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| The City of Pittsburg advertised for a Public Hearing to be held on July 28, 2025, at the Planning Commission/Board of Zoning Appeals meeting, commencing at 5:30 pm, to consider a petition submitted by Jeremy Maples for a vacation at 14 th & Home. | |
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City of Pittsburg, Kansas
Planning Commission/Board of Zoning Appeals
Municipal Court Room, Law Enforcement Center
Monday, July 28, 2025 | 5:30 pm

- I. Call to Order
 - a. Flag Salute Led by Chairperson
- II. Consider the Following:
 - a. Approval of Minutes
 - i. Consider the approval of the June 23, 2025, Planning Commission/Board of Zoning Appeals meeting minutes.
 - 1. Motion, Second, and Vote
- III. Public Hearings
 - a. Case No. 25-18 – Vacate – Maples – 14th & Home: Consider the petition submitted by Jeremy Maples to Vacate a utility easement near 14th & Home Streets.
 - i. Public Hearing
 - 1. Call applicant to speak about the request
 - 2. Hear persons in favor of the request
 - 3. Hear persons opposed to the request
 - 4. Allow for rebuttal
 - 5. Close Public Hearing
 - ii. Discussion & Deliberation
 - iii. Motion, Second, Vote
- IV. Site Plans (No Public Hearing)
 - a. Case No. 25-19 – Site Plan – City of Pittsburg – 1208 Research Road: Consider the approval of a Site Plan submitted by the City of Pittsburg for an industrial manufacturing facility at 1208 Research Road.
 - i. Discussion & Deliberation
 - ii. Motion, Second, Vote
- V. Non-Agenda Reports & Requests
- VI. Adjournment

City of Pittsburg, Kansas
Planning Commission/Board of Zoning Appeals
Municipal Court Room, Law Enforcement Center
June 23, 2025 | 5:30 pm

Members Present: Martin Dickinson, Mike Hanika, Derek Heikes, Blake Lallemand,
Kyle Michael, Mike Wilber

City Staff: DeAnna Goering, Dexter Neisler

- I. Call to Order
 - a. Meeting called to order at 5:30 PM
 - b. Chairperson Dickinson led the flag salute
- II. Consider the Following:
 - a. Approval of Minutes
 - i. Consider the approval of the June Special Meeting Minutes (June 2, 2025)
 1. Motion: Approve June Special Meeting Minutes (Lallemand)
 - a. Motion: Seconded (Michael)
 - b. Motion: Carried, 5-0-0 (Wilber absent)
- III. Public Hearings
 - a. Case No. 25-16 – Conditional Use – Pross – 615 E 22nd
 - i. On the motion of Michael, seconded by Dickinson, the Planning Commission/Board of Zoning Appeals disapproved the request submitted by Christopher Pross for a Conditional Use Permit to allow a contractor shop to be located within a secondary structure.
 1. Motion: Carried, 6-0-0
- IV. Site Plans
 - a. Case No. 25-17 – Site Plan – Freeman Health System – 1201 E Centennial
 - i. On the motion of Dickison, seconded by Michael, the Planning Commission/Board of Zoning Appeals approved the site plan submitted by Freeman Health System for medical facility at 1201 E Centennial.
 1. Motion: Carried, 6-0-0
- V. Adjournment
 - a. Motion: Adjourn the regular meeting of the Planning Commission/Board of Zoning Appeals. (Dickinson)
 - i. Motion: Seconded (Michael)
 - ii. Motion: Carried,
 - b. Meeting adjourned at 06:02 pm

Martin Dickinson, Chairperson

ATTEST:

DeAnna Goering, Secretary

25-18: Vacate – Maples – 14th & Home



Return Completed Application to:
Zoning Administrator
201 W 4th Street
Pittsburg, KS 66762

Case No.: 25-18
Date Filed: 6/18/25
Date Paid: 6/18/25
Publication Date: 7/8/25
PC/BZA Date: 7/28/25

[Handwritten signature]

Vacation Application

Applicant's Information

Name: Jeremy Maples Josie Maples
Address: 6881 SE. 68th Terrace Riverton KS
Phone: 417-439-4178 Email: Jeremymapleskda@yahoo.com

Surveyor's Information

Name: Rodney Zinn Cornerstone Regional Survey, LLC
Address: 677 US-69, Pittsburg, KS 66762
Phone: 620-235-1166 Email: r.zinn@cornerstone-rs.com

A survey of the proposed vacation area is attached and has been completed by a licensed surveyor. ☒ Yes ☐ No

Does the area proposed to be vacated or any part thereof terminate at or abut a public water? ☐ Yes ☒ No

Property Information

I hereby petition the City of Pittsburg to vacate the following:

☐ Street Right of Way ☒ Drainage/Utility Easement ☐ Alley ☐ Other: _____

Reasons for Petition to Vacate: buildings/ construction

Legal Description of Property: LOTS 2 & 13 Block 4 and Lots 1-6, Re-plat of Lots 1 & 14, Blk4 of Belleplaine
2nd Plat Crawford County KS

NW Corner of SW/4 NW/4 Sec.21, T30S, R25E

RECEIVED

JUN 18 2025

City of Pittsburg
Housing

Owner's Certification


I/we acknowledge the receipt of the instruction packet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completed in its entirety, is accompanied by all required supporting documentation as required in the instruction packet, and is accompanied by the appropriate, non-refundable fee.

I/we further certify that the foregoing information is true and correct to the best of my/our knowledge. If my/our request is granted, I/we will complete construction in accordance with plans submitted and approved by the Planning Commission/Board of Zoning Appeals (PC/BZA).

I/we authorize unannounced inspections of the subject property by City staff for the purpose of collecting information to review and analyze this request. I/we acknowledge that the PC/BZA and the Governing Body of the City of Pittsburg, Kansas, shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

 6/5/2025

Owner's Signature Date

 6/5/2025

Owner's Signature Date

This application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the Owner Authorization form to this application.

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City of Pittsburg
Housing

Office Use Only

Date Received: _____ Date Reviewed: _____

☐ Approved

☐ Denied

Conditions of Approval/Reasons for Denial

Signature of Zoning Administrator

(seal)



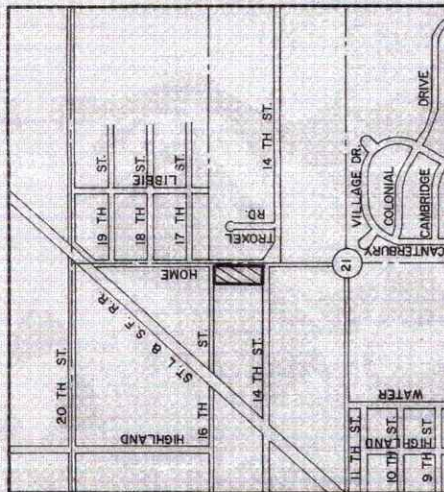
City of Pittsburgh
Housing

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City of Pittsburg
Housing

RE-PLAT OF LOTS 1 & 14 BK. 4 BELLEPLAINE 2ND PLAT



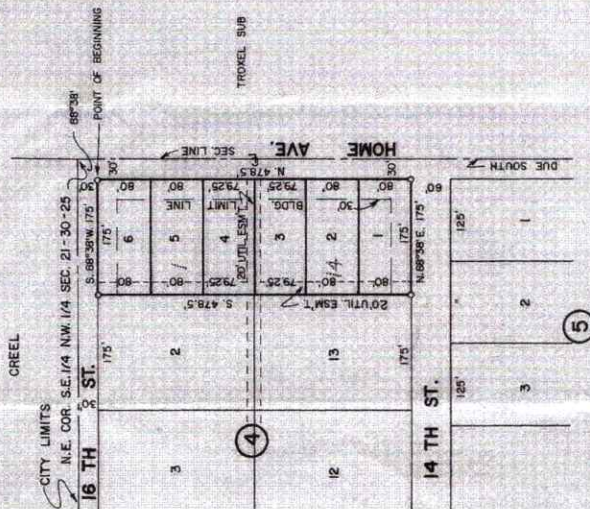
VICINITY MAP
NOT TO SCALE



SCALE 1" = 100'
0 100 200 300 400
50

B.M. SOUTH RIM OF SANITARY SEWER
M.H. N.E. COR. LOT 3 ELEV. 917.94

DATE: 8-5-77



STATE OF KANSAS S.S.
CRAWFORD COUNTY

BE IT REMEMBERED THAT ON THIS 30th DAY OF August, A.D. 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME Henry W. Jelochan, PRESIDENT OF MID-AMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION, PARSONS, KANSAS, A CORPORATION BUILT ORGANIZED, INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE UNITED STATES OF AMERICA, AND THE STATE OF KANSAS, WHO IS PERSONALLY KNOWN TO ME TO BE SUCH OFFICER, AND WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED AS SUCH OFFICER, THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID CORPORATION, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SUCH CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND, AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

TERM EXPIRES 8-11

1977

NOTARY PUBLIC: JULES STEPHEN CROSSETTO

DESCRIPTION:

A PART OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 25 E PITTSBURG, CRAWFORD COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4), THENCE DUE SOUTH ALONG THE EAST LINE OF SAID S.E. 1/4 OF THE N.W. 1/4 30.0 FEET, THENCE SOUTH 88° 38' WEST 30.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88° 38' WEST 175.0 MORE FEET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 2 IN BLOCK 4, BELLEPLAINE 2ND PLAT, THENCE DUE SOUTH 478.50 FEET, THENCE NORTH 88° 38' EAST 175.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF HOME STREET AND THE NORTH RIGHT-OF-WAY LINE OF 14TH STREET SAID POINT BEING 30.0 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4, THENCE DUE NORTH 478.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.92 ACRES MORE OR LESS.

