

AGENDA
CITY OF AUGUSTA
SPECIAL PLANNING COMMISSION
August 6, 2018
8:00am

“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”

A. CALL TO ORDER

B. BUSINESS

1. SITE PLAN FOR DOWNTOWN PARK

Consider approval of the Site Plan for the Dalton Palmer Memorial Park to be constructed in downtown.

- a) Staff Report
- b) Board Motion / Vote**

C. ADJOURN



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: August 6, 2018
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **SITE PLAN FOR DOWNTOWN PARK**

RECOMMENDED ACTION:

Approval of the Site Plan for the Dalton Palmer Memorial Park to be constructed in downtown.

BACKGROUND:

The City Council has directed staff to construct a new park in downtown. Staff has been working on the planning and logistics of the new park development for the past several months. To this point, staff has worked with the property owner to split the proposed site from the larger property, and the City Council has accepted a Quit Claim Deed for the property which has been filed with the Butler County Register of Deeds. Staff has also worked with the Planning Commission and City Council to amend the zoning regulations to allow downtown park space. Approval of the Site Plan represents the culmination of the planning process. Staff has also ordered the playground equipment, which was delivered in two semi-trucks on Friday, July 27, 2018. Construction crews will be on site beginning on Monday, August 6, 2018 to begin planning the construction process. The goal is to have the park open for the 150th anniversary celebration in late September.

ANALYSIS:

Pursuant to Section 503.1 of the Zoning Regulations, all requests for the Public/Private Recreational District and any requests for a Conditional Use Permit must first be reviewed by the Park Advisory Board. The Park Advisory Board, after reviewing the request, will make a recommendation to the Planning Commission. The Park Advisory Board will review the Site Plan on Thursday, August 2, 2018.

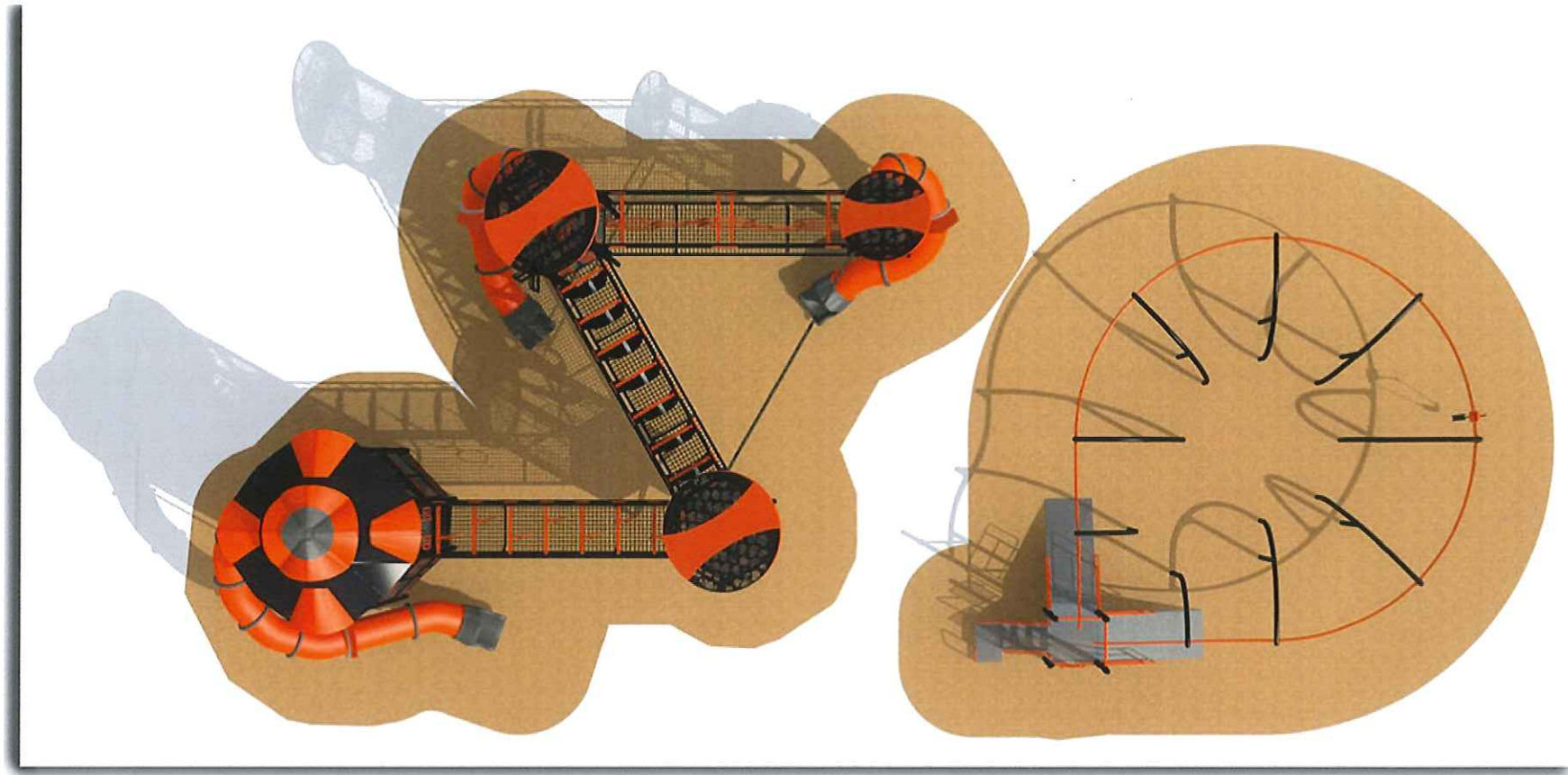
The Site Plan represents the placement of the playground equipment on the 8,500 sq ft. property located on the north side of the former Magic Focus building. The site will have six (6) brick pillars (one at each corner, and one on either side of the entrance) with black aluminum decorative fencing installed between the pillars. A custom sign is also being installed that will denote the site as the

