PLANNING COMMISSION AGENDA

CITY OF FAIRWAY, KANSAS
5240 Belinder Rd.

Monday, October 27, 2025 – 6:00 P.M.

1. **INTRODUCE NEW COMMISSIONER**
   Michael Tamburini

2. **MINUTES**

   Approval of minutes from meeting held September 29, 2025.

3. **OLD BUSINESS**

   a. Site Plan Review – 3517 Eastvale, Fairway, KS as submitted by D. Lance Larson, Property Owner, request exception to greenspace requirement for an addition and pool – application withdrawn

   b. Site Plan Review - 5500 Canterbury, Fairway, KS as submitted by Brian Standley of James Engle Custom Homes, Property Owner, request for new Single-Family Residence with exceptions to the window hierarchy on the side elevations.

4. **NEW BUSINESS**

   a. Site Plan Review – 5300 Pawnee Ln, Fairway, KS as submitted by Spencer and Logan Dean, Property Owners, request exception to fence location on a corner lot

   b. Site Plan Review – 6018 Buena Vista St, Fairway KS as submitted by Adam Anthony Pfeifer of APD Studios on behalf Matt Adam Development Co. Inc., Property Owner, request for a new Single-Family Residence with exceptions to the window hierarchy on front and side elevations

   c. Review Planning Commission By-Laws

5. **ADDITIONAL BUSINESS**

   Set next meeting date for November 24, 2025.

6. **ADJOURNMENT**

MINUTES OF PLANNING COMMISSION MEETING OF THE CITY OF FAIRWAY, KANSAS

The Planning Commission of the City of Fairway, Kansas (the "Commission") conducted a meeting on Monday, September 29, 2025. The meeting was called to order at 6:00 P.M.

Present: Commissioners Ben Zwick, Jeremy Deeken, Rorric Pfalzgraf, Michael Hoelscher.

Absent: Commissioner Ron Denton.

Presiding: Chair Wendy Bailey.

Staff Present: City Clerk Abbie Aldridge; Zoning Counsel Anna Krstulic; Community Development Director Basil Alani.

Visitors: Austin Gates, 5734 Windsor Drive; Adam Piper, 12214 West 79th Terrace, Lenexa, Kansas.

1. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes of the August 25, 2025 meeting.

MOTION: Motion was made by Commissioner Zwick to approve the August 25, 2025 minutes. Commissioner Deeken seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

a. SITE PLAN REVIEW – 5734 WINDSOR DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY AUSTIN GATES, PROPERTY OWNER, REQUEST EXCEPTIONS TO THE GREENSPACE REQUIREMENT, WITH A WAIVER TO THE REQUIREMENT OF A WATERSHED ANALYSIS, AND THE DRIVEWAY WIDTH TO EXCEED 20 FEET.

Chair Bailey asked for the staff report.

Director Alani referred the Commission to the report in the packet. This item was continued from the August 25, 2025 Planning Commission meeting and the applicant has submitted revised plans showing the dimensions as requested. The lot size is 21,227 square feet and the existing greenspace is 14,458 square feet (68.1%). The allowable greenspace is 14,420 square feet (68%). The requested addition of a driveway will add 200 square feet with a proposed greenspace of 14,258 square feet (67.25%).

The applicant is seeking a waiver to the watershed analysis because reducing the existing greenspace by 200 square feet will have no effect on drainage. The applicant is also seeking a waiver for the driveway width. The maximum width allowed in front of the front building line is 20 feet. The site plan shows that at 34 feet forward of the front building line, the driveway transitions from 16 to 24.5 feet.

Staff is not supportive of the requested exceptions. Should the Planning Commission approve the site plan and requested exceptions, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.
5. Per Right of Way Specialist Rick Allen, the driveway addition needs to be 16 feet away from the right of way tree.

Chair Bailey asked if there were questions for staff. Hearing none, she asked the applicant to address the Commission.

Austin Gates, 5734 Windsor Drive, stated that he is the applicant. He explained that the extension of the driveway is to get more area for parking. There is a wall in that location and the driveway is narrow so if a car is parked there, it is difficult to get another car around them.

Chair Bailey asked if there were additional questions for the applicant. Hearing none, she asked for further discussion from the Commission.

Commissioner Pfalzgraf stated that he is in favor of granting the exceptions for greenspace and the driveway width. He also agrees that no watershed analysis should be required.

Chair Bailey added that the Commission could require that a slope be installed toward the existing driveway, in which case it would not impact the neighbors.

Director Alani explained that because of the way the land slopes, water is already going to go downhill to the street.

Chair Bailey asked for further discussion from the Commission. Hearing none, she asked for a motion.

> MOTION: Motion was made by Commissioner Pfalzgraf to approve the Site Plan – 5735 Windsor Drive, Fairway, Kansas, as submitted by Austin Gates, Property Owner, request exceptions to the greenspace requirement, with a waiver to the requirement of a watershed analysis, and the driveway width to exceed 20 feet, subject to staff recommendations. Commissioner Hoelscher seconded the motion.
>
> The motion carried unanimously.

3. NEW BUSINESS

a. SITE PLAN REVIEW – 3517 EASTVALE, FIARWAY, KANSAS, AS SUBMITTED BY D. LANCE LARSON, PROPERTY OWNER, REQUEST EXCEPTION TO GREENSPACE REQUIREMENT FOR AN ADDITION AND POOL.

Chair Bailey asked for the staff report.

City Clerk Aldridge stated that the applicant has requested that this item be continued to the October 27, 2025 Planning Commission meeting as they intend to make revisions to the site plan.

Chair Bailey asked for a motion.

> MOTION: Motion was made by Commissioner Pfalzgraf to continue the Site Plan – 3517 Eastvale, Fairway, Kansas, as submitted by D. Lance Larson, property owner, request exception to greenspace requirement for an addition and pool, to the October 27, 2025 Planning Commission meeting. Commissioner Zwick seconded the motion.
>
> The motion carried unanimously.

b. SITE PLAN REVIEW – 5516 CANTERBURY, FAIRWAY, KANSAS, AS SUBMITTED BY ADAM ANTHONY PFEIFER OF APD STUDIOS ON BEHALF OF MATT ADAM DEVELOPMENT CO. INC., PROPERTY OWNER, REQUEST FOR A NEW SINGLE-FAMILY RESIDENCE WITH EXCEPTIONS TO THE WINDOW HIERARCHY ON FRONT AND SIDE ELEVATIONS, AND DRIVEWAY WIDTH.

Chair Bailey asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant has submitted a request for a new single-family residence. The height of the structure will be 29 feet 11 3/8 inches from the existing grade. The watershed analysis shows the proposed hardscape will increase the street drainage and will decrease the drainage to the rear. There will be no impact to neighboring properties and storm detention is not required.

The applicant is seeking an exception for the front, right and left elevation facades to have lower windows smaller than the upper windows. The applicant is also seeking an exception to exceed the driveway width. The Code allows a maximum width for driveways of 20 feet. The driveway will transition from 10-foot width to a maximum width of 22 feet 3 inches at the front building line.

Staff is not opposed to the application and requested exceptions. Should the Planning Commission approve the site plan and requested exceptions, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were questions for staff.

Chair Bailey asked for clarification of the window hierarchy issues on the elevations.

Director Alani explained that one elevation has windows smaller than the upper windows, and two elevations have windows on the second floor and no windows below.

Chair Bailey explained that the Code states that windows shall be stacked for two story facades with lower windows aligning with upper windows and have a hierarchy with lower windows being larger than the upper windows.

There is a discussion concerning the exception request for the driveway width. Director Alani explained that a portion of the driveway goes beyond the 20 feet maximum to 22 feet 3 inches. He added that the width is required because the garage doors are not on the same elevation with one being recessed so they need the extra width. There is a wider gap than normal between the two garage doors.

Commissioner Pfalzgraf stated that he is not opposed to the window hierarchy or the driveway exceptions.

Commissioner Zwick had questions concerning the floor plan and garage space that is closest to the house.

Chair Bailey asked the applicant to address the Commission.

Adam Piper, 12214 West 79th Terrace, Lenexa, Kansas, discussed the floor plan, explaining that to the left there is a large wall that comes over and essentially hides the front door. Behind the wall are stairs to the front door. Recessed from that about 7 feet is the garage door that is closest to the end of the wall. The garage door on the right comes forward about 4 feet. The garage doors are pushed away from the roof eve. Because of that offset, they have added some width to the garage as a structural aspect and aesthetics so not to make it look very skinny and very tall. The garage wall is 22 feet 3 inches wide and knowing that the driveway was over the maximum width allowed, they tried to pull the flare off of the driveway as close to the house as they could so that it would not be visually impactful from the street.

Responding to Commissioner Zwick's question, Mr. Piper stated that the distance between the two garage doors is 4 feet 3 inches and the offset is 3 feet front to back.

Responding to Commissioner Pfalzgraf's question, Mr. Piper stated that it is a matter of resolving the portable frames on either side of the garage doors and also to make sure that the garage door on the right remains centered in the façade.

Responding to Chair Bailey's question, Mr. Piper confirmed that the concrete extends beyond the edge of the garage wall on the right side about 12 inches. He does not think that concrete can be pulled in further.

Responding to Commissioner Zwick's question, Mr. Piper stated that they did not consider snugging up the 4 feet 3 inches between the two garage doors because that would result in pinching space in the garages and the right garage door would be off center. This would also cause issues with the tandem depth in the garage. The garage on the left is only about 1 ½ feet from the garage wall. He added that they could add some landscaping around the angled portion of the driveway to visually reduce the extended width of the driveway.

Commissioner Pfalzgraf stated that the explanation seems logical to him for the driveway width.

Commissioner Deeken thanked Mr. Piper for explaining the rationale behind the design.

Commissioner Zwick stated that he is not necessarily opposed to the request but was trying to see if there was an alternative way to reduce the width.

Chair Bailey asked if there were additional questions for the applicant. Hearing none, she asked for a motion.

> MOTION: Motion was made by Commissioner Pfalzgraf to approve the Site Plan Review – 5516 Canterbury, Fairway, Kansas, as submitted by Adam Anthony Pfeifer of APD Studios on behalf of Matt Adam Development Co. Inc., Property Owner, request for a new single-family residence with exceptions to the window hierarchy on front and side elevations, and driveway width, subject to staff recommendations. Commissioner Deeken seconded the motion.
>
> The motion carried unanimously.

c. <u>SITE PLAN REVIEW – 5500 CANTERBURY, FAIRWAY, KANSAS, AS SUBMITTED BY BRIAN STANDLEY OF JAMES ENGLE CUSTOM HOMES, PROPERTY OWNER, REQUESTE FOR NEW SINGLE-FAMILY RESIDENCE WITH EXCEPTIONS TO THE WINDOW HEIRARCHY ON THE SIDE ELEVATIONS.</u>

Chair Bailey asked for the staff report.

Director Alani referred the Commission to the report in the packet. Applicant submitted a request for a new single-family residence. The height of the structure will be 29 feet 9 inches

from the existing grade. The watershed analysis shows the proposed hardscape will increase the street drainage and the rear drainage will decrease. There will be no impact to the neighboring properties and storm detention is not required. The applicant is seeking an exception for the right and left elevation facades to have lower windows smaller than the upper windows. The applicant will need to install two large shade trees in the right-of-way.

Staff is not opposed to the application and requested exceptions. Should the Planning Commission approve the site plan and requested exceptions, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.
5. Need to install two large shade trees.

Chair Bailey asked if there were questions for staff.

There is a discussion concerning the location of the windows that need the hierarchy exception.

Chair Bailey noted that the applicant is not present at the meeting.

There is a lengthy discussion concerning the fact that there are no windows in what looks like the great room on the floor plan. Commissioner Pfalzgraf stated that it looks like a big wall with no windows and he thinks the intent is not to have a giant empty wall. The plan does not show a chimney but if there was a chimney there, it would provide some architectural feature and might make more sense. Chair Bailey noted that the chimney may be enclosed. Commissioner Zwick pointed out that there could also be bookshelves there and perhaps that is why there are no windows.

Responding to Chair Bailey's question, City Clerk Aldridge explained that the Code requires architectural relief for areas over 600 square feet and the area in question is 431 square feet so that is acceptable.

Commissioner Hoelscher also pointed out that the sliding door on the left side of the front façade does not align with the window above it. He thinks the sliding door should be stacked and aligned on the left side with the window above it.

Chair Bailey also stated that the windows on the rear do not align.

There is also a discussion concerning window hierarchy issues on the right elevation.

Director Alani pointed out that this plan was submitted a few months ago with the same exceptions and in that situation, the Commission granted the exceptions. He added that this plan has been submitted and approved several times.

Regardless of whether this plan has been previously submitted, Chair Bailey believes that the Commission should talk through the issues.

Director Alani explained that the window hierarchy rule is that the windows on the first floor have to be the same size or smaller than the windows on the upper level. If there are no windows on the first level and there are windows on the second level, he does not think that would meet the intent of the zoning Ordinance.

Commissioner Pfalzgraf stated that he is reviewing previous site plans to try to find the similar site plans that have been approved. Director Alani explained that there are at least three previous plans – two are under construction and one of them is a neighbor to Commissioner Zwick. Commissioner Zwick noted that the garage is flipped on his neighbor's home and he has not noticed the hierarchy of the windows.

For the right elevation, Commissioner Zwick stated that the applicant is seeking an exception because the smaller rectangular windows on the bottom floor are smaller than the windows above them. In addition, Chair Bailey pointed out that those windows are not aligned or stacked with the windows above them; however, she is not really concerned about the windows on the right elevation.

As to the left elevation, Commissioner Zwick stated there are upper windows but no lower windows.

Commissioner Zwick asked if there were concerns with the sliding door and the windows above it. Director Alani explained he did not consider the sliding door alignment with the windows above it to be an issue because the sliding door is considered part of the basement. Commissioner Pfalzgraf is not opposed to the sliding door.

Chair Bailey asked if the Commission would like to continue this item to review the previous site plans to confirm that it was approved and in addition, perhaps the applicant could be present to discuss the site plan.

Commissioner Deeken agreed, and if the Commission has not previously approved the plan, at least the applicant would be present to explain their rationale and defend their exception requests.

Commissioner Pfalzgraf stated that he located the previous site plan for a home on El Monte. That home also had a window hierarchy issue; however, there are smaller windows on the main floor above what would be the bookcases. Therefore, the previous site plan is not exactly the same as the current application.

Chair Bailey suggested that this item be continued so that more research can be done and the applicant can attend the meeting to explain the site plan.

Chair Bailey requested a motion to continue this item to the October 27, 2025 meeting

> MOTION: Motion was made by Commissioner Deeken to continue the Site Plan Review – 5500 Canterbury, Fairway, Kansas, as submitted by Brian Standley of James Engle Custom Homes, Property Owner, request for new single-family residence with exceptions to the window hierarchy on the side elevations, to the October 27, 2025 Planning Commission meeting. Commissioner Pfalzgraf seconded the motion.
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> The motion carried unanimously.

d. SITE PLAN REVIEW – 6119 LOCKTON LANE, FAIRWAY, KANSAS, AS SUBMITTED BY JAY CHILDS OF BUILT TO FIT REMODELS ON BEHALF OF STANLEY MCCLURG AND KELLI KRASE, PROPERTY OWNERS, REQUEST EXCEPTION FOR GENERATOR LOCATION.

Chair Bailey asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant submitted a request to install a generator in the side yard next to the house, approximately 18 feet from the side property line. The applicant meets all requirements for exceptions for the generator.

Staff is not opposed to the requested exception. If the Planning Commission recommends approval, staff recommends the following conditions:

1. Building permit must be obtained and fees paid, as required by City Code.
2. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
3. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were questions for the staff.

Responding to Commissioner Zwick's question, City Clerk Aldridge stated that the City did not receive any feedback from the neighbor.

Responding to Chair Bailey's question, Director Alani stated that he has a program that measures the decibels of a generator. He checked the decibels and the generator needs to be at least 15 feet away from the property line.

Chair Bailey asked for further discussion from the Commission. Hearing none, she asked for a motion.

MOTION: Motion was made by Commissioner Zwick to approve the Site Plan – 6119 Lockton Lane, Fairway, Kansas, as submitted by Jay Childs of Built To Fit Remodels on behalf of Stanley McClurg and Kelli Krase, Property Owners, request exception for generator location, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

e. SITE PLAN REVIEW – 6220 REINHARDT DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY CHUCK ERICKSON, PROPERTY OWNER, REQUEST EXCEPTION TO GREENSPACE REQUIREMENT FOR POOL AND PATIO.

Chair Bailey asked for the staff report.

Director Alani referred the Commission to the report in the packet. The home was built in 2013. The applicant is requesting an exception to the greenspace requirement for a new addition and construction of a pool and pool deck. The applicant is removing the circular driveway. The lot size is 30,556 square feet and the existing greenspace is 20,924 square feet (68.5%). The required greenspace is 21,556 square feet (70.5%). The proposed greenspace will be 21,334 square feet (69.8%). Pursuant to the new watershed analysis, an infiltration trench is not required.

Staff is not supportive of the exception request. Should the Planning Commission approve the site plan and request exception to greenspace, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were questions for the staff. Hearing none, she asked if the applicant was present at the meeting. Noting that the applicant was not present at the meeting, Chair Bailey asked if there were concerns to the application.

Commissioner Pfalzgraf stated that he supports the request.

Commissioner Zwick is also supportive, stating that he appreciates that the applicants made some concessions to the driveway.

Chair Bailey asked for further discussion. Hearing none, she asked for a motion.

MOTION: Motion was made by Commissioner Zwick to approve the Site Plan – 6220 Reinhardt Drive, Fairway, Kansas, as submitted by Chuck Erickson, Property Owner, request exception to greenspace requirement for a pool and patio, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

f. SITE PLAN REVIEW – 5720 REINHARDT DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY MICHELLE WIEDERIN OF THE SOLAR GUYS ON BEHALF OF BEN SOSINSKI, PROPERTY OWNER, REQUEST TO INSTALL ROOF MOUNTED SOLAR PANELS.

Chair Bailey asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant submitted a request to install roof mounted solar panels. The plans did not identify any tree removal and meet all requirements.

Staff recommends approval of the roof mounted solar panels. Should the Planning Commission approve the application, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were questions for the staff.

Chair Bailey thinks that structurally, the project looks good and the solar panels are flush mounted so she has no concerns.

Chair Bailey asked for further discussion. Hearing none, she asked for a motion.

MOTION: Motion was made by Commissioner Pfalzgraf to approve the Site Plan – 5720 Reinhardt Drive, Fairway, Kansas, as submitted by Michelle Wiederin of The Solar Guys on behalf of Ben Sosinski, Property Owner, request to install roof mounted solar panels, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

4. ADDITIONAL BUSINESS

a. NEXT MEETING

City Clerk Aldridge stated that the next Planning Commission meeting is scheduled for October 27, 2025.

5. ADJOURNMENT

Chair Bailey asked for a motion to adjourn.

MOTION: Motion was made by Commissioner Pfalzgraf to adjourn. Commissioner Deeken seconded the motion.

The motion carried unanimously.

Hearing no further business, the meeting adjourned at 6:57 P.M.

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Abbie Aldridge, City Clerk

STAFF REPORT
Planning Commission
October 27, 2025

TO:	Chair Wendy Bailey Planning Commission Members Anna Krstulic, Zoning Counsel
FROM:	Basil Alani, Community Development Director Abbie Aldridge, City Clerk
APPLICANT:	Brian Standley on behalf of Owner James Engle Custom Homes LLC
PROPERTY:	**5500 Canterbury Rd**, FAIRWAY LOT 6 BLK 6 FAC-0338
ZONING:	R-1 Single Family Residential District
PROJECT:	Site Plan Review – New principal building with exceptions to window hierarchy on the right & left elevations

BACKGROUND:

This application was continued from the September 29th, 2025, Planning Commission meeting. The applicant submitted revised plans (Sheet No. 6) with added windows. Applicant submitted a request for new single-family residence. The plans show the height of the structure is 29 feet 9 inches from the existing grade of 912.9 feet. The watershed analysis shows the proposed hardscape to increase the street drainage Q100 runoff from 0 to 0.76 CFS and the rear drainage to decrease the Q100 from 1.92 CFS to 1.2 CFS. The applicant requests approval of the project.

The applicant is seeking an exception for the right & left elevation façades to have the lower aligning with upper windows, and lower windows smaller than the upper windows.

APPLICABLE CODE PROVISIONS:

Code Section 15-235. – Site plan review.

(a) Applicants. The following development activities shall require a site plan review subject to the procedures and criteria contained in the zoning regulations. No building permit shall be issued until the required review and approval of a site plan has occurred.

Development Activity	*Preliminary*	*Final*
In the R-1 district, any construction activity that either: . . . ***• Adds an entirely new principal building to a lot; or*** . . .	*No*	*Yes*

(3) Final site plan. Nine (9) copies of the final site plan shall be submitted in support of the application for final site approval. The final site plan shall contain the following information and meet the following requirements:

15. *Preliminary drainage design and location and existing drainage facilities.*
16. *For all R-1 activity defined as a new house or that adds to or replaces a portion of the principal building on more than fifty percent (50%) of the existing principal building footprint, and for all new building construction in the B-1, B-2, B3P, and R2P zoned districts, a watershed analysis stamped by a licensed Kansas Engineer shall be required. The watershed analysis shall include, but not be limited to, the following:*

(i) Baseline watershed level as property exists before any demolition.
(ii) Watershed level with proposed changes including new construction, hardscape and specific changes to grades.
(iii) Impact to immediate surrounding properties.
(iv) A determination that the new construction will not adversely impact adjoining or downstream property.

The watershed analysis shows the proposed hardscape increased from 32.1% to 40% and states there is no impact to the neighboring properties and storm detention is not required. With the new revised plans the new hardscape is 39.9%.

Code Section 15-296. – Dimension Standards

Meets all requirements

Code Section 15-297. – Site Design Standards.

(2) Greenspace requirement

e. *Large shade trees.* Large shade trees shall be maintained or established between the front building line and street in accordance with the following requirements:

1. All lots shall have at least one (1) large shade tree for every forty feet (40') of street frontage, or fraction thereof. Existing large shade trees, including any large shade trees in the right-of-way, may be counted towards this requirement.
2. Removal of an existing large shade tree that results in less than one (1) per forty feet (40') of street frontage shall require replacement of two (2) new large shade trees for each one (1) tree removed.
3. Large shade trees shall be planted between the front building line and the street.
4. Large shade trees species shall be selected from the "Great Trees for the Kansas City Region" guide and the "Large Trees for the Landscape" list.
5. Any new trees required to be planted shall be at least three inch (3") caliper.

Applicant will need to install 2 large shade trees

(5) *Building façades.* The following design standards shall be used to organize the composition of façades consistent with the architectural style of the home and provide details that relate buildings to the neighborhood streetscapes and adjacent sites.

b. All façades shall have window or door openings covering at least fifteen percent (15%) of the façade above grade. The shape, style, and placement of windows and doors shall not be inconsistent with the architectural style of the home. In the event of an addition to an existing structure, this requirement may apply to the least restrictive of: (1) the entire façade facing the same direction (e.g., front, rear or either side façade), including both the addition and the existing structure; or (2) only the façade of the addition being built and not any part of the existing structure that is not being modified as part of the construction project. (See Section 15-438, Figure 15-438-5.)

1. Windows shall have a vertical or square proportion, although groups of windows may be joined in a horizontal proportion;
2. Windows shall be stacked for two-story façades with lower windows aligning with upper windows, and have a hierarchy with lower windows being larger than upper windows;

The applicant is seeking an exception for the right & left elevation façades for having the lower windows aligning with upper windows, and lower windows smaller than the upper windows

Code Section 15-235. – Site plan review.

(*d) Review criteria. In considering any application for site plan approval, the review body shall give consideration to the criteria stated below, to the extent they are pertinent to the particular application. In addition, the review body may consider other factors which may be relevant to a particular application.*

(1) Whether the site is capable of accommodating the buildings, parking areas and drives with appropriate open space.

(2) Whether the plan provides for safe and easy ingress, egress and internal traffic circulation, and adequate access vehicles, pedestrians, and emergency service to all parts of the property and of all buildings and structures on the property.

(3) Whether the plan is consistent with good land planning and site engineering design principles.

(4) Whether an appropriate degree of harmony will prevail between the architectural quality and building materials of the proposed buildings and those of the surrounding neighborhood.

(5) The character of the neighborhood.

(6) The zoning and use of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

(7) The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

(8) The length of time the property has remained vacant.

(9) The extent to which approval of the application would detrimentally affect nearby properties.

(10) The extent to which the proposed use and plan would substantially harm the value of nearby properties.

(11) The extent to which the proposed use and plan would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

(12) The extent to which utilities and services, including, but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.

(13) The extent to which the proposed use and plan would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.

(14) The extent to which there is a need for the use in the community.

(15) The economic impact of the proposed use and plan on the community.

(16) The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.

(17) The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

(18) The conformance of the proposed use and plan to the City's Comprehensive Plan, and other adopted planning policies.

(19) The recommendation of professional staff, or other professionals retained by the City to evaluate the application.

STAFF RECOMMENDATION:

Staff is not opposed to the application and exceptions requests. If the Planning Commission grants approval, staff recommends the following conditions:

1. One electronic set must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City ordinances and the 2012 International Building Code, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if a building permit is not obtained within one year from the date of Planning Commission approval.
5. Need to install 2 large shade trees

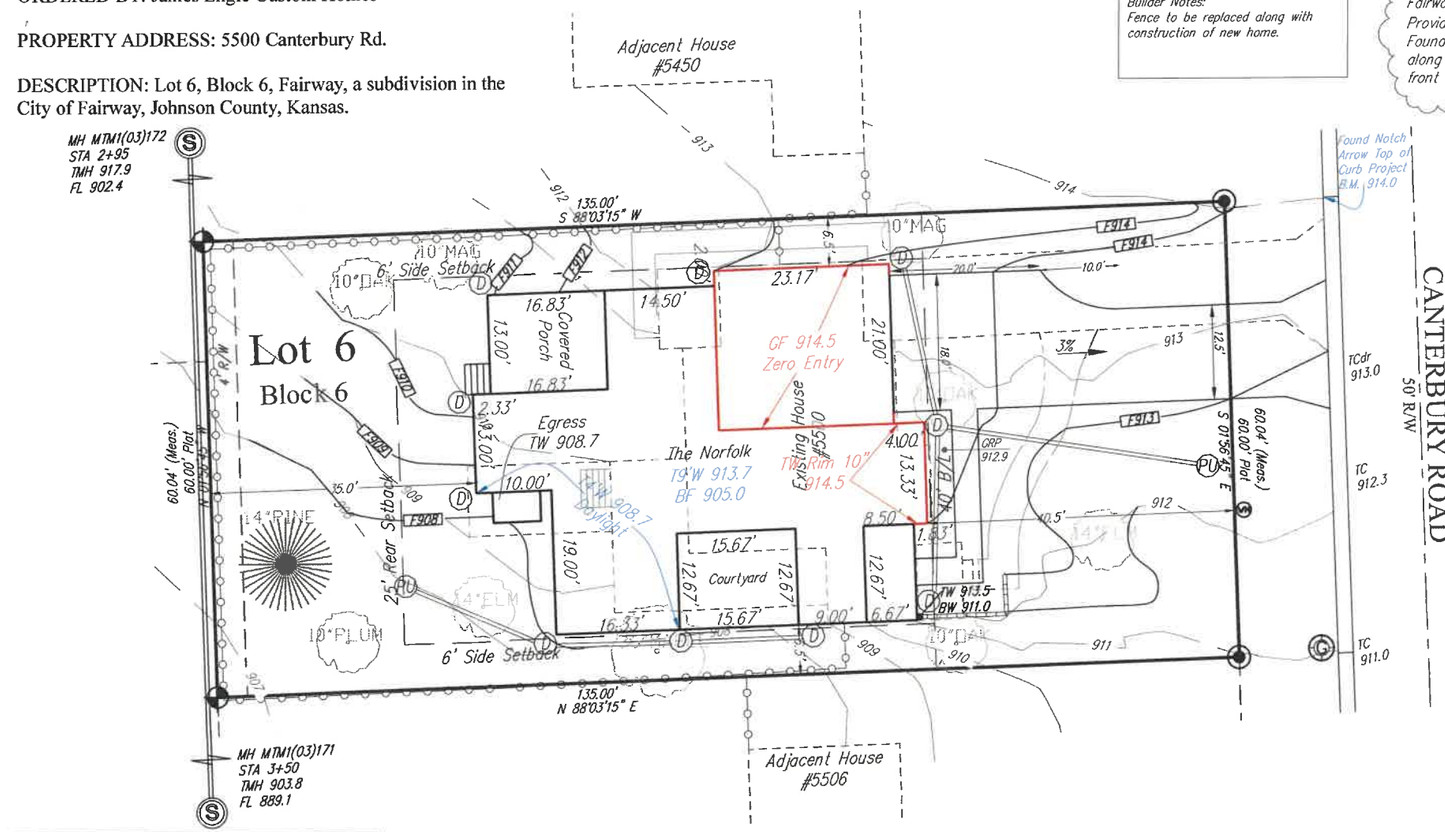
ORDERED BY: James Engle Custom Homes

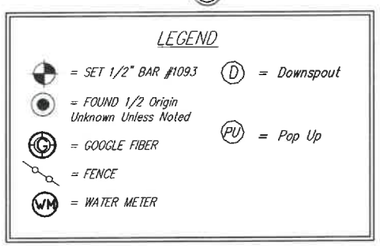
PROPERTY ADDRESS: 5500 Canterbury Rd.

DESCRIPTION: Lot 6, Block 6, Fairway, a subdivision in the City of Fairway, Johnson County, Kansas.

Builder Notes:
Fence to be replaced along with construction of new home.

Fairway Notes:
Provide 48" of Foundation Plantings along 50% of the front of the house.





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Quality since 1959
P.O. BOX 528, GRANDVIEW, MISSOURI 64030
PHONE: (816) 966-0839 FAX: (816) 763-1761

Site Plan

Square Footage Calculations:
- Lot Area = 8,105s.f.
- Existing Non-Permeable= 2,600 s.f. = 32%
- Total Planned Non-Permeable = 3,238.3 s.f. = 39.9%
- Required Open Space = 4,863 s.f. (Minimum)
- Actual Open Space = 4,866.7 s.f.
- Frontyard Green Space = 71%

Area Calculations:

Front Yard = 2,401.6 s.f.	Front Non Perm = 703.4 s.f.
Footprint = 1,919.8 s.f.	Front Porch= 84.7 s.f.
Walkways = 99.2 s.f.	Driveway = 679 s.f.
Courtyard = 198.5 s.f.	Covered Porch W/Stairs = 214.8 s.f.
Accessory Struct. = N/A	Ret. Walls = 17 s.f.
Pool/Spa = N/A	Egress Well = 25.3 s.f.

Elevation Information:
- Existing TW = 913.4

Proposed :
- TW 913.7
- BF 905.0

CF 914.5 Zero Entry

NORTH
0 20
SCALE IN FEET

Scale: 1" = 20'
Prelim: 7/9/25
Exist Cond: 7/30/25
Prelim 7/30/25
Site: 8/5/25, 8/11/25
Final Site: 8/18/25
Rev Egress: 10/6/25

BERNARD BALDUS
LICENSED
1093
KANSAS
LAND SURVEYOR
10/6/25

The Norfolk- Modern Farmhouse

Dwelling Area Summary:

ELEMENT	AREA	ELEMENT	NUMBER
SECOND FLOOR	1332 S.F.	GARAGE (# AUTOS)	2
FIRST FLOOR	1351 S.F.	# BEDROOMS	4
BASEMENT TOTAL	1291 S.F.	# FULL BATHS	4
BASEMENT FINISH	810 S.F.	# HALF BATHS	1
GARAGE	467 S.F.		
COVERED ENTRY PORCH	85 S.F.		
COVERED REAR PORCH	204 S.F.		
TOTAL FINISH	3493 S.F.		

Proposed Footprint: 2205.83 s.f.