DEDICATION:

I, HENRY W. JELOCHAN, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, AND MID-AMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION, PARSONS, KANSAS, LIEN HOLDER HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN BY THIS PLAT AND SURVEY AND DESIGNATED AS THE RE-PLAT OF LOTS 1 AND 14, BLOCK 4, BELLEPLAINE 2ND PLAT. ALL STREETS AND EASEMENTS SHOWN ARE HEREBY DEDICATED FOR PUBLIC USE.

SIGNED THIS 30th DAY OF September, 1977.

Henry W. Jelochan
Pittsburg, Kansas

Marvin W. Cinotto, Pres.

MARVIN W. CINOTTO PRES OF MID-AMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION, PARSONS, KAN:

STATE OF KANSAS S.S.
CRAWFORD COUNTY

BE IT REMEMBERED THAT ON THIS 30th DAY OF September, 1977, BEFORE ME, THE UNDER A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME HENRY W. JELOCHAN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING.

MY APPOINTMENT EXPIRES July 3, 1980 Don K. Vaughan
NOTARY PUBLIC: DON K. VAUGHAN

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PITTSBURG, CRAWFORD C KANSAS, THIS 20th DAY OF SEPTEMBER, 1977.

CHAIRMAN: Morris Stevens
MORRIS STEVENS

APPROVED BY THE GOVERNING BODY OF THE CITY OF PITTSBURG, CRAWFORD COUNTY, KANSAS, THIS DAY OF September, 1977.

MAYOR: J. D. Hagbard
CITY CLERK: EDNA IRENE DOLAN

I, HEREBY CERTIFY THAT I HAVE SURVEYED A PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION TOWNSHIP 30 SOUTH, RANGE 25 EAST AND THE ABOVE IS A TRUE RECORD THEREOF, SIGNED THIS DAY OF SEPTEMBER, 1977.

Robert D. Caldwell
ROBERT D. CALDWELL P.E. 2986 PITTSBURG, KANSAS

STATE OF KANSAS S.S.
CRAWFORD COUNTY

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF September, 1977.

MY APPOINTMENT EXPIRES: July 3, 1980 Don K. Vaughan
NOTARY PUBLIC: DON K. VAUGHAN

STATE OF KANSAS S.S.
CRAWFORD COUNTY

THIS INSTRUMENT WAS FILED FOR RECORD 5 DAY OF October, A.D. 1977, AT 4:11 O'CLOCK, AND DULY RECORDED IN BOOK 18, PAGE 21, FEE \$2.00

REGISTER OF DEEDS: GERTRUDE ABERNATHY

STATE OF KANSAS S.S.
CRAWFORD COUNTY

BE IT KNOWN THAT THE ABOVE PLAT HAS BEEN SUBMITTED TO ME AND THAT THE SUB-DIVID HENRY W. JELOCHAN, OWN ALL THE PROPERTY WITHIN THE PLAT IN FEE, SUBJECT TO THE LIEN OF MID-AMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION, PARSONS, KANSAS

SIGNED THIS 22nd DAY OF September, 1977

Philip J. Salia
ATTORNEY-AT-LAW PHILIP J. SALIA

All member companies listed above have been notified of your intent to excavate.

This is the only automated notification with ticket status that you will receive for this request. For further status updates, or for contact phone numbers for members that do not provide locate status to Ticket Check, please click here ([TicketLINK](#)). Member status information will not be available by calling 8-1-1 or 800-344-7233 (800-DIG-SAFE).

Utility Locate Notification - 25220509

Ticket #: **25220509**

Address: **N. Home Street, Pittsburg, Crawford, KS**

Caller name: **Jeremy Maples**

Caller phone: **(785)256-3849**

Locate instructions: MARK THE ENTIRE PROPERTY ON THE NW CORNER OF THE ABOVE INTERSECTION. PROPERTY EXTENDS W OF HOME WITHIN APPROX 380FT AND EXTENDS N OF 14TH FOR APPROX 500FT. PLEASE INCLUDE ALL EASEMENTS. THERE IS A SEWER LINE THAT RUNS EAST AND WEST THROUGH THE "MIDDLE" OF PROPERTY. I WOULD LIKE THE EASEMENT MARKED ON IT. ALSO THERE IS A 20' UTILITY EASEMENT THAT RUNS NORTH SOUTH THROUGH THE MIDDLE OF PROPERTY. I WOULD LIKE TO KNOW WHOS IT IS, IF IT EXIST. IF IT IS ABANDONED THEN I PLAN TO FILE TO HAVE IT REMOVED.

Resolution:

* PTSBRG01: 2 - Marked

Sent with BOSS811.com

Sincerely,
City of Pittsburg

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JUN 18 2025

**City of Pittsburg
Housing**

Jeremy Maples
6881 SE 68th Terrace
Riverton Ks 66770
785-256-3849
Plant Protection and Weed Control
S.E. Area Inspector KDA
"To serve, promote, and grow the state's largest industry"

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dexter will help you with the vacation of the easement.

From: Jeremy Maples [KDA] <Jeremy.Maples@ks.gov>

Sent: Tuesday, May 13, 2025 1:36 PM

To: NEISLER, DEXTER W. <DEXTER.NEISLER@pittks.org>; BACON, MATT S <matt.bacon@PITTKS.ORG>

Subject: utility abandoned ???

*****EXTERNAL*****

This is an EXTERNAL EMAIL. Stop and think before clicking a link, opening attachments or entering credentials.

Good afternoon,

Jeremy maples here to ask more questions about the north west side of 14th and Home.

Utility line markings have been completed on the 4 acres at 14th and Home.

In the attachment (utility north south.png) I have highlighted in yellow a 20' UTIL ESM'T (going north south) that appears to be abandoned by the information that we received below from the Kansas 811/ city of pittsburg.

(I am aware the sewer line running east west is the other 20' easement)

From here how do I go about getting it listed as abandoned with the city or county or whoever needs to know?

Please feel free to forward this to anyone that needs to know or can assist us.

Thanks for your time and effort on this.

Jeremy

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JUN 18 2025

**City of Pittsburg
Housing**

Kansas 811 Ticket Check Status

Ticket Number: **25220509**

Location: N. HOME STREET PITTSBURG, KS

As of **5/08/25 7:02 CDT**, participating facility owners have responded to Ticket Check as follows:

| Members Notified | Status |
|--------------------|---|
| ATT DISTRIBUTION | Clear/No conflict 2025/05/06 11:31 At&t ped on south side |
| COX COMMUNICATIONS | Clear/No conflict 2025/05/06 16:31 At&t ped on south side |
| CRAW-KAN TELEPHONE | Clear/No conflict Finished |
| EVERGY | Clear/No conflict |
| KANSAS GAS SERVICE | Marked |

Maples, Jeremy

417-439-4178 785-256-3849

6/05/2025

Parcel # 0192052102004001000

(corner of 14th and Home streets)

GPS center : 37.421408, -94.678282

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JUN 18 2025

City of Pittsburgh
Housing

Application to Vacate Utility easement running north south through "middle" of property

(THIS FORM MUST BE FILLED OUT TO ACCOMPANY ALL ARIANCE APPLICATIONS MADE TO THE BOARD OF ZONING APPEALS AND ALL REZONING AND CONDITIONAL USE APPLICATIONS MADE TO THE PLANNING AND ZONING COMISSION and ALL CITIES)

Prepared for: Jeremy Maples 417-439-4178

Parcel: 0192052102004001000

The following are the names and addresses of all persons owning property within 200 feet of the outside boundary of the property for which the request is being made:

Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Belleplaine 2nd and Replat of Lots One (1) and Fourteen (14) in Block Four (4) of Belleplaine 2nd Filing, an Addition to Pittsburg, Kansas, according to the recorded Plat thereof.

AND;

Lots Numbered Two (2) and Thirteen (13) in Block Number Four (4) in Belleplaine 2nd Filing, an Addition to Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

3P Development Group LLC (x8)

PO Box 100207- Arlington, VA 22210-3207

Michael D Creel (x3)

PO Box 1946- Pittsburg, KS 66762

Tracey E Noel
LaShawn A Noel
Cire Miller

PO Box 1185- Hutchinson, KS 67504

Brant A Duncan (x2)
Shannon L. Duncan

3001 Hackberry Rd- Irving, Tx 75063-0156

Richard Moore (x5)
Sharon Moore

1708 E 14th Street- Pittsburg, KS 66762

Daniel Bowerman (x3)
Jami Lowrie

1502 E 16th Street- Pittsburg, KS 66762

Romesh Navaratnam
Jennifer Navaratnam

1531 E 14th Street- Pittsburg, KS 66762

John Rhuems
Theresa Rhuems

1701 E 14th Street- Pittsburg, KS 66762

Done at Girard, Kansas this 12th day of May 2025

THE CRAWFORD COUNTY ABSTRACT COMPANY, INC.

