

STAFF REPORT SUMMARY

January 6, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: FP2016-04, Final Plat for Midwest Gateway, located on the North side of 191st Street and 1,500 feet West of Kill Creek Road.

REQUEST

The applicant is seeking approval of a Final Plat based on an approved preliminary site plan, preliminary plat and the L-P, Logistics Park District zoning requirements. This project is located to the West of the original LPKC development and directly South of the BNSF Intermodal facility. The proposal includes a 522,436 square foot speculative warehouse.

DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note areas that may need consideration by the Planning Commission. Other items noted in the Staff Report shall be addressed by applicant in revised submittal, but do not appear to be items in need of discussion by the Planning Commission.

1. Include table showing lot area, setbacks and building envelope. Need to update setbacks to show a 50 foot front setback and 25 foot side setbacks.
2. Show a drainage easement for the detention pond.
3. Update the wording of the instrument of dedication.
4. Include certificate for Zoning Administrator.

RECOMMENDATION

City staff recommends **approval** of FP2016-04 for the Final Plat, Midwest Gateway subject to the suggested stipulations, below.

1. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
2. The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements.
3. A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
4. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax.
5. The applicant shall meet all requirements of Financial Assurances as defined in Section

13.7 of the Edgerton Unified Development Code.

STAFF REPORT

January 6, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: Application FP2016-04 for Final Plat for Midwest Gateway, located north side of 191st Street and one-quarter mile east of Homestead Road.

APPLICATION INFORMATION

Applicant/Property Owner: Aaron Schlagel, Midwest Gateway Venture, LLC
Keith Copaken, Midwest Gateway Venture, LLC

Requested Action: Final Plat – Midwest Gateway

Legal Description: Part of the SW 1/4, Section 34, Township 14 South, Range 22 East. in the City of Edgerton, Johnson County, Kansas. See attached final plat for full legal description.

Site Address/Location: North side of 191st Street and 1,500 feet West of Kill Creek Road.

Existing Zoning and Land Uses: City of Edgerton L-P (Logistics Park) zoning on vacant land.

Existing Improvements: None.

Site Size: 32.445 Acres

PROJECT DESCRIPTION

The applicant is seeking approval of a final plat based on an approved preliminary and the L-P, Logistics Park District zoning requirements. The initial, two lot, Preliminary Plat was approved November 12, 2013. The currently valid, one lot, Preliminary Plat was approved December 17, 2015. While this lot is located adjacent to the intermodal facility, it is not considered part of Logistics Park Kansas City. The subject property is located on the North side of 191st Street and approximately a quarter mile East of Homestead Lane and is zoned L-P, Logistics Park. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services.

INFRASTRUCTURE AND SERVICES

Infrastructure was reviewed previously per the rezoning and preliminary plat. Some conditions continue to exist as noted below.

- a. 191st Street had been constructed as a heavy haul corridor. It is a 40 foot wide two lane road constructed with 14 inch thick concrete. 191st Street will still require upgrades in the future as development occurs in the area which could include the construction of additional travel lanes and sidewalks. The funding for these improvements will be made as part of a tri-party agreement regarding the development of Logistics Park Kansas City. The City has typically required adjacent property owners that are not part of LPKC to sign agreements not to protest the formation of a benefit district that would also be used to fund these improvements.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- c. The property is located within an area identified as Zone X and is defined as Areas determined to be outside the 500-year flood elevation. No base Flood Elevations have been determined.
- d. The property has access to sanitary sewer service. A gravity sewer line is located on the South side of 191st Street across from the Southwest corner of the site. This line flows into the pump station that is located at the Southeast corner of 191st and Homestead Lane. Another pump station is located at the Northeast corner of the site.
- e. The property is located within the service area of Rural Water District No. 7. The new water tower for Water 7 is located on Lot 3 of the first plat of the Logistics Park Kansas City Phase IV. A 12-inch water main is located along the 191st Street property frontage.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Fire District No. 1. A fire station is located in the City of Edgerton approximately 3.5 miles to the west, and one approximately 2.5 miles to the northeast in the City of Gardner.

FINAL PLAT REVIEW

Staff has reviewed the Final Plat submittal for compliance with the Approved Preliminary Plat and requirements in Section 13.3 of Article 13 of the Edgerton UDC. Review comments are listed below.

1. Scale, the same used for the preliminary plat; North point; vicinity map. *The same scale is being used for the Final Plat as the Preliminary Plat. **Final Plat Complies.***
2. The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract. **Final Plat Complies**
3. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, and monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar. **Update Final Plat.**
 - a) *The plat currently shows all monuments being ½" x 24" Rebar while the regulations require 2" x 24" metal bar. Staff believes that the 2" measurement is a typographical error and that it should be ½".*
 - b) *Show the basis of bearing on the graphic part of the plat.*
 - c) *Show names or recording data for the adjacent unplatted parcels.*

4. A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1' in 5,000), with bearings and distances referenced to section or fractional section corners or other base line shown on the plat and readily reproducible on the ground. *Information depicted. Final Plat Complies.*
5. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes. *Please add table. Setbacks currently shown do not comply with L-P District requirements. Front setback should be 50 feet and side setbacks should be 25 feet. Update Final Plat.*
6. A number for each lot, starting (if practical) in the northwest corner. *Final Plat Complies.*
7. All easements with widths, and roads with curve data. *A drainage easement should be provided for the detention pond. Update Final Plat.*
8. Ingress/egress limitations if required. Information is shown and declared. *Final Plat Complies.*
9. The location of existing utility easements. *Final Plat Complies.*
10. A written legal description from the survey. *Final Plat Complies.*
11. An instrument of dedication for all roads and easements. *The Final Plat includes language for the dedication of right-of-way (streets) and other types of similar rights-of-way including utility easements. The wording of these dedications needs to be modified to match the standard wording that the City of Edgerton uses. Update Final Plat.*
12. Special notations required as a condition of platting by the Planning Commission. *Final Plat Complies.*
13. Approved phases – clearly delineated. *Not applicable. Final Plat Complies.*
14. Private travel easements. *Existing driveway easement shown. Final Plat Complies.*
15. The Owner's Certificate with Notary Seal. *Final Plat Complies.*
16. Certificate of the Governing Body with City Clerk's attest and Seal. *Final Plat Complies.*
17. Edgerton City Planning Commission Chair and Secretary approval. *Final Plat Complies.*
18. Certificate of the Register of Deeds. *Register of Deeds utilizes their own stamp and requires space to be reserved in the top left corner to accommodate it. No additional certificate is required. Final Plat Complies.*
19. Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. *County Surveyor utilizes their own stamp, therefore no other certificate is required. Final Plat Complies.*
20. Certificate of the Zoning Administrator. *Language not present, please add. Update Final Plat.*

RECOMMENDATION

City staff recommends **approval** of FP2016-04 for the Final Plat, Midwest Gateway, subject to compliance with the following stipulations:

1. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
2. The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements.

3. A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
4. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax.
5. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

ATTACHMENTS

Application FP2016-04

Final Plat Midwest Gateway

FINAL PLAT OF
MIDWEST GATEWAY
PART OF THE SW 1/4, SECTION 34, TOWNSHIP 14, RANGE 22,
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION:

All that part of a tract of land described as the J.A. Pearce Tract in the Southwest Quarter of Section 34, Township 14 South, Range 22 East as said tract is shown and described in the 1892 Re-Survey of said Section Township and Range, Johnson County, Kansas, said tract of land being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 34; thence S 88° 10' 27" W, along the South line of said Southwest Quarter, a distance of 360.36 feet, to the true point of beginning of subject tract; thence continuing S 88° 10' 27" W, along said South line, a distance of 947.45 feet, thence N 02° 16' 29" W, parallel with the East line of said J.A. Pearce Tract, a distance of 1170.31 feet; thence N 53° 52' 24" E, a distance of 1140.81 feet, to a point on the East line of said J.A. Pearce Tract; thence S 02° 16' 29" E (S 02° 16' 32" E, Deed), along the East line of said J.A. Pearce Tract, a distance of 1813.21 feet, to the true point of beginning.

The above described tract contains 1,413,318 square feet or 32.445 acres more or less.

OWNERS CERTIFICATION AND DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "MIDWEST GATEWAY".

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

An easement is granted to lay, construct, alter, repair, replace or operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat are hereby dedicated to the City of Edgerton or their assigns.

The undersigned proprietor of the above described land hereby consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated road or street.

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their hand.

OWNER:
Midwest Gateway Venture, LLC

By _____
Keith Copaken
STATE OF _____)
COUNTY OF _____)SS.

This instrument was acknowledged before me on this _____ day of _____, 2017 by
Keith Copaken of Midwest Gateway Venture, LLC.

Notary Public _____ My Commission Expires: _____

APPROVED by the Governing body of the City of Edgerton, this ____ day of _____, 2017.

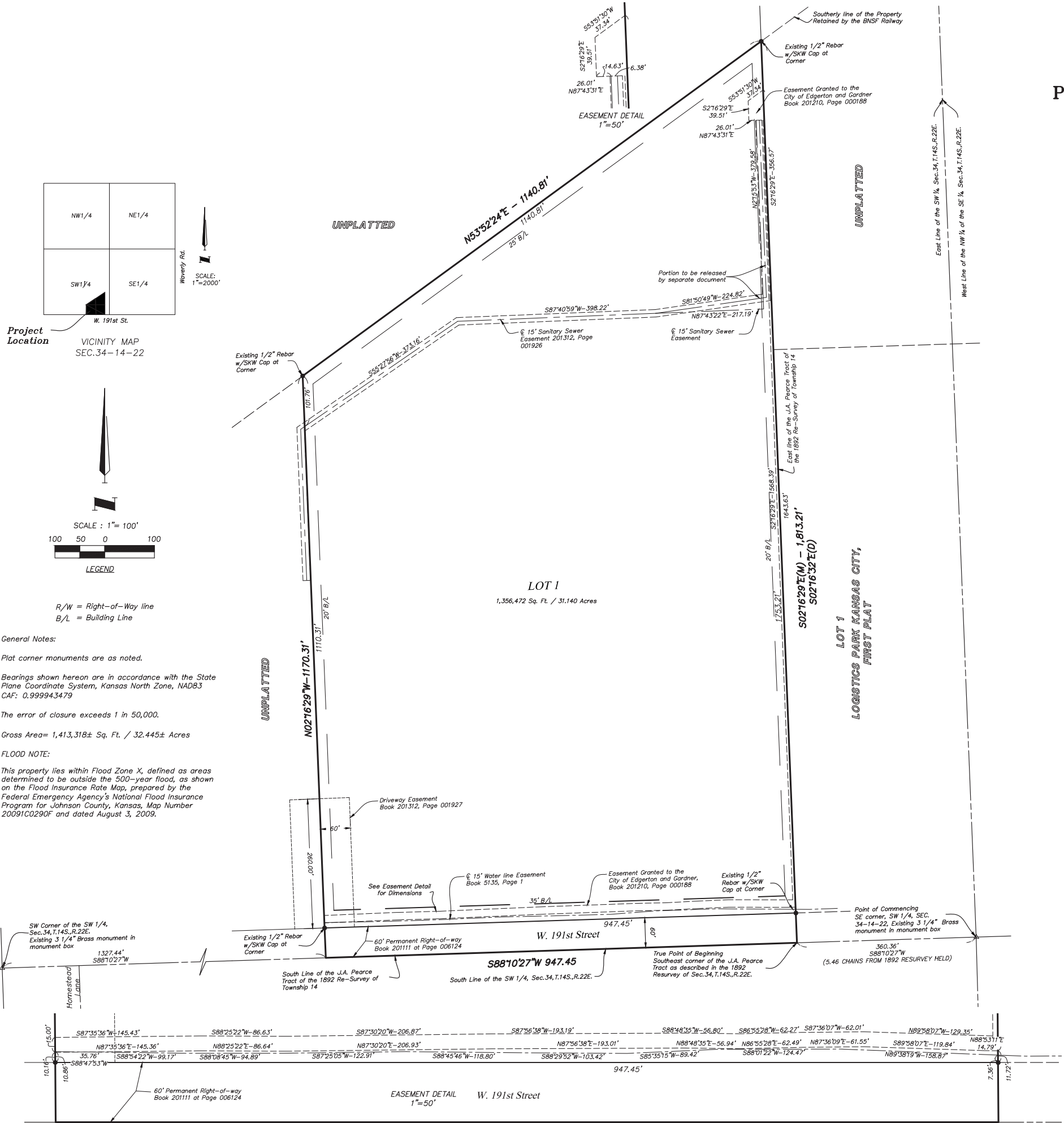
Donald Roberts, Mayor _____ Janeice Rawles, Clerk _____
APPROVED by the City of Edgerton, Kansas Planning Commission, this ____ day of _____, 2017.

Chuck Davis, Chairman _____ Attest: _____
Maria O'Neill, Secretary

I hereby certify that the information shown hereon is based on a field survey performed under my supervision
on August 30, 2013.

Scott D. Confer, KS LS-1249

SHAFER, KLINE & WARREN, INC.
ENGINEERS ~ SURVEYORS
11250 CORPORATE AVENUE
LENEXA, KANSAS 66219
(913) 888-7800 www.skw-inc.com



STAFF REPORT SUMMARY

January 7, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: FS2016-10, Final Site Plan for Midwest Gateway, located on the North side of 191st Street and 1,500 feet West of Kill Creek Road.

REQUEST

The applicant is seeking approval of a Final Site Plan based on an approved preliminary site plan, preliminary plat and the L-P, Logistics Park District zoning requirements. This project is located to the West of the original LPKC development and directly South of the BNSF Intermodal facility. The proposal includes a 522,436 square foot speculative warehouse.

DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note as deviations from LP district regulations (that staff believes meet the intent of the code) or staff recommendations for changes to the Final Development Plans. Other items noted in the Staff Report shall be addressed by applicant in revised submittal, but do not appear to be items in need of discussion by the Planning Commission.

1. Sidewalk.

- a) A sidewalk needs to be included connecting the sidewalks located on the site and extended to the location of the future sidewalk that will be constructed along 191st Street. This includes that a sidewalk needs to be included that will connect to the North side of the building.
- b) An agreement not to protest the creation of a benefit district for improvements along 191st should be provided.

2. Buildings

- a) The elevations need to be updated to meet the City's vertical and horizontal articulation requirements.
- b) Staff recommends that store front/windows be provided at some portion of the Southern façade as this is the façade that directly faces the public ROW and the L-P District requires that "buildings should be oriented so that the front or side of the building faces the public street frontage of the property".
- c) Determine that all rooftop equipment will be screened from public view
- d) Provided details showing how guard sheds will match the architectural character and materials types of the principle building.

3. Landscaping.

- a) The applicant needs to review landscaping requirements for the L-P District and also provide additional landscaping and/or berming for the screening of the truck courts.
- b) Screening is also required for dumpster and compactors.
- c) Fencing proposed also need to be updated to comply with the L-P District.

4. Parking & Site Access

- a) The City engineer has recommended that the East drive onto the property moved further to the West in order to provide greater separation from the drive to the East.

- b) The West access point should possibly be centered on the property line as this entrance will be a shared entrance.
- c) Determine if sufficient stacking space has been provided to keep traffic from backing up onto 191st Street.
- d) Determine if a separated drive needs to be provided for vehicular traffic, especially if the North side of the building is developed as the main entrance to the facility.
- e) Parking spaces do not meet the minimum required size and any mezzanine will need to be included in the calculation of number of spaces required.
- f) Approve parking plan as shown with the condition that additional parking spaces can be added in loading dock areas if future users of the building require additional spaces.

5. A storm water management report and public improvement plans are required.

RECOMMENDATION

City staff recommends **approval** of FS2016-10 for the Final Site Plan, Midwest Gateway subject to the suggested stipulations, below.

- 1. All Site Plan requirements of the City shall be met as listed above, particularly including:
 - a. Submittal of a plan for pedestrian access to and within the development.
 - b. Updated drawings of all building elevations showing compliance with building material standards and articulation requirements.
 - c. Submittal of photometric lighting plan for Midwest Gateway in conformance with UDC especially with regard to maximum average foot-candles and foot-candles at property line.
 - d. Submittal of architectural plans depicting the proposed office spaces.
 - e. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - f. Submittal of landscaping plans including screening for adjacent public roads, trash enclosures and the adjacent residential property. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
- 2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
- 3. All building permit and sign permit requirements of the City shall be met.
- 4. The City will not require at time of site plan approval the construction of sidewalks along 191st Street adjacent to the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of the sidewalk improvements adjacent to the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land for said period of time.
- 5. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

STAFF REPORT

January 7, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: Application FS2016-10 for Final Site Plan for Midwest Gateway, located north of 191st Street one-quarter mile east of Homestead Road.

APPLICATION INFORMATION

Applicant/Property Owner:	Aaron Schlagel, Midwest Gateway Venture, LLC Keith Copaken, Midwest Gateway Venture, LLC
Requested Action:	Final Site Plan – Midwest Gateway
Legal Description:	Part of the SW 1/4, Section 34, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas.
Site Address/Location:	32180 W. 191st Street, North side of 191 st Street and 1,500 feet West of Kill Creek Road.
Existing Zoning and Land Uses:	L-P, Logistics Park and on vacant land.
Existing Improvements:	None
Site Size:	32.445 Acres

PROJECT DESCRIPTION

The applicant is seeking approval of a final development plan based on an approved preliminary development plan, final plat and the L-P, Logistics Park District zoning requirements. The initial, two lot, Preliminary Plat was approved November 12, 2013. The currently valid, one lot, Preliminary Plat was approved January 12, 2016 with an extension granted at the December 13, 2016 meeting. While this lot is located adjacent to the intermodal facility, it is not considered part of Logistics Park Kansas City. The subject property is located on the North side of 191st Street and approximately a quarter mile East of Homestead Lane and is zoned L-P, Logistics Park. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services.

STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal. The Final Site Plan is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The combined details of that review

are listed below.

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.

- a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. ***Final Site Plan Complies.***
- b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***Final Site Plan Complies.***
- c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. ***Final Site Plan Complies.***
- d) The name of the architect, engineer, surveyor or draftsman. ***Final Site Plan Complies.***
- e) The specified certificates and signature blocks. *Need to be added to the cover page.*
Update Final Site Plan.

2. Sheet #2

- a) A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. ***Update Site Plan.***
 - *Trash containers and screening have not been shown.*
 - *Please indicate right-of-way for 191st Street on landscape plan sheets.*
 - *No shrubs, landscaping in parking areas or adjacent to the building have been provided*
 - *To the landscaping notes, please add text that states the proposed landscaping shall be installed so that when at full maturity it will not encroach into identified sight triangles.*
- b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***Update Final Site Plan.***
 - *No timetable has been indicated for any of the planting.*
 - *Please verify quantities on both landscaping plans as the quantities listed does not match those depicted. Missing 3 Eastern Red Cedar Trees.*

3. Sheet #4

- a) A site map with the following features.
 - i) Topography at reasonable intervals. *Contours are shown on Sheet 4 Site Plan. The Plan shows a proposed cut slope of 2:1 on the East side of the facility. This is not maintainable and may not be stable. A slope of no less than 3:1 is recommended with a 4:1 preferable. The slope on the Northwest side of the site has the same concerns.* ***Update Final Site Plan.***
 - ii) Exterior lot lines with any survey pins. ***Final Site Plan Complies.***
 - iii) Location of building. ***Final Site Plan Complies.***
 - iv) Parking areas, paths, walks with sizes and surfaces material specifications. ***Update***

Final Site Plan.

- a) *Sidewalks should connect to the future sidewalk along 191st Street.*
- b) *A sidewalk connection needs to be shown to the Northern portion of the site.*
- c) *An agreement not to protest the formation of a benefit district for construction of the 191st Street sidewalk should be provided.*
- d) *How is the North parking lot accessed with the proposed guard shack and fences?*
- e) *Appropriate stacking distances South of the guard shack should be provided so trucks do not back up onto 191st Street.*
- v) *Exterior lighting specifications. A photometric plan has been provided. Property boundary lines need to be shown on the photometric plan. **Final Site Plan***

Complies.

- vi) *Site entrance and connections to streets. **Update Final Site Plan.***
 - a) *(City Engineer Comments) The site plan proposes two connections with a future third connection. The East connection point is very close to the Flexsteel access point and should be moved further West. The West connection point should be a shared connection with the lot to the West and should be centered on the property line. I would not recommend approving the third future connection in order to limit access point onto 191st Street.*
 - b) *(Staff Comments) Annexation agreements for this property provide information in regards to the number of access points to be allowed. Staff will review the agreement and provide an update at the Planning Commission meeting.*
 - vii) *The location of easements. The proposed detention basin should be located in a drainage easement. **Update Final Site Plan.***
 - viii) *Connection point for utilities. **Update Final Site Plan.***
 - a) *The required/needed utilities are depicted as being extended from both 191st Street on the south, and from the north where a stormwater detention facility and a sanitary sewer manhole exist. It is not shown where electrical is being extended from.*
 - b) *Public improvement plans for the proposed sanitary sewer line are required. The plans should be submitted to the City for review and once all comments have been addressed the City will submit them to KDHE for approval.*
 - b) *A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. **No signage plan was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.***
 - c) *Features to facilitate handicapped access. The accessible parking spaces and access areas should not exceed 2% slope in any direction. The grade of the driveway aprons shall not exceed 2% where the sidewalk crosses the aprons. **Final Site Plan***
- Complies.***
- d) *Profile and detail for roads (if required). **NA. Final Site Plan Complies.***

4. *Sheets #5 through #11.*

- a) *Scale drawing of building floor plans. These plans do not currently include interior improvements. These plans have typically been submitted with the Building Permit application. **Will be reviewed at Building Permit Review.***
- b) *Dimensions and use of rooms and areas. **Will be reviewed at Building Permit Review.***

- c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Building Permit Review.***
 - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Building Permit Review.***
5. Sheet #12
- a) Scale drawings of all building elevations. ***Final Site Plan complies***
 - b) Roof pitch and materials. ***Final Site Plan complies***
 - c) Siding type and materials, including fascia. ***Final Site Plan complies***

Section 5.2 Logistics Park (L-P) District regulations

SETBACK, YARD, AND AREA REGULATIONS:

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a current lot size being shown of 31.140 acres or 1,356,472 square feet and a building foot print of 522,436 square feet, building coverage is calculated as 38.51%. ***Final Site Plan Complies.***
2. Setbacks from the street right-of-way or property line: Items such as row centerlines, row limits and property lines need to be verified and labeled for consistency. ***Verify line types and symbologies. Final Site Plans Need to be revised.***
 - a. Front. A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-lane collectors or thoroughfares. ***Setback line is difficult to locate and is not dimensioned. Please revise leaders, text, and dimension appropriately on sheets 1, 2 and 4. The front setback should be 50 feet.***
 - b. Side (Typical). A minimum 25 feet is required from side property lines. ***Setback line is difficult to locate and is not dimensioned. Please revise leaders, text, and dimension appropriately on sheets 1, 2 and 4. The Side setback should be 25 feet.***
 - c. Side at Street (Typical). A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-lane collectors. ***NA***
 - d. Rear. A 25 foot minimum setback is required. ***Setback line is difficult to locate and is not dimensioned. Please revise leaders, text, and dimension appropriately on sheets 1, 2 and 4.***
3. Maximum Building Height. ***The drawings show a height to top of the walls at 48'-6". The structure complies with the maximum height of 110 feet. Another item is shown . Final Site Plan Complies.***
4. Building Separation. A minimum building separation of twenty (20) feet is required. ***There is only a single building proposed to be located on this lot with this final site plan. Final Site Plan Complies.***
5. Accessory Building and Structure Regulations. There a two (2) guard sheds depicted on Sheet 1 of 12. Add their location to Sheet 4 of 12. Additionally, the guard sheds will need to be designed to match the architectural character of the building. ***Update Final Site Plan.***

DISTRICT REGULATIONS:

1. A minimum of three exterior walls shall be of materials other than metal. ***All exterior walls of the proposed warehouse are tilt-up concrete, meeting this requirement. Final Site Plan complies.***

2. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. ***Final Site Plan Complies.***
3. All storage of motorized machinery and equipment, materials, products or equipment shall be within a fully enclosed building, or in a storage area or yard. Said storage shall be limited to twenty percent (20%) of the ground floor area of the building or tenant space. All storage materials shall be one hundred (100) percent screened from public view, except when adjacent to another storage area, which is one hundred (100) percent screened from public view. For the purposes of this section, the phrase "screened from public view" means not visible at eye level from adjoining properties or any street right-of-way. Use of landscaping materials is encouraged in lieu of privacy fencing. All storage areas shall be paved or surfaced. ***Final Site Plan Complies.***

DESIGN GUIDELINES:

1. When more than one (1) building is planned for L-P district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space. *The proposed building, landscaping, and open space design is generally consistent with previously approved projects in the Logistics Park. The applicant has submitted an updated drawing showing the addition of guard sheds to the property but has not provided details or elevation drawings to show that these will be designed to integrate and coordinate architectural design within the site. Update Final Site Plan.*
2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *The current application shows the areas in the four corners of the building as being possible office space. The plans currently show only the Northwest corner of the building as being developed as a main entrance. The Southwest and Southeast corners of the structure, that front 191st and would be considered the "front" of the building are currently shown to not have any store fronts (windows) installed and provide only for knock out panels so that the space could be converted in the future. Staff would suggest that modifications should be made to this elevation to make it more appealing from 191st Street as the South side of the current proposal is designed to appear as the rear of the building. Loading docks and parking spaces are not directly adjacent to a public street/ROW but additional screening should be provided for these areas. The topography of this lot does not appear to be a factor dictating building orientation. Update Final Site Plan.*
3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The location and orientation of the loading and service areas minimize their exposure from public road right-of-ways (191st Street). Additional screening or landscaping should be provided in front of the truck court (loading docks & Future Trailer Parking). An update to the plan has also been submitted showing the additional of guard sheds and fencing. The fencing currently shown is a 1" Black mesh fence. Staff recommends that the fencing provided in this area should be a wrought iron type fence similar to that required for Flexsteel's adjacent fence and that the 1' block mesh fence should extend further back from the front of the property before a galvanized fence would be permitted. Update Final Site Plan.*
4. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the City. ***Not Applicable, Final Site Plan Complies.***

5. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *Sidewalks should be extended to the location of the future sidewalks that will be construction on 191st Street. A sidewalk also need to be shown to the Northern portion of the site, especially as the Northwest corner is being shown as the only entrance currently planned to be developed. Update Final Site Plan.*

ARCHITECTURAL DESIGN STANDARDS

1. Building Massing and Scale. A building's massing is defined as its exterior volume. The height, width and depth of a structure create the overall massing of a building. A building's scale is the relationship of its overall size and its component parts with its adjoining spaces and buildings. *Final Site Plan complies.*
2. Large expanses of blank walls of any material or metal siding are not allowed. Building facades over one hundred feet (100') long facing public right of way or residential property shall break up massing of buildings by dividing building façade into smaller components with a minimum of three (3) of the following elements:
 - a. articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands," recessed design elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other such methods of visual relief;
 - b. Avoiding long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation
 - c. Use of darker building color and varied wall treatments
 - d. Varying roof lines (see Vertical Articulation section)
 - e. Change of wall plane (see Horizontal Articulation section)

The proposed elevations do not appear to be completely dissimilar to other buildings approved and constructed in the area. The South elevation does use some vertical articulation and also the use of darker building color and varied wall treatments. However, the current request uses very minimal horizontal articulation and with no doors or windows being included for the possible store fronts on the South side of the building risks being considered monotonous and makes this side of the structure appear as the rear. The west and east façades use very minimal vertical articulation, but do not directly face a public ROW or residential property. More opportunities for varying techniques are available than are taken advantage of in the design. Update Site Plan.

