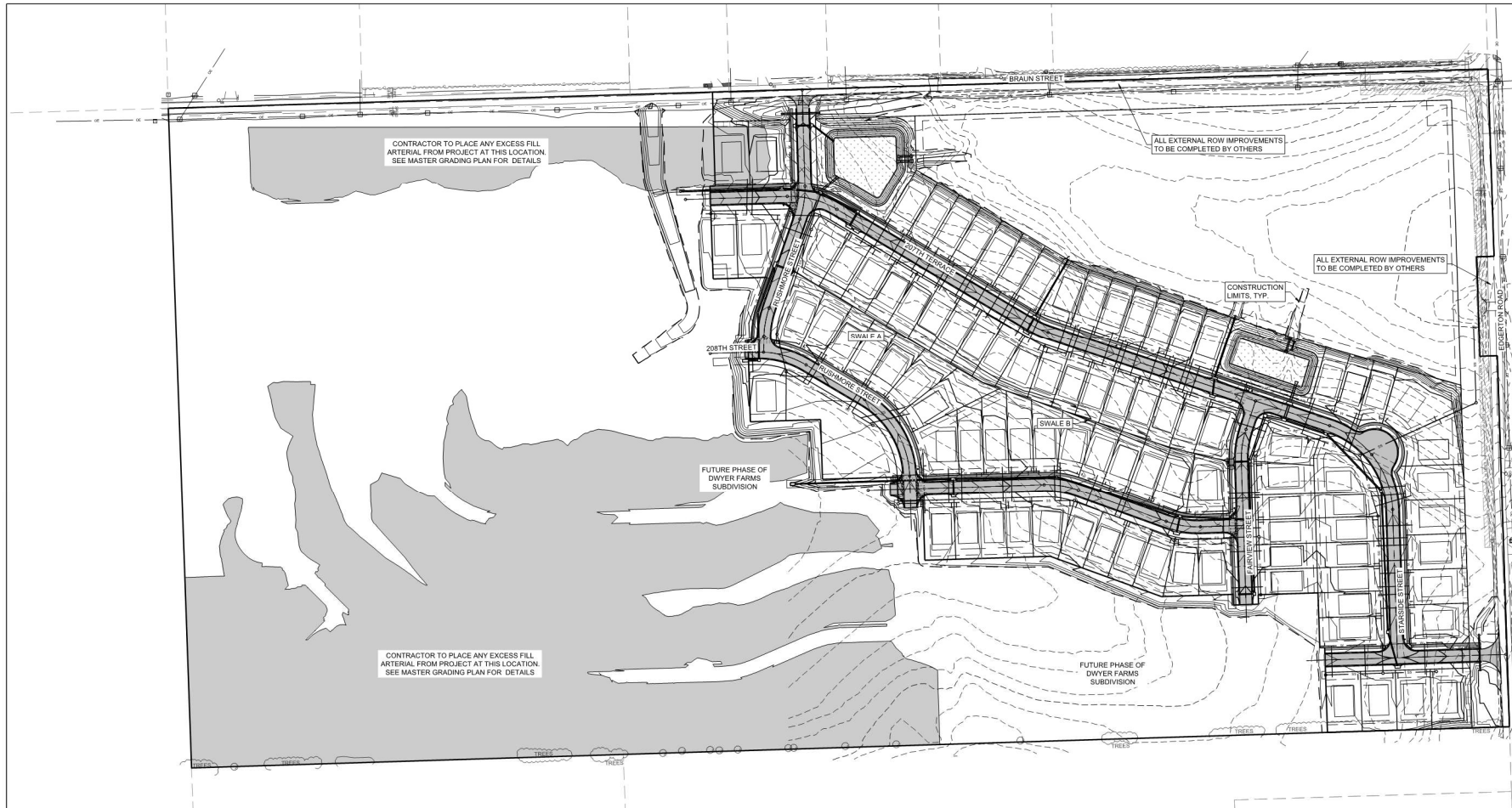


100 YEAR OVERFLOW SWALES									
SECTION	DRAINAGE AREA (ACRES)	Q100 (CFS)	Q20 (CFS)	SWALE FULL CAPACITY (CFS)	BED SLOPE (%)	BASE WIDTH (FT)	SIDE SLOPE (%)	TOP WIDTH (FT)	NORMAL DEPTH (FT)
A	0.71	3.64	2.05	3.88	0.50	0	33.33	5	0.83
B	0.98	5.19	2.93	5.5	1.00	0	33.33	5	0.83



COMPACTION AND MATERIAL GUIDELINES

1. IN THE EVENT THE BORROW AREA TO SUPPLY FILL MATERIAL TO THIS SITE IS OVER ONE ACRE, THE CONTRACTOR IS REQUIRED TO OBTAIN COVERAGE UNDER THE CONSTRUCTION STORMWATER GENERAL PERMIT THROUGH KDHE FOR THAT BORROW SITE.
2. ALL SOIL BROUGHT TO THE SITE AND IN SITU SHALL BE COMPACTED BY ROLLING WITH A SHEEPSFOOT ROLLER OR BY MECHANICAL TAMPING.
3. THE SHEEPSFOOT ROLLER, WHEN FULLY LOADED, SHALL HAVE A LOAD ON EACH TAMPER FOOT NOT LESS THAN 200 POUNDS PER SQUARE INCH OF CROSS-SECTIONAL AREA.
4. ENOUGH MOISTURE SHALL BE PRESENT IN THE SOIL TO OBTAIN A DENSITY EQUAL TO OR GREATER THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST BEFORE PLACING THE NEXT LIFT. CONTRACTOR SHALL PROVIDE UP TO 5 STANDARD PROCTORS OF FILL MATERIAL FOR UTILIZATION BY THE CITY IN TESTING COMPACTION.
5. ALL FILL MATERIAL SHALL BE APPROVED BY A LICENSED ENGINEER.
6. ALL FILL MATERIAL SHALL HAVE ROCK NO LARGER THAN 3" DIAMETER. EACH LIFT SHALL CONSIST OF 12-INCH LOOSE LIFTS OR LESS PRIOR TO COMPACTION.
7. IN AREAS OF GRADING CONSISTING OF FILL GREATER THAN 12-INCHES, COMPACTION TESTING SHALL BE PERFORMED ON EVERY LOT APPROXIMATELY 50 FEET FROM THE FRONT YARD LOT LINE AT THE CENTER OF THE LOT. IF COMPACTION DOES NOT EXTEND 50 FEET BEYOND THE PROPERTY LINE THEN TESTING SHALL BE PERFORMED AT A LOCATION APPROXIMATELY HALF WAY BETWEEN THE PROPERTY LINE AND FURTHEST EXTENT OF COMPACTION FROM THE PROPERTY LINE AT THE CENTER OF THE LOT. COMPACTION TESTING RELATED TO GRADING SHALL BE PERFORMED ON EVERY LIFT UNLESS A PRECEDING LIFT PASSES. IN THAT CASE TESTING SHALL BE PERFORMED ON EVERY OTHER LIFT UNLESS A LIFT FAILS AT WHICH TIME THE FAILED LIFT MUST BE RE-COMPACTED, TESTED, AND THE FOLLOWING LIFT MUST ALSO PASS. IF THE FOLLOWING LIFT PASSES THEN TESTING CAN RESUME ON EVERY OTHER LIFT.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DENSITY TESTS AND PROCTOR INFORMATION FOR TESTING. ANY TEST REPORTS TAKEN FOR THE WEEK SHALL BE SUBMITTED TO THE OWNER AND THE CITY OF EDGERTON BY FRIDAY AFTERNOON OF THAT WEEK.
9. ALL STRIPPED TOPSOIL SHALL BE STOCKPILED ON SITE FOR RE-USE.
10. CONTRACTOR SHALL NOT DISTURB MORE THAN 750,000 SF AT A TIME, TO COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP).