JASON S. GIBSON LICENSED 22733 2025.10.08 KANSAS PROFESSIONAL ENGINEER

APEX ENGINEERS, INC
1625 LOCUST ST
KANSAS CITY, MO 64108
816.421.2222

STRUCTURAL DESIGN REVIEW

KANSAS ENGINEERING LICENSE
E-922
MISSOURI ENGINEERING LICENSE:
2003004873

JAMES ENGLE
CUSTOM HOMES

The Norfolk

MODERN FARMHOUSE

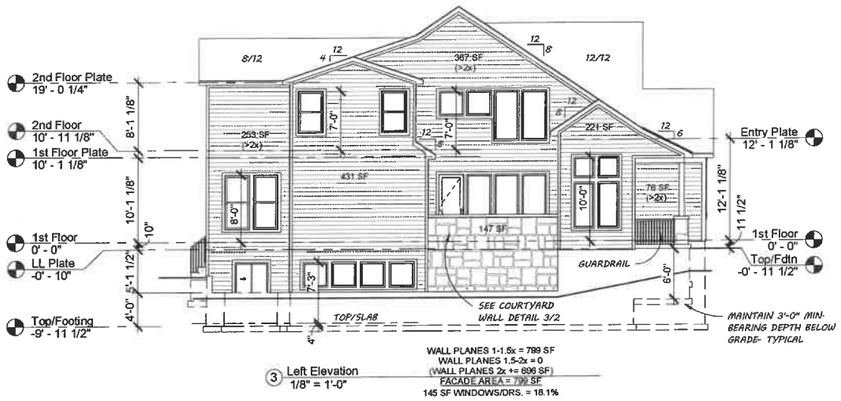
LOT 6, BLOCK 6, 5500 CANTERBURY ROAD, FAIRWAY, KANSAS

James Engle
CUSTOM HOMES, LLC
816-616-9788 www.JamesEngle.com

Date:
August 7, 2025

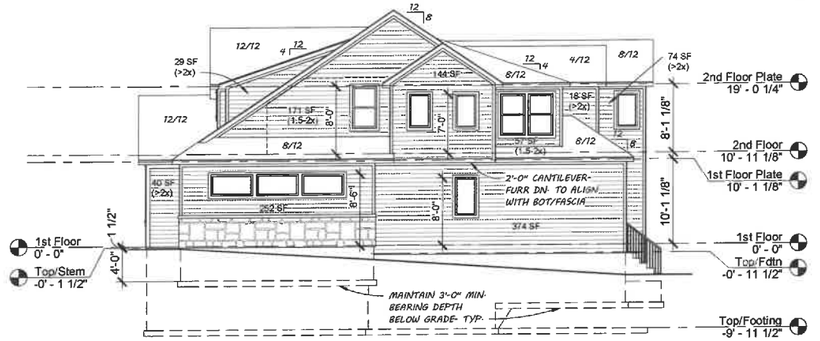
Revised:
Oct. 3, 2025

Sheet No.
1



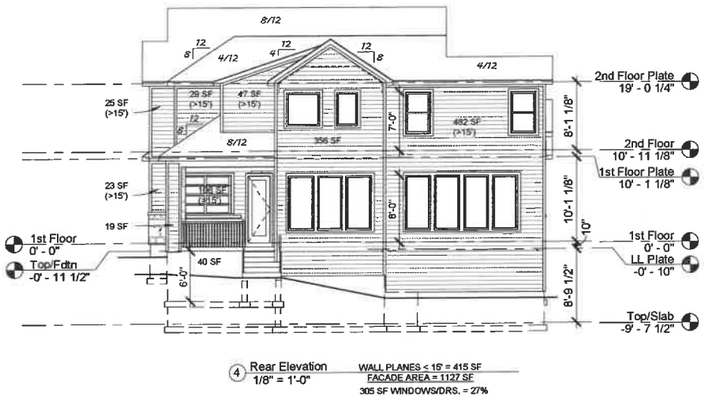
3 Left Elevation
1/8" = 1'-0"

WALL PLANES 1-1.5x = 799 SF
WALL PLANES 1.5-2x = 0
(WALL PLANES 2x += 696 SF)
FACADE AREA = 799 SF
145 SF WINDOWS/DRS. = 18.1%



2 Right Elevation
1/8" = 1'-0"

WALL PLANES 1-1.5x = 770 SF
WALL PLANES 1.5-2x = 228 SF
(WALL PLANES 2x += 161 SF)
FACADE AREA = 998 SF
153 SF WINDOWS = 15.3%



4 Rear Elevation
1/8" = 1'-0"

WALL PLANES < 15' = 415 SF
FACADE AREA = 1127 SF
305 SF WINDOWS/DRS. = 27%

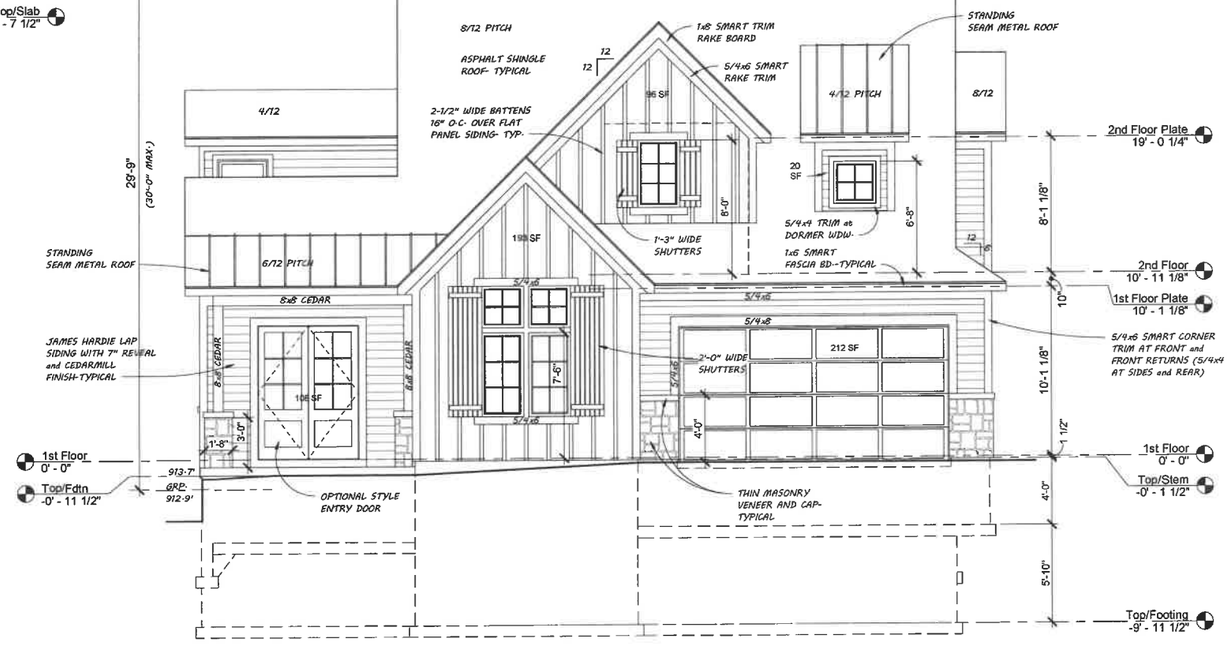
General Notes:

1. WINDOW HEAD HEIGHTS SHALL BE 7'-0", 8'-0", OR CUSTOM HEIGHTS AS NOTED.
2. JAMES HARDIE LAP SIDING with 7" REVEAL and CEDARMILL FINISH- TYPICAL at SIDE and REAR ELEVATIONS, UNLESS NOTED OTHERWISE.
3. 5/4x6 SMART TRIM TYPICAL at DOORS, WINDOWS, and CORNERS (IF SHOWN) ON FRONT ELEVATION.
4. 5/4x4 SMART TRIM TYPICAL at DOORS, WINDOWS, and CORNERS (IF SHOWN) ON SIDE and REAR ELEVATIONS.

Dwelling Area Summary:

ELEMENT	AREA	ELEMENT	NUMBER
SECOND FLOOR	1332 S.F.	GARAGE (# AUTOS)	2
FIRST FLOOR	1351 S.F.	# BEDROOMS	4
BASEMENT TOTAL	1291 S.F.	# FULL BATHS	4
BASEMENT FINISH	810 S.F.	# HALF BATHS	1
GARAGE	467 S.F.		
COVERED ENTRY PORCH	85 S.F.		
COVERED REAR PORCH	204 S.F.		
TOTAL FINISH	3493 S.F.		

Proposed Footprint: 2205.83 s.f.



1 Front Elevation
1/4" = 1'-0"

FACADE AREA = 829 SF
141 SF WINDOWS/ENTRY DR= 22.4%

JASON S. GIBSON
LICENSED
22733
2025.10.08
PROFESSIONAL ENGINEER
KANSAS

APEX ENGINEERS, INC
1625 LOCUST ST
KANSAS CITY, MO 64108
816 421.3322

STRUCTURAL DESIGN REVIEW

KANSAS ENGINEERING LICENSE
E-902
MISSOURI ENGINEERING LICENSE
2002034673

The Norfolk

MODERN FARMHOUSE

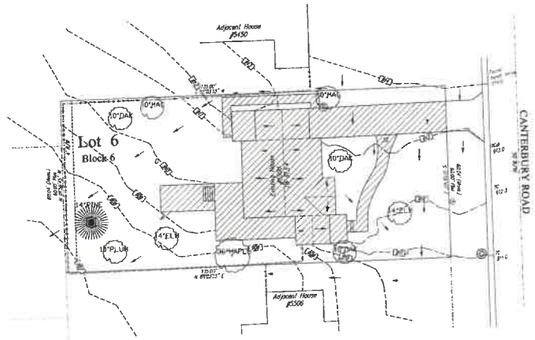
LOT 6, BLOCK 6, 5500 CANTERBURY ROAD, FAIRWAY, KANSAS

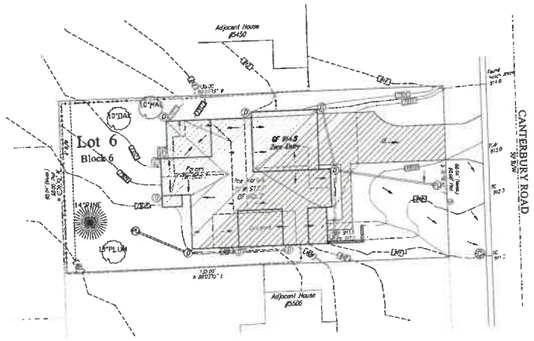
James Engle
CUSTOM HOMES, LLC
816-616-9788 www.JamesEngle.com

Date:
August 7, 2025

Revised:
Oct. 3, 2025

Sheet No.
6





EXISTING SITE

All Runoff to the Rear
Lot Area = 8,105 s.f.
Impervious Area = 2,600 s.f. (32.1%); CN=82

Q100 = 1.92 cfs; V100 = 0.100 ac-ft.
Q25 = 1.33 cfs; V25 = 0.068 ac-ft.
Q10 = 1.05 cfs; V10 = 0.053 ac-ft.
Q2 = 0.57 cfs; V10 = 0.028 ac-ft.

PROPOSED SITE

Square footage Calculations:
Lot Area = 8,105 s.f.
Impervious Area = 3,241 s.f. (40%)

Street DA = 2,977 s.f.
Impervious Area = 1,832 s.f. CN=89
Q100 = 0.76 cfs; V100 = 0.042 ac-ft.
Q25 = 0.55 cfs; V25 = 0.029 ac-ft.
Q10 = 0.45 cfs; V10 = 0.023 ac-ft.
Q2 = 0.27 cfs; V10 = 0.014 ac-ft.

Rear DA = 5,128 s.f.
Impervious Area = 1,409 s.f. CN=81
Q100 = 1.20 cfs; V100 = 0.062 ac-ft.
Q25 = 0.83 cfs; V25 = 0.042 ac-ft.
Q10 = 0.65 cfs; V10 = 0.032 ac-ft.
Q2 = 0.35 cfs; V10 = 0.017 ac-ft.

ROBERT C. WESSEL LICENSED 7183 KANSAS PROFESSIONAL ENGINEER
08/14/25

ROBERT C. WESSEL P.E.
consulting engineer
4085 NORTH KOLB ROAD
TUCSON, ARIZONA 85750
913-207-6118
EMAIL robertcwessel47@gmail.com

JOB NO.: RCW0311	DRAWN: RFF
FIF ILE/PIC: XX/XX	CHECKED: RCW
ISSUES / REVISIONS	DATE
ISSUE	08-14-25

PREPARED FOR:
LAND SURVEY
GRANDVIEW, MO.

5500 CANTERBURY
FAIRWAY, KANSAS

SHEET NO.
C1
OF 1

ROBERT C. WESSEL P.E.
CONSULTING ENGINEERS
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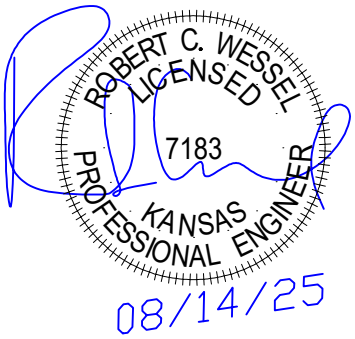


August 14, 2025

STORM DRAINAGE REPORT
5500 Canterbury
Fairway, Kansas

5500 Canterbury, Fairway, Kansas is an existing 8,105 s.f. single family residential site, Lot 6, Block 6, Fairway Subdivison. The existing house is to be replaced with a larger home. The entire site drains to the rear, then south and west through rear yards and between houses onto State Park Road and Falmouth Road. Curb inlets and storm sewers collect runoff on the streets and then into Rock Creek. There is no known history of drainage problems in the immediate area. The site is not located in a FEMA designated flood plain or floodway.

STORM RUNOFF REQUIREMENTS

The City of Fairway allows 40% impervious on the first 10,000 s.f. of the site. For this site, the allowable impervious is 3,242 s.f.. The proposed total impervious area of 3,241 s.f. is less than the allowable. The proposed Q10 and Q100 are lower than allowable area design. Storm Detention is NOT REQUIRED.
Since the rear of the lot will continue to flow thru several yards to the south, the design flow thru the yards from the project site should not increase. We propose to reduce the drainage area to the rear by piping front roof drains to the street, and grading the driveway and front yard to drain onto Canterbury. The design rear flows of Q10 = 0.65 cfs. and Q100 = 1.20 cfs are lower than the existing flows of Q10 = 1.05 cfs. and Q100 =1.92 cfs. The runoff to the street flows to the same storm sewers system on State Park Road. The rates are of no concern to the street drainage system.

We recommend approval of the project as proposed.

ENGINEER'S STATEMENT:

The storm drainage report, and site grading construction drawings, were prepared under my direct supervision; and to the best of my knowledge conform to the City of Fairway, Kansas storm drainage design criteria for private development.

Summary for Subcatchment 7S: PROP STREET

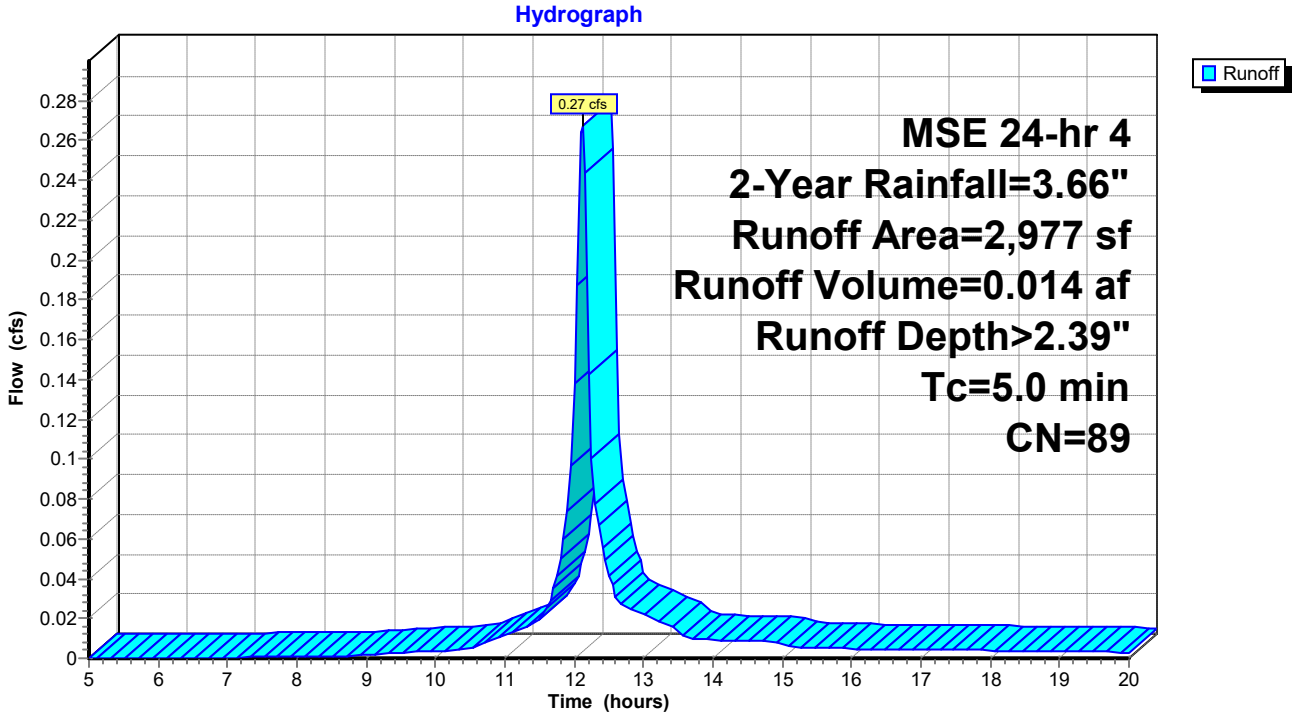
Runoff = 0.27 cfs @ 12.11 hrs, Volume= 0.014 af, Depth> 2.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	1,832	98	IMPERVIOUS
*	1,145	74	GRASS
	2,977	89	Weighted Average
	1,145		38.46% Pervious Area
	1,832		61.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: PROP STREET



Hydrograph for Subcatchment 7S: PROP STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00
5.25	0.18	0.00	0.00
5.50	0.20	0.00	0.00
5.75	0.21	0.00	0.00
6.00	0.23	0.00	0.00
6.25	0.24	0.00	0.00
6.50	0.26	0.00	0.00
6.75	0.27	0.00	0.00
7.00	0.29	0.00	0.00
7.25	0.31	0.00	0.00
7.50	0.33	0.00	0.00
7.75	0.34	0.01	0.00
8.00	0.36	0.01	0.00
8.25	0.38	0.01	0.00
8.50	0.40	0.02	0.00
8.75	0.42	0.02	0.00
9.00	0.44	0.03	0.00
9.25	0.48	0.04	0.00
9.50	0.51	0.05	0.00
9.75	0.54	0.06	0.00
10.00	0.58	0.07	0.00
10.25	0.62	0.09	0.00
10.50	0.65	0.10	0.00
10.75	0.72	0.13	0.01
11.00	0.79	0.17	0.01
11.25	0.88	0.22	0.01
11.50	0.99	0.28	0.02
11.75	1.20	0.41	0.04
12.00	1.71	0.80	**0.14**
12.25	2.46	1.42	**0.10**
12.50	2.67	1.60	0.04
12.75	2.78	1.70	0.03
13.00	2.87	1.78	0.02
13.25	2.94	1.85	0.02
13.50	3.01	1.90	0.01
13.75	3.04	1.94	0.01
14.00	3.08	1.97	0.01
14.25	3.12	2.01	0.01
14.50	3.15	2.04	0.01
14.75	3.18	2.07	0.01
15.00	3.22	2.10	0.01
15.25	3.24	2.12	0.01
15.50	3.26	2.13	0.01
15.75	3.28	2.15	0.00
16.00	3.30	2.17	0.00
16.25	3.32	2.19	0.00
16.50	3.33	2.20	0.00
16.75	3.35	2.22	0.00
17.00	3.37	2.24	0.00
17.25	3.39	2.25	0.00
17.50	3.40	2.27	0.00
17.75	3.42	2.28	0.00
18.00	3.43	2.30	0.00
18.25	3.45	2.31	0.00
18.50	3.46	2.32	0.00
18.75	3.48	2.34	0.00
19.00	3.49	2.35	0.00
19.25	3.51	2.36	0.00
19.50	3.52	2.37	0.00
19.75	3.53	2.38	0.00
20.00	**3.54**	**2.40**	0.00

Summary for Subcatchment 8S: EXISTING REAR

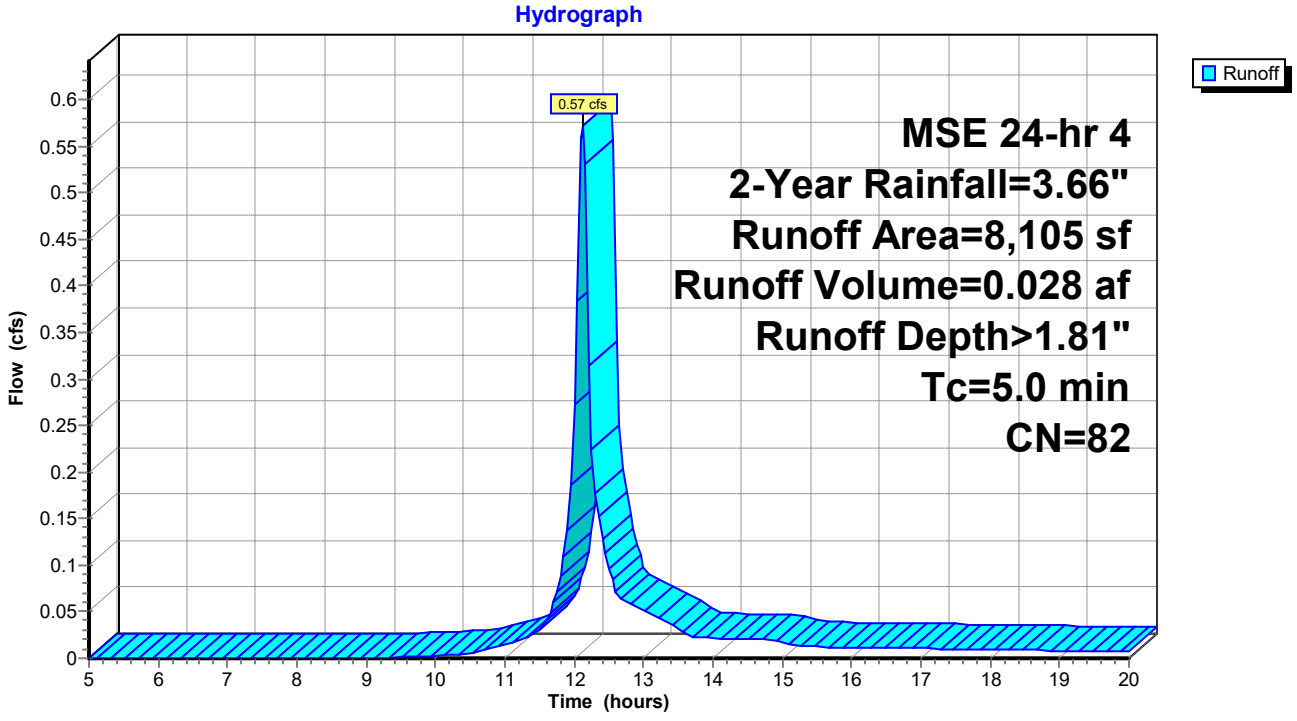
Runoff = 0.57 cfs @ 12.12 hrs, Volume= 0.028 af, Depth> 1.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	2,600	98	IMPERVIOUS
*	5,505	74	GRASS
	8,105	82	Weighted Average
	5,505		67.92% Pervious Area
	2,600		32.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00
5.25	0.18	0.00	0.00
5.50	0.20	0.00	0.00
5.75	0.21	0.00	0.00
6.00	0.23	0.00	0.00
6.25	0.24	0.00	0.00
6.50	0.26	0.00	0.00
6.75	0.27	0.00	0.00
7.00	0.29	0.00	0.00
7.25	0.31	0.00	0.00
7.50	0.33	0.00	0.00
7.75	0.34	0.00	0.00
8.00	0.36	0.00	0.00
8.25	0.38	0.00	0.00
8.50	0.40	0.00	0.00
8.75	0.42	0.00	0.00
9.00	0.44	0.00	0.00
9.25	0.48	0.00	0.00
9.50	0.51	0.00	0.00
9.75	0.54	0.00	0.00
10.00	0.58	0.01	0.00
10.25	0.62	0.01	0.00
10.50	0.65	0.02	0.00
10.75	0.72	0.03	0.01
11.00	0.79	0.05	0.01
11.25	0.88	0.08	0.02
11.50	0.99	0.11	0.03
11.75	1.20	0.20	0.07
12.00	1.71	0.47	**0.27**
12.25	2.46	0.97	**0.22**
12.50	2.67	1.12	0.10
12.75	2.78	1.20	0.06
13.00	2.87	1.28	0.05
13.25	2.94	1.34	0.04
13.50	3.01	1.38	0.03
13.75	3.04	1.41	0.02
14.00	3.08	1.44	0.02
14.25	3.12	1.47	0.02
14.50	3.15	1.50	0.02
14.75	3.18	1.53	0.02
15.00	3.22	1.55	0.02
15.25	3.24	1.57	0.01
15.50	3.26	1.59	0.01
15.75	3.28	1.60	0.01
16.00	3.30	1.62	0.01
16.25	3.32	1.63	0.01
16.50	3.33	1.65	0.01
16.75	3.35	1.66	0.01
17.00	3.37	1.68	0.01
17.25	3.39	1.69	0.01
17.50	3.40	1.70	0.01
17.75	3.42	1.72	0.01
18.00	3.43	1.73	0.01
18.25	3.45	1.74	0.01
18.50	3.46	1.75	0.01
18.75	3.48	1.76	0.01
19.00	3.49	1.78	0.01
19.25	3.51	1.79	0.01
19.50	3.52	1.80	0.01
19.75	3.53	1.81	0.01
20.00	**3.54**	**1.82**	0.01

Summary for Subcatchment 9S: PROPOSED REAR

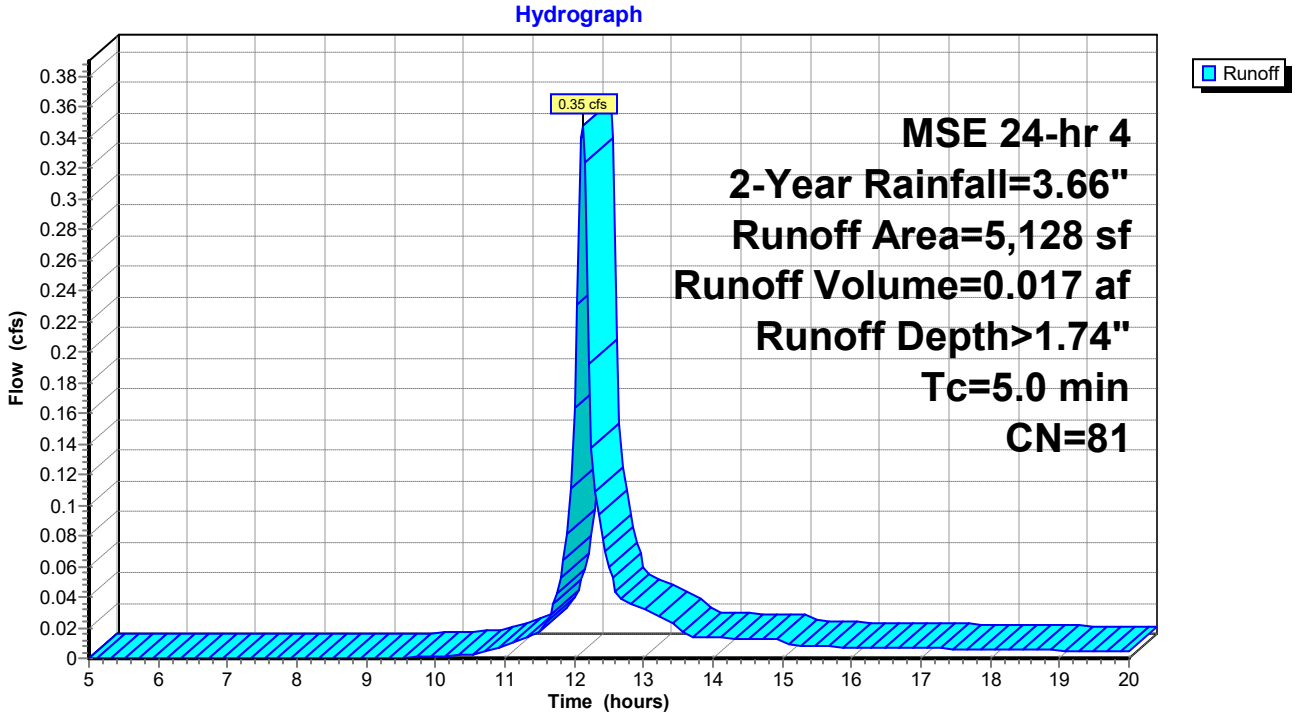
Runoff = 0.35 cfs @ 12.12 hrs, Volume= 0.017 af, Depth> 1.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	1,409	98	IMPERVIOUS
*	3,719	74	GRASS
	5,128	81	Weighted Average
	3,719		72.52% Pervious Area
	1,409		27.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROPOSED REAR



Hydrograph for Subcatchment 9S: PROPOSED REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00
5.25	0.18	0.00	0.00
5.50	0.20	0.00	0.00
5.75	0.21	0.00	0.00
6.00	0.23	0.00	0.00
6.25	0.24	0.00	0.00
6.50	0.26	0.00	0.00
6.75	0.27	0.00	0.00
7.00	0.29	0.00	0.00
7.25	0.31	0.00	0.00
7.50	0.33	0.00	0.00
7.75	0.34	0.00	0.00
8.00	0.36	0.00	0.00
8.25	0.38	0.00	0.00
8.50	0.40	0.00	0.00
8.75	0.42	0.00	0.00
9.00	0.44	0.00	0.00
9.25	0.48	0.00	0.00
9.50	0.51	0.00	0.00
9.75	0.54	0.00	0.00
10.00	0.58	0.00	0.00
10.25	0.62	0.01	0.00
10.50	0.65	0.01	0.00
10.75	0.72	0.02	0.01
11.00	0.79	0.04	0.01
11.25	0.88	0.06	0.01
11.50	0.99	0.10	0.02
11.75	1.20	0.17	0.04
12.00	1.71	0.43	**0.16**
12.25	2.46	0.91	**0.14**
12.50	2.67	1.06	0.06
12.75	2.78	1.14	0.04
13.00	2.87	1.21	0.03
13.25	2.94	1.27	0.03
13.50	3.01	1.32	0.02
13.75	3.04	1.35	0.01
14.00	3.08	1.38	0.01
14.25	3.12	1.40	0.01
14.50	3.15	1.43	0.01
14.75	3.18	1.46	0.01
15.00	3.22	1.48	0.01
15.25	3.24	1.50	0.01
15.50	3.26	1.51	0.01
15.75	3.28	1.53	0.01
16.00	3.30	1.55	0.01
16.25	3.32	1.56	0.01
16.50	3.33	1.58	0.01
16.75	3.35	1.59	0.01
17.00	3.37	1.60	0.01
17.25	3.39	1.62	0.01
17.50	3.40	1.63	0.01
17.75	3.42	1.64	0.01
18.00	3.43	1.66	0.01
18.25	3.45	1.67	0.01
18.50	3.46	1.68	0.01
18.75	3.48	1.69	0.01
19.00	3.49	1.70	0.01
19.25	3.51	1.71	0.00
19.50	3.52	1.72	0.00
19.75	3.53	1.73	0.00
20.00	**3.54**	**1.74**	0.00

Summary for Subcatchment 7S: PROP STREET

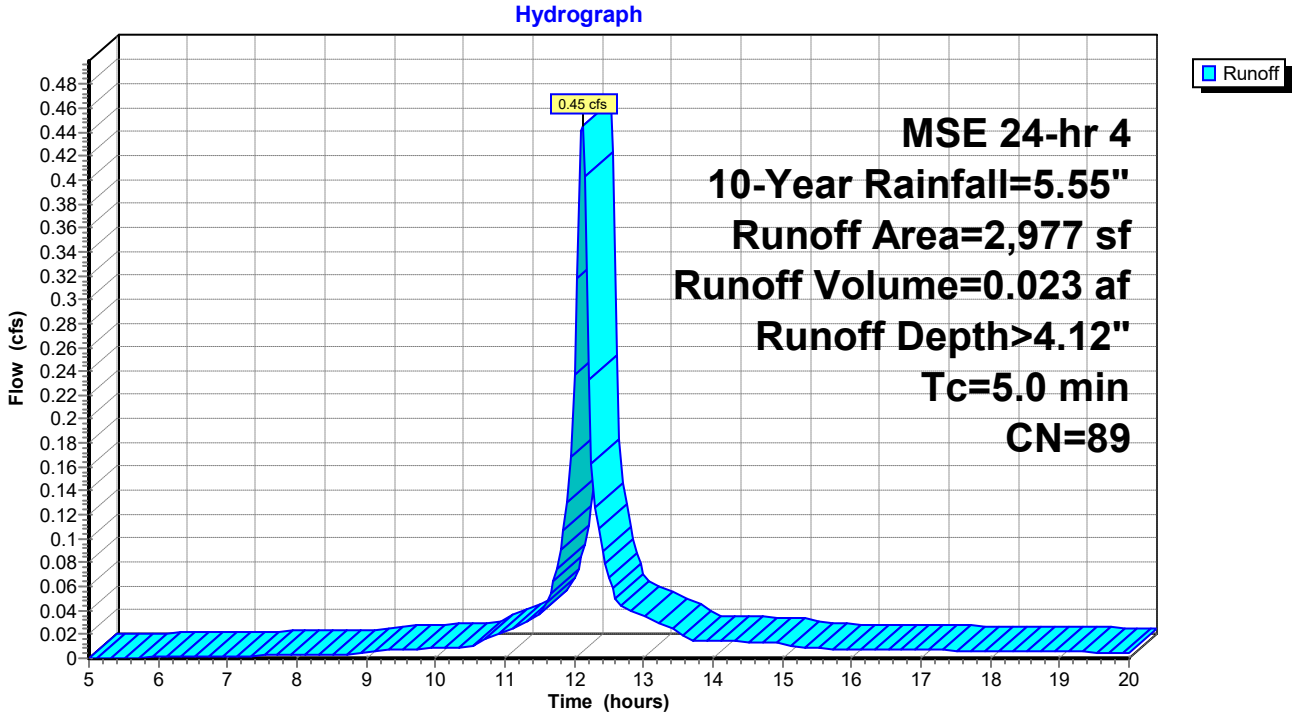
Runoff = 0.45 cfs @ 12.11 hrs, Volume= 0.023 af, Depth> 4.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	1,832	98	IMPERVIOUS
*	1,145	74	GRASS
	2,977	89	Weighted Average
	1,145		38.46% Pervious Area
	1,832		61.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: PROP STREET



Hydrograph for Subcatchment 7S: PROP STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.34	0.01	0.00
6.25	0.36	0.01	0.00
6.50	0.39	0.01	0.00
6.75	0.41	0.02	0.00
7.00	0.44	0.03	0.00
7.25	0.47	0.03	0.00
7.50	0.49	0.04	0.00
7.75	0.52	0.05	0.00
8.00	0.55	0.06	0.00
8.25	0.58	0.07	0.00
8.50	0.61	0.08	0.00
8.75	0.64	0.09	0.00
9.00	0.67	0.11	0.00
9.25	0.72	0.13	0.01
9.50	0.77	0.16	0.01
9.75	0.82	0.18	0.01
10.00	0.88	0.21	0.01
10.25	0.94	0.25	0.01
10.50	0.99	0.28	0.01
10.75	1.08	0.34	0.02
11.00	1.20	0.42	0.02
11.25	1.34	0.51	0.03
11.50	1.51	0.64	0.03
11.75	1.82	0.88	0.08
12.00	2.60	1.54	**0.24**
12.25	3.73	2.57	**0.16**
12.50	4.04	2.86	0.07
12.75	4.21	3.02	0.04
13.00	4.35	3.15	0.04
13.25	4.47	3.26	0.03
13.50	4.56	3.35	0.02
13.75	4.61	3.40	0.02
14.00	4.67	3.46	0.01
14.25	4.73	3.51	0.01
14.50	4.78	3.56	0.01
14.75	4.83	3.61	0.01
15.00	4.88	3.66	0.01
15.25	4.91	3.69	0.01
15.50	4.94	3.72	0.01
15.75	4.97	3.74	0.01
16.00	5.00	3.77	0.01
16.25	5.03	3.80	0.01
16.50	5.06	3.83	0.01
16.75	5.08	3.85	0.01
17.00	5.11	3.88	0.01
17.25	5.14	3.90	0.01
17.50	5.16	3.93	0.01
17.75	5.19	3.95	0.01
18.00	5.21	3.97	0.01
18.25	5.23	3.99	0.01
18.50	5.25	4.02	0.01
18.75	5.27	4.04	0.01
19.00	5.30	4.06	0.01
19.25	5.32	4.07	0.01
19.50	5.33	4.09	0.01
19.75	5.35	4.11	0.00
20.00	**5.37**	**4.13**	0.00