By


David J. Saia, President

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JUN 18 2025

**City of Pittsburg
Housing**

(Published in The Morning Sun on
July 5th, 2025)

Public Notice

Date: July 2, 2025

Planning Commission/Board of Zoning Appeals

Notice of Public Hearing

The Planning Commission/Board of Zoning Appeals of the City of Pittsburg, KS, will hold a Public Hearing on July 28, 2025 at 5:30 pm, in the Municipal Court Room of the Law Enforcement Center, 201 N Pine, to consider a Petition for the vacation of a utility easement near 14th and Home Streets.

The alley is described as:

Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Belleplaine 2nd and Replat of Lots One (1) and Fourteen (14) in Block Four (4) of Belleplaine 2nd Filing, an Addition to Pittsburg, Kansas, according to the recorded Plat thereof.

AND;

Lots Numbered Two (2) and Thirteen (13) in Block Number Four (4) in Belleplaine 2nd Filing, an addition to Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

Dated this July 2, 2025.

Planning Commission/Board of Zoning Appeals

ATTEST:

Dexter Neisler
Zoning Administrator

Citizens with disabilities needing accommodations in order to attend this Public Hearing should contact the City Zoning Administrator's Office at 620-230-5517 no later than 48 hours prior to the scheduled public hearing.

25-18: Vacate - Maples - 14th & Home

25-19: Site Plan – City of Pittsburgh – 1208 Research Road



Return Completed Application to:
Zoning Administrator
201 W 4th Street
Pittsburg, KS 66762

Case No.: 25-19
Date Filed: 7/11/25
Date Paid: No Charge
Publication Date: No Publication
PC/BZA Date: 7/28/25

[Handwritten signature]

Site Plan Application

Applicant's Information

RECEIVED

Name: City of Pittsburg Kansas

Address: 201 W 4th Street Pittsburg Kansas 66762

Phone: 620-240-5138

Email: matt.bacon@pittks.org

**City of Pittsburg
Housing**

JUL 11 2025

Surveyor's Information

Name: _____

Address: _____

Phone: _____

Email: _____

Architect's Information

Name: Cromwell Architects Engineers

Address: 1300 East 6th Street Little Rock Arkansas 72202

Phone: 479-320-2741

Email: tkwasny@cromwell.com

Engineer's Information

Name: Earles Engineering & Inspection

Address: 112 West 4th Street, Pittsburg Kansas 66762

Phone: 620-308-5577

Email: jdickman@earlseng.com

Property Information

Current Land Use of Property:

☐ Commercial

☐ Residential

☐ Industrial

☒ Vacant

Current Zoning of Property:

☐ CP-0

☐ CP-1

☐ CP-2

☐ CP-3

☐ CP-4

☐ RP-3

☐ RP-4

☒ IP-1

☐ IP-2

☐ IP-3

☐ AP

Proposed Use of Property:

Industrial manufacturing

Legal Description of Property: _____

A parcel of land in the Pittsburg Research and Development Park Addition, Pittsburg, Crawford County, Kansas

Beginning at the Northeast corner of Lot 2, thence S 2° 6' 27" E a distance of 477.39 feet to the SE corner of said Lot 2, thence S 87° 53' 33" W along South line of said Lot a distance of 236.61 feet, thence N 2° 6' 27" W a distance of 477.79 feet to the North line of said lot, thence N 87° 59' 18" E along North line of said lot a distance of 236.61 feet to point of beginning.

Owner's Certification

I/we acknowledge the receipt of the instruction packet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completed in its entirety, is accompanied by all required supporting documentation as required in the instruction packet, and is accompanied by the appropriate, non-refundable fee.

I/we further certify that the foregoing information is true and correct to the best of my/our knowledge. If my/our request is granted, I/we will complete construction in accordance with plans submitted and approved by the Planning Commission/Board of Zoning Appeals (PC/BZA).

I/we authorize unannounced inspections of the subject property by City staff for the purpose of collecting information to review and analyze this request. I/we acknowledge that the PC/BZA and the Governing Body of the City of Pittsburg, Kansas, shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Owner's Signature

Date

Owner's Signature

Date

This application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the Owner Authorization form to this application.

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JUL 11 2025

City of Pittsburg
Housing

Office Use Only

Date Received: _____ Date Reviewed: _____

☐ Approved

☐ Denied

Conditions of Approval/Reasons for Denial

Signature of Zoning Administrator

(seal)

