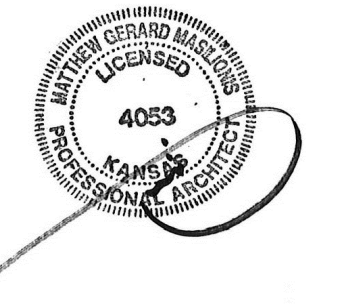


50TH & RAINBOW DEVELOPMENT

W 50TH STREET & RAINBOW BLVD
WESTWOOD, KANSAS 66205



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.
Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.
The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment installed on the project by others. The architect is not liable or responsible for verification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.
The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST & RAINBOW BLVD,
WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |

SHEET TITLE

COVER SHEET

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K MILLER
CHECKED BY
M PAXTON
DATE
9.15.23

FDP SUBMITTAL

SHEET NUMBER
A000

36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 09 08 07 06 05 04 03 02 01



MAIN BUILDING PERSPECTIVE RENDERING L19



PAVILION PERSPECTIVE RENDERING A19

The 50th and Rainbow Development is a proposed Planned Development District (PD) located on the west side of Rainbow Boulevard between 50th Street and 51st Street in the City of Westwood, Kansas. The proposed project will feature approximately 19,498 leasable square feet of retail space on the 1st floor of the building and approximately 78,351 leasable square feet of office space on 3 floors above the retail. Adjacent to the main building is a smaller 8,750 leasable square foot single story office / retail building broken into two masses.
Because of the mixed-use nature of the proposed project, it is anticipated that portions of the first and second floors of the buildings may be a mix of retail and office uses in lieu of being strictly office or strictly retail. An underground parking structure is located to the west and north of the main building with 167 covered parking spaces. 123 surface parking spaces are also provided on the east and west sides of the main building.
With regard to the 2017 Westwood Comprehensive Use Plan, the land use map in Section 3.3 identifies the proposed development location as Public / Semi-Public and Open Space. This usage type per Figure 3.2 accounts for only 4.4% and 0.8% of the overall city land use. Given the small percentage of space allocated to these uses, it seems vital to the community to maintain these land use types. The proposed development would offer a mixture of Public and Semi-Public spaces with office and retail buildings, and maintain the Open Space components with the proposed City Park. Alternatively, if the plan reverted to the R-1 Single Family Residence Zoning of the surrounding neighborhood, the location would become private space which would seem in conflict with the Comprehensive Use Plan.
The specific stated desired outcomes of the 5050 Rainbow Site, and the Westwood View Elementary site per the Westwood Comprehensive Use Plan are to:
Protect and minimize impacts to adjacent residential property.
Offer indoor and/or outdoor community activity/gathering spaces.
Attract and keep residents.
Retain and grow property values.
Support local / small business development
The proposed project would provide a vital fully integrated, mixed-use, pedestrian oriented commercial neighborhood that would meet all of the desired outcomes as listed in the Comprehensive Use Plan.
Specifically related to Section 1.6.17 of the Zoning Ordinance Criteria for Considering Applications for a Rezoning Request:
A. The conformance of the proposed use to the City's Comprehensive Plan and other adopted planning policies. Per Section 6.2.2, a PD Planned Development district is equivalent to C-1 Zoning. The proposed development would be in substantial compliance with current C-1 Zoning. Minor deviations are anticipated and included in the deviations list on the cover sheet.
B. The character of the neighborhood including, but not limited to: Land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space, and floor-to-area ratio (commercial and industrial). The proposed buildings have intentionally been pushed back from Rainbow Boulevard and the tallest of the buildings are at the center of the site to best fit in with the scale and character of the surrounding neighborhood. Additionally, the majority of existing trees will be preserved at the perimeter of the site to create a large multistory landscape buffer from surrounding neighbors and preserve the existing quality of the streetscape. Building massing has been broken down in plan and elevation to create smaller scaled facades of varying colors to also complement and blend into the surrounding residential neighborhood.
C. The zonings and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zonings and uses. All nearby properties are Zoned R-1 Single Family Residential. The proposed Development would bring a mix of office and retail uses to the project compatible with the surrounding neighborhood providing residents walkable places to work and shop fulfilling the purpose of a fully integrated, mixed-use, pedestrian oriented neighborhood.
D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations. While the current property could be utilized for single family residential, adding a mixture of office, retail and park functions would serve to provide additional amenities to the residents in the area.
E. The length of time the property has remained vacant as zoned. The former church site property along Rainbow Boulevard was acquired by the City of Westwood and the church was demolished to accommodate the city's plan for future development The school, while still in use, is scheduled to be vacated in August 2024.
F. The extent to which approval of the application would detrimentally affect nearby properties. Approval of the application would have no detrimental effect on nearby properties.
G. The extent to which the proposed use would substantially harm the value of nearby properties. The proposed use will not harm and may enhance the value of nearby properties.
H. The extent to which the proposed use would adversely affect the capacity or safety of the portion of the road network influenced by the use, or present parking problems in the vicinity of the property. The existing site functions as both a school and a park, creating peak traffic times as well as various visitor traffic throughout the day. Traffic flow for the proposed development would be of a similar nature with peak traffic times at the beginning and end of the office work day, and various visitor traffic to retail shops throughout the day. Parking for the proposed development would be handled internally on the site so there would be minimal overflow to the surrounding area.
I. The extent to which the proposed use would create excessive air pollution, water pollution, noise pollution, or other environmental harm. No excess air, water or noise pollution or other environmental harm would occur.
J. The economic impact of the proposed use on the community. The economic impact of the proposed project would result in a net increase to the sales and property taxes received by the City of Westwood. No tax incentives are being requested by the developer as part of this project apart from a sales tax waiver on construction materials.
K. The gain, if any, to the public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application. No gain to the public health, safety and welfare would occur due to denial of the application, however if the application is denied, a substantial portion of the site would remain vacant and the future of city park would be in jeopardy.

PROJECT NARRATIVE M01

The following Deviations from the equivalent C-1 Zoning are requested as part of the proposed PD Planned Development District:

5.3.7 A Unless otherwise indicated in a specific Overlay District, the facade of building in the C-1 District shall be constructed directly on the build-to line along at least seventy percent of the length of the building.

The proposed development is surrounded by residential housing of 2 story scale set back typically 35- 60 feet from Rainbow Boulevard. Placing the buildings at property line is inconsistent with surrounding scale and development. Placing the buildings back from Rainbow allows a softening of the perimeter to create a better scale with the neighboring houses as well as opportunity to create more habitable spaces for pedestrians, restaurants and retail. In effect it allows a place to be created versus a space directly adjacent to a major boulevard.

Additionally, 5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building. As proposed 85% of the parking spaces will be.

Underground rock is currently located at elevation 936 only a few feet below grade. Due to the natural slope of the site from a high on the northwest to a low on the southeast, placing all parking to the rear of buildings would create a primary retail entrance via an underground parking garage.

5.3.7 C Parking areas and parking garages shall be recessed or placed to the rear of buildings.

5.3.7.H.2 The required setbacks shall be as indicated in each Overlay District, or, in the absence of such criteria, as follows.
2. rear setback: 20 feet minimum.

Due to site constraints and in effort to align the drive isle on the upper level of the parking deck with Adams street we would ask for a deviation on the 20' setback requirement in the rear yard adjacent to the future park.

5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building. The proposed development has 85% of parking areas and parking garages at the rear or side of the building, hidden from view. The natural topography of the site sets itself up to place a recessed garage at the rear of the buildings with a small surface parking lot in front of the buildings to allow visible access to the retail and office entries.

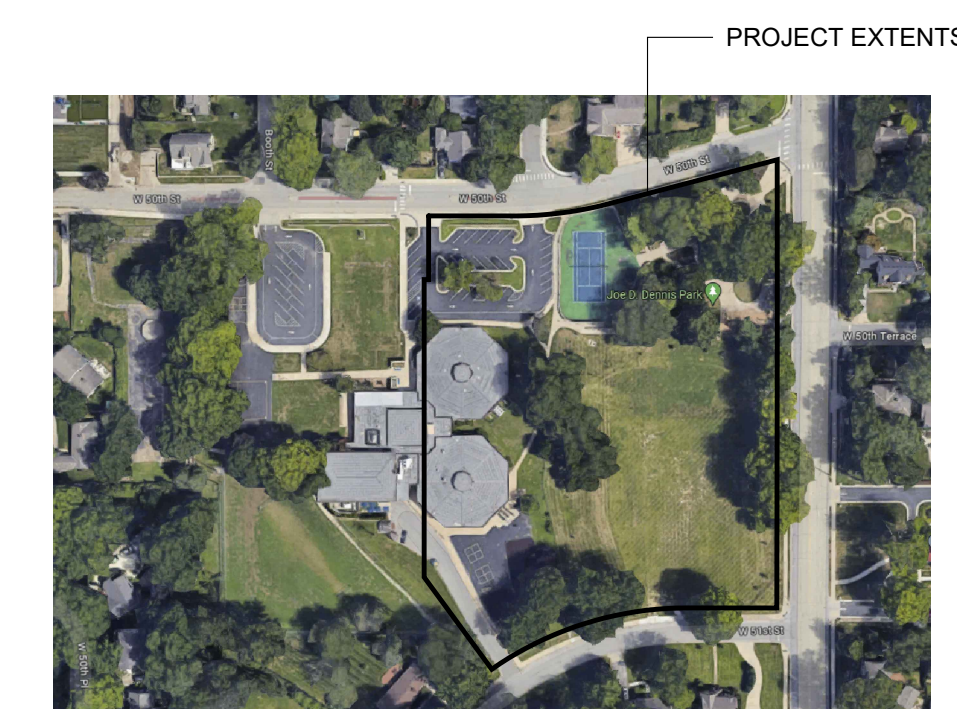
5.3.8 A B C One-, two-, and three-story buildings are permitted in the C-1 Mixed-use Districts.

The proposed four-story portions remain in compliance with the zoning requirements and maximum allowable height restrictions of a "mid-rise building". Portions of the building at the center of the project are 4 stories along Rainbow Boulevard. The additional story creates a stronger mass at the center of the site, allowing for rooftop terraces and a stronger sense of hierarchy and visual interest toward the center of the site. Because the project is set into a hillside, the four-story portions of the building allow for a more varied appearance in keeping with the massing and variety of the neighboring residential area. Moreover, on the west and north sides of the site the buildings will only have 3 stories visible above grade.

5.4.2.1 Minimum Parking Spaces Per Use

Based on the developer's experience with the local market and retail and office uses of a similar type to those of the proposed development, the amount of parking proposed is less than the minimum requirement and in keeping with market expectations and standards in this location.

DEVIATION REQUESTS F01



PROPERTY LOCATION MAP A11

PROPERTY DEVELOPER
ADAM FELDMAN
KARBANK REAL ESTATE COMPANY
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KANSAS 66205
816.221.4488
af@karbank.com

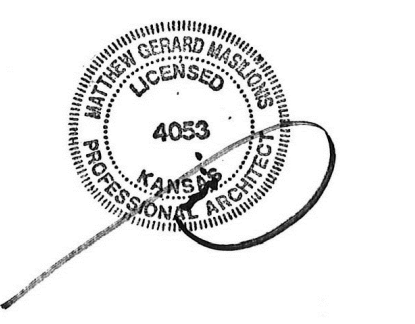
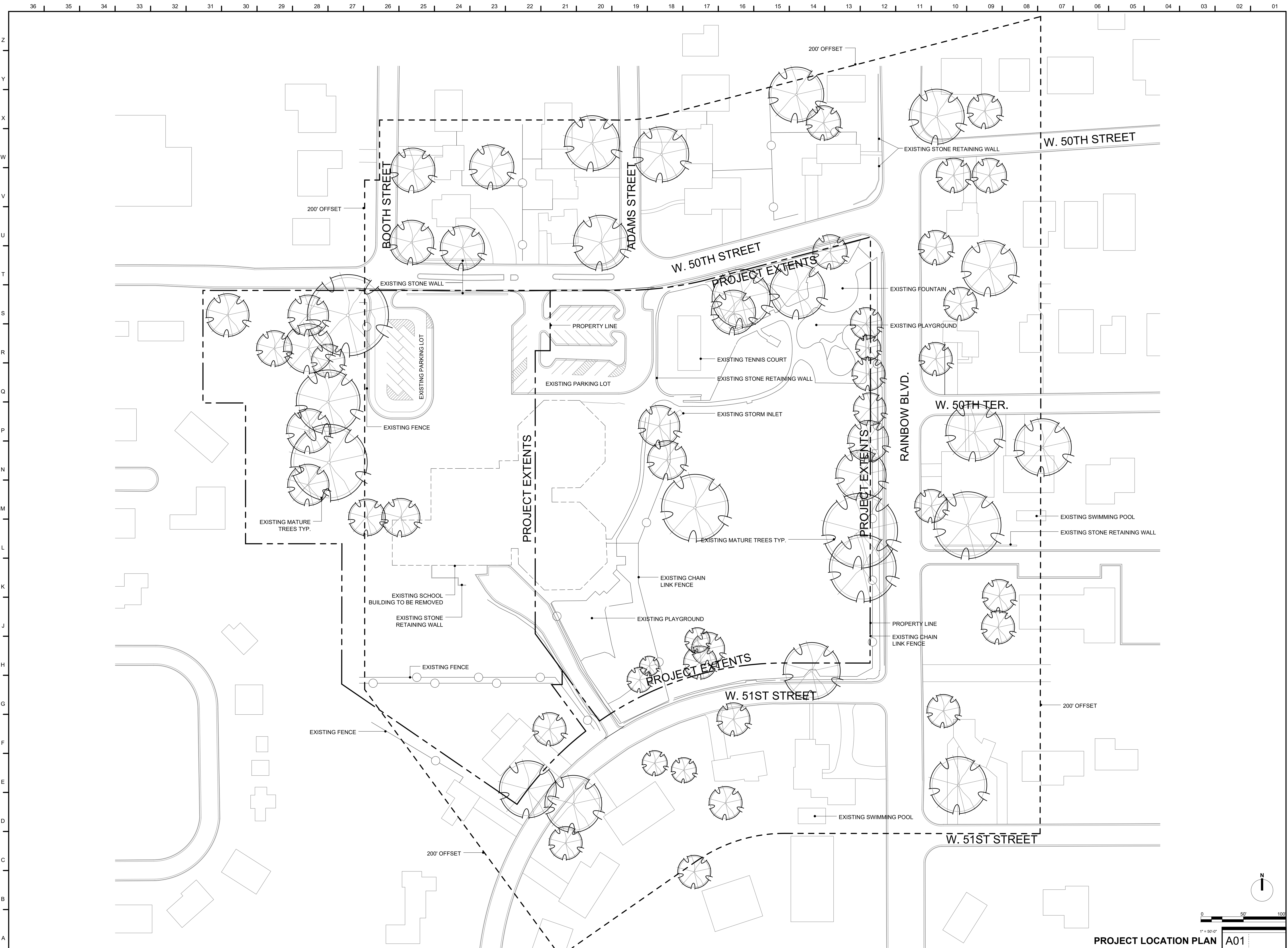
CIVIL ENGINEER
AUSTIN LAGE
BHC
7101 COLLEGE BLVD.
SUITE 400
OVERLAND PARK, KANSAS 66210
913.663.1900
austin.lage@bhc.com

ARCHITECT
KENNY MILLER
PERSPECTIVE ARCHITECTURE
& DESIGN
2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816.842.1549
kenny@pad.studio

CONTACT INFORMATION A06

| GENERAL | |
|---------------|-------------------------------|
| A000 | COVER SHEET |
| A001 | PROJECT LOCATION PLAN |
| CIVIL | |
| C1.0 | DEMO PLAN |
| C2.0 | OVERALL SITE PLAN |
| C2.1 | SITE PLAN - GROUND LEVEL |
| C2.2 | SITE PLAN - SECOND LEVEL |
| C2.3 | DIM PLAN - GROUND LEVEL |
| C2.4 | DIM PLAN - SECOND LEVEL |
| C2.5 | SIGHT DISTANCE PLAN |
| C2.6 | FIRE TRUCK MANEUVERABILITY |
| C3.0 | GRADING PLAN |
| C3.1 | DETAIL GRADING - GROUND LEVEL |
| C3.2 | DETAIL GRADING - SECOND LEVEL |
| C4.0 | UTILITY PLAN |
| C5.0 | EXISTING DRAINAGE MAP |
| C5.1 | PROPOSED DRAINAGE MAP |
| C6.0 | BMP PLAN |
| L1.1 | TREE PRESERVATION PLAN |
| L1.0 | LANDSCAPE PLAN - GROUND LEVEL |
| L1.1 | LANDSCAPE PLAN - SECOND LEVEL |
| L3.0 | PLANTING DETAILS |
| PH.1 | PHOTOMETRICS PLAN |
| ARCHITECTURAL | |
| AS101 | ARCHITECTURAL SITE PLAN |
| AS102 | ARCHITECTURAL SITE PLAN |
| AS103 | ARCHITECTURAL SITE PLAN |
| A201 | BUILDING ELEVATIONS |
| A202 | BUILDING ELEVATIONS |
| A203 | BUILDING ELEVATIONS |
| A600 | DETAILS |

SHEET INDEX A01



MATTHEW MASILIONIS - ARCHITECT
 KANSAS # 4053

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CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
 WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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SHEET TITLE

PROJECT
LOCATION PLAN

PROJECT NUMBER
 2021073.000

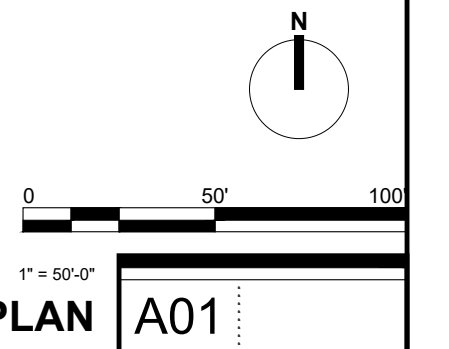
SHEET AUTHOR
 K. MILLER

CHECKED BY
 M. PAXTON

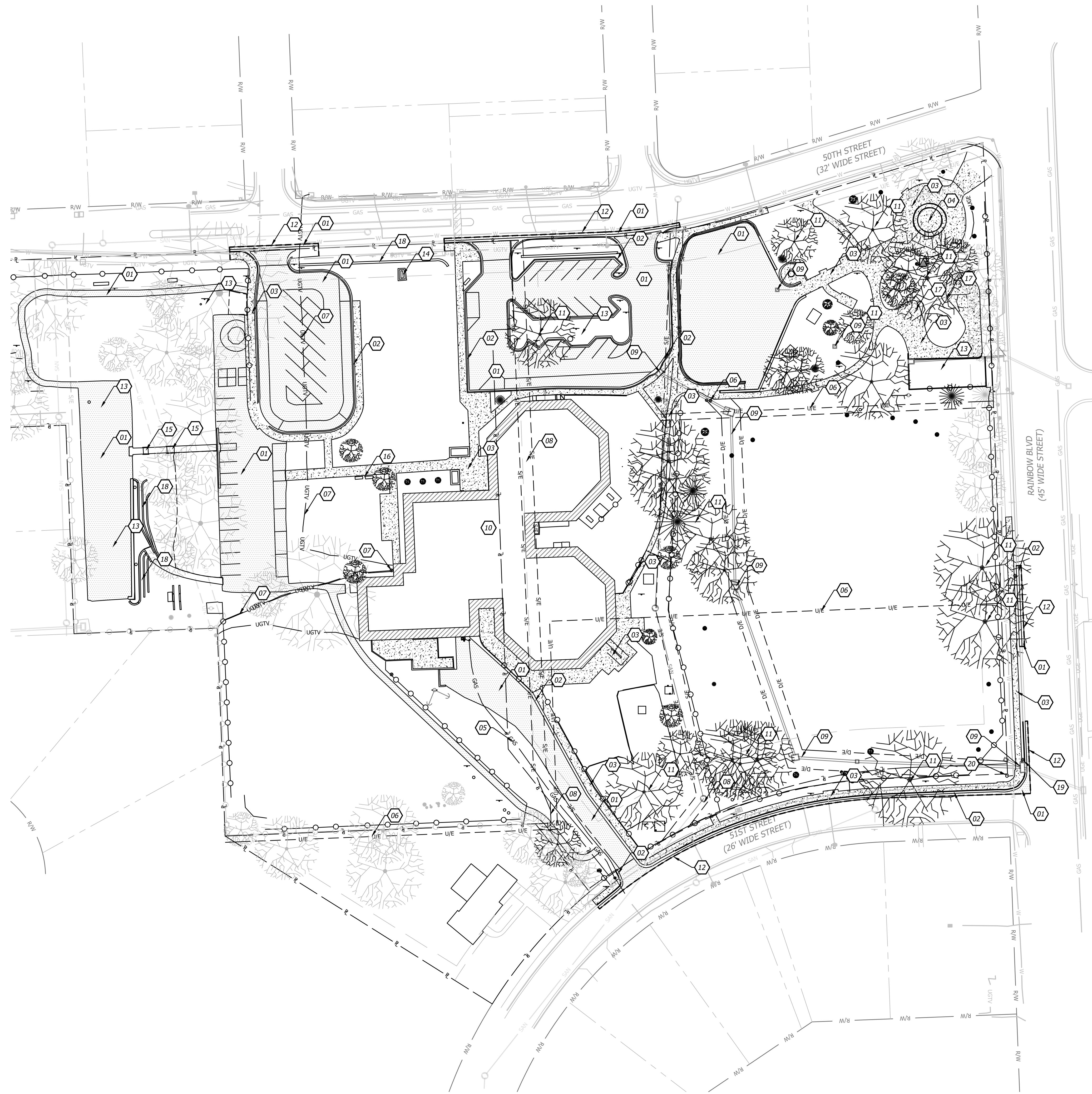
DATE
 9.16.23

FDP SUBMITTAL

SHEET NUMBER
A001



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GENERAL NOTES

1. Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
2. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
3. The Contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
4. The Contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
5. It shall be the Contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
6. The Contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
7. All protection fencing shall be installed prior to demolition/construction activity. The Contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the city.
8. All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
9. All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the Contractor at no additional cost to the owner.

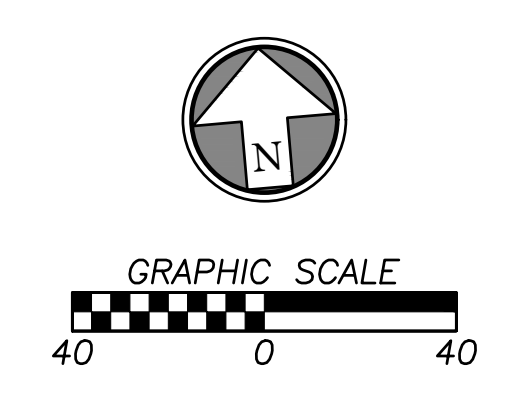
DEMOLITION NOTES

- 01 REMOVE & DISPOSE OF EXISTING ASPHALT.
- 02 REMOVE & DISPOSE OF EXISTING CURB.
- 03 REMOVE & DISPOSE OF CONCRETE.
- 04 REMOVE & DISPOSE OF CONCRETE FOUNTAIN.
- 05 REMOVE EXISTING GAS LINE BACK TO MAIN AND CAP LINE AT CONNECTION POINT TO PRESERVE CONNECTION POINT FOR FUTURE USE.
- 06 REMOVE ELECTRIC STRUCTURES AND ASSOCIATED UNDERGROUND SERVICE LINES.
- 07 REMOVE & DISPOSE OF EXISTING UNDERGROUND FIBER.
- 08 REMOVE EXISTING SANITARY STRUCTURES AND LINE BACK TO STUB AND CAP LINE TO PRESERVE CONNECTION POINT FOR FUTURE USE.
- 09 REMOVE EXISTING STORM SEWER STRUCTURES & PIPES
- 10 REMOVE & DISPOSE OF EXISTING BUILDING.
- 11 REMOVE & DISPOSE OF EXISTING TREES; RE. SHEET L1.0.
- 12 SAW CUT EXISTING PAVEMENT TO FULL DEPTH & CLEAN EDGE.
- 13 REMOVE & DISPOSE OF PLAYGROUND EQUIPMENT
- 14 REMOVE & DISPOSE OF MONUMENT SIGN
- 15 REMOVE & DISPOSE OF CONCRETE STAIRS AND HANDRAILS
- 16 REMOVE & DISPOSE OF PARK BENCH
- 17 REMOVE & DISPOSE OF ROCK AND TUNNEL
- 18 REMOVE & DISPOSE RETAINING WALL
- 19 REMOVE & RELOCATE STREET LIGHT; RE. SITE PLAN.
- 20 REMOVE & RELOCATE OF EXISTING FIRE HYDRANT; RE. UTILITY PLAN.