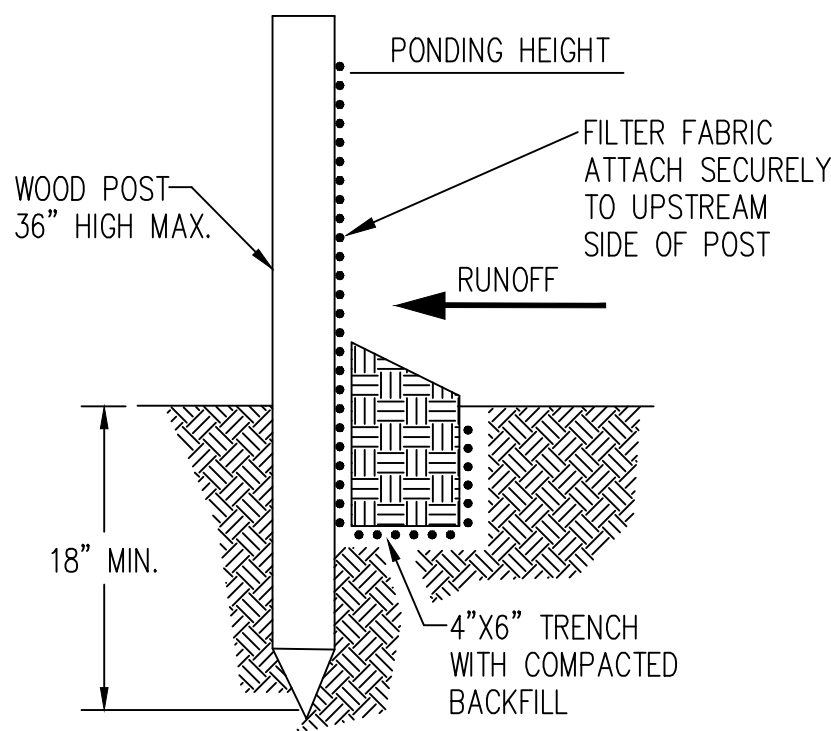
Dalton Palmer Memorial Park. The playground equipment will consist of the main Extreme Playground and the Gravity Rail swing. While the long-term vision is to have a soft-surface playground, the interim solution calls for a wood fiber surface similar to that of Play Park Pointe at Shryock Park.