Summary for Subcatchment 8S: EXISTING REAR

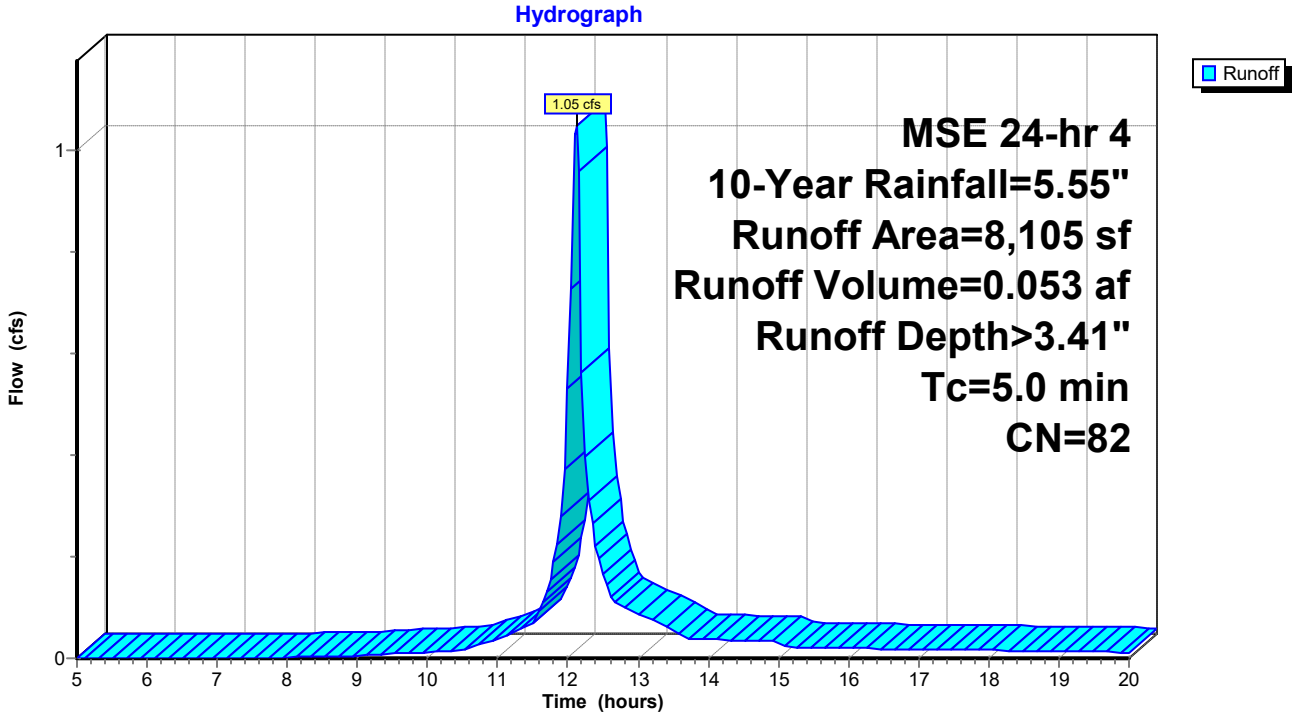
Runoff = 1.05 cfs @ 12.12 hrs, Volume= 0.053 af, Depth> 3.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	2,600	98	IMPERVIOUS
*	5,505	74	GRASS
	8,105	82	Weighted Average
	5,505		67.92% Pervious Area
	2,600		32.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.34	0.00	0.00
6.25	0.36	0.00	0.00
6.50	0.39	0.00	0.00
6.75	0.41	0.00	0.00
7.00	0.44	0.00	0.00
7.25	0.47	0.00	0.00
7.50	0.49	0.00	0.00
7.75	0.52	0.00	0.00
8.00	0.55	0.01	0.00
8.25	0.58	0.01	0.00
8.50	0.61	0.01	0.00
8.75	0.64	0.02	0.00
9.00	0.67	0.02	0.00
9.25	0.72	0.03	0.01
9.50	0.77	0.04	0.01
9.75	0.82	0.06	0.01
10.00	0.88	0.07	0.01
10.25	0.94	0.09	0.01
10.50	0.99	0.11	0.02
10.75	1.08	0.15	0.03
11.00	1.20	0.20	0.04
11.25	1.34	0.26	0.05
11.50	1.51	0.35	0.07
11.75	1.82	0.53	0.15
12.00	2.60	1.07	**0.53**
12.25	3.73	1.98	**0.40**
12.50	4.04	2.24	0.17
12.75	4.21	2.38	0.10
13.00	4.35	2.50	0.09
13.25	4.47	2.61	0.07
13.50	4.56	2.69	0.06
13.75	4.61	2.74	0.04
14.00	4.67	2.79	0.04
14.25	4.73	2.83	0.04
14.50	4.78	2.88	0.03
14.75	4.83	2.93	0.03
15.00	4.88	2.97	0.03
15.25	4.91	3.00	0.02
15.50	4.94	3.03	0.02
15.75	4.97	3.05	0.02
16.00	5.00	3.08	0.02
16.25	5.03	3.10	0.02
16.50	5.06	3.13	0.02
16.75	5.08	3.15	0.02
17.00	5.11	3.18	0.02
17.25	5.14	3.20	0.02
17.50	5.16	3.22	0.02
17.75	5.19	3.25	0.02
18.00	5.21	3.27	0.02
18.25	5.23	3.29	0.02
18.50	5.25	3.31	0.01
18.75	5.27	3.33	0.01
19.00	5.30	3.34	0.01
19.25	5.32	3.36	0.01
19.50	5.33	3.38	0.01
19.75	5.35	3.40	0.01
20.00	**5.37**	**3.41**	0.01

Summary for Subcatchment 9S: PROPOSED REAR

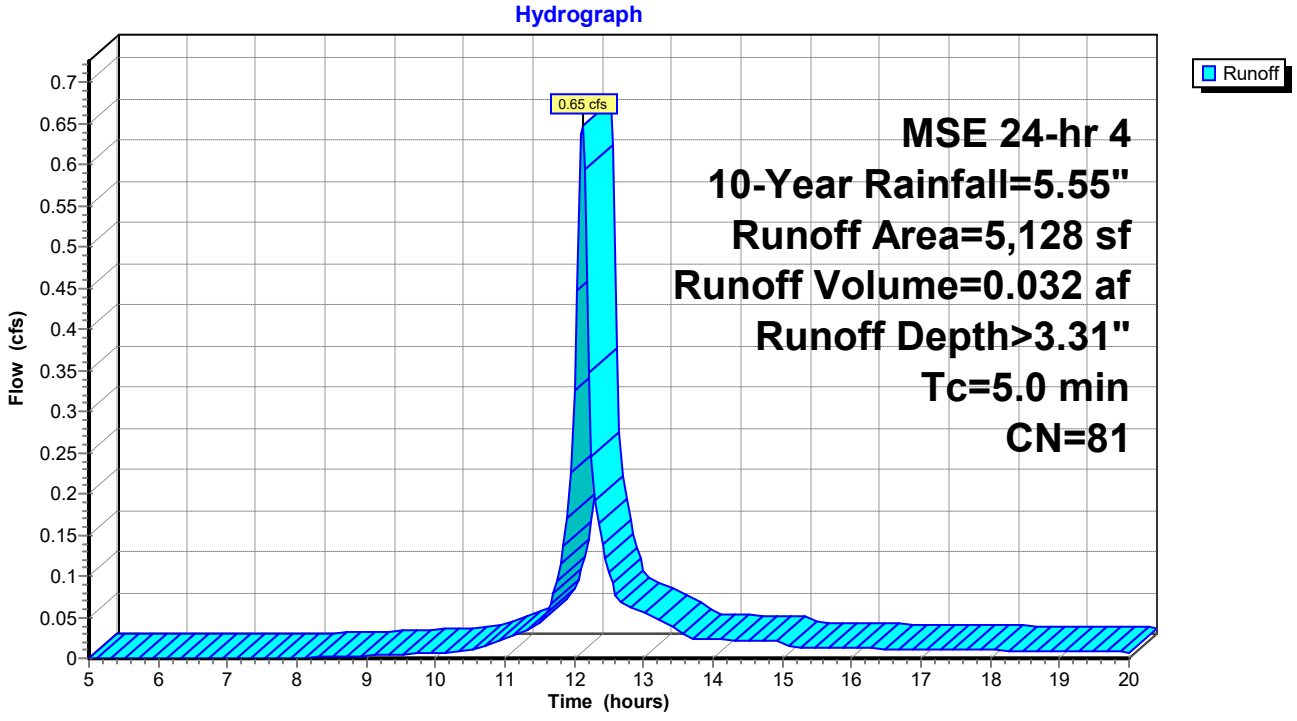
Runoff = 0.65 cfs @ 12.12 hrs, Volume= 0.032 af, Depth> 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	1,409	98	IMPERVIOUS
*	3,719	74	GRASS
	5,128	81	Weighted Average
	3,719		72.52% Pervious Area
	1,409		27.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROPOSED REAR



Hydrograph for Subcatchment 9S: PROPOSED REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.34	0.00	0.00
6.25	0.36	0.00	0.00
6.50	0.39	0.00	0.00
6.75	0.41	0.00	0.00
7.00	0.44	0.00	0.00
7.25	0.47	0.00	0.00
7.50	0.49	0.00	0.00
7.75	0.52	0.00	0.00
8.00	0.55	0.00	0.00
8.25	0.58	0.00	0.00
8.50	0.61	0.01	0.00
8.75	0.64	0.01	0.00
9.00	0.67	0.02	0.00
9.25	0.72	0.02	0.00
9.50	0.77	0.03	0.01
9.75	0.82	0.05	0.01
10.00	0.88	0.06	0.01
10.25	0.94	0.08	0.01
10.50	0.99	0.10	0.01
10.75	1.08	0.13	0.02
11.00	1.20	0.17	0.02
11.25	1.34	0.24	0.03
11.50	1.51	0.32	0.04
11.75	1.82	0.49	0.09
12.00	2.60	1.01	**0.33**
12.25	3.73	1.90	**0.25**
12.50	4.04	2.16	0.10
12.75	4.21	2.30	0.06
13.00	4.35	2.42	0.06
13.25	4.47	2.52	0.05
13.50	4.56	2.60	0.04
13.75	4.61	2.65	0.02
14.00	4.67	2.70	0.02
14.25	4.73	2.74	0.02
14.50	4.78	2.79	0.02
14.75	4.83	2.83	0.02
15.00	4.88	2.88	0.02
15.25	4.91	2.91	0.01
15.50	4.94	2.93	0.01
15.75	4.97	2.96	0.01
16.00	5.00	2.99	0.01
16.25	5.03	3.01	0.01
16.50	5.06	3.04	0.01
16.75	5.08	3.06	0.01
17.00	5.11	3.08	0.01
17.25	5.14	3.11	0.01
17.50	5.16	3.13	0.01
17.75	5.19	3.15	0.01
18.00	5.21	3.17	0.01
18.25	5.23	3.19	0.01
18.50	5.25	3.21	0.01
18.75	5.27	3.23	0.01
19.00	5.30	3.25	0.01
19.25	5.32	3.27	0.01
19.50	5.33	3.28	0.01
19.75	5.35	3.30	0.01
20.00	**5.37**	**3.31**	0.01

Summary for Subcatchment 7S: PROP STREET

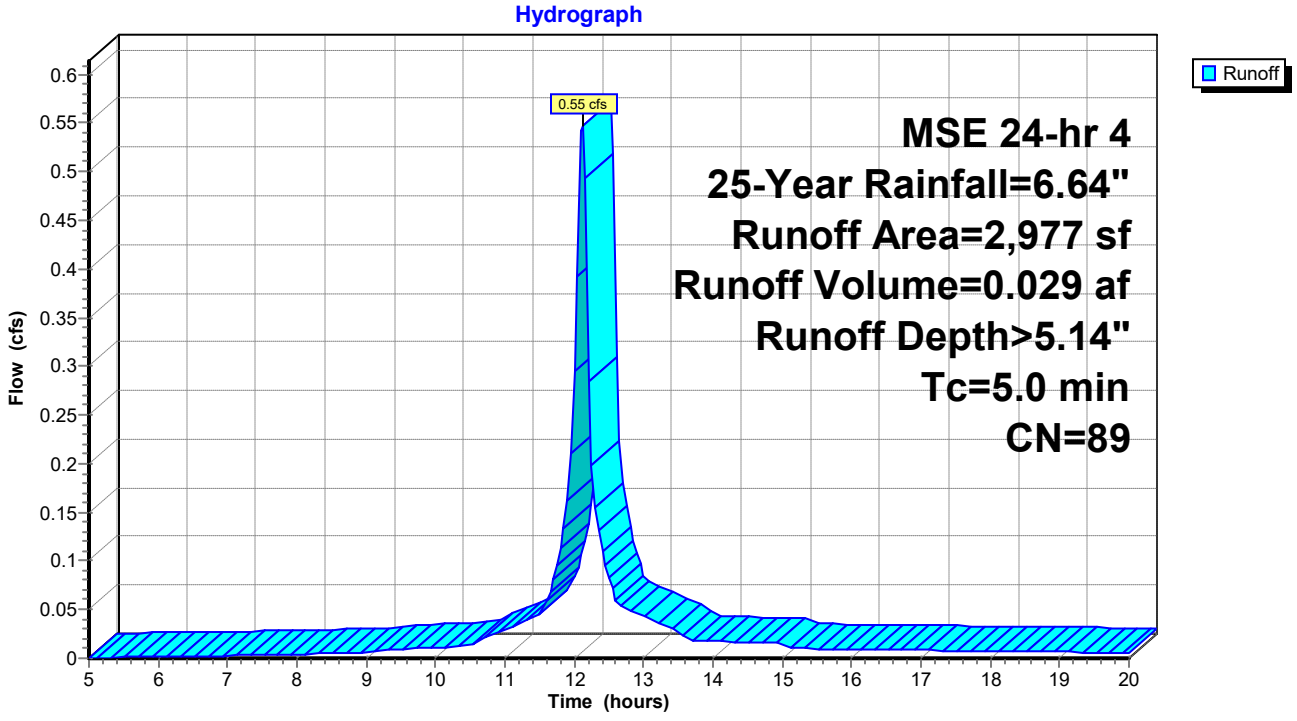
Runoff = 0.55 cfs @ 12.11 hrs, Volume= 0.029 af, Depth> 5.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	1,832	98	IMPERVIOUS
*	1,145	74	GRASS
	2,977	89	Weighted Average
	1,145		38.46% Pervious Area
	1,832		61.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: PROP STREET



Hydrograph for Subcatchment 7S: PROP STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00
5.25	0.33	0.01	0.00
5.50	0.35	0.01	0.00
5.75	0.38	0.01	0.00
6.00	0.41	0.02	0.00
6.25	0.44	0.03	0.00
6.50	0.47	0.03	0.00
6.75	0.50	0.04	0.00
7.00	0.53	0.05	0.00
7.25	0.56	0.06	0.00
7.50	0.59	0.07	0.00
7.75	0.62	0.09	0.00
8.00	0.66	0.10	0.00
8.25	0.69	0.12	0.00
8.50	0.73	0.14	0.00
8.75	0.77	0.15	0.01
9.00	0.80	0.17	0.01
9.25	0.86	0.20	0.01
9.50	0.92	0.24	0.01
9.75	0.99	0.28	0.01
10.00	1.05	0.32	0.01
10.25	1.12	0.36	0.01
10.50	1.19	0.41	0.01
10.75	1.30	0.48	0.02
11.00	1.44	0.58	0.03
11.25	1.61	0.71	0.04
11.50	1.80	0.87	0.04
11.75	2.18	1.18	0.09
12.00	3.11	2.00	**0.29**
12.25	4.46	3.26	**0.20**
12.50	4.84	3.62	0.08
12.75	5.03	3.81	0.05
13.00	5.20	3.97	0.04
13.25	5.34	4.10	0.04
13.50	5.45	4.21	0.03
13.75	5.52	4.27	0.02
14.00	5.59	4.34	0.02
14.25	5.65	4.40	0.02
14.50	5.72	4.46	0.02
14.75	5.78	4.52	0.02
15.00	5.84	4.58	0.02
15.25	5.87	4.61	0.01
15.50	5.91	4.65	0.01
15.75	5.95	4.68	0.01
16.00	5.98	4.72	0.01
16.25	6.02	4.75	0.01
16.50	6.05	4.78	0.01
16.75	6.08	4.82	0.01
17.00	6.11	4.85	0.01
17.25	6.14	4.88	0.01
17.50	6.17	4.90	0.01
17.75	6.20	4.93	0.01
18.00	6.23	4.96	0.01
18.25	6.26	4.99	0.01
18.50	6.29	5.01	0.01
18.75	6.31	5.04	0.01
19.00	6.34	5.06	0.01
19.25	6.36	5.08	0.01
19.50	6.38	5.11	0.01
19.75	6.40	5.13	0.01
20.00	**6.42**	**5.15**	0.01

Summary for Subcatchment 8S: EXISTING REAR

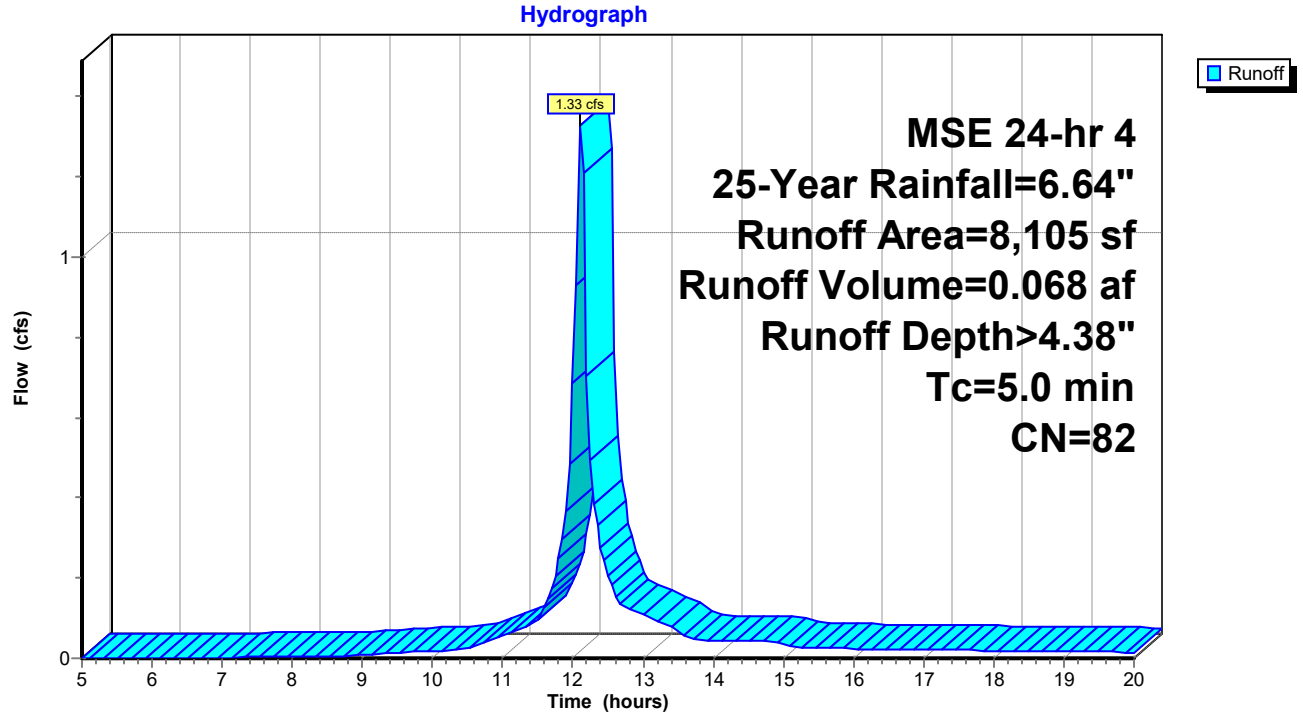
Runoff = 1.33 cfs @ 12.11 hrs, Volume= 0.068 af, Depth> 4.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	2,600	98	IMPERVIOUS
*	5,505	74	GRASS
	8,105	82	Weighted Average
	5,505		67.92% Pervious Area
	2,600		32.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00
5.25	0.33	0.00	0.00
5.50	0.35	0.00	0.00
5.75	0.38	0.00	0.00
6.00	0.41	0.00	0.00
6.25	0.44	0.00	0.00
6.50	0.47	0.00	0.00
6.75	0.50	0.00	0.00
7.00	0.53	0.00	0.00
7.25	0.56	0.01	0.00
7.50	0.59	0.01	0.00
7.75	0.62	0.01	0.00
8.00	0.66	0.02	0.00
8.25	0.69	0.03	0.01
8.50	0.73	0.03	0.01
8.75	0.77	0.04	0.01
9.00	0.80	0.05	0.01
9.25	0.86	0.07	0.01
9.50	0.92	0.09	0.01
9.75	0.99	0.11	0.02
10.00	1.05	0.13	0.02
10.25	1.12	0.16	0.02
10.50	1.19	0.19	0.02
10.75	1.30	0.24	0.04
11.00	1.44	0.31	0.06
11.25	1.61	0.40	0.07
11.50	1.80	0.52	0.09
11.75	2.18	0.77	0.21
12.00	3.11	1.47	**0.69**
12.25	4.46	2.60	**0.50**
12.50	4.84	2.93	0.21
12.75	5.03	3.11	0.13
13.00	5.20	3.26	0.11
13.25	5.34	3.39	0.09
13.50	5.45	3.49	0.07
13.75	5.52	3.55	0.05
14.00	5.59	3.61	0.05
14.25	5.65	3.67	0.04
14.50	5.72	3.73	0.04
14.75	5.78	3.78	0.04
15.00	5.84	3.84	0.04
15.25	5.87	3.87	0.03
15.50	5.91	3.91	0.03
15.75	5.95	3.94	0.02
16.00	5.98	3.97	0.02
16.25	6.02	4.00	0.02
16.50	6.05	4.03	0.02
16.75	6.08	4.06	0.02
17.00	6.11	4.09	0.02
17.25	6.14	4.12	0.02
17.50	6.17	4.15	0.02
17.75	6.20	4.17	0.02
18.00	6.23	4.20	0.02
18.25	6.26	4.23	0.02
18.50	6.29	4.25	0.02
18.75	6.31	4.27	0.02
19.00	6.34	4.30	0.02
19.25	6.36	4.32	0.02
19.50	6.38	4.34	0.02
19.75	6.40	4.36	0.02
20.00	**6.42**	**4.38**	0.01

Summary for Subcatchment 9S: PROPOSED REAR

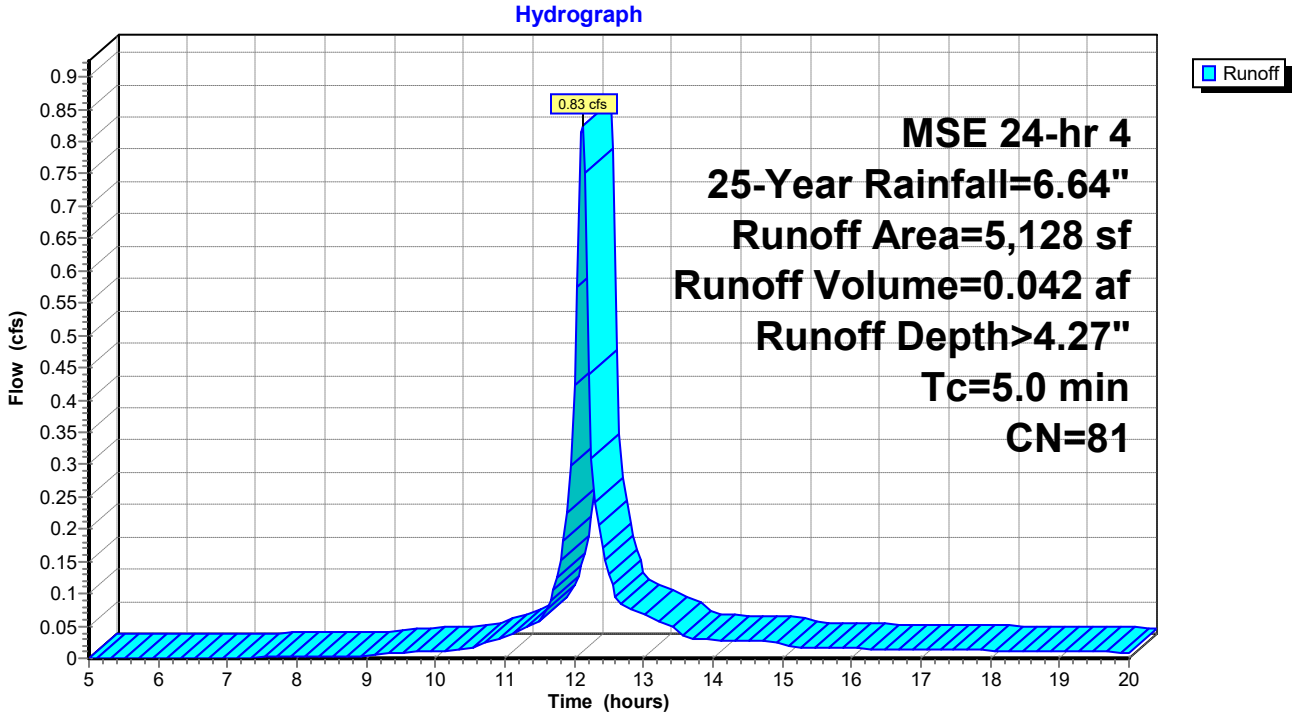
Runoff = 0.83 cfs @ 12.11 hrs, Volume= 0.042 af, Depth> 4.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	1,409	98	IMPERVIOUS
*	3,719	74	GRASS
	5,128	81	Weighted Average
	3,719		72.52% Pervious Area
	1,409		27.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROPOSED REAR



Hydrograph for Subcatchment 9S: PROPOSED REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00
5.25	0.33	0.00	0.00
5.50	0.35	0.00	0.00
5.75	0.38	0.00	0.00
6.00	0.41	0.00	0.00
6.25	0.44	0.00	0.00
6.50	0.47	0.00	0.00
6.75	0.50	0.00	0.00
7.00	0.53	0.00	0.00
7.25	0.56	0.00	0.00
7.50	0.59	0.01	0.00
7.75	0.62	0.01	0.00
8.00	0.66	0.01	0.00
8.25	0.69	0.02	0.00
8.50	0.73	0.03	0.00
8.75	0.77	0.03	0.00
9.00	0.80	0.04	0.00
9.25	0.86	0.06	0.01
9.50	0.92	0.07	0.01
9.75	0.99	0.09	0.01
10.00	1.05	0.12	0.01
10.25	1.12	0.14	0.01
10.50	1.19	0.17	0.01
10.75	1.30	0.22	0.02
11.00	1.44	0.28	0.03
11.25	1.61	0.37	0.04
11.50	1.80	0.48	0.06
11.75	2.18	0.72	0.13
12.00	3.11	1.40	**0.42**
12.25	4.46	2.52	**0.31**
12.50	4.84	2.84	0.13
12.75	5.03	3.02	0.08
13.00	5.20	3.17	0.07
13.25	5.34	3.29	0.06
13.50	5.45	3.39	0.04
13.75	5.52	3.45	0.03
14.00	5.59	3.51	0.03
14.25	5.65	3.57	0.03
14.50	5.72	3.63	0.03
14.75	5.78	3.68	0.03
15.00	5.84	3.73	0.03
15.25	5.87	3.77	0.02
15.50	5.91	3.80	0.02
15.75	5.95	3.84	0.02
16.00	5.98	3.87	0.02
16.25	6.02	3.90	0.01
16.50	6.05	3.93	0.01
16.75	6.08	3.96	0.01
17.00	6.11	3.99	0.01
17.25	6.14	4.02	0.01
17.50	6.17	4.04	0.01
17.75	6.20	4.07	0.01
18.00	6.23	4.10	0.01
18.25	6.26	4.12	0.01
18.50	6.29	4.14	0.01
18.75	6.31	4.17	0.01
19.00	6.34	4.19	0.01
19.25	6.36	4.21	0.01
19.50	6.38	4.23	0.01
19.75	6.40	4.25	0.01
20.00	**6.42**	**4.27**	0.01

Summary for Subcatchment 7S: PROP STREET

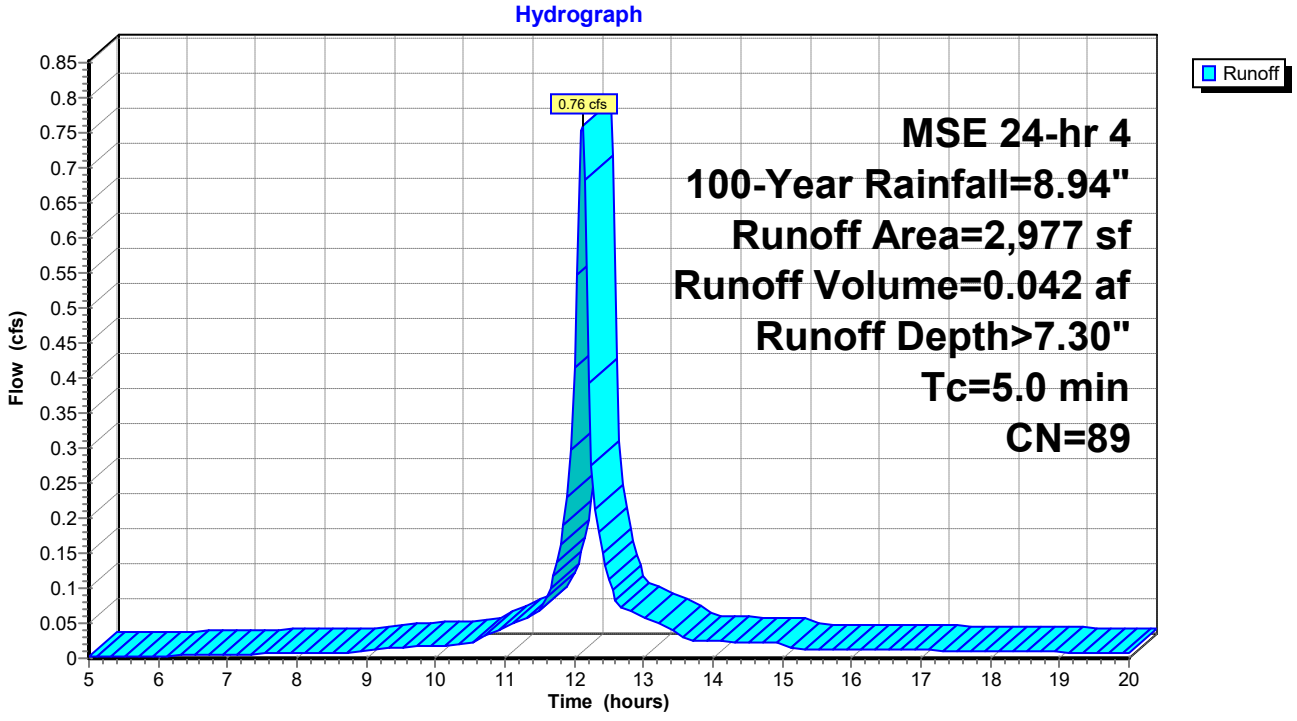
Runoff = 0.76 cfs @ 12.11 hrs, Volume= 0.042 af, Depth> 7.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	1,832	98	IMPERVIOUS
*	1,145	74	GRASS
	2,977	89	Weighted Average
	1,145		38.46% Pervious Area
	1,832		61.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: PROP STREET



Hydrograph for Subcatchment 7S: PROP STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.02	0.00
5.25	0.44	0.03	0.00
5.50	0.48	0.04	0.00
5.75	0.51	0.05	0.00
6.00	0.55	0.06	0.00
6.25	0.59	0.07	0.00
6.50	0.63	0.09	0.00
6.75	0.67	0.11	0.00
7.00	0.71	0.13	0.01
7.25	0.75	0.15	0.01
7.50	0.79	0.17	0.01
7.75	0.84	0.19	0.01
8.00	0.89	0.22	0.01
8.25	0.93	0.24	0.01
8.50	0.98	0.27	0.01
8.75	1.03	0.30	0.01
9.00	1.08	0.34	0.01
9.25	1.16	0.39	0.01
9.50	1.24	0.44	0.02
9.75	1.33	0.50	0.02
10.00	1.42	0.57	0.02
10.25	1.51	0.64	0.02
10.50	1.60	0.71	0.02
10.75	1.75	0.82	0.03
11.00	1.93	0.97	0.04
11.25	2.16	1.16	0.05
11.50	2.43	1.39	0.07
11.75	2.93	1.84	0.14
12.00	4.19	3.00	**0.42**
12.25	6.01	4.75	**0.27**
12.50	6.51	5.23	0.11
12.75	6.78	5.49	0.07
13.00	7.01	5.71	0.06
13.25	7.19	5.90	0.05
13.50	7.34	6.04	0.04
13.75	7.43	6.13	0.02
14.00	7.52	6.22	0.02
14.25	7.61	6.31	0.02
14.50	7.70	6.39	0.02
14.75	7.78	6.47	0.02
15.00	7.86	6.55	0.02
15.25	7.91	6.60	0.01
15.50	7.96	6.65	0.01
15.75	8.01	6.69	0.01
16.00	8.05	6.74	0.01
16.25	8.10	6.79	0.01
16.50	8.15	6.83	0.01
16.75	8.19	6.87	0.01
17.00	8.23	6.91	0.01
17.25	8.27	6.96	0.01
17.50	8.31	6.99	0.01
17.75	8.35	7.03	0.01
18.00	8.39	7.07	0.01
18.25	8.43	7.11	0.01
18.50	8.46	7.14	0.01
18.75	8.50	7.17	0.01
19.00	8.53	7.21	0.01
19.25	8.56	7.24	0.01
19.50	8.59	7.27	0.01
19.75	8.62	7.30	0.01
20.00	**8.65**	**7.33**	0.01

Summary for Subcatchment 8S: EXISTING REAR

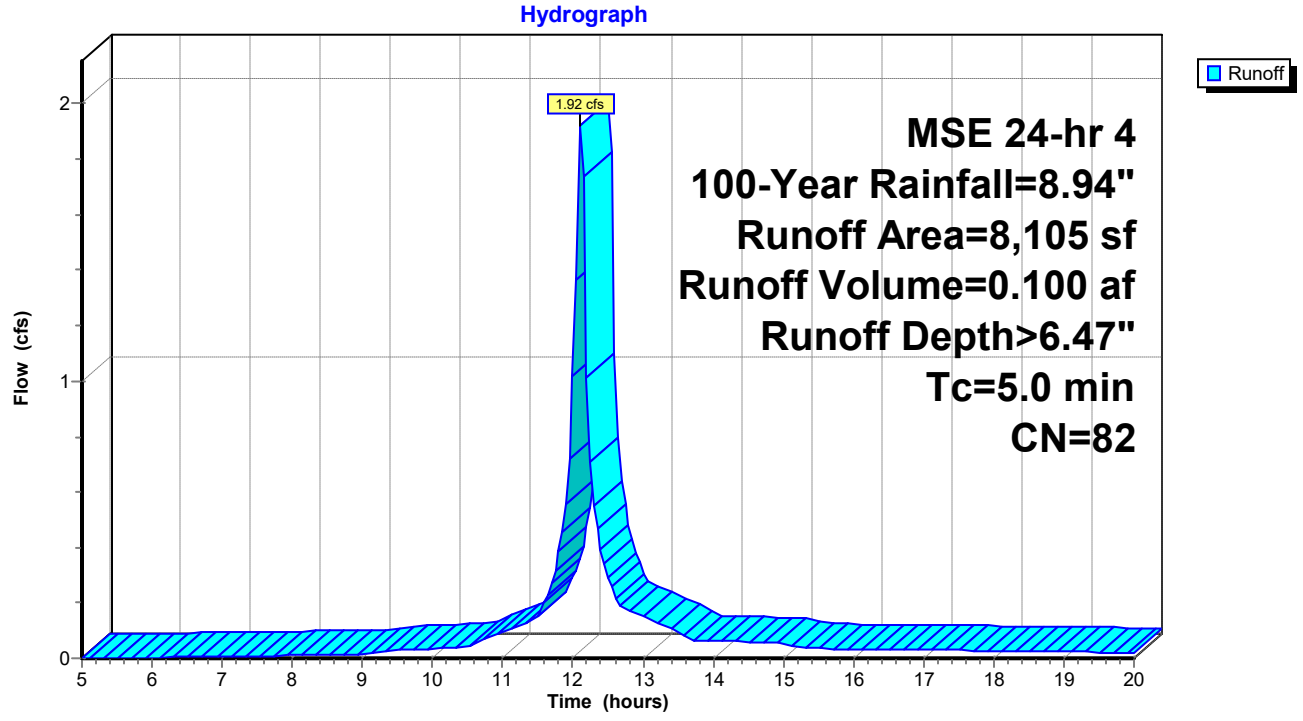
Runoff = 1.92 cfs @ 12.11 hrs, Volume= 0.100 af, Depth> 6.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	2,600	98	IMPERVIOUS
*	5,505	74	GRASS
	8,105	82	Weighted Average
	5,505		67.92% Pervious Area
	2,600		32.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.00	0.00
5.25	0.44	0.00	0.00
5.50	0.48	0.00	0.00
5.75	0.51	0.00	0.00
6.00	0.55	0.01	0.00
6.25	0.59	0.01	0.00
6.50	0.63	0.01	0.00
6.75	0.67	0.02	0.01
7.00	0.71	0.03	0.01
7.25	0.75	0.04	0.01
7.50	0.79	0.05	0.01
7.75	0.84	0.06	0.01
8.00	0.89	0.08	0.01
8.25	0.93	0.09	0.01
8.50	0.98	0.11	0.01
8.75	1.03	0.13	0.01
9.00	1.08	0.15	0.02
9.25	1.16	0.18	0.03
9.50	1.24	0.22	0.03
9.75	1.33	0.26	0.03
10.00	1.42	0.30	0.03
10.25	1.51	0.35	0.04
10.50	1.60	0.40	0.04
10.75	1.75	0.49	0.07
11.00	1.93	0.61	0.09
11.25	2.16	0.76	0.12
11.50	2.43	0.94	0.15
11.75	2.93	1.32	0.32
12.00	4.19	2.37	**1.02**
12.25	6.01	4.00	**0.70**
12.50	6.51	4.46	0.29
12.75	6.78	4.71	0.18
13.00	7.01	4.92	0.15
13.25	7.19	5.10	0.13
13.50	7.34	5.24	0.10
13.75	7.43	5.32	0.07
14.00	7.52	5.41	0.06
14.25	7.61	5.49	0.06
14.50	7.70	5.57	0.06
14.75	7.78	5.65	0.06
15.00	7.86	5.73	0.06
15.25	7.91	5.77	0.04
15.50	7.96	5.82	0.04
15.75	8.01	5.87	0.03
16.00	8.05	5.91	0.03
16.25	8.10	5.96	0.03
16.50	8.15	6.00	0.03
16.75	8.19	6.04	0.03
17.00	8.23	6.08	0.03
17.25	8.27	6.12	0.03
17.50	8.31	6.16	0.03
17.75	8.35	6.20	0.03
18.00	8.39	6.23	0.03
18.25	8.43	6.27	0.03
18.50	8.46	6.30	0.03
18.75	8.50	6.33	0.02
19.00	8.53	6.36	0.02
19.25	8.56	6.39	0.02
19.50	8.59	6.42	0.02
19.75	8.62	6.45	0.02
20.00	**8.65**	**6.48**	0.02