3. Building Materials. One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials. *All walls are concrete tilt-up, which meets this requirement. Final Site Plan complies.*
4. Façade Guidelines
 - a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially

zoned property and walls with loading dock doors are exempt from the horizontal articulation requirement.

The South wall is the only façade that faces a public ROW. On this wall only two points of articulation are provided, one each at the far East and West sides of the wall. The middle of the south elevation (wall) measures 412 feet. With the height of the wall ranging between 44'-0" and 48'-6" the maximum length of this wall without additional horizontal articulation should be 194 feet. The required horizontal offset along this wall is 4.4 and 4.85 feet respectively. The off-sets that are provided are 7 feet. The proposed building does meet the horizontal articulation requirement for this wall and provides significantly less articulation than other projects that have been approved with the Planning Commission allowing an exception to the requirement. For example, the Flexsteel building to the east has a maximum length without horizontal articulation of approximately 280 feet. Within this area, some panels of the wall for the Flexsteel building were also overlapped to provide a very minor measure of articulation but that works to provide additional detail to the look of the exterior. The Flexsteel building also has storefronts that are installed at both of the Southern corners of the building even though they only use one. Staff would suggest that additional articulation be provided especially due to the fact that no other improvements or interesting elements are currently proposed for this elevation.

Update Final Site Plan.

- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. *Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from this requirement. However, walls with loading dock doors are still required to meet this standard if they face a public ROW or residentially zoned property. The minimum height change required is between 4.4 & 4.85 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 4'-6" feet (44'-0" to 48'-6"). The articulations between the tops of the lowest and tallest walls do not fully exceed the higher end of this requirement, which is the vast majority of the height of this façade. The overall articulation does not comply as the 10% change in height required to occur within each 194 foot section of wall as the typical change across the middle section is from 48.5' to 47.0', or 1.5 feet. I would also suggest that a vertical articulation that creates a greater focus to those areas that would be possible entrances would possibly be preferred. The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided. Staff recommends that the Final Site Plan should be updated.*
- c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. *Rooftop equipment is not shown on the*

*proposed building elevations. The South wall of the structure contains a parapet that extends above the roof and could provide some screening of equipment. Staff is concerned that rooftop equipment will still be visible as the side walls do not include parapets and any equipment placed in on the roof would possibly be visible from 191st Street. If rooftop equipment visible from the ground and street level is planned, parapets to conceal it from the ground and the streets shall be required prior to building permit approval. **Determine if any equipment will be screened from public view.***

- d. Color Palette. Earth tones, muted hues, and natural tones are permitted as structures' basic colors. Brighter hues are permitted only as an accent color on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other. *Color blocking appears to be used effectively in the elevations provided although no colored elevations or color samples have been provided. Staff has not done percentage calculations to evaluate strict compliance with the below chart. **Color elevations or samples should be provided.***

Accent colors should be applied using the following guidelines:

	Required	Allowed
1 st Accent Color	10%	20%
2 nd Accent Color	0%	10%
3 rd Accent Color	0%	10%

*Percentage calculations shall utilize the entire façade area.

PARKING AND LOADING

1. General. The plan addresses the general parking and loading requirements as follows:
 - a. Parking space dimensions of at least 9 by 20 feet per space are required. *Sheet 4 of 13 currently shows 267 regular car parking spaces at full buildout. 8 are van accessible ADA compliant. Parking spaces are currently shown on the plan as only being 9' x 18'. A note calls out that an additional 2 feet are provided for overhang. The L-P District calls for wheel stops to be placed to prevent motor vehicles from overhanging a public ROW or public sidewalk but does not allow for a reduction in the total size of the actual space.*
 - b. Adequate loading spaces off the public right-of-way are shown. *This requirement also specifies that sufficient space also needs to be provided for standing and maneuvering of trucks shall be off the public ROW. Determine if sufficient stacking distance had been allowed between 191st Street and the guard sheds/fencing.*
 - c. Parking is all on asphalt or concrete.
 - d. Off-street space for loading and unloading of goods is provided. *74 truck/dock spaces with associated docks are shown. The plan also*
 - e. Shipping, loading, maneuvering, and parking areas meet the setback requirements. **Update Final Site Plan.**
2. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking

study to the City for approval. *The proposed structure is 522,436 square feet which would calculate to a minimum of 261.21 (262) spaces. The Plan also calls for the possibility of a mezzanine (second floor) being constructed in the Northwest corner of the building which would create additional floor area and therefore additional parking. The Final Site Plan, at full buildout, shows 267 regular car parking spaces of which 8 are, van accessible, ADA compliant. The plan identifies 89 parking spaces as future (deferred) and are to be constructed at a later date. As submitted and at full buildout, the proposed parking would exceeds requirements by five (5) parking spaces. Some of the deferred park spaces are located in the truck court areas. If they were removed, the site would be short by 20 spaces. Additional parking could also be provided in the future by the conversion of some of the future trailer parking spaces or loading dock areas. The Planning Commission will need to decide if the property needs to meet the full requirement or if the spaces provided are sufficient.*

OFF-STREET PARKING STANDARDS

1. Maneuvering. Controlled access provided by fencing and two (2) guard shack will cause stacking of trucks. There does not appear to be sufficient space provided for trucks to stack on site without trucks needing to stack out onto public right-of-way (191st Street) Please evaluate and depict on appropriate sheets. ***Update Final Site Plan.***
2. Parking Spaces and Aisle Surfaces. All parking spaces, aisles and maneuvering areas are all-weather surfaced and are connected by all-weather surfaced driveways to the street, as required. ***Final Site Plan Complies.***
3. Parking Space and Aisle Dimensions. Parking space dimensions of at least 9 by 20 feet per space are required. *The parking stalls appear to measure appropriately. Please dimension one stall in each parking lot and label typical.* ***Final Site Plan Complies.***
4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. *Parking spaces are not adjacent to required landscaped areas, public ROW or public sidewalks and Curbs are also indicated on the site plan around parking areas.* ***Final Site Plan complies.***
5. Parking layout with 90 degree spaces and two-way traffic. The parking area proposed conforms to the requirements shown in Figure 8 of the L-P District parking requirements. *It appears to scale 24 feet, but please dimension the parking lot drive isles.* ***Final Site Plan Complies.***

OFF-STREET LOADING STANDARDS

1. Access. Loading facilities shall be located adjacent to a public access-way or private service drive. ***Final Site Plan complies.***
2. Minimum Loading Space Dimensions. Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length, and fourteen (14) in height except as may otherwise be approved by the City. *The loading space shown on the site plan are dimensioned as 14 feet wide by 60 feet long. These spaces all front onto a 75 foot wide driveway area. Staff understands that the normal minimum design turning radius for semi-trucks is 45 feet.* ***Final Site Plan Complies.***
3. Use of Loading Spaces. Off-street loadings spaces shall be used only for temporary loading/unloading operations and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products. *The main loading spaces appear to be designed to operate as loading docks for the facility and not for the storage of other goods, materials and products.* ***Final Site Plan Complies***

4. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000 square feet. *Based upon this standard the property is required to provide 7 loading spaces. **Final Site Plan Complies***
5. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. *The site plan shows a total of 130 "Future Semi Truck Parking" along the East and West sides of the property. These spaces are located approximately 185 feet from the edge right-of-way and would be visible from 191st Street. **Additional screening may need to be provided in order to screen these future spaces.***

PHOTOMETRICS –

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. ***The photometric plan provided is difficult to read and needs to also show the property line. The applicant shall provide a photometric lighting plan, including cut-off design specifications for all proposed lighting fixtures prior to issuance of a building permit. The maximum maintained average is specified in the L-P District as being 2.5 foot candles.***

LANDSCAPE STANDARDS – Sheets 2 of 13 and 3 of 13.

*In general, the landscape plans that have been submitted to not comply with the standards of the L-P District. No hedge or shrubs have been provided anywhere on the site and no landscaping is shown in parking areas or adjacent to the building. The location of dumpsters have not been shown and will require screening. The standards also specify that "all fencing visible from a public ROW shall be either masonry of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these." Staff recommends that the fencing along the front of the property needs to be upgraded to meet these requirements. Fencing along the sides will also need to be upgraded to a point where they are not considered "visible" from the public ROW. Please review the Landscape standards listed in section 5.2 O. of the UDC. **Update Landscaping and Final Site Plan.***

SIGNAGE

No signage plan has been made available for review. ***The applicant shall provide a signage plan according to the requirements in Article 5(K) prior to the issuance of a building permit.***

DIESEL EMISSION REQUIREMENTS

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.
2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups. ***Will be reviewed at Building Permit.***
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use. ***Will be reviewed at Building Permit.***
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines. ***Will be reviewed at Building Permit.***
8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

Other Comments

1. Application for final platting of the property is concurrently under review by the planning commission.
2. A storm water management report has not been submitted.

3. Comments from Water district 7 have been submitted to the applicant in regards to the districts requirements for connecting to the district and for impacting the district's easements.

RECOMMENDATION

City staff recommends **approval** of FS2016-10 for the Final Site Plan, Midwest Gateway subject to the suggested stipulations, below.

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
 - a. Submittal of a plan for pedestrian access to and within the development.
 - b. Updated drawings of all building elevations showing compliance with building material standards and articulation requirements.
 - c. Submittal of photometric lighting plan for Midwest Gateway in conformance with UDC especially with regard to maximum average foot-candles and foot-candles at property line.
 - d. Submittal of architectural plans depicting the proposed office spaces.
 - e. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - f. Submittal of landscaping plans including screening for adjacent public roads, trash enclosures and the adjacent residential property. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
3. All building permit and sign permit requirements of the City shall be met.
4. The City will not require at time of site plan approval the construction of sidewalks along 191st Street adjacent to the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of the sidewalk improvements adjacent to the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land for said period of time.
5. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

ATTACHMENT

Final Site Plan Application No. FS2016-10
Final Site Plans Midwest Gateway

☐ PRELIMINARY SITE PLAN☒ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Midwest GatewayLOCATION OR ADDRESS OF SUBJECT PROPERTY: 32180 W 191st StreetLEGAL DESCRIPTION: Lot 1 Midwest Gateway, Final PlatCURRENT ZONING ON SUBJECT PROPERTY: L-P Logistics Park CURRENT LAND USE: UndevelopedTOTAL AREA: 31.14 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: N/A Sq. Ft.DEVELOPER'S NAME(S): Aaron Schlagel / Keith Copaken PHONE: 816-701-5000COMPANY: Midwest Gateway Venture, LLC FAX: 816-701-5099MAILING ADDRESS: 1100 Walnut, Suite 2000 Kansas City MO 64106
Street City State ZipPROPERTY OWNER'S NAME(S): Keith Copaken PHONE: 816-701-5000COMPANY: Midwest Gateway Venture, LLC FAX: 816-701-5099MAILING ADDRESS: 1100 Walnut, Suite 2000 Kansas City MO 64106
Street City State ZipENGINEER'S NAME(S): Matt Kist PHONE: 913-888-7800COMPANY: Shafer, Kline & Warren FAX: 913-888-7868MAILING ADDRESS: 11250 Corporate Ave Lenexa KS 66219
Street City State ZipSIGNATURE OF OWNER OR AGENT: Midwest Gateway Venture, LLC, a Delaware limited liability company
By: IRA Foxfield JV, LLC a Delaware limited liability company its: Manager
By: CB MGW, LLC a Kansas limited liability company its Manager  1.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.

FOR OFFICE USE ONLYCase No. FS- 2016-110 Amount of Fee Paid: \$ 524.50 Date Fee Paid: 12/20/16Received By: Debra Schagg Date of Hearing: **SITE PLAN INSTRUCTIONS****SUBMITTAL DEADLINE:** The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.**NOTICE REQUIREMENTS:** The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

vs. 9-9-11

DESIGN STANDARDS: Applicants within the Logistics Park (L-P) District should abide by the district regulations and design standards set forth in Section 5.2 of the Edgerton Unified Development Code. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

PLANNING COMMISSION REVIEW: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the site plan to determine conformity with the design guidelines and other requirements included within the Edgerton Uniform Development Code.

APPROVAL LIMITATIONS: If the Final Site Plan is in conformance with an Approved Preliminary Site Plan, notice and publication of Planning Commission or City Council meetings is not required.

CHECKLIST

The following items shall be included on the site plan. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 x 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

Front or Cover Sheet

- ☐ A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
- ☐ A project title, zoning designation and project sponsor.
- ☐ A street, lot or tract address of the project.
- ☐ An index to contents and a data table which includes:
 - ☐ Acreage of the site and number of units per acre (if applicable)
 - ☐ Gross square feet of the building(s) area
 - ☐ Proposed use of each building
 - ☐ Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
 - ☐ Total number of parking places
- ☐ Name of the architect, engineer, surveyor or draftsman.
- ☐ Following certificates and signature blocks:

CERTIFICATE:

Received and placed on record this _____ day of _____, 20____ by _____
(Zoning Administrator).