Department Head Approval Date: 08-01-2018

Attachments (*list in packet assembly order*):

1. *Playground Illustration*
2. *Proposed Site Plan*





SILT FENCE BARRIERS

MATERIAL SPECIFICATION:

SILT FENCE FABRIC SHOULD CONFORM TO THE AASHTO M288 96 SILT FENCE SPECIFICATION. THE POSTS USED TO SUPPORT THE SILT FENCE FABRIC SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG. SILT FENCE FABRIC SHOULD BE ATTACHED TO THE WOODEN POSTS WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PLACEMENT:

A SLOPE BARRIER SHOULD BE USED AT THE TOE OF A SLOPE WHEN A DITCH DOES NOT EXIST. THE SLOPE BARRIER SHOULD BE PLACED ON NEARLY LEVEL GROUND 5' TO 10' AWAY FROM THE TOE OF A SLOPE. THE BARRIER IS PLACED AWAY FROM THE TOE OF THE SLOPE TO PROVIDE ADEQUATE STORAGE FOR SETTLING OUT SEDIMENT. WHEN PRACTICABLE, SILT FENCE SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. SILT FENCE SLOPE BARRIERS CAN ALSO BE PLACED ALONG RIGHT-OF-WAY FENCE LINES TO KEEP SEDIMENT FROM CROSSING ONTO ADJACENT PROPERTY. WHEN PLACED IN THIS MANNER, THE SLOPE BARRIER WILL NOT LIKELY FOLLOW CONTOURS.

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH THE LENGTH OF THE PLANNED SLOPE BARRIER THAT IS 6" DEEP BY 4" WIDE. MAKE SURE THAT THE TRENCH IS EXCAVATED ALONG A SINGLE CONTOUR. WHEN PRACTICABLE, SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. PLACE THE SOIL ON THE UPSLOPE SIDE OF THE TRENCH FOR LATER USE. ROLL OUT A CONTINUOUS LENGTH OF SILT FENCE FABRIC ON THE DOWNSLOPE SIDE OF THE TRENCH. PLACE THE EDGE OF THE FABRIC IN THE TRENCH STARTING AT THE TOP UPSLOPE EDGE. LINE ALL THREE SIDES OF THE TRENCH WITH THE FABRIC. BACKFILL OVER THE FABRIC IN THE TRENCH WITH THE EXCAVATED SOIL AND COMPACT. AFTER FILLING THE TRENCH, APPROXIMATELY 24" TO 36" OF SILT-FENCE FABRIC SHOULD REMAIN EXPOSED. LAY THE EXPOSED SILT FENCE UPSLOPE OF THE TRENCH TO CLEAR AN AREA FOR DRIVING IN THE POSTS. JUST DOWNSLOPE OF THE TRENCH, DRIVE POSTS INTO THE GROUND TO A DEPTH OF AT LEAST 18". PLACE POSTS NO MORE THAN 4' APART. ATTACH THE SILT FENCE TO THE ANCHORED POST WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

WHEN PRACTICABLE, DO NOT PLACE SILT FENCE SLOPE BARRIERS ACROSS CONTOURS. SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. WHEN THE FLOW CONCENTRATES, IT OVERTOPS THE BARRIER AND THE SILT FENCE SLOPE BARRIER QUICKLY DETERIORATES. DO NOT PLACE SILT-FENCE POSTS ON THE UPSLOPE SIDE OF THE SILT FENCE FABRIC. IN THIS CONFIGURATION, THE FORCE OF THE WATER IS NOT RESTRICTED BY THE POSTS, BUT ONLY BY THE STAPLES (WIRE, ZIP TIES, NAILS, ETC.). THE SILT FENCE WILL RIP AND FAIL. DO NOT PLACE SILT FENCE SLOPE BARRIERS IN AREAS WITH SHALLOW SOILS UNDERLAIN BY ROCK. IF THE BARRIER IS NOT SUFFICIENTLY ANCHORED, IT WILL WASH OUT. SILT FENCE SLOPE BARRIERS MUST BE DUG INTO THE GROUND-SILT FENCE AT GROUND LEVEL DOES NOT WORK BECAUSE WATER WILL FLOW UNDERNEATH.

INSPECTION AND MAINTENANCE:

SILT FENCE SLOPE BARRIERS SHOULD BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

- ARE THERE ANY POINTS ALONG THE SLOPE BARRIER WHERE WATER IS CONCENTRATING?
- DOES WATER FLOW UNDER THE SLOPE BARRIER?
- DO THE SILT FENCES SAG EXCESSIVELY?
- HAS THE SILT FENCE TORN OR BECOME DETACHED FROM THE POSTS?
- DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE SLOPE BARRIER?