DEMOLITION LEGEND

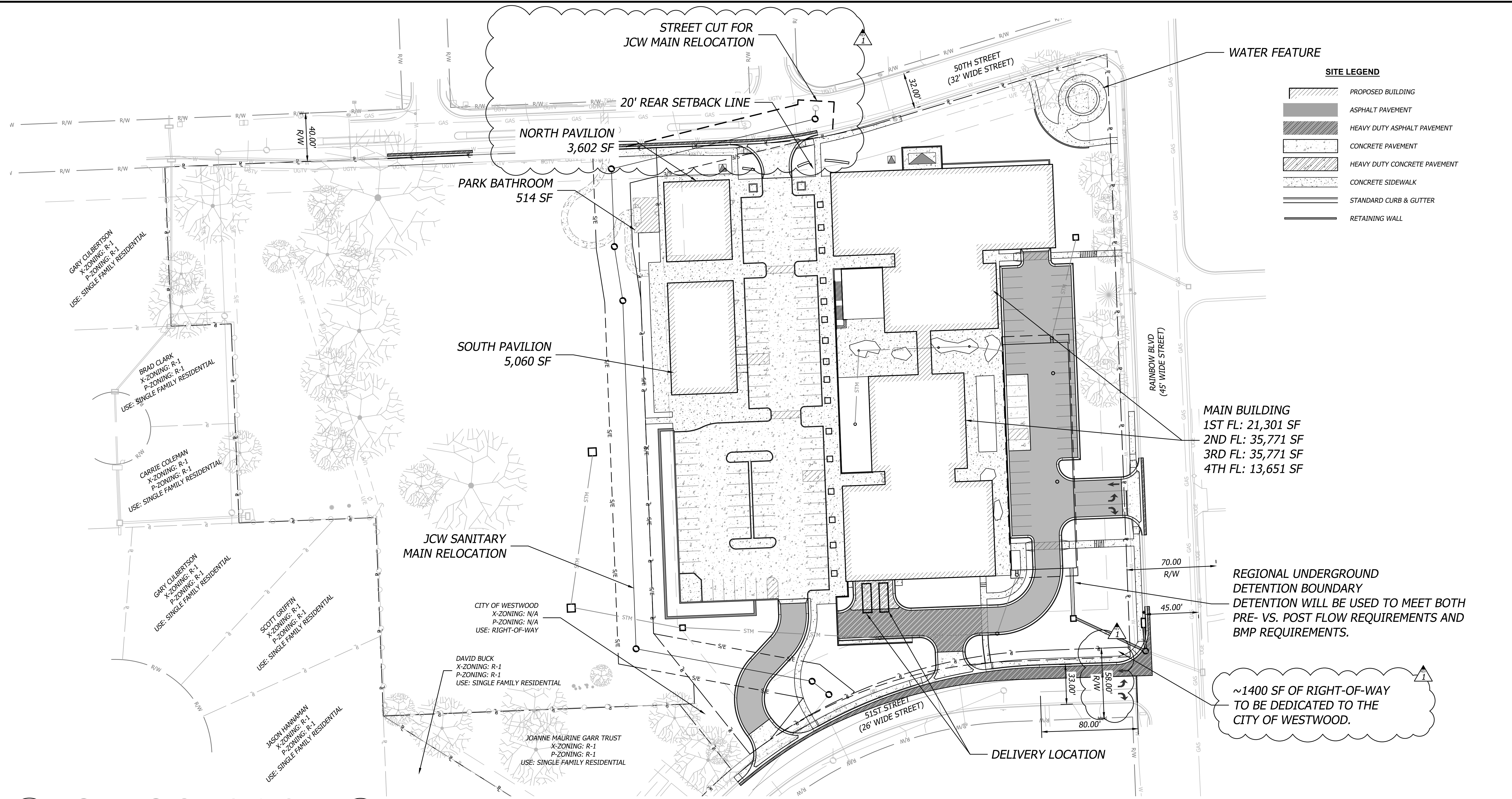
- SAW CUT LINE
- EXISTING BUILDING TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE TO BE REMOVED

ENTIRETY OF SHEET WAS UPDATED



| <p>FDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205</p> | <p>DEMO PLAN</p> | | | | | | |
|--|--|---------------|------|-------------|---|----------|---------------|
| <p>Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 2000 SW PKWY, SUITE 400 MISSION WOODS, KS 66205 816-221-4488</p> | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| <p>Design: DSN Drawn: DRN Checked: CHK Issue Date: 09/15/2023 Project Number: 037920</p> | <p>C1.0</p> | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">10/05/23</td> <td style="text-align: center;">CITY COMMENTS</td> </tr> </tbody> </table> | Rev. | Date | Description | 1 | 10/05/23 | CITY COMMENTS |
| Rev. | Date | Description | | | | | |
| 1 | 10/05/23 | CITY COMMENTS | | | | | |

Oct 05, 2023 10:00am Plotted By: custin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITE-SITE.dwg Layout: OVERALL SITE PLAN



SITE LEGEND

| | |
|--------------------|------------------------------|
| [Hatched Pattern] | PROPOSED BUILDING |
| [Dark Grey] | ASPHALT PAVEMENT |
| [Light Grey] | HEAVY DUTY ASPHALT PAVEMENT |
| [White] | CONCRETE PAVEMENT |
| [Diagonal Hatched] | HEAVY DUTY CONCRETE PAVEMENT |
| [Dotted] | CONCRETE SIDEWALK |
| [Line] | STANDARD CURB & GUTTER |
| [Thick Line] | RETAINING WALL |

MAIN BUILDING
 1ST FL: 21,301 SF
 2ND FL: 35,771 SF
 3RD FL: 35,771 SF
 4TH FL: 13,651 SF

REGIONAL UNDERGROUND DETENTION BOUNDARY DETENTION WILL BE USED TO MEET BOTH PRE- VS. POST FLOW REQUIREMENTS AND BMP REQUIREMENTS.

~1400 SF OF RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF WESTWOOD.

SITE DATA

| | |
|-------------------------|-----------------------|
| OVERALL SITE | |
| SITE AREA: | 7.62 AC 332,129 SF |
| WEST SITE | |
| SITE AREA: | 3.38 AC 147,412 SF |
| IMPERVIOUS AREA: | |
| EXISTING: | 56,265 SF (38.2%) |
| PROPOSED: | 3,758 SF (2.55%) |
| EAST SITE | |
| SITE AREA: | 4.24 AC 184,717 SF |
| IMPERVIOUS AREA: | |
| EXISTING: | 65,035 SF (35.2%) |
| PROPOSED: | 127,462 SF (69.0%) |

BUILDING DATA - GROSS AREA

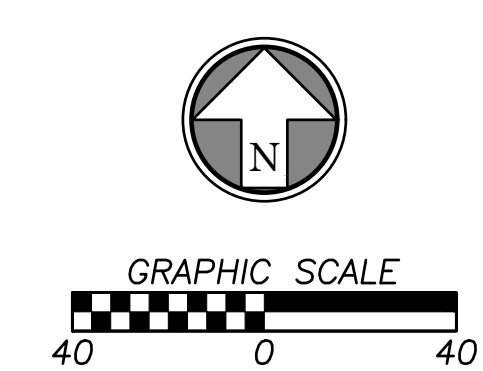
| | |
|--|--------------------|
| WEST SITE | |
| PUBLIC BATHROOM: | 514 SF (0.35%) |
| EAST SITE | |
| TOTAL BUILDING FOOTPRINT: | 44,433 SF (24.1%) |
| TOTAL BUILDING SF: | 115,156 SF |
| MAIN BUILDING: | |
| FOOTPRINT: | 35,771 SF (19.4%) |
| TOTAL SF (4 FLOORS): | 106,494 SF |
| PAVILION BUILDINGS: | |
| NORTH FOOTPRINT: | 3,602 SF (1.95%) |
| SOUTH FOOTPRINT: | 5,060 SF (2.74%) |
| LOT COVERAGE | |
| BUILDING/STRUCTURE (100% TOTAL AREA) | 106,906 SF (57.0%) |
| OVERHANG ABOVE OPEN AIR (50% TOTAL AREA) | 4,125 SF (2.20%) |
| TOTAL | 111,031 SF (59.2%) |

PARKING DATA

| | |
|-------------------------------|---|
| PARKING PROVIDED: | 291 STANDARD 8 ADA ACCESSIBLE (4 VAN) |
| PARKING REQUIRED: | STANDARD PARKING STALLS: REFER TO ARCHITECTURAL SHEETS FOR CALCULATIONS |
| ADA ACCESSIBLE STALLS: | 7 ADA ACCESSIBLE (2 VAN) (BASED ON 291 PROVIDED PARKING) |

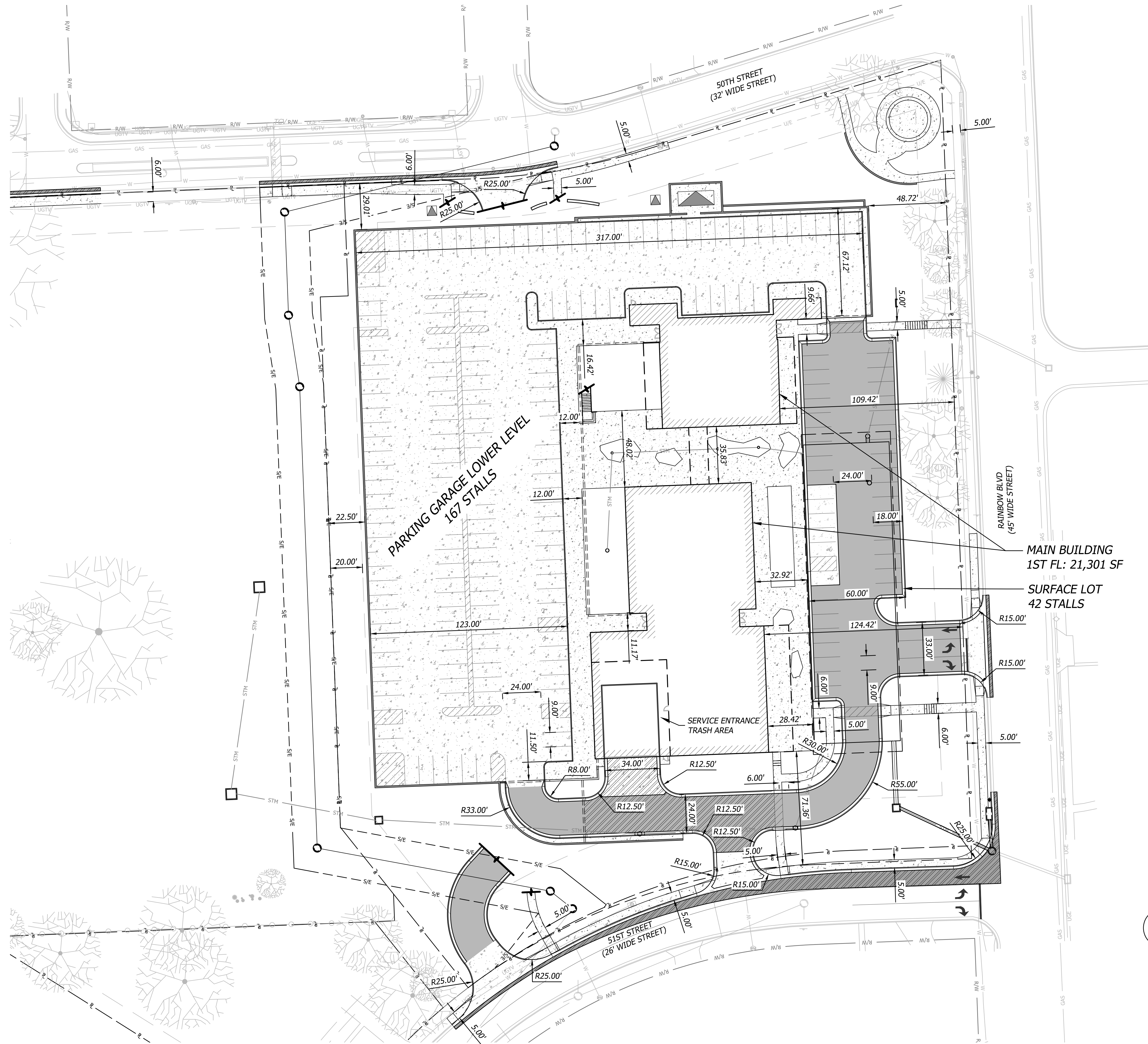
EXISTING ZONING
 R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING
 CP-1 (PLANNED COMMERCIAL)



| | |
|---|---|
| | <p>Prepared For: KARIBANK REAL ESTATE COMPANY ADAM FELDMAN 2000 SW PARKWAY, SUITE 400 MISSION WOODS, KS 66205 816-221-4488</p> |
| <p>FDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205</p> | <p>OVERALL SITE PLAN</p> |
| <p>Design: DSN Drawn: DRN Checked: CHK Issue Date: 09/15/2023 Project Number: 037920</p> | <p>CITY COMMENTS</p> |
| <p>Rev. 1 10/05/23</p> | <p>By App.</p> |
| <p>C2.0</p> | |

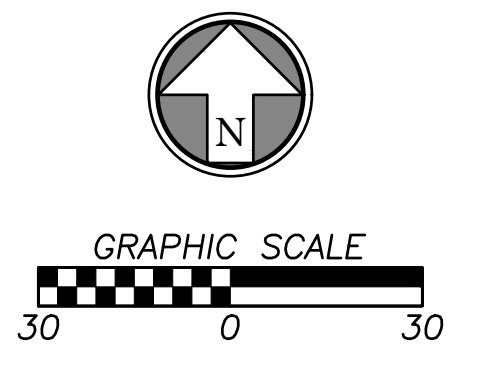
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SITE LEGEND

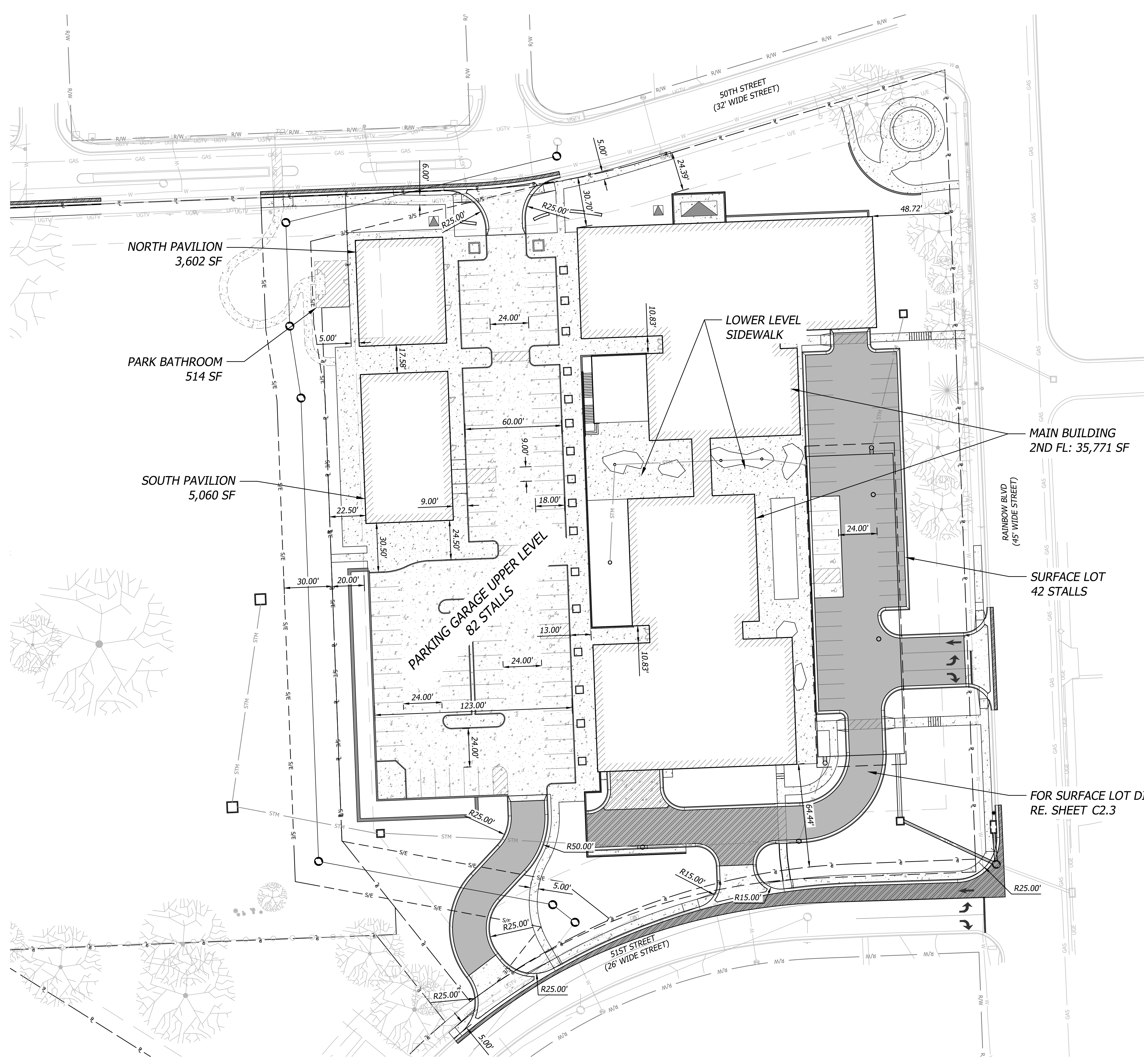
| | |
|--|------------------------------|
| | PROPOSED BUILDING |
| | ASPHALT PAVEMENT |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | CONCRETE SIDEWALK |
| | STANDARD CURB & GUTTER |
| | RETAINING WALL |

ENTIRETY OF SHEET WAS UPDATED



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| <p>Design: DSN Drawn: DRN Checked: CHK Issue Date: 09/15/2023 Project Number: 037920</p> | | <p>By: App. AKL AKL AKL</p> |
| <p>C2.1</p> | | <p>Rev. 1 10/05/23 Description: CITY COMMENTS</p> |
| <p>Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 2000 SM PKWY, SUITE 400 MISSION WOODS, KS 66205 816-221-4488</p> | | |
| <p>FDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205 SITE PLAN-GROUND LEVEL</p> | | |
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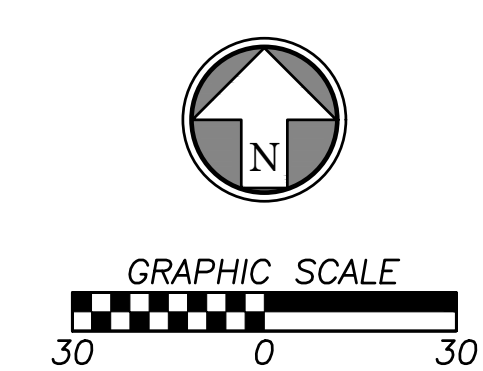
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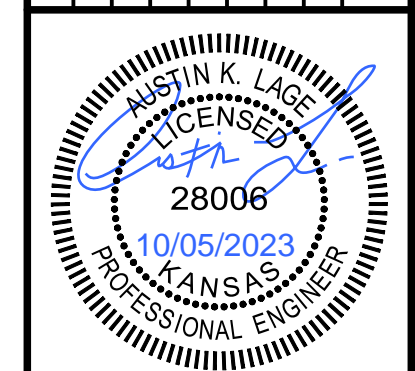
SITE LEGEND

| | |
|--|------------------------------|
| | PROPOSED BUILDING |
| | ASPHALT PAVEMENT |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | CONCRETE SIDEWALK |
| | STANDARD CURB & GUTTER |
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|------|----------|---------------|-----|------|
| 1 | 10/05/23 | CITY COMMENTS | AKL | AKL |

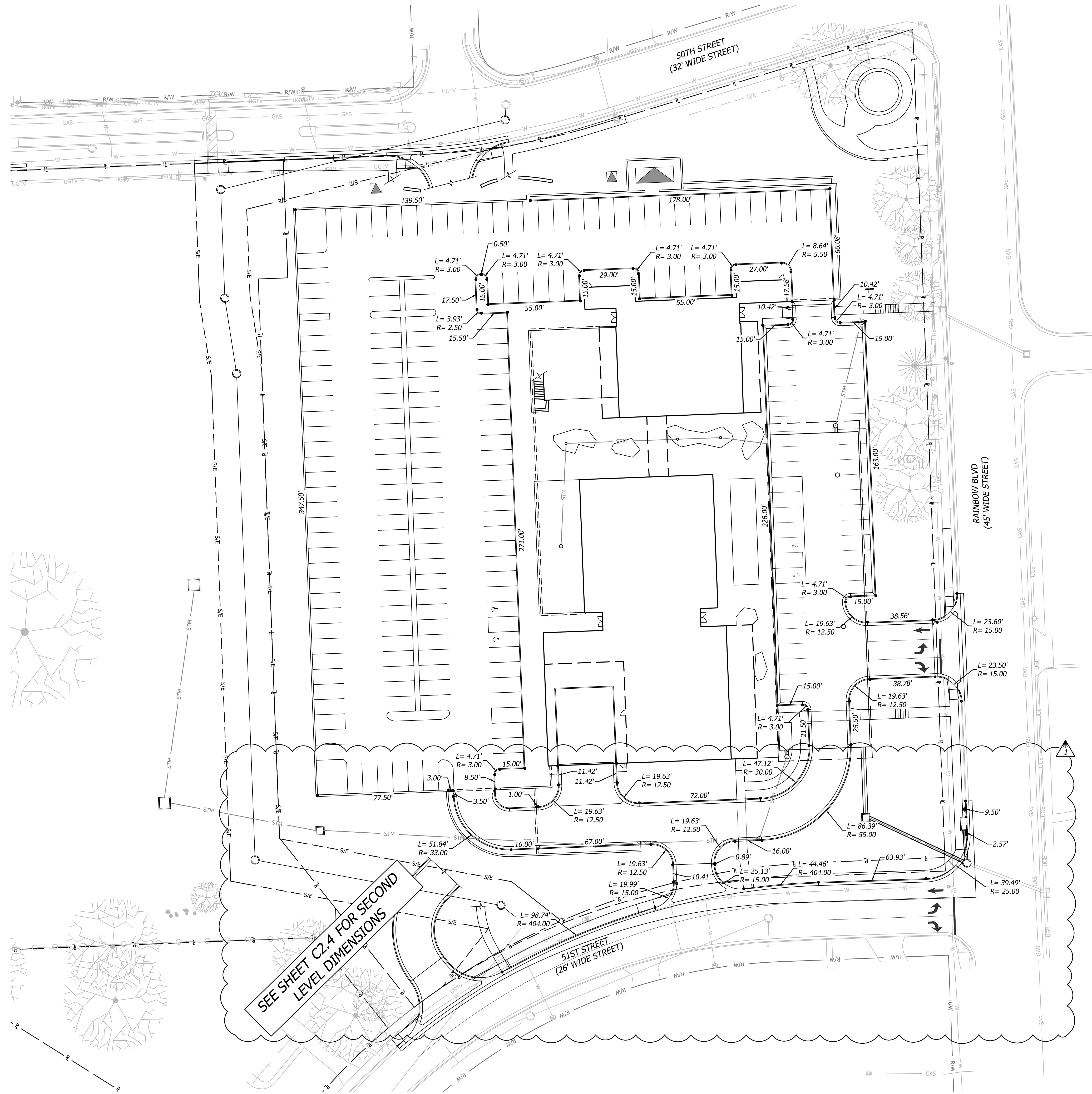


Prepared For:
 KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 2000 SM PKWY, SUITE 400
 MISSION WOODS, KS 66205
 816-221-4488

FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
SITE PLAN-SECOND LEVEL

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
 Project Number: 037920

C2.2

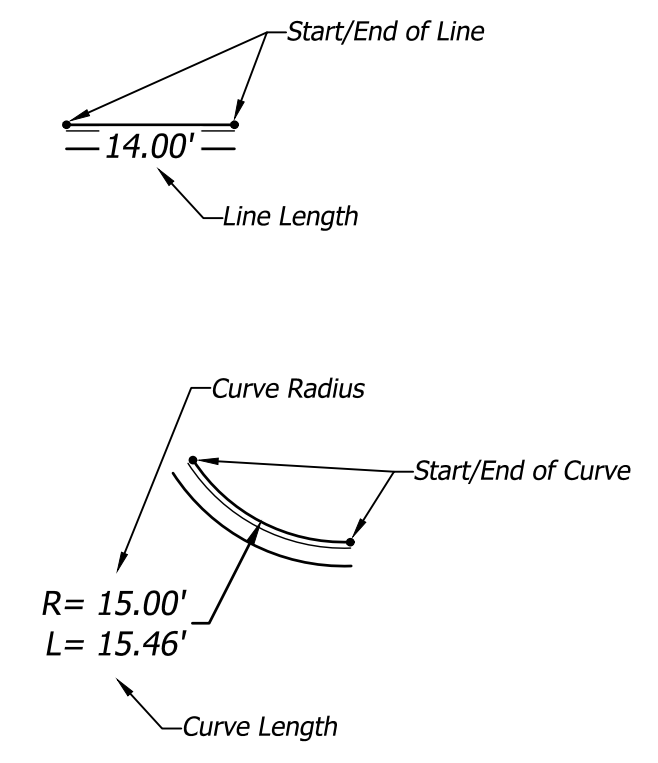


SEE SHEET C2.4 FOR SECOND LEVEL DIMENSIONS

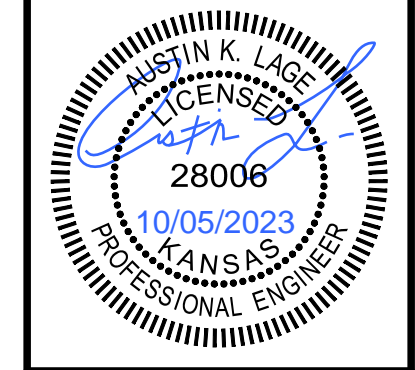
DIMENSION NOTES

1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED

DIMENSION LEGEND



| Rev. | Date | Description | By | App. |
|------|------------|---------------|-----|------|
| 1 | 10/05/2023 | CITY COMMENTS | AKL | AKL |

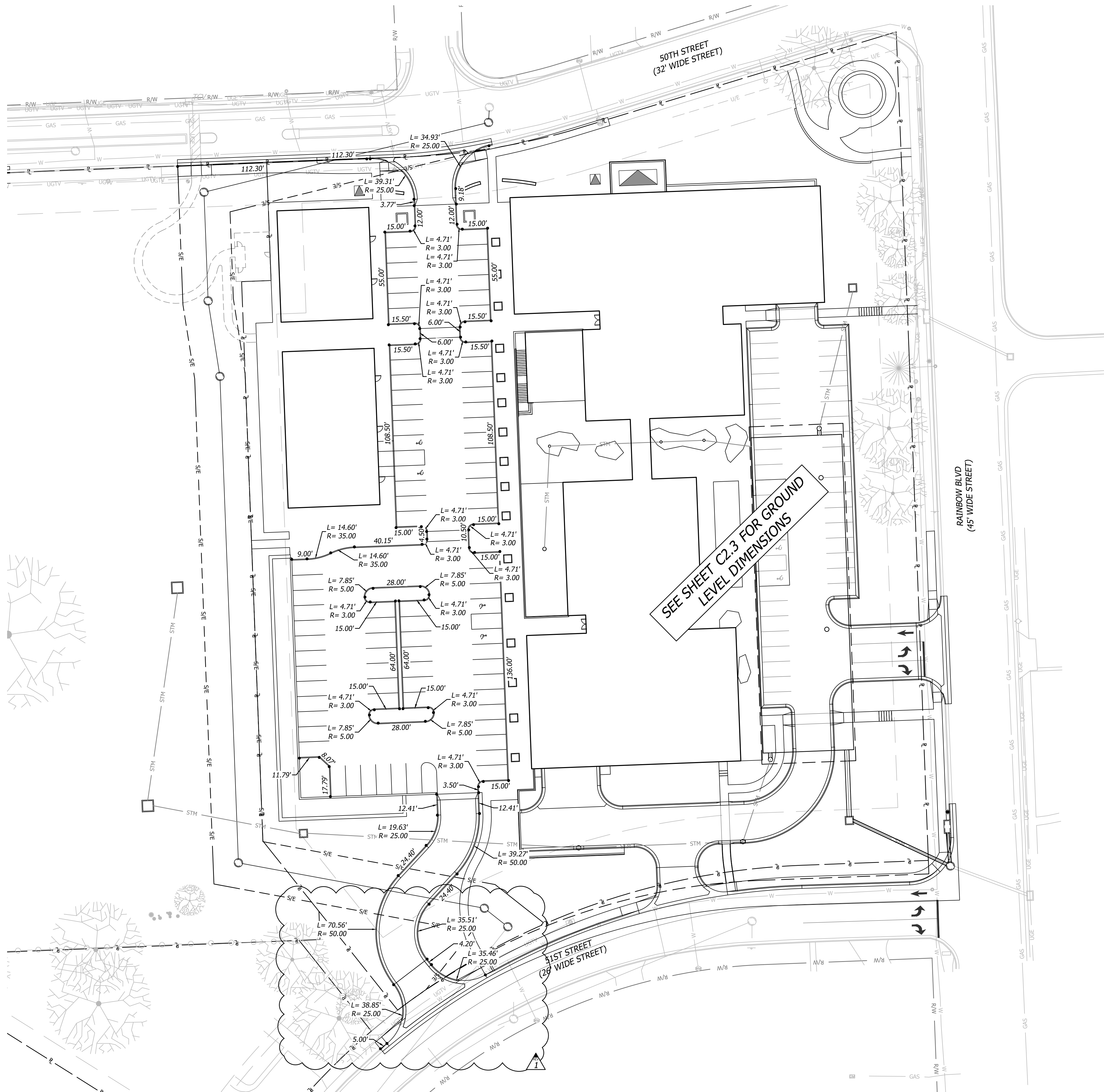


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 ADAM FELDMAN
 2000 SM PKWY, SUITE 400
 WESTWOOD, KS 66205
 816-221-4488

FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
DIM PLAN - GROUND LEVEL

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
 Project Number: 037920

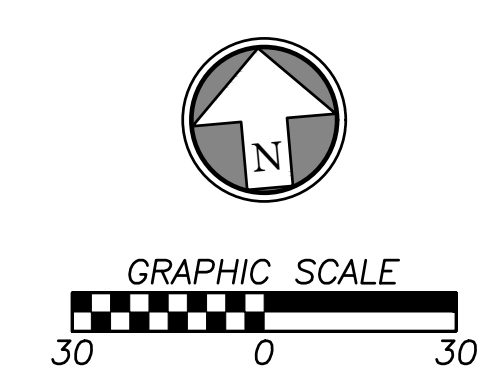
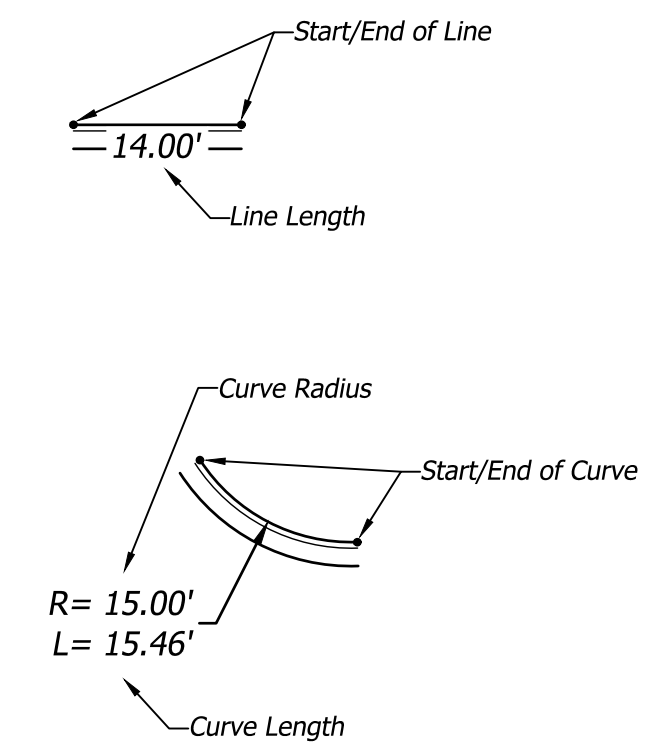
C2.3



DIMENSION NOTES

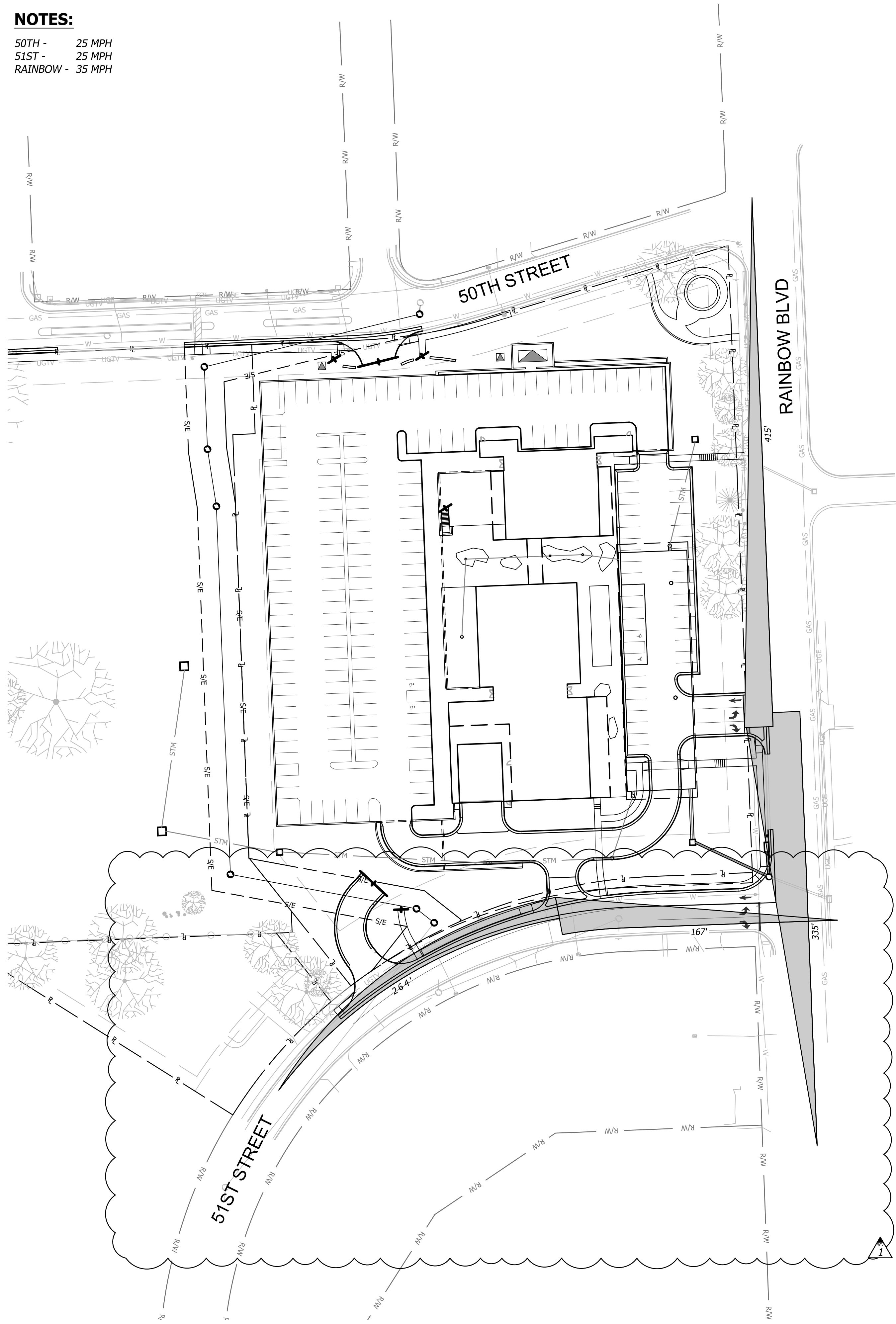
1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED

DIMENSION LEGEND

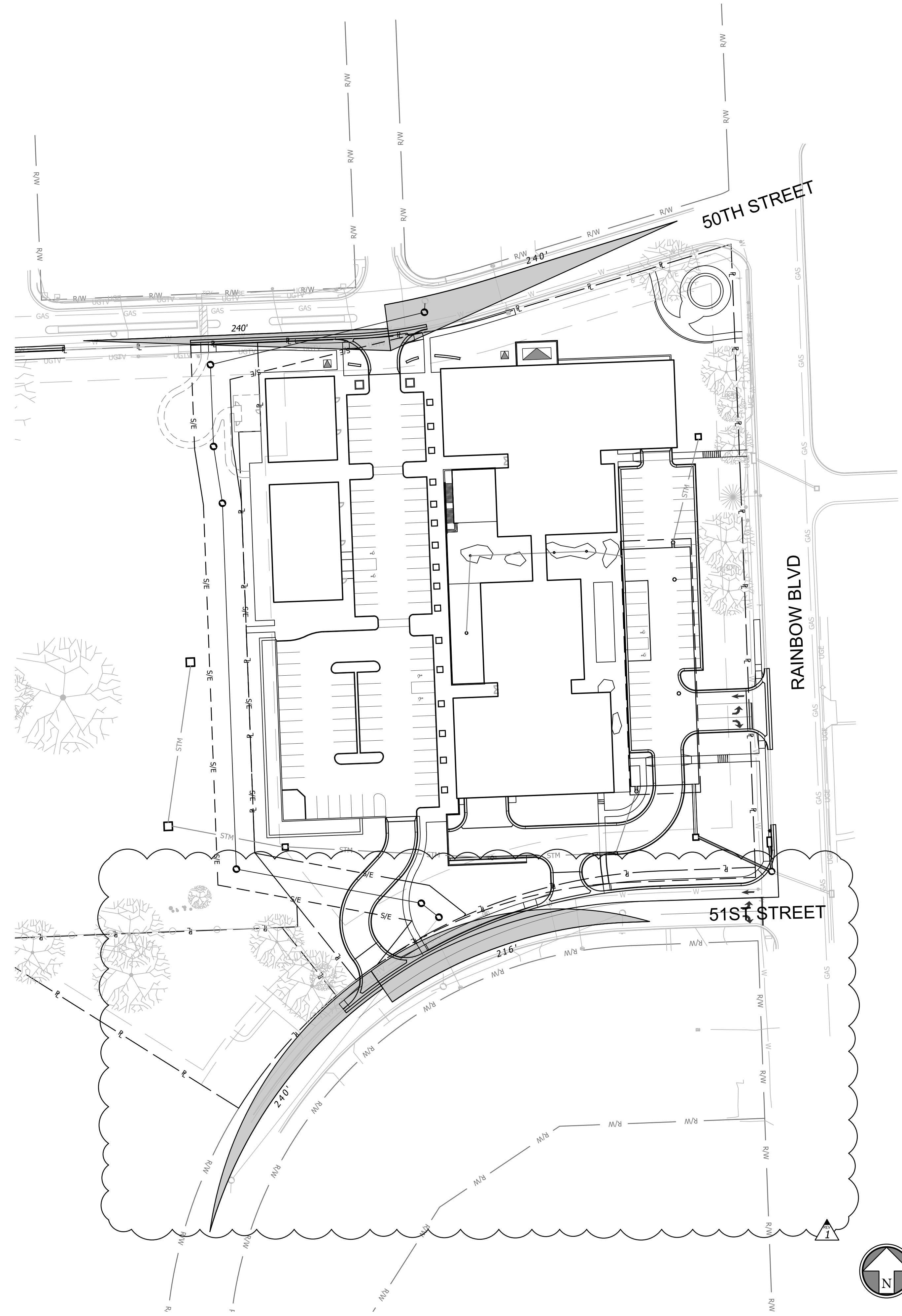


| | | | | |
|---|---|---------------|----------|---------------|
| | <p>Justin A. Laga Professional Engineer 10/05/2023 KANSAS 28006</p> | | | |
| <p>BHC Civil Engineering, Surveying & Architecture 101 Call Blvd., Suite 400 Overland Park, Kansas 66210 p. 913.683.1900 We are a member of the Hensel Phelps Companies, P.A.</p> | <p>Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 2000 SM PKWY, SUITE 400 WESTWOOD, KS 66205 816-221-4488</p> | | | |
| <p>FDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205</p> | <p>DIM PLAN-SECOND LEVEL</p> | | | |
| <p>Design: DSN Drawn: DRN Checked: CHK Issue Date: 09/15/2023 Project Number: 037920</p> | <p>Rev. Date Description</p> <table border="1"> <tr> <td>1</td> <td>10/05/23</td> <td>CITY COMMENTS</td> </tr> </table> | 1 | 10/05/23 | CITY COMMENTS |
| 1 | 10/05/23 | CITY COMMENTS | | |
| <p>C2.4</p> | | | | |

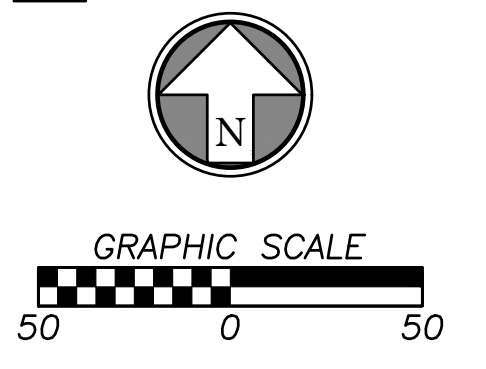
NOTES:
 50TH - 25 MPH
 51ST - 25 MPH
 RAINBOW - 35 MPH



GROUND LEVEL



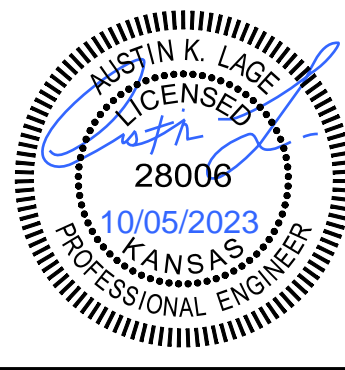
SECOND LEVEL



Oct 05, 2023 - 10:00am Plotted By: custin.eggs V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-SITE.dwg Layout: SIGHT DISTANCE PLAN

FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
SIGHT DISTANCE PLAN

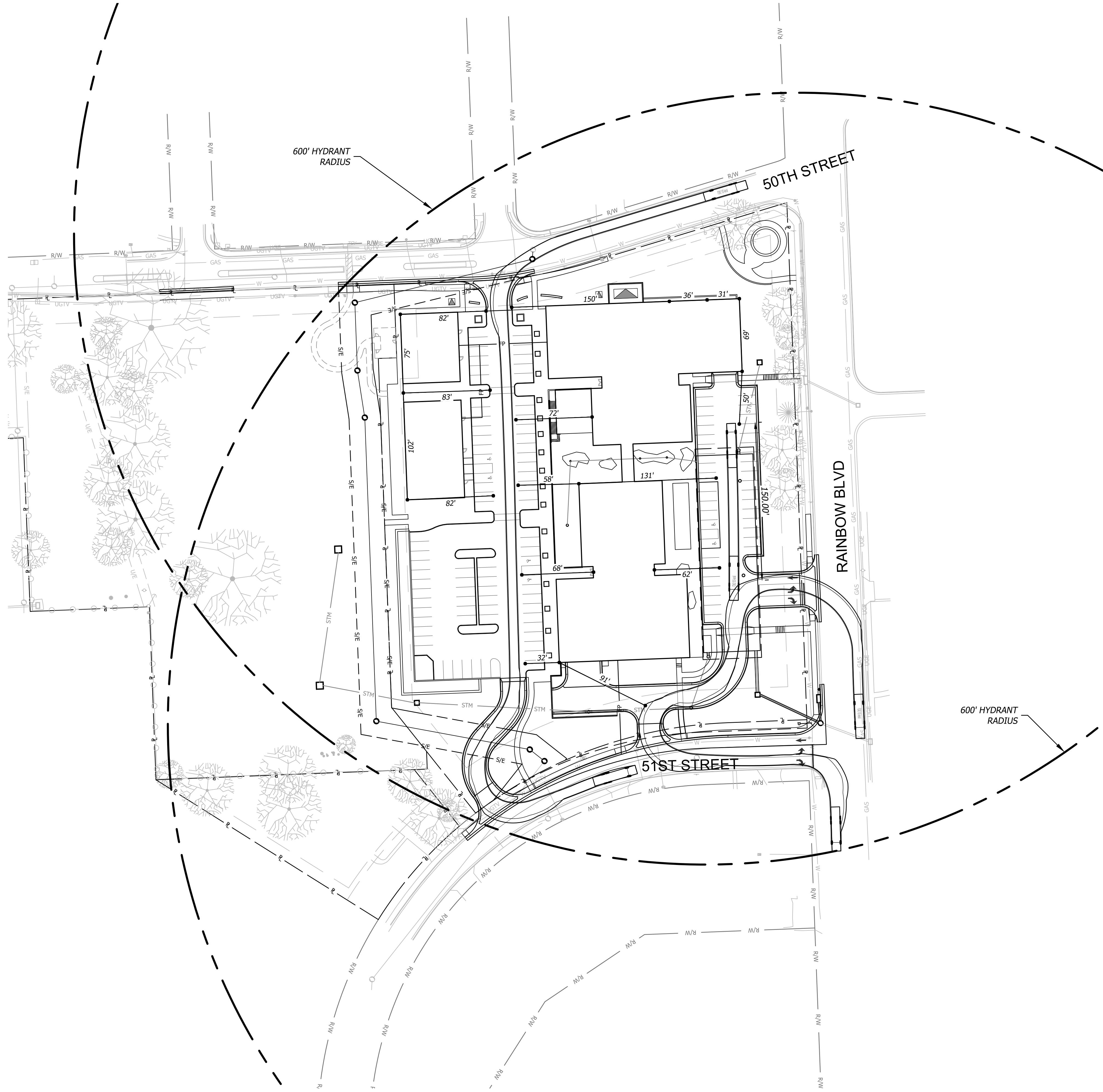
Prepared For:
 KARBANK REAL ESTATE COMPANY
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 2000 SM PKWY, SUITE 400
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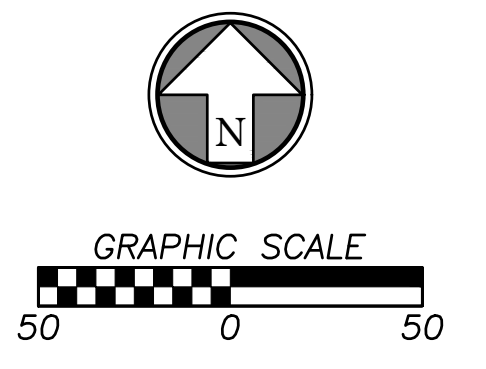
| Rev. | Date | Description |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |
| | | By |
| | | App. |