Summary for Subcatchment 9S: PROPOSED REAR

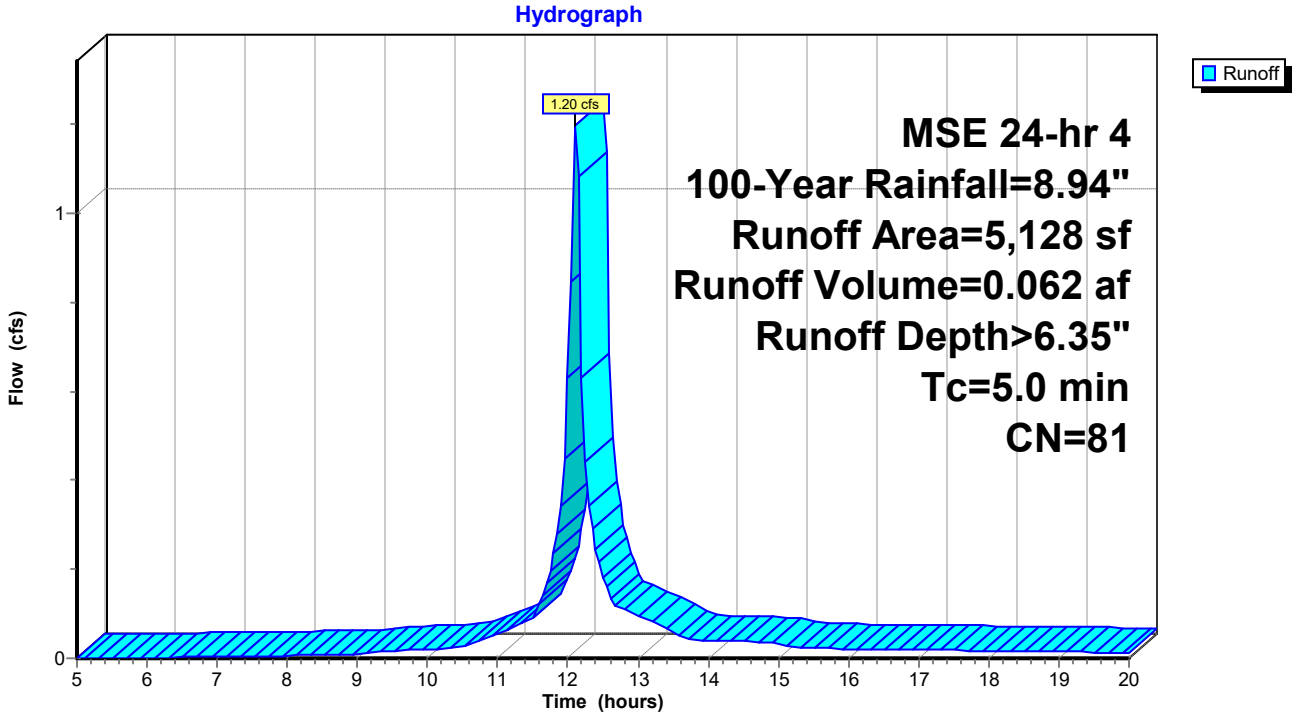
Runoff = 1.20 cfs @ 12.11 hrs, Volume= 0.062 af, Depth> 6.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	1,409	98	IMPERVIOUS
*	3,719	74	GRASS
	5,128	81	Weighted Average
	3,719		72.52% Pervious Area
	1,409		27.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROPOSED REAR



Hydrograph for Subcatchment 9S: PROPOSED REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.00	0.00
5.25	0.44	0.00	0.00
5.50	0.48	0.00	0.00
5.75	0.51	0.00	0.00
6.00	0.55	0.00	0.00
6.25	0.59	0.01	0.00
6.50	0.63	0.01	0.00
6.75	0.67	0.02	0.00
7.00	0.71	0.02	0.00
7.25	0.75	0.03	0.00
7.50	0.79	0.04	0.00
7.75	0.84	0.05	0.01
8.00	0.89	0.06	0.01
8.25	0.93	0.08	0.01
8.50	0.98	0.09	0.01
8.75	1.03	0.11	0.01
9.00	1.08	0.13	0.01
9.25	1.16	0.16	0.01
9.50	1.24	0.19	0.02
9.75	1.33	0.23	0.02
10.00	1.42	0.27	0.02
10.25	1.51	0.32	0.02
10.50	1.60	0.37	0.02
10.75	1.75	0.45	0.04
11.00	1.93	0.56	0.06
11.25	2.16	0.71	0.07
11.50	2.43	0.89	0.09
11.75	2.93	1.26	0.20
12.00	4.19	2.28	**0.63**
12.25	6.01	3.89	**0.44**
12.50	6.51	4.35	0.18
12.75	6.78	4.60	0.11
13.00	7.01	4.81	0.10
13.25	7.19	4.98	0.08
13.50	7.34	5.12	0.06
13.75	7.43	5.21	0.04
14.00	7.52	5.29	0.04
14.25	7.61	5.38	0.04
14.50	7.70	5.46	0.04
14.75	7.78	5.53	0.04
15.00	7.86	5.61	0.04
15.25	7.91	5.66	0.02
15.50	7.96	5.70	0.02
15.75	8.01	5.75	0.02
16.00	8.05	5.79	0.02
16.25	8.10	5.84	0.02
16.50	8.15	5.88	0.02
16.75	8.19	5.92	0.02
17.00	8.23	5.96	0.02
17.25	8.27	6.00	0.02
17.50	8.31	6.04	0.02
17.75	8.35	6.08	0.02
18.00	8.39	6.11	0.02
18.25	8.43	6.15	0.02
18.50	8.46	6.18	0.02
18.75	8.50	6.21	0.02
19.00	8.53	6.24	0.01
19.25	8.56	6.27	0.01
19.50	8.59	6.30	0.01
19.75	8.62	6.33	0.01
20.00	**8.65**	**6.36**	0.01

Summary for Subcatchment 7S: PROP STREET

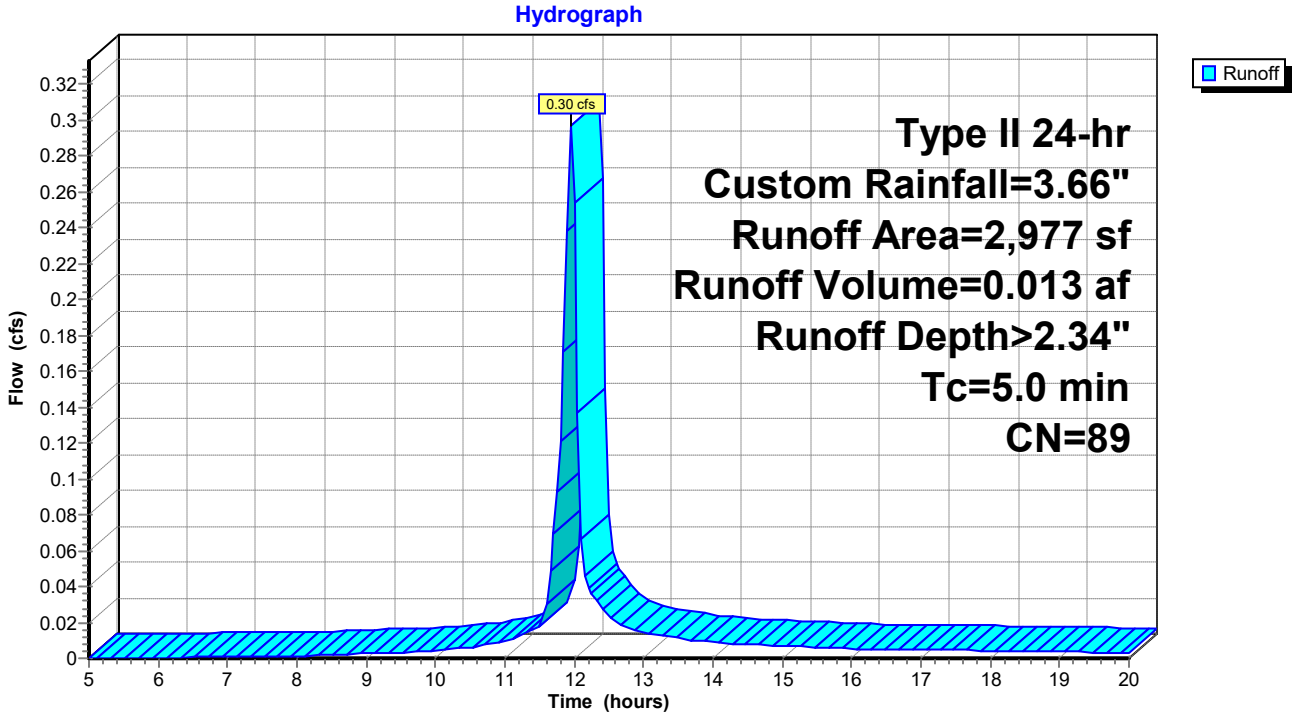
Runoff = 0.30 cfs @ 11.95 hrs, Volume= 0.013 af, Depth> 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	1,832	98	IMPERVIOUS
*	1,145	74	GRASS
	2,977	89	Weighted Average
	1,145		38.46% Pervious Area
	1,832		61.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 7S: PROP STREET



Hydrograph for Subcatchment 7S: PROP STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00
5.25	0.25	0.00	0.00
5.50	0.26	0.00	0.00
5.75	0.28	0.00	0.00
6.00	0.29	0.00	0.00
6.25	0.31	0.00	0.00
6.50	0.33	0.00	0.00
6.75	0.34	0.01	0.00
7.00	0.36	0.01	0.00
7.25	0.38	0.01	0.00
7.50	0.40	0.02	0.00
7.75	0.42	0.02	0.00
8.00	0.44	0.03	0.00
8.25	0.46	0.03	0.00
8.50	0.48	0.04	0.00
8.75	0.51	0.05	0.00
9.00	0.54	0.06	0.00
9.25	0.57	0.07	0.00
9.50	0.60	0.08	0.00
9.75	0.63	0.09	0.00
10.00	0.66	0.10	0.00
10.25	0.70	0.12	0.01
10.50	0.75	0.14	0.01
10.75	0.80	0.17	0.01
11.00	0.86	0.20	0.01
11.25	0.94	0.25	0.01
11.50	1.04	0.31	0.02
11.75	1.42	0.57	**0.09**
12.00	2.43	1.39	**0.25**
12.25	2.58	1.53	0.04
12.50	2.69	1.62	0.02
12.75	2.76	1.69	0.02
13.00	2.83	1.74	0.01
13.25	2.88	1.79	0.01
13.50	2.92	1.83	0.01
13.75	2.97	1.87	0.01
14.00	3.00	1.90	0.01
14.25	3.03	1.93	0.01
14.50	3.07	1.96	0.01
14.75	3.10	1.99	0.01
15.00	3.12	2.01	0.01
15.25	3.15	2.04	0.01
15.50	3.18	2.06	0.01
15.75	3.20	2.08	0.01
16.00	3.22	2.10	0.01
16.25	3.24	2.12	0.01
16.50	3.26	2.14	0.01
16.75	3.28	2.16	0.00
17.00	3.30	2.17	0.00
17.25	3.32	2.19	0.00
17.50	3.34	2.21	0.00
17.75	3.35	2.22	0.00
18.00	3.37	2.24	0.00
18.25	3.39	2.25	0.00
18.50	3.40	2.27	0.00
18.75	3.42	2.28	0.00
19.00	3.43	2.29	0.00
19.25	3.45	2.31	0.00
19.50	3.46	2.32	0.00
19.75	3.47	2.33	0.00
20.00	**3.48**	**2.34**	0.00

Summary for Subcatchment 8S: EXISTING REAR

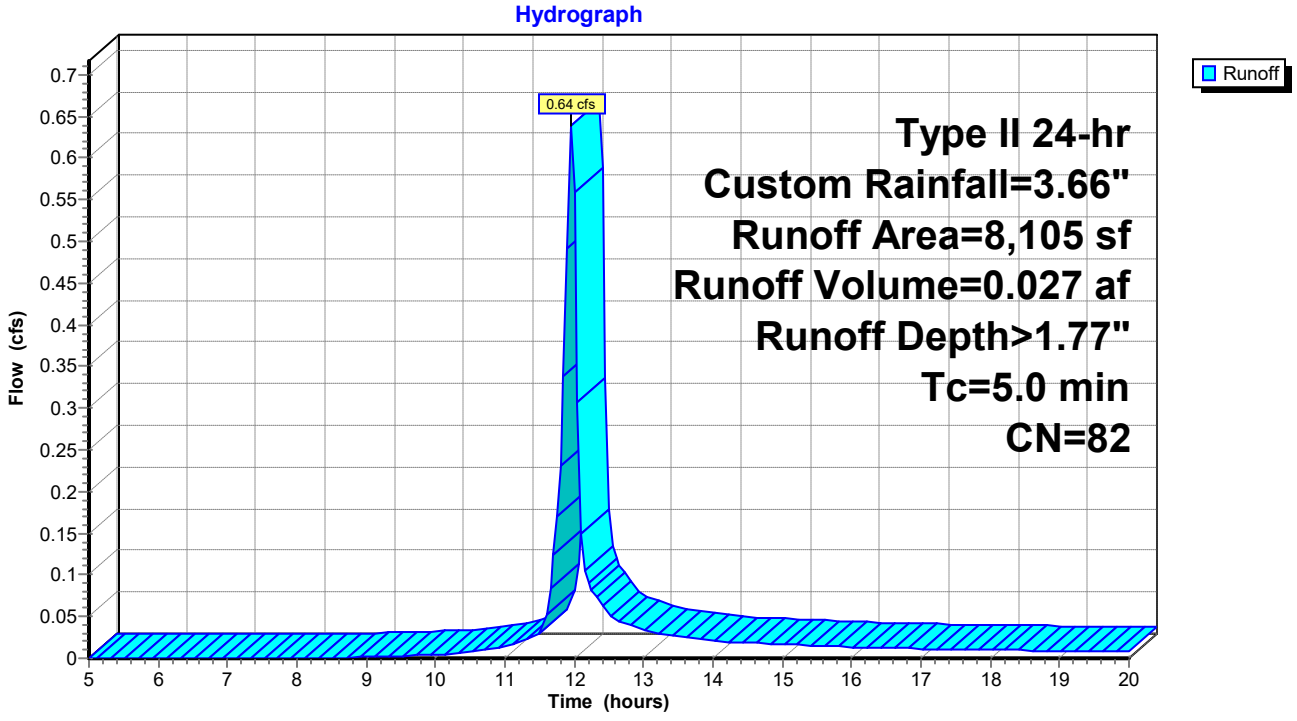
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 0.027 af, Depth> 1.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	2,600	98	IMPERVIOUS
*	5,505	74	GRASS
	8,105	82	Weighted Average
	5,505		67.92% Pervious Area
	2,600		32.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00
5.25	0.25	0.00	0.00
5.50	0.26	0.00	0.00
5.75	0.28	0.00	0.00
6.00	0.29	0.00	0.00
6.25	0.31	0.00	0.00
6.50	0.33	0.00	0.00
6.75	0.34	0.00	0.00
7.00	0.36	0.00	0.00
7.25	0.38	0.00	0.00
7.50	0.40	0.00	0.00
7.75	0.42	0.00	0.00
8.00	0.44	0.00	0.00
8.25	0.46	0.00	0.00
8.50	0.48	0.00	0.00
8.75	0.51	0.00	0.00
9.00	0.54	0.00	0.00
9.25	0.57	0.01	0.00
9.50	0.60	0.01	0.00
9.75	0.63	0.01	0.00
10.00	0.66	0.02	0.00
10.25	0.70	0.03	0.01
10.50	0.75	0.04	0.01
10.75	0.80	0.05	0.01
11.00	0.86	0.07	0.01
11.25	0.94	0.09	0.02
11.50	1.04	0.13	0.03
11.75	1.42	0.30	**0.17**
12.00	2.43	0.94	**0.56**
12.25	2.58	1.06	0.08
12.50	2.69	1.14	0.05
12.75	2.76	1.20	0.04
13.00	2.83	1.24	0.03
13.25	2.88	1.28	0.03
13.50	2.92	1.32	0.03
13.75	2.97	1.35	0.02
14.00	3.00	1.38	0.02
14.25	3.03	1.41	0.02
14.50	3.07	1.43	0.02
14.75	3.10	1.45	0.02
15.00	3.12	1.48	0.02
15.25	3.15	1.50	0.02
15.50	3.18	1.52	0.01
15.75	3.20	1.54	0.01
16.00	3.22	1.55	0.01
16.25	3.24	1.57	0.01
16.50	3.26	1.59	0.01
16.75	3.28	1.60	0.01
17.00	3.30	1.62	0.01
17.25	3.32	1.63	0.01
17.50	3.34	1.65	0.01
17.75	3.35	1.66	0.01
18.00	3.37	1.68	0.01
18.25	3.39	1.69	0.01
18.50	3.40	1.70	0.01
18.75	3.42	1.71	0.01
19.00	3.43	1.73	0.01
19.25	3.45	1.74	0.01
19.50	3.46	1.75	0.01
19.75	3.47	1.76	0.01
20.00	**3.48**	**1.77**	0.01

Summary for Subcatchment 9S: PROPOSED REAR

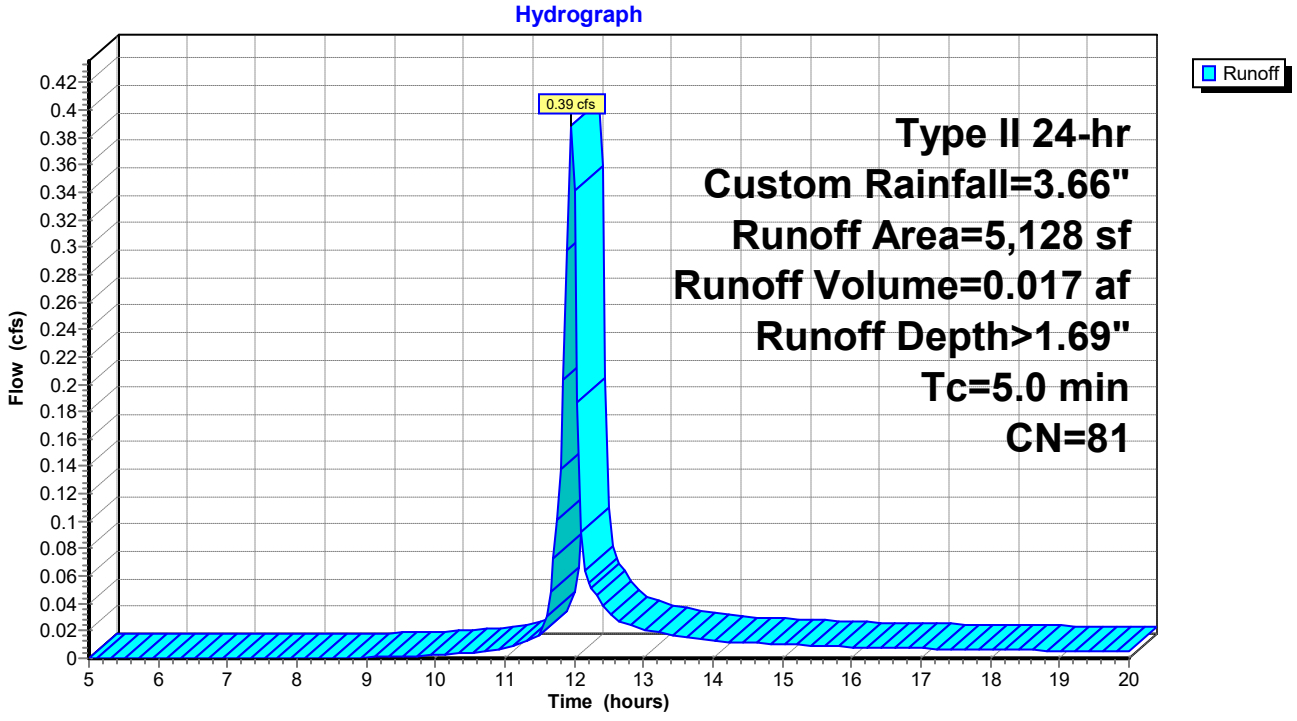
Runoff = 0.39 cfs @ 11.96 hrs, Volume= 0.017 af, Depth> 1.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	1,409	98	IMPERVIOUS
*	3,719	74	GRASS
	5,128	81	Weighted Average
	3,719		72.52% Pervious Area
	1,409		27.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROPOSED REAR



Hydrograph for Subcatchment 9S: PROPOSED REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00
5.25	0.25	0.00	0.00
5.50	0.26	0.00	0.00
5.75	0.28	0.00	0.00
6.00	0.29	0.00	0.00
6.25	0.31	0.00	0.00
6.50	0.33	0.00	0.00
6.75	0.34	0.00	0.00
7.00	0.36	0.00	0.00
7.25	0.38	0.00	0.00
7.50	0.40	0.00	0.00
7.75	0.42	0.00	0.00
8.00	0.44	0.00	0.00
8.25	0.46	0.00	0.00
8.50	0.48	0.00	0.00
8.75	0.51	0.00	0.00
9.00	0.54	0.00	0.00
9.25	0.57	0.00	0.00
9.50	0.60	0.01	0.00
9.75	0.63	0.01	0.00
10.00	0.66	0.01	0.00
10.25	0.70	0.02	0.00
10.50	0.75	0.03	0.00
10.75	0.80	0.04	0.01
11.00	0.86	0.06	0.01
11.25	0.94	0.08	0.01
11.50	1.04	0.11	0.02
11.75	1.42	0.27	**0.10**
12.00	2.43	0.89	**0.34**
12.25	2.58	1.00	0.05
12.50	2.69	1.08	0.03
12.75	2.76	1.13	0.03
13.00	2.83	1.18	0.02
13.25	2.88	1.22	0.02
13.50	2.92	1.26	0.02
13.75	2.97	1.29	0.01
14.00	3.00	1.31	0.01
14.25	3.03	1.34	0.01
14.50	3.07	1.36	0.01
14.75	3.10	1.39	0.01
15.00	3.12	1.41	0.01
15.25	3.15	1.43	0.01
15.50	3.18	1.45	0.01
15.75	3.20	1.47	0.01
16.00	3.22	1.49	0.01
16.25	3.24	1.50	0.01
16.50	3.26	1.52	0.01
16.75	3.28	1.53	0.01
17.00	3.30	1.55	0.01
17.25	3.32	1.56	0.01
17.50	3.34	1.58	0.01
17.75	3.35	1.59	0.01
18.00	3.37	1.60	0.01
18.25	3.39	1.62	0.01
18.50	3.40	1.63	0.01
18.75	3.42	1.64	0.01
19.00	3.43	1.65	0.01
19.25	3.45	1.66	0.01
19.50	3.46	1.68	0.01
19.75	3.47	1.69	0.00
20.00	**3.48**	**1.70**	0.00

STAFF REPORT
Planning Commission
October 27, 2025

TO: Chair Wendy Bailey
Planning Commission Members
Anna Krstulic, Zoning Counsel

FROM: Basil Alani, Community Development Director
Abbie Aldridge, City Clerk

APPLICANT: Property owners, Spencer & Logan Dean
PROPERTY: **5300 Pawnee Ln -** FIELDSTON LOT 1 BLK 2 FAC-0625

ZONING: R-1 Single Family Residential District

PROJECT: Exception for fence on a corner lot to project in front of the building line of an adjacent dwelling unit and encroach to the street side property line.

BACKGROUND:

5300 Pawnee Ln is a standard corner lot with an existing 4 foot wood fence, the applicant is requesting an exception for a new 6-foot wood privacy fence in the same location of the existing fence to project in front of the building line of the adjacent dwelling unit. Per the provided site plan the proposed fence location is in the same location of the existing fence and located at the property line. The applicant submitted engineering analysis and a letter of support from the back neighbor.

The applicant's documents state they are requesting a variance. However, per the Fairway Municipal Code this request for fencing is an exception.

APPLICABLE CODE PROVISIONS :

Sec. 15-235. Site plan review.

(a) *Applicants.* The following development activities shall require a site plan review subject to the procedures and criteria contained in the zoning regulations. No building permit shall be issued until the required review and approval of a site plan has occurred.

Development Activity	Preliminary	Final
In the R-1 district, any construction activity that: • Adds to or replaces a portion of the principal building on more than fifty percent (50%) of the existing principal building footprint; • Adds an entirely new principal building to a lot; • Adds a solar energy system; or • Any application, regardless of the size or impact of the project, that requests an exception to the Dimension Standards in Section 15-296 or the Site Design Standards in Section 15-297.	No	Yes

Code Section 15-296. – Dimension standards.

…

(c) ***Fences and walls.*** *A building permit shall be required for construction, alteration, replacement, repair or relocation of a fence or wall on any residential lot. The proposed fence or wall shall meet all standards of the City's building code and demonstrate that the following additional standards are met:*

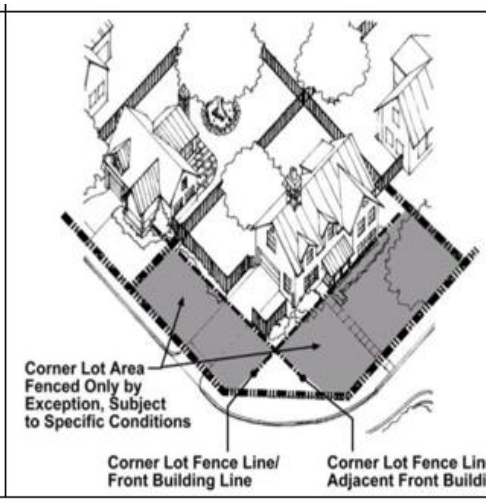
(1) Generally.

a. Location.

1. Fences/walls shall be located at or behind the front building lines of the principal building and any adjacent dwelling units.

2. In the case of a rear yard that abuts a street, fences/walls shall be located at least twelve feet (12') from the rear property line.

3. In the case of a corner lot, fences/walls shall be located at or behind the street-side building line(s)of any adjacent dwelling unit(s), and at least twelve feet (12') from the street-side property line. [See Section 15-438, Figure 15-438-6]

Figure 15-438-6: *Privacy fence or wall locations.* Privacy fences or walls generally should not be in front of the front building line of adjacent buildings except in special circumstances on corner lots and subject to specific conditions. [See Sections 15-297(c)(1)c.; 15-297(c)(2).]	

The applicant is seeking an exception for the fence to be located in front the street side building line and adjacent property building line. The new fence will be in the same location of the existing fence on the street side property line.

<u>REVIEW CRITERIA</u>:

Code Section 15-296 – Exceptions

Through the site plan process, the Planning Commission may grant exceptions to the site design standards in this Section 15-297, based upon the following criteria:

(1) The exception will equally or better serve the intent statements for the particular standards being altered; (2) The exception meets any specific exception criteria identified in the standards, but shall not be granted to allow something that is specifically prohibited in the zoning regulations;

(3) Any lot design exception is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood;

(4) Any building design exception is consistent with the common characteristics of the architectural style applied to the overall design of the building; and

(5) The requested exception coordinates quality design of the building and site—primarily considering the integrity of the architectural style, the energy performance of the site and building orientation, and the relationship of the internal function of the building to the site, streetscape and adjacent property.

<u>STAFF RECOMMENDATION</u>:

Staff is not opposed to the requested exception and there are no sight-line concerns. If Planning Commission grants the requested exception, staff recommends the following conditions:

1. **Building permit must be obtained and fees paid, as required by City Code.**
2. **Application and approval are void if a building permit is not obtained within one year from the date of Planning Commission approval.**

Variance Justification Letter

Spencer Dean
5300 Pawnee Lane
Fairway, KS., 66205
spencer.dean423@gmail.com
816-225-4466

Date: September 11, 2025

To:
City of Fairway
Board of Zoning Appeals
5240 Belinder Ave
Fairway, KS 66205

RE: Variance Request for 6-Foot Fence at 5300 Pawnee Lane

Dear Members of the Board,

I am writing to formally request a variance to allow the construction of a 6-foot privacy fence on my corner lot at **5300 Pawnee Lane, Fairway, Kansas, 66205**, which currently falls under a 4-foot height restriction due to corner visibility regulations.

This request is based on unique site conditions, verified engineering data, and a proactive effort to ensure full compliance with safety and visibility standards.

---

1. Property Context and Privacy Need
Due to the topography and slope of my lot, the existing 4-foot fence provides insufficient privacy and security. Because the property sits at a significantly higher elevation than the adjacent roadway, the fence appears shorter to passersby and drivers, reducing its effectiveness for privacy and screening. On flat ground, a 4-foot fence might provide reasonable coverage, but in this elevated condition, it fails to do so. For example, someone walking or driving along 53rd Street or Pawnee Lane can easily see over the 4-foot fence due to the elevation difference. A 6-foot fence is needed to restore a basic level of visual privacy and separation from public view.

This concern is heightened by the fact that I have three small children who regularly play in the yard. From both 53rd Street and Pawnee Lane, strangers and passersby can easily observe them due to the insufficient fence height. This creates a substantial intrusion on their privacy and raises legitimate safety concerns, as their activities are fully visible to the public. Shielding my children from unnecessary public exposure is not only a matter of parental preference but a reasonable and necessary measure to protect their safety and wellbeing. The additional fence height is therefore essential to provide the minimum level of privacy and security expected in a residential setting.

---

2. Tree Removal to Improve Visibility

In preparation for this request, I proactively removed multiple mature trees and large foliage that previously obstructed views at the intersection. This work significantly opened up the visual field for both drivers and pedestrians, improving safety and demonstrating my commitment to public welfare.

Specifically, I removed a 46-foot oak and a 25-foot pine, both of which were located near the corner of the lot and are clearly marked on the attached lot survey. The 25-foot pine was situated directly next to a power line, compounding the potential hazard and visibility issue—resting just seven inches from the live power line. In addition, a 15-foot ash and a 12-foot pine were removed from the backyard to further open up lines of sight from the street and adjacent properties.

The result is a visibly clearer, safer corner lot with no remaining obstructions in or near the intersection sight triangle. These actions were taken before submitting this request to demonstrate that a 6-foot fence would not compromise safety at the corner.

Reference Guide: See the attached lot survey showing the location of the previously existing trees, as well as current photographs taken after removal to demonstrate the unobstructed view now provided.

---

3. Certified Engineering Analysis

To ensure compliance with the intersection sight distance (ISD) requirements, I worked with a certified engineer who evaluated the corner of Pawnee Lane and 53rd Street using standards from the AASHTO Green Book, the national authority on roadway design.

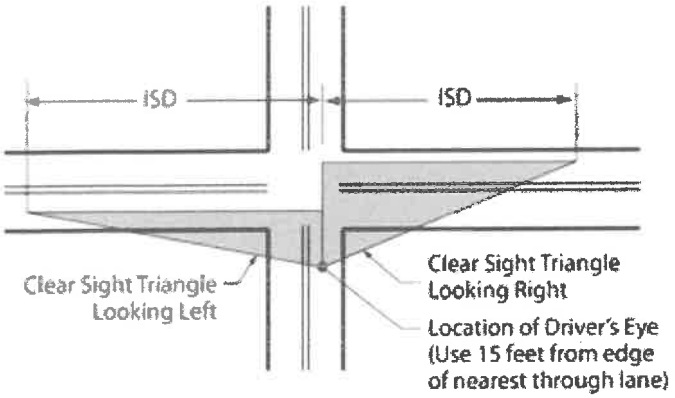
Key points from the engineer's findings:

- The required ISD for a right turn from the stop at this location is 240 feet.
- The actual visibility exceeds this requirement, and a conservative 280-foot distance (for a left turn) was used to strengthen the case.
- There is more than 10 feet of horizontal clearance between the proposed fence line and the clear sight triangle.
- Importantly, drivers making a right turn at the intersection are looking down 53rd Street, away from the property, confirming there is no interference with driver visibility in either direction.

Because of this detailed analysis, a full topographic survey was deemed unnecessary, as the sight triangle and ISD requirements are clearly satisfied.

Reference Guide: See the full explanation of the ISD Standard in Exhibit C below as well as the engineer's drawing of the sightlines and crossings according to the AASHTO Green Book.

Here is a diagram to explain the sightlines and how the calculation was determined:



Reference Guide: See the full explanation of the ISD Standard in **Exhibit C** below as well as the engineer's drawing of the sightlines and crossings according to the AASHTO Green Book, the national authority on roadway design.

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4. Alignment with City Intent and Neighborhood Character

The proposed 6-foot fence is fully aligned with the intent of the City's zoning code and the character of the surrounding neighborhood. It has been carefully planned to ensure that it:

- Does not obstruct traffic or pedestrian views, as demonstrated by the attached engineering analysis and current photos
- Maintains compatibility with nearby properties, several of which feature similar fencing and screening solutions
- Provides essential privacy and safety given the property's elevation and slope, which diminishes the effectiveness of a 4-foot fence
- Does not encroach into any required setback or vision triangle
- Has no impact on Fairway neighbors across the street, as the opposite side of 53rd Street lies within the City of Roeland Park, minimizing potential visibility or aesthetic concerns for Fairway residents.

Conclusion

This request is based on unique, site-specific conditions that distinguish it from typical corner lots. The combination of the property's elevated topography, the proactive removal of trees to improve visibility, the certified engineering analysis confirming full compliance with safety standards, and the need to protect the privacy and safety of my three small children together create a compelling and reasonable justification for this variance.