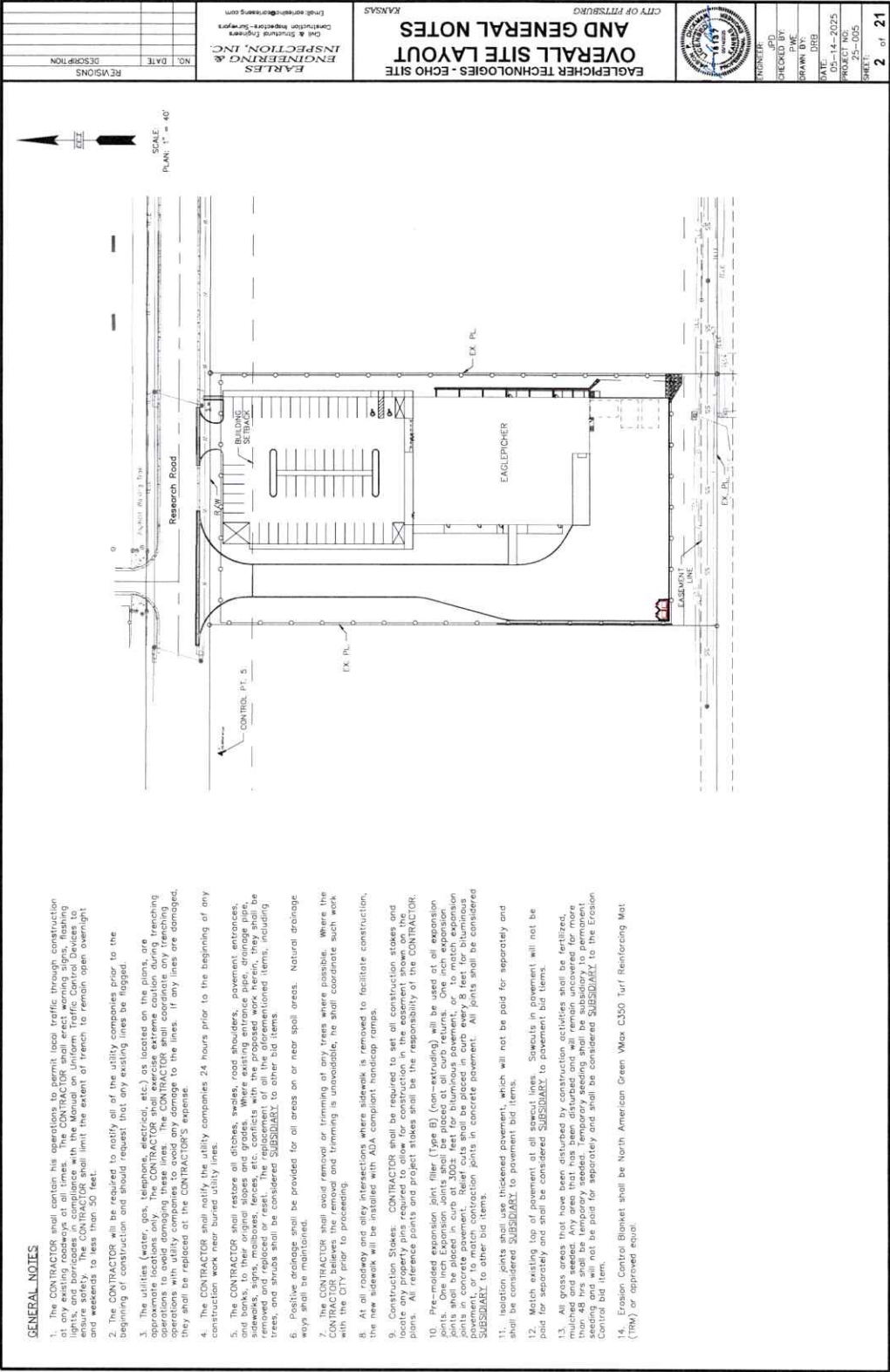
JUL 11 2025

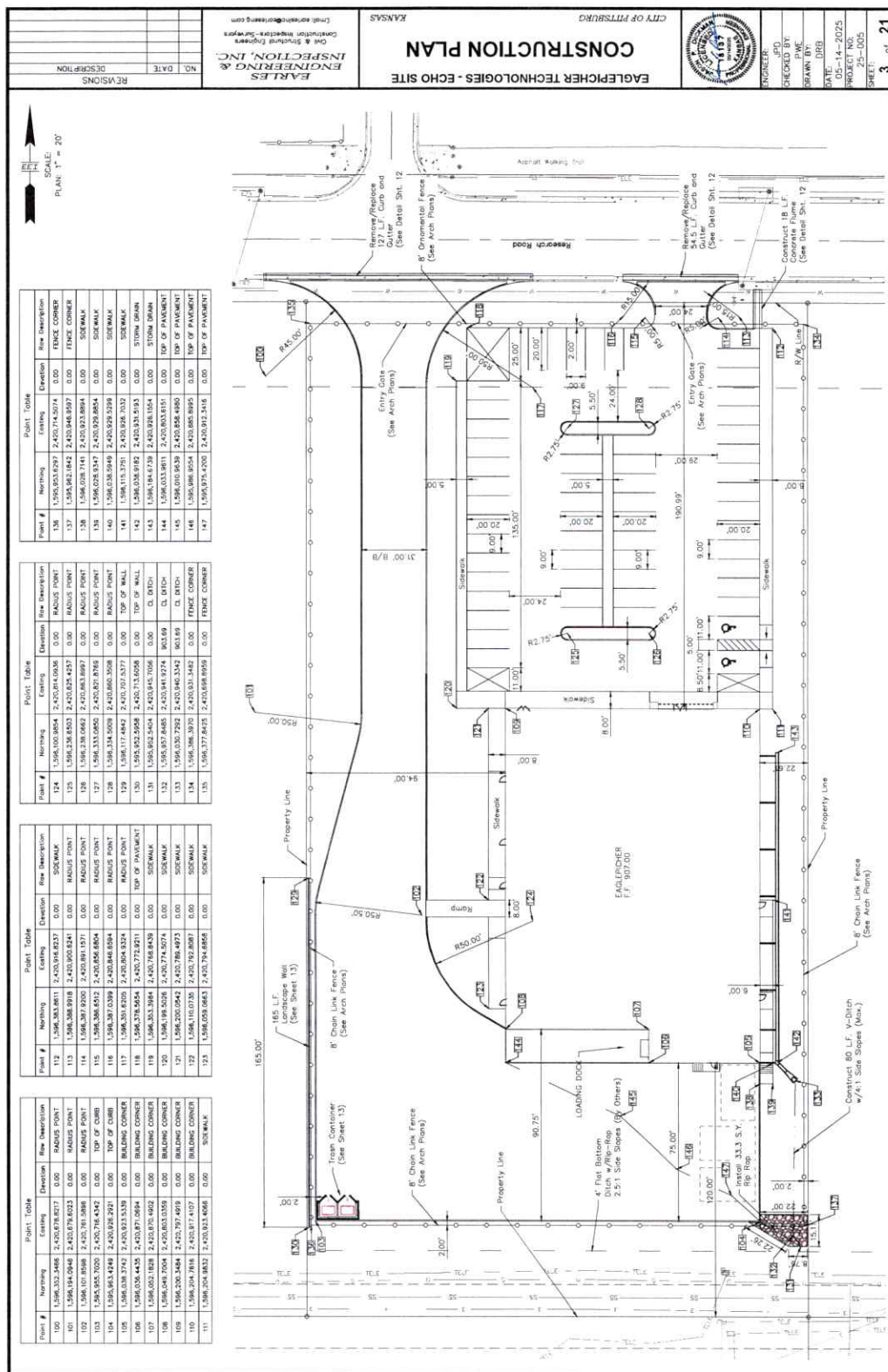
Site Plan Checklist

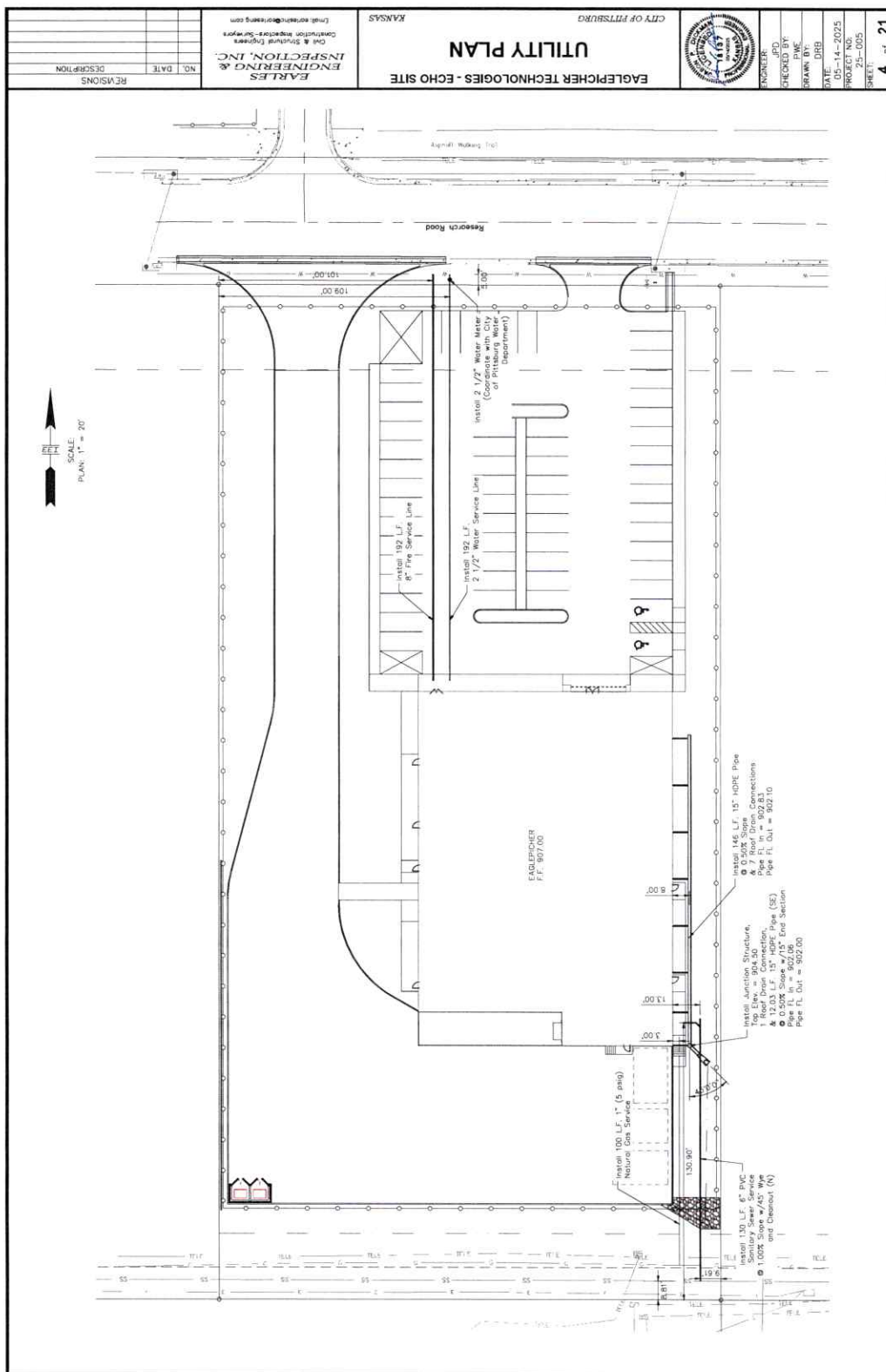
In order to assure that proposed re-zonings to a “Planned” district and proposed uses requiring Conditional Use Permits meet the requirements of Article 23 of the Pittsburgh Zoning Ordinance and will be compatible with surrounding properties and uses, it is hereby required that all applications for one of the “Planned” districts, or a Conditional Use Permit, except those uses exempted in Section 23-101 of the Pittsburgh Zoning Ordinance, include a development plan, which must be approved as specified within Article 23 prior to any construction on the property. The development plan shall include and/or display the following information:

