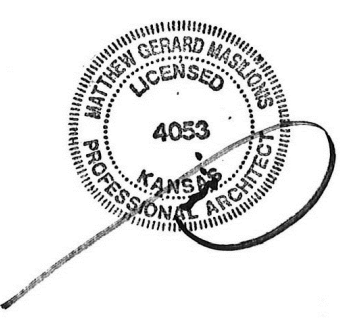


50TH & RAINBOW DEVELOPMENT

W 50TH STREET & RAINBOW BLVD
WESTWOOD, KANSAS 66205

Perspective
ARCHITECTURE

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



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, as well as the method in which they are 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

W 50TH ST & RAINBOW BLVD
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
1	08/03/23	CITY COMMENTS
3	09/06/23	CITY COMMENTS

SHEET TITLE

COVER SHEET

PROJECT NUMBER
2021073.000

SHEET AUTHOR

CHECKED BY

DATE
7.20.23

PDP 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

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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:

- 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.**
- 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 ration (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 multi-story 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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 the 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.**
- 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.**
- 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.**
- 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.

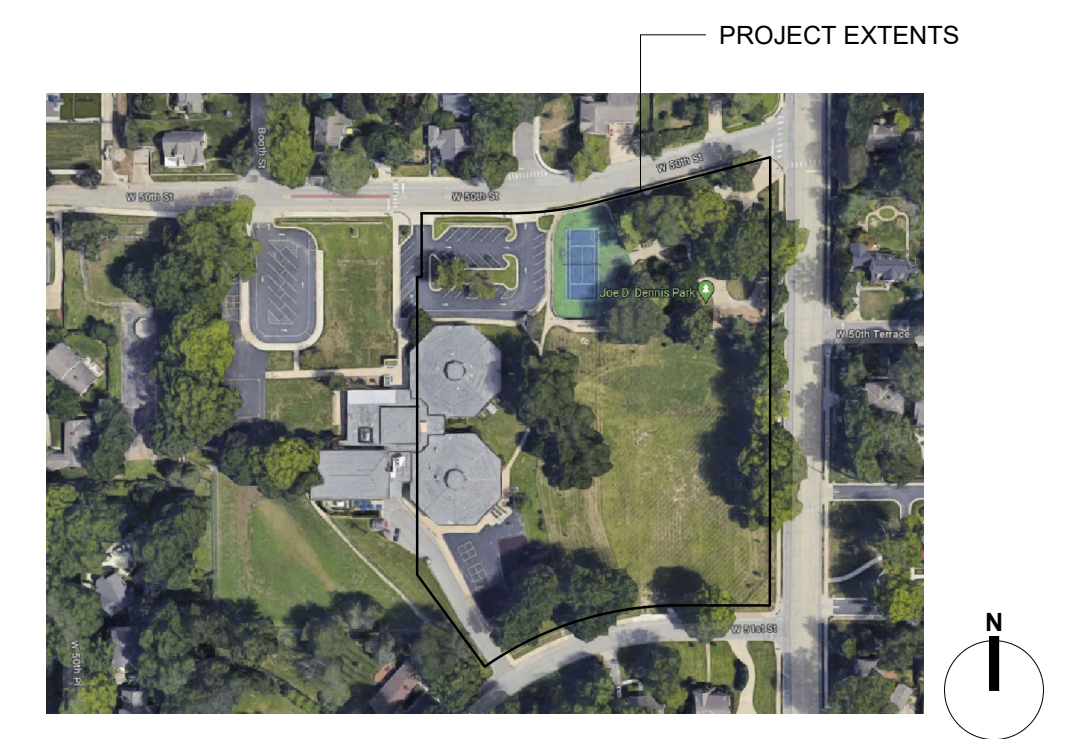
5.3.8 A B C One-, two-, and three-story buildings are permitted in the C-1 Mixed-use Districts.