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
 Project Number: 037920

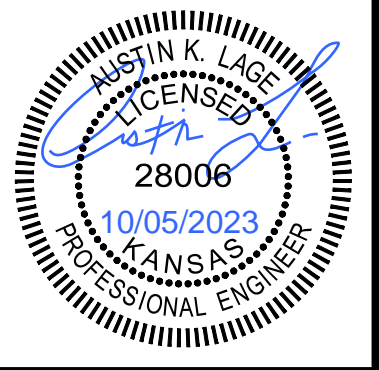
C2.5



FIRE TRUCK & ENTIRE SHEET WERE UPDATED



| Rev. | Date | Description | By | App. |
|------|----------|---------------|-----|------|
| 1 | 10/05/23 | CITY COMMENTS | AKL | AKL |



Prepared For:
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 ADAM FELDMAN
 2000 SM PKWY, SUITE 400
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 816-221-4488

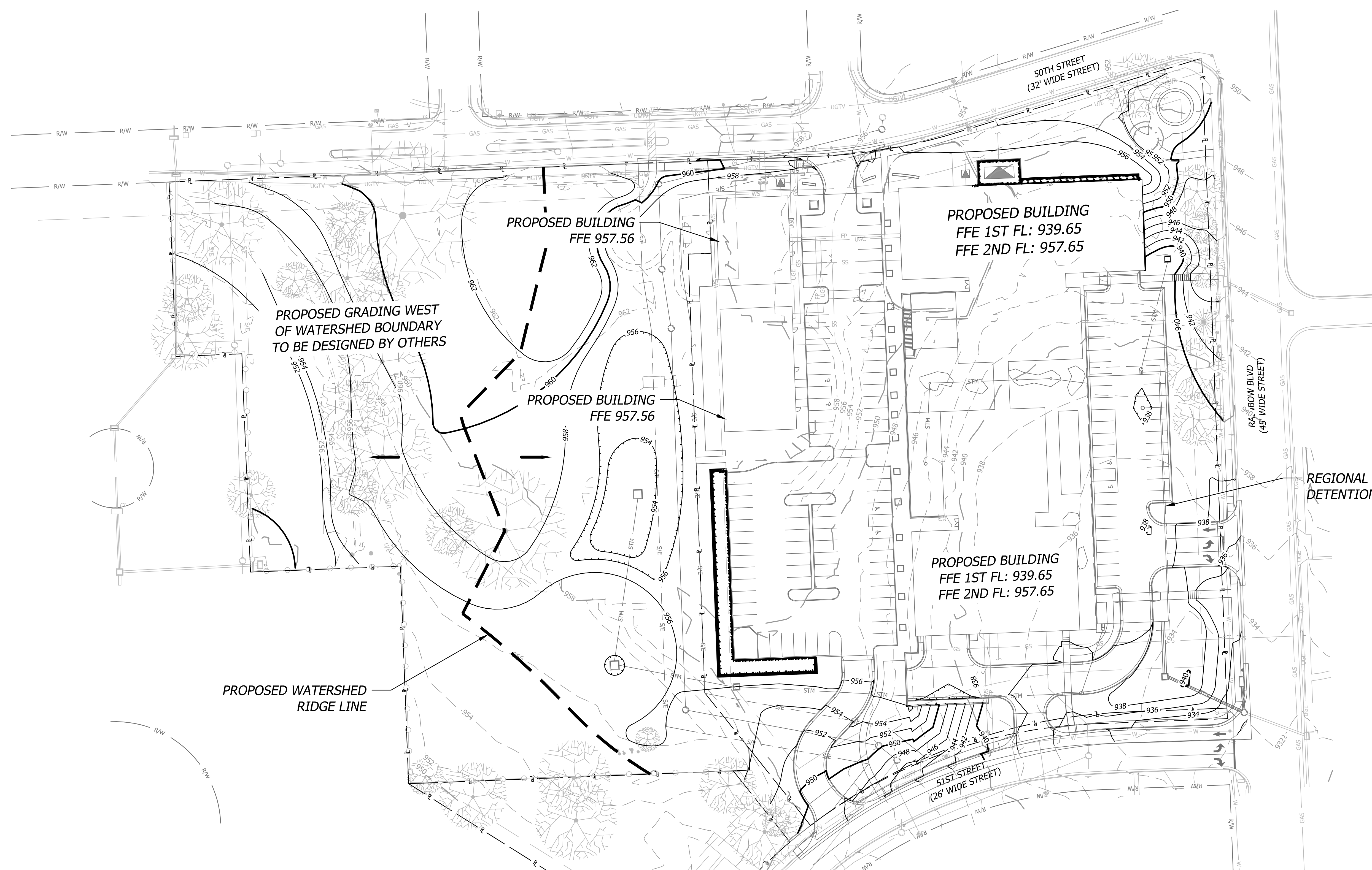
**FDP SUBMITTAL
 50TH & RAINBOW DEVELOPMENT
 WESTWOOD, KS 66205**

FIRE TRUCK MANEUVERABILITY

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
 Project Number: 037920

C2.6

Oct 05, 2023 10:12am Plotted By: caustion.lgo V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-GRAD.dwg Layout: GRADING PLAN



GRADING LEGEND

| | |
|-----------------|-------------------------------|
| — 980 — | FINISH GRADE MAJOR CONTOURS |
| — 982 — | FINISH GRADE MINOR CONTOURS |
| - - - 980 - - - | EXISTING GRADE MAJOR CONTOURS |
| - - - 982 - - - | EXISTING GRADE MINOR CONTOURS |
| - - - R - - - | PROPERTY LINE |

GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

FLOOD STATEMENT

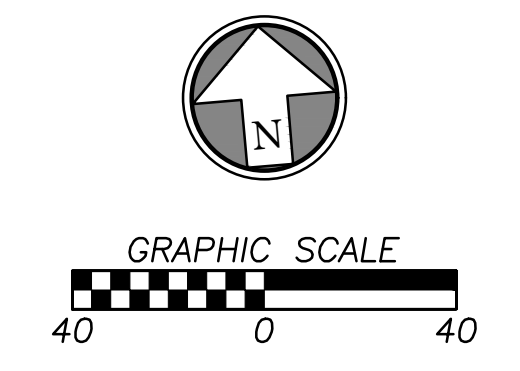
The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Johnson County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
 Map Number: 20091C0010G
 Panel No: 10 of 161
 Map Revised Date: August 3, 2009
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

BENCHMARKS (DATUM: NAVD88)

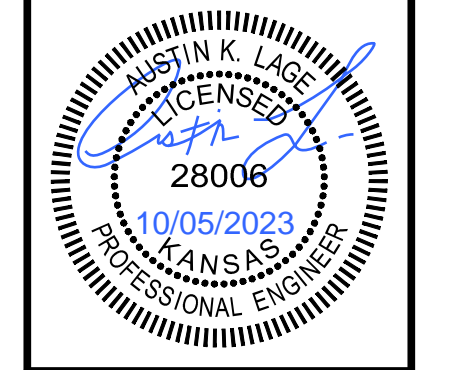
JOHNSON COUNTY VERTICAL CONTROL POINT BENCHMARK
 BENCHMARK NUMBER: 901
 ELEVATION= 883.46

BERNTSEN ALUMINUM DISK STAMPED BM 901. TOP 24 INCH CONCRETE CURB IN LINE WITH WEST FACE OF RCB, 20 FEET SOUTH OF RCB ON THE NORTH SIDE 50TH TERR.

ENTIRETY OF SHEET
 WAS UPDATED



| Rev. | Date | Description |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |



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 2000 SM PKWY, SUITE 400
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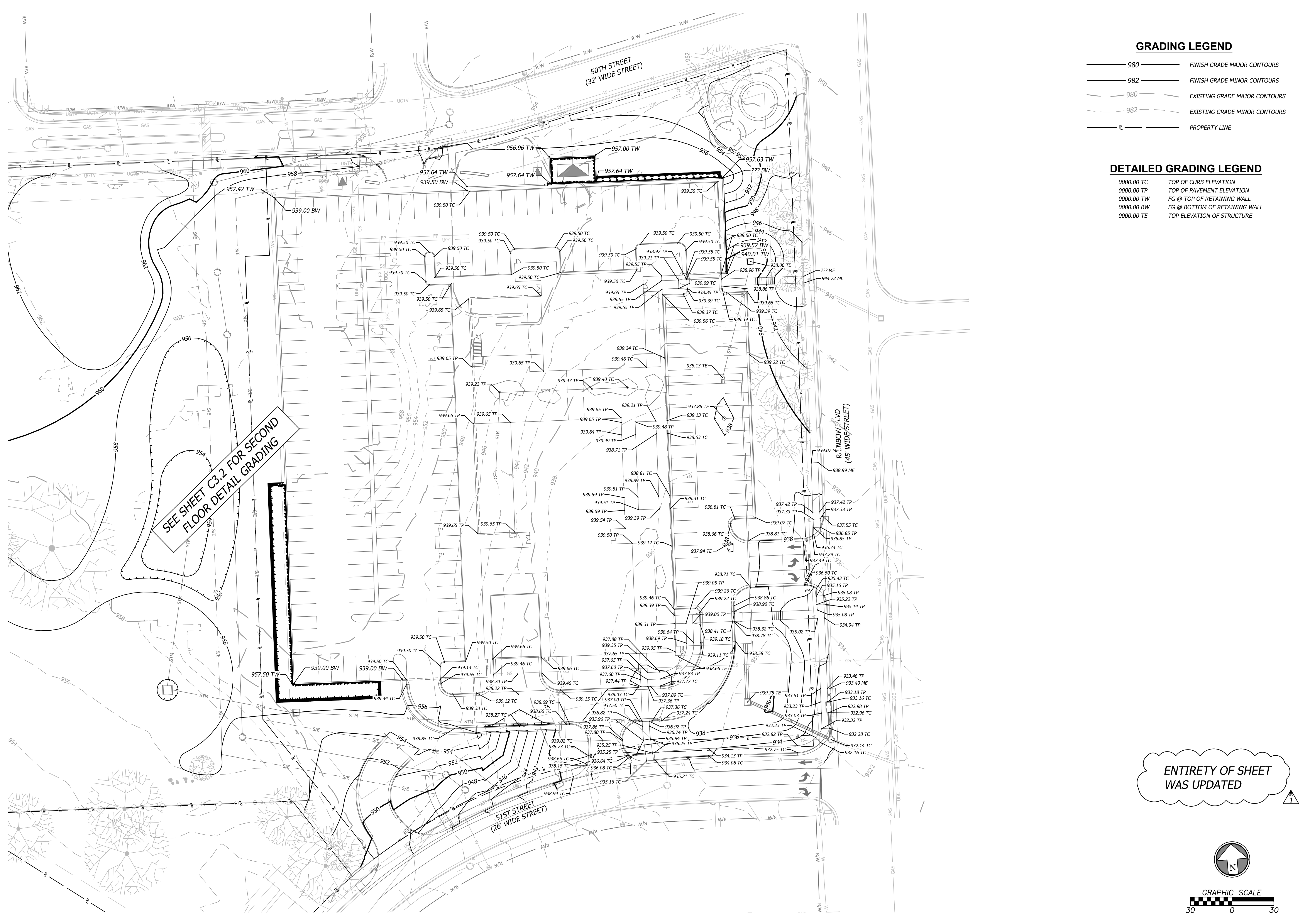
FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205

GRADING PLAN

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
 Project Number: 037920

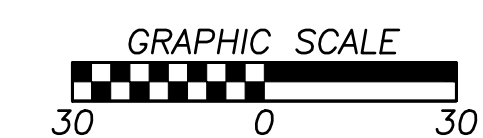
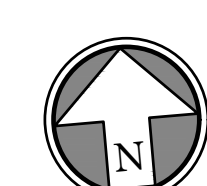
C3.0

Oct 05, 2023 - 10:00am Plotted By: custom.egp V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-GRAD.dwg Layout: DETAIL GRADING - GROUND LEVEL



SEE SHEET C3.2 FOR SECOND FLOOR DETAIL GRADING

ENTIRETY OF SHEET WAS UPDATED



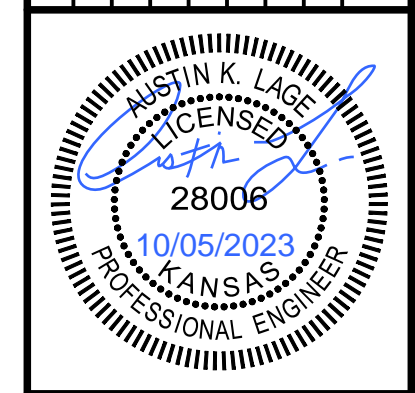
GRADING LEGEND

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- - - 980 - - - EXISTING GRADE MAJOR CONTOURS
- - - 982 - - - EXISTING GRADE MINOR CONTOURS
- R — PROPERTY LINE

DETAILED GRADING LEGEND

- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 TW FG @ TOP OF RETAINING WALL
- 0000.00 BW FG @ BOTTOM OF RETAINING WALL
- 0000.00 TE TOP ELEVATION OF STRUCTURE

| Rev. | Date | Description |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |



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 P: (913) 663-1900
 F: (913) 663-1900

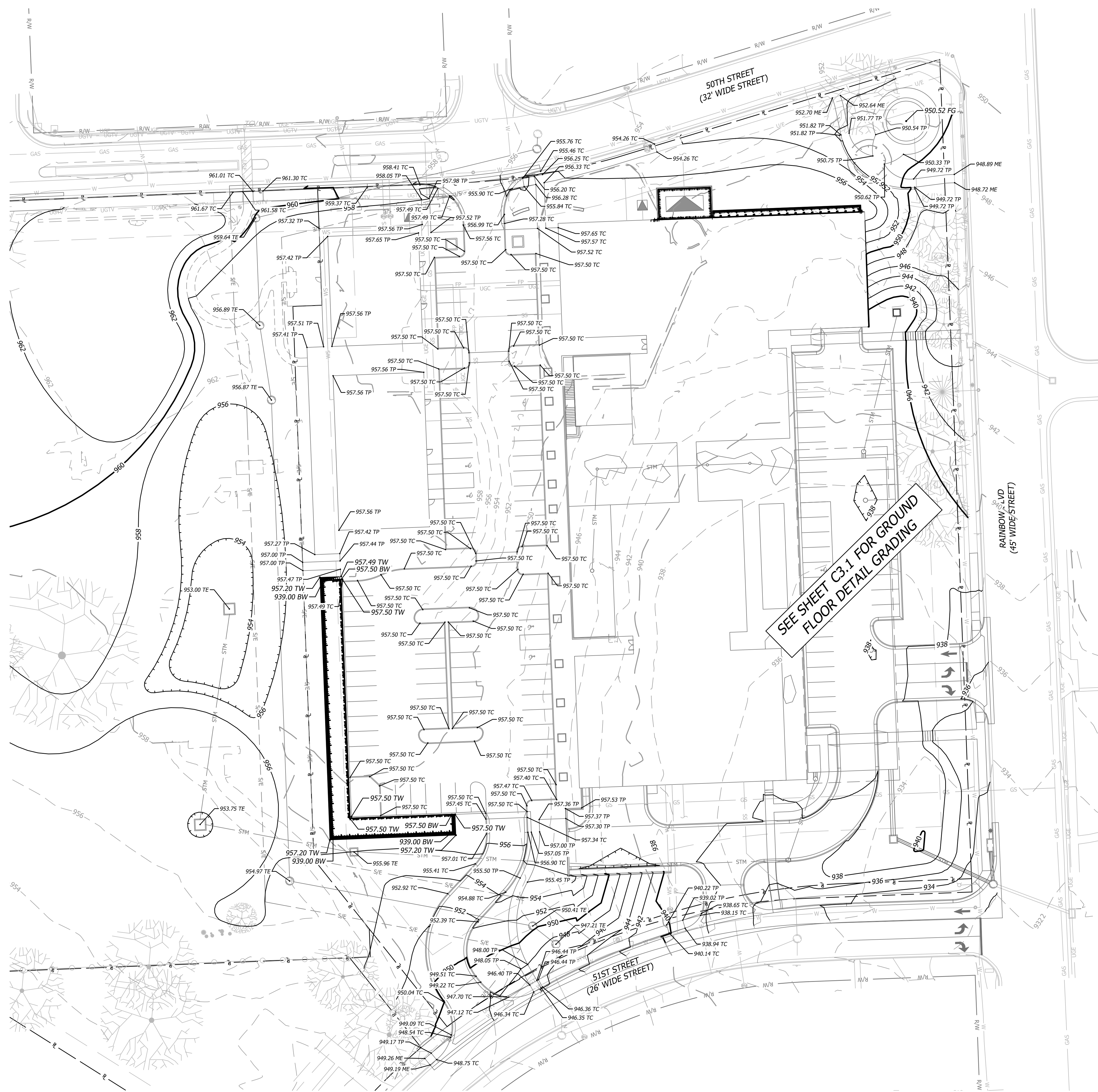
Prepared For:
 KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 2000 SM PKWY, SUITE 400
 MISSION WOODS, KS 66205
 816-221-4488

FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
DETAIL GRADING - GROUND LEVEL

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
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C3.1

Oct 05, 2023 10:00am Plotted By: customrge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SIFS-GRAD.dwg Layout: DETAIL GRADING - SECOND LEVEL



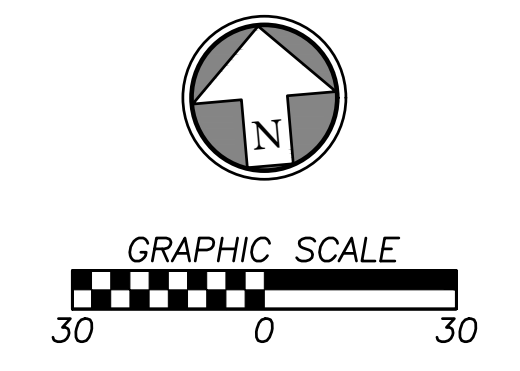
GRADING LEGEND

| | |
|-----------------|-------------------------------|
| — 980 — | FINISH GRADE MAJOR CONTOURS |
| — 982 — | FINISH GRADE MINOR CONTOURS |
| - - - 980 - - - | EXISTING GRADE MAJOR CONTOURS |
| - - - 982 - - - | EXISTING GRADE MINOR CONTOURS |
| — R — | PROPERTY LINE |

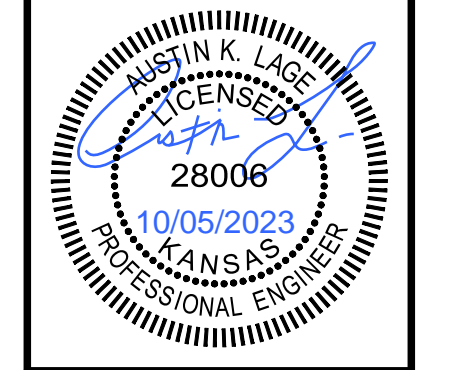
DETAILED GRADING LEGEND

| | |
|------------|-------------------------------|
| 0000.00 TC | TOP OF CURB ELEVATION |
| 0000.00 TP | TOP OF PAVEMENT ELEVATION |
| 0000.00 TW | FG @ TOP OF RETAINING WALL |
| 0000.00 BW | FG @ BOTTOM OF RETAINING WALL |
| 0000.00 TE | TOP ELEVATION OF STRUCTURE |

ENTIRETY OF SHEET WAS UPDATED



| Rev. | Date | Description |
|------|------------|---------------|
| 1 | 10/05/2023 | CITY COMMENTS |



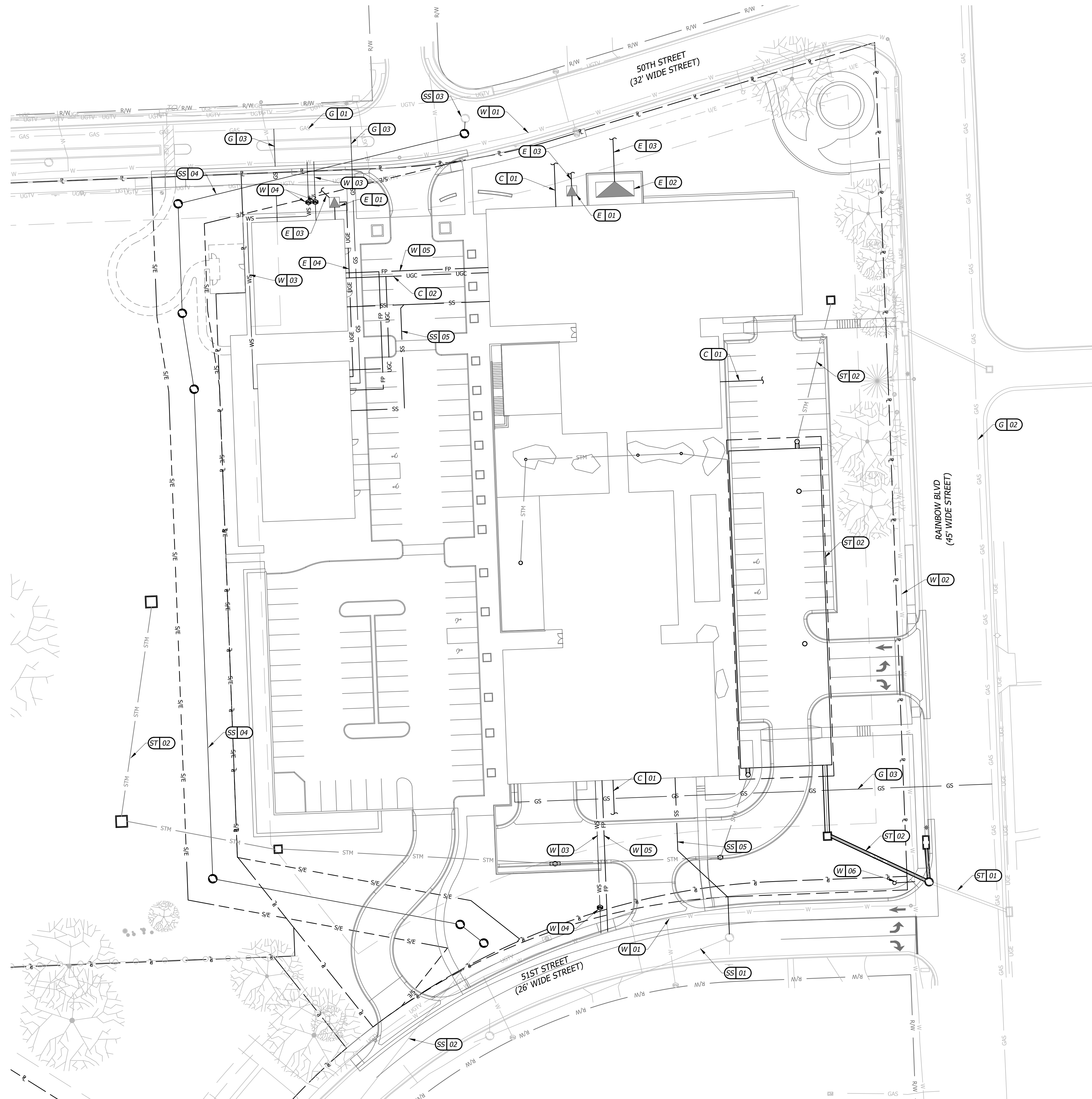
Prepared For:
 KARIBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 2000 SM PKWY, SUITE 400
 MISSION WOODS, KS 66205
 816-221-4488

FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
DETAIL GRADING - SECOND LEVEL

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
 Project Number: 037920

C3.2

Oct 05, 2023 - 10:01am Plotted By: custin.oge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-UTIL.dwg Layout: UTILITY PLAN