COMPACTION AND MATERIAL GUIDELINES

1. IN THE EVENT THE BORROW AREA TO SUPPLY FILL MATERIAL TO THIS SITE IS OVER ONE ACRE, THE CONTRACTOR IS REQUIRED TO OBTAIN COVERAGE UNDER THE CONSTRUCTION STORMWATER GENERAL PERMIT THROUGH KDHE FOR THAT BORROW SITE.
2. ALL SOIL BROUGHT TO THE SITE AND IN SITU SHALL BE COMPACTED BY ROLLING WITH A SHEEPSFOOT ROLLER OR BY MECHANICAL TAMPING.
3. THE SHEEPSFOOT ROLLER, WHEN FULLY LOADED, SHALL HAVE A LOAD ON EACH TAMPER FOOT NOT LESS THAN 200 POUNDS PER SQUARE INCH OF CROSS-SECTIONAL AREA.
4. ENOUGH MOISTURE SHALL BE PRESENT IN THE SOIL TO OBTAIN A DENSITY EQUAL TO OR GREATER THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST BEFORE PLACING THE NEXT LIFT. CONTRACTOR SHALL PROVIDE UP TO 5 STANDARD PROCTORS OF FILL MATERIAL FOR UTILIZATION BY THE CITY IN TESTING COMPACTION.
5. ALL FILL MATERIAL SHALL BE APPROVED BY A LICENSED ENGINEER.
6. ALL FILL MATERIAL SHALL HAVE ROCK NO LARGER THAN 3" DIAMETER, EACH LIFT SHALL CONSIST OF 12-INCH LOOSE LIFTS OR LESS PRIOR TO COMPACTION.
7. IN AREAS OF GRADING CONSISTING OF FILL GREATER THAN 12-INCHES, COMPACTION TESTING SHALL BE PERFORMED ON EVERY LOT APPROXIMATELY 50 FEET FROM THE FRONT YARD LOT LINE AT THE CENTER OF THE LOT. IF COMPACTION DOES NOT EXTEND 50 FEET BEYOND THE PROPERTY LINE THEN TESTING SHALL BE PERFORMED AT A LOCATION APPROXIMATELY HALF WAY BETWEEN THE PROPERTY LINE AND FURTHEST EXTENT OF COMPACTION FROM THE PROPERTY LINE AT THE CENTER OF THE LOT. COMPACTION TESTING RELATED TO GRADING SHALL BE PERFORMED ON EVERY LIFT UNLESS A PRECEDING LIFT PASSES. IN THAT CASE TESTING SHALL BE PERFORMED ON EVERY OTHER LIFT UNLESS A LIFT FAILS AT WHICH TIME THE FAILED LIFT MUST BE RE-COMPACTED, TESTED, AND THE FOLLOWING LIFT MUST ALSO PASS. IF THE FOLLOWING LIFT PASSES THEN TESTING CAN RESUME ON EVERY OTHER LIFT.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DENSITY TESTS AND PROCTOR INFORMATION FOR TESTING. ANY TEST REPORTS TAKEN FOR THE WEEK SHALL BE SUBMITTED TO THE OWNER AND THE CITY OF EDGERTON BY FRIDAY AFTERNOON OF THAT WEEK.
9. ALL STRIPPED TOPSOIL SHALL BE STOCKPILED ON SITE FOR RE-USE.
10. CONTRACTOR SHALL PROVIDE EROSION CONTROL FOR EXCESS ARTERIAL FILL AREAS SHOWN, TO AVOID SEDIMENT FROM LEAVING SITE. SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR DETAILS.
11. CONTRACTOR SHALL NOT DISTURB MORE THAN 750,000 SF AT A TIME, TO COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

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DWYER FARMS SUBDIVISION, PHASE I

CONSTRUCTION DOCUMENTS

EDGERTON, KANSAS



REVISION DESCRIPTION
(DESCRIPTION)

REVISION DATE
(DATE)

NORTH



PROJECT # 2203-0102
CHECKED BY: LJR
DRAWN BY: JMT

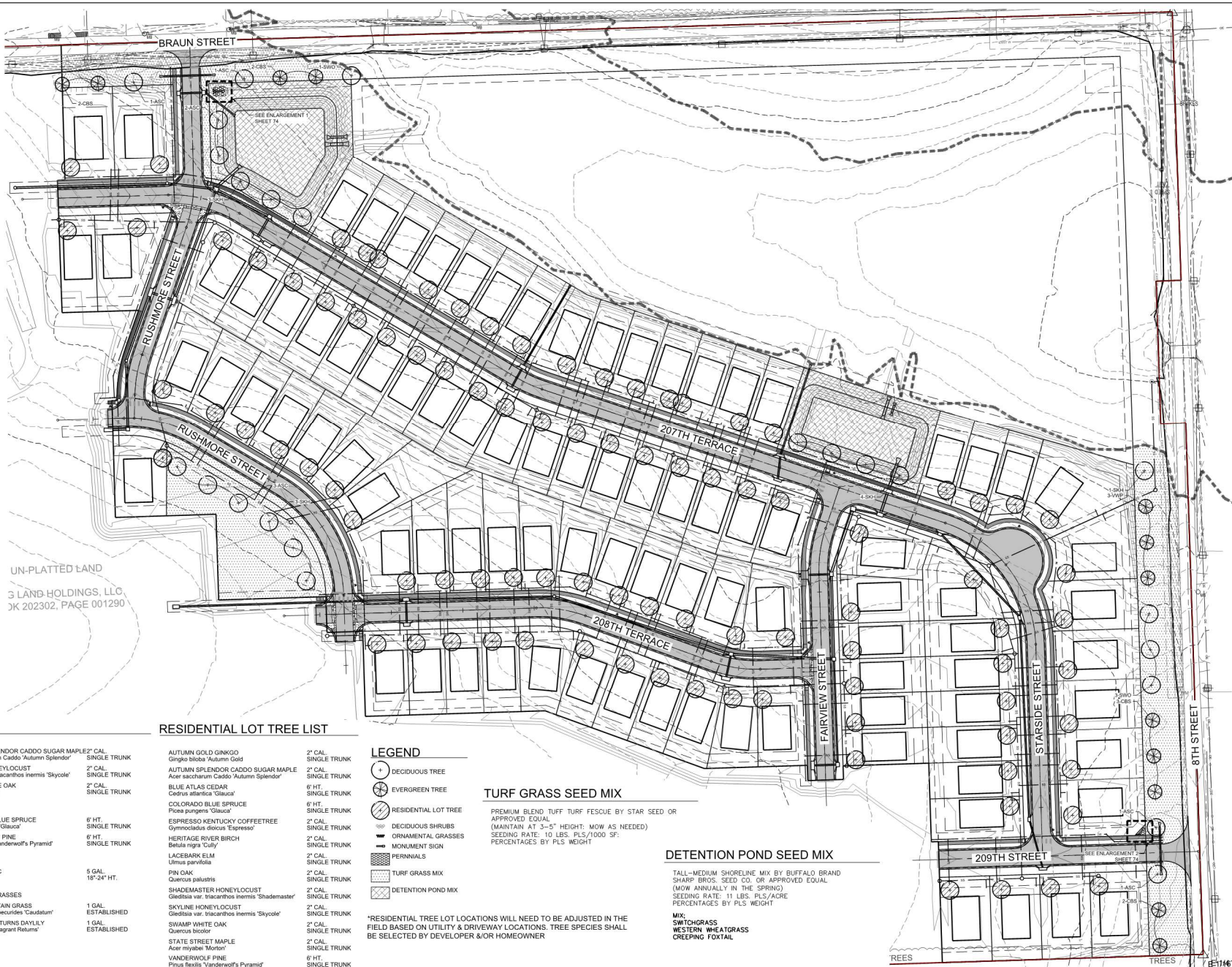
DATE: 05/30/2023

SHEET #

19

TOTAL SHEETS 104

GRADING PLAN



PLANT LIST

SHADE TREES.