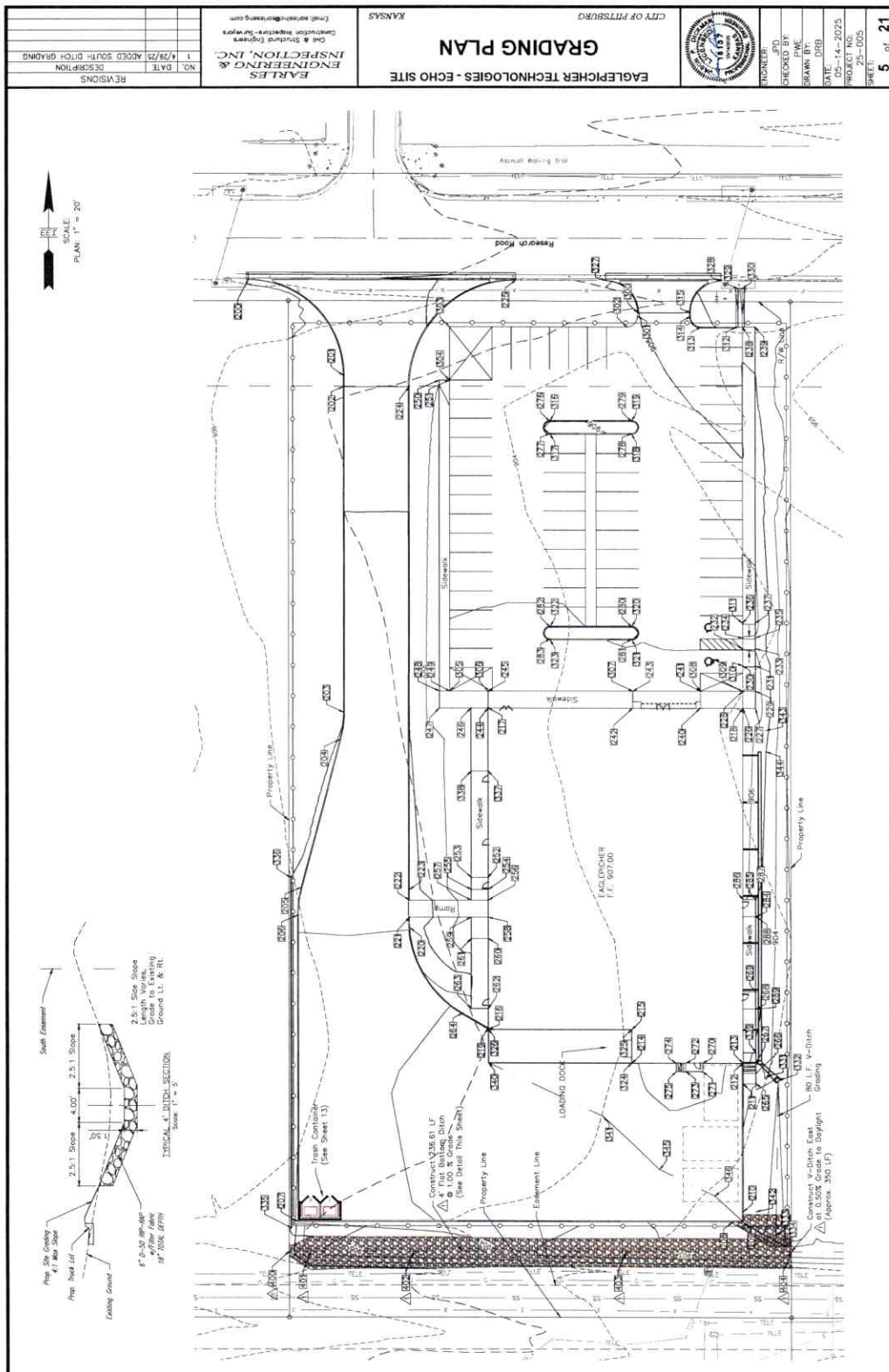
| | Shown on Plan | Complies w/ Ordinance |
|--|---|--|
| Property site map drawn to a scale of 1"=20' or greater, indicating the legal description, property boundary, existing utilities and easements, and natural and man-made features of the property. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> A certified topographic survey at no more than a 2-foot contour drawn to the same scale as the property site map shall be provided when either the Zoning Administrator or the City Engineer determines that development will substantially increase the runoff coefficient, alter the direction of drainage flow from the property, or might obstruct traffic visibility. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| A development plan, drawn to the same scale as the property site map, indicating: | | |
| <ul style="list-style-type: none"> Existing contours (shown as dashed lines) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Proposed contours (shown as solid lines) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Location and orientation of all existing and proposed buildings | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Area to be used for parking, including the number and arrangement of stalls | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Areas to be developed for screening, including the location of plant materials, screening structures, and features | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Pedestrian