Approved by the Edgerton City Planning Commission this _____ day of _____, 20____ by _____
(Chair of Planning Commission).

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

Applicant signature _____ Date _____

Sheet #2

- ☐ A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.
- ☐ A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

- ☐ A site map with the following features:
 - ☐ Topography at reasonable intervals
 - ☐ Exterior lot lines with any survey pins
 - ☐ Location of buildings
 - ☐ Parking areas, paths, walks with sizes and surfaces material specifications
 - ☐ Exterior lighting specifications
 - ☐ Site entrance and connections to streets
 - ☐ Location of easements
 - ☐ Connection point for utilities
- ☐ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
- ☐ Features to facilitate handicapped access
- ☐ Profile and detail for roads (if required)

Sheet #4

- ☐ Scale drawing of building floor plans
- ☐ Dimensions and use of rooms and areas
- ☐ Dimensions of entrances/exits and corridors
- ☐ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance

Sheet #5 (if requested)

- ☐ Scale drawings of all building elevations
- ☐ Roof pitch and materials
- ☐ Siding type and materials, including facie

ADDITIONAL REQUIREMENTS: Depending upon circumstances (especially buildings used for assembly), the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.

FINAL DEVELOPMENT PLANS
MIDWEST GATEWAY
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS
SEC. 34-14-22

PREPARED & SUBMITTED BY:
SHAFER, KLINE & WARREN, INC.
CONSULTING ENGINEERS
11250 CORPORATE AVENUE
LENEXA, KANSAS

MATTHEW KIST, P.E.
EMAIL: MATT.KIST@SKW-INC.COM

INDEX OF SHEETS

- 1 OF 13 COVER SHEET
- 2 OF 13 LANDSCAPE PLAN-1
- 3 OF 13 LANDSCAPE PLAN-2
- 4 OF 13 SITE PLAN
- 5 OF 13 LIFE SAFETY PLAN
- 6 OF 13 OVERALL FLOOR PLAN
- 7 OF 13 FLOOR PLAN AREA A
- 8 OF 13 FLOOR PLAN AREA B
- 9 OF 13 FLOOR PLAN AREA C
- 10 OF 13 FLOOR PLAN AREA D
- 11 OF 13 OVERALL ROOF PLAN
- 12 OF 13 EXTERIOR ELEVATIONS
- 13 OF 13 SITE PHOTOMETRIC PLAN

PROPERTY NOTES

1. THE PROPERTY IS CURRENTLY ZONED L-P, LOGISTICS PARK, PER THE JOHNSON COUNTY AIMS WEBSITE.
2. THE LOT CONTAINS 1,356,472 SQ.FT. OR 31.14 ACRES
3. THE PROPOSED BUILDING WILL BE APPROX. 522,436 SQ.FT.
4. THE PROPOSED USE OF THE BUILDING IS A WAREHOUSE.
5. THERE ARE PROPOSED 267 CAR PARKING STALLS AND 130 TRACTOR TRAILER PARKING STALLS



PROJECT LOCATION

CERTIFICATE

RECEIVED AND PLACED ON RECORD THIS _____ DAY OF _____, 20____ BY _____

_____, (ZONING ADMINISTRATOR).

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS DAY OF _____, 20____ BY _____

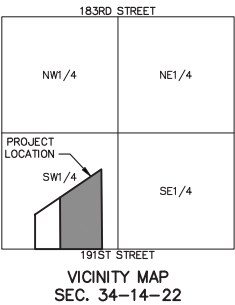
_____, (ZONING ADMINISTRATOR).

I CERTIFY THAT I HAVE REVIEWED THIS SITE PLAN AND WILL COMPLY WITH ALL THE SPECIFICATIONS, CHANGES, AND AMENDMENTS HEREIN, AND THAT THIS INSTRUMENT CREATES A LEGALLY ENFORCEABLE OBLIGATION TO BUILD AND DEVELOP IN ACCORDANCE WITH ALL FINAL AGREEMENTS.

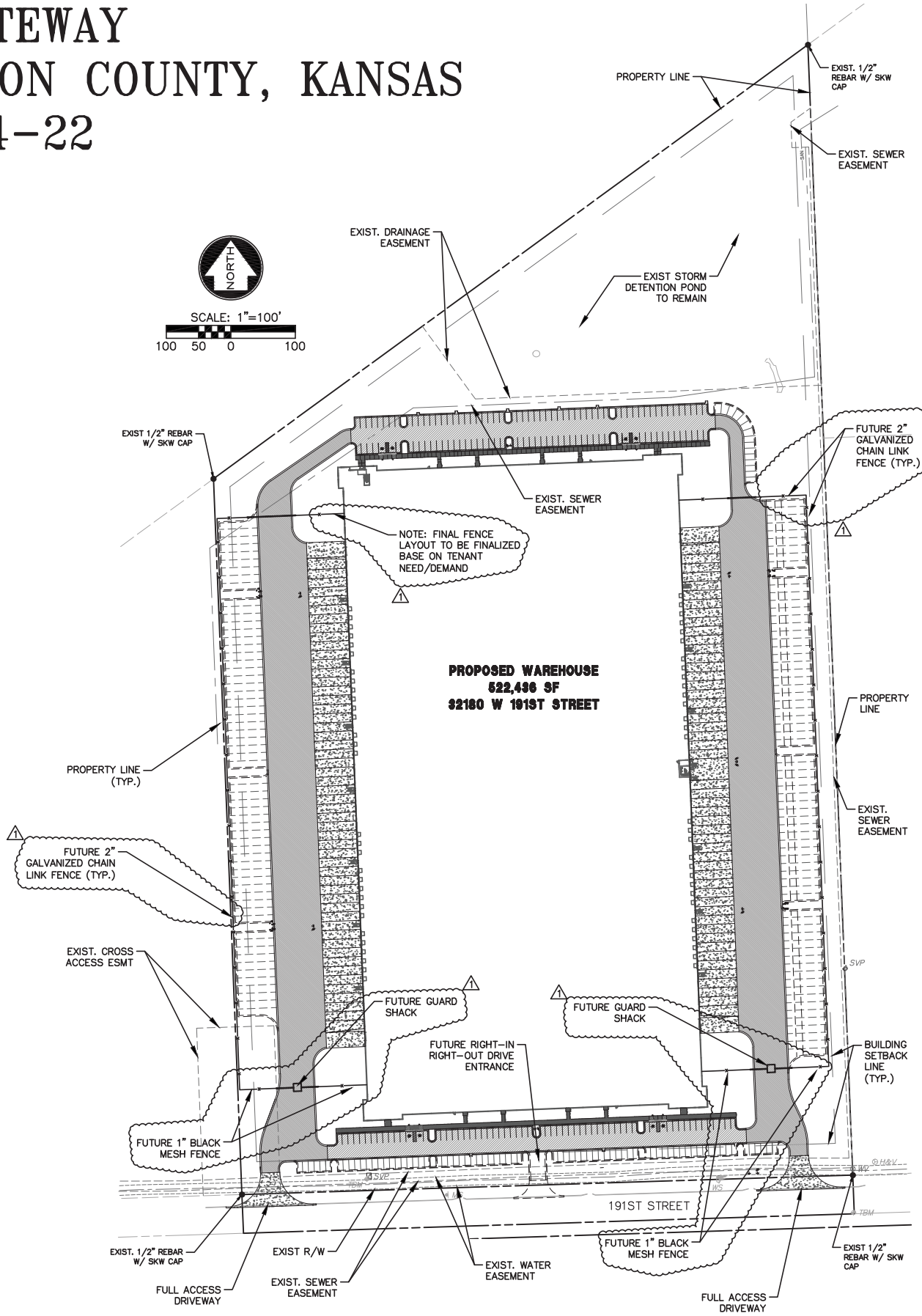
APPLICANT SIGNATURE _____ DATE _____

LEGAL DESCRIPTION

(SEE FINAL PLAT)

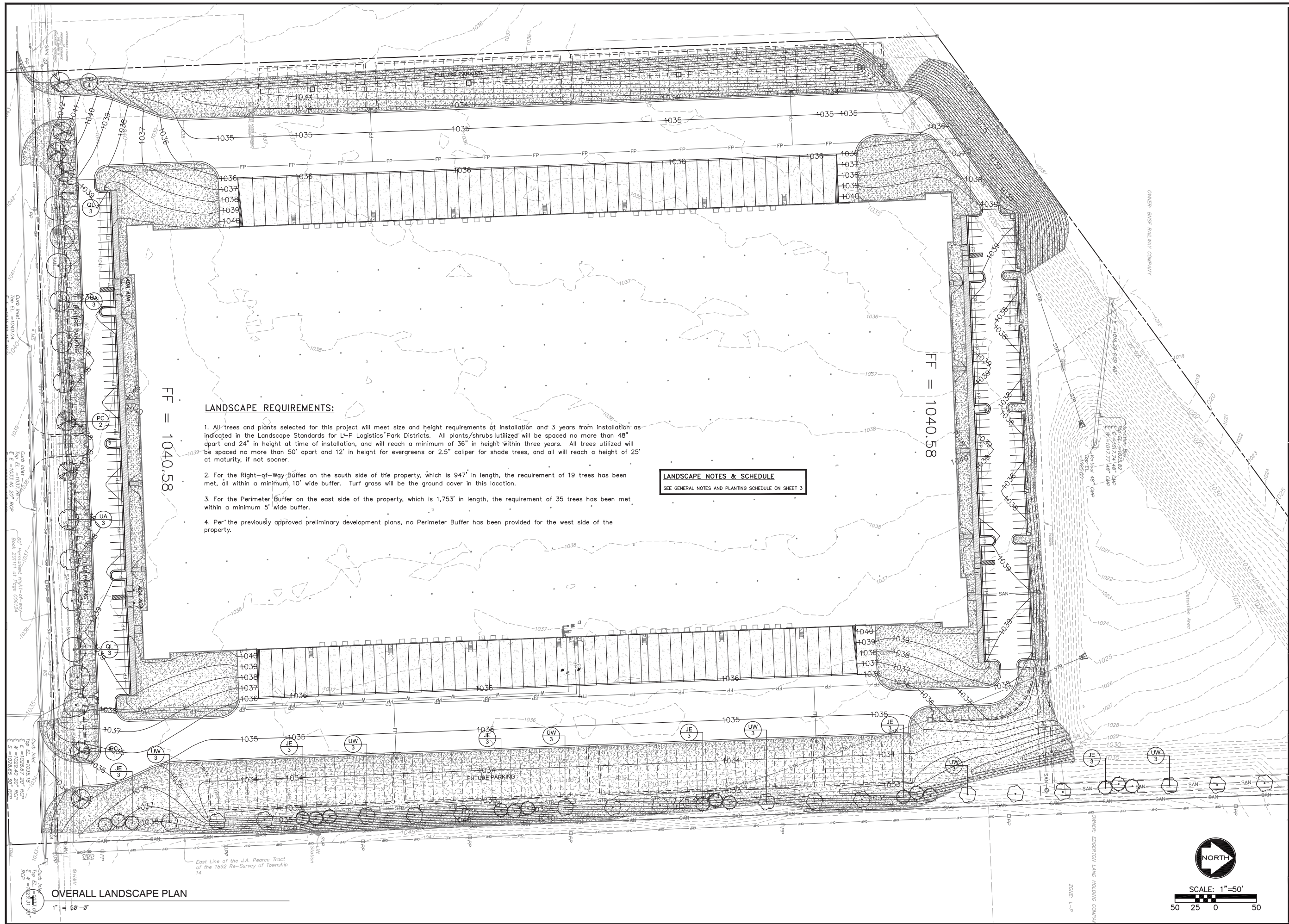


VICINITY MAP
SEC. 34-14-22



GENERAL LAYOUT

CONSULTING ENGINEERS SHAFER, KLINE & WARREN, INC. 11250 CORPORATE AVENUE LENEXA, KS 66619 (P) 913-888-7800 (F) 913-888-7868 WWW.SKW-INC.COM	
ELECTRICAL HERFAS ELECTRIC 1801 N. HWY 101 OLATHE, KS 66061 (P) 913-888-7800 (F) 913-888-7868 WWW.SKW-INC.COM	PLUMBING ADRIKA CASE ENGINEERING 798 MERUS COURT ST. LOUIS, MO 63026 (P) 314-437-4545 WWW.ADRIKACASE.COM
MECHANICAL METRO AIR 10025 LACOMAR ROAD ST. LOUIS, MO 63126 (P) 314-437-4545 WWW.METROAIR.COM	
CONTRACTOR ARCO 5015 NW CANAL ST #110 RIVERSIDE, MO 64150 (P) 816-282-6234 (F) 816-423-9550 WWW.ARCOKC.COM	
CIVIL ENGINEER SKW 11250 CORPORATE AVENUE LENEXA, KS 66619 (P) 913-888-7800 (F) 913-888-7868 WWW.SKW-INC.COM	
NEW FACILITY FOR: MIDWEST GATEWAY EDGERTON, KS	
FINAL DEVELOPMENT PLAN	
JOB NO : SJ1699	
PA : VMV	
DATE : 12/20/2016	
REVISIONS CLIENT REVISIONS - 1/3/17	
SHEET NUMBER 1 OF 13 COVER SHEET	



LANDSCAPE REQUIREMENTS:

1. All trees and plants selected for this project will meet size and height requirements at installation and 3 years from installation as indicated in the Landscape Standards for L-P Logistics Park Districts. All plants/shrubs utilized will be spaced no more than 48" apart and 24" in height at time of installation, and will reach a minimum of 36" in height within three years. All trees utilized will be spaced no more than 50' apart and 12' in height for evergreens or 2.5" caliper for shade trees, and all will reach a height of 25' at maturity, if not sooner.
2. For the Right-of-Way Buffer on the south side of the property, which is 947' in length, the requirement of 19 trees has been met, all within a minimum 10' wide buffer. Turf grass will be the ground cover in this location.
3. For the Perimeter Buffer on the east side of the property, which is 1,753' in length, the requirement of 35 trees has been met within a minimum 5' wide buffer.
4. Per the previously approved preliminary development plans, no Perimeter Buffer has been provided for the west side of the property.