9	ASC	AUTUM SPLENDOR CADDO SWAMP MAPLE ² / ₂	SINGLE TRUNK
		Acer saccharum Caddo Autumn Splendor ² / ₂	
11	SK	SKYLINE HONEYLOCUST	2" CAL
		Gleditsia pumila 'Skyline' ² / ₂	SINGLE TRUNK
4	SWO	SWAMP WHITE OAK	2" CAL
		Quercus bicolor ² / ₂	SINGLE TRUNK
EVERGREEN TREES			
9	CBS	COLORADO BLUE SPRUCE	6' HT.
		Picea pungens 'Glauca' ¹ / ₂	SINGLE TRUNK
3	VWP	VANDERWOLF PYRAMID	6' HT.
		Pinus flexilis 'Vanderwolf's Pyramid' ¹ / ₂	SINGLE TRUNK
DECIDUOUS SHRUBS			
4	MRK	MISS KIM LILAC	5 GAL
		Syringa patula ¹ / ₂	18" 24" HT.
PERENNIALS / ORNAMENTAL GRASSES			
8	DFG	DWARF FOUNTAIN GRASS	1 GAL.
		Pennisetum setosum 'caeruleum' ¹ / ₂	ESTABLISHED
44	DY	FRAGRANT RETURNING DAYLILY	1 GAL.
		Hemerocallis 'Fragrant Return' ¹ / ₂	ESTABLISHED

RESIDENTIAL LOT TREE LIST

AUTUMN GOLD GINKGO Ginkgo biloba 'Autumn Gold'	2" CAL SINGLE TRUNK
AUTUMN SPLENDOR CADDO SUGAR MAPLE Acer dasycarpum 'Autumn Splendor'	2" CAL SINGLE TRUNK
BLUE ATLANTIC CEDAR Cedrus atlantica 'Glaucia'	6" HT SINGLE TRUNK
COLORADO BLUE SPRUCE Picea pungens 'Glaucia'	6" HT SINGLE TRUNK
COFFEE KENTUCKY COFFEETREE Gymnocladus dioica 'Espresso'	2" CAL SINGLE TRUNK
HERITAGE RIVER BIRCH Betula nigra 'Cully'	2" CAL SINGLE TRUNK
LACERABAR ELM Ulmus parvifolia	2" CAL SINGLE TRUNK
PINK OAK Quercus palustris	2" CAL SINGLE TRUNK
SHADEMASTER HONEYLOCUST Gleditsia triacanthos 'Shademaster'	2" CAL SINGLE TRUNK
SKYLINE HONEYLOCUST Gleditsia triacanthos 'Skyline'	2" CAL SINGLE TRUNK
SWAMP WHITE OAK Quercus bicolor	2" CAL SINGLE TRUNK
STATE STREET MAPLE Acer michauxii 'Morton'	2" CAL SINGLE TRUNK
VANDERVOEL PINE Pinus strobus 'Vandervoel's Pyramid'	6" HT SINGLE TRUNK

LEGEND

- | | |
|---|----------------------|
|  | DECIDUOUS TREE |
|  | EVERGREEN TREE |
|  | RESIDENTIAL LOT TREE |
|  | DECIDUOUS SHRUBS |
|  | ORNAMENTAL GRASSE |
|  | MONUMENT SIGN |
|  | PERNNIALS |
|  | TURF GRASS MIX |
|  | DETENTION POND MIX |

TURF GRASS SEED MIX

PREMIUM BLEND TUFF TURF FESCUE BY STAR SEED OR
APPROVED EQUAL
(MAINTAIN AT 3-5" HEIGHT: MOW AS NEEDED)
SEEDING RATE: 10 LBS. PLS/1000 SF:
PERCENTAGES BY PLS WEIGHT

DETENTION POND SEED MIX

TALL-MEDIUM SHORELINE MIX BY BUFFALO BRAND
SHARP BROS. SEED CO. OR APPROVED EQUAL
(MOW ANNUALLY IN THE SPRING)
SEEDING RATE: 11 LBS. PLS/ACRE
PERCENTAGES BY PLS WEIGHT

MIX;
SWITCHGRASS
WESTERN WHEATGRASS
CREEPING FOXTAIL

*RESIDENTIAL TREE LOT LOCATIONS WILL NEED TO BE ADJUSTED IN THE FIELD BASED ON UTILITY & DRIVEWAY LOCATIONS. TREE SPECIES SHALL BE SELECTED BY DEVELOPER &/OR HOMEOWNER

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Dwyer Farms Subdivision, Phase I

PERMIT DOCUMENTS - NOT FOR CONSTRUCTION

EDGERTON, KANSAS



REVISION DATE	△	REVISION DESCRIPTION
REVISION NO.		(REVISIONS)

NORTH



SCALE: 1" = 60'

PROJECT #: 2203-0102
CHECKED BY: KML

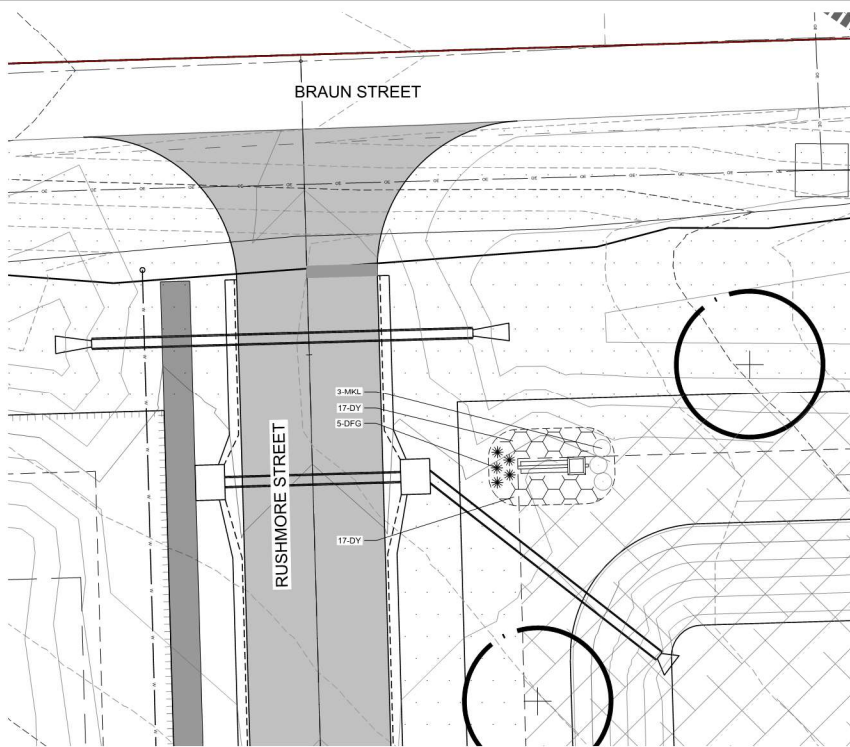
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SHEET # 30

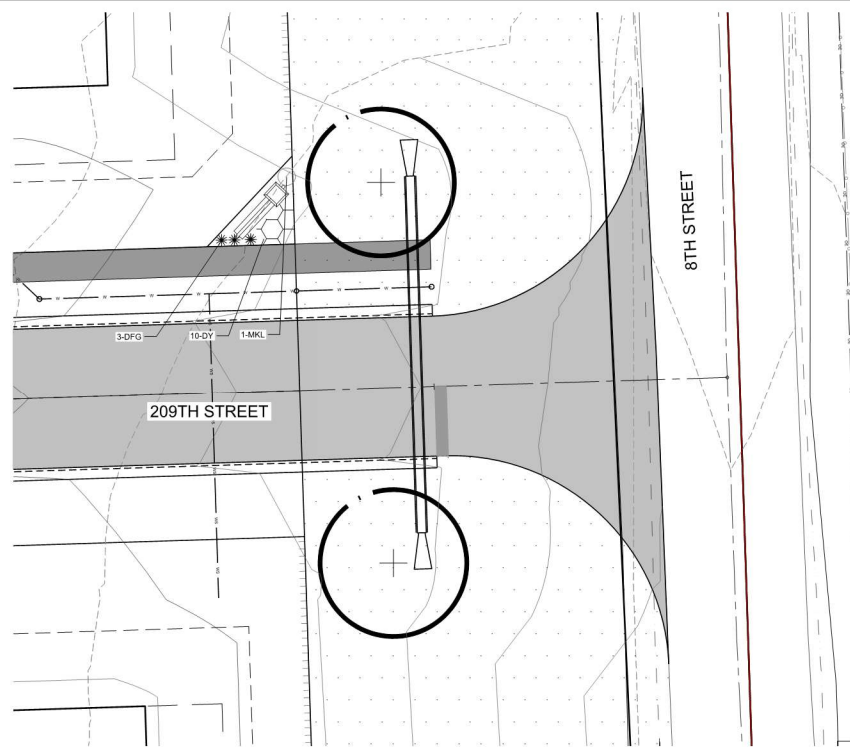
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TOTAL SHEETS	106
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LANDSCAPE PLAN

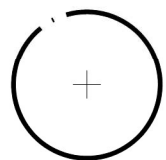


1 PLANTING ENLARGEMENT 1
74 NOT TO SCALE



2 PLANTING ENLARGEMENT 2
74 NOT TO SCALE

LEGEND



DECIDUOUS TREE



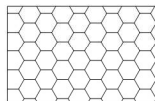
DECIDUOUS SHRUBS



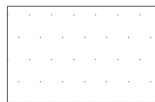
ORNAMENTAL GRASSES



MONUMENT SIGN



PERENNIALS



TURF GRASS MIX

UTILITY SCREENING PLANT LIST

EVERGREEN SHRUBS

COMPACT ANDORA JUNIPER <i>Juniperus horizontalis 'Plumosa Compacta'</i>	5 GAL. 18"-24" WIDTH
GLOBE BLUE SPRUCE <i>Picea pungens 'Glaucia Globosa'</i>	5 GAL. 18"-24" HT.
SEA GREEN JUNIPER <i>Juniperus chinensis 'Sea Green'</i>	5 GAL. 18"-24" HT.
WINTERGREEN BOXWOOD <i>Buxus microphylla 'Wintergreen'</i>	5 GAL. 18"-24" HT.