Granting this request would not compromise public safety, traffic visibility, or neighborhood character. Instead, it would provide the basic level of security and privacy that is customary and necessary for a family residence in Fairway.

I respectfully request that the Board grant this variance so I can proceed with installing a 6-foot fence that meets my property's practical needs while maintaining full compliance with the intent of the zoning ordinance.

Thank you for your time and consideration. I look forward to presenting this case at the hearing and answering any questions you may have.

Sincerely,
Spencer Dean

Exhibit Checklist

Variance Request Submission Packet
Applicant: Spencer Dean
Property Address: 5300 Pawnee Lane, Fairway, Kansas, 66205
Date Submitted: August 27, 2025

Contents:

Exhibit	Document Title	Description
–	**Variance Justification Letter**	Summary of request, background, and justification
A	**Lot Survey with Former Tree Locations**	Survey map showing location of previously removed trees
B	**Photographs of Cleared Fence Line (August 2025)**	Recent images showing that all visual obstructions have been removed
C	**Engineer's Letter and ISD Diagram**	Certified analysis confirming that the proposed 6-ft fence will not impede intersection visibility
D	**Proposed Fence Site Plan**	Site plan showing location and height of proposed fence
E	**Neighbor Letters of Support***(optional)*	Letters confirming adjacent neighbors have no objection

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Exhibit A: Lot Survey with Existing Trees Prior to Removal - *This survey reflects the prior location of mature trees along the fence line, which have since been removed to improve visibility at the intersection.*

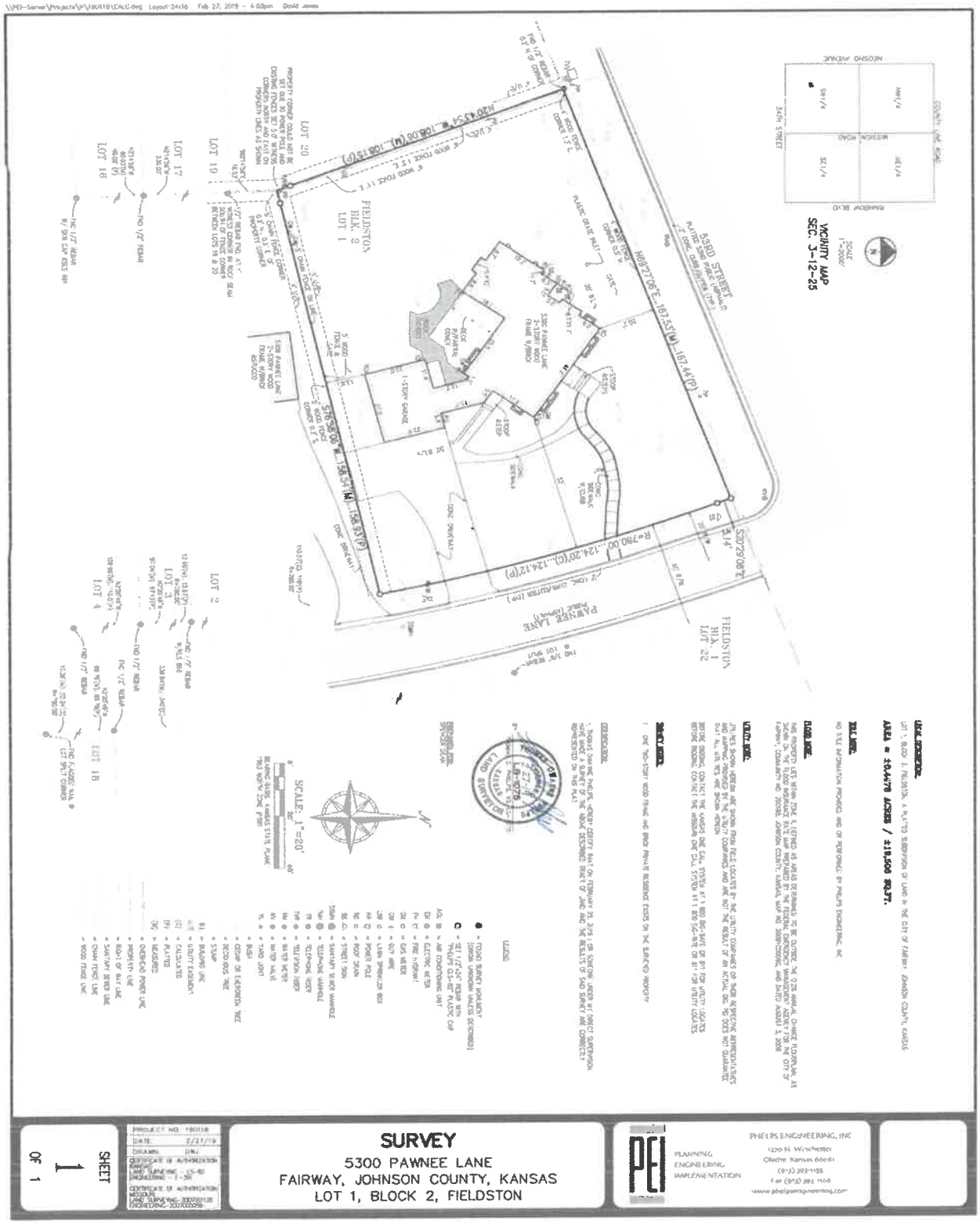


Exhibit B: View from crossing of 53rd Street and Pawnee Lane with traffic heading eastbound

Exhibit C - Engineer sightlines assumptions according to ISD and AASHTO Green Book

Scenario 3: Intersection Sight Distance – Left Turn from Stop

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	336	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Scenario 4: Intersection Sight Distance – Right Turn from Stop

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto the near side of a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Exhibit D - Proposed Fence Line (exact as existing fence line)

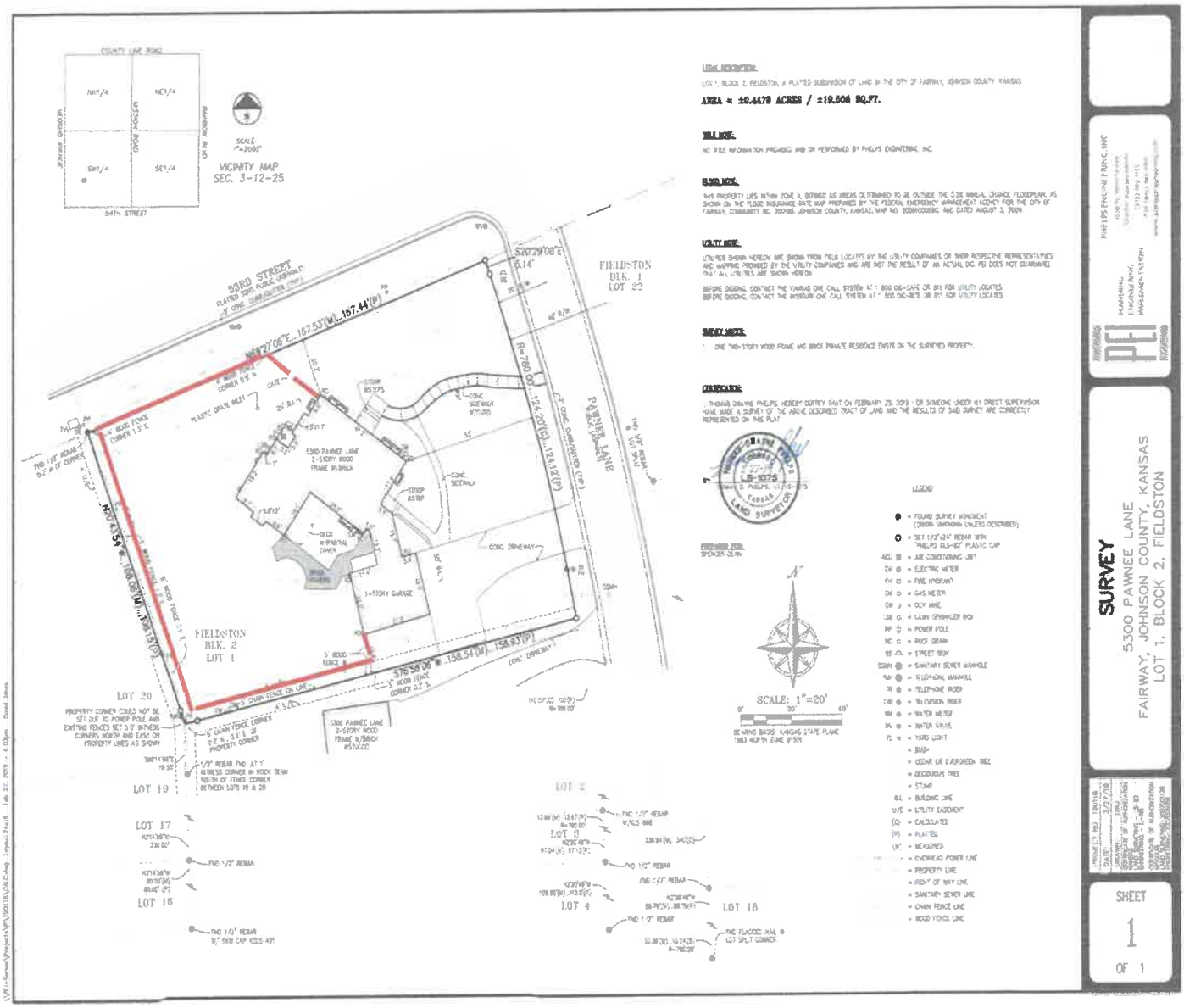


Exhibit E: Neighbors Letter of Support - Ryan and Leah Humphrey

Leah and Ryan Humphrey
5301 Mohawk Lane
Fairway, KS 66205
816-810-5815

August 27, 2025

To the City of Fairway Board of Zoning Appeals,

I am writing to express my full support for my neighbor, Spencer and Logan Dean, and their request for a variance to allow a 6-foot fence on their property located at 5300 Pawnee Lane, Fairway KS 66205.

As a nearby resident, I have reviewed the proposed plans and am familiar with the conditions of their lot. I understand that the variance request is based on the unique elevation and slope of the property, and I believe the proposed fence is both reasonable and appropriate given those circumstances.

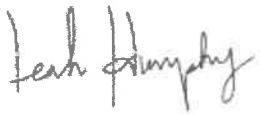
I can confirm that the proposed 6-foot fence:

- Will not negatively affect **my view, safety, or enjoyment** of my own property
- Is **visually compatible** with the character of our neighborhood
- Is a **well-considered improvement** that addresses the property owner's privacy and safety needs without creating any burden to surrounding residents

In my view, the fence does not obstruct traffic visibility, nor does it harm the aesthetic or livability of the area. I appreciate the applicant's effort to proactively remove trees and other obstructions to improve visibility at the corner, and I believe the proposed fence is a thoughtful and respectful addition to the neighborhood.

I respectfully request that the Board approve the variance for this project. Please feel free to contact me if any further information is needed.

Sincerely,



Leah Humphrey
5301 Mohawk Lane

STAFF REPORT
Planning Commission
October 27, 2025

TO:	Chair Wendy Bailey Planning Commission Members Anna Krstulic, Zoning Counsel
FROM:	Basil Alani, Community Development Director Abbie Aldridge, City Clerk
APPLICANT:	Adam Anthony Pfeifer of APD Studios on behalf of Owner Matt Adam Development CO. INC.
PROPERTY:	**6018 Buena Vista St**, MISSION HIGHLANDS LOT 185 FAC-5976
ZONING:	R-1 Single Family Residential District
PROJECT:	Site Plan Review – New principal building with exceptions to window hierarchy on front, right & left elevations.

BACKGROUND:

Applicant submitted a request for new single-family residence. The plans show the height of the structure is 29 feet 10 1/8 inches from the existing grade of 962.1 feet. The watershed analysis shows the proposed hardscape to keep the same drainage to the street (Q100 is 0 CFS) and the rear (Q100 is 1.87 CFS). The applicant requests approval of the project.

The applicant is seeking an exception for the front, right & left elevation façades to have the upper windows not aligning with the lower windows.

APPLICABLE CODE PROVISIONS:

Code Section 15-235. – Site plan review.

(a) Applicants. The following development activities shall require a site plan review subject to the procedures and criteria contained in the zoning regulations. No building permit shall be issued until the required review and approval of a site plan has occurred.

Development Activity	*Preliminary*	*Final*
In the R-1 district, any construction activity that either: . . . • ***Adds an entirely new principal building to a lot; or*** . . .	*No*	*Yes*

(3) Final site plan. Nine (9) copies of the final site plan shall be submitted in support of the application for final site approval. The final site plan shall contain the following information and meet the following requirements:

15. Preliminary drainage design and location and existing drainage facilities.

16. *For all R-1 activity defined as a new house or that adds to or replaces a portion of the principal building on more than fifty percent (50%) of the existing principal building footprint, and for all new building construction in the B-1, B-2, B3P, and R2P zoned districts, a watershed analysis stamped by a licensed Kansas Engineer shall be required. The watershed analysis shall include, but not be limited to, the following:*

(i) Baseline watershed level as property exists before any demolition.
(ii) Watershed level with proposed changes including new construction, hardscape and specific changes to grades.
(iii) Impact to immediate surrounding properties.
(iv) A determination that the new construction will not adversely impact adjoining or downstream property.

The watershed analysis shows the proposed hardscape decreased from 38.7% to 38.6% and the report proposes to install a swale along the south property line to the southwest lot corner. The proposed site continues to flow as the existing.

Code Section 15-296. – Dimension Standards

Meets all requirements

Code Section 15-297. – Site Design Standards.

(a) *Lot design.*

e. *Large shade trees.* Large shade trees shall be maintained or established between the front building line and street in accordance with the following requirements:

1. All lots shall have at least one (1) large shade tree for every forty feet (40') of street frontage, or fraction thereof. Existing large shade trees, including any large shade trees in the right-of-way, may be counted towards this requirement.

2. Removal of an existing large shade tree that results in less than one (1) per forty feet (40') of street frontage shall require replacement of two (2) new large shade trees for each one (1) tree removed.

3. Large shade trees shall be planted between the front building line and the street.

4. Large shade trees species shall be selected from the "Great Trees for the Kansas City Region" guide and the "Large Trees for the Landscape" list.

5. Any new trees required to be planted shall be at least three inch (3") caliper.

Applicant is removing a large shade tree and will be required to plant two new large shade trees

(b) Building design

(5) *Building façades.* The following design standards shall be used to organize the composition of façades consistent with the architectural style of the home and provide details that relate buildings to the neighborhood streetscapes and adjacent sites.

b. All façades shall have window or door openings covering at least fifteen percent (15%) of the façade above grade. The shape, style, and placement of windows and doors shall not be inconsistent with the architectural style of the home. In the event of an addition to an existing structure, this requirement may apply to the least restrictive of: (1) the entire façade facing the same direction (e.g., front, rear or either side façade), including both the addition and the existing structure; or (2) only the façade of the addition being built and not any part of the existing structure that is not being modified as part of the construction project. (See Section 15-438, Figure 15-438-5.)

1. Windows shall have a vertical or square proportion, although groups of windows may be joined in a horizontal proportion;

2. Windows shall be stacked for two-story façades with lower windows aligning with upper windows, and have a hierarchy with lower windows being larger than upper windows;

The applicant is seeking an exception for the front, right & left elevation façades for having to the upper windows not aligning with the lower windows.

(d) *Exceptions.* Through the site plan process, the Planning Commission may grant exceptions to the site design standards in this Section 15-297, based upon the following criteria:

(1) The exception will equally or better serve the intent statements for the particular standards being altered;

(2) The exception meets any specific exception criteria identified in the standards, but shall not be granted to allow something that is specifically prohibited in the zoning regulations;

(3) Any lot design exception is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood;

(4) Any building design exception is consistent with the common characteristics of the architectural style applied to the overall design of the building; and

(5) The requested exception coordinates quality design of the building and site—primarily considering the integrity of the architectural style, the energy performance of the site and building orientation, and the relationship of the internal function of the building to the site, streetscape and adjacent property.

Applicant seeking exception to Sec. 15-297(b)(5)(b) above.

Code Section 15-235. – Site plan review.

(*d) Review criteria. In considering any application for site plan approval, the review body shall give consideration to the criteria stated below, to the extent they are pertinent to the particular application. In addition, the review body may consider other factors which may be relevant to a particular application.*

(1) Whether the site is capable of accommodating the buildings, parking areas and drives with appropriate open space.

(2) Whether the plan provides for safe and easy ingress, egress and internal traffic circulation, and adequate access vehicles, pedestrians, and emergency service to all parts of the property and of all buildings and structures on the property.

(3) Whether the plan is consistent with good land planning and site engineering design principles.

(4) Whether an appropriate degree of harmony will prevail between the architectural quality and building materials of the proposed buildings and those of the surrounding neighborhood.

(5) The character of the neighborhood.

(6) The zoning and use of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

(7) The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

(8) The length of time the property has remained vacant.

(9) The extent to which approval of the application would detrimentally affect nearby properties.

(10) The extent to which the proposed use and plan would substantially harm the value of nearby properties.

(11) The extent to which the proposed use and plan would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

(12) The extent to which utilities and services, including, but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.

(13) The extent to which the proposed use and plan would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.

(14) The extent to which there is a need for the use in the community.

(15) The economic impact of the proposed use and plan on the community.

(16) The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.

(17) The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

(18) The conformance of the proposed use and plan to the City's Comprehensive Plan, and other adopted planning policies.

(19) The recommendation of professional staff, or other professionals retained by the City to evaluate the application.

STAFF RECOMMENDATION:

Staff is not opposed to the application and exception request. If the Planning Commission grants approval, staff recommends the following conditions:

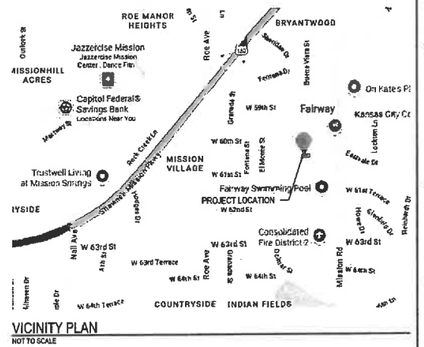
1. One electronic set must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City ordinances and the 2012 International Building Code, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if a building permit is not obtained within one year from the date of Planning Commission approval.
5. Plant two large shade trees in front the front building line.

MATTCO HOMES, INC

6018 BUENA VISTA STREET | FAIRWAY, KS

PC SUBMITTAL

26 SEPTEMBER 2025



VICINITY PLAN

NOT TO SCALE

ABBREVIATIONS

#	POUND OR NUMBER	CIP	CAST IN PLACE	DIA	DIAMETER		M-CLASS (ROOFING)	FTG	FOOTING		AIR CONDITIONING	MIN	MINIMUM	PCC	PRE-CAST	RE:	REFER TO		
&	AND	CJ	CONTROL JOINT	DIM	DIMENSION	EQ	EQUAL	FV	FIELD VERIFY	ILO	IN LIEU OF	MO	MASONRY OPENING		CONCRETE	REINF	REINFORCED	TELE	TELEPHONE
@	AT	CLG	CEILING	DIMS	DIMENSIONS	EQUIP	EQUIPMENT	GA	GAUGE	INSUL	INSULATED OR	MSNRY	MASONRY	PERF	PERFORATED	REQ'D	REQUIRED	TLT	TOILET
ACT	ACOUSTIC CLG TILE	CLR	CLEAR	DN	DOWN	EXP JT	EXPANSION JOINT	GALV	GALVANIZED		INSULATION	MTD	MOUNTED	PLUMB	PLUMBING	RM	ROOM	T/	TOP OF
AD	AREA DRAIN	CMU	CONCRETE	DP	DEEP	EXH	EXHAUST	GL	GLASS	INT	INTERIOR	MTL	METAL	PLYD	PLYWOOD	RO	ROUGH OPENING	TOC	TOP OF CONCRETE
AFF	ABOVE FIN. FLOOR		MASONRY UNIT	DR	DOOR	EXP	EXPOSED	GWB	GYPSUM WALL BOARD	LLH	LONG LEG HORIZONTAL	NA	NOT APPLICABLE	PNL	PANEL	SC	SOLID CORE	TOS	TOP OF STEEL
ALT	ALTERNATE	COL	COLUMN	DTL	DETAIL	EXT	EXTERIOR					NC	NON-COMBUSTIBLE	PNT	PAINT OR PAINTED	SECT	SECTION	TPD	TOILET PAPER DISPENSER
ALUM	ALUMINUM	CONC	CONCRETE	DWG	DRAWING	EXT'G	EXISTING	HC	HOLLOW CORE	LLV	LONG LEG VERTICAL	NIC	NOT IN CONTRACT	PROP	PROPERTY	SIM	SHEET METAL		
ANOD	ANODIZED	CONST.	CONSTRUCTION	EA	EACH	FD	FLOOR DRAIN	HDW	HARDWARE	LN	LINE	NO	NUMBER	PT	PRESSURE TREATED	SIM	SIMILAR	T/D	TELEPHONE/DATA
BD	BOARD	CONT	CONTINUOUS	EJ	EXPANSION JOINT	FIN	FINISH	HI	HIGH	LO	LOW	NOM	NOMINAL	PVC	POLYVINYL CHLORIDE	SPEC	SPECIFIED OR SPECIFICATION	TYP	TYPICAL
BLDG	BUILDING	CPT	CARPET	EL	ELEVATION	FIXT	FIXTURE	HM	HOLLOW METAL	LVL	LEVEL	NTS	NOT TO SCALE					UNO	UNLESS NOTED
BLK	BLOCK	CT	CERAMIC TILE	ELEC	ELECTRICAL	FLASH	FLASHING	HORIZ.	HORIZONTAL	MAX	MAXIMUM	OC	ON CENTER	R	RADIUS	SSTL	STAINLESS STEEL		OTHERWISE
BM	BEAM	CTYD	COURTYARD	ELEV	ELEVATION	FLR	FLOOR	HP	HIGH POINT	MDF	MEDIUM DENSITY FIBERBOARD	OH	OPPOSITE HAND	RBR	RUBBER	STL	STEEL	U/S	UNDERSIDE
BOT	BOTTOM	DBL	DOUBLE	ELVTR	ELEVATOR	FM	FILLED METAL	HR	HOUR			OPG	OPENING	RCP	REFLECTED CEILING PLAN	STRUCT	STRUCTURE OR STRUCTURAL	VIF	VERIFY IN FIELD
BSMT	BASEMENT	DEMO	DEMOLISH OR DEMOLITION	EPDM	ETHYLENE PROPYLENE DIENE	FO	FACE OF FOUNDATION	HVAC	HEATING, VENTILATING, AND	MECH	MECHANICAL	OPP	OPPOSITE					W/	WITH
BJ	BOTTOM OF					FNDN				MEMBR	MEMBRANE	OZ	OUNCE	RD	ROOF DRAIN	T&G	TONGUE AND	WD	WOOD

RESIDENCE AREAS

GARAGE AREA	531 SQ. FT.
FRONT PORCH AREA	145 SQ. FT.
REAR COVERED DECK AREA	235 SQ. FT.
BASEMENT UNFINISHED	1124 SQ. FT.
BASEMENT FINISHED AREA	172 SQ. FT.
1ST FLOOR FINISHED AREA	1422 SQ. FT.
2ND FLOOR FINISHED AREA	1507 SQ. FT.
TOTAL FINISHED LIVING AREA	3,201 SQ. FT.
OPTIONAL BASEMENT FINISH AREA	1124 SQ. FT.

SHEET INDEX

PRELIMINARY

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e. mcox@allenbrand-drews.com

seal

ADAM ANTHONY PFEIFER LICENSED 6244 10.21.2025 KANSAS ARCHITECT

release
09.26.2025 _ PC Submittal

project title

MattCo Homes Spec Residence

6018 Buena Vista St
Fairway, Kansas 66205

drawing title

cover sheet

project no. 2025.39
drawn by aap
date 09.26.2025

sheet no. **cs**

CERTIFICATE OF SURVEY

DATE: 8/26/2025
JOB NUMBER: 41501
PREPARED FOR: MATT ADAM DEVELOPMENT

SECTION 9 TWP. 12 RNG. 25
CO. JOHNSON STATE KANSAS

LEGAL DESCRIPTION
Lot 185, MISSION HIGHLANDS, a subdivision of land in the City of Fairway, Johnson County, Kansas.

NOTES:
1. BASIS OF BEARINGS: Kansas State Plane, North Zone, NAD 83.
2. Distances shown are record and measured values unless otherwise noted.
3. No title information was provided as a part of this survey.

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF SEPTEMBER 2025, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.

MATTHEW R. COX LICENSED 9/5/25 P.S. - 1627 KANSAS LAND SURVEYOR

NORTH

SCALE: 1"=20'

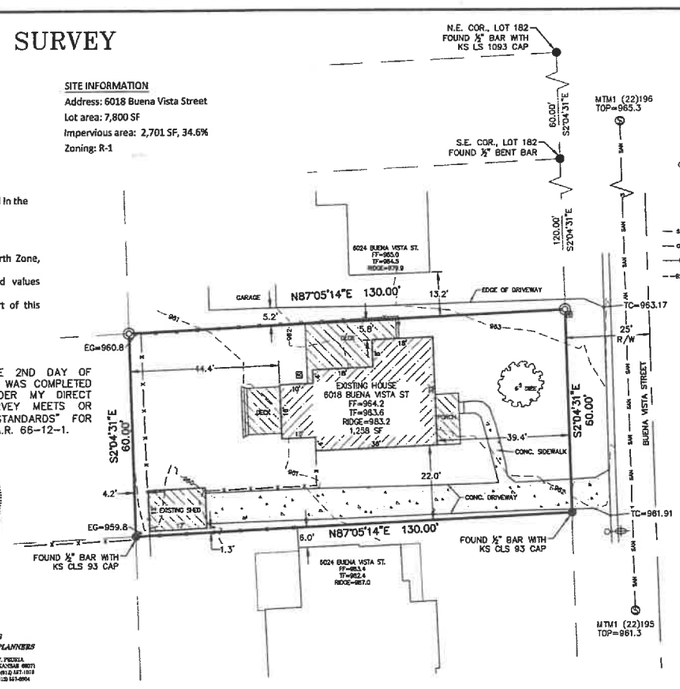
AD

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-9654

14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1513
FAX: (913) 557-9954

SITE INFORMATION
Address: 6018 Buena Vista Street
Lot area: 7,800 SF
Impervious area: 2,701 SF, 34.6%
Zoning: R-1



LEGEND

- BAR FOUND AS DESCRIBED ORIGIN UNKNOWN UNLESS NOTED
- SET ½" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
- POWER POLE
- SANITARY SEWER MANHOLE
- WATER METER
- AC UNIT
- STREET LIGHT
- R/W RIGHT-OF-WAY
- FF FINISH FLOOR
- TF TOP OF FOUNDATION
- SAN SANITARY SEWER LINE
- OHP OVERHEAD POWER LINE
- FENCE LINE
- 850 EXISTING GRADE CONTOUR

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drawing title

existing conditions

project no. 2025.39
drawn by asp
date 09.26.2025

sheet no. **EC**

PRELIMINARY

ADOPTED BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING ADOPTED BUILDING CODES OF FAIRWAY, KANSAS.

- 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2011 NFPA 70: NATIONAL ELECTRICAL CODE
- ALL AMENDMENTS AS ADOPTED BY THE FAIRWAY, KANSAS

LEGAL DESCRIPTION

MISSION HIGHLANDS LOT 165 FAC-5676

ZONING & STANDARDS

ZONING DISTRICT	R-1
LOT SIZE	7,800 SF
FLOODPLAIN	NO
MAXIMUM HEIGHT ALLOWED	35'-0"
PROPOSED	29'-10"+/-
FRONT YARD	40'-0"
PROPOSED	40'-0" +/-
SIDE YARD	6'-0" MIN.
PROPOSED (SOUTH)	7'-0"+/-
PROPOSED (NORTH)	7'-6"+/-
REAR YARD	25'-0"
PROPOSED	35'-0" +/-

LOT COVERAGE

LOT COVERAGE	
LOT AREA	7,800 SQ. FT.
ACTUAL NON-GREEN COVERAGE	
BLDG FOOTPRINT	1953 SQ. FT.
FRONT PORCH	146 SQ. FT.
REAR COVERED DECK	235 SQ. FT.
REAR LANDING	24 SQ. FT.
DRIVEWAY / WALKWAY	839 SQ. FT.
WINDOW WELLS	32 SQ. FT.
PROPOSED	3,029 SQ. FT. (38.8%)
ALLOWED	3,120 SQ. FT.
FRONT YARD COVERAGE	
DRIVEWAY/ WALKWAY	599 SQ. FT.
PROPOSED	599 SQ. FT. (24.8%)

RESIDENCE AREAS

GARAGE AREA	531 SQ. FT.
FRONT PORCH AREA	145 SQ. FT.
REAR COVERED DECK AREA	235 SQ. FT.
BASEMENT UNFINISHED	1124 SQ. FT.
BASEMENT FINISHED AREA	172 SQ. FT.
1ST FLOOR FINISHED AREA	1422 SQ. FT.
2ND FLOOR FINISHED AREA	1907 SQ. FT.
TOTAL FINISHED LIVING AREA	3,201 SQ. FT.
OPTIONAL BASEMENT FINISH AREA	1124 SQ. FT.

BUILDING FOOTPRINT

LOT COVERAGE	
LOT AREA	7,800 SQ. FT.
ACTUAL NON-GREEN COVERAGE	
BLDG FOOTPRINT	1953 SQ. FT.
FRONT PORCH	145 SQ. FT.
REAR COVERED PATIO	235 SQ. FT.
TOTAL	2,333 SQ. FT. (29.9%)

CONSTRUCTION GENERAL REQUIREMENTS

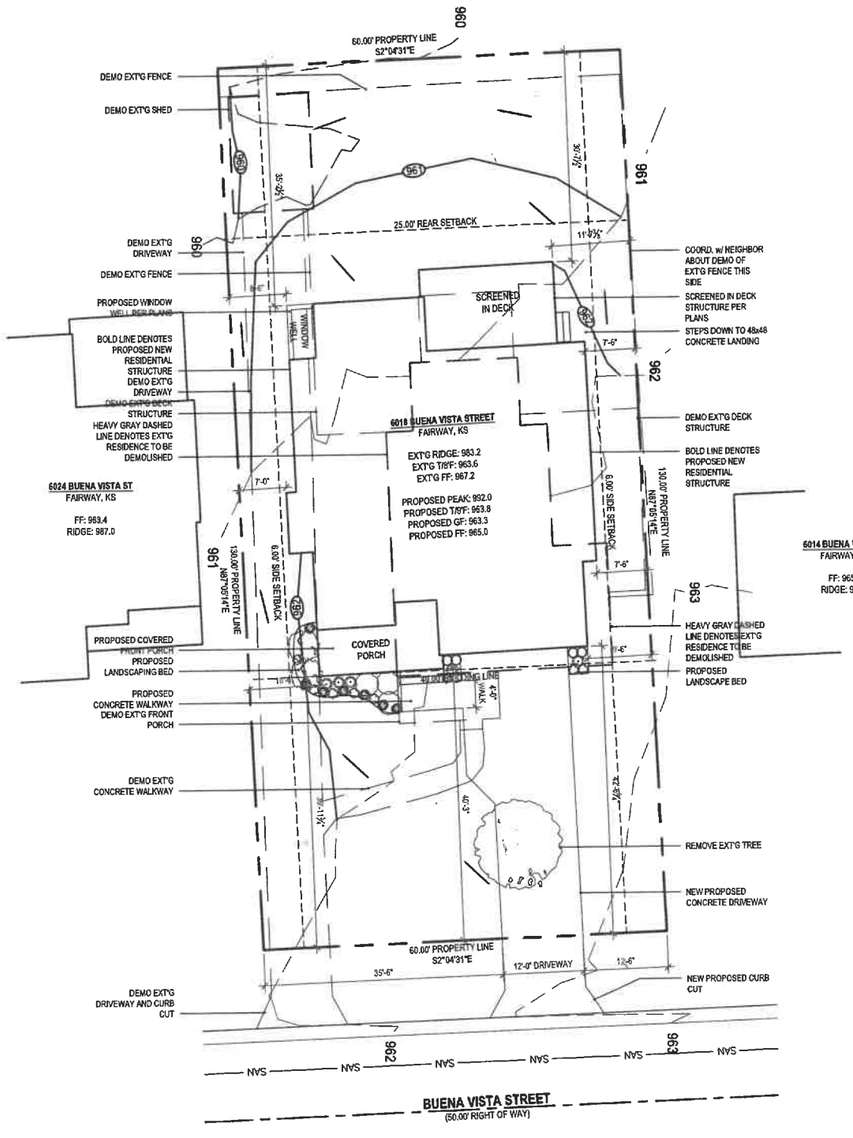
- THE PLANS FOR THIS BUILDING WERE DESIGNED AND REVISED IN ACCORDANCE WITH THE PROVISIONS OF THE 2012 IBC AS ADOPTED BY FAIRWAY, KANSAS.
- ALL WORK INCLUDED, INCLUDING ALL MATERIALS AND WORKMANSHIP, SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAWS, CODES, ORDINANCES, AND STANDARDS OF ALL LOCAL, STATE, AND NATIONAL JURISDICTIONS.
- ALL SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF APPLICABLE REQUIREMENTS. FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL MANUF. MATERIALS, PRODUCTS, AND EQUIPMENT, SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE TO THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUF. AND WITH THE CURRENT PRINTED STANDARD SPECS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOC. OF MANUF., CRAFTS, TRADES, AND INSTALLERS.
- DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.
- SHOULD THE G.C. FIND DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS, OR SHOULD BE IN DOUBT AS TO THEIR MEANING, THE G.C. SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- COORDINATION OF ALL TRADES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE G.C. OR THEIR SUB-CONTRACTOR IS RESPONSIBLE FOR SPECS OF THE FOLLOWING PER CODE (MIN.):
  - ** TERMITE TREATMENT
  - ** SOIL BEARING VERIFICATION OR GEOTECHNICAL REPORTS OR OBSERVATIONS
  - ** SITE DESIGN/ PLOT PLAN/ GRADING PLAN
  - ** GRUBBING, GRADING AND BACKFILL REQUIREMENTS
  - ** SITE UTILITY LOCATION AND CONNECTIONS
  - ** SITE DRAINAGE, INCLUDING DOWNSPOUT LOCATION AND ROUTING OF BELOW GROUND PIPING IF PROVIDED.
  - ** ALL LANDSCAPING AND PROTECTION OF EXISTING LANDSCAPING TO REMAIN
  - ** ASPHALT PAVEMENT (IF PROVIDED)
  - ** REFER TO STRUCTURAL NOTES FOR THE FOLLOWING MINIMUM REQUIREMENTS
  - *** SOIL BEARING CAPACITY
  - *** CONCRETE SLAB SPECIFICATION
  - ** FINAL ENERGY RATING COMPLETED THROUGH *HERS REPORT*