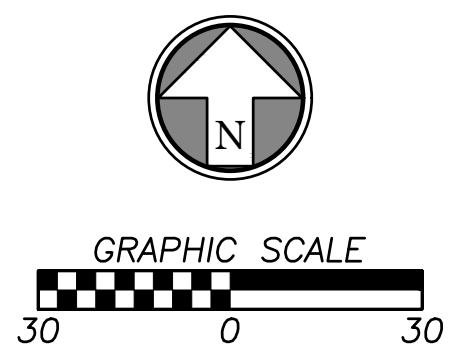
(X) 00 CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION - WATERONE
 - 01 EXISTING 6" WATER MAIN LINE.
 - 02 EXISTING 8" WATER MAIN LINE.
 - 03 PROPOSED WATER SERVICE LINE.
 - 04 PROPOSED WATER METER.
 - 05 PROPOSED FIRE PROTECTION LINE.
 - 06 RELOCATED FIRE HYDRANT; CONTRACTOR TO COORDINATE WITH WATERONE/CITY ON INSTALLATION.
- E - ELECTRIC SERVICE INFORMATION - EVERGY
 - 01 PROPOSED TRANSFORMER PAD.
 - 02 PROPOSED GENERATOR.
 - 03 PROPOSED UNDERGROUND ELECTRICAL.
 - 04 PROPOSED ELECTRICAL LINE; LINE TO BE IN OVERHEAD BAYS IN PARKING GARAGE.
- C - COMMUNICATION SERVICE INFORMATION - SPECTRUM/AT&T
 - 01 PROPOSED UNDERGROUND COMMUNICATION LINE
 - 02 PROPOSED COMMUNICATION LINE; LINE TO BE IN OVERHEAD BAYS IN PARKING GARAGE.
- G - GAS SERVICE INFORMATION - KANSAS GAS SERVICE
 - 01 EXISTING 2" GAS MAIN.
 - 02 EXISTING 4" GAS MAIN.
 - 03 PROPOSED GAS SERVICE LINE.
- ST - STORM SEWER INFORMATION - CITY OF WESTWOOD
 - 01 EXISTING STORM SEWER MAIN.
 - 02 PROPOSED STORM SEWER ROUTING.
- SS - SANITARY SEWER INFORMATION - JOHNSON COUNTY WASTEWATER (JCW)
 - 01 EXISTING 8" SANITARY SEWER GRAVITY MAIN.
 - 02 EXISTING 10" SANITARY SEWER GRAVITY MAIN.
 - 03 EXISTING 10" SANITARY SEWER FORCE MAIN.
 - 04 PROPOSED 10" SANITARY SEWER MAIN EXTENSION.
 - 05 PROPOSED SERVICE LINE

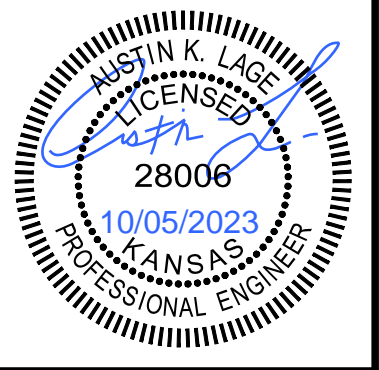
UTILITY NOTES

1. CONTRACTOR SHALL REFER TO ALL SPECIFICATIONS, GUIDELINES, AND INSTALLATION DRAWINGS FROM WATERONE, KANSAS GAS SERVICE, SPECTRUM, AT&T, JCW, CITY OF WESTWOOD STORM, AND EVERGY FOR THE INSTALLATION OF ALL SERVICE LINES.
2. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. CONTRACTOR TO ENSURE 6" MINIMUM SEPARATION BETWEEN UTILITIES AT CROSSINGS. CONTRACTOR TO CALL CIVIL IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.
4. FIRE LINE NOTES:
 - 4.1. ALL PRIVATE FIRE LINES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, AND OTHER APPLICABLE CODES AND STANDARDS.
 - 4.2. CONTACT THE FIRE DEPARTMENT TO SCHEDULE INSPECTIONS PRIOR TO PRIVATE FIRE LINES BEING BACKFILLED.
 - 4.3. CONTACT THE FIRE DEPARTMENT TO WITNESS SCHEDULED HYDROSTATIC TESTS AND FLUSHES OF PRIVATE FIRE LINES.
5. STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.
6. CONTRACTOR TO ENSURE MIN. 18" VERTICAL SEPARATION BETWEEN UTILITIES AT CROSSING. CONTRACTOR TO CALL ENGINEER IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.

ENTIRETY OF SHEET
WAS UPDATED



| Rev. | Date | Description |
|------|------------|---------------|
| 1 | 10/05/2023 | CITY COMMENTS |



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 CIVIL ENGINEERING & SURVEYING CONSULTANTS
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Prepared For:
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 816-221-4488

FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
UTILITY PLAN

Design: DSN | Drawn: DRN
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C4.0



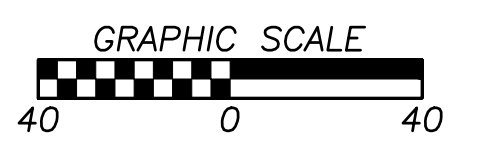
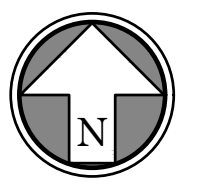
| DRAINAGE AREAS | | | | | | |
|----------------|-----------------------------|-----------------------------|-----------------------------|-----------|-------------|--|
| Basin ID | AREA | PERVIOUS | IMPERVIOUS | CN-Value | C-VALUE | |
| EX 1 | 106,112 SF (2.44 ac) | 71,408 SF (1.64 ac) | 34,704 SF (0.80 ac) | 86 | 0.50 | |
| EX 2 | 226,017 SF (5.19 ac) | 139,421 SF (3.20 ac) | 86,596 SF (1.99 ac) | 87 | 0.53 | |
| Total | 332,129 SF (7.62 ac) | 210,829 SF (4.84 ac) | 121,300 SF (2.78 ac) | 87 | 0.52 | |

EX-1
AREA - 2.44 Ac.
CN VALUE - 86

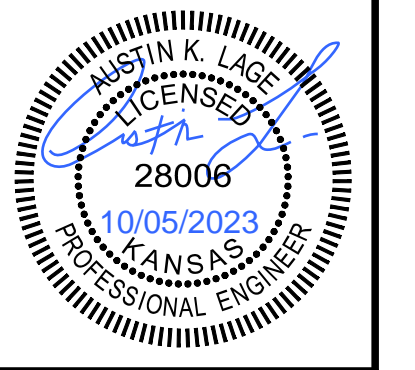
EX-2
AREA - 5.19 Ac.
CN VALUE - 87

DRAINAGE LEGEND

| | |
|--|------------------------------|
| | DRAINAGE AREA BOUNDARY |
| | EXISTING GRADE MAJOR CONTOUR |
| | EXISTING GRADE MINOR CONTOUR |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |



| Rev. | Date | Description |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |



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101 Call Blvd., Suite 400
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p. 913.653.1900
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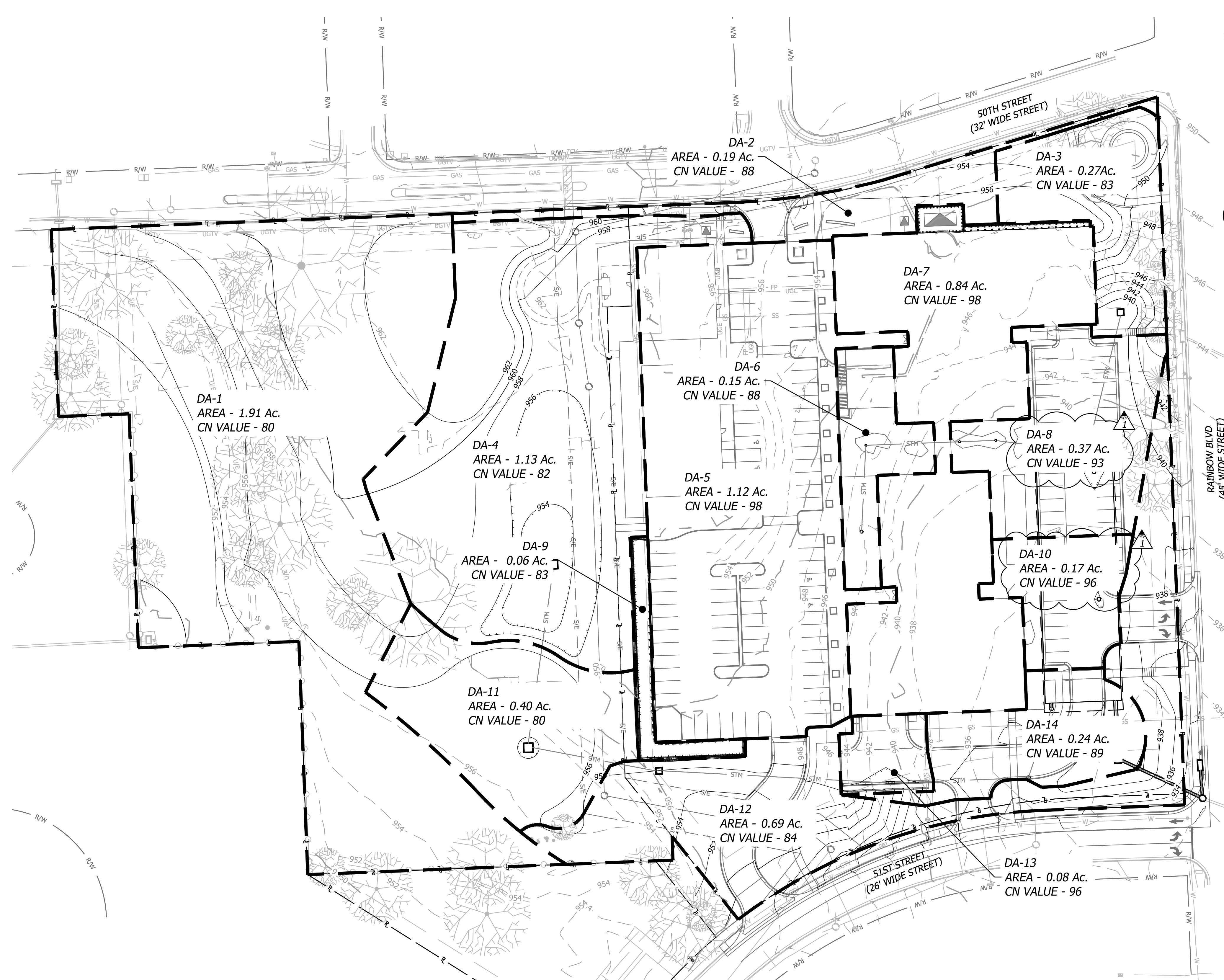
Prepared For:
KARBANK REAL ESTATE COMPANY
ADAM FELDMAN
2000 SW PKWY, SUITE 400
MISSION WOODS, KS 66205
816-221-4488

**FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
EXISTING DRAINAGE MAP**

Design: DSN | Drawn: DRN
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C5.0

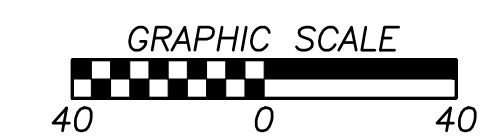
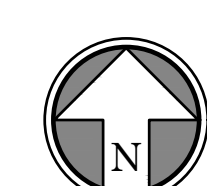
Oct 05, 2023 10:01am Plotted By: custin.oge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-DMAP.dwg Layout: PROPOSED DRAINAGE MAP



| ON-SITE DRAINAGE AREAS | | | | | | | | |
|------------------------|-------------------|------------------|-------------------|------------------|-------------------|------------------|-----------|-------------|
| Basin ID | AREA | | PERVIOUS | | IMPERVIOUS | | CN-Value | C-VALUE |
| DA 1 | 83,347 SF | (1.91 ac) | 83,347 SF | (1.91 ac) | 000 SF | (0.00 ac) | 80 | 0.30 |
| DA 2 | 8,169 SF | (0.19 ac) | 4,660 SF | (0.11 ac) | 3,509 SF | (0.08 ac) | 88 | 0.56 |
| DA 3 | 11,696 SF | (0.27 ac) | 9,795 SF | (0.22 ac) | 1,902 SF | (0.04 ac) | 83 | 0.40 |
| DA 4 | 49,115 SF | (1.13 ac) | 44,764 SF | (1.03 ac) | 4,351 SF | (0.10 ac) | 82 | 0.35 |
| DA 5 | 48,863 SF | (1.12 ac) | 365 SF | (0.01 ac) | 48,499 SF | (1.11 ac) | 98 | 0.90 |
| DA 6 | 6,716 SF | (0.15 ac) | 3,830 SF | (0.09 ac) | 2,886 SF | (0.07 ac) | 88 | 0.56 |
| DA 7 | 36,773 SF | (0.84 ac) | 000 SF | (0.00 ac) | 36,773 SF | (0.84 ac) | 98 | 0.90 |
| DA 8 | 15,932 SF | (0.37 ac) | 4,330 SF | (0.10 ac) | 11,602 SF | (0.27 ac) | 93 | 0.74 |
| DA 9 | 2,763 SF | (0.06 ac) | 2,258 SF | (0.05 ac) | 505 SF | (0.01 ac) | 83 | 0.41 |
| DA 10 | 7,448 SF | (0.17 ac) | 808 SF | (0.02 ac) | 6,640 SF | (0.15 ac) | 96 | 0.83 |
| DA 11 | 17,567 SF | (0.40 ac) | 17,567 SF | (0.40 ac) | 000 SF | (0.00 ac) | 80 | 0.30 |
| DA 12 | 30,084 SF | (0.69 ac) | 23,647 SF | (0.54 ac) | 6,437 SF | (0.15 ac) | 84 | 0.43 |
| DA 13 | 3,353 SF | (0.08 ac) | 371 SF | (0.01 ac) | 2,982 SF | (0.07 ac) | 96 | 0.83 |
| DA 14 | 10,303 SF | (0.24 ac) | 5,168 SF | (0.12 ac) | 5,135 SF | (0.12 ac) | 89 | 0.60 |
| Total | 332,129 SF | (7.62 ac) | 200,909 SF | (4.61 ac) | 131,220 SF | (3.01 ac) | 87 | 0.54 |

DRAINAGE LEGEND

| | |
|--|-------------------------------------|
| | DRAINAGE AREA BOUNDARY |
| | PROPOSED FINISH GRADE MAJOR CONTOUR |
| | PROPOSED FINISH GRADE MINOR CONTOUR |
| | EXISTING GRADE MAJOR CONTOUR |
| | EXISTING GRADE MINOR CONTOUR |
| | PROPOSED STORM SEWER LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |



| Rev. | Date | Description |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |



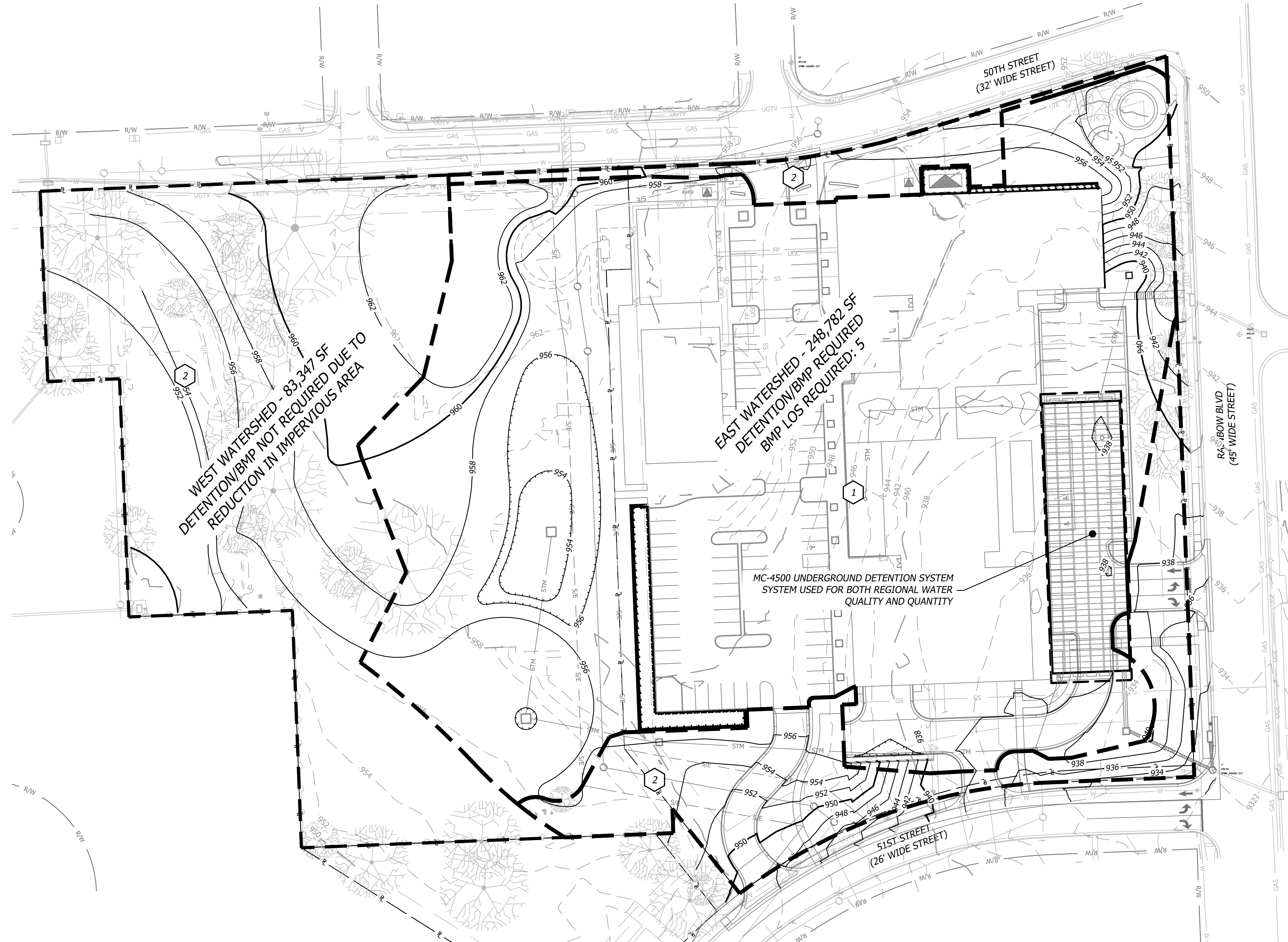
Prepared For:
KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 2000 SW PKWY, SUITE 400
 MISSION WOODS, KS 66205
 816-221-4488

FDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
PROPOSED DRAINAGE MAP

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 09/15/2023
 Project Number: 037920

C5.1

Oct 05, 2023 - 10:01am Plotted By: custin.lege V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-GRAD.dwg Layout: BMP PLAN



DRAINAGE LEGEND

- BMP AREA BOUNDARY
- BMP ID
- PROPOSED FINISH GRADE MAJOR CONTOUR
- PROPOSED FINISH GRADE MINOR CONTOUR
- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPERTY LINE

1. Runoff Curve Number - East Watershed

A. Predevelopment CN

| Cover Description | Soil HSG | CN From Table 1 | Area (sf) | Area (ac.) | Product of CN x Area | |
|-------------------------|----------|-----------------|-----------|------------|----------------------|-------|
| Open Space (turf), Good | D | 80 | 162186 | 3.72 | 297.9 | |
| Impervious | D | 98 | 86596 | 1.99 | 194.8 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| Totals: | | | | | 5.71 | 492.7 |

Area-Weighted CN = total product/total area = **86** (Round to integer)

B. Postdevelopment CN

| Cover Description | Soil HSG ¹ | CN From Table 1 | Area (sf) | Area (ac.) | Product of CN x Area | |
|-------------------------|-----------------------|-----------------|-----------|------------|----------------------|-------|
| Open Space (turf), Good | D | 80 | 117562 | 2.70 | 215.9 | |
| Impervious | D | 98 | 131220 | 3.01 | 295.2 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| | | | | 0.00 | 0.0 | |
| Totals: | | | | | 5.71 | 511.1 |

¹ Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = **89** (Round to integer)

C. Level of Service Calculation

| | Predevelopment CN: | Post Development CN: | Difference: | LS Required (see scale at right): | LS |
|-----------------------------------|--------------------|----------------------|-------------|-----------------------------------|------------|
| Predevelopment CN: | 86 | | | | 17+ |
| Post Development CN: | | 89 | | | 7 to 16 |
| Difference: | | | 3 | | 4 to 6 |
| LS Required (see scale at right): | | | | 5 | 1 to 3 |
| | | | | | 0 |
| | | | | | -7 to -1 |
| | | | | | -8 to -17 |
| | | | | | -18 to -21 |
| | | | | | -22- |

1. Required LS (New Development, Wksht 1) or Total VR (Redevelopment, Wksht 1A): **5**

2. Proposed BMP Option Package No. 1

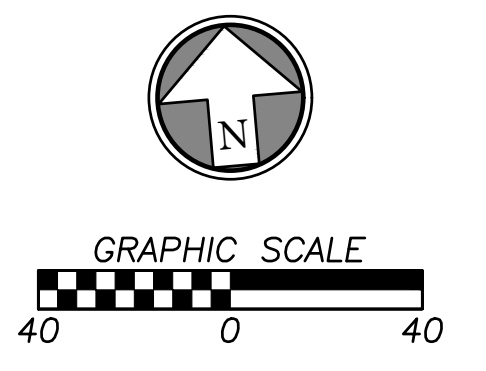
| BMP ID | Cover/BMP Description | Treatment Area | VR from Table 4.4 or 4.6 | Product of VR x Area |
|----------------------|-----------------------|----------------|--------------------------|----------------------|
| 1 | ADS Isolator Row | 4.82 | 9.0 | 43.4 |
| 2 | No BMP | 0.89 | 0.0 | 0.0 |
| Total ² : | | 5.71 | Total: | 7.6 |

¹ VR calculated for final BMP only in Treatment Train
² Total treatment area cannot exceed 100 percent of the actual site area.
 * Blank in Redevelopment

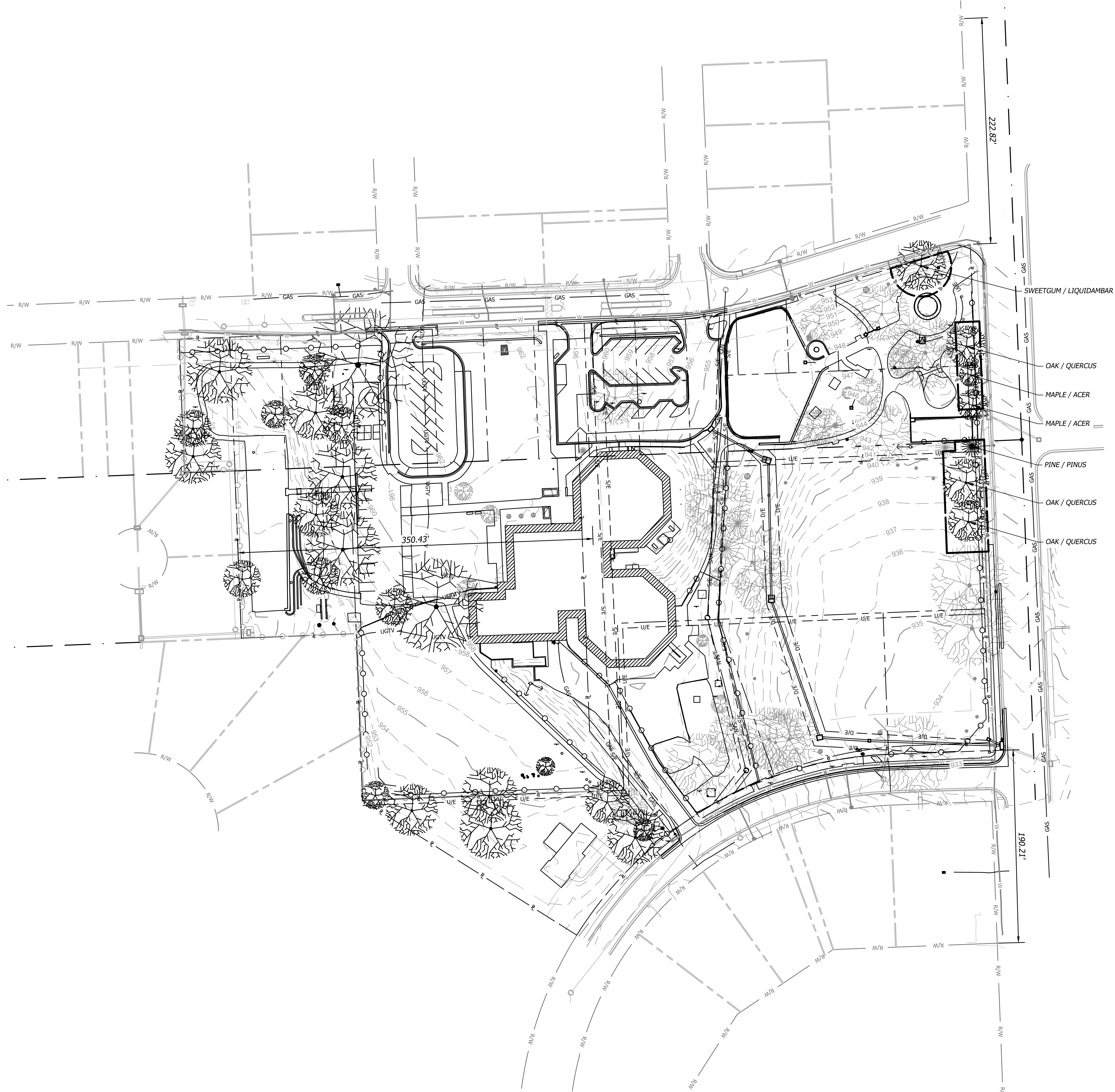
Meets required LS (Yes/No)? **Yes** (If No, or if additional options are being tested, proceed below.)