DECIDUOUS SHRUBS

ANTHONY WATER SPIREA <i>Spiraea bumalda 'Anthony Waterer'</i>	5 GAL. 18"-24" HT.
KELSEY DOGWOOD <i>Cornus sericea 'Yellow'</i>	5 GAL. 18"-24" HT.
MISS KIM LILAC <i>Syringa patula</i>	5 GAL. 18"-24" HT.
PURPLE LEAF SANDCHERRY <i>Prunus cistena</i>	5 GAL. 18"-24" HT.
SUMMER WINE NINEBARK <i>Physocarpus opulifolius 'Seward'</i>	5 GAL. 18"-24" HT.

ORNAMENTAL GRASSES

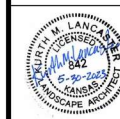
AUTUMN FLAME GRASS <i>Miscanthus purpurascens</i>	1 GAL. ESTABLISHED
BLONDE AMBITION GRAMA GRASS <i>Bouteloua gracilis 'Blonde Ambition'</i>	1 GAL. ESTABLISHED
HEAVY METAL SWITCHGRASS <i>Panicum virgatum 'Heavy Metal'</i>	1 GAL. ESTABLISHED
KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 GAL. ESTABLISHED
THE BLUES LITTLE BLUESTEM <i>Schizachyrium scoparium 'The Blues'</i>	1 GAL. ESTABLISHED

*THE SCREENING OF UTILITIES BOXES WILL BE DETERMINED BY DEVELOPER AS HOMES DEVELOP SO THAT PLANTINGS CAN BE COORDINATED WITH DRIVEWAYS AND UTILITIES. THE ABOVE PLANT LIST IS TO USED TO SCREEN THE UTILITIES AS NEEDED.

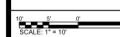
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DWYER FARMS SUBDIVISION, PHASE I
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EDGERTON, KANSAS



REVISION	DATE	DESCRIPTION
1	05/30/2023	LANDSCAPE PLAN



PROJECT # 2203-0102
CHECKED BY: KML
DRAWN BY: KML

DATE: 05/30/2023

SHEET #

74

TOTAL SHEETS 105

ELEVATIONS



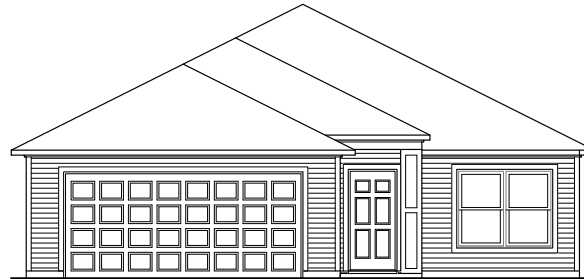
RC Baltimore Elevation A



RC Baltimore Elevation B



RC Baltimore Elevation C



RC Baltimore Elevation G



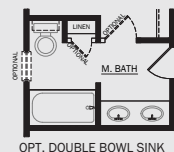
RC Baltimore Elevation H



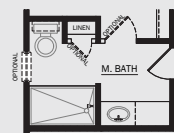
RC Baltimore Elevation I



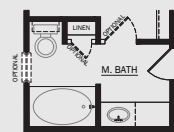
First Floor



OPT. DOUBLE BOWL SINK



OPT. 60" SHOWER



OPT. SOAK TUB W/ SHWR HEAD



OPT. BARTOP ISLAND



OPT. FLUSH BAR TOP ISLAND

RC Mitchell

3 BED • 2 BATH
2 CAR GARAGE



LONG LIVE HAPPY HOMES®

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.



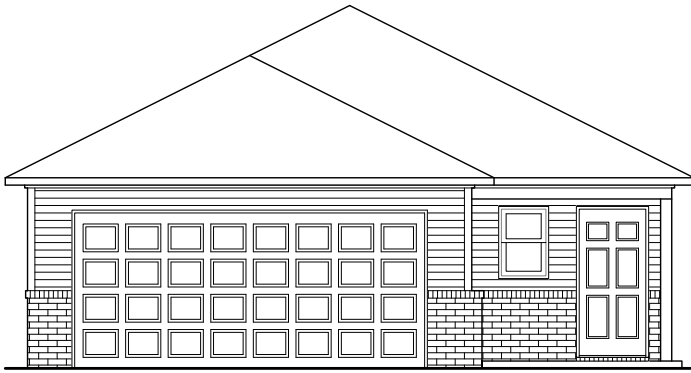
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Version 07