and vehicular circulation and their relationship to existing streets, alleys, and public rights-of-way | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Points of ingress and egress | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Location of all existing and proposed utilities (sanitary sewage systems, water systems, storm drainage systems, gas lines, telephone lines, and electric power lines) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Drainage controls (detention-retention ponds, weirs, pooling areas) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Location, size, and characteristics of identification and business signs | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Lighting layout, appurtenances, and intensity of illumination | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Finished floor elevations of all buildings and structures | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Landscaping in a CP-0, CP-1, CP-2, or CP-3 zone, including: <ul style="list-style-type: none"> Street yard planting Landscape buffer Parking lot landscaping | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |







City of Pittsburgh
Housing



JUL 11 2025

City of Pittsburgh
Housing

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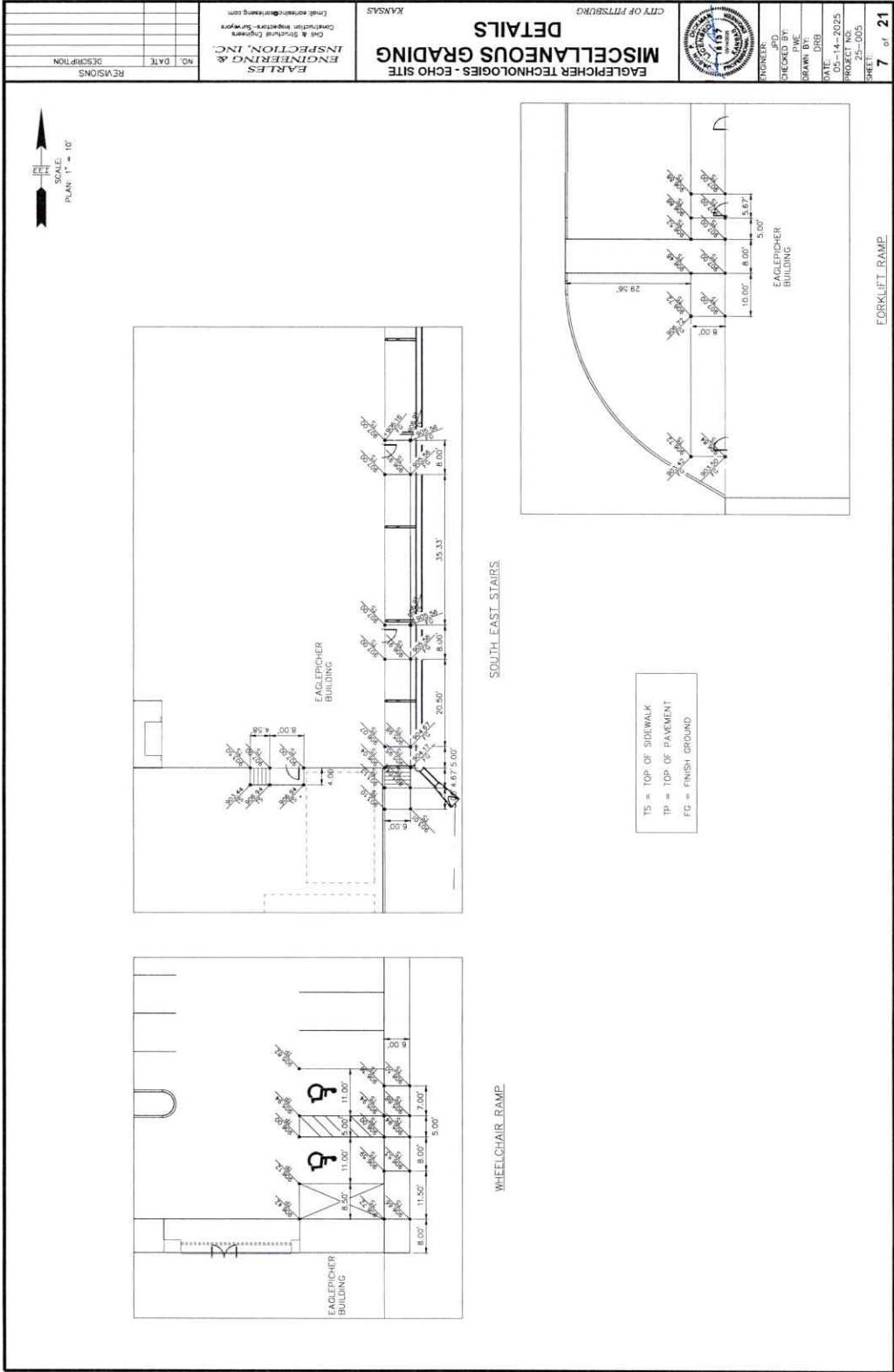
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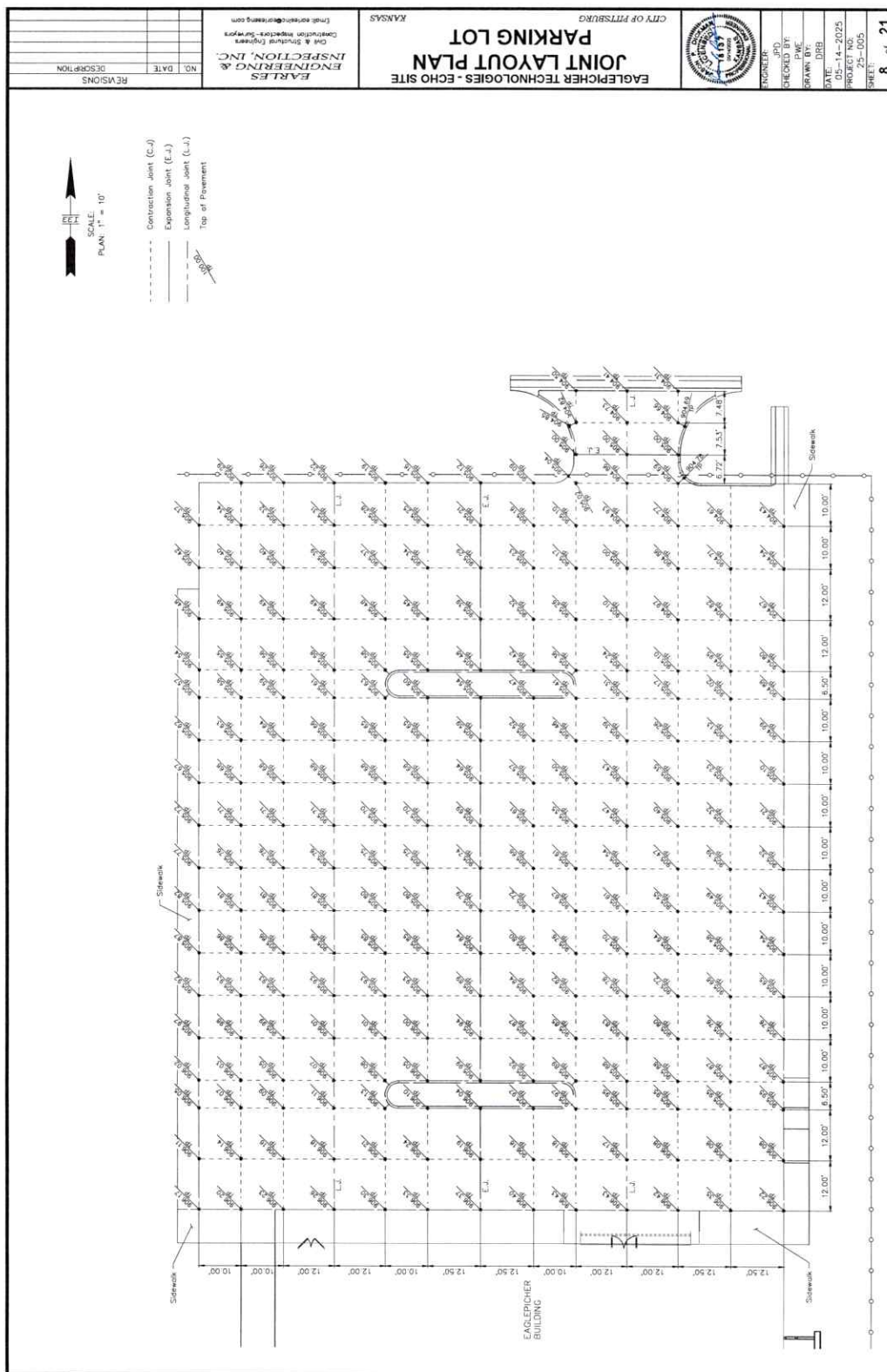
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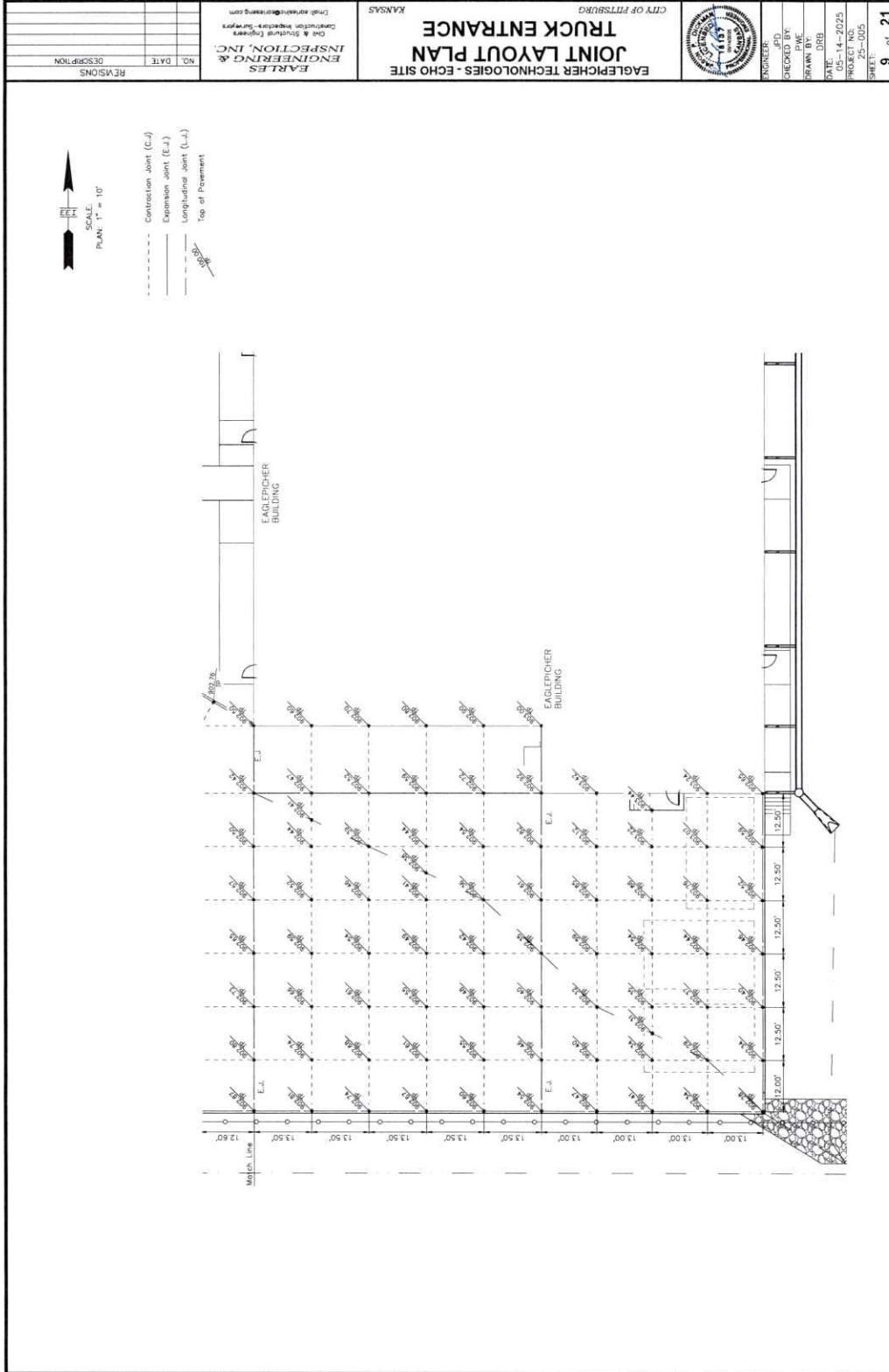