GENERAL CONSTRUCTION NOTES

1. SITE SHALL BE EXCAVATED AND FILLED AS REQUIRED TO THE PROPER ELEVATIONS FOR FOOTINGS AND SLABS.
2. ALL FOOTINGS SHALL EXTEND BELOW A FROST LINE OF 36" WITH UNIFORM BEARING ON UNDISTURBED SOIL CAPABLE OF SUPPORTING A MINIMUM OF 2,000psf.
3. STOCK PILE DIRT FOR FILLS AND BACKFILL. DO NOT USE TOP SOIL FOR BACKFILL. BACKFILL WITH EXCAVATED MATERIAL THAT IS FREE OF ROCK, ORGANIC MATERIAL, AND CONSTRUCTION MATERIAL. SETTLE BACKFILL WITH WATER PRIOR TO FINAL GRADING. BACKFILL AROUND BASEMENT WALLS SHALL BE PLACED UNTIL THE FLOOR FRAMING AND SUBFLOOR HAVE BEEN INSTALLED.
4. USE TOP SOIL FOR FINAL GRADING PLACED TO LINES AND GRADES INDICATED SO AS TO SLOPE AWAY FROM FOUNDATIONS.
5. TERMITE PRE-TREATMENT SHALL BE CHEMICALLY TREATING SPRAY APPLIED TO BOTTOM 18" OF FRAMING. UPON COMPLETION OF CONSTRUCTION, THE SOIL AROUND THE PERIMETER OF THE HOUSE WILL THEN BE TREATED. A MINIMUM OF 5 YEAR RENEWABLE WARRANTY SHALL ALSO BE PROVIDED.
6. MAINTAIN SOIL MOISTURE CONTENT EQUIVALENT TO WHAT EXISTED AT TIME OF EXCAVATION TO MINIMIZE DIFFERENTIAL SETTLEMENT OR DISPLACEMENT UNLESS OTHERWISE DIRECTED BY GEOTECH. OR STRUCT.
7. FOOTINGS, FOUNDATION WALLS, PIERS, AND SLABS SHALL BE OF SIZES INDICATED, COMPLETED WITH ALL REINFORCING BARS, DOWELS, MESH, AND TIES SPECIFIED.
8. PROVIDE EXPANSION JOINTS AS BOND BREAKER BETWEEN WALLS AND OTHER RESTRAINING CONCRETE CONSTRUCTION.
9. ALL OPENINGS OR PENETRATIONS THROUGH CONCRETE FNDN. WALL SHALL BE BLOCKED OUT OR SLEEVED PRIOR TO CONC. PLACEMENT.
10. PROVIDE CONTROL JOINTS CUT IN NEW SLAB AREAS UNDER ALL STEEL BEAMS, HEADER LINES, AND AS OTHERWISE INDICATED. LIMIT CONTROLLED AREAS TO NOT MORE THAN 625sf NOR GREATER THAN 25'-0" IN ANY ONE DIRECTION. CONTROL JOINTS IN EXTERIOR SLABS SHALL BE PLACED AT 15'-0"o.c. MAXIMUM.
11. WATERPROOFING AND FNDN DRAINAGE AS SELECTED BY BUILDER TO MEET OR EXCEED CODE MINIMUM.
12. MUDSILL PLATES SHALL BE PRESSURE TREATED, DECAY AND TERMITE RESISTIVE LUMBER IN ACCORDANCE WITH WWPA' STANDARDS SET ON FOAM SILL GASKET SET IN CONTINUOUS ACOUSTIC SEALANT BEAD (BOTH SIDES OF FOAM SILL SEALER) AND BOLTED TO FOUNDATION WALL w/ ½" min. BOLTS (U.N.O.) AT 4'-0"o.c. MAX AND WITH ONE BOLT WITHIN 4" min AND 12" max OF END OF ANY PLATE. EMBED BOLTS 7" min. INTO CONCRETE.
13. DIMENSIONS ARE FROM FACE OF EXTR. FRAMING TO FACE OF FRAMING OF WALL, TYPICAL.
14. HATCHED WALLS INDICATE LOAD BEARING WALLS DEPENDING UPON PLAN TYPE.
15. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS AND SEPARATED WITH A FOAM SILL GASKET. SEAL FOAM SILL GASKET WITH CONCRETE AND TO BOTTOM PLATE FOR AIR INFILTRATION.
16. FRAMING SHALL BE DONE IN ACCORDANCE WITH ADOPTED CODE, SECTION 'CONSTRUCTION CLASSIFICATION.'
    - 16.1. WOOD STUDS SHALL BE DOUG FIR-LARCH, STUD GRADE OR EQUAL
    - 16.2. WOOD JOISTS, RAFTERS, AND BEAMS SHALL BE #2 DOUGLAS FIR-LARCH WITH STRUCTURAL VALUES IN ACCORDANCE WITH THE WWPA OR EQUAL. STUDS SHALL BE 2x WITH 'CALIFORNIA' 2-STUD CORNERS.
    - 16.3. STUDS SHALL BE DOUBLED AT OPENINGS WITH SINGLE SOLE PLATE AND DOUBLE TOP PLATE.
    - 16.4. STUDS SUPPORTING ROOF AND CEILING ONLY SHALL BE SPACED 16" o.c. MAX.
    - 16.5. STUDS SUPPORTING ONE FLOOR, ROOF, AND CEILING SHALL BE SPACED AT 16" o.c. MAX.
17. ALL HEADERS SHOULD BE (2) #2- 2x10 MINIMUM UP TO 6'-0" IN LENGTH, U.N.O.
18. ROOF STRUCTURE SHALL BE DESIGNED FOR A TOTAL LOAD OF 30 LBS PER SQ. FT. w/ 20 LBS LIVE LOAD AND 10 LBS DEAD LOAD.
19. PROVIDE COMPOSITION ROOF OVER LAPPED 30# BUILDING FELTS OVER ½" OSB SHEATHING
20. ALL SOLID BLOCKING FOR BEAM OR HEADER SUPPORT SHALL BE CONTINUOUS TO FOUNDATION OR STRUCTURE BELOW.
21. ENGINEERED LUMBER BEAMS AND HEADERS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN PROPERTIES:

PRODUCT	BENDING STRESS (F_b)	MOD. OF ELASTICITY (E)
LVL	2600 PSI	1.9×10^6 PSI
PSL	2900 PSI	2.0×10^6 PSI
LSL	2325 PSI	1.55×10^6 PSI

22. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON MIN. 2x2 LEDGER STRIPS
23. JOISTS AT SUPPORTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS, OR BY ATTACHMENT TO A HEADER BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
24. STAIR TREADS TO COMPLY WITH IRC SECTION 311.7
    - 24.1. WIDTH TO BE NOT LESS THAN 36"
    - 24.2. RISER HEIGHT TO BE NOT MORE THAN 7-3/4"
    - 24.3. TREAD DEPTH TO BE NOT LESS THAN 10" NOSE TO NOSE
    - 24.4. CLEAR HEADROOM TO BE 6'-8" MINIMUM
25. PROVIDE APPROVED FIRESTOPPING IN WALLS AND CONCEALED SPACES AS REQUIRED BY CODE.
26. WALLS SHALL BE BRACED IN ACCORDANCE WITH APPLICABLE IRC CODE SECTION. WHERE BRACED PANEL SHEATHING IS USED, VERTICAL JOINTS SHALL OCCUR OVER STUDS AND HORIZONTAL JOINTS SHALL OCCUR OVER MINIMUM 2x BLOCKING.
27. PROVIDE 2" RIGID INSULATION BELOW CONCRETE SLAB AND AS ISOLATION JOINT BETWEEN SLAB AND FROST WALL.
28. PROVIDE NOISE-BARRIER FIBERGLASS INSULATION BATTS AROUND ALL BATHROOM WALLS.
29. PROVIDE 2" FOAM INSULATION WRAPS AROUND ALL SOIL LINES ABOVE SLAB.
30. PROVIDE MINIMUM INSULATION AT THE FOLLOWING LEVELS:
    - 30.1. R-15 IN EXTERIOR WALLS
    - 30.2. R-49 IN FLAT CEILINGS
    - 30.3. R-38 IN VAULTED CEILINGS
    - 30.4. 6" R-19 AROUND PERIMETER OF RIM JOISTS
31. FENESTRATION VALUES SHOULD COMPLY WITH CURRENT IRC REQUIREMENTS LISTED BELOW.
    - 31.1. FENESTRATION U-FACTOR: 0.35
    - 31.2. SKYLIGHT U-FACTOR: 0.55
    - 31.3. GLAZED FENESTRATION SHGC: 0.4
32. ALL BATHROOMS SHALL HAVE EXHAUST FANS VENTED DIRECTLY TO THE EXTERIOR WITH THE VENTILATION RATE OF 50cfm FOR INTERMITTENT VENTILATION AND 20cfm FOR CONTINUOUS VENTILATION.
33. WEATHERSTRIP ALL APPLICABLE DOORS AND SEAL ALL JOINTS AND PENETRATIONS.
34. ALL EXTERIOR DOORS, INCLUDING THOSE TO GARAGES, SHOULD INCORPORATE ANY AND ALL LOCAL PHYSICAL SECURITY PROVISIONS.
35. PROVIDE SEALANT AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS. FILL GAPS WITH LOW-EXPANDING FOAM AND SEAL ALL PENETRATIONS IN EXTERIOR WALLS.
36. WINDOW DESIGNATIONS INDICATE PELLA IMPERVIA WITH BLACK EXTERIOR COLOR AND BLACK INTERIOR COLOR, OR AS SELECTED BY OWNER/ INTERIOR DESIGNER. HARDWARE FINISH TO BE SELECTED BY OWNER.
37. PROVIDE ONE WINDOW FROM EACH BEDROOM AND FROM THE BASEMENT THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. WITH MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20".
    - 37.1. SILL HEIGHT OF OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 44" ABOVE THE ADJOINING FLOOR OR ADJOINING PERMANENT STEP.
    - 37.2. OPERABLE WINDOWS WITH SILL HEIGHTS GREATER THAN 72" ABOVE EXTERIOR GRADE MUST BE MINIMUM 24" ABOVE THE FLOOR OR INCLUDE OPENING LIMITER.
    - 37.3. GLAZING SHALL COMPLY WITH CPSC (CONSUMER PRODUCTS SAFETY COMMISSION) 16 CFR, PART 1201 CRITERIA FOR CATEGORY 1 OR CATEGORY 2 AS INDICATED IN TABLE R308.3.1(1) OF THE APPLICABLE IRC.
38. APPROVED SAFETY GLAZING MATERIALS SHALL BE PROVIDED IN THE SPECIFIC HAZARDOUS LOCATIONS INDICATED IN SECTION R308.4 OF THE APPLICABLE IRC, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
    - 38.1. GLAZING IN STORM DOORS
    - 38.2. GLAZING AN INDIVIDUAL OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE
    - 38.3. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    - 38.4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL (OTHER THAN THOSE DESCRIBED ABOVE) MEETING ALL OF THE FOLLOWING CONDITIONS
      - 38.4.1. EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQ. FT.
      - 38.4.2. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
      - 38.4.3. TOP EDGE MORE THAN 36" ABOVE THE FLOOR
      - 38.4.4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
    - 38.5. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
    - 38.6. GLAZING IN SWINGING DOORS (EXCEPT JALOUSIES).
    - 38.7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
39. PROVIDE ½" GYPSUM BOARD ON ALL INTERIOR FACES OF EXTERIOR WALLS AND BOTH FACES OF INTERIOR WALLS. PROVIDE ½" GYPSUM BOARD AT ALL CEILINGS. PROVIDE ½" CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKER BOARD ON WALLS IN BATHS OR SHOWERS.
40. ATTIC AND RAFTER SPACE VENTILATION SHALL BE PROVIDED USING A COMBINATION OF SOFFIT VENTS AND ROOF VENTS. TOTAL NET FREE VENTILATING AREA WILL NOT BE LESS THAN A RATIO OF 1:300. ROOF VENTS LOCATED BELOW THE RIDGE, BUT A MINIMUM OF 3'-0" ABOVE THE EAVE, SHALL PROVIDE AT LEAST 50%, BUT NO MORE THAN 80%, OF THE NET AREA OF VENTILATION WITH THE REMAINDER OF THE TOTAL PROVIDED BY THE SOFFIT VENTS. WHERE EAVE VENTS ARE INSTALLED, PROVIDE VENT GUARD DEVICES TO MAINTAIN AT LEAST 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, INCLUDING IN VAULTED CEILING CONDITIONS.
41. THE DWELLINGS INDICATED ON THESE PLANS MUST MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE IRC TABLE N1102.1
42. THE THERMAL ENVELOPE OF THE BUILDING SHALL BE SEALED TO LIMIT AIR INFILTRATION AS REQUIRED PER IRC SECTION N1102.4.1.
43. RECESSED LIGHTING FIXTURES SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE.
44. DUCTWORK, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS, SHALL BE SEALED PER IRC SECTION N1103.2.
45. AIR CONDITIONING UNITS SHALL HAVE A MINIMUM SEER RATING OF 14.
46. FORCED AIR FURNACES SHALL HAVE A MINIMUM EFFICIENCY RATING OF 92%.
47. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH FLOOR, INCLUDING BASEMENTS. INTERCONNECT THE ALARMS IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
48. CARBON MONOXIDE DETECTORS WILL BE INSTALLED PER IRC SECTION R315.
49. GFCI CIRCUITS AND RECEPTACLES SHALL BE FURNISHED IN THE KITCHEN, LAUNDRY, BATHROOMS, GARAGE, AND FOR ALL EXTERIOR RECEPTACLES. LOCATION AND INSTALLATION OF ALL GFCI RECEPTACLES SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
50. ALL STRUCTURAL STEEL SHALL CONFORM TO THE CURRENT AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STEEL FOR BUILDINGS AND SHALL BE A36 GRADE STEEL.
51. FURNISH AND INSTALL ALL STRUCTURAL STEEL BEAMS, COLUMNS, BEAM CONNECTIONS, PLATES, BOLTS, AND ANGLES AS INDICATED OR REQUIRED. STEEL COLUMNS SHALL BE 3-1/2" STD (SCH 40) STEEL PIPE. COMPLETE WITH BOTTOM BEARING PLATE AND TOP STEEL CHANNEL TO RECEIVE STEEL BEAM. BOTH PLATE AND CHANNEL SHALL BE WELDED TO COLUMN.
52. COLUMNS SHALL EXTEND THROUGH SLAB AND BEAR DIRECTLY ON FOOTINGS OR FOUNDATION WALLS.
53. THIS STRUCTURE WILL BE PROVIDED WITH A 'VEF' GROUND PER IRC SECTION 3608.1.
54. PROVIDE AND INSTALL FROSTPROOF SILLCOCKS AND COORDINATE LOCATIONS WITH THE OWNER. ALL PLUMBING SUPPLY LINES IN OUTSIDE WALLS AND/OR UNCONDITIONED SPACES SHALL RUN ON WARM SIDE OF INSULATION AND SHALL BE WRAPPED WITH PIPE INSULATION.
55. ALL PLUMBING VENTS TO TERMINATE ABOVE ROOF LINE PER IRC. CONSOLIDATE PLUMBING VENTS AS BEST ABLE. LOCATE VENTS ON REAR SIDE OF RESIDENCE TO CONCEAL FROM VIEW.
56. ALL INTERIOR DOORS TO BE STYLE SELECTED BY BUILDER WITH SOLID CORE CONSTRUCTION, PREHUNG IN JAMB. COORDINATE MATERIAL GRADE WITH FINAL FINISH (PAINT VS. STAIN) SELECTION BY OWNER.



COORDINATE STORM DRAINAGE w/ WATERSHED ANALYSIS AND ENGINEER RECOMMENDATION
ANY POP-UP DRAIN IN YARD MUST REMAIN 5'-0" FROM ALL PROPERTY LINES, TYP.

PROVIDE 6'-0" CONSTRUCTION FENCE w/ SCREENING AT PERIMETER OF PROPERTY IN ACCORDANCE w/ APPROVED CITY ORDINANCE

1 SITE PLAN
ARCHITECTURAL SITE PLAN
1" = 10'-0"

PRELIMINARY

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design | fabrication

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lenexa, kansas 66215

p. 785.650.3563
e. adam@apdstudios.com

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e. Matt Cox
e. mcox@allenbrand-drews.com

seal

ADAM ANTHONY PFEIFER LICENSED 6844 10.21.2025 KANSAS ARCHITECT

release
09.26.2025 _ PC Submittal

project title
MattCo Homes Spec Residence

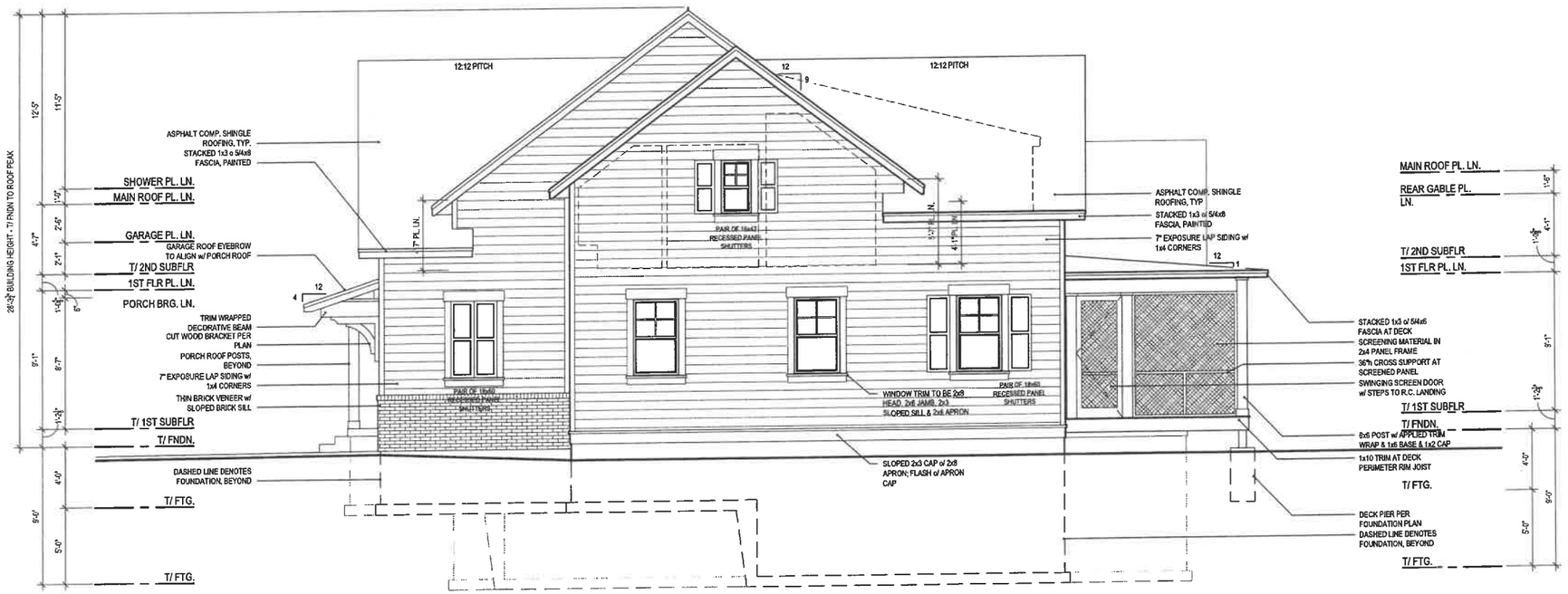
6018 Buena Vista St
Fairway, Kansas 66205

drawing title
arch. site plan

project no.	sheet no.
2025.39	A0.1
drawn by: eap	
date: 09.26.2025	

BUILDING ELEVATION
1 FRONT ELEVATION
1/4" = 1'-0"

FRONT ELEVATION WALL AREAS	
MAIN WALL AREA	275 SF
ARCHITECTURAL RELIEF	
PROJECTED GARAGE	425 SF
RECESSED STAIR TOWER	53 SF
OFFSET AT GARAGE	27 SF
GROSS WALL AREA	780 SF
WINDOW FENESTRATION	151 SF (19.4%)
ENTRY DOOR FENESTRATION	28 SF (3.6%)
OVERHEAD DOOR AREA	133 SF (17.0%)
TOTAL FENESTRATION	312 SF (40.0%)



RIGHT ELEVATION WALL AREAS	
MAIN WALL AREA	645 SF
ARCHITECTURAL RELIEF	
FRONT GARAGE (2'-0")	247 SF
GROSS WALL AREA	892 SF
WINDOW FENESTRATION	135 SF (15.2%)

BUILDING ELEVATION
2 RIGHT ELEVATION
1/4" = 1'-0"

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Fairway, Kansas 66205

drawing title

elevation

project no. 2025.39
drawn by esp
date 09.26.2025

sheet no. **A2.1**

REAR ELEVATION WALL AREAS	
MAIN WALL AREA	234 SF
ARCHITECTURAL RELIEF	
DINING ROOM (+8'-0")	233 SF
LEFT GABLE (8'-0")	186 SF
RECESSED WALL (-2'-0")	26 SF
DORMER (-2'-6")	18 SF
SCREENED DECK (+14'-0")	202 SF
GROSS WALL AREA	901 SF
WINDOW FENESTRATION	137 SF (15.2%)

BUILDING ELEVATION
1 REAR ELEVATION
1/4" = 1'-0"

LEFT ELEVATION WALL AREAS	
MAIN WALL AREA	333 SF
ARCHITECTURAL RELIEF	
STAIR (+3'-8")	166 SF
LIVING (+1'-0")	248 SF
DINING (+2'-0")	73 SF
GROSS WALL AREA	944 SF
WINDOW FENESTRATION	161 SF (17.0%)

BUILDING ELEVATION
2 LEFT ELEVATION
1/4" = 1'-0"

PRELIMINARY

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Fairway, Kansas 66205

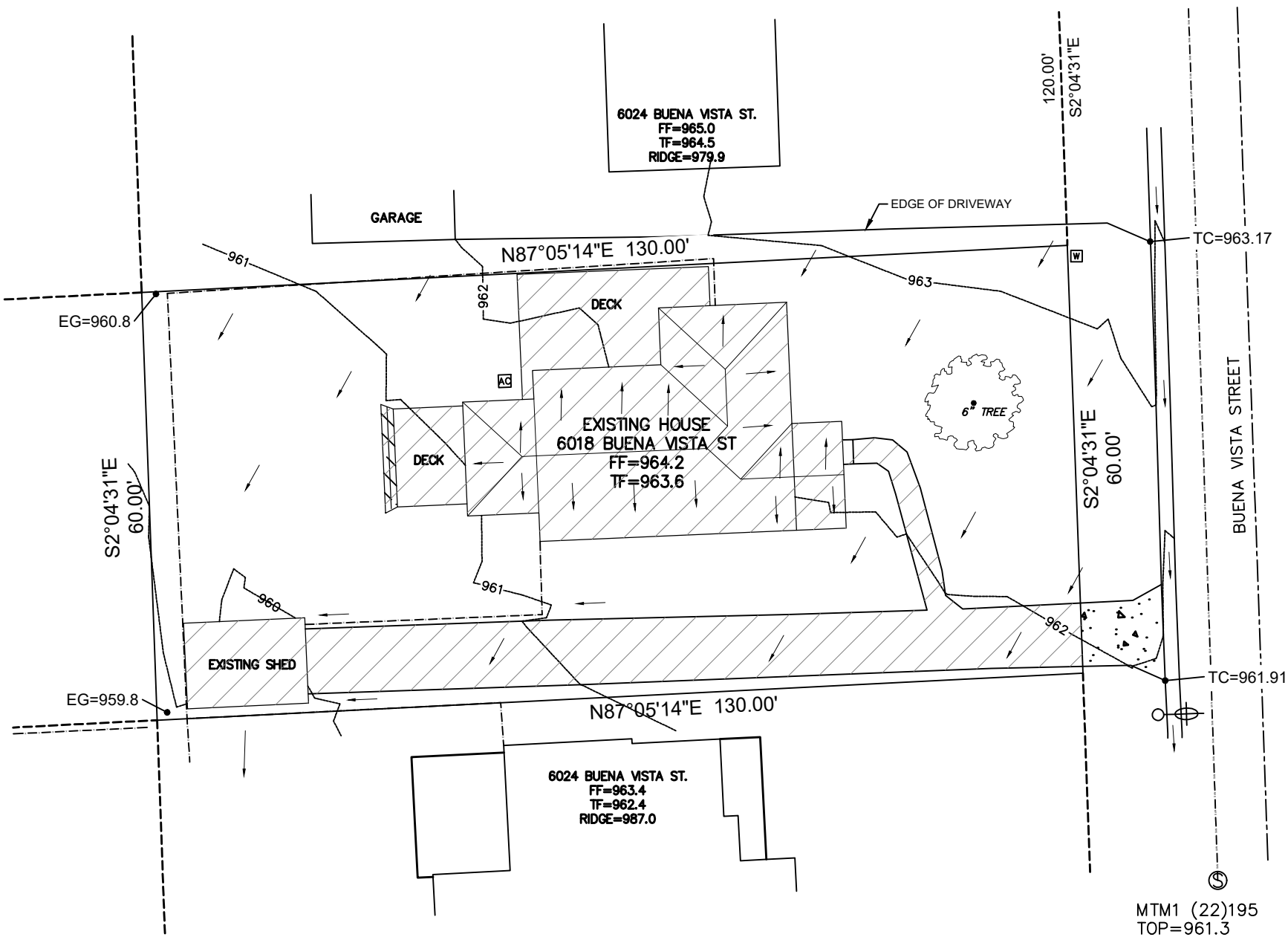
drawing title

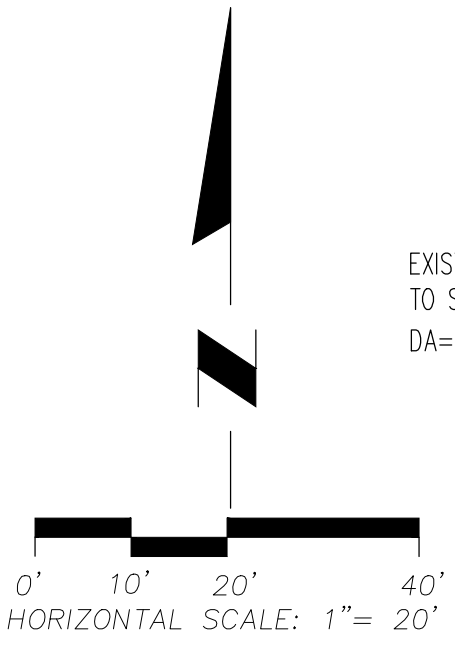
elevation

project no. 2025.39
drawn by asp
date 09.26.2025

sheet no.

A2.2





LOT AREA = 7,800 S.F.
IMPERVIOUS AREA = 3,017.2 S.F.; (38.7%)

EXISTING LOT DRAINAGE
TO STREET
DA=0 S.F.;

EXISTING LOT DRAINAGE
TO REAR
DA=7,800 S.F.;
IMPERVIOUS AREA = 3,017.2 S.F.;
CN=83;
Q100 = 1.87 cfs VOL 100 = 0.098 ac-ft
Q25 = 1.31 cfs VOL 25 = 0.067 ac-ft
Q10 = 1.04 cfs VOL 10 = 0.052 ac-ft
Q2 = 0.57 cfs VOL 2 = 0.028 ac-ft

ROBERT C. WESSEL
LICENSED
7183
KANSAS
PROFESSIONAL ENGINEER
09/26/25

SHEET NO. C1 OF 2

EXISTING SITE
6018 BUENA VISTA
FAIRWAY, KANSAS

PREPARED FOR:
ADAM ANTHONY PFEIFER
NCARB
apd_studios+
12214 W. 79th Terrace
LENEXA, KANSAS 66215

ROBERT C. WESSEL P.E.
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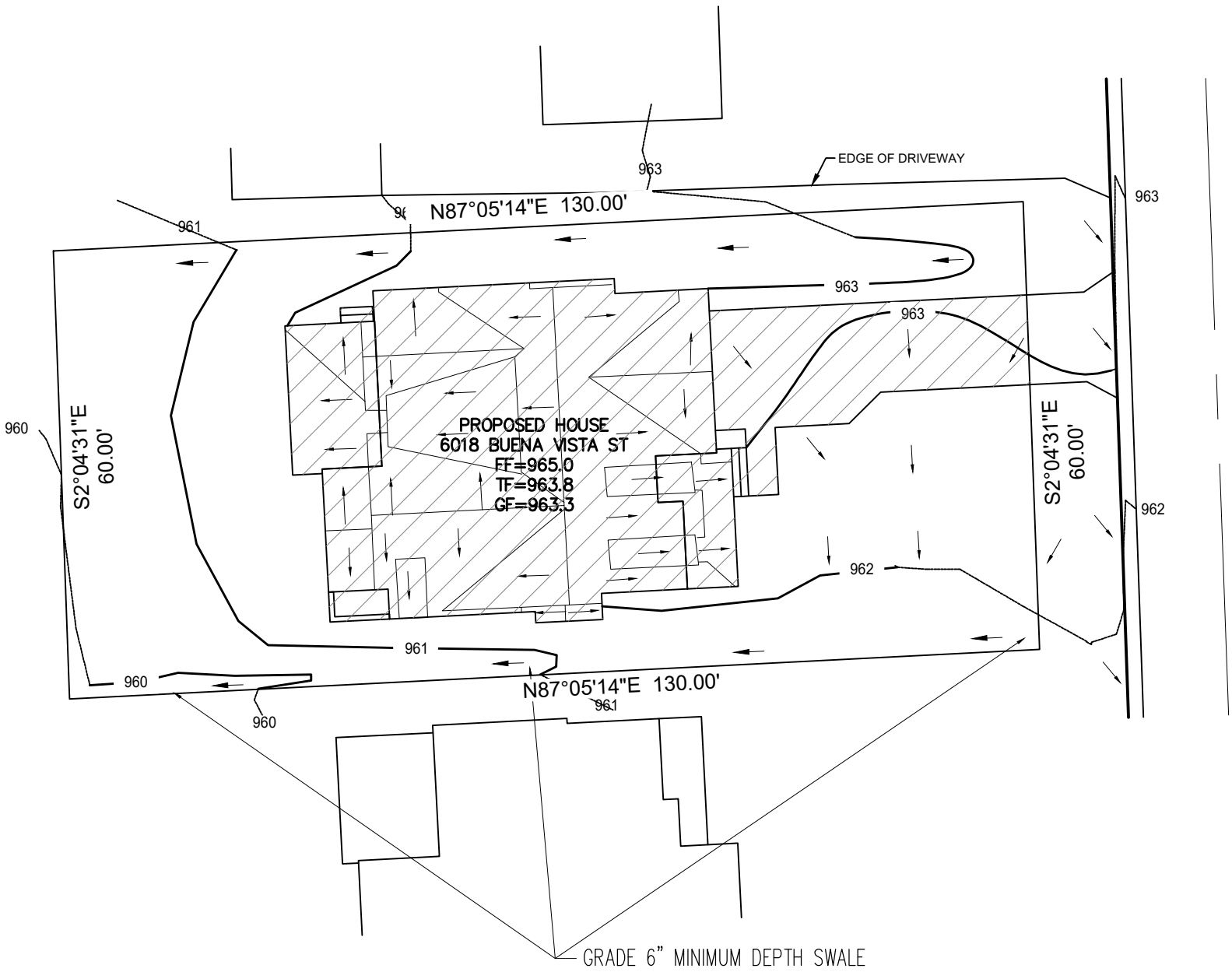
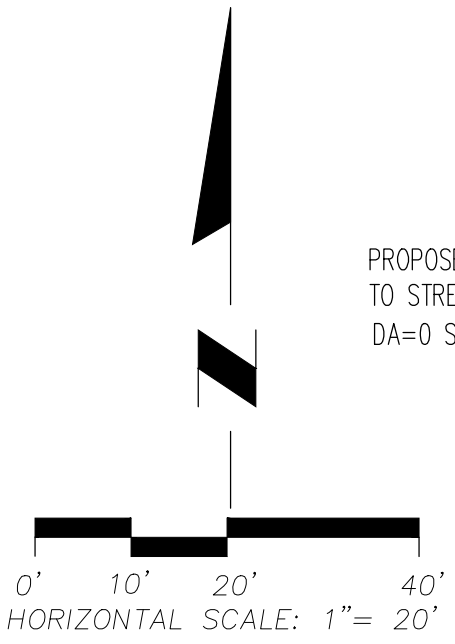
JOB NO.: RCW0311	DRAWN: RPP
FIELD BK./PG.: XX/XX	CHECKED: RCW
ISSUES / REVISIONS:	DATE
ISSUE	09-26-25





LOT AREA = 7,800 S.F.
IMPERVIOUS AREA = 3,012.2 S.F.; (38.6%)

PROPOSED LOT DRAINAGE
TO STREET
DA=0 S.F.;

PROPOSED LOT DRAINAGE
TO REAR
DA=7,800 S.F.;
IMPERVIOUS AREA = 3,012.2 S.F.;
CN=83;
Q100 = 1.87 cfs VOL 100 = 0.098 ac-ft
Q25 = 1.31 cfs VOL 25 = 0.067 ac-ft
Q10 = 1.04 cfs VOL 10 = 0.052 ac-ft
Q2 = 0.57 cfs VOL 2 = 0.028 ac-ft

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09/26/25

SHEET NO. C2 OF 2

PROPOSED SITE
6018 BUENA VISTA
FAIRWAY, KANSAS

PREPARED FOR:
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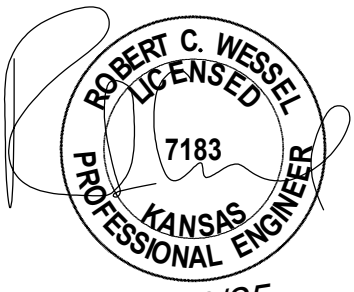


09/26/25

September 26, 2025

STORM DRAINAGE REPORT
6018 Buena Vista
Fairway, Kansas

6018 Buena Vista, Fairway, Kansas is an existing 7,800 s.f. (0.179 ac) single family residential site, Lot 185, Mission Highlands Subdivison. The existing house is to be replaced. The site is very near the top of the local drainage shed at 60th Buean Vista. The entire site flows toward the rear and southwest corner where it continues south through rear yards and between houses onto 61st Street and Catalina to inlets and storm sewers. The storm sewers carry flow south, eventually into a ditch south of 63rd Street on a school site. Flow continues east to Brush Creek. There is no known history of drainage problems in the immediate area. The site is not located in nor near a FEMA designated flood plain or floodway.

STORM RUNOFF REQUIREMENTS

The city of Fairway allows up to 40% impervious surfaces on lots up to 10,000 s.f. in size. The proposed impervious area for this site is 3,012.2 s.f., 38.6%. The existing site impervious area is 3,017.2 s.f., 38.7%. The allowable impervious surface area is 3,120 s.f.. The proposed runoff rates and volumes are the same as the existing rates and volumes....no increase.

The proposed site continues to flow as the existing. The critical area is along the south lot line. We propose to install a swale along the south line to the southwest lot corner to contain runoff on the site until it is well past the adjacent improvements to the south.

The proposed Q10 and Q100 runoff rates are lower than allowable area design. Storm Detention is NOT REQUIRED.

We recommend approval of the project as designed.

ENGINEER'S STATEMENT:

The storm drainage report, and site grading construction drawings, were prepared under my direct supervision; and to the best of my knowledge conform to the City of Fairway, Kansas storm drainage design criteria for private development.