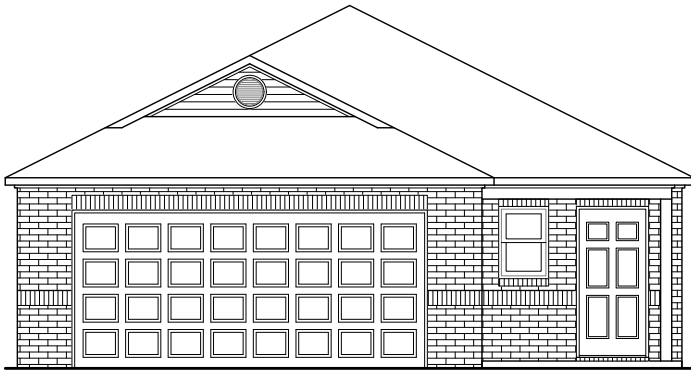
ELEVATIONS



RC Mitchell Elevation A



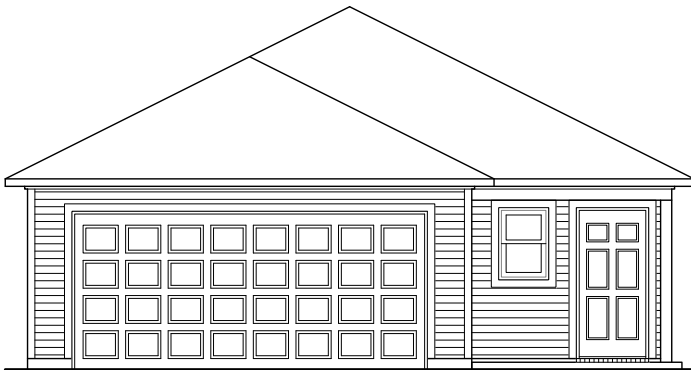
RC Mitchell Elevation B



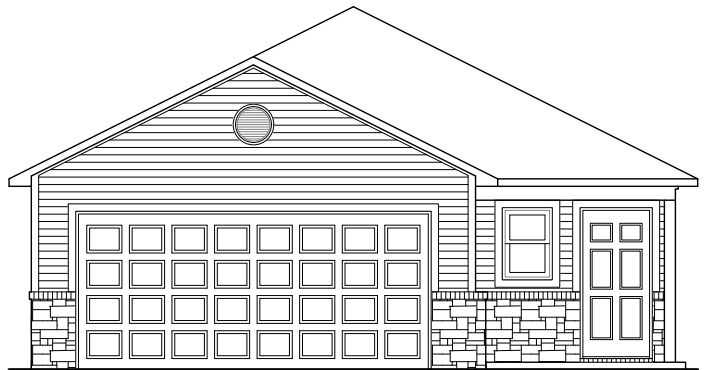
RC Mitchell Elevation C



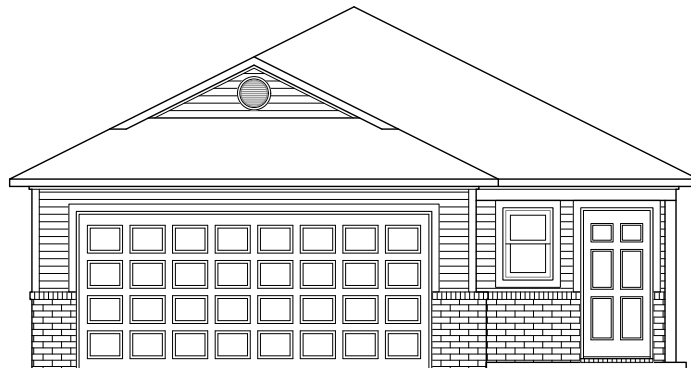
RC Mitchell Elevation D



RC Mitchell Elevation G



RC Mitchell Elevation H



RC Mitchell Elevation I



RC Drake

3 BED • 2.5 BATH
1 CAR GARAGE



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ELEVATIONS



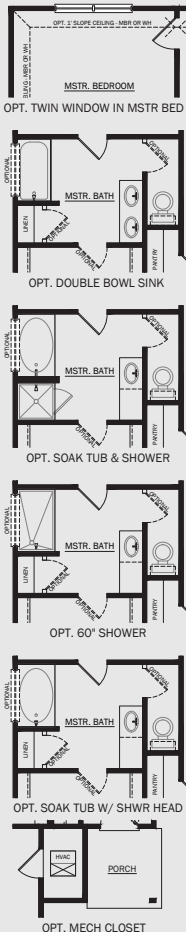
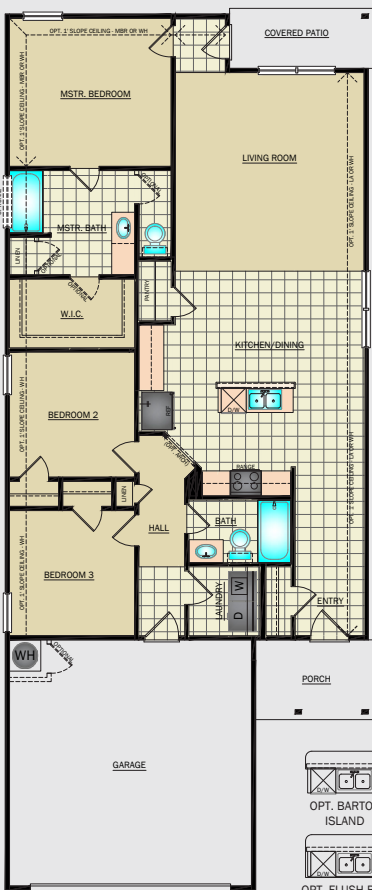
RC Drake Elevation A



RC Drake Elevation B



RC Drake Elevation C



RC Somerville

3 BED • 2 BATH
2 CAR GARAGE



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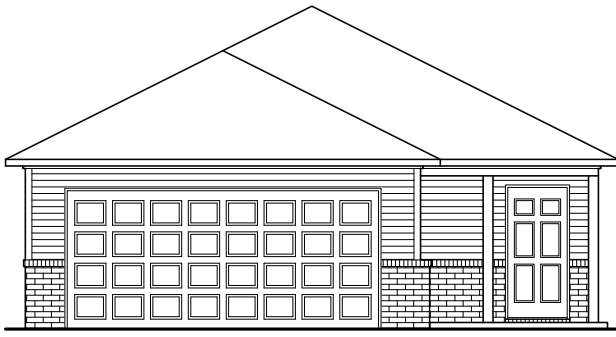
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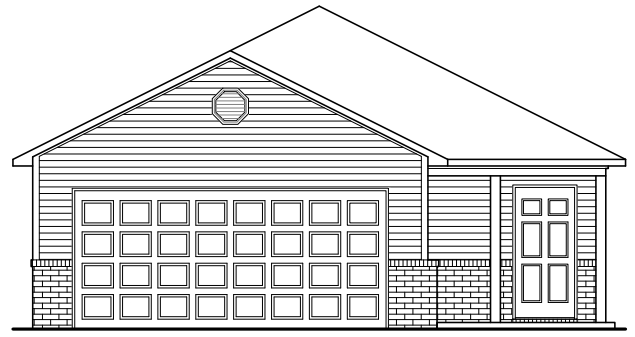


Version 06

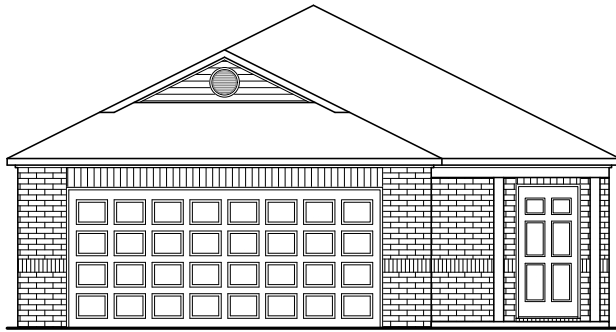
ELEVATIONS



RC Somerville Elevation A



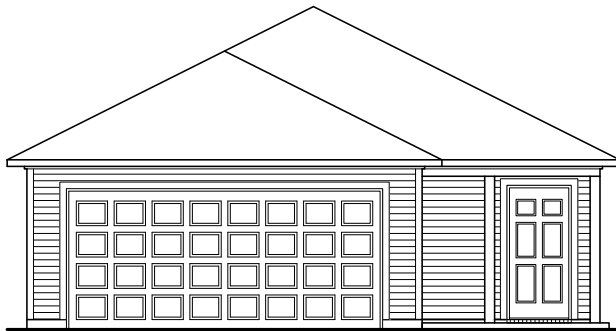
RC Somerville Elevation B



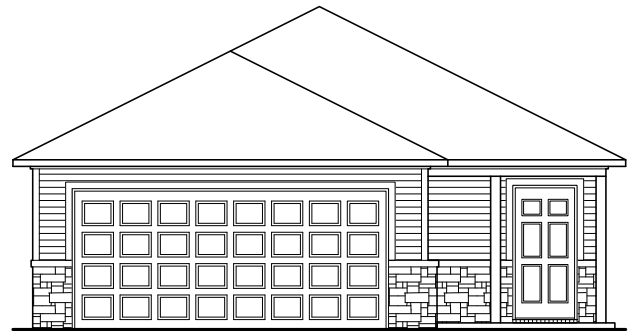
RC Somerville Elevation C



RC Somerville Elevation D



RC Somerville Elevation G



RC Somerville Elevation H



RC Somerville Elevation I



3 BED • 2 BATH
2 CAR GARAGE



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Optional elevation drawings on reverse side.

RAUSCH
COLEMAN



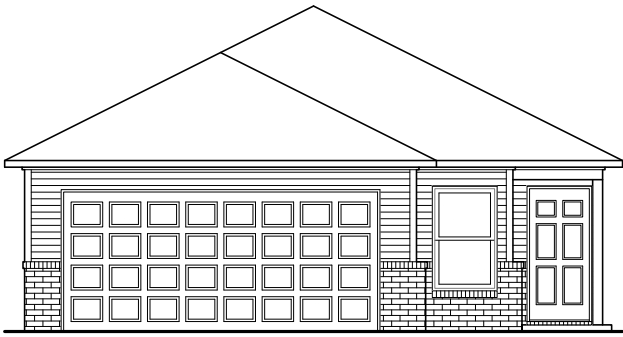
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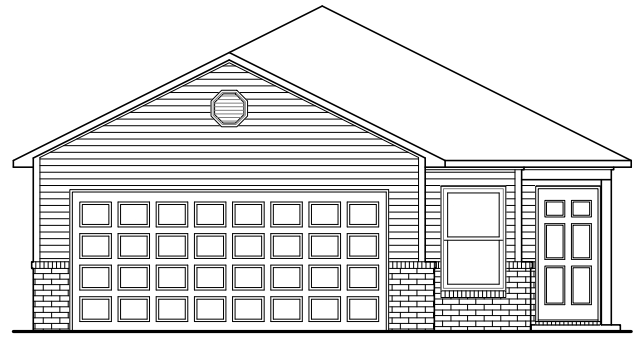