LANDSCAPE NOTES & SCHEDULE
SEE GENERAL NOTES AND PLANTING SCHEDULE ON SHEET 3

HERITAGE ELECTRIC
CLATHE, KS 66061
(P) 913-747-6226

PLUMBING
ST. LOUIS, MO 63126
F.E. MORAN
(P) 217-566-0700

CONSULTING ENGINEERS
CIVIL:
SHAFER, KLINE AND WARREN
LENEXA, KS 66219
(P) 913-888-7800

STRUCTURAL
NATIONAL CONSTRUCTION, INC.
5915 SAN CARLOS ST. #110
RIVERSIDE, MO 64150
(P) 816-282-6324 (F) 816-623-6590
WWW.ARCOCC.COM

MECHANICAL
LENEXA, KS 66215
(P) 913-888-7800
(P) 913-888-7800

CIVIL ENGINEER
SKW
11250 CORPORATE AVE.
LENEXA, KS 66219
(P) 913-888-7800 (F) 913-888-7868
WWW.SKW-INC.COM

CONTRACTOR
ARCO
NATIONAL CONSTRUCTION, INC.
5915 SAN CARLOS ST. #110
RIVERSIDE, MO 64150
(P) 816-282-6324 (F) 816-623-6590
WWW.ARCOCC.COM

NEW FACILITY FOR:
MIDWEST GATEWAY
EDGERTON, KS

JOB NO.: SJ1699
PA: VMV
DATE: 12/20/2016

REVISIONS

SHEET NUMBER
2 OF 13
LANDSCAPE PLAN

LANDSCAPE PLAN NOTES:

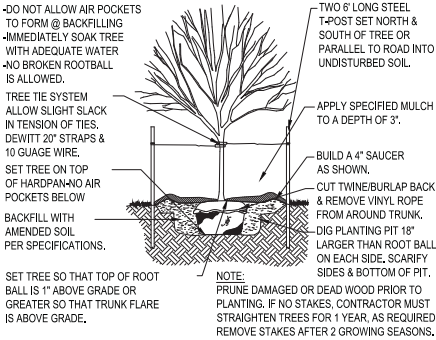
1. EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE.
3. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE/LAYOUT PLANT LOCATIONS IN THE FIELD & HAVE APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
5. NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF THE LANDSCAPE ARCHITECT, CITY OF OVERLAND PARK, KS & THE OWNER'S REPRESENTATIVE.
6. ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION—TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
7. ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY. INSTALL ALL PLANTS PER PLANTING DETAILS.
9. ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
10. ROCK MULCH (IF OWNER REQUEST—NOT DESIGNER) SHALL BE 2"—3" MO RAINBOW RIVER ROCK. PLACE OVER PIN WEED BARRIER FABRIC 4" THICK. ELEVATION OF TOP OF ROCK SHALL BE 1/4" BELOW ANY ADJACENT PAVEMENT.
11. TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
12. CONTRACTOR SHALL THOROUGHLY WATER—IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION. PROVIDE HOURLY RATE TO WATER THE SITE, IF IRRIGATION NOT INSTALLED OR NOT WORKING.
13. ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF—TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD (NATURE'S CARPET – L.C. BRIGGS TURF FARM. CAPEN BRIGGS 816.547.6214 OR EQUAL). ALL ROCK AND BOULDERS TO BE MOSS ROCK FROM SEMCO OUTDOOR. 816.200.6367 KARL HYING.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL AREAS OF SOD, ROCK & MULCH AND THE AMOUNTS OF EACH NEEDED FOR OPTIMUM COVERAGE.
15. NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
16. ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
17. THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE CITY OF EDGERTON, KS UNIFIED DEVELOPMENT CODE. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF EDGERTON, KS TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

1 LANDSCAPE GENERAL NOTES

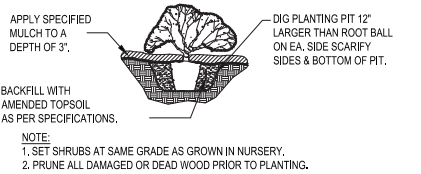
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	JE	21	Juniperus virginiana / Eastern Red Cedar	B & B		12" - 14'
	PC	8	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		10' - 12'
	QL	6	Quercus lyrata / Overcup Oak	B & B	2.5" Cal	
	UA	6	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B & B	2.5" Cal	
	UW	18	Ulmus x 'Morton Glossy' TM / Triumph Elm	B & B	2.5" Cal	

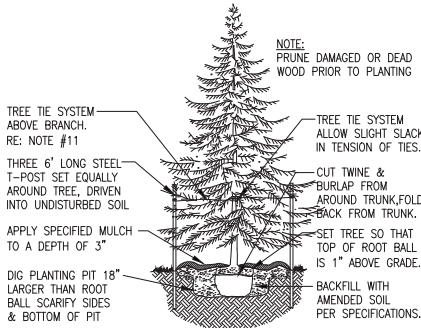
2 PLANTING SCHEDULE



3 DECIDUOUS TREE PLANTING DETAIL



5 SHRUB & PERENNIAL PLANTING DETAIL



4 EVERGREEN TREE PLANT DETAIL

ELECTRICAL: HERITAGE ELECTRIC
CLATHE, KS 66061
(P) 913-747-0528

PLUMBING: ST. LOUIS, MO 63026
799 MERUS COURT
ST. LOUIS, MO 63026
F.E. MORAN
(P) 314-217-5667

FIRE PROTECTION: 3001 RESEARCH ROAD SUITE A
ST. LOUIS, MO 63026
(P) 314-217-5667

CONSULTING ENGINEERS
CIVIL: SHAFER, KLINE AND WARREN
LENEKA, KS 66219
(P) 813-888-7800

STRUCTURAL: 11250 STRANG LINE ROAD
LENEKA, KS 66215
(P) 813-888-7800

MECHANICAL: 10035 LACHMAN ROAD
METRO AIR
(P) 813-888-7800

CONTRACTOR
ARCO
NATIONAL CONSTRUCTION INC.
5015 NW CANAL ST #110
RIVERSIDE, MO 64150
(P) 816-282-6324 (F) 816-623-6590
WWW.ARCOKC.COM

CIVIL ENGINEER
SKW
11250 CORPORATE AVE.
LENEKA, KS 66219
(P) 813-888-7800 (F) 813-888-7868
WWW.SKW-INC.COM

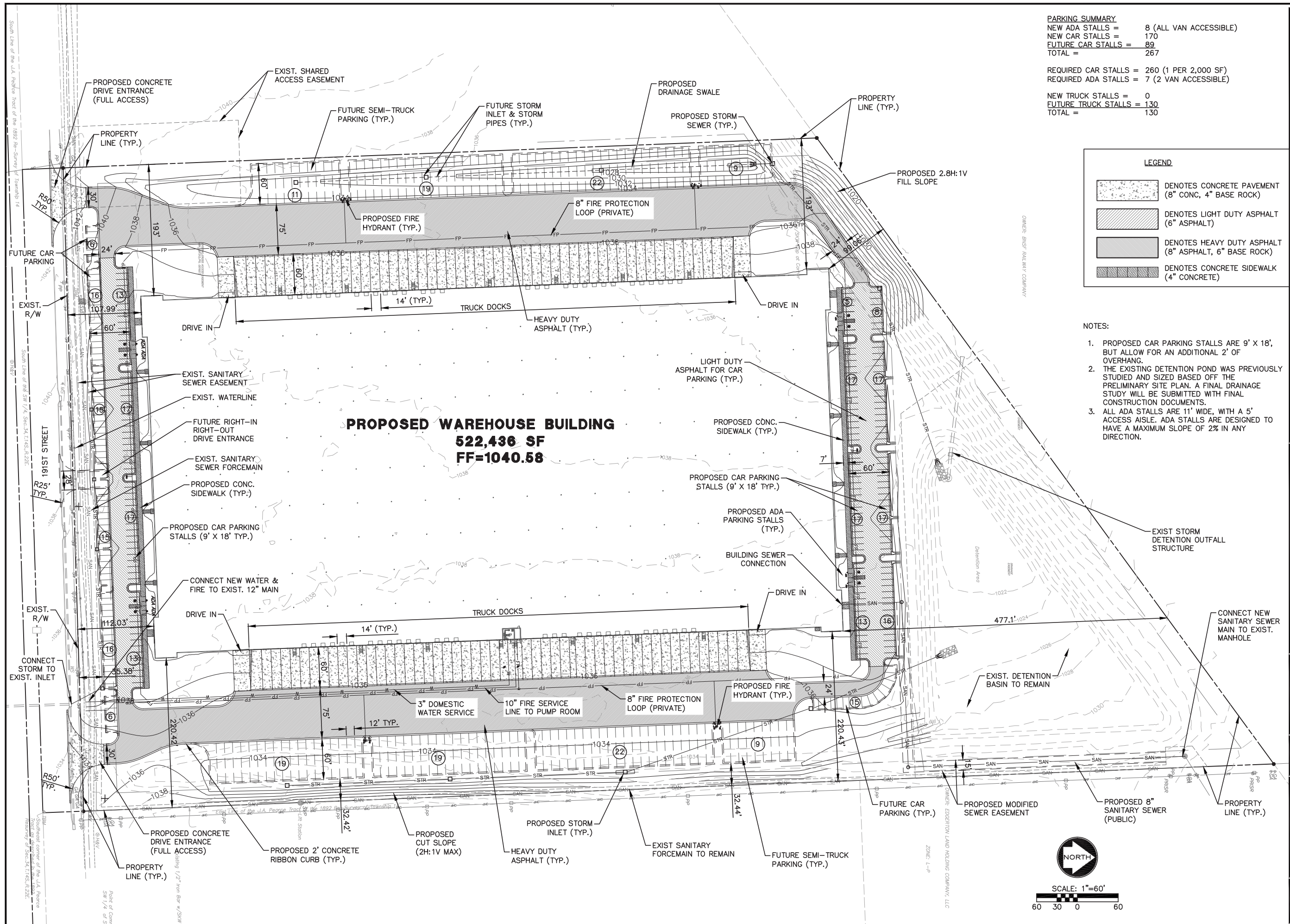
NEW FACILITY FOR:
MIDWEST GATEWAY
EDGERTON, KS

JOB NO : SJ1699
PA : VMV
DATE : 12/20/2016

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SHEET NUMBER
3 OF 13
LANDSCAPE PLAN



PARKING SUMMARY

NEW ADA STALLS =	8 (ALL VAN ACCESSIBLE)
NEW CAR STALLS =	170
FUTURE CAR STALLS =	89
TOTAL =	267

REQUIRED CAR STALLS = 260 (1 PER 2,000 SF)
REQUIRED ADA STALLS = 7 (2 VAN ACCESSIBLE)

NEW TRUCK STALLS =	0
FUTURE TRUCK STALLS =	130
TOTAL =	130

LEGEND

	DENOTES CONCRETE PAVEMENT (8" CONC, 4" BASE ROCK)
	DENOTES LIGHT DUTY ASPHALT (6" ASPHALT)
	DENOTES HEAVY DUTY ASPHALT (8" ASPHALT, 6" BASE ROCK)
	DENOTES CONCRETE SIDEWALK (4" CONCRETE)

- NOTES:**
1. PROPOSED CAR PARKING STALLS ARE 9' X 18', BUT ALLOW FOR AN ADDITIONAL 2' OF OVERHANG.
 2. THE EXISTING DETENTION POND WAS PREVIOUSLY STUDIED AND SIZED BASED OFF THE PRELIMINARY SITE PLAN. A FINAL DRAINAGE STUDY WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.
 3. ALL ADA STALLS ARE 11' WIDE, WITH A 5' ACCESS AISLE. ADA STALLS ARE DESIGNED TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

ELECTRICAL: HERFAGE ELECTRIC 481 N. MARTIN CLATHE, KS 66061 TEL: 913-888-7800 FAX: 913-888-7801	PLUMBING: PUBICA CASE ENGINEERING 796 MERUS COURT ST. LOUIS, MO 63026 TEL: 314-241-8800 FAX: 314-241-8801	FILE PROTECTION: 3001 RESEARCH ROAD, SUITE A ST. LOUIS, MO 63026 TEL: 314-241-8800 FAX: 314-241-8801	
CONSULTING ENGINEERS: CIVIL: SKW 5015 NW CANAL ST #110 RIVERSIDE, MO 64150 (P) 913-888-7800 (F) 913-888-7801 WWW.SKW-INC.COM			CONTRACTOR: ARCO 11250 CORPORATE AVE EDGEMONT, KS 66024 (P) 913-888-7800 (F) 913-888-7801 WWW.ARCOKS.COM
NEW FACILITY FOR: MIDWEST GATEWAY EDGEMONT, KS			
FINAL DEVELOPMENT PLAN			
JOB NO : SJ1699 PA : VMV DATE : 12/20/2016			
REVISIONS			
SHEET NUMBER 4 OF 13 SITE PLAN			