NOTE:
 EAST WATERSHED IS TREATED AS A DEVELOPED SITE
 WEST WATERSHED IS TREATED AS AN UNDEVELOPED SITE

ENTIRETY OF SHEET WAS UPDATED



| | |
|--|--|
| | |
| <p>Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 2000 SW PARKWAY, SUITE 400 MISSION WOODS, KS 66205 816-221-4488</p> | <p>FDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205 BMP PLAN</p> |
| <p>Design: DSN Drawn: DRN Checked: CHK Issue Date: 09/15/2023 Project Number: 037920</p> | |
| C6.0 | |

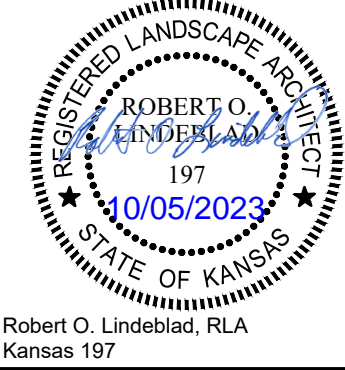


NOTE: Per City requirement, existing trees to be removed shall be replaced based on caliper size and installed in the future park area. Trees with caliper at or below 12" shall be replaced 1:1. Trees with caliper greater than 12" shall be replaced 2:1.

LEGEND

- 980 — EXISTING GRADE MAJOR CONTOUR
- 982 — EXISTING GRADE MINOR CONTOUR
- PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

ENTIRETY OF SHEET WAS UPDATED



Prepared For:
 KARIBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 2000 SW PKWY, SUITE 400
 MISSION WOODS, KS 66205
 816-221-4488

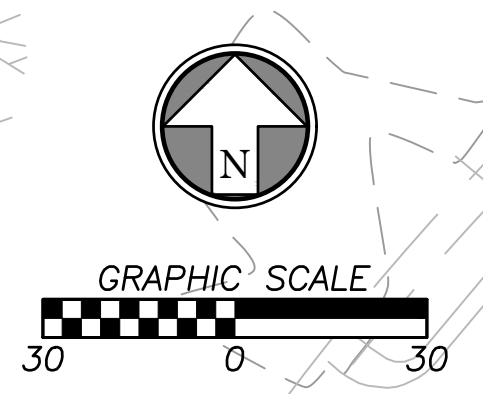
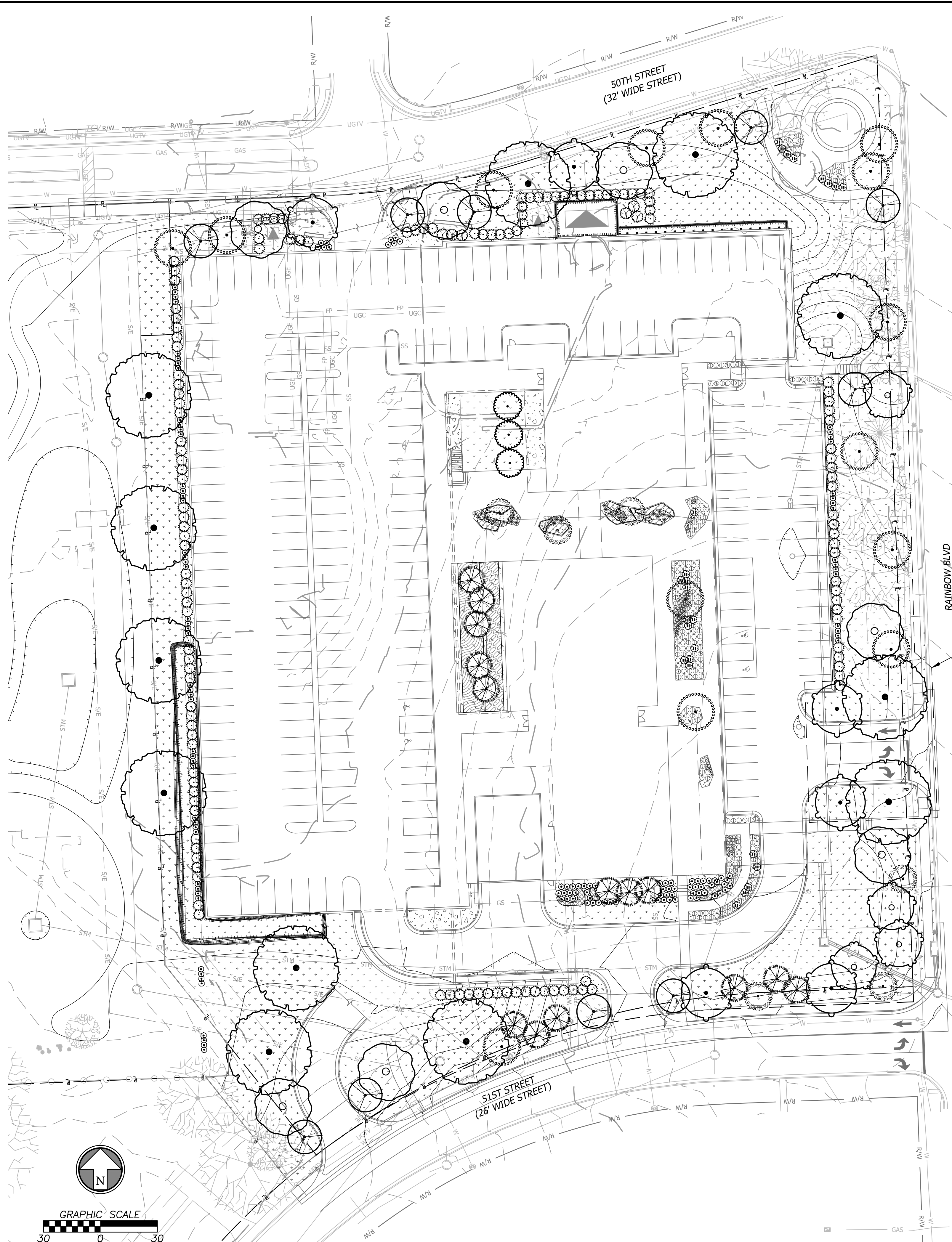
**FDP SUBMITTAL
 50TH & RAINBOW DEVELOPMENT
 WESTWOOD, KS 66205
 EXISTING FEATURES AND
 TREE PRESERVATION PLAN**

Design: ADM | Drawn: ADM
 Checked: ROL
 Issue Date: 09/15/2023
 Project Number: 037920

L1.0

| Rev. | Date | Description | By | App. |
|------|----------|---------------|-----|------|
| 1 | 10/05/23 | CITY COMMENTS | AKL | AKL |

Oct 05, 2023 10:01am Plotted By: custom.lgs V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-LANDSC.dwg Layout: LANDSCAPE PLAN-GROUND LEVEL



ENTIRETY OF SHEET WAS UPDATED

PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | HEIGHT |
|------------------|-----------|--|-------|---------|--------|
| | 7 | Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry | B & B | 2" | cal |
| | 3 | Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree | B & B | 2" | cal |
| | 6 | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | B & B | 2" | cal |
| | 4 | Nyssa sylvatica 'Wildfire' / Wildfire Tupelo | B & B | 2" | cal |
| | 12 | Quercus imbricaria / Shingle Oak | B & B | 2.5" | cal |
| | 10 | Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova | B & B | 2" | cal |
| EVERGREEN TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | HEIGHT |
| | 14 | Pinus thunbergii / Japanese Black Pine | B & B | 6' - 8' | H |
| ORNAMENTAL TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | HEIGHT |
| | 14 | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry | B & B | 1.5" | cal |
| | 6 | Chionanthus virginicus 'Dirr' / Dirr White Fringetree | B & B | 1.5" | cal |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | SPEC | HEIGHT | |
| | 6 | Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum | 5 gal | | |
| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SPEC | HEIGHT | |
| | 134 | Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew | 5 gal | | |
| PERENNIALS | QTY | BOTANICAL / COMMON NAME | SPEC | HEIGHT | |
| | 28 | Amsonia hubrichtii / Arkansas Bluestar | 1 gal | | |
| | 25 | Baptisia x 'Purple Smoke' / Purple Smoke Wild Indigo | 1 gal | | |
| | 215 | Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama | 1 gal | | |
| | 101 | Heuchera x 'Plum Pudding' / Plum Pudding Coral Bells | 1 gal | | |
| | 133 | Muhlenbergia capillaris / Pink Muhly Grass | 1 gal | | |
| SHRUB AREAS | QTY | BOTANICAL / COMMON NAME | CONT | | |
| | 128 | Asclepias tuberosa / Butterfly Milkweed | quart | | |
| | 27 | Carex grayi / Gray's Sedge | quart | | |
| | 199 | Carex muskingumensis / Palm Sedge | quart | | |
| | 107 | Chelone obliqua 'Armtipp02' / Tiny Tortuga Turtlehead | quart | | |
| | 263 | Helleborus x ballardiae 'Cinnamon Snow' / HGC® Cinnamon Snow Lenten Rose | quart | | |
| | 507 | Tiarella x 'Sugar and Spice' / Sugar and Spice Foamflower | quart | | |
| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | SPEC | | |
| | 51,917 sf | Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue | sod | | |

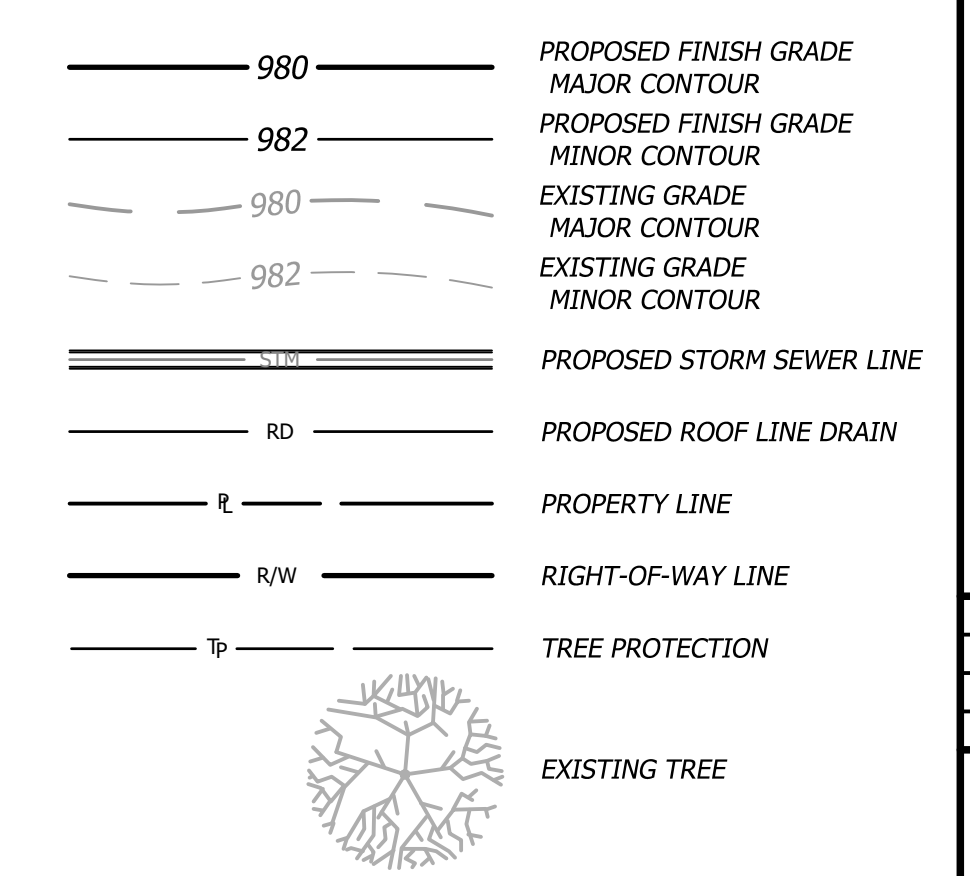
MULCH SCHEDULE

| | | |
|--|---|-----------|
| | WOOD MULCH | 11,899 sf |
| | Double ground hardwood mulch. 3" depth. | |

SITE DATA

| | Quantity | Required | Existing | Provided | Total |
|-------------------------------------|----------|----------|--|----------|-------|
| Transitional Buffer | | | | | |
| West 50th Street: 1 tree / 20LF | 325 | 16.25 | 1 | 16 | 17 |
| West 51st Street: 1 tree / 20LF | 289 | 14.45 | n/a | 18 | 18 |
| Perimeter Parking Landscape | | | | | |
| continuous screen of 3' shrubs | | Y | | Y | |
| Interior Parking Landscape | | | | | |
| surface lot: 1 tree / 8 spaces | 42 | 5.25 | 3 | 7 | 10* |
| | | | *(called out on plan as "parking lot shade trees") | | |
| Utility Screening | | | | | |
| all above ground utilities screened | | Y | | Y | |

LEGEND



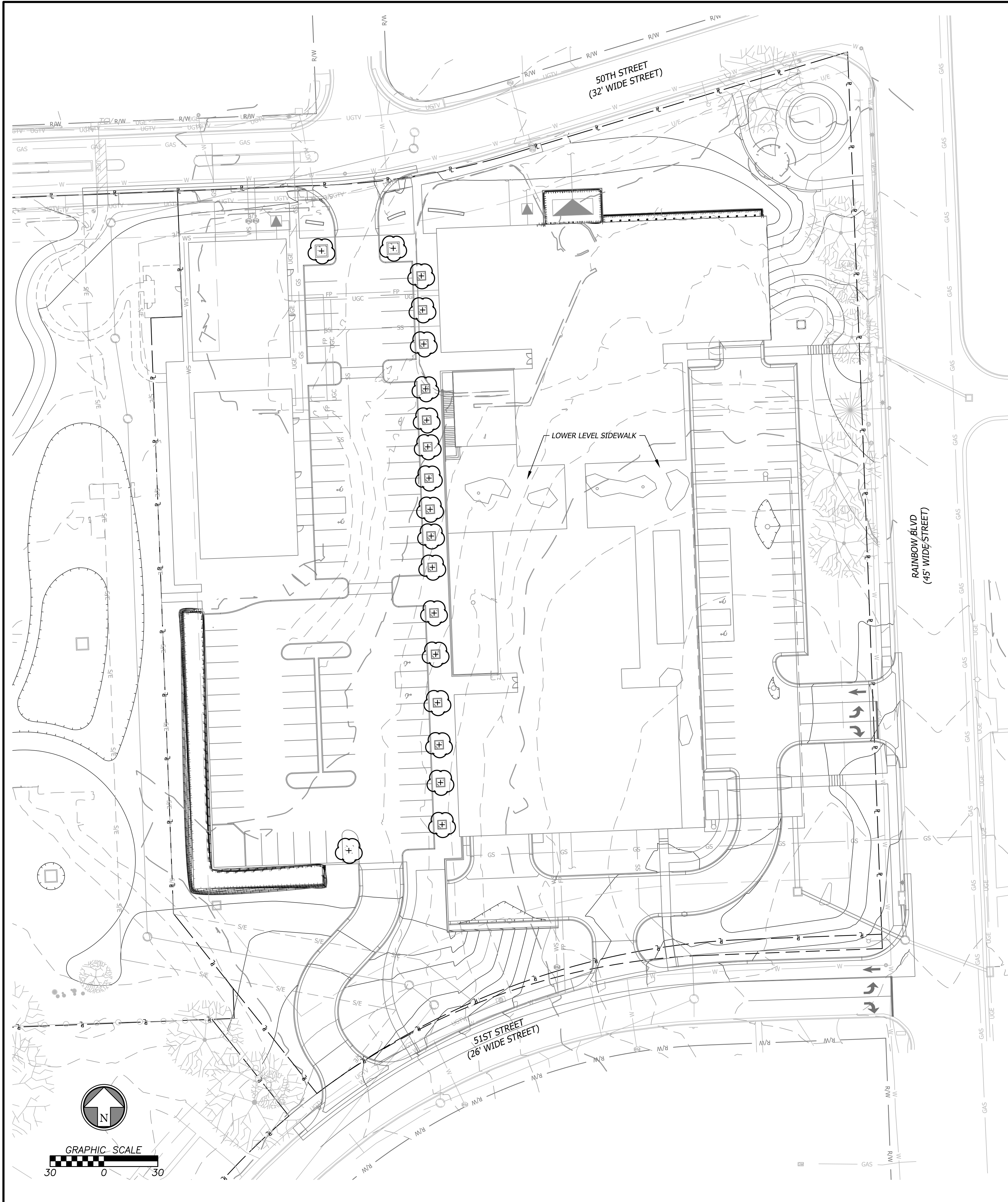
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| Design: ADM | Drawn: ADM |
| Checked: ADM | |
| Issue Date: 09/15/2023 | |
| Project Number: 037920 | |
| L2.0 | |

| | | |
|------|----------|---------------|
| Rev. | Date | Description |
| 1 | 10/05/23 | CITY COMMENTS |

Prepared For:
KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 2000 SM PKWY, SUITE 400
 MISSION WOODS, KS 66205
 816-221-4488

REGISTERED LANDSCAPE ARCHITECT
 ROBERT O. LINDEBOLD
 197
 10/05/2023
 STATE OF KANSAS
 Robert O. Lindebold, RLA
 Kansas 197

Oct 05, 2023 - 10:01am Plotted By: custin.oge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SIFS-SIFS-LNSC.dwg Layout: LANDSCAPE PLAN - SECOND LEVEL



PLANT SCHEDULE

| ORNAMENTAL TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL |
|------------------|-----|---|-------|----------|
| | 19 | Malus ioensis 'Prairie Rose' / Prairie Rose Crabapple | B & B | 1.5" cal |

MULCH SCHEDULE

| | | |
|--|---|--------|
| | WOOD MULCH Double ground hardwood mulch. 3" depth. | 397 sf |
|--|---|--------|

LEGEND

| | |
|--|---------------------------|
| | PROPOSED STORM SEWER LINE |
| | PROPOSED ROOF LINE DRAIN |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | TREE PROTECTION |

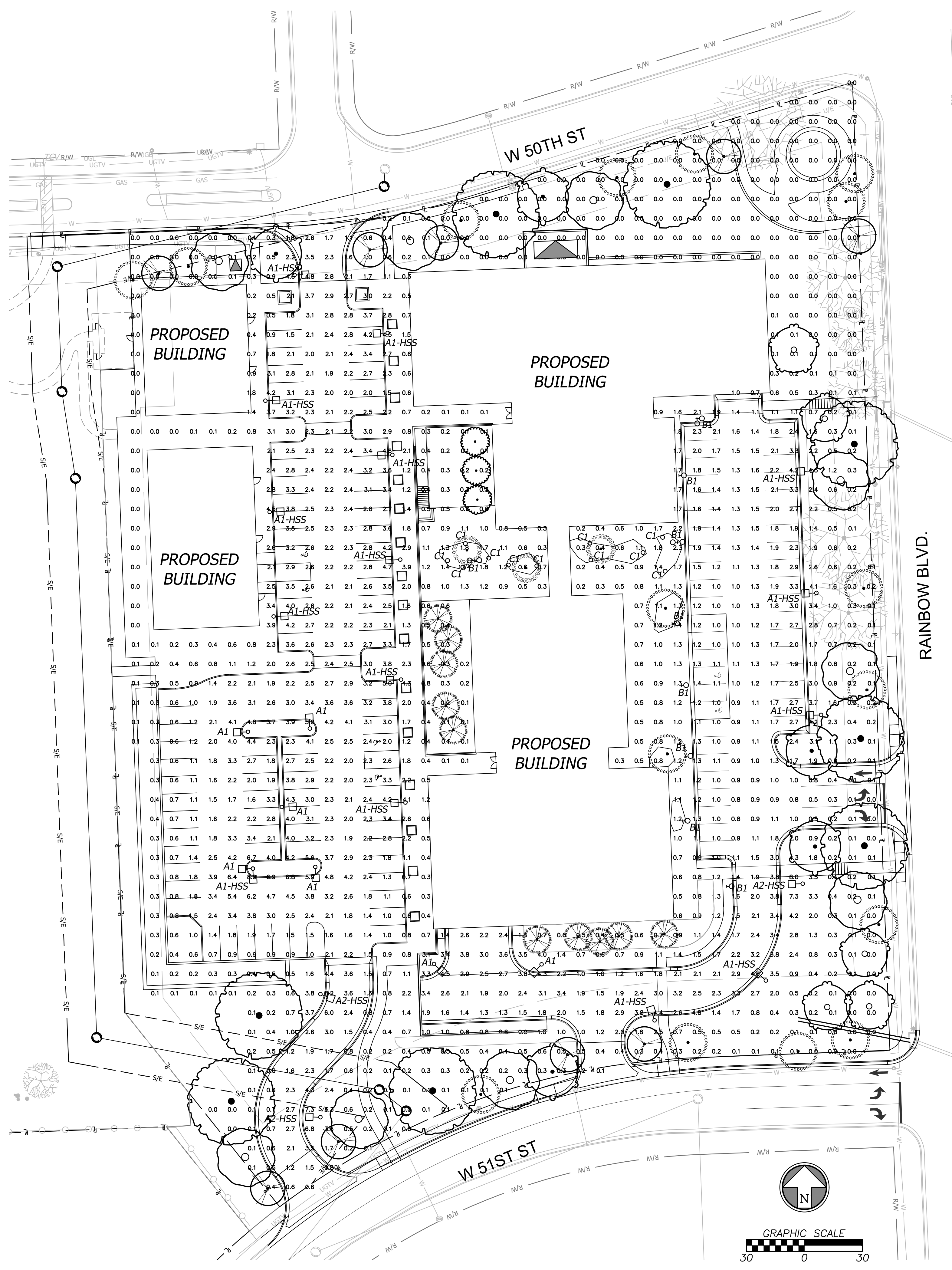
ENTIRETY OF SHEET WAS UPDATED

GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Westwood, Kansas and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

| | |
|--|-----------------------------|
| | Description Date Rev. |
| | By App. |
| Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 2000 SM PKWY, SUITE 400 MISSION WOODS, KS 66205 816-221-4488 | Date 10/05/23 Rev. 1 |
| Design: ADM Drawn: ADM Checked: ADM Issue Date: 09/15/2023 Project Number: 037920 | Description Date Rev. |
| FDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205 | Description Date Rev. |
| LANDSCAPE PLAN - SECOND LEVEL | Description Date Rev. |
| L2.1 | Description Date Rev. |

Sep. 15, 2023 14:49pm Plotted By: austin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SFFS-1-JMC.dwg Layout: PHOTOMETRICS PLAN



LUMINAIRE SCHEDULE

| CALLOUT | SYMBOL | DESCRIPTION | MODEL | QUANTITY | DEFAULT ELEVATION |
|---------|--------|--|---|----------|-------------------|
| A1 | □ | DALVIK 650S | HessAmerica, DAL650S-2LVC-WW-T4 | 7 | 15' |
| A1-HSS | □ | DALVIK 650S | HessAmerica, DAL650S-2LVC-WW-T4-HSS | 15 | 15' |
| A2-HSS | □ | DALVIK 650S | HessAmerica, DAL650S-2LVC-WW-T3-HSS | 3 | 15' |
| B1 | ○ | Formed cast aluminum housing, LED strips with no enclosure | Landscape Forms Inc, CQ701-HE-LO | 12 | 20' |
| C1 | ○ | Pathway Luminaire | Forms And Surfaces, 104971299CRT-002, Radio Pathway LBRAD CHECK CCT | 11 | 1' |

FIXTURE A

Dalvik - 650S
Pole Mounted Luminaire

PRIMAR

DESCRIPTION
Contemporary LED pole mounted luminaire for public spaces where clean minimalist styling is desired. Concealed hardware and unique styling cast through two prominent reveals highlight the shallow profile of the extruded aluminum housing. Luminaire is available with up to 3 LED modules in a choice of three asymmetric distributions. Dalvik is available on 15' or 20' four inch diameter poles in aluminum or steel. Steel poles are hot-dip galvanized prior to painting for proven long-term corrosion protection. Exclusive PRIMAR is available in finely textured matte silver, dark grey, graphite grey, black, or bronze. Custom RAL colors available on request. All hardware is stainless steel.