Version 07

ELEVATIONS



RC Cooper Elevation A



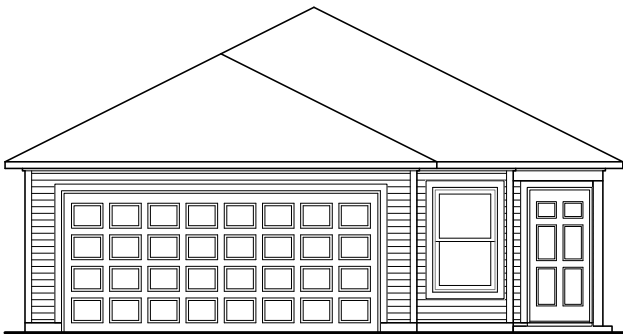
RC Cooper Elevation B



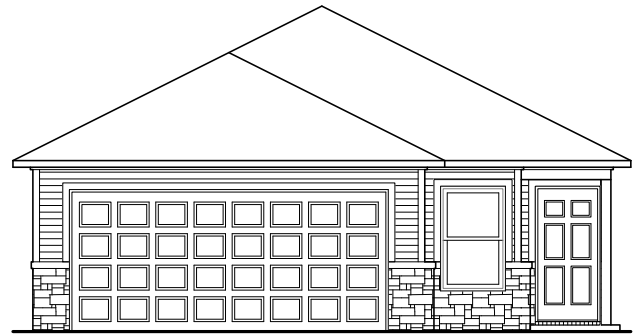
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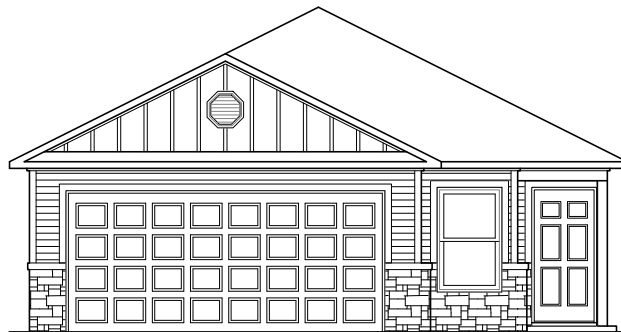
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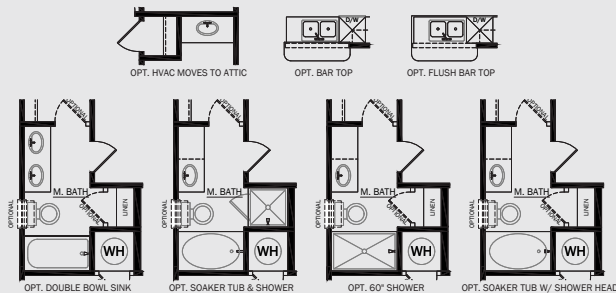
RC Cooper Elevation G



RC Cooper Elevation H



RC Cooper Elevation I



First Floor

RC Franklin

3 BED • 2 BATH
2 CAR GARAGE



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Version 07

ELEVATIONS



RC Franklin Elevation A



RC Franklin Elevation B



RC Franklin Elevation C



RC Franklin Elevation D



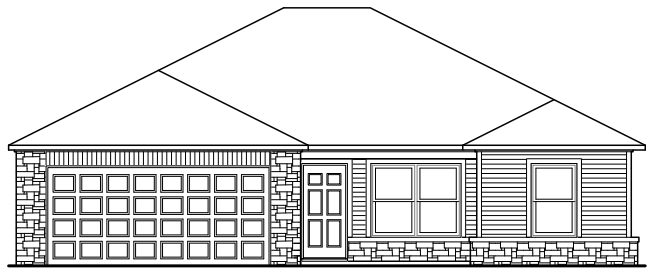
RC Franklin Elevation E



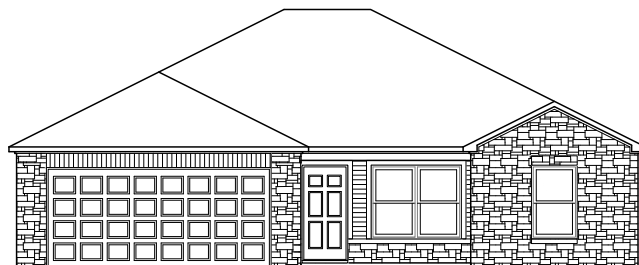
RC Franklin Elevation F



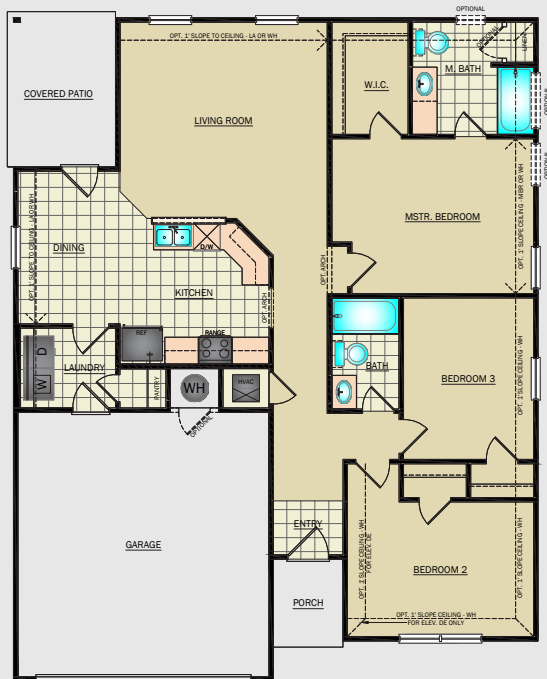
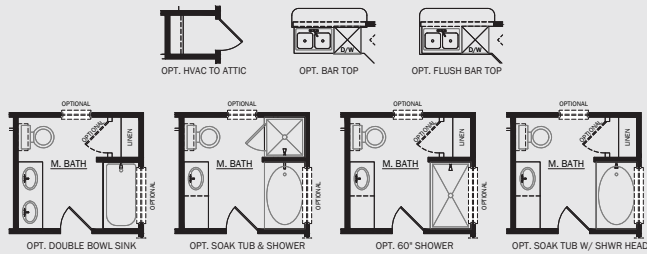
RC Franklin Elevation G



RC Franklin Elevation H



RC Franklin Elevation I



First Floor

RC Foster II

3 BED • 2 BATH
2 CAR GARAGE



LONG LIVE HAPPY HOMES®

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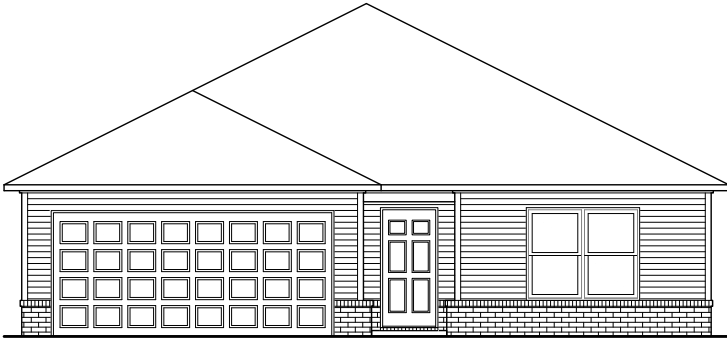
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Version 08