ELECTRICAL: HERFAGE ELECTRIC
4811 N. MARSHWAY
OLATHE, KS 66061
(P) 913-888-8888
FAX 913-888-8889
PLUMBING: KAPRICA CASE ENGINEERING
798 MERUS COURT
ST. LOUIS, MO 63026
(P) 314-822-5191
FIRE PROTECTION: F.E. MORAN
3001 RESEARCH ROAD, SUITE A
ST. LOUIS, MO 63026
(P) 314-822-5191

CONSULTING ENGINEERS
CIVIL: STANLEY J. MORAN
1225 CONCORDIA AVE
LENEXA, KS 66219
(P) 913-888-8888
STRUCTURAL: KOLDAK & ASSOCIATES
11283 STRANG LINE ROAD
LENEXA, KS 66215
(P) 913-888-8888
MECHANICAL: METRO AIR
10025 LACROIX ROAD
ST. LOUIS, MO 63126
(P) 913-888-8888

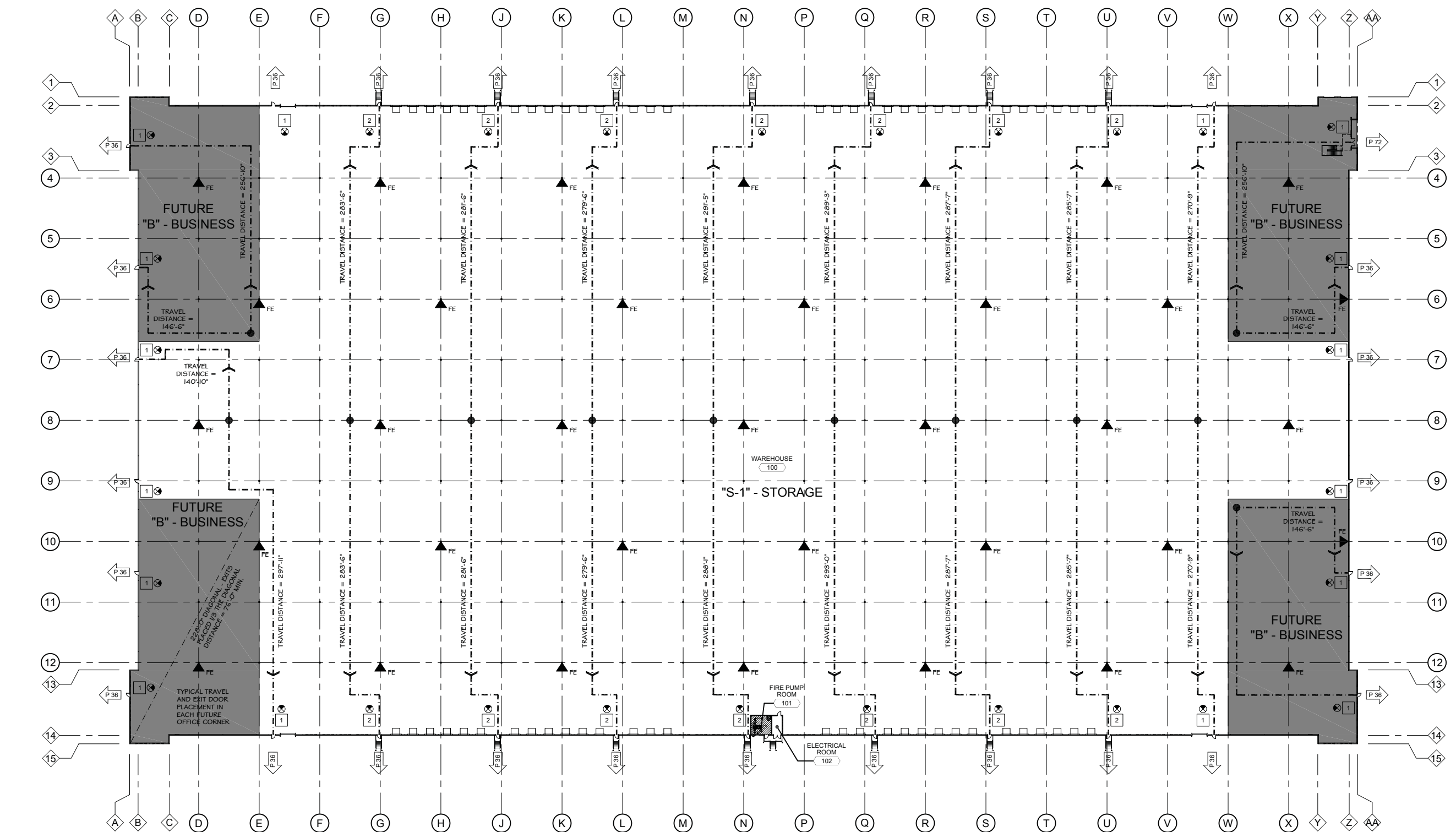
CONTRACTOR
ARCHITECT
ARCO
NATIONAL CONSTRUCTION, LLC
9015 NW CANAL ST #110
RIVERSIDE, MO 64150
(P) 816-282-0324 (F) 816-422-9590
WWW.ARCOCON.COM
GMA
ARCHITECTS
880 NORTH ROCKHILL ROAD
ST. LOUIS, MISSOURI 63119
(P) 314-822-5191 (F) 314-983-0714
WWW.GMAARCHITECTS.COM

NEW FACILITY FOR:
MIDWEST GATEWAY
191ST ST.
EDGEMONT, KS

FINAL
DEVELOPMENT
PLAN

JOB NO : SJ1699
PA : MEM
DATE : 12.20.2016

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1 LIFE SAFETY PLAN
SCALE: 1" = 30'-0"

LIFE SAFETY LEGEND

- 55' TRAVEL DISTANCE TO PRIMARY EXIT
- EXIT SYMBOL
- EXIT WIDTH PROVIDED IN INCHES
- P - S = PRIMARY OR SECONDARY EXIT
- FE = FIRE EXTINGUISHER. VERIFY FINAL LOCATIONS WITH LOCAL FIRE MARSHALL
- EXIT SIGN
- 1-HOUR RATED WALL AND CEILING ASSEMBLIES - SEE PART. TYPES

SIGNAGE KEYNOTES

- 1 TACTILE EXIT SIGN: "EXIT".
- 2 TACTILE EXIT SIGNS: "EXIT STAIR DOWN".

EGRESS WALL SIGNS

- 1 EXIT & ENTRANCE SIGNAGE WITH BRAILLE
- 2 COMPLIANT EXIT ROUTE SIGN WITH BRAILLE

WALL SIGNS

- A. 1/32in. RAISED SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS MIN. 5/8in. HIGH.
- B. COLOR: BACKGROUND: BLUE TYPE/FIGURE: WHITE (COLORS TO BE NON-GLARE FINISH)
- C. MOUNTING HEIGHT: CENTER OF SIGN TO BE 5 FEET ABOVE THE FLOOR ON THE WALL - LATCH SIDE
- D. MOUNTING METHOD: DOUBLE STICK FOAM TAPE, SCOTCH BRAND 3M
- E. THICKNESS: 1/4 INCH
- F. FABRICATION METHOD: PLEXIGLAS SIGN WITH SURFACE GRAPHICS AND BACK SPRAYED
- G. APPLICABLE CODES: ADA SECTION 4.1.2, 4.30.4, 4.30.5, 4.30.6

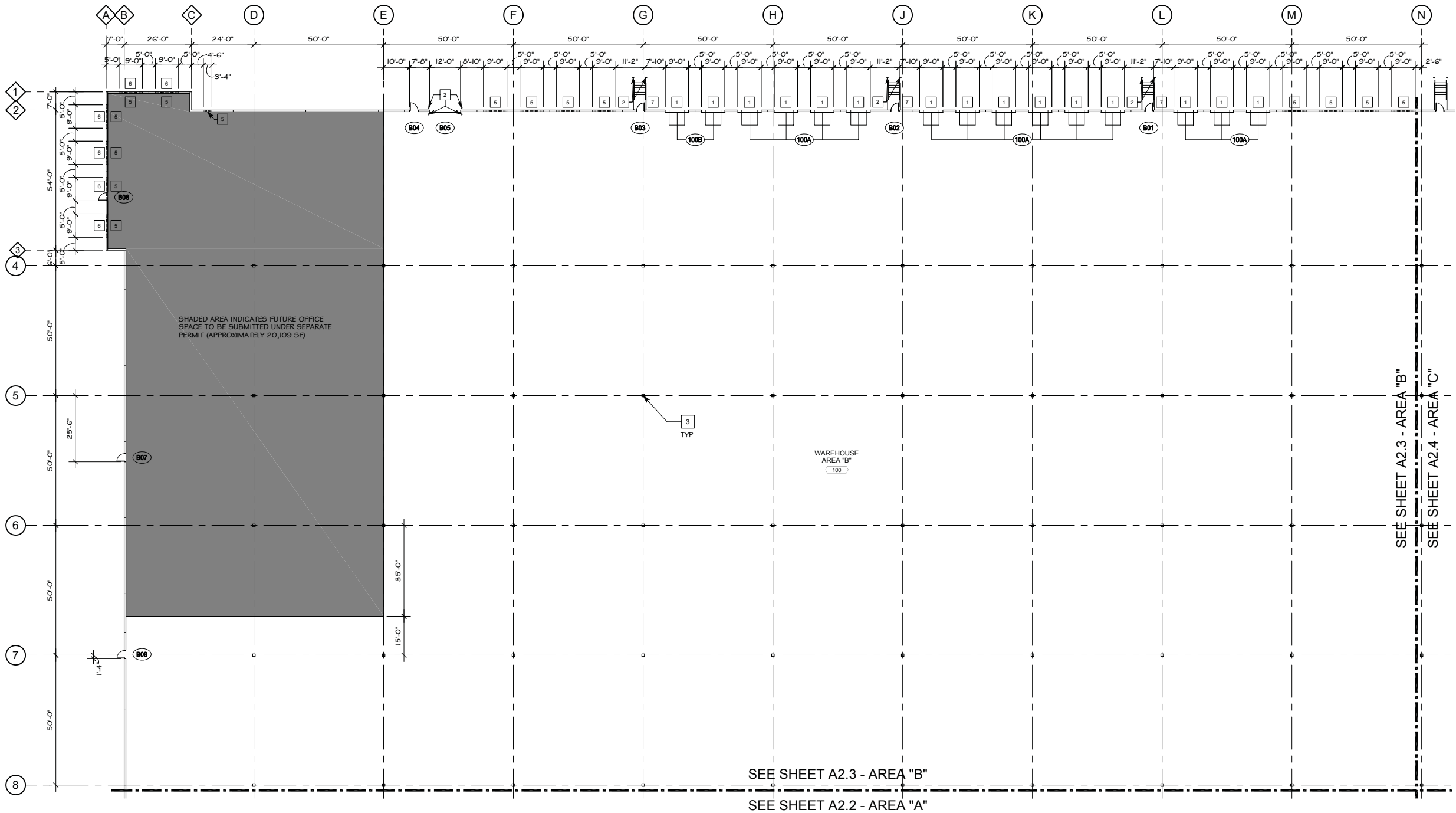
OTHER WALL SIGNS

NOTE 1: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THE AMERICAN WITH DISABILITIES ACT (ADA).

NOTE 2: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" TO THE CENTERLINE OF THE SIGN ABOVE FINISHED FLOOR.

GENERAL NOTES

- FINAL LAYOUT OF WAREHOUSE EXIT SIGNS & FIRE EXTINGUISHERS TO BE COORDINATED W/ LOCAL FIRE MARSHALL.
- ALL EGRESS ILLUMINATION SHALL COMPLY WITH IBC 2006 SECTION 1006. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. SEE ELEC. DWGS. FOR EGRESS ILLUMINATION COMPLIANCE.
- PROVIDE TACTILE EXIT SIGNS IN COMPLIANCE W/ SECTION 1011 OF IBC 2006.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT.
- ADDITIONAL EXIT SIGNS AND/OR EMERGENCY LIGHTING MAY BE REQUIRED, SUBJECT TO FIELD INSPECTION & DETERMINATION OF THE AUTHORITY HAVING JURISDICTION.