ORDERING INFORMATION

| MODEL | LED MODULE | CCT | DISTRIBUTION | VOLT | MOUNTING | POLE | POLE MAT | FINISH (Primar) | OPTIONS |
|---------|------------|-------|--------------|----------|-------------------|------------------|----------|-------------------|-----------------------|
| DAL650S | 1VC | 30K | T2 | UNV | A | 1595 | A | SG | DM |
| | 1Module | 3000K | Type 1 | 120/277V | Single Post Mount | 12" Round Single | Aluminum | Matte Silver Grey | 0/180/360 |
| | 2VC | 40K | T3 | 208V | W | 2085 | S | DG | HSS |
| | 2Modules | 4000K | Type II | 208V | W | 20" Round Single | Steel | Dark Grey | House Side Street |
| | 3VC | 40K | T4 | 208V | W | 2085 | S | GG | TWSSD |
| | 3Modules | 4000K | Type IV | 208V | W | 20" Round Single | Steel | Graphite Grey | 180V Surge Suppressor |
| | | | | | | | | BL | TWSSD |
| | | | | | | | | MB | 200V Surge Suppressor |
| | | | | | | | | BRZ | Dark Bronze |
| | | | | | | | | CC | Non-Finished |
| | | | | | | | | | Custom RAL Color |

FIXTURE C

RADIA™ PATHWAY BOLLARD

PRODUCT DATA

FORMS+SURFACES

FIXTURE B

Typology Ring Light

Spec Sheet | CQ700

Housing & Materials
Cast aluminum construction. Flexible LED light engine is clamped into fixture housing with aluminum segmented deck. Housing features a clear aluminum glass white powdercoat reflector. All hardware is magnet-coated steel.

Electrical
Surge protected 120V through 277V 50/60Hz electronic driver, 0-10V dimming, -40°C start temperature. Cast aluminum driver housing assembly located at top of pole. Available with optional ANSI C136.41 twist lock receptacle or Watstopper FSP-3183 photolumination sensor.

Light Engine
Fully encapsulated flexible linear LED fixture delivers downward direct and indirect lighting in conjunction with the glass white metal reflector. A R108 compliant circuit board is included. Available in 2700K, 3000K, 3500K, and 4000K. 500 CRI across all available color temperatures.

Distribution
TV

Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Bay Area Compliant, DLRV Compliant

Designed by Designworks, a BMW Group company

Click here for patent information related to this product.

By: _____

Date: _____

Rev: _____

Description: _____

Prepared For:

KARBANK REAL ESTATE COMPANY

ADAM FELDMAN

2000 SW PARKWAY SUITE 400

MISSION WOODS, KS 66205

816-221-4488

FDP SUBMITTAL

50TH & RAINBOW DEVELOPMENT

WESTWOOD, KS 66205

PHOTOMETRICS PLAN

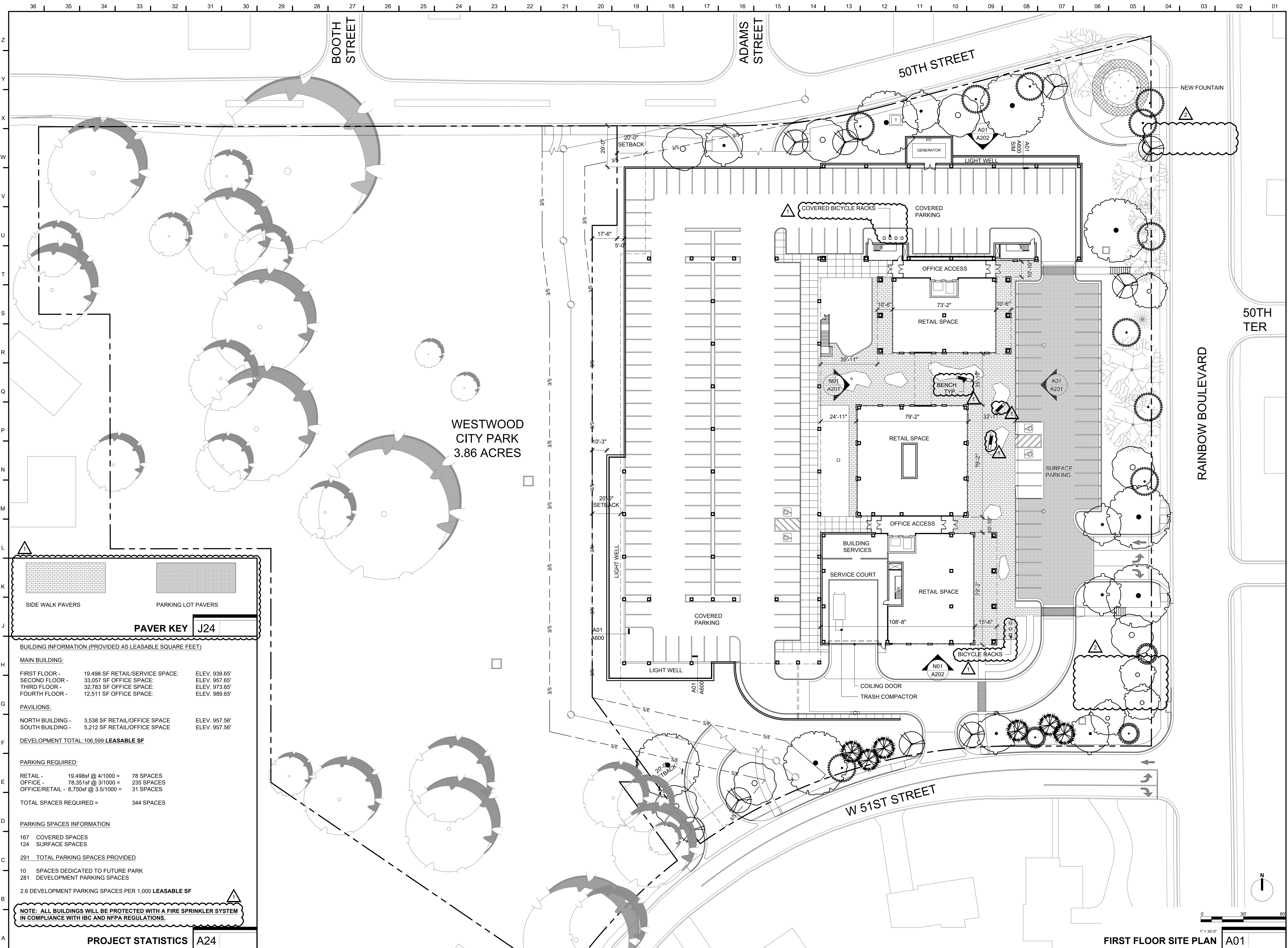
Design: DSN | Drawn: DRN

Checked: _____ | CHK

Issue Date: 09/15/2023

Project Number: 037920

PH1.0



PAVER KEY J24

SIDE WALK PAVERS PARKING LOT PAVERS

BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)

MAIN BUILDING:

| | | |
|----------------|---------------------------------|---------------|
| FIRST FLOOR - | 19,498 SF RETAIL/SERVICE SPACE: | ELEV. 939.65' |
| SECOND FLOOR - | 33,057 SF OFFICE SPACE: | ELEV. 957.65' |
| THIRD FLOOR - | 32,783 SF OFFICE SPACE: | ELEV. 973.65' |
| FOURTH FLOOR - | 12,511 SF OFFICE SPACE: | ELEV. 989.65' |

PAVILIONS:

| | | |
|------------------|------------------------------|---------------|
| NORTH BUILDING - | 3,538 SF RETAIL/OFFICE SPACE | ELEV. 957.56' |
| SOUTH BUILDING - | 5,212 SF RETAIL/OFFICE SPACE | ELEV. 957.56' |

DEVELOPMENT TOTAL: 106,599 LEASABLE SF

PARKING REQUIRED:

| | | |
|--------------------------------|----------------------|-------------------|
| RETAIL - | 19,498sf @ 4/1000 = | 78 SPACES |
| OFFICE - | 78,351sf @ 3/1000 = | 236 SPACES |
| OFFICE/RETAIL - | 8,750sf @ 3.5/1000 = | 31 SPACES |
| TOTAL SPACES REQUIRED = | | 344 SPACES |

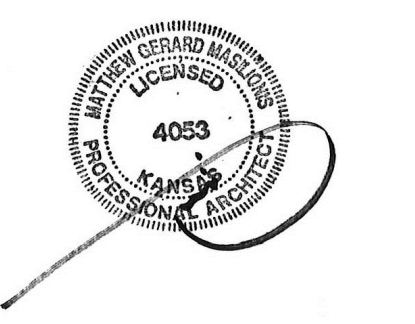
PARKING SPACES INFORMATION

| | |
|--|--------------------------------------|
| 167 | COVERED SPACES |
| 124 | SURFACE SPACES |
| 291 | TOTAL PARKING SPACES PROVIDED |
| 10 | SPACES DEDICATED TO FUTURE PARK |
| 281 | DEVELOPMENT PARKING SPACES |
| 2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF | |

NOTE: ALL BUILDINGS WILL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH IBC AND NFPA REGULATIONS.

PROJECT STATISTICS A24

2000 SHAWNEE MISSION PKWY
 SUITE 100
 MISSION WOODS, KS 66205
 816 502 1500
 WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT
 KANSAS # 4053

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CONSULTANT

KARBANK
 REAL ESTATE COMPANY

PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
 WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |
| 2 | 11/02/23 | DESIGN UPDATE |

SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
 2021073.000

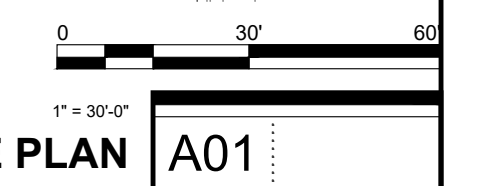
SHEET AUTHOR
 K. MILLER

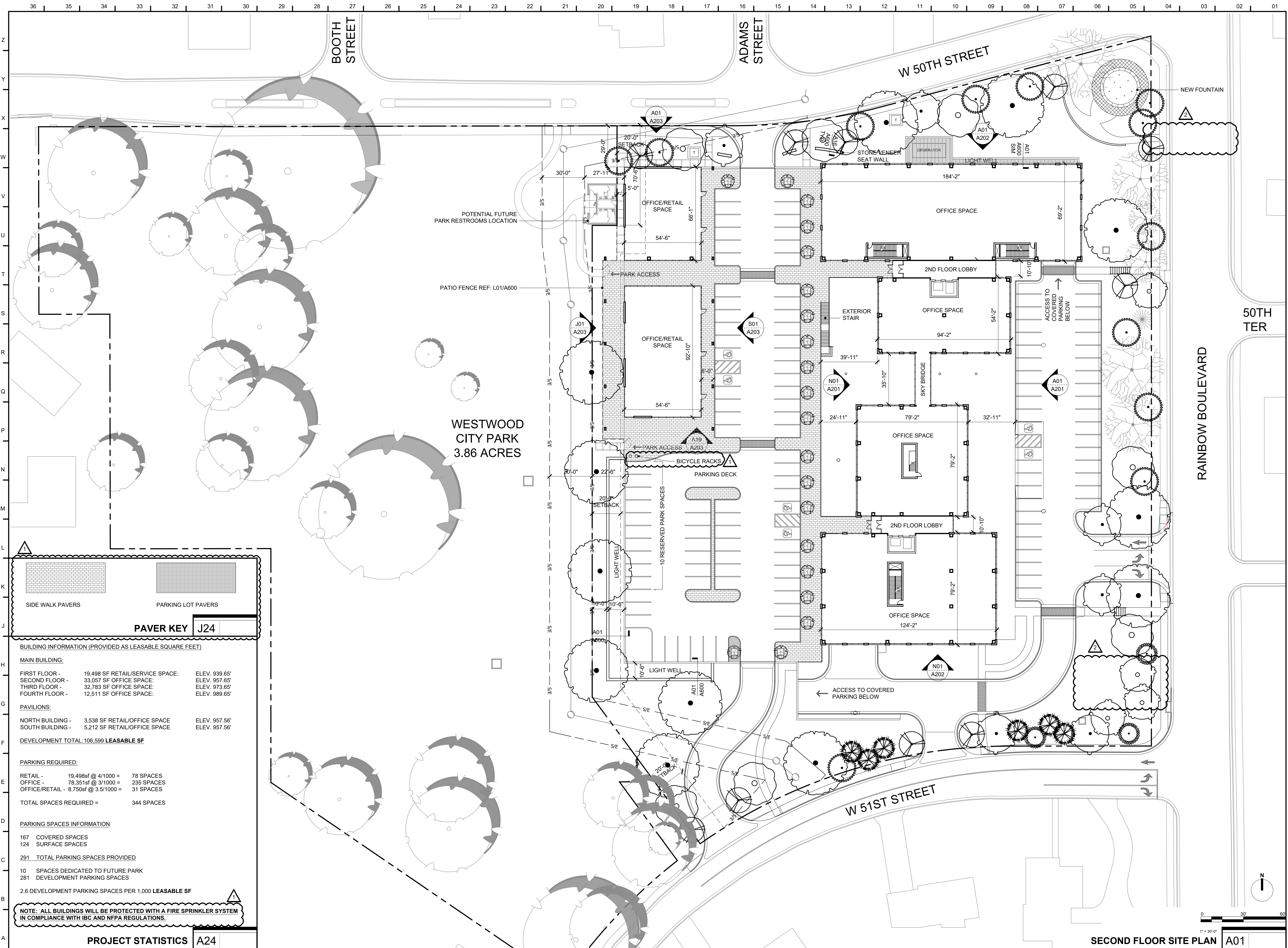
CHECKED BY
 M. PAXTON

DATE
 9.15.23

FDP SUBMITTAL

SHEET NUMBER
AS101





PAVER KEY J24

SIDE WALK PAVERS PARKING LOT PAVERS

PROJECT STATISTICS A24

BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)

MAIN BUILDING:

| | | |
|----------------|---------------------------------|---------------|
| FIRST FLOOR - | 19,498 SF RETAIL/SERVICE SPACE: | ELEV. 939.65' |
| SECOND FLOOR - | 33,057 SF OFFICE SPACE: | ELEV. 957.65' |
| THIRD FLOOR - | 32,783 SF OFFICE SPACE: | ELEV. 973.65' |
| FOURTH FLOOR - | 12,511 SF OFFICE SPACE: | ELEV. 989.65' |

PAVILIONS:

| | | |
|------------------|------------------------------|---------------|
| NORTH BUILDING - | 3,538 SF RETAIL/OFFICE SPACE | ELEV. 957.56' |
| SOUTH BUILDING - | 5,212 SF RETAIL/OFFICE SPACE | ELEV. 957.56' |

DEVELOPMENT TOTAL: 106,599 LEASABLE SF

PARKING REQUIRED:

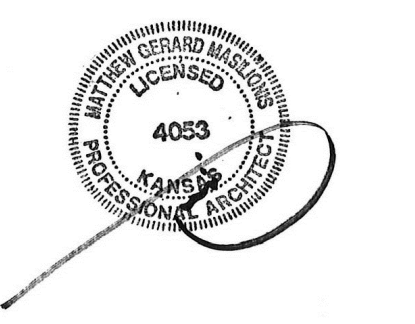
| | | |
|--------------------------------|----------------------|-------------------|
| RETAIL - | 19,498sf @ 4/1000 = | 78 SPACES |
| OFFICE - | 78,351sf @ 3/1000 = | 236 SPACES |
| OFFICE/RETAIL - | 8,750sf @ 3.5/1000 = | 31 SPACES |
| TOTAL SPACES REQUIRED = | | 344 SPACES |

PARKING SPACES INFORMATION

| | |
|--|--------------------------------------|
| 167 | COVERED SPACES |
| 124 | SURFACE SPACES |
| 291 | TOTAL PARKING SPACES PROVIDED |
| 10 | SPACES DEDICATED TO FUTURE PARK |
| 281 | DEVELOPMENT PARKING SPACES |
| 2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF | |

NOTE: ALL BUILDINGS WILL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH IBC AND NFPA REGULATIONS.

2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816 502 1500
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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CONSULTANT

KARBANK
REAL ESTATE COMPANY

PROJECT

50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |

SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
2021073.000

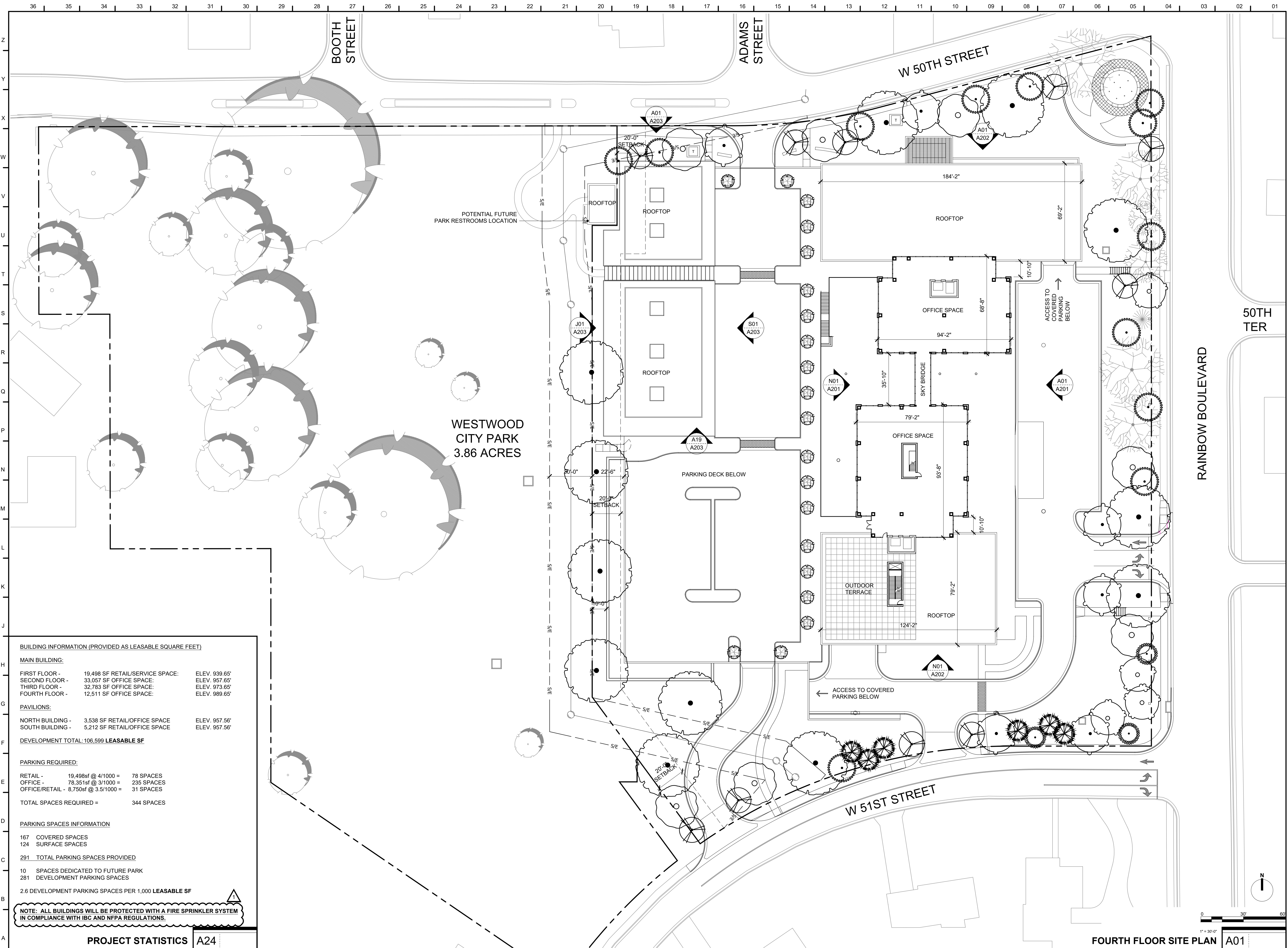
SHEET AUTHOR
K. MILLER

CHECKED BY
M. PAXTON

DATE
9.15.23

FDP SUBMITTAL

SHEET NUMBER
AS102



BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)

MAIN BUILDING:

| | | |
|----------------|---------------------------------|---------------|
| FIRST FLOOR - | 19,498 SF RETAIL/SERVICE SPACE: | ELEV. 939.65' |
| SECOND FLOOR - | 33,057 SF OFFICE SPACE: | ELEV. 957.65' |
| THIRD FLOOR - | 32,783 SF OFFICE SPACE: | ELEV. 973.65' |
| FOURTH FLOOR - | 12,511 SF OFFICE SPACE: | ELEV. 989.65' |

PAVILIONS:

| | | |
|------------------|------------------------------|---------------|
| NORTH BUILDING - | 3,538 SF RETAIL/OFFICE SPACE | ELEV. 957.56' |
| SOUTH BUILDING - | 5,212 SF RETAIL/OFFICE SPACE | ELEV. 957.56' |

DEVELOPMENT TOTAL: 106,599 LEASABLE SF

PARKING REQUIRED:

| | | |
|--------------------------------|----------------------|-------------------|
| RETAIL - | 19,498sf @ 4/1000 = | 78 SPACES |
| OFFICE - | 78,351sf @ 3/1000 = | 236 SPACES |
| OFFICE/RETAIL - | 8,750sf @ 3.5/1000 = | 31 SPACES |
| TOTAL SPACES REQUIRED = | | 344 SPACES |

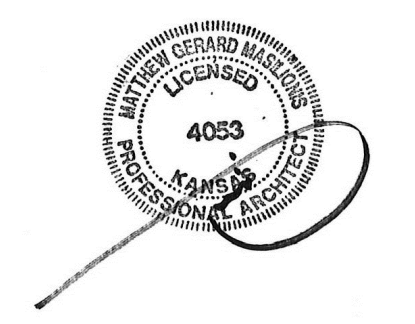
PARKING SPACES INFORMATION

| | |
|--|--------------------------------------|
| 167 | COVERED SPACES |
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NOTE: ALL BUILDINGS WILL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH IBC AND NFPA REGULATIONS.