Notes:

1. BMPs shall be maintained by the Contractor during construction. The Contractor will be responsible for maintaining records of the required inspections and maintenance.
2. Erosion control measures shall be maintained regularly. Inspections shall be made at least monthly, and within 24 hours of a 1/2" or greater storm event. Any damage to the erosion control measures shall be repaired by the contractor within 7 days.
3. Deposits of silt shall be removed as necessary to maintain the proper function of the erosion control measures.
4. Silt fence locations shown on this sheet are recommendations. Typically, silt fence shall be placed down-slope from areas of soil disturbance to intercept soil loss from the disturbed area. Also, silt fence shall be placed down-slope from stockpiled excavated material.
5. Contractor shall install silt fence, or other approved measures around all inlets.
6. Contractor is to install and maintain BMPs as necessary to prevent erosion.
7. Upon completion of construction, the Contractor shall remove all construction debris and restore the project area to a condition comparable to existing. Disturbed areas outside pavements shall be seeded to Owner's Specifications. Seeding to include top soil preparation, seeding and mulching.
8. All areas disturbed by construction activities shall be restored by seeding and mulching, using Owner Approved Seed.

General Notes:

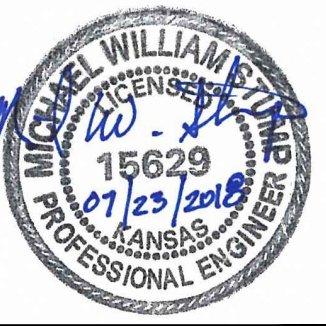
1. Excavations have not been made to verify locations or depth of buried utilities. The exact location and elevation of all utilities must be determined by the Contractor. The Contractor shall verify the elevation of possible conflicting utilities prior to construction.
2. Unless noted otherwise, existing utilities are to remain and shall be protected by the Contractor during construction. The Contractor shall exercise care to avoid damaging existing utilities during grading and construction activities.
3. Contractor shall contact "Kansas One Call System, Inc." (811) a minimum of 2 full working days prior to the start of construction for notification of utility owners and field location of all utilities. The Contractor shall also contact the building maintenance supervisor to have private utilities and irrigation facilities located.
4. Existing facilities (utilities, pavements, etc.) damaged by the Contractor shall be repaired or replaced by the Contractor at no additional expense to the Owner.
5. All open excavations shall be protected with safety fence.
6. The Contractor shall disturb the minimal amount of area necessary to complete the project.
7. Excess material generated by the re-grading of the site shall be used for site fills and wasted on site as approved by the Owner. Borrow, if required, shall be from an approved off-site source.
8. Positive drainage on the site is required throughout the project duration.

~Certificate of Survey~

Tract 1

All of lots 26 and 27, Block 25, in the Original Town, now City of Augusta, Butler County, Kansas AND ALSO

That part of lot 28, Block 25, in the Original Town, now City of Augusta, Butler County, Kansas; beginning at the Southwest corner of said lot 28; thence North along the West line of said lot 28 on a bearing of North 00° 09' 06" West, a distance of 7.17 feet, to the point of beginning; thence continuing North along said West line of lot 28, a distance of 17.79 feet to the Northwest corner of said lot 28; thence East along the North line of said lot 28 on a bearing of South 89° 55' 53" East, a distance of 125.12 feet, to the Northeast corner of said lot 28; thence South 00° 08' 04" East along the East line of said lot 28, a distance of 18.24 feet, to a point that is 6.76 feet North of the Southeast corner of said lot 28; thence North 89° 55' 53" West along the North line of a building, a distance of 125.12 feet to the point of beginning.



Dalton Palmer Memorial Park
for City of Augusta
Augusta, KS

Revisions:

Date:
July 23, 2018

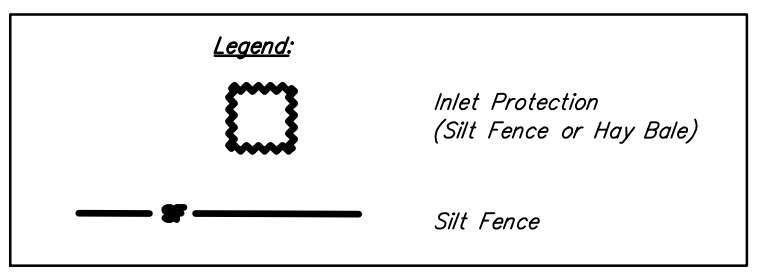
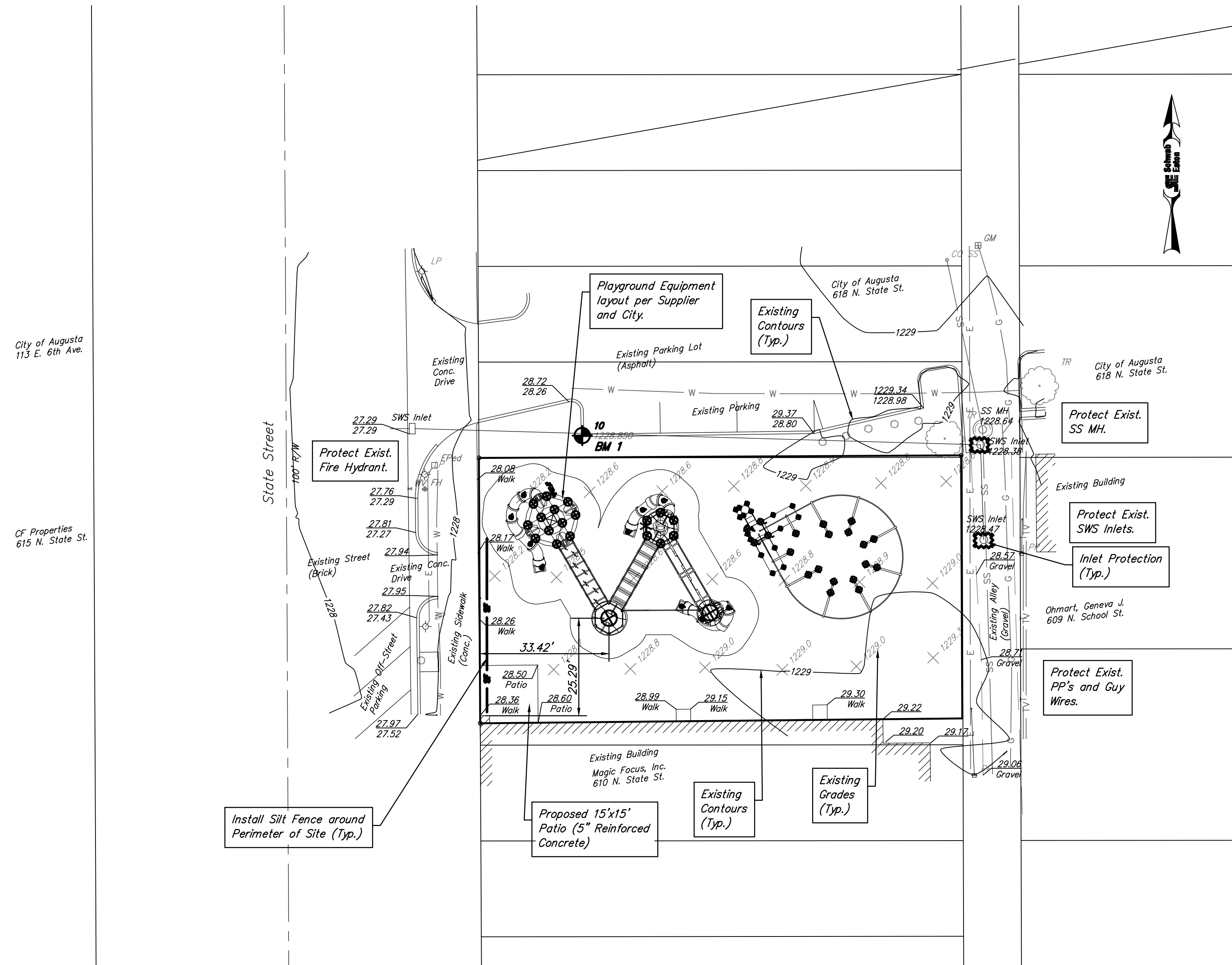
SE Project No:
18.W014

Drawn By:
MWS

Checked By:
MWS

Sheet Name:
Site Plan

Sheet No:
1



PLAY EQUIPMENT
Elevation of Play Surface below Play Equipment shall match sidewalk along State Street.

SITE PLAN
for: City of Augusta
Property Address: 610 N. State Street
Augusta, KS
Area: 8579 sq. ft. (0.197 ac)