6018 BUENA VISTA FAIRWAY 092625
Prepared by Robert C Wessel Consulting Eng

Summary for Subcatchment 8S: EXISTING REAR

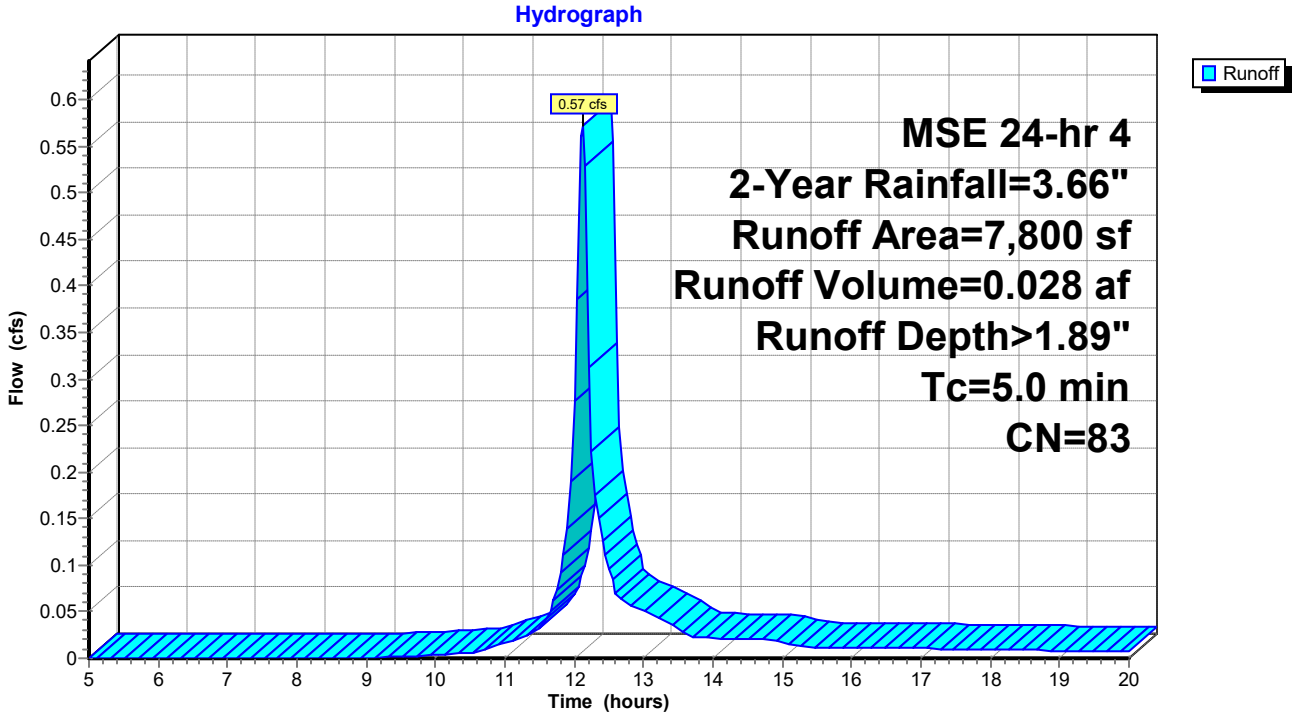
Runoff = 0.57 cfs @ 12.12 hrs, Volume= 0.028 af, Depth> 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	3,017	98	IMPERVIOUS
*	4,783	74	GRASS
	7,800	83	Weighted Average
	4,783		61.32% Pervious Area
	3,017		38.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00
5.25	0.18	0.00	0.00
5.50	0.20	0.00	0.00
5.75	0.21	0.00	0.00
6.00	0.23	0.00	0.00
6.25	0.24	0.00	0.00
6.50	0.26	0.00	0.00
6.75	0.27	0.00	0.00
7.00	0.29	0.00	0.00
7.25	0.31	0.00	0.00
7.50	0.33	0.00	0.00
7.75	0.34	0.00	0.00
8.00	0.36	0.00	0.00
8.25	0.38	0.00	0.00
8.50	0.40	0.00	0.00
8.75	0.42	0.00	0.00
9.00	0.44	0.00	0.00
9.25	0.48	0.00	0.00
9.50	0.51	0.00	0.00
9.75	0.54	0.01	0.00
10.00	0.58	0.01	0.00
10.25	0.62	0.02	0.00
10.50	0.65	0.03	0.01
10.75	0.72	0.04	0.01
11.00	0.79	0.06	0.02
11.25	0.88	0.09	0.02
11.50	0.99	0.13	0.03
11.75	1.20	0.22	0.07
12.00	1.71	0.51	**0.28**
12.25	2.46	1.03	**0.22**
12.50	2.67	1.18	0.10
12.75	2.78	1.27	0.06
13.00	2.87	1.34	0.05
13.25	2.94	1.40	0.04
13.50	3.01	1.45	0.03
13.75	3.04	1.48	0.02
14.00	3.08	1.51	0.02
14.25	3.12	1.54	0.02
14.50	3.15	1.57	0.02
14.75	3.18	1.60	0.02
15.00	3.22	1.62	0.02
15.25	3.24	1.64	0.01
15.50	3.26	1.66	0.01
15.75	3.28	1.67	0.01
16.00	3.30	1.69	0.01
16.25	3.32	1.71	0.01
16.50	3.33	1.72	0.01
16.75	3.35	1.74	0.01
17.00	3.37	1.75	0.01
17.25	3.39	1.76	0.01
17.50	3.40	1.78	0.01
17.75	3.42	1.79	0.01
18.00	3.43	1.80	0.01
18.25	3.45	1.82	0.01
18.50	3.46	1.83	0.01
18.75	3.48	1.84	0.01
19.00	3.49	1.85	0.01
19.25	3.51	1.86	0.01
19.50	3.52	1.87	0.01
19.75	3.53	1.88	0.01
20.00	**3.54**	**1.89**	0.01

6018 BUENA VISTA FAIRWAY 092625
Prepared by Robert C Wessel Consulting Eng

Summary for Subcatchment 9S: PROP REAR

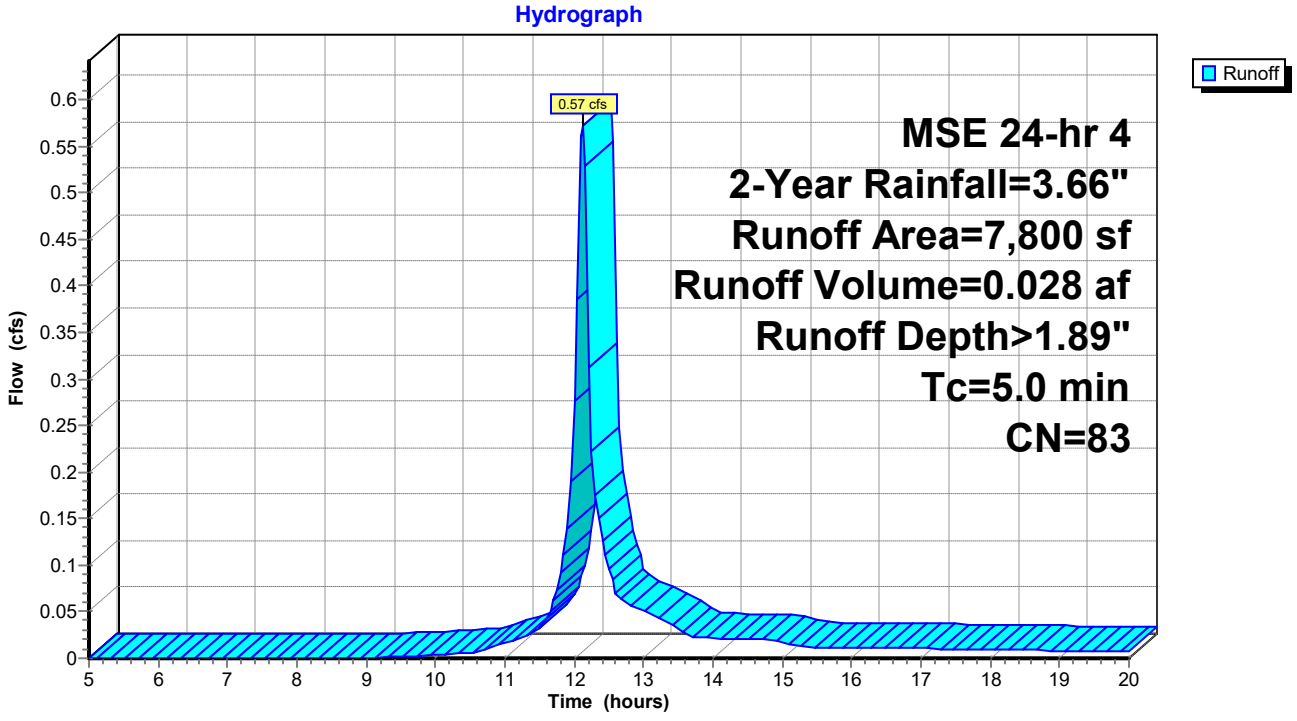
Runoff = 0.57 cfs @ 12.12 hrs, Volume= 0.028 af, Depth> 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	3,012	98	
*	4,788	74	
	7,800	83	Weighted Average
	4,788		61.38% Pervious Area
	3,012		38.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROP REAR



Hydrograph for Subcatchment 9S: PROP REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00
5.25	0.18	0.00	0.00
5.50	0.20	0.00	0.00
5.75	0.21	0.00	0.00
6.00	0.23	0.00	0.00
6.25	0.24	0.00	0.00
6.50	0.26	0.00	0.00
6.75	0.27	0.00	0.00
7.00	0.29	0.00	0.00
7.25	0.31	0.00	0.00
7.50	0.33	0.00	0.00
7.75	0.34	0.00	0.00
8.00	0.36	0.00	0.00
8.25	0.38	0.00	0.00
8.50	0.40	0.00	0.00
8.75	0.42	0.00	0.00
9.00	0.44	0.00	0.00
9.25	0.48	0.00	0.00
9.50	0.51	0.00	0.00
9.75	0.54	0.01	0.00
10.00	0.58	0.01	0.00
10.25	0.62	0.02	0.00
10.50	0.65	0.03	0.01
10.75	0.72	0.04	0.01
11.00	0.79	0.06	0.02
11.25	0.88	0.09	0.02
11.50	0.99	0.13	0.03
11.75	1.20	0.22	0.07
12.00	1.71	0.51	**0.28**
12.25	2.46	1.03	**0.22**
12.50	2.67	1.18	0.10
12.75	2.78	1.27	0.06
13.00	2.87	1.34	0.05
13.25	2.94	1.40	0.04
13.50	3.01	1.45	0.03
13.75	3.04	1.48	0.02
14.00	3.08	1.51	0.02
14.25	3.12	1.54	0.02
14.50	3.15	1.57	0.02
14.75	3.18	1.60	0.02
15.00	3.22	1.62	0.02
15.25	3.24	1.64	0.01
15.50	3.26	1.66	0.01
15.75	3.28	1.67	0.01
16.00	3.30	1.69	0.01
16.25	3.32	1.71	0.01
16.50	3.33	1.72	0.01
16.75	3.35	1.74	0.01
17.00	3.37	1.75	0.01
17.25	3.39	1.76	0.01
17.50	3.40	1.78	0.01
17.75	3.42	1.79	0.01
18.00	3.43	1.80	0.01
18.25	3.45	1.82	0.01
18.50	3.46	1.83	0.01
18.75	3.48	1.84	0.01
19.00	3.49	1.85	0.01
19.25	3.51	1.86	0.01
19.50	3.52	1.87	0.01
19.75	3.53	1.88	0.01
20.00	**3.54**	**1.89**	0.01

6018 BUENA VISTA FAIRWAY 092625
Prepared by Robert C Wessel Consulting Eng

Summary for Subcatchment 8S: EXISTING REAR

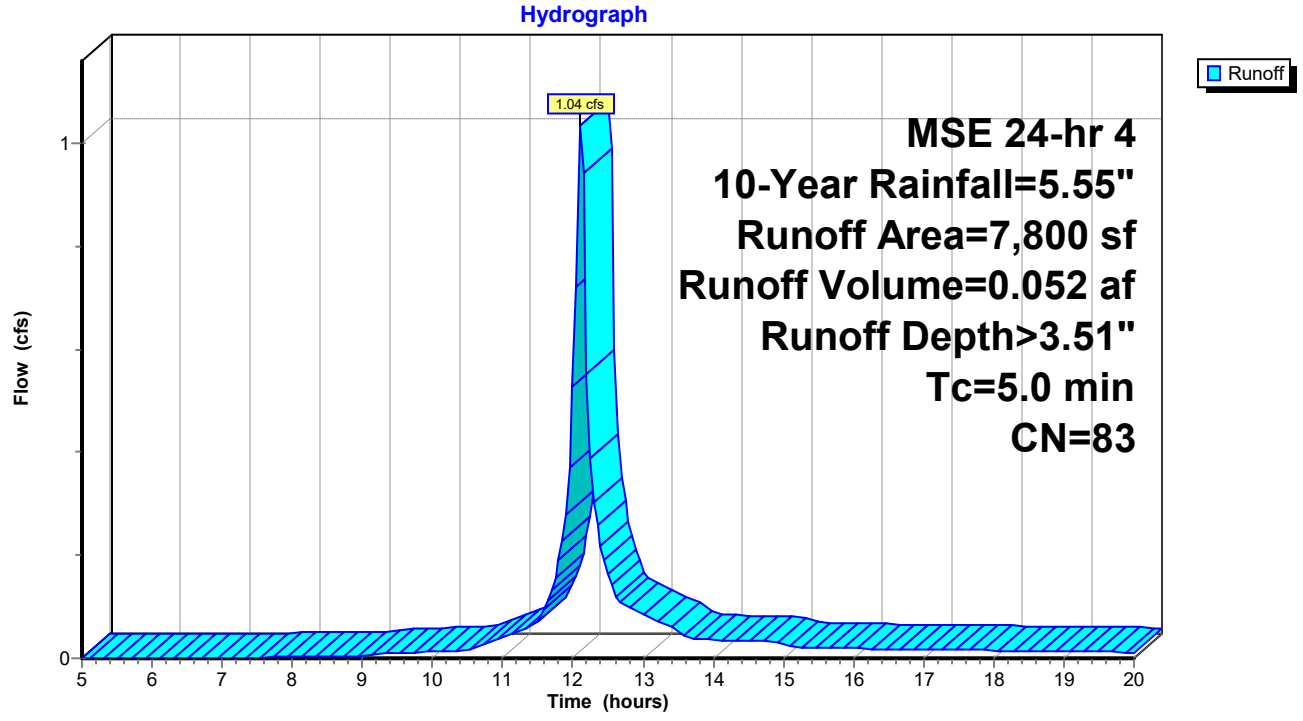
Runoff = 1.04 cfs @ 12.11 hrs, Volume= 0.052 af, Depth> 3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	3,017	98	IMPERVIOUS
*	4,783	74	GRASS
	7,800	83	Weighted Average
	4,783		61.32% Pervious Area
	3,017		38.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.34	0.00	0.00
6.25	0.36	0.00	0.00
6.50	0.39	0.00	0.00
6.75	0.41	0.00	0.00
7.00	0.44	0.00	0.00
7.25	0.47	0.00	0.00
7.50	0.49	0.00	0.00
7.75	0.52	0.01	0.00
8.00	0.55	0.01	0.00
8.25	0.58	0.01	0.00
8.50	0.61	0.02	0.00
8.75	0.64	0.02	0.00
9.00	0.67	0.03	0.00
9.25	0.72	0.04	0.01
9.50	0.77	0.05	0.01
9.75	0.82	0.07	0.01
10.00	0.88	0.09	0.01
10.25	0.94	0.11	0.01
10.50	0.99	0.13	0.02
10.75	1.08	0.17	0.03
11.00	1.20	0.22	0.04
11.25	1.34	0.29	0.05
11.50	1.51	0.38	0.07
11.75	1.82	0.57	0.16
12.00	2.60	1.13	**0.53**
12.25	3.73	2.05	**0.39**
12.50	4.04	2.32	0.16
12.75	4.21	2.47	0.10
13.00	4.35	2.59	0.09
13.25	4.47	2.69	0.07
13.50	4.56	2.78	0.06
13.75	4.61	2.83	0.04
14.00	4.67	2.88	0.04
14.25	4.73	2.93	0.03
14.50	4.78	2.97	0.03
14.75	4.83	3.02	0.03
15.00	4.88	3.06	0.03
15.25	4.91	3.09	0.02
15.50	4.94	3.12	0.02
15.75	4.97	3.15	0.02
16.00	5.00	3.17	0.02
16.25	5.03	3.20	0.02
16.50	5.06	3.23	0.02
16.75	5.08	3.25	0.02
17.00	5.11	3.27	0.02
17.25	5.14	3.30	0.02
17.50	5.16	3.32	0.02
17.75	5.19	3.34	0.02
18.00	5.21	3.36	0.02
18.25	5.23	3.38	0.01
18.50	5.25	3.40	0.01
18.75	5.27	3.42	0.01
19.00	5.30	3.44	0.01
19.25	5.32	3.46	0.01
19.50	5.33	3.48	0.01
19.75	5.35	3.49	0.01
20.00	**5.37**	**3.51**	0.01

6018 BUENA VISTA FAIRWAY 092625
Prepared by Robert C Wessel Consulting Eng

Summary for Subcatchment 9S: PROP REAR

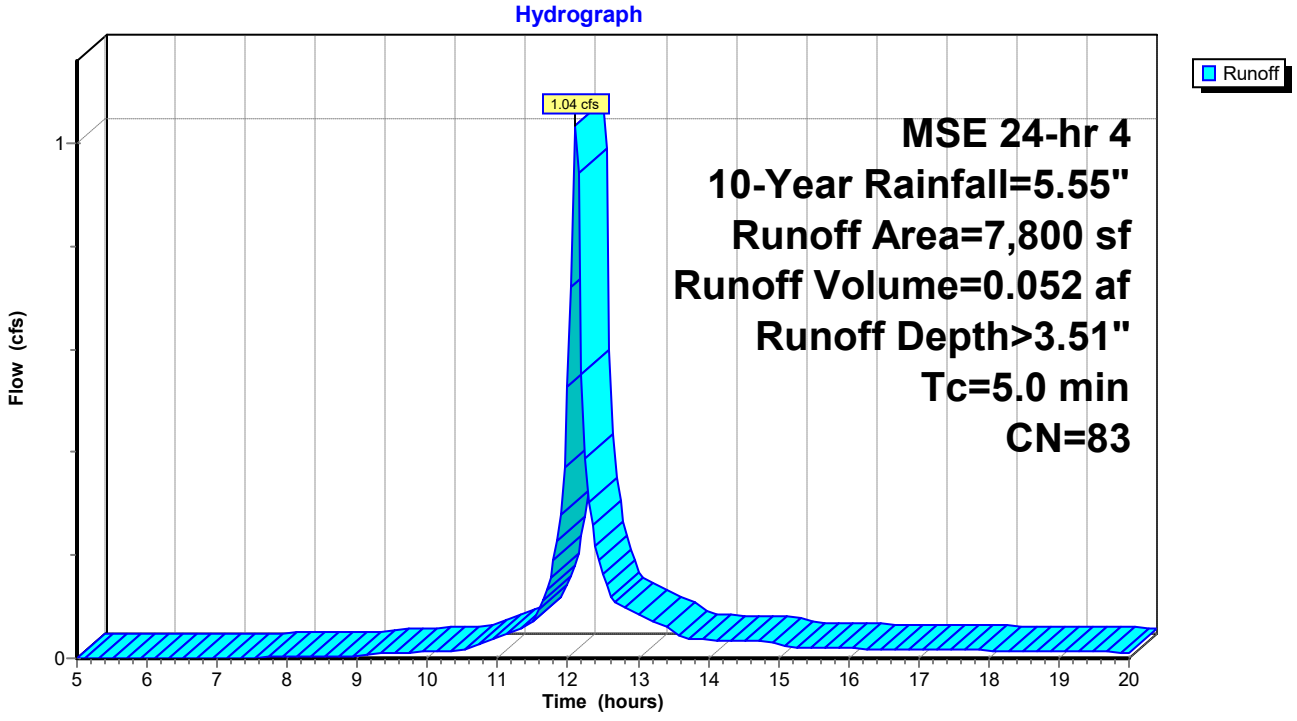
Runoff = 1.04 cfs @ 12.11 hrs, Volume= 0.052 af, Depth> 3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	3,012	98	
*	4,788	74	
	7,800	83	Weighted Average
	4,788		61.38% Pervious Area
	3,012		38.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROP REAR



Hydrograph for Subcatchment 9S: PROP REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00
5.25	0.28	0.00	0.00
5.50	0.30	0.00	0.00
5.75	0.32	0.00	0.00
6.00	0.34	0.00	0.00
6.25	0.36	0.00	0.00
6.50	0.39	0.00	0.00
6.75	0.41	0.00	0.00
7.00	0.44	0.00	0.00
7.25	0.47	0.00	0.00
7.50	0.49	0.00	0.00
7.75	0.52	0.01	0.00
8.00	0.55	0.01	0.00
8.25	0.58	0.01	0.00
8.50	0.61	0.02	0.00
8.75	0.64	0.02	0.00
9.00	0.67	0.03	0.00
9.25	0.72	0.04	0.01
9.50	0.77	0.05	0.01
9.75	0.82	0.07	0.01
10.00	0.88	0.09	0.01
10.25	0.94	0.11	0.01
10.50	0.99	0.13	0.02
10.75	1.08	0.17	0.03
11.00	1.20	0.22	0.04
11.25	1.34	0.29	0.05
11.50	1.51	0.38	0.07
11.75	1.82	0.57	0.16
12.00	2.60	1.13	**0.53**
12.25	3.73	2.05	**0.39**
12.50	4.04	2.32	0.16
12.75	4.21	2.47	0.10
13.00	4.35	2.59	0.09
13.25	4.47	2.69	0.07
13.50	4.56	2.78	0.06
13.75	4.61	2.83	0.04
14.00	4.67	2.88	0.04
14.25	4.73	2.93	0.03
14.50	4.78	2.97	0.03
14.75	4.83	3.02	0.03
15.00	4.88	3.06	0.03
15.25	4.91	3.09	0.02
15.50	4.94	3.12	0.02
15.75	4.97	3.15	0.02
16.00	5.00	3.17	0.02
16.25	5.03	3.20	0.02
16.50	5.06	3.23	0.02
16.75	5.08	3.25	0.02
17.00	5.11	3.27	0.02
17.25	5.14	3.30	0.02
17.50	5.16	3.32	0.02
17.75	5.19	3.34	0.02
18.00	5.21	3.36	0.02
18.25	5.23	3.38	0.01
18.50	5.25	3.40	0.01
18.75	5.27	3.42	0.01
19.00	5.30	3.44	0.01
19.25	5.32	3.46	0.01
19.50	5.33	3.48	0.01
19.75	5.35	3.49	0.01
20.00	**5.37**	**3.51**	0.01

6018 BUENA VISTA FAIRWAY 092625
Prepared by Robert C Wessel Consulting Eng

Summary for Subcatchment 8S: EXISTING REAR

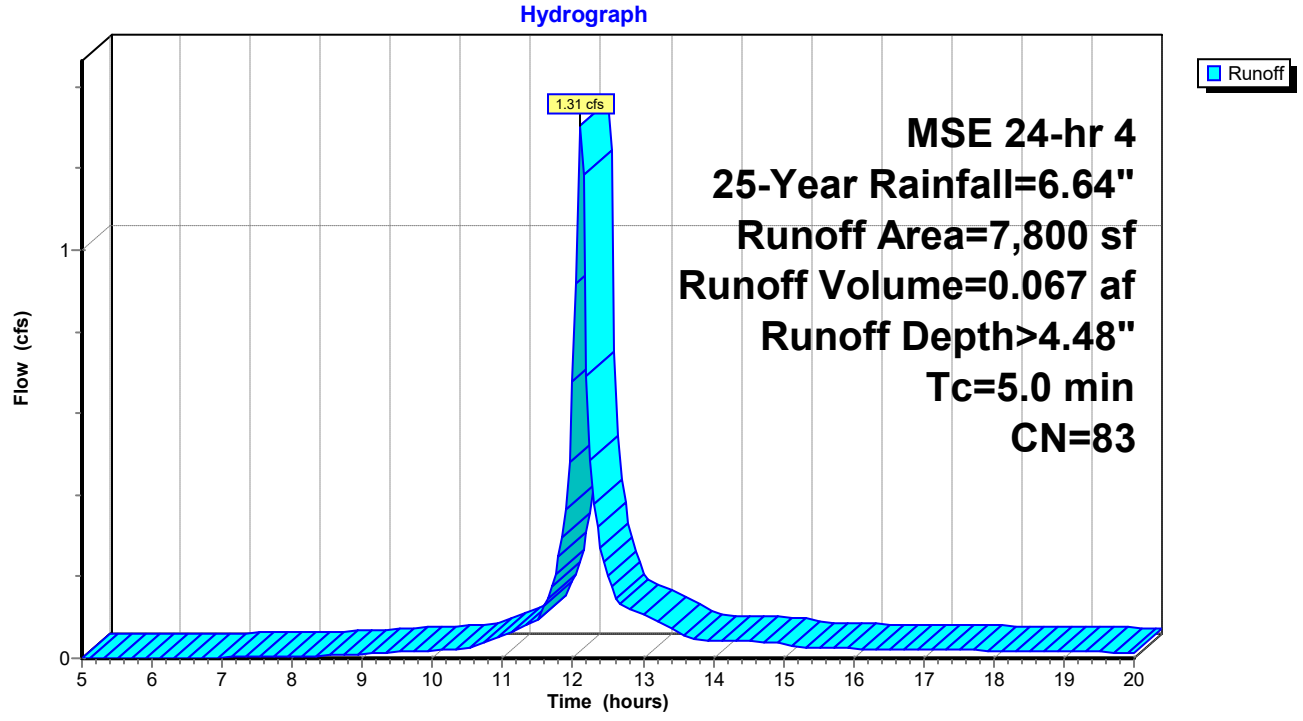
Runoff = 1.31 cfs @ 12.11 hrs, Volume= 0.067 af, Depth> 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	3,017	98	IMPERVIOUS
*	4,783	74	GRASS
	7,800	83	Weighted Average
	4,783		61.32% Pervious Area
	3,017		38.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00
5.25	0.33	0.00	0.00
5.50	0.35	0.00	0.00
5.75	0.38	0.00	0.00
6.00	0.41	0.00	0.00
6.25	0.44	0.00	0.00
6.50	0.47	0.00	0.00
6.75	0.50	0.00	0.00
7.00	0.53	0.01	0.00
7.25	0.56	0.01	0.00
7.50	0.59	0.01	0.00
7.75	0.62	0.02	0.00
8.00	0.66	0.03	0.00
8.25	0.69	0.03	0.01
8.50	0.73	0.04	0.01
8.75	0.77	0.05	0.01
9.00	0.80	0.06	0.01
9.25	0.86	0.08	0.01
9.50	0.92	0.10	0.02
9.75	0.99	0.13	0.02
10.00	1.05	0.15	0.02
10.25	1.12	0.18	0.02
10.50	1.19	0.21	0.02
10.75	1.30	0.27	0.04
11.00	1.44	0.34	0.06
11.25	1.61	0.44	0.07
11.50	1.80	0.56	0.09
11.75	2.18	0.82	0.21
12.00	3.11	1.54	**0.68**
12.25	4.46	2.69	**0.48**
12.50	4.84	3.03	0.20
12.75	5.03	3.21	0.13
13.00	5.20	3.36	0.11
13.25	5.34	3.49	0.09
13.50	5.45	3.59	0.07
13.75	5.52	3.65	0.05
14.00	5.59	3.71	0.04
14.25	5.65	3.77	0.04
14.50	5.72	3.83	0.04
14.75	5.78	3.89	0.04
15.00	5.84	3.94	0.04
15.25	5.87	3.97	0.03
15.50	5.91	4.01	0.02
15.75	5.95	4.04	0.02
16.00	5.98	4.07	0.02
16.25	6.02	4.11	0.02
16.50	6.05	4.14	0.02
16.75	6.08	4.17	0.02
17.00	6.11	4.20	0.02
17.25	6.14	4.23	0.02
17.50	6.17	4.25	0.02
17.75	6.20	4.28	0.02
18.00	6.23	4.31	0.02
18.25	6.26	4.33	0.02
18.50	6.29	4.36	0.02
18.75	6.31	4.38	0.02
19.00	6.34	4.40	0.02
19.25	6.36	4.43	0.02
19.50	6.38	4.45	0.02
19.75	6.40	4.47	0.01
20.00	**6.42**	**4.49**	0.01

6018 BUENA VISTA FAIRWAY 092625
Prepared by Robert C Wessel Consulting Eng

Summary for Subcatchment 9S: PROP REAR

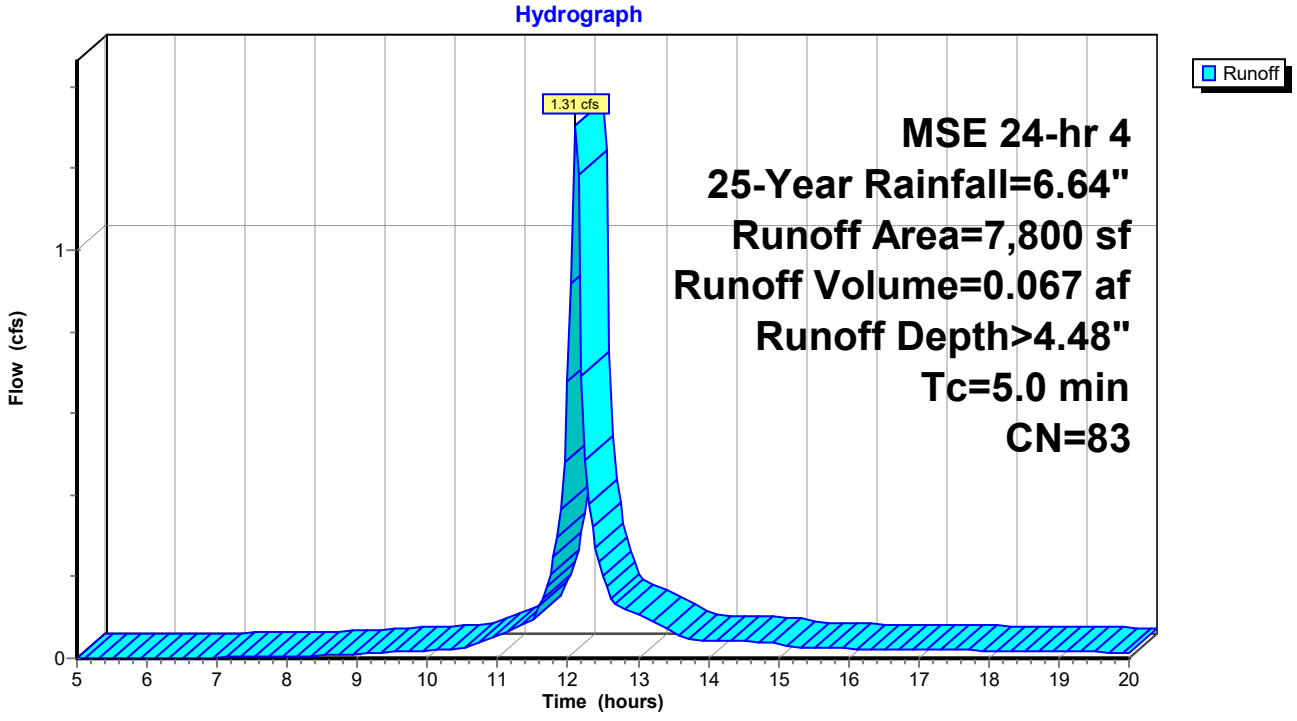
Runoff = 1.31 cfs @ 12.11 hrs, Volume= 0.067 af, Depth> 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	3,012	98	
*	4,788	74	
	7,800	83	Weighted Average
	4,788		61.38% Pervious Area
	3,012		38.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROP REAR



Hydrograph for Subcatchment 9S: PROP REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00
5.25	0.33	0.00	0.00
5.50	0.35	0.00	0.00
5.75	0.38	0.00	0.00
6.00	0.41	0.00	0.00
6.25	0.44	0.00	0.00
6.50	0.47	0.00	0.00
6.75	0.50	0.00	0.00
7.00	0.53	0.01	0.00
7.25	0.56	0.01	0.00
7.50	0.59	0.01	0.00
7.75	0.62	0.02	0.00
8.00	0.66	0.03	0.00
8.25	0.69	0.03	0.01
8.50	0.73	0.04	0.01
8.75	0.77	0.05	0.01
9.00	0.80	0.06	0.01
9.25	0.86	0.08	0.01
9.50	0.92	0.10	0.02
9.75	0.99	0.13	0.02
10.00	1.05	0.15	0.02
10.25	1.12	0.18	0.02
10.50	1.19	0.21	0.02
10.75	1.30	0.27	0.04
11.00	1.44	0.34	0.06
11.25	1.61	0.44	0.07
11.50	1.80	0.56	0.09
11.75	2.18	0.82	0.21
12.00	3.11	1.54	**0.68**
12.25	4.46	2.69	**0.48**
12.50	4.84	3.03	0.20
12.75	5.03	3.21	0.13
13.00	5.20	3.36	0.11
13.25	5.34	3.49	0.09
13.50	5.45	3.59	0.07
13.75	5.52	3.65	0.05
14.00	5.59	3.71	0.04
14.25	5.65	3.77	0.04
14.50	5.72	3.83	0.04
14.75	5.78	3.89	0.04
15.00	5.84	3.94	0.04
15.25	5.87	3.97	0.03
15.50	5.91	4.01	0.02
15.75	5.95	4.04	0.02
16.00	5.98	4.07	0.02
16.25	6.02	4.11	0.02
16.50	6.05	4.14	0.02
16.75	6.08	4.17	0.02
17.00	6.11	4.20	0.02
17.25	6.14	4.23	0.02
17.50	6.17	4.25	0.02
17.75	6.20	4.28	0.02
18.00	6.23	4.31	0.02
18.25	6.26	4.33	0.02
18.50	6.29	4.36	0.02
18.75	6.31	4.38	0.02
19.00	6.34	4.40	0.02
19.25	6.36	4.43	0.02
19.50	6.38	4.45	0.02
19.75	6.40	4.47	0.01
20.00	**6.42**	**4.49**	0.01