1 ENLARGED FLOOR PLAN AREA "B" - SOUTHWEST CORNER
A2.3 SCALE: 1" = 20'-0"

NOTE FOR FUTURE OFFICE CORNER:
ALL FIRST LEVEL KNOCK-OUT PANELS (LABELED 5) CAN BECOME STOREFRONT WINDOW SYSTEMS DURING THE TENANT IMPROVEMENT PACKAGE - SUBMITTED AT A LATER DATE
ALL UPPER KNOCK-OUT PANELS (LABELED 6) CAN BECOME STOREFRONT WINDOW SYSTEMS DURING THE TENANT IMPROVEMENT PACKAGE - SUBMITTED AT A LATER DATE

FLOOR PLAN KEY NOTES	
ALL TAGS MAY NOT BE REPRESENTED ON SHEET	
1	DOCK LEVELER W/ DOCK PIT PER MANUFACTURER SPECIFICATIONS. SEE DETAILS I/A4.3 AND 5/A4.3 AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION
2	6" DIA. CONCRETE FILLED PIPE BOLLARD TO RECEIVE (2) COATS OF ALKYD SEMI-GLOSS "SAFETY YELLOW" PAINT - SEE DETAIL 2/A8.1
3	STEEL COLUMN - SEE STRUCTURAL DRAWINGS AND GENERAL PLAN NOTES FOR PAINTING
4	ROOF ACCESS LADDER W/ CAGE AND PLATFORM - SEE SHEET A2.7
5	KNOCK OUT PANEL - SEE STRUCTURAL DRAWINGS AND DETAIL 2/A7.1
6	KNOCK OUT PANEL ABOVE - SEE STRUCTURAL DRAWINGS AND DETAIL 2/A7.1
7	GALVANIZED STEEL GUARDRAILS AND HANDRAILS, GALVANIZED STEEL DOCK STAIRS - SEE DETAILS ON SHEET A8.1

NEW FACILITY FOR:
MIDWEST GATEWAY
191ST ST.
EDGERTON, KS

ARCHITECT
GMA
ARCHITECTS
880 NORTH ROCKHILL ROAD
ST. LOUIS, MISSOURI 63119
(P) 314.823.8191 (F) 314.983.0714
WWW.GMAARCHITECTS.COM

CONTRACTOR
ARCO
NATIONAL CONSTRUCTION LLC
9015 NW CANAL ST #110
RIVERSIDE, MO 64150
(P) 816-282-6324 (F) 816-423-9690
WWW.ARCOCORP.COM

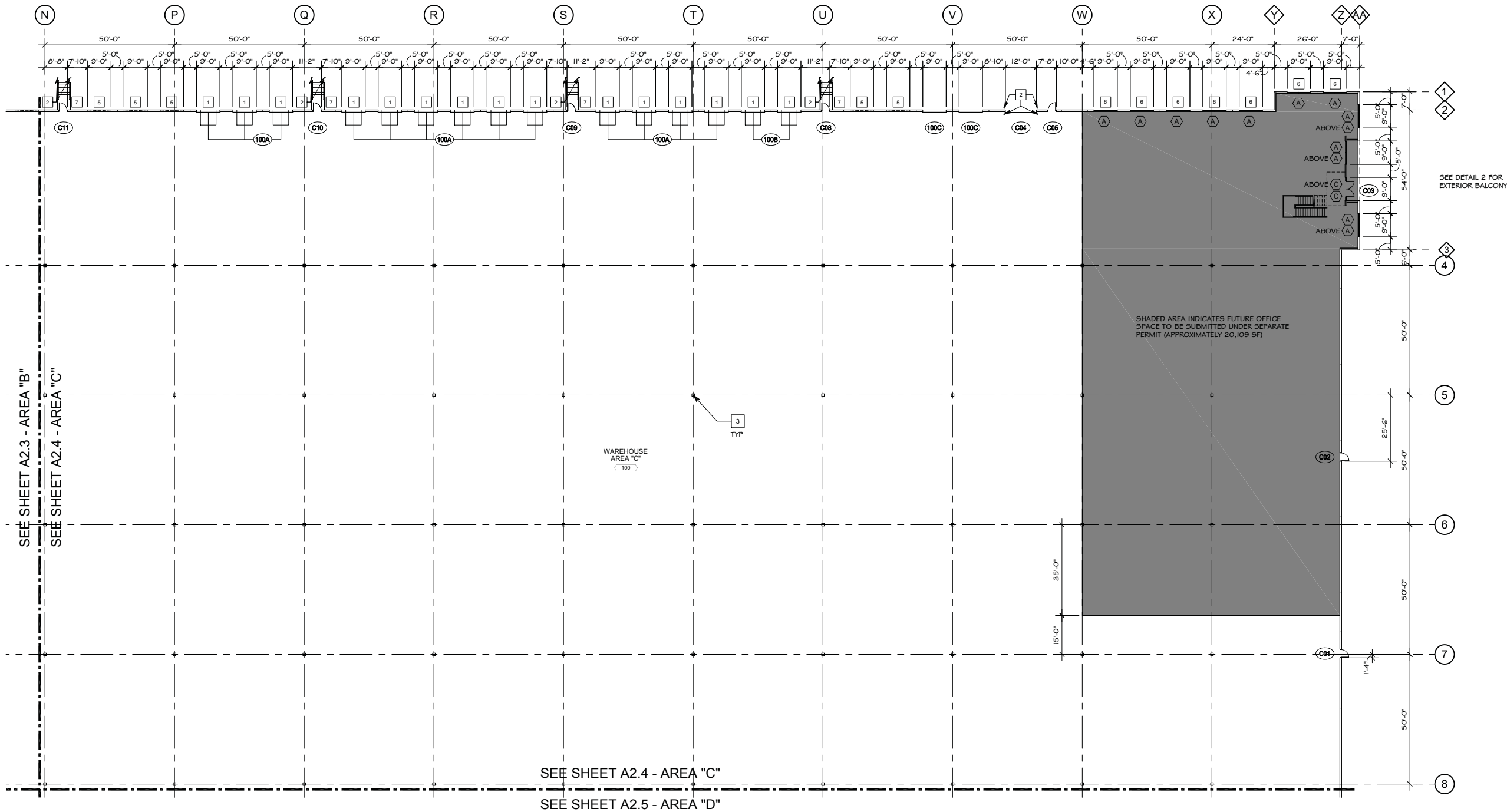
CONSULTING ENGINEERS
CIVIL: _____
STRUCTURAL: _____
MECHANICAL: _____
ELECTRICAL: _____
PLUMBING: _____
FIRE PROTECTION: _____
HERITAGE ELECTRIC
4811 N. MARTINWAY
OLATHE, KS 66061
ARCHITECTURAL CASE ENGINEERING
798 MERUS COURT
ST. LOUIS, MO 63104
F.E. MORAN
3001 RESEARCH ROAD, SUITE A
ST. LOUIS, MO 63116
(P) 217-386-0700

FINAL DEVELOPMENT PLAN

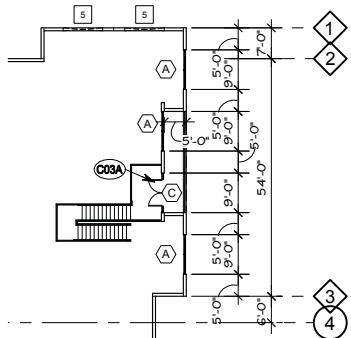
JOB NO : SJ1699
PA : MEM
DATE : 12.20.2016

REVISIONS

SHEET NUMBER
8 OF 13
ENLARGED FLOOR PLAN - AREA "B" - SW CORNER



1 ENLARGED FLOOR PLAN AREA "C" - NORTHWEST CORNER
A2.4 SCALE: 1" = 20'-0"



2 ENLARGED BALCONY - NORTHWEST CORNER
A2.5 SCALE: 1" = 20'-0"

EXTERIOR BALCONY ONLY OCCURS AT THE
NORTHWEST CORNER OF THE BUILDING

NOTE FOR FUTURE OFFICE CORNER:
ALL FIRST LEVEL KNOCK-OUT PANELS (LABELED 5) CAN BECOME
STOREFRONT WINDOW SYSTEMS DURING THE TENANT
IMPROVEMENT PACKAGE - SUBMITTED AT A LATER DATE
ALL UPPER KNOCK-OUT PANELS (LABELED 6) CAN BECOME
STOREFRONT WINDOW SYSTEMS DURING THE TENANT
IMPROVEMENT PACKAGE - SUBMITTED AT A LATER DATE

FLOOR PLAN KEY NOTES

- ALL TAGS MAY NOT BE REPRESENTED ON SHEET
- 1 DOCK LEVELER W/ DOCK PIT PER MANUFACTURER SPECIFICATIONS. SEE DETAILS 1/A4.3 AND 5/A4.3 AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION
 - 2 6" DIA. CONCRETE FILLED PIPE BOLLARD TO RECEIVE (2) COATS OF ALKYD SEMI-GLOSS "SAFETY YELLOW" PAINT - SEE DETAIL 2/A8.1
 - 3 STEEL COLUMN - SEE STRUCTURAL DRAWINGS AND GENERAL PLAN NOTES FOR PAINTING
 - 4 ROOF ACCESS LADDER W/ CAGE AND PLATFORM - SEE SHEET A2.7
 - 5 KNOCK OUT PANEL - SEE STRUCTURAL DRAWINGS AND DETAIL 2/A7.1
 - 6 KNOCK OUT PANEL ABOVE - SEE STRUCTURAL DRAWINGS AND DETAIL 2/A7.1
 - 7 GALVANIZED STEEL GUARDRAILS AND HANDRAILS, GALVANIZED STEEL DOCK STAIRS - SEE DETAILS ON SHEET A8.1

NEW FACILITY FOR:

MIDWEST GATEWAY

191ST ST.
EDGERTON, KS

FINAL
DEVELOPMENT
PLAN

JOB NO : SJ1699
PA : MEM
DATE : 12.20.2016

REVISIONS

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SHEET NUMBER

9 OF 13
ENLARGED FLOOR PLAN -
AREA "C" - NW CORNER

CONSULTING ENGINEERS

CIVIL: LENSEA, KS 66219
11253 STRANG LINE ROAD
LENEXA, KS 66219
STRUCTURAL: KRIEGER & ASSOCIATES
11253 STRANG LINE ROAD
LENEXA, KS 66219
MECHANICAL: METRO AIR
10025 LACKMAN ROAD
LENEXA, KS 66219
(P) 913-538-3391 (F) 913-538-3391

CONTRACTOR

ARCO
NATIONAL CONSTRUCTION LLC
8015 NW CANAL ST #110
RIVERSIDE, MO 64150
(P) 816-282-6324 (F) 816-423-9690
WWW.ARCO-KC.COM

ARCHITECT

GMA
ARCHITECTS
880 NORTH ROCKHILL ROAD
ST. LOUIS, MISSOURI 63119
(P) 314-823-8911 (F) 314-993-0714
WWW.GMAARCHITECTS.COM

ELECTRICAL:

HERITAGE ELECTRIC
8411 N. MARTIN
OLATHE, KS 66061
(P) 913-251-1111

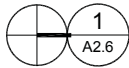
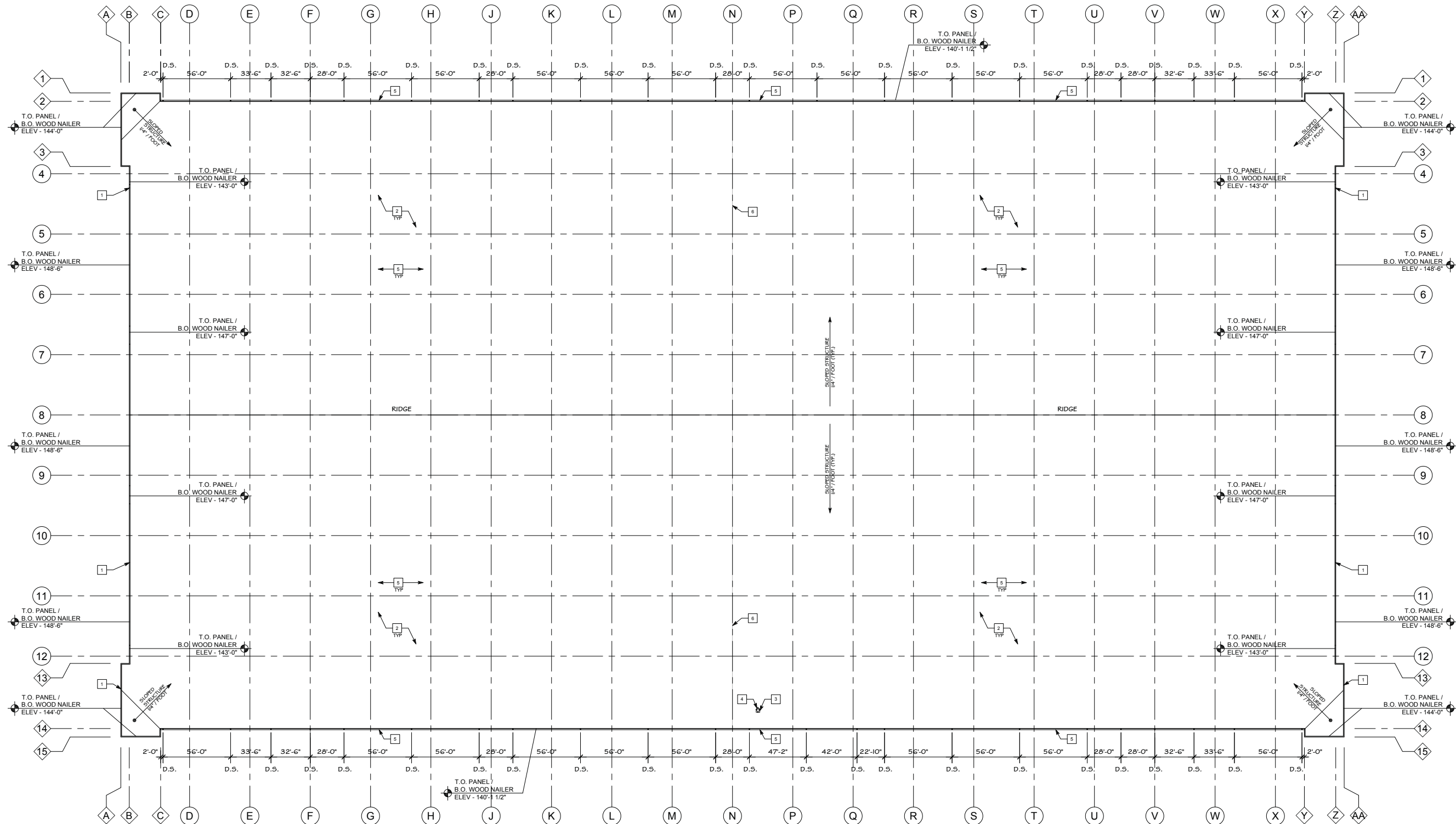
PLUMBING:

APRIL CASH ENGINEERING
739 N. MERUS COURT
ST. LOUIS, MO 63104
(P) 314-434-1111

FIRE PROTECTION:

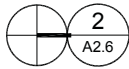
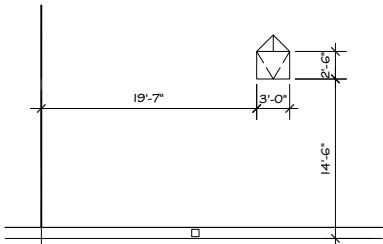
F.E. MORAN
3001 RESEARCH ROAD, SUITE A
ST. LOUIS, MO 63116
(P) 314-358-0700

NEW FACILITY FOR: <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">MIDWEST GATEWAY</div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> 191ST ST. EDGERTON, KS </div>		<div style="font-size: 1.5em; font-weight: bold; transform: rotate(-45deg); margin-bottom: 5px;">FINAL DEVELOPMENT PLAN</div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> JOB NO.: SJ1699 PA: _____ </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> DATE: 12.20.2016 _____ </div>	
<div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">REVISIONS</div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> _____ △ </div>		<div style="font-size: 0.8em; margin-bottom: 5px;">THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF ARCO INDUSTRIES, INC. NO PART OF THIS DRAWING, BE IT IN WHOLE OR IN PART, MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ARCO INDUSTRIES, INC.</div> <div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">SHEET NUMBER</div> <div style="font-size: 3em; font-weight: bold; margin-bottom: 5px;">10 OF 13</div> <div style="font-size: 0.8em;">ENLARGED FLOOR PLAN - AREA D - N.E. CORNER</div>	



1 OVERALL ROOF PLAN

SCALE: 1" = 40'-0"



2 ENLARGED SCUTTLE PLAN

SCALE: N.T.S.