PROJECT STATISTICS A24

FOURTH FLOOR SITE PLAN A01



MATTHEW MASILIONIS - ARCHITECT
 KANSAS # 4053

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CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
 WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|----------|---------------|
| 1 | 10/05/23 | CITY COMMENTS |

SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
 2021073.000

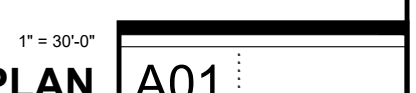
SHEET AUTHOR
 K. MILLER

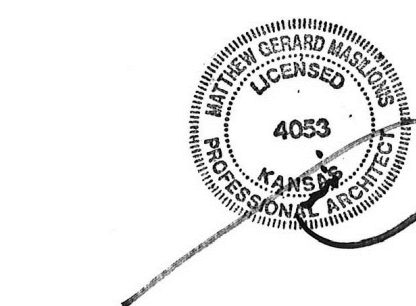
CHECKED BY
 M. PAXTON

DATE
 9.15.23

FDP SUBMITTAL

SHEET NUMBER
AS103





MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "X" prefix for the project named below.

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CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|----------|---------------|
| 2 | 11/02/23 | DESIGN UPDATE |

SHEET TITLE

BUILDING ELEVATIONS

PROJECT NUMBER

2021073.000

SHEET AUTHOR

CHECKED BY

DATE

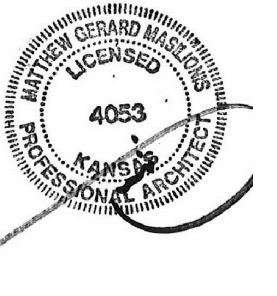
9.16.23

FDP SUBMITTAL

SHEET NUMBER

A201





MATTHEW MASLIONS - ARCHITECT
KANSAS # 4053

I have prepared the drawings and assume responsibility for the design and construction of the project. I am not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, or signage (not specified), fire sprinkler or fire suppression systems, and do not take responsibility for the cost of these areas with the laws of the above government entities. The architect is not responsible for material components or equipment, as well as the method in they are installed on the project by others. The architect is not responsible for certification, during construction upon completion of construction. The architect is not responsible for improper operation due to faulty installation, product failure during construction or after completion of construction when operation has begun by the land tenant.

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CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|----------|-------------|
| 2 | 11/02/23 | DESIGN UPDA |

SHEET TITLE

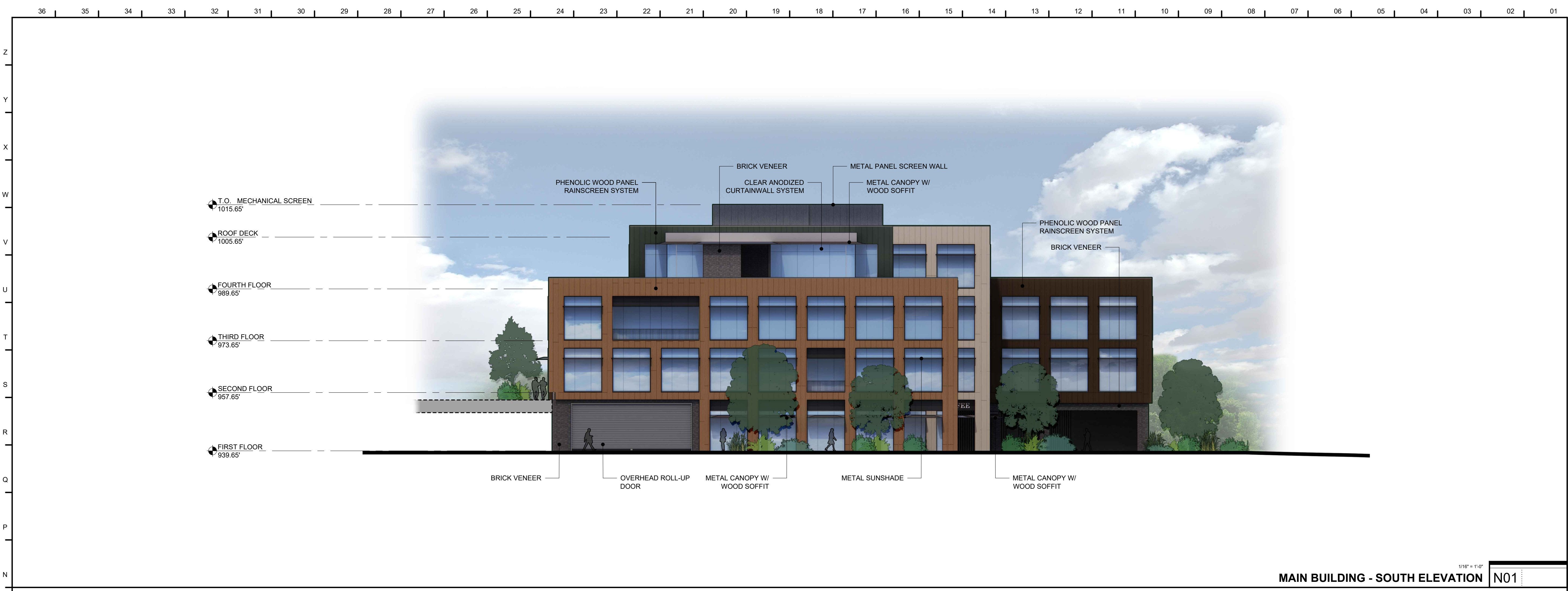
BUILDING ELEVATIONS

PROJECT NUMBER
2021073.000
SHEET AUTHOR

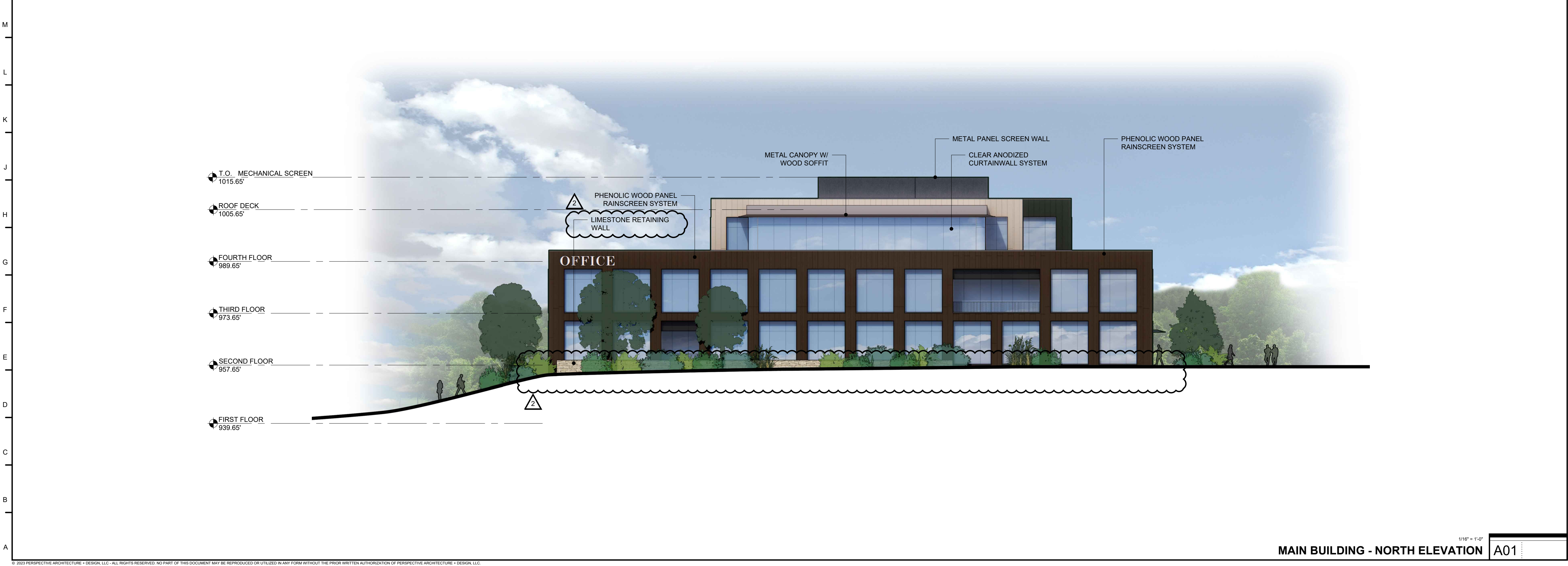
CHECKED BY
DATE
9.15.23

FDP SUBMITTAL

SHEET NUMBER
A202



1/16" = 1'-0" **MAIN BUILDING - SOUTH ELEVATION** N01



1/16" = 1'-0" **MAIN BUILDING - NORTH ELEVATION** A01

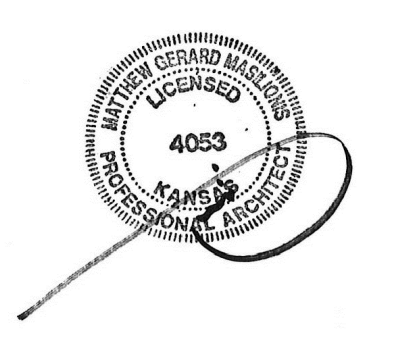


PAVILION BUILDING - EAST ELEVATION 1/16" = 1'-0" S01

PAVILION BUILDING - WEST ELEVATION 1/16" = 1'-0" J01

PAVILION BUILDING - SOUTH ELEVATION 1/16" = 1'-0" A19

PAVILION BUILDING - NORTH ELEVATION 1/16" = 1'-0" A01



MATTHEW MASILIONIS - ARCHITECT
KANSAS #4053

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CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

SHEET TITLE

BUILDINGS ELEVATIONS

PROJECT NUMBER
2021073.000
SHEET AUTHOR

CHECKED BY
DATE
9.16.23

FDP SUBMITTAL

SHEET NUMBER
A203

LINE

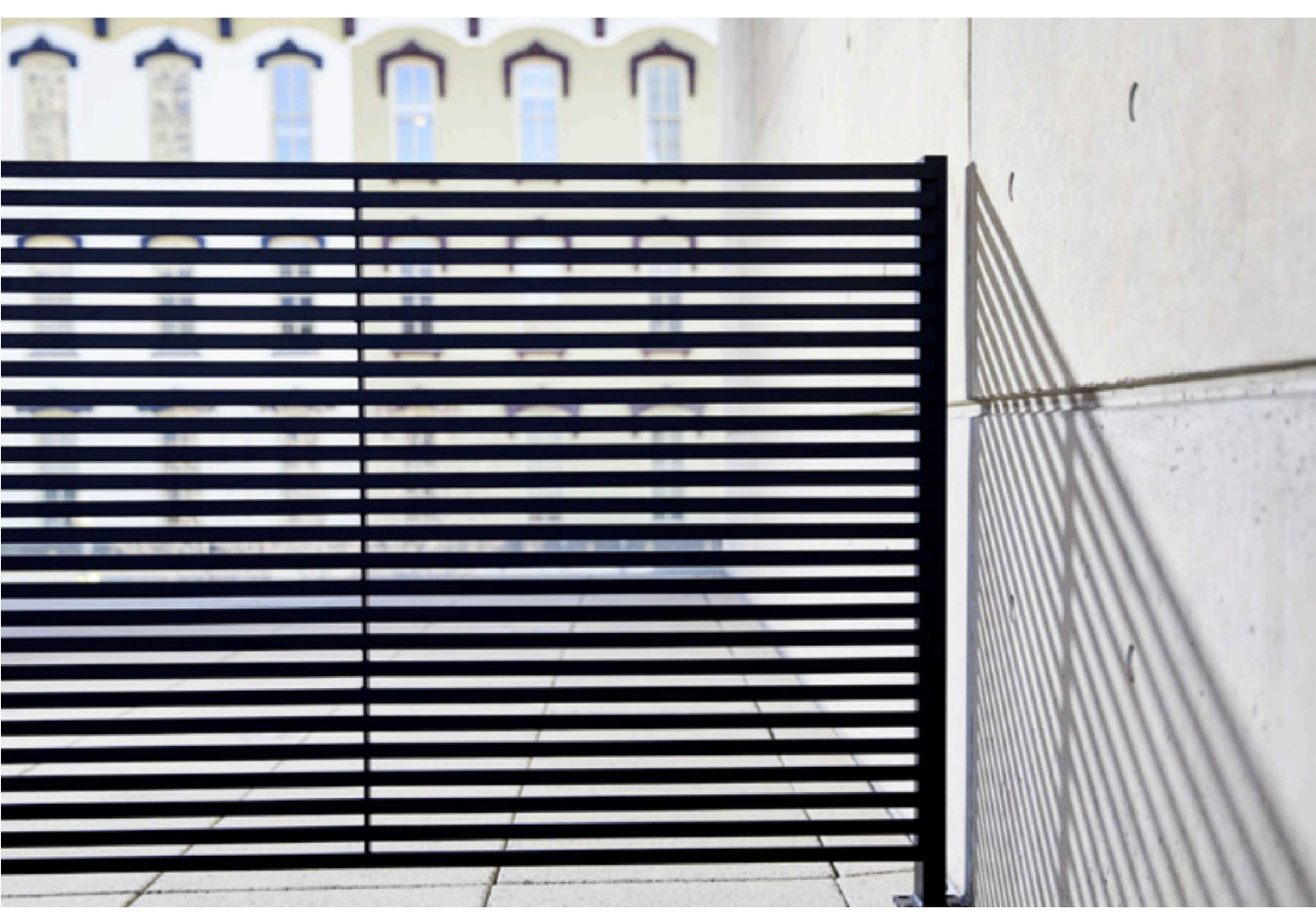
Product Data Sheet



The timeless, minimalist form of L I N E landscape panels, designed by Shane Coen and Coen + Partners, defines the landscape within and around its boundaries. L I N E panels delineate space, provide enclosure, and give landscape architects a new medium with which to express their unique visions. L I N E takes the hassle out of creating custom boundary elements. L I N E's flexibility supports custom patterns and sizes to reflect a landscape architect's unique design.

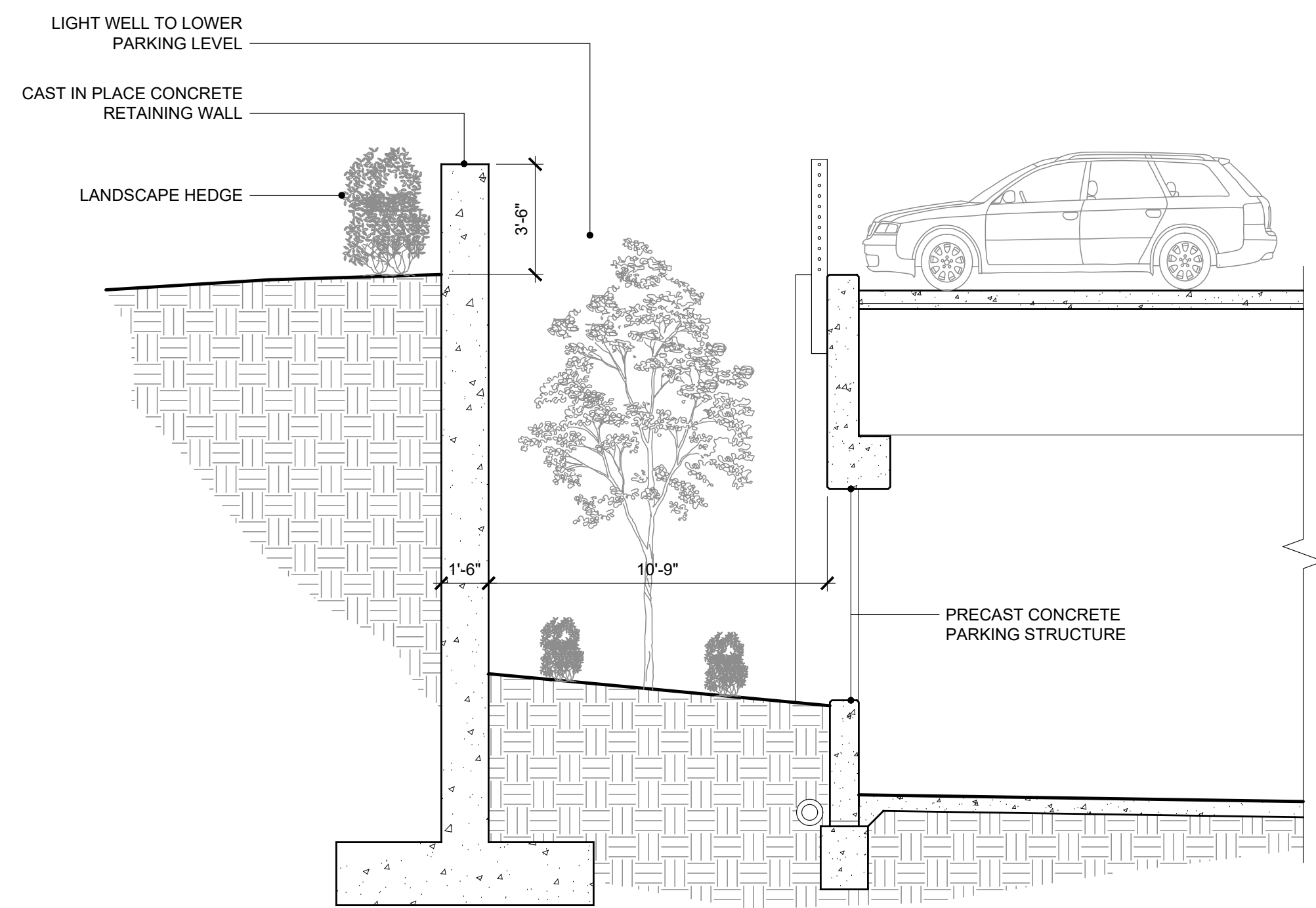
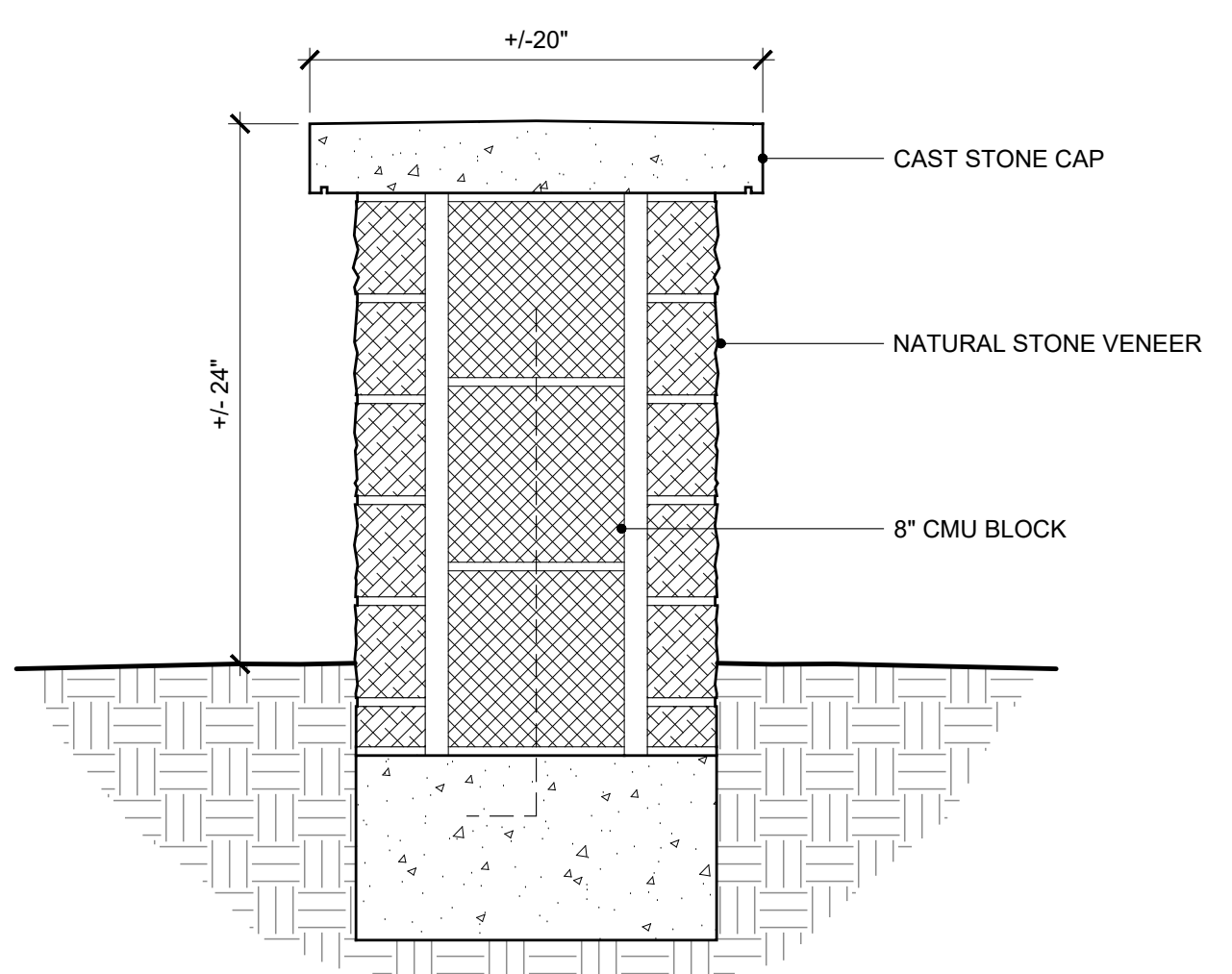
- General Specifications**
- L I N E is available as standard in 8 panel types
 - All panels are constructed of extruded and fabricated aluminum
 - All panel types are available with a matching gate option
 - Gate hardware (hinges, handle mechanism) are included with an order; bespoke hardware may be specified as a custom
 - All panel types are available in 4', and 6' panel heights
 - Posts are spaced at 6" intervals for 4' height panels, and at 4" intervals for 6' height panels as standard; modified post spacing is available to accommodate a specific site plan
 - All panel types are available surface mounted or embedded

| | Style |
|--|---|
| | Half Inch Vertical Rod |
| | Vertical Picket |
| | Vertical Louver - Angled |
| | Vertical Louver - Straight |
| | Half Inch Horizontal Rod |
| | One Inch Horizontal Slat |
| | Perforated Panel |
| | Solid Panel |
| | Gate option available for all panel types |



1 Revised December 1, 2020 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

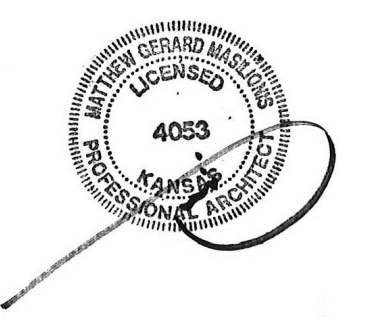
FENCING L01



NOT USED A26

1/4" = 1'-0" LIGHT WELL SECTION A01

2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816 502 1500
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

| MARK | DATE | DESCRIPTION |
|------|----------|---------------|
| 2 | 11/02/23 | DESIGN UPDATE |

SHEET TITLE

DETAILS

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER

CHECKED BY
M. PAXTON
DATE
9.15.23

FDP SUBMITTAL

SHEET NUMBER
A600