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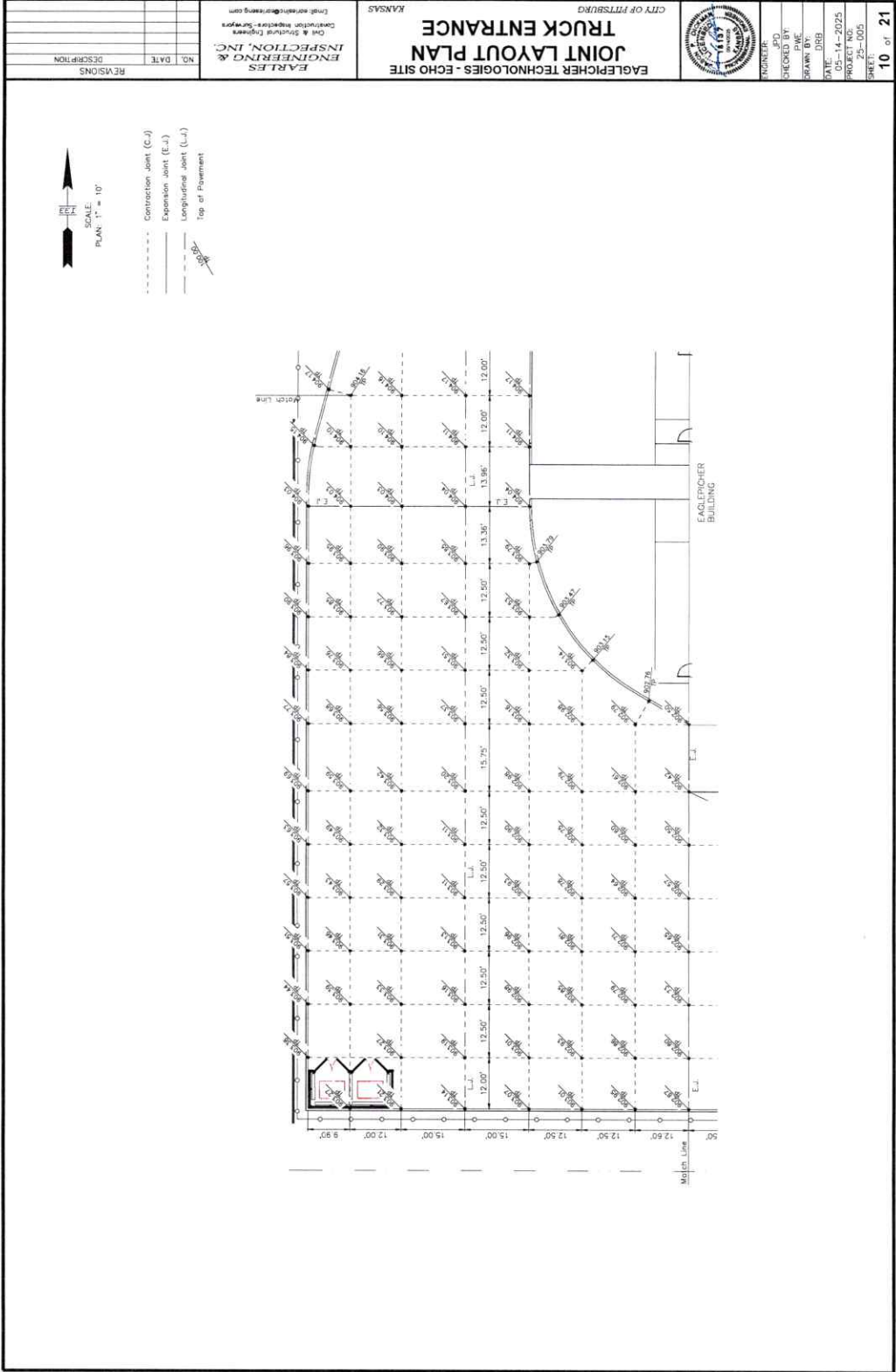
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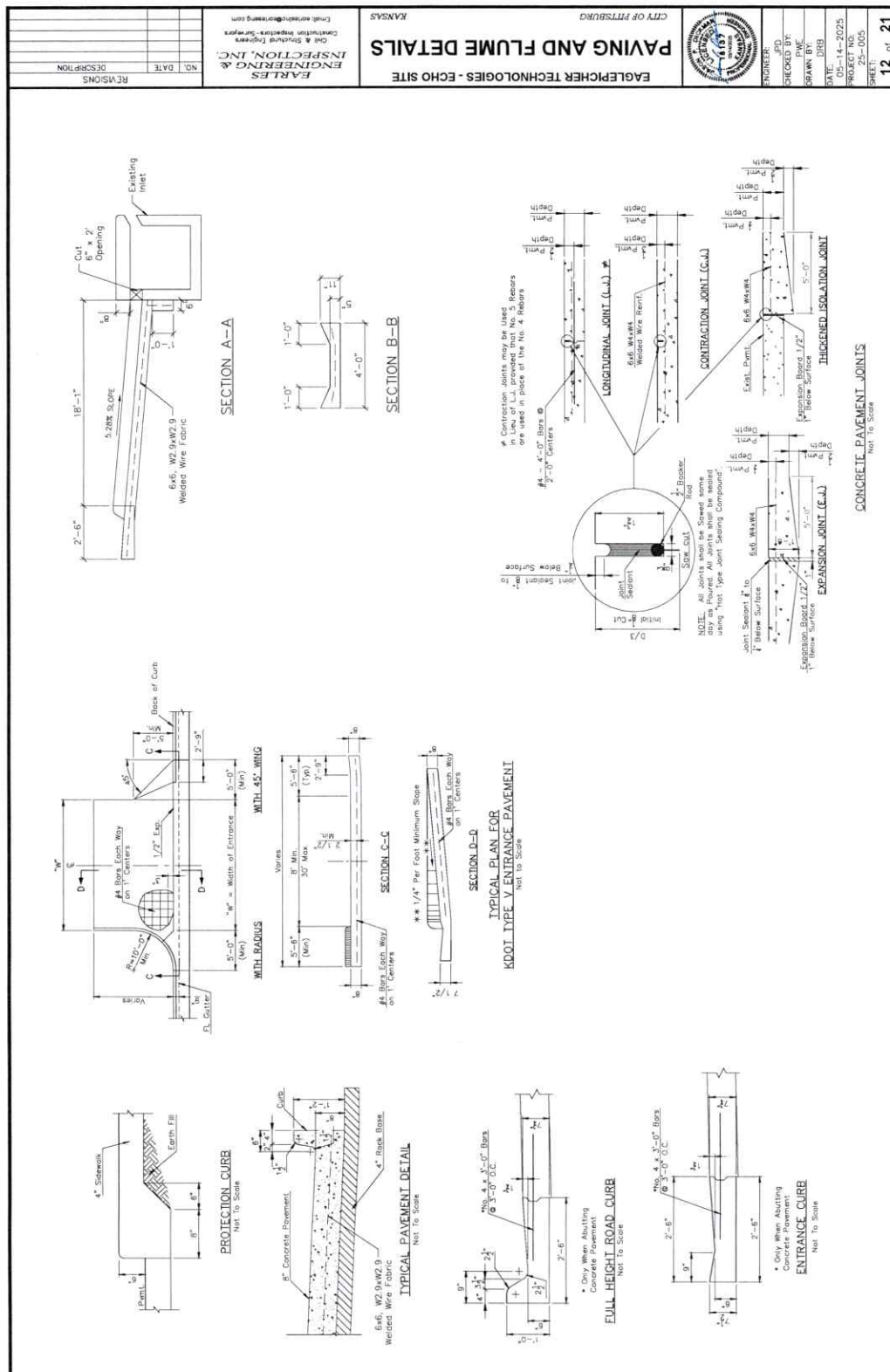
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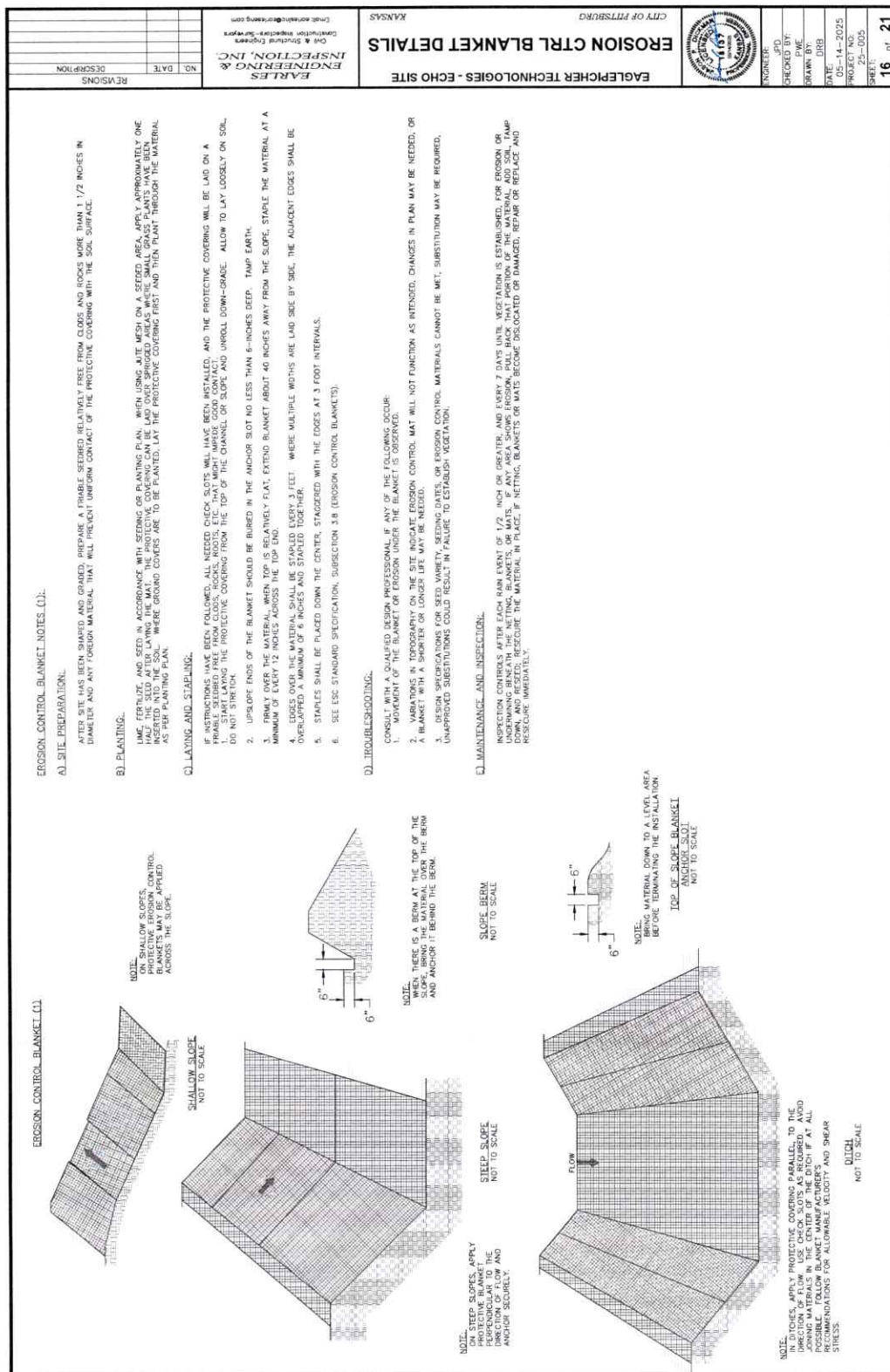