ELEVATIONS



RC Foster II Elevation A



RC Foster II Elevation B



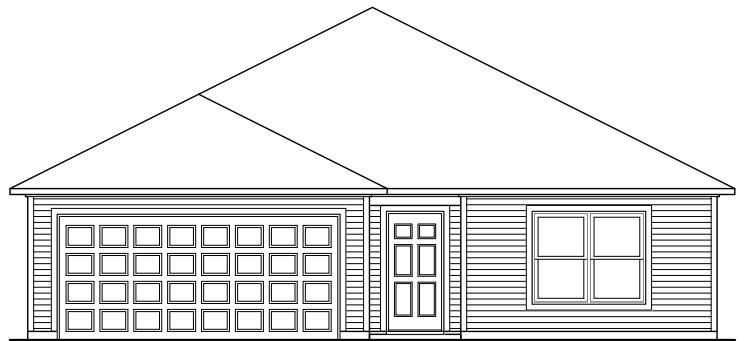
RC Foster II Elevation C



RC Foster II Elevation D



RC Foster II Elevation E



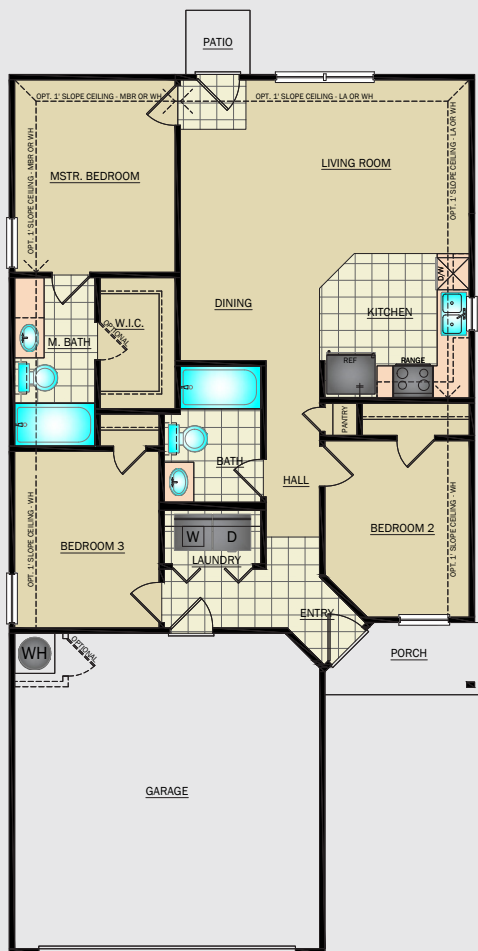
RC Foster II Elevation G



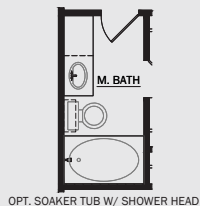
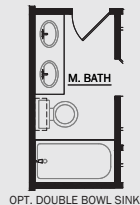
RC Foster II Elevation H



RC Foster II Elevation I



First Floor



RC Carlie II

**3 BED • 2 BATH
2 CAR GARAGE**



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Version 02

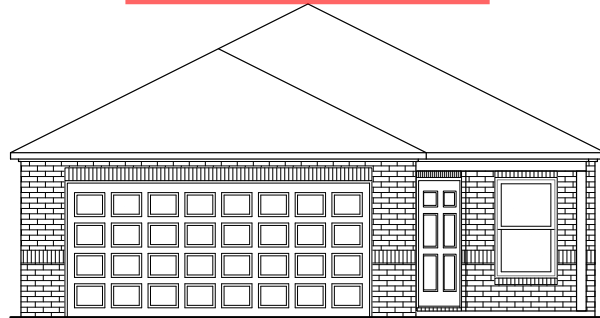
ELEVATIONS



RC Carlie II Elevation A



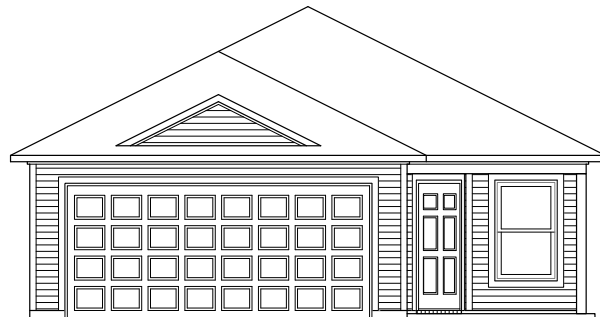
RC Carlie II Elevation B



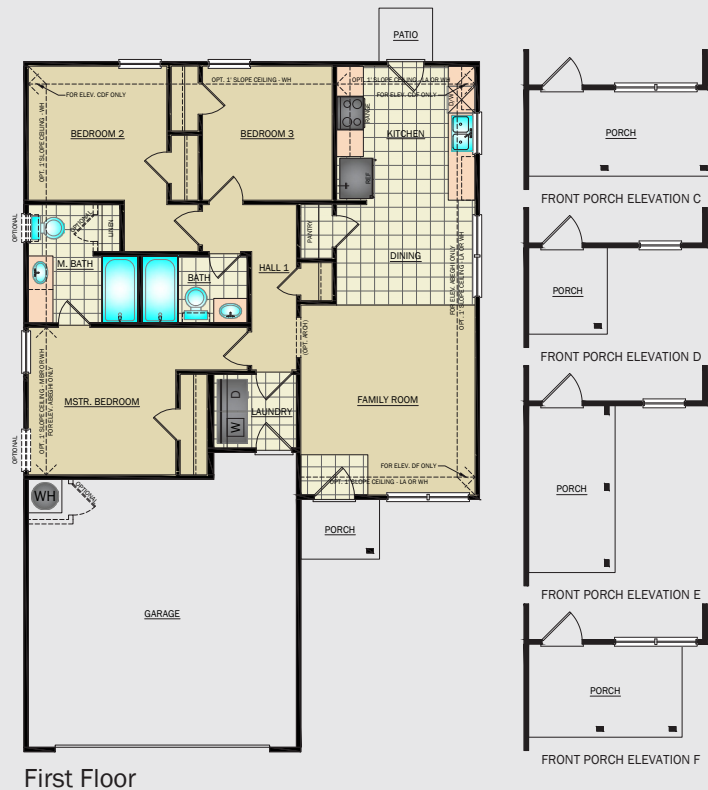
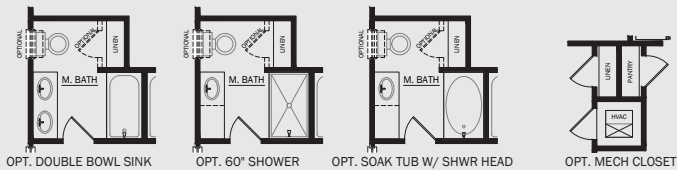
RC Carlie II Elevation C



RC Carlie II Elevation D



RC Carlie II Elevation G



RC Davenport

**3 BED • 2 BATH
2 CAR GARAGE**



LONG LIVE HAPPY HOMES®

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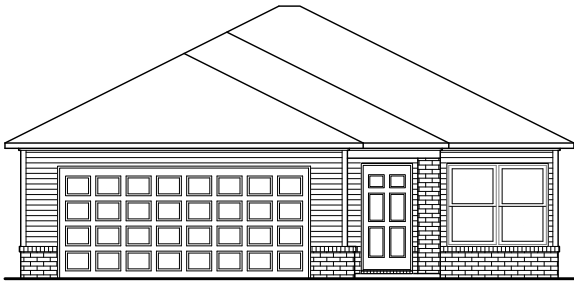