Summary for Subcatchment 8S: EXISTING REAR

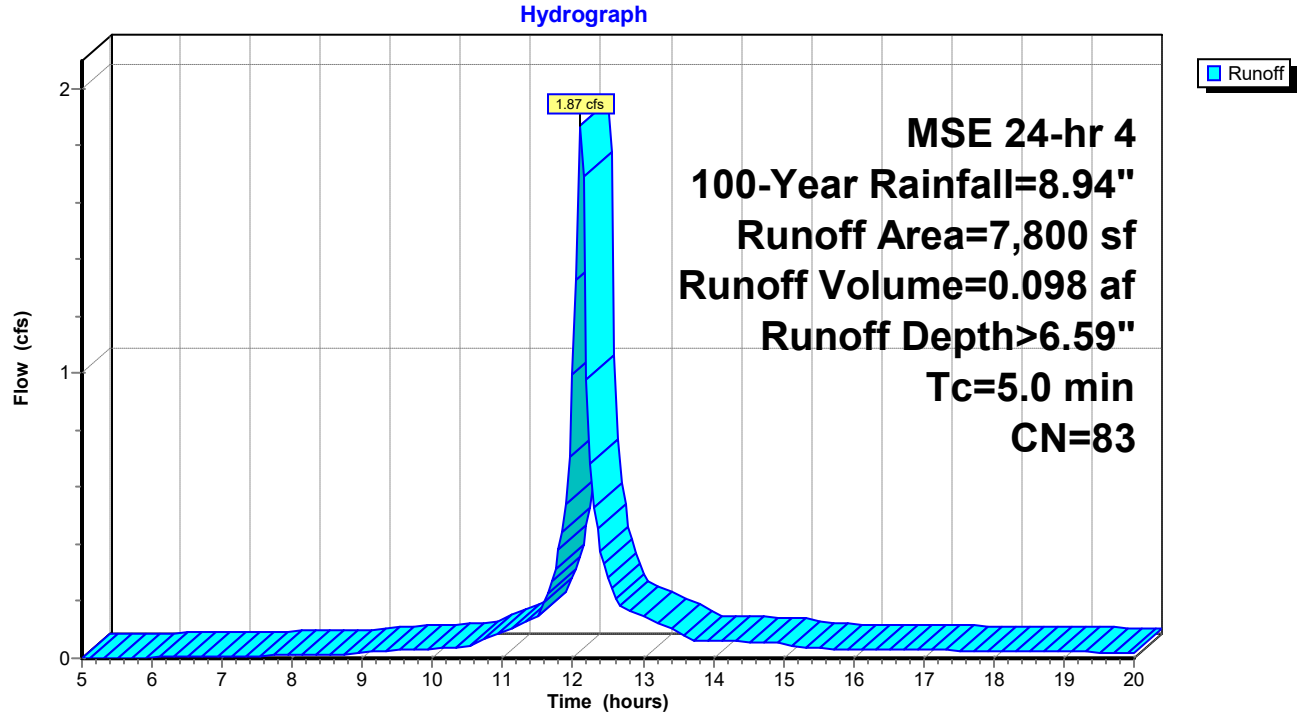
Runoff = 1.87 cfs @ 12.11 hrs, Volume= 0.098 af, Depth> 6.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	3,017	98	IMPERVIOUS
*	4,783	74	GRASS
	7,800	83	Weighted Average
	4,783		61.32% Pervious Area
	3,017		38.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.00	0.00
5.25	0.44	0.00	0.00
5.50	0.48	0.00	0.00
5.75	0.51	0.00	0.00
6.00	0.55	0.01	0.00
6.25	0.59	0.01	0.00
6.50	0.63	0.02	0.00
6.75	0.67	0.03	0.01
7.00	0.71	0.04	0.01
7.25	0.75	0.05	0.01
7.50	0.79	0.06	0.01
7.75	0.84	0.07	0.01
8.00	0.89	0.09	0.01
8.25	0.93	0.11	0.01
8.50	0.98	0.12	0.01
8.75	1.03	0.14	0.01
9.00	1.08	0.17	0.02
9.25	1.16	0.20	0.03
9.50	1.24	0.24	0.03
9.75	1.33	0.28	0.03
10.00	1.42	0.33	0.03
10.25	1.51	0.38	0.04
10.50	1.60	0.44	0.04
10.75	1.75	0.53	0.07
11.00	1.93	0.65	0.09
11.25	2.16	0.81	0.12
11.50	2.43	1.00	0.15
11.75	2.93	1.39	0.31
12.00	4.19	2.45	**1.00**
12.25	6.01	4.10	**0.68**
12.50	6.51	4.57	0.28
12.75	6.78	4.82	0.18
13.00	7.01	5.03	0.15
13.25	7.19	5.21	0.12
13.50	7.34	5.35	0.10
13.75	7.43	5.44	0.06
14.00	7.52	5.52	0.06
14.25	7.61	5.61	0.06
14.50	7.70	5.69	0.06
14.75	7.78	5.77	0.06
15.00	7.86	5.84	0.05
15.25	7.91	5.89	0.04
15.50	7.96	5.94	0.03
15.75	8.01	5.98	0.03
16.00	8.05	6.03	0.03
16.25	8.10	6.07	0.03
16.50	8.15	6.12	0.03
16.75	8.19	6.16	0.03
17.00	8.23	6.20	0.03
17.25	8.27	6.24	0.03
17.50	8.31	6.28	0.03
17.75	8.35	6.31	0.03
18.00	8.39	6.35	0.03
18.25	8.43	6.39	0.03
18.50	8.46	6.42	0.02
18.75	8.50	6.45	0.02
19.00	8.53	6.48	0.02
19.25	8.56	6.51	0.02
19.50	8.59	6.54	0.02
19.75	8.62	6.57	0.02
20.00	**8.65**	**6.60**	0.02

Summary for Subcatchment 9S: PROP REAR

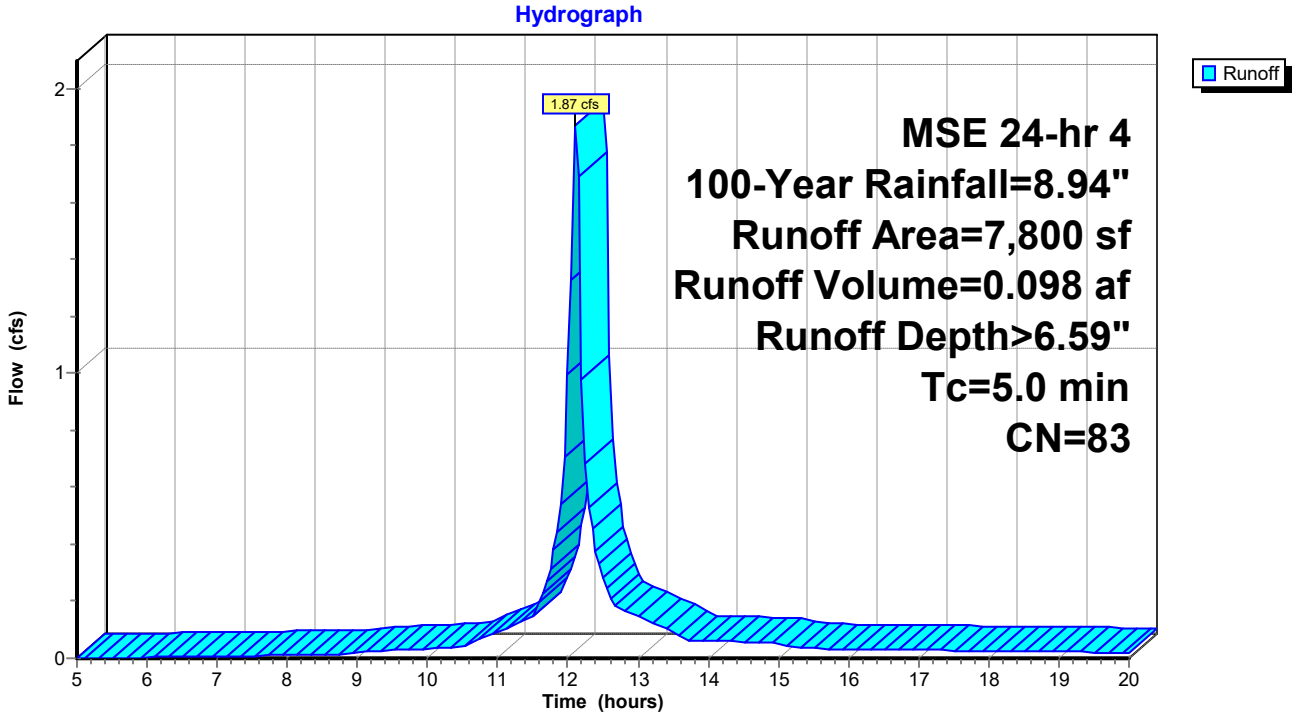
Runoff = 1.87 cfs @ 12.11 hrs, Volume= 0.098 af, Depth> 6.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	3,012	98	
*	4,788	74	
	7,800	83	Weighted Average
	4,788		61.38% Pervious Area
	3,012		38.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROP REAR



Hydrograph for Subcatchment 9S: PROP REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.00	0.00
5.25	0.44	0.00	0.00
5.50	0.48	0.00	0.00
5.75	0.51	0.00	0.00
6.00	0.55	0.01	0.00
6.25	0.59	0.01	0.00
6.50	0.63	0.02	0.00
6.75	0.67	0.03	0.01
7.00	0.71	0.04	0.01
7.25	0.75	0.05	0.01
7.50	0.79	0.06	0.01
7.75	0.84	0.07	0.01
8.00	0.89	0.09	0.01
8.25	0.93	0.11	0.01
8.50	0.98	0.12	0.01
8.75	1.03	0.14	0.01
9.00	1.08	0.17	0.02
9.25	1.16	0.20	0.03
9.50	1.24	0.24	0.03
9.75	1.33	0.28	0.03
10.00	1.42	0.33	0.03
10.25	1.51	0.38	0.04
10.50	1.60	0.44	0.04
10.75	1.75	0.53	0.07
11.00	1.93	0.65	0.09
11.25	2.16	0.81	0.12
11.50	2.43	1.00	0.15
11.75	2.93	1.39	0.31
12.00	4.19	2.45	**1.00**
12.25	6.01	4.10	**0.68**
12.50	6.51	4.57	0.28
12.75	6.78	4.82	0.18
13.00	7.01	5.03	0.15
13.25	7.19	5.21	0.12
13.50	7.34	5.35	0.10
13.75	7.43	5.44	0.06
14.00	7.52	5.52	0.06
14.25	7.61	5.61	0.06
14.50	7.70	5.69	0.06
14.75	7.78	5.77	0.06
15.00	7.86	5.84	0.05
15.25	7.91	5.89	0.04
15.50	7.96	5.94	0.03
15.75	8.01	5.98	0.03
16.00	8.05	6.03	0.03
16.25	8.10	6.07	0.03
16.50	8.15	6.12	0.03
16.75	8.19	6.16	0.03
17.00	8.23	6.20	0.03
17.25	8.27	6.24	0.03
17.50	8.31	6.28	0.03
17.75	8.35	6.31	0.03
18.00	8.39	6.35	0.03
18.25	8.43	6.39	0.03
18.50	8.46	6.42	0.02
18.75	8.50	6.45	0.02
19.00	8.53	6.48	0.02
19.25	8.56	6.51	0.02
19.50	8.59	6.54	0.02
19.75	8.62	6.57	0.02
20.00	**8.65**	**6.60**	0.02

Summary for Subcatchment 8S: EXISTING REAR

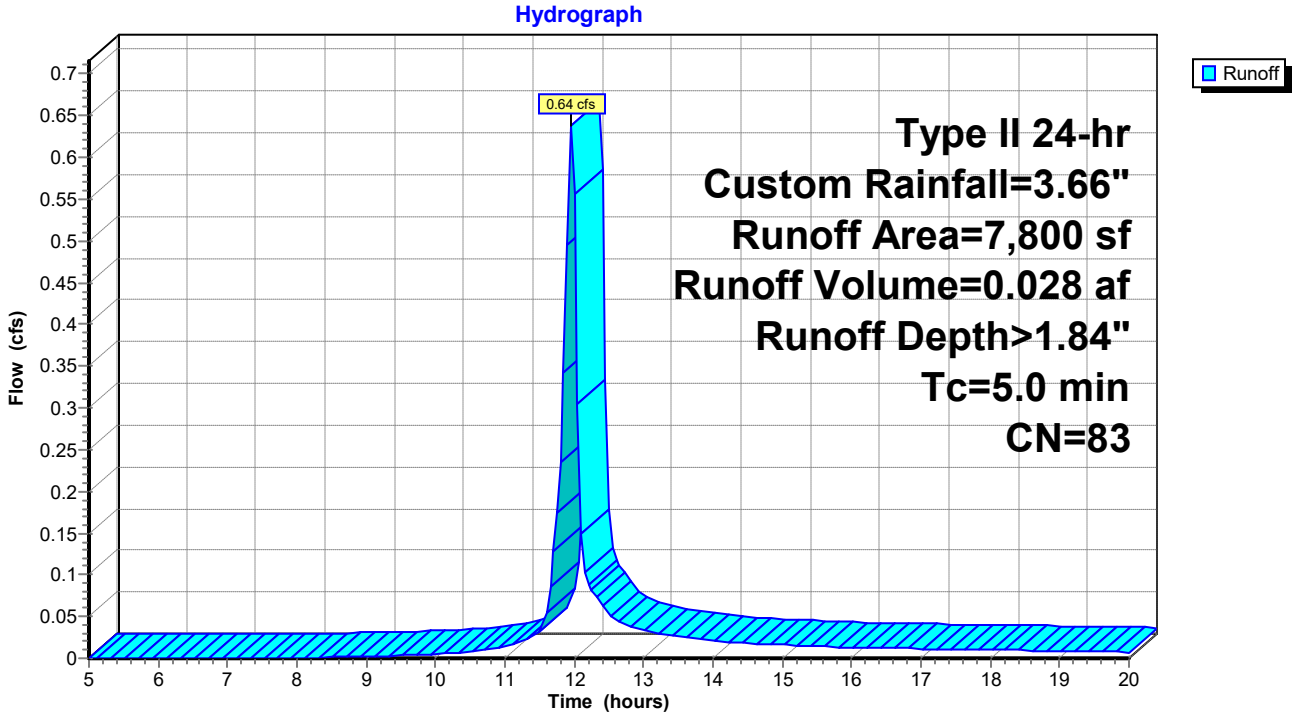
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 0.028 af, Depth> 1.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	3,017	98	IMPERVIOUS
*	4,783	74	GRASS
	7,800	83	Weighted Average
	4,783		61.32% Pervious Area
	3,017		38.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 8S: EXISTING REAR



Hydrograph for Subcatchment 8S: EXISTING REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00
5.25	0.25	0.00	0.00
5.50	0.26	0.00	0.00
5.75	0.28	0.00	0.00
6.00	0.29	0.00	0.00
6.25	0.31	0.00	0.00
6.50	0.33	0.00	0.00
6.75	0.34	0.00	0.00
7.00	0.36	0.00	0.00
7.25	0.38	0.00	0.00
7.50	0.40	0.00	0.00
7.75	0.42	0.00	0.00
8.00	0.44	0.00	0.00
8.25	0.46	0.00	0.00
8.50	0.48	0.00	0.00
8.75	0.51	0.00	0.00
9.00	0.54	0.01	0.00
9.25	0.57	0.01	0.00
9.50	0.60	0.02	0.00
9.75	0.63	0.02	0.00
10.00	0.66	0.03	0.01
10.25	0.70	0.04	0.01
10.50	0.75	0.05	0.01
10.75	0.80	0.06	0.01
11.00	0.86	0.08	0.01
11.25	0.94	0.11	0.02
11.50	1.04	0.15	0.03
11.75	1.42	0.33	**0.17**
12.00	2.43	1.00	**0.56**
12.25	2.58	1.12	0.08
12.50	2.69	1.20	0.05
12.75	2.76	1.26	0.04
13.00	2.83	1.31	0.03
13.25	2.88	1.35	0.03
13.50	2.92	1.39	0.03
13.75	2.97	1.42	0.02
14.00	3.00	1.45	0.02
14.25	3.03	1.47	0.02
14.50	3.07	1.50	0.02
14.75	3.10	1.52	0.02
15.00	3.12	1.55	0.02
15.25	3.15	1.57	0.02
15.50	3.18	1.59	0.01
15.75	3.20	1.61	0.01
16.00	3.22	1.63	0.01
16.25	3.24	1.64	0.01
16.50	3.26	1.66	0.01
16.75	3.28	1.68	0.01
17.00	3.30	1.69	0.01
17.25	3.32	1.71	0.01
17.50	3.34	1.72	0.01
17.75	3.35	1.74	0.01
18.00	3.37	1.75	0.01
18.25	3.39	1.76	0.01
18.50	3.40	1.78	0.01
18.75	3.42	1.79	0.01
19.00	3.43	1.80	0.01
19.25	3.45	1.81	0.01
19.50	3.46	1.82	0.01
19.75	3.47	1.84	0.01
20.00	**3.48**	**1.85**	0.01

Summary for Subcatchment 9S: PROP REAR

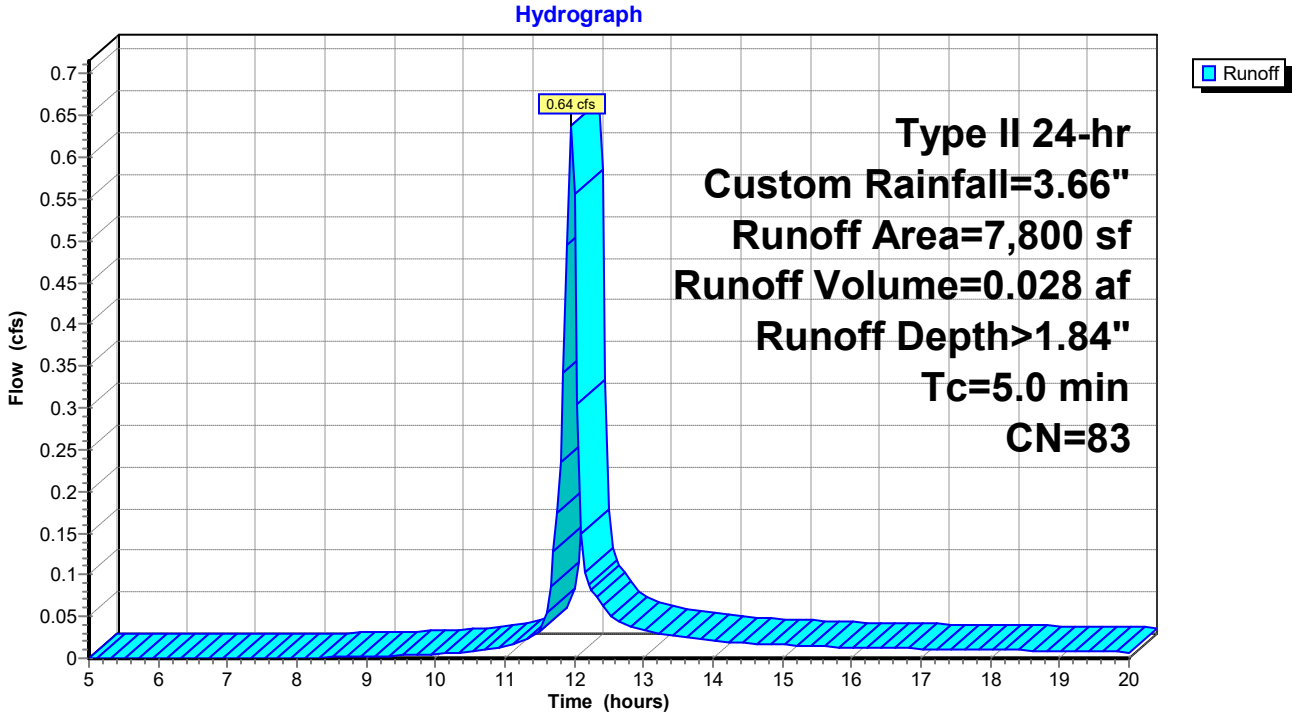
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 0.028 af, Depth> 1.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	3,012	98	
*	4,788	74	
	7,800	83	Weighted Average
	4,788		61.38% Pervious Area
	3,012		38.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: PROP REAR



Hydrograph for Subcatchment 9S: PROP REAR

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00
5.25	0.25	0.00	0.00
5.50	0.26	0.00	0.00
5.75	0.28	0.00	0.00
6.00	0.29	0.00	0.00
6.25	0.31	0.00	0.00
6.50	0.33	0.00	0.00
6.75	0.34	0.00	0.00
7.00	0.36	0.00	0.00
7.25	0.38	0.00	0.00
7.50	0.40	0.00	0.00
7.75	0.42	0.00	0.00
8.00	0.44	0.00	0.00
8.25	0.46	0.00	0.00
8.50	0.48	0.00	0.00
8.75	0.51	0.00	0.00
9.00	0.54	0.01	0.00
9.25	0.57	0.01	0.00
9.50	0.60	0.02	0.00
9.75	0.63	0.02	0.00
10.00	0.66	0.03	0.01
10.25	0.70	0.04	0.01
10.50	0.75	0.05	0.01
10.75	0.80	0.06	0.01
11.00	0.86	0.08	0.01
11.25	0.94	0.11	0.02
11.50	1.04	0.15	0.03
11.75	1.42	0.33	**0.17**
12.00	2.43	1.00	**0.56**
12.25	2.58	1.12	0.08
12.50	2.69	1.20	0.05
12.75	2.76	1.26	0.04
13.00	2.83	1.31	0.03
13.25	2.88	1.35	0.03
13.50	2.92	1.39	0.03
13.75	2.97	1.42	0.02
14.00	3.00	1.45	0.02
14.25	3.03	1.47	0.02
14.50	3.07	1.50	0.02
14.75	3.10	1.52	0.02
15.00	3.12	1.55	0.02
15.25	3.15	1.57	0.02
15.50	3.18	1.59	0.01
15.75	3.20	1.61	0.01
16.00	3.22	1.63	0.01
16.25	3.24	1.64	0.01
16.50	3.26	1.66	0.01
16.75	3.28	1.68	0.01
17.00	3.30	1.69	0.01
17.25	3.32	1.71	0.01
17.50	3.34	1.72	0.01
17.75	3.35	1.74	0.01
18.00	3.37	1.75	0.01
18.25	3.39	1.76	0.01
18.50	3.40	1.78	0.01
18.75	3.42	1.79	0.01
19.00	3.43	1.80	0.01
19.25	3.45	1.81	0.01
19.50	3.46	1.82	0.01
19.75	3.47	1.84	0.01
20.00	**3.48**	**1.85**	0.01

M E M O

TO: Chairwoman Bailey and Planning Commissioners
Anna Krstulic, Zoning Counsel
Basil Alani, Community Development Director

FROM: Abbie Aldridge, City Clerk

RE: Annual Review of Planning Commission By-Laws

Chairman and Commissioners,

Per the By-Laws, the Commission shall review and approve the By-Laws in June of every year. That review did not occur; it has been added to the October Agenda.

Attached are the By-Laws for annual review.

FAIRWAY PLANNING COMMISSION
BYLAWS

ARTICLE I
Creation

1. **Establishment**. The Fairway Planning Commission (the "Commission") was established in accordance with K.S.A. 12-744 *et seq.* and Sections 15-65 through -67 of the Code of Ordinances, City of Fairway, Kansas (the "Code").

2. **Membership**. The Commission shall consist of seven (7) members, all of whom shall be residents of the City. The members shall be appointed by the Mayor with the consent of the City Council to serve on the Commission without compensation for their services. Members are appointed for a term of three (3) years and shall serve until their successor takes office.

3. **Vacancies and Removal**. The Mayor may accept the resignation of any member. Vacancies on the Commission shall be filled by appointment for the unexpired term. Members may be removed by the Mayor with the consent of the City Council, or upon a motion by a City Council member that is adopted by two-thirds (2/3) majority vote of the City Council.

ARTICLE II
Purpose

1. **Bylaws**. The purpose of these Bylaws is to establish rules for the internal organization and procedures of operation of the Commission.

2. **Commission**. The functions, powers, and duties of the Commission are as authorized by the Code and K.S.A. 12-744 *et seq.*, each as may be amended from time to time. The Commission adopts its own rules and policies for procedure, consistent with its powers.

ARTICLE III
Officers

1. **Officers**. The officers of the Commission shall be a Chair, Vice-Chair, and Secretary. The Chair, Vice-Chair and Secretary shall be elected by a majority vote of the membership of the Commission at its regular meeting in March of each year. The term of office shall be one (1) year and until successors have been elected. Officers may be re-elected by a majority vote of the membership of the Commission.

2. **Chair**. The Chair shall preside at all meetings of the Commission and shall preserve the order and decorum. The Chair shall work with the Secretary on the duties necessary to support the business of the Commission, and may execute any Commission resolutions, subdivision plats and other official papers and documents. The Chair may not make or second motions, but may offer comments, ask questions, and vote on any and all matters and motions before the Commission. The Chair has discretion to call special

meetings and may also relinquish the Chair to the Vice-Chair or, if the Vice-Chair is unavailable, to another specific member of the Commission. The Chair shall appoint all committees. The Chair shall perform all of the duties assigned to the office by law and by the City Council, and shall have such usual powers of supervision and management as pertain to the office of the Chair. If the Chair becomes vacant for any reason, the Vice-Chair shall succeed to the Chair for the remainder of the term.

3. **Vice-Chair**. In the absence of the Chair, the Vice-Chair shall assume the authorities, duties and restrictions of the Chair. In the absence of both the Chair and the Vice-Chair, the Commission members present shall choose a presiding officer from among the members present to preside at the meeting with all authority and restrictions held by the Chair. In the event the office of Chair becomes vacant, the Vice-Chair shall succeed to that office for the unexpired term and the Commission shall elect a new Vice-Chair for the unexpired term.

4. **Secretary**. The Commission shall elect a Secretary who need not be a member of the Commission. The Secretary shall:

A. Attend and coordinate all meetings of the Commission;

B. Send notices of all regular and special Commission meetings to all members of the Commission;

C. Publish notices of meetings and applications as required by applicable law;

D. Prepare meeting agendas and applicable reports;

E. Keep an accurate record of all regular and special Commission meetings and transcribe the minutes thereof for Commission approval;

F. Keep a file of all official records, minutes, reports, books and other papers of the Commission;

G. Attend to all correspondence of the Commission;

H. Present Commission recommendations to the City Council; and

I. Perform other duties necessary to support the business of the Commission.

In the event that the Secretary shall be absent or unable for any reason to attend to the duties of the office, the Commission members present shall appoint a Secretary pro tem who shall attend to all duties of the Secretary until the Secretary shall return or be able to attend to such duties.

ARTICLE IV
Meetings

1. **Attendance**. Members who cannot attend a Commission meeting due to business, other governmental or family reasons shall notify the Secretary prior to the meeting. A Commission member may be removed by the Mayor with consent of the City Council as a result of absence from three (3) consecutive meetings.

2. **Regular Meetings**. Regular meetings of the Commission shall be held at the Fairway City Hall at 6:00 p.m. on the last Monday of every month, unless otherwise scheduled. The Chair or Vice-Chair may authorize the Secretary or designee to poll the members of the Commission for the purpose of canceling a meeting.

3. **Special Meetings**. Special meetings of the Commission may be held at the call of the Chair, or Vice-Chair in the absence of the Chair, for whatever time, place or purpose determined. No matters other than those specified in the call for the special meeting shall be considered. The Chair, or Vice-Chair in the absence of the Chair, shall call a special meeting of the Commission at the written request of a majority of the members of the Commission. If the Chair, or Vice-Chair in the absence of the Chair, fails to comply with such request, the Commission members requesting the special meeting may call such meeting provided they all sign the notice. The Commission shall provide at least three (3) days' notice to each member prior to any special meeting unless the notice requirement is waived by all members.

4. **Quorum**. A majority of the members of the Commission shall be necessary to constitute a quorum for the transaction of business and any official action. Less than a majority of the members may meet and adjourn from time to time until a quorum is present.

5. **Agenda**. Agendas for all regular meetings shall be available at the Fairway City Hall at least three (3) days prior to the meetings. The order of items on the agenda shall be at the discretion of the Secretary, with due consideration being given to early consideration of items likely to attract large attendance at the meeting. The Chair may, for reasons stated to all in attendance, vary from the order of the agenda. An item may be added to the agenda only by the affirmative vote of a majority of the Commission members present.

6. **Meetings Open to the Public**. All meetings of the Commission shall be open to the public in accordance with the requirements of K.S.A. 75-4317 *et seq.* (the Kansas Open Meetings Act, as may be amended from time to time). Except as required by law (e.g., a required public hearing), public comment at a meeting of the Commission is at the discretion of the Chair. A meeting may be closed to the public and adjourned into an executive session until a specified time by a formal motion made and carried in accordance with applicable law (K.S.A. 75-4319) and in consultation with legal counsel. No binding action shall be taken by vote in an executive session.

7. **Minutes**. The proceedings of all Commission meetings shall be recorded by a recording secretary who may use a recording device to assist with the preparation of

minutes. Any recordings shall be retained for a minimum of sixty (60) days after approval of the minutes derived therefrom, unless a longer retention period is otherwise requested or required by law. All motions, votes and an accurate record of the reasons therefor shall be recorded in the minutes. The proposed minutes of each regular or special meeting shall be distributed to the Commission and other appropriate persons as soon as practical for approval. The original of the approved minutes shall be placed in the Commission's permanent record and shall become official records of the City.

8. Meetings in the Event of a Federal, State or Local Disaster or Emergency. In the event of a federal, state or local disaster or emergency, the Mayor or acting Mayor may cancel meetings of the Commission or may authorize members to remotely participate in meetings of the Commission. When so authorized, a member who intends to participate remotely must provide reasonable notice to the Chair or Secretary to allow time for necessary preparation, and the meeting and remote participation must comply with applicable City procedures.

ARTICLE V
Conduct of Meetings

1. Parliamentary Procedure. Except as otherwise provided, meetings of the Commission shall be conducted in accordance with the current edition of *Robert's Rules of Order*.

2. Order of Business. At the appointed hour, the Chair shall call to order each meeting and upon the appearance of a quorum, the Commission shall proceed to consider the items set in the agenda in the following order: Approval of Minutes, Agenda Items, Old Business, New Business, Reports, and Adjournment. The Chair shall call each agenda item and briefly describe, or ask a City staff member to briefly describe the application before the Commission. The Commission may consider items not on the Agenda if a majority of the Commission members vote approval to do so. Meetings shall adjourn no later than 11:00 p.m., unless extended upon motion and "yes" vote of a majority of the Commission members present. In the absence of such a vote to extend, the meeting shall adjourn and any items remaining on the agenda shall be continued by the Commission to the next regular meeting unless otherwise provided by law.

3. Staff Reports. Staff reports on all agenda items shall be prepared and provided to the Commission members at least three (3) days prior to the scheduled meeting.

4. Incomplete Submittals. The Commission will not hear items that fail to meet submission requirements.

5. Continuances. Any item may be continued upon request or recommendation by City staff or a Commission member. Any applicant or authorized agent shall have the right to one continuance of a public hearing before the Commission, provided that a written request outlining the need for the continuance is submitted to City staff prior to the scheduled hearing. The Commission may grant additional continuances for good cause shown.

All motions to grant a continuance shall state the date on which the matter is to be heard. A majority vote of Commission members present at the meeting shall be required to grant a continuance. The record shall indicate the reason such continuance was made and any stipulations or conditions placed upon the continuance.

The Commission may direct the applicant to send written notice of a rescheduled public hearing date to surrounding property owners in the same manner and in accordance with the same time schedule as required for notice of the original hearing, and direct the Secretary to publish the new date in the appropriate newspaper at the applicant's expense.

6. **Presentations on Agenda Items; Public Comment**. An agenda item will begin with a staff presentation. At the conclusion of the staff presentation, the Chair will inquire if any members of the Commission have any questions. The Chair will then invite the applicant (or authorized agent) to make its presentation. At the conclusion of the applicant's presentation, the Chair will inquire if any members of the Commission have any questions.

If the item requires a public hearing, the Chair will then open the public hearing, and direct all persons wishing to be heard at the public hearing to line up behind the podium. All persons speaking at the public hearing must spell their name and give their address for the record. Public input may then be heard with the members of the Commission and City staff having an opportunity to question any speaker. All statements shall be directed to the Commission and cross conversation among those in attendance is prohibited. Questions between opposing parties shall be directed first to the Chair, who may then ask the proper person to answer, with such answer directed to the Commission.

At such time that the Chair feels testimony has been sufficiently heard, the Chair shall declare the public hearing closed after which the public in attendance may address the Commission only with the permission of the Chair, and only to answer a question by a member of the Commission. The Chair will then provide the applicant an opportunity to present a rebuttal. At the conclusion of the public hearing and any rebuttal, the matter will be back before the Commission for discussion, deliberation and action.

The Chair may establish limits on time used by all parties making presentations or comments to the Commission; however, the decisions made by the Chair may be overridden by a majority vote of Commission members.

7. **Ex Parte Contacts**. Prior to any motion on an application, members of the Commission should disclose the nature of any ex parte contacts and of any information obtained through those contacts that may have a bearing on their decisions.

8. **Commission Action**. The Commission shall, at the conclusion of discussion on an agenda item, take action on the item. The Commission shall act by motion in all formal matters, unless a resolution is required by applicable law. All members, including the Chair, shall have a vote and shall vote when present except that any member shall automatically disqualify themselves from voting on any decision in which they may have a conflict of interest or there is a perceived conflict of interest. If the item upon which

the Commission action is taken is remanded for reconsideration to the Commission by the City Council, it shall be considered at the next regular meeting of the Commission after notice of the remand is received. If no action is taken on the remanded item at this meeting, the same recommendation will be deemed made and will be sent back to the City Council.

9. Motions. Following the closing of the consideration of an application, a motion may be made to recommend approval or denial of the application, or to continue the application to a later date certain if a public hearing has occurred. A brief statement of the reason(s) for the motion will precede the making of all the motions. Any stipulations relative to plans, development procedures, etc., should be listed following the motion to approve. Upon receiving a second, the motion may be discussed and, upon the call for question or at the discretion of the Chair, brought to a vote. A motion to amend, if necessary, must be voted on first. Then the main motion would be voted on in its amended state.

Motions shall require an affirmative vote of a majority of the Commission members present and voting for passage, except as otherwise required by law (e.g., the adoption of an amendment to the Comprehensive Plan shall require a majority of all members). If a motion for or against an application or a zoning text amendment fails to receive a majority vote, the Commission may entertain a new motion. A tie vote, or the failure to obtain a majority on any motion, shall constitute a denial or a recommendation for denial, as applicable. Any motion may be tabled or amended in accordance with *Robert's Rules of Order*.

Vote shall be by voice or by the raising of hands or by roll call, at the discretion of the Chair. Any member may call for a roll call vote on any issue. If not prohibited by law and if the Commission feels that delaying an action would be in the best interests of the parties involved, the hearing may be continued to a date certain. Such a motion for continuance shall include a reason for the action, and shall require a majority vote of the Commission.

10. Abstentions. If, after considering an item, a Commission member wishes to abstain from voting, such abstention shall not be treated as a vote.

11. Failure to Recommend. If there is a tie vote of the Commission on any item on which the Commission sits as a recommending body, such as a rezoning or text amendment, such a tie vote is considered a failure to recommend and goes to the City Council with no recommendation except as otherwise provided by law. If the tie vote occurs on action on which the Commission sits as a final decision-maker, a tie vote defeats the motion. If no subsequent motion is made and approved after the tie vote, the request is deemed denied.

12. Applicant Not in Attendance. In case an applicant or agent is not in attendance when the item is called, the item shall be set over to the end of the agenda. If the applicant is still not present at the time the item is called again, the Commission may continue the case, or may approve or deny the application as it sees fit.

ARTICLE VI
Miscellaneous

1. **Conflict of Interest**. When a member of the Commission feels they may be in conflict of interest on a particular matter before the Commission, the member shall so state for the record. In such event, the member shall leave the room, and shall not participate in the hearing or discussion or vote on the item. If the vacation of a member due to conflict of interest will eliminate a quorum, then the Commission shall continue the hearing to the next regular meeting. A member shall not participate or vote on an item before the Commission if:

A. The member has a substantial interest in a particular item as defined by state law, including but not limited to K.S.A. 75-4301a *et seq.*;

B. The member has expressed an individual opinion on the determination of a quasi-judicial matter or otherwise expressed him/herself in a way that infers an opinion has been formed prior to the Commission's hearing on the item; and/or

C. The member owns property or is a prospective purchaser of property included in an application or within the statutory notification area.

2. **Suspension of Rules**. Any of these Bylaws may be suspended for stated reasons by affirmative vote of three-fourths (3/4) of the members of the Commission.

3. **Amendment of Rules**. These Bylaws may be amended or repealed for stated reasons by affirmative vote of three-fourths (3/4) of the members of the Commission.

4. **Review of By-Laws**. The Commission shall review, amend and approve these Bylaws in June of every year.

APPROVED AND ADOPTED by the Fairway Planning Commission on August 26, 2024.

Wendy Bailey

Wendy Bailey, Chair

Attested to:

Abbie Aldridge

Abbie Aldridge, City Clerk