MISCELLANEOUS DETAILS

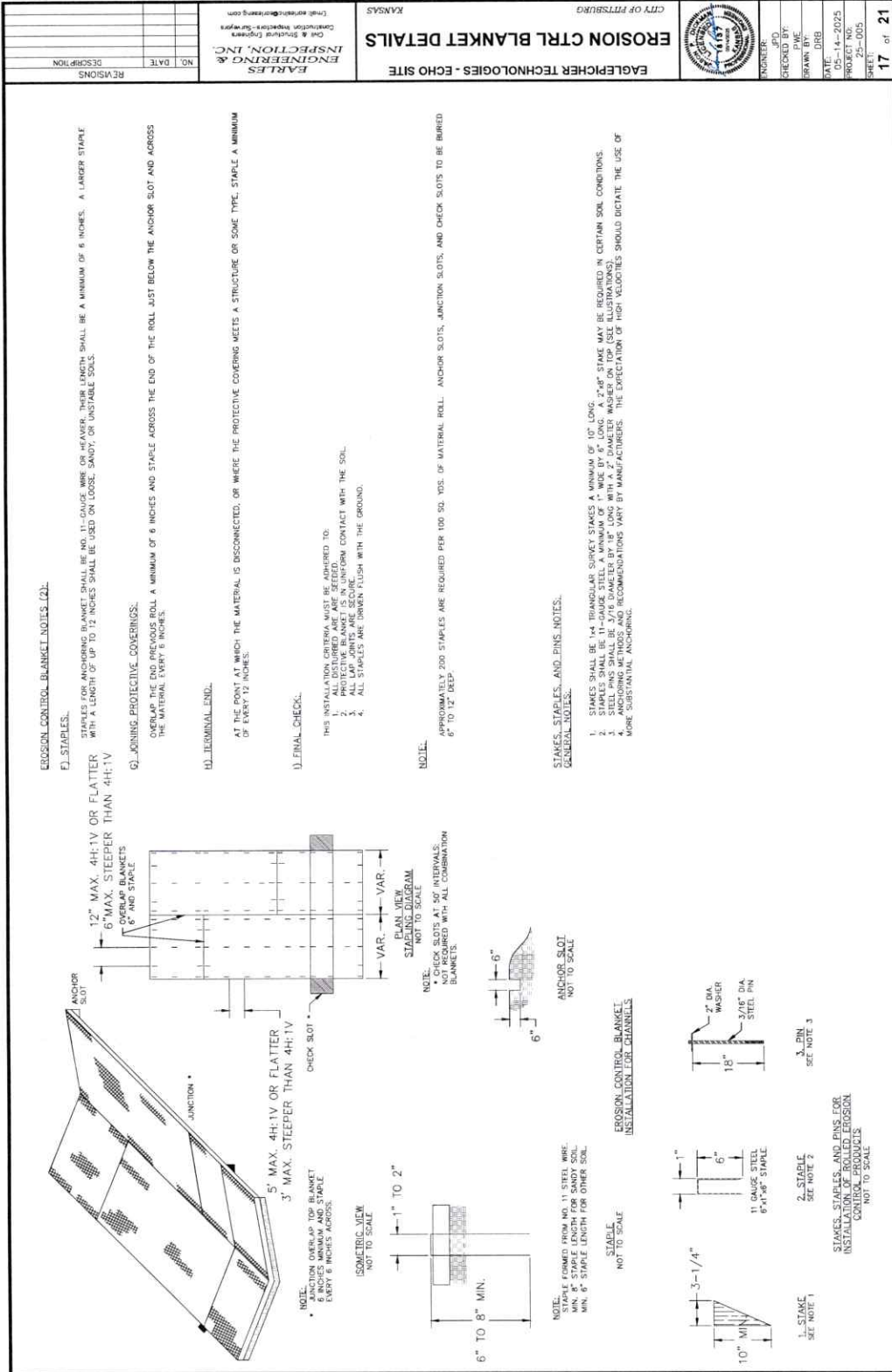


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EAGLEPICHER TECHNOLOGIES - ECHO SITE
EROSION CTRL BLANKET DETAILS
KANSAS



CITY OF PITTSBURGH
ENGINEER: JPO
CHECKED BY: PWC
DATE: 05-14-2025
PROJECT: 25-005
SHEET: 17 of 21

| NO. | DATE | REVISIONS |
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EARLES
INSPECTION, INC.
Construction Inspection Services
P.O. Box 10000, Overland Park, KS 66208
(913) 666-1000
Email: earles@earlesinc.com

JUL 11 2025

City of Pittsburg
Housing

1) Design Speed: These items designed for temporary traffic control should be designed and installed using the posted/legal speed of the roadway prior to work starting.

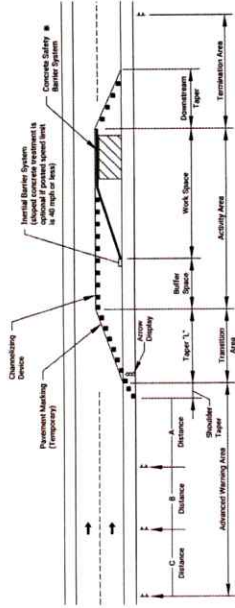
2) Minimum Lane Width: Lane widths shall be a minimum of 11' (measured between centerlines of pavement markings) or as shown on the plans, or as directed by the engineer. A lane width less than 11' may require restricted roadway width signing.

3) Consideration should be made to separate pedestrian and, if needed, bicycle movements from both work site activity and vehicle activity. If a pedestrian crossing is provided, pedestrians should be appropriately directed with advance signing that encourages them to cross to the opposite side of the roadway. In urban areas, pedestrian crossings should be provided at midblock locations. In rural areas, pedestrian crossings should be provided at midblock locations so that pedestrians are not confronted with midblock work sites that will induce them to attempt skirting the work site or making a midblock crossing.

4) When existing pedestrian facilities are disrupted, closed, or relocated, the temporary facilities shall be detectable and include accessibility features consistent with the features present in the existing pedestrian facility.

5) When the driving surface open to traffic is milled or is a temporary surface made of loose material, or when directed by the engineer a W8-15 (Grooved) sign shall be placed in the advance warning area. This sign should be placed a "C" distance after the W20-1 (Road Work Ahead) sign. A W8-15 motorcycle plaque shall be used to supplement the W8-15 or W8-7 signs. All signs shall be displayed as long as the condition is present.

6) Alternative temporary rumble strip options may be available. Please contact the Temporary Traffic Control Unit for more information at 785-296-1179 or 785-296-1183.



TYPICAL WORK ZONE COMPONENTS

When concrete barrier system is used, portable channelizing devices are not needed along the tangent barrier section.

Minimum advance warning sign spacing (in feet):

| SPEED (MPH) * | A | B | C |
|--------------------------|------|------|------|
| URBAN (40 MPH OR LOWER) | 100 | 100 | 100 |
| URBAN (45 MPH OR HIGHER) | 250 | 350 | 350 |
| RURAL (55 MPH OR LOWER) | 500 | 500 | 500 |
| RURAL (60 MPH OR HIGHER) | 750 | 750 | 750 |
| EXPRESSWAY/FREWAY | 1000 | 1500 | 2640 |

* Posted speed prior to work starting

The minimum spacing between signs shall be no less than 100' unless directed by the engineer.

The spacing between any signs may be increased beyond the minimum values in the table above when approved by the engineer in order to maximize visibility.

Taper Formula:

L = WS for speeds of 45 MPH or more

L = WS²/60 for speeds of 40 MPH or less

Where: L = Minimum length of taper in feet

W = Numerical value of posted speed prior to work starting in MPH

S = Width in offset feet

Shifting Taper = 1/2 L

Shoulder Taper = 1/2 L

Channelizer Placement:

(1) The spacing between devices in transition area (taper) should not exceed a distance in feet equal to 1/2 the posted speed limit in mph prior to work starting.

(2) The spacing between devices in the advanced warning area and the activity area should not exceed a distance equal to two times the posted speed limit in mph prior to work starting.

(3) Channelizing devices shall be placed for optimum visibility, normally at right angles to the traffic flow.

(4) Place directional indicator barricades in series to direct traffic onto the new path. The arrow sign should not be visible to opposing traffic.

(5) Alternating diagonal orange and white striping must slope downward in the direction traffic is expected to pass.

Buffer Space

| SPEED (MPH) * | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 | 75 |
|---------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| LENGTH (ft) | 115 | 155 | 200 | 250 | 305 | 360 | 425 | 495 | 570 | 645 | 720 | 800 |

* Posted speed prior to work starting

Neither work activity nor storage of equipment, vehicles, or material should occur in the buffer space. The buffer space is the unobstructed space between the work space and the space upstream of the vehicle constitutes the buffer space.

If temporary concrete safety barrier system is used to separate approaching traffic from the work space, the barrier system shall be considered part of the activity area. A full lane width should be available throughout the length of the buffer space. See typical work zone components above.

TRAFFIC CONTROL GENERAL NOTES

KANSAS

CITY OF PITTSBURG



NO. _____
DATE _____
DESCRIPTION _____
REVISIONS _____

19 of 21

GOERING, DEANNA

Inbox **Requests** **GIS Search** **Recents** **Reports**

Edit Contractors **New Permit/Case** **Search Permits/Cases** **Calendar**

Message Queue Search **Budget Reports**

| | | | | | | | |
|-----------------|----------|---------|-----------|---------|------|---------|--------|
| Summary | Main | Address | Condition | AppData | Fees | Payment | People |
| Workflow | Rel Docs | | | | | | |

▼ Case Type: PZSITEPLAN Number: PZ2025-19 Status: IN REVIEW

| Workflow | | | | | | |
|---|-------------------------------------|--------------------------|----------------------|------------|------------|---|
| <div> <div>Task Code</div> <div></div> </div> | | | | | | |
| <div> <div>All</div> <div></div> <div></div> <div>Yes</div> <div>No</div> <div>All</div> <div>Yes</div> <div>No</div> <div>All</div> <div></div> <div></div> </div> | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Description | Result | Target End | Completed | M |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application Review | Accepted (In Re... ✓ | 7/24/25 3P | 7/23/25 3P | 1 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineering Review | Approved ✓ | 7/24/25 3P | 7/23/25 3P | 2 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building Services Review | Approved ✓ | 7/24/25 3P | 7/23/25 3P | 2 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Housing Review | N/A ✓ | 7/24/25 3P | 7/23/25 3P | 2 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utilities Review | Approved ✓ | 7/24/25 3P | 7/23/25 3P | 2 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Staff Approval | Approved ✓ | 7/24/25 3P | 7/23/25 3P | 3 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Placed on PZ Agenda | Complete ✓ | 7/24/25 3P | 7/23/25 3P | 4 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | P&Z Commission Meeting | | 7/24/25 3P | | 5 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Send to Applicant | | | | 6 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Archive File (Approved) | | | | 7 |
| <div> <div>Size: 80</div> <div>Go</div> <div>1</div> <div>Found: 10</div> <div>Displaying 1 to 10</div> </div> | | | | | | |

25-19: Site Plan- City of Pittsburg - 1208
Research Rd.