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Version 05

ELEVATIONS



RC Davenport Elevation A



RC Davenport Elevation B



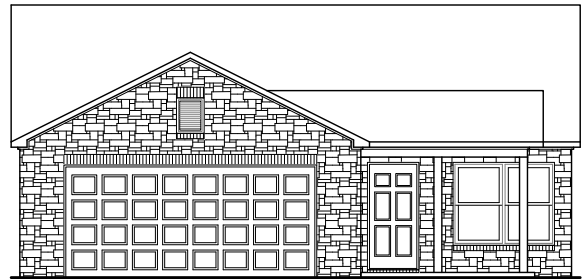
RC Davenport Elevation C



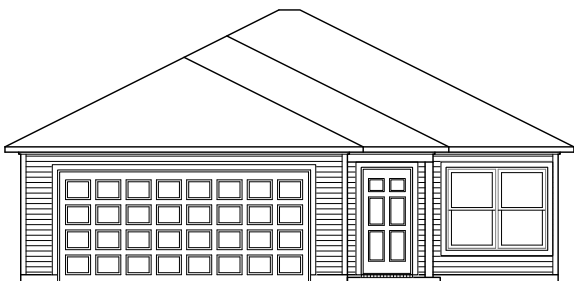
RC Davenport Elevation D



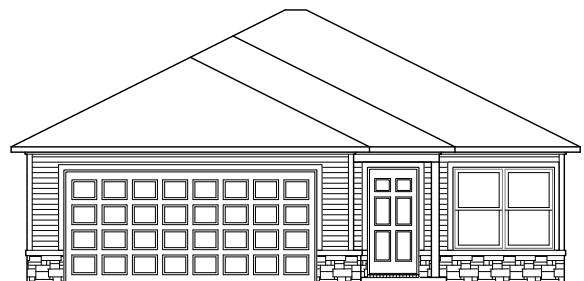
RC Davenport Elevation E



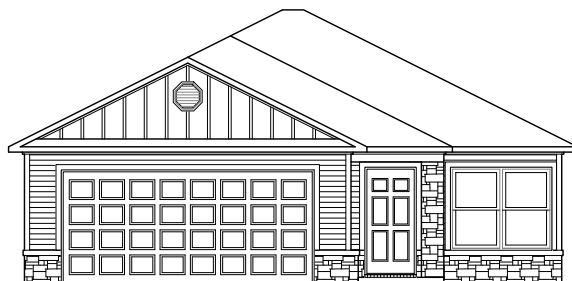
RC Davenport Elevation F



RC Davenport Elevation G



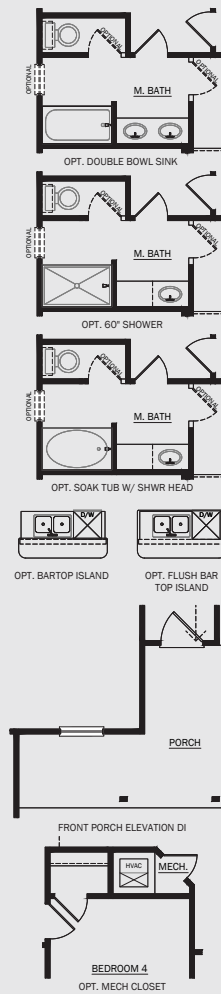
RC Davenport Elevation H



RC Davenport Elevation I



First Floor



RC Bridgeport

**4 BED • 2 BATH
2 CAR GARAGE**



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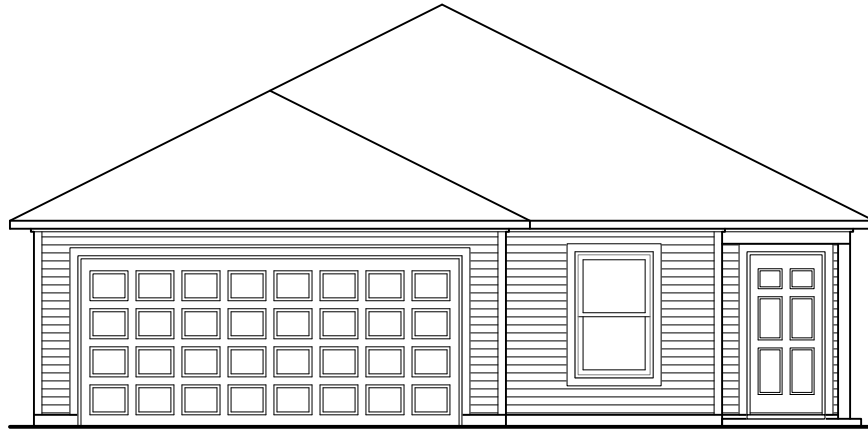
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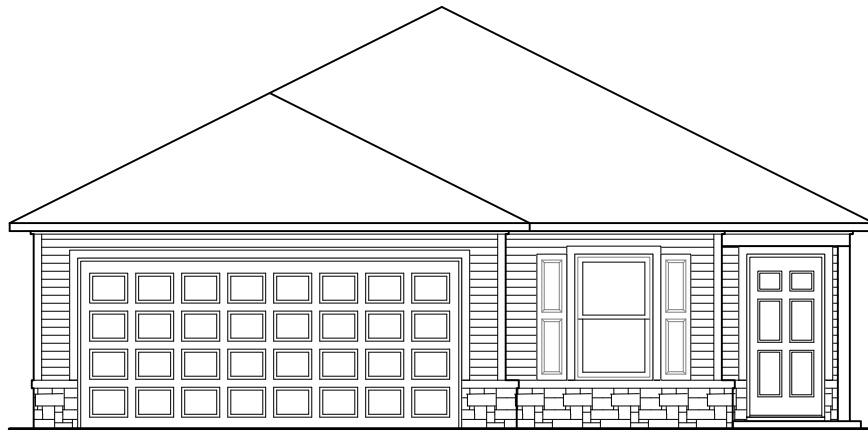


Version 05

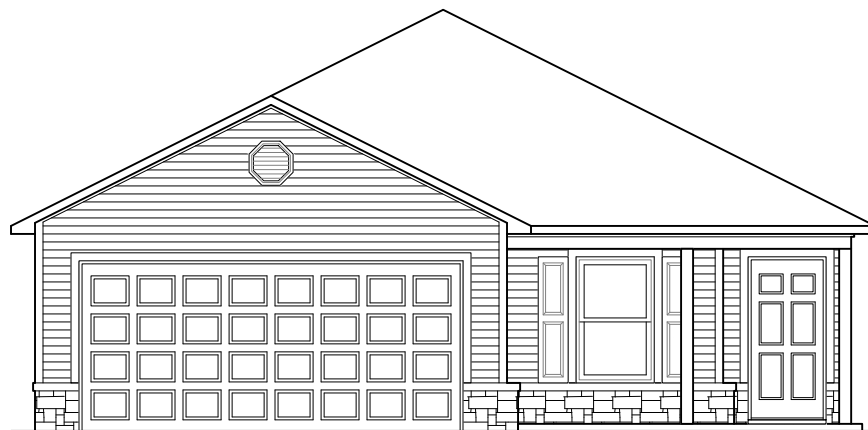
KC Elevations



RC Bridgeport Elevation G



RC Bridgeport Elevation H



RC Bridgeport Elevation I



RC Camden

**3 BED • 2.5 BATH
2 CAR GARAGE**



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Version 11

ELEVATIONS



RC Camden Elevation A



RC Camden Elevation B



RC Camden Elevation C



RC Camden Elevation D



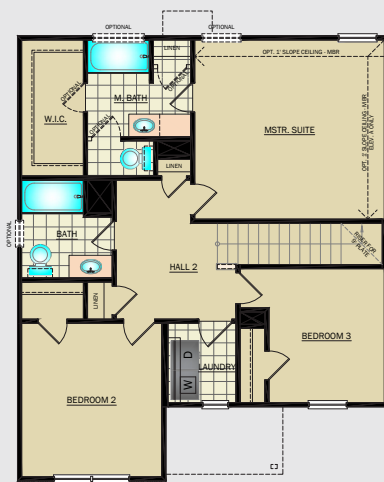
RC Camden Elevation G



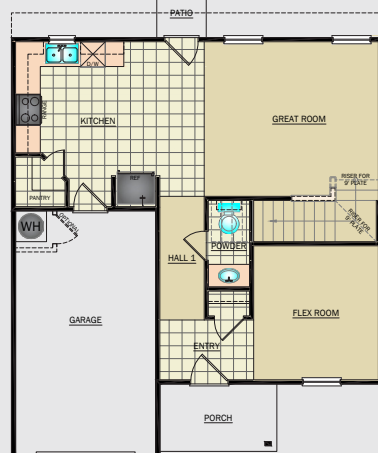
RC Camden Elevation H



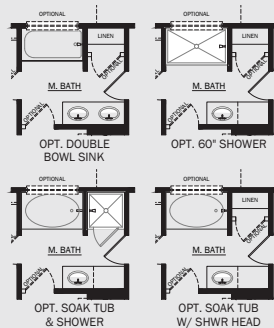
RC Camden Elevation I



Second Floor



First Floor



RC Emory

3 BED • 2.5 BATH
1 CAR GARAGE



LONG LIVE HAPPY HOMES®

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Version 05

ELEVATIONS



RC Emory Elevation A



RC Emory Elevation B



RC Emory Elevation C

Gray Stone Brick Masonry, Cedar Beams, Aluminum Cabinet, Acrylic Lettering

Technical Drawing of a Sign

Dimensions:

- Overall Width: 36"
- Overall Height: 20"
- Top Horizontal Bar: 32" (main section), 10.5" (right section)
- Vertical Post: 6" (width), 8" (height from top bar)
- Horizontal Spacing: 14.5", 3", 3", 7.5", 32", 10.5"
- Right Stone Panel: 28" (width)

Materials and Specifications:

- Rough Cedar:** Top horizontal bar and vertical post.
- 2" x 15" Steel Straps Painted:** Used to secure the sign panel.
- 8' x 2' x 5.75" Aluminum Cabinet 16 sq.ft.:** The main sign panel.
- Flat-Cut Letters Painted Pantone 3435:** The text "CYPRESS CREEK".
- Cabinet Painted SW 7071 Gray Screen:** The background color of the sign panel.
- Stone Veneer:** Applied to the bottom and right side of the sign.