GENERAL ROOF PLAN NOTES

- FLASH MECHANICAL EQUIPMENT AND PENETRATIONS ON THE ROOF ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- ALL PARAPETS TO BE WRAPPED WITH MEMBRANE UNDER COPING CAP. NO TERMINATION BARS TO BE USED.
- PROVIDE (1) 2'-6" X 3'-0" ROOF SCUTTLE LADDERS & HATCHES AS SHOWN - SEE ROOF DETAIL SHEET.
- UNDERSIDE OF METAL ROOF DECK SHALL BE PAINTED WITH A WHITE PRIMER BY THE DECKING MANUFACTURER.
- FLASHING AND COUNTER FLASHING FOR ROOF TOP UNITS SHALL BE COMPLETED IN ACCORDANCE WITH SMACNA.
- 10'-0" MINIMUM DISTANCE ANY VENT TO AIR INTAKE.
- ALL SLOPING PATTERNS SHOWN ON ROOF PLAN ARE REPRESENTATIVE OF WARPING IN THE STRUCTURE.
- TOP OF ALL NEW WALLS TO RECEIVE PREFINISHED METAL COPING PER DETAILS NOTED. SEE SHEET A2.7 FOR EXPANSION JOINT DETAILS
- SEE DETAILS 3/A2.7 & 4/A2.7 FOR TYPICAL MECHANICAL CURBS AND PIPE PENETRATIONS

ROOF PLAN KEY NOTES

- ALL TAGS MAY NOT BE REPRESENTED ON SHEET
- PREFINISHED METAL COPING CAP - SEE DETAIL 2/A2.7
 - 60 MIL MECHANICALLY ATTACHED WHITE TPO ROOF MEMBRANE AND TWO (2) LAYERS OF POLYISOCYANURATE INSULATION (R-19 - TWO LAYERS, APPROXIMATELY 3.33" TOTAL THICKNESS, STAGGER LAYERS OF INSULATION) OVER SLOPED STRUCTURAL STEEL OPEN JOISTS AND METAL DECK - TYPICAL LAP INSULATION JOINTS
 - 2'-6" X 3'-0" PRIMED ROOF SCUTTLE AND ACCESS LADDER BELOW - SEE SHEET A2.7 FOR ADDITIONAL INFORMATION
 - CRICKET ROOF SLOPE AS REQUIRED AROUND ROOFTOP EQUIPMENT
 - PREFINISHED METAL GUTTER (10" WIDE X 8" DEEP) AND PREFINISHED METAL DOWNSPOUTS (8" WIDE X 8" DEEP) TO BE DAYLIGHTED ABOVE GRADE
 - ROOF EXPANSION JOINT - SEE DETAIL 5/A2.7 AND STRUCTURAL DRAWINGS

NEW FACILITY FOR:

MIDWEST GATEWAY

191ST ST.
EDGEMONT, KS

FINAL
DEVELOPMENT
PLAN

JOB NO : SJ1699
PA : MEM
DATE : 12.20.2016

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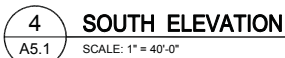
SHEET NUMBER
11 OF 13
ROOF PLAN

ARCHITECT
GMA
ARCHITECTS
880 NORTH ROCKHILL ROAD
ST. LOUIS, MISSOURI 63119
(P) 314.822.5181 (F) 314.963.0714
WWW.GMAARCHITECTS.COM

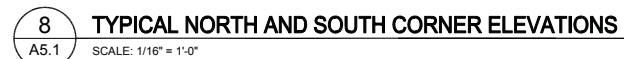
CONTRACTOR
ARCO
NATIONAL CONSTRUCTION LLC
9015 HWY CANAL ST #110
RIVERSIDE, MO 64150
(P) 816-282-0324 (F) 816-423-9690
WWW.ARCO-KC.COM

CONSULTING ENGINEERS
CIVIL: **WARREN**
11250 CORPUSCRAFT AVE
LENEXA, KS 66219
KRAVITS & ASSOCIATES
11263 STRANG LINE ROAD
LENEXA, KS 66615
METRO AIR
10025 LACOMAR ROAD
ST. LOUIS, MO 63144
(P) 313-588-3361 (F) 313-588-3361

ELECTRICAL: **HERITAGE ELECTRIC**
4811 N. MARTINWAY
OLATHE, KS 66061
PLUMBING: **AFRICA CASE ENGINEERING**
798 MERUS COURT
ST. LOUIS, MO 63108
FIRE PROTECTION: **F.E. MORAN**
3001 RESEARCH ROAD, SUITE A
ST. LOUIS, MO 63116
(P) 217-356-0700



- ALL TAGS MAY NOT BE REPRESENTED ON SHEET
- 1 PREFINISHED METAL COPING CAP - COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLOR OPTIONS
 - 2 PREFINISHED METAL DOWNSPOUT AND GUTTERS - COLOR TO MATCH COPING CAP
 - 3 TILT-UP CONCRETE FLAT PANELS W/ REVEALS (PAINTED) - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO
 - 4 KNOCK-OUT PANEL - SEE PLANS AND SECTIONS FOR SIZES
 - 5 SCHEDULED OVERHEAD DOOR - SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO
 - 6 SCHEDULED DOOR AND FRAME - SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO
 - 7 DOCK STAIR W/ HANDRAILS AND GUARDRAILS (ALL EXPOSED STEEL TO BE GALVANIZED)
 - 8 3/4" DEEP HORIZONTAL REVEAL (PAINTED) - SEE DETAIL 1/A.7.1
 - 9 3/4" DEEP VERTICAL REVEAL (PAINTED) - SEE DETAIL 1/A.7.1
 - 10 1" INSULATED GLAZING IN PREFINISHED, THERMALLY-BROKEN STOREFRONT / WINDOW SYSTEM - SEE WINDOW TYPES
 - 11 DOCK LEVELER W/ DOCK PIT PER MANUFACTURER SPECIFICATIONS - SEE DETAILS 12/A.4.2 AND 14/A.4.2 AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION
 - 12 CONCRETE RAMP WITH RETAINING WALL EACH SIDE - SEE CIVIL DRAWINGS FOR FURTHER INFORMATION
 - 13 PROVIDE GUARDRAIL FOR FULL LENGTH OF RAMP (COORDINATE WITH CIVIL DRAWINGS) - SEE DETAIL 7/A.8.1

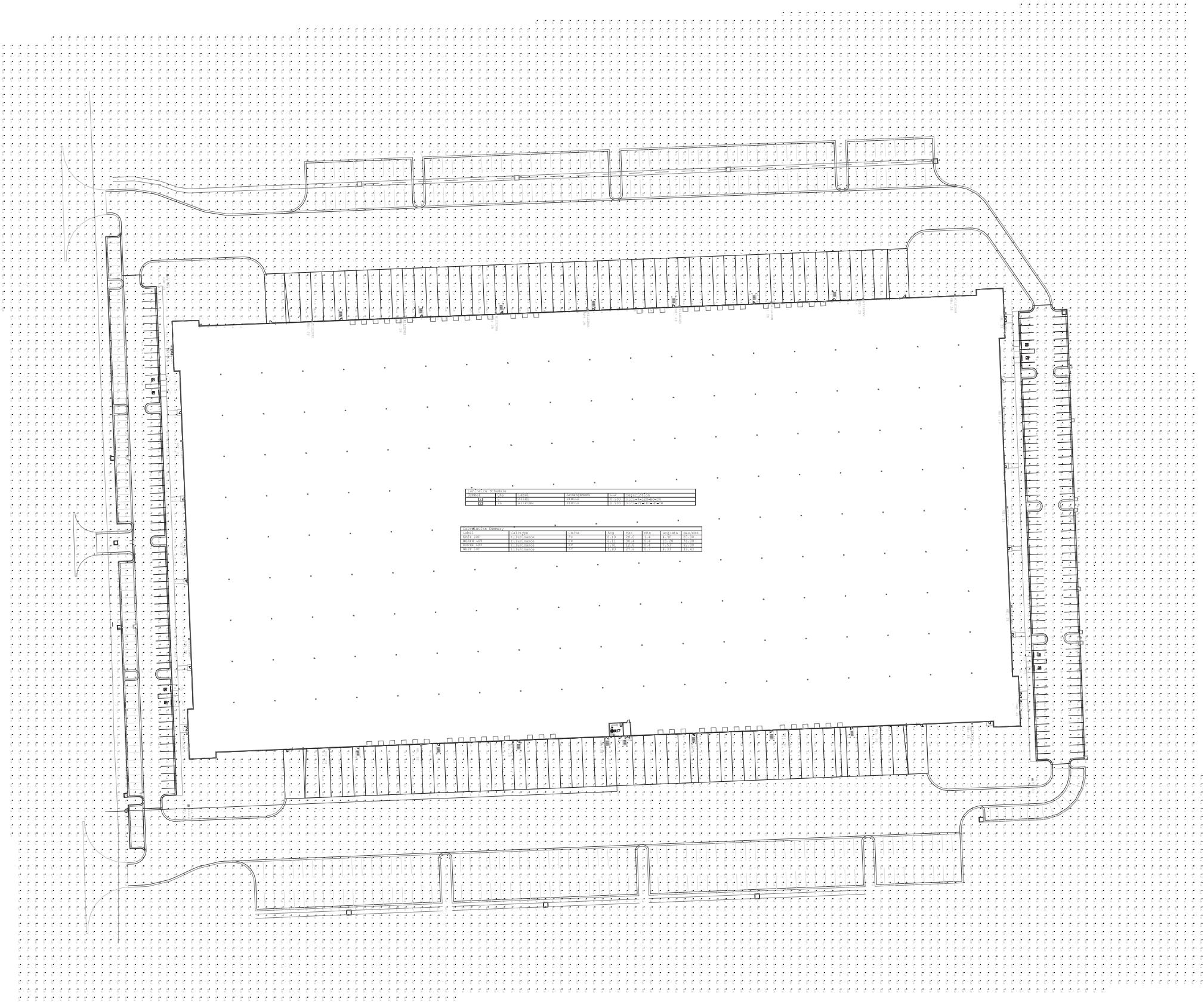


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SHEET NUMBER

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EXTERIOR ELEVATIONS



Legend		Symbol		Description	
1	2	3	4	5	6
1	2	3	4	5	6

Legend		Symbol		Description	
1	2	3	4	5	6
1	2	3	4	5	6

PHOTOMETRIC PLAN
N.T.S

NEW FACILITY FOR:
MIDWEST GATEWAY
EDGERTON, KS

JOB NO : SJ1699
PA : VMV
DATE : 2016-XX-XX

REVISIONS

SHEET NUMBER
13 OF 13
PHOTOMETRIC

ARCHITECT
GMA
920 NORTH ROCK HILL ROAD
ST. LOUIS, MISSOURI 63119
(P) 314-822-5191 (F) 314-363-3714
WWW.GMAARCHITECTS.COM

CONTRACTOR
ARCO
1400 DALLAS - CONSTRUCTION, LLC
5015 NWY CANAL ST #110
RIVERSIDE, MO 64150
(P) 816-262-4324 (F) 816-223-3590
WWW.ARCOKC.COM

CONSULTING ENGINEERS
CIVIL: SHAPIR, KLINE AND WARREN
10035 LACKMAN ROAD
LENEXA, KS 66219
(P) 913-882-7600
STRUCTURAL: 11283 STRANG LINE ROAD
LENEXA, KS 66219
METRO AIR
MECHANICAL: 3001 RESEARCH ROAD SUITE A
ST. LOUIS, MO 63026
(P) 314-822-5191

ELECTRICAL: HERITAGE ELECTRIC
10035 LACKMAN ROAD
LENEXA, KS 66219
(P) 913-882-7600
PLUMBING: 798 MERUS COURT
ST. LOUIS, MO 63026
(P) 314-822-5191
FIRE PROTECTION: 3001 RESEARCH ROAD SUITE A
ST. LOUIS, MO 63026
(P) 314-822-5191