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



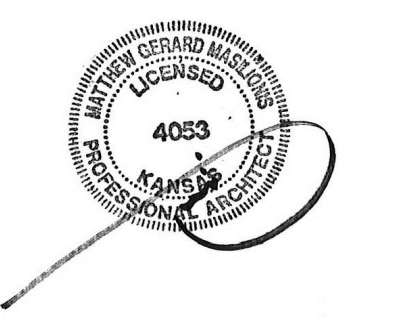
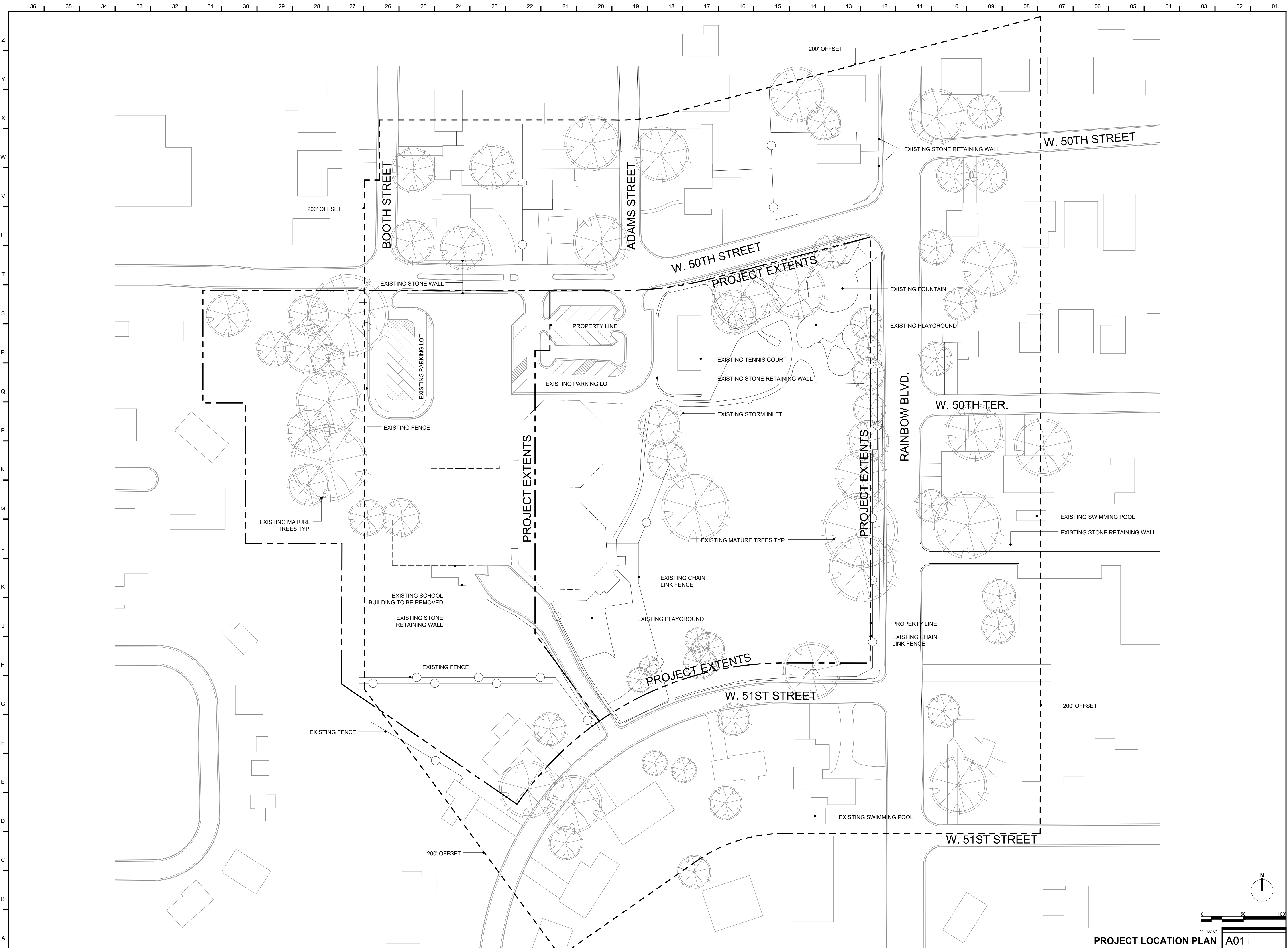
PROPERTY LOCATION MAP A11

PROPERTY DEVELOPER	CIVIL ENGINEER
ADAM FELDMAN KARBANK REAL ESTATE COMPANY 2000 SHAWNEE MISSION PARKWAY SUITE 400 MISSION WOODS, KANSAS 66205 816 221 4488 af@karbank.com	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	COVER SHEET
A000	COVER SHEET
A001	PROJECT LOCATION PLAN
CIVIL	
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN - GROUND LEVEL
C1.2	SITE PLAN - SECOND LEVEL
C1.3	SIGHT DISTANCE PLAN
C1.4	FIRE TRUCK MANEUVERABILITY
C2.0	GRADING PLAN
C3.0	BMP PLAN
L1.1	TREE PRESERVATION PLAN
L1.0	LANDSCAPE PLAN - GROUND LEVEL
L1.1	LANDSCAPE PLAN - SECOND LEVEL
PH1.1	PHOTOMETRICS PLAN
ARCHITECTURAL	
AS101	ARCHITECTURAL SITE PLAN
AS102	ARCHITECTURAL SITE PLAN
AS103	ARCHITECTURAL SITE PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS

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
△	08/03/23	CITY COMMENTS

SHEET TITLE

PROJECT
LOCATION PLAN

PROJECT NUMBER
 2021073.000

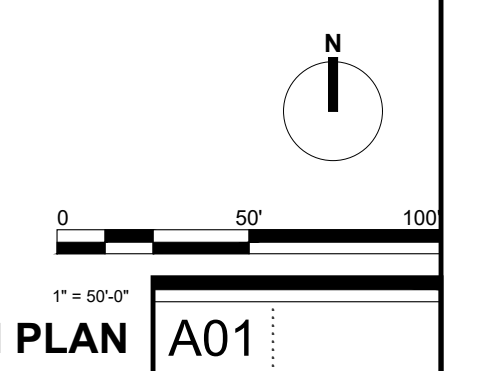
SHEET AUTHOR
 K. MILLER

CHECKED BY
 M. PAXTON

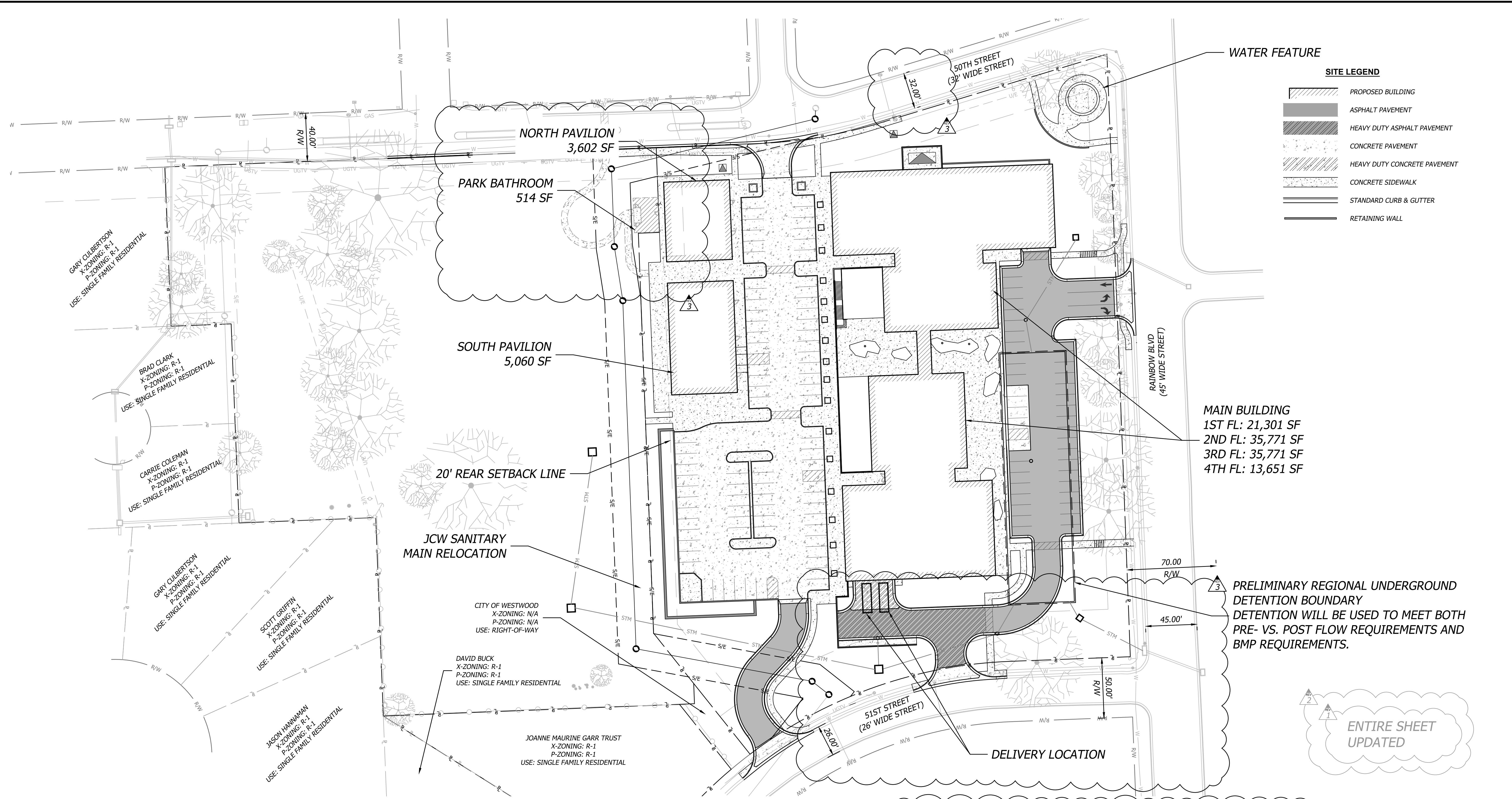
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PDP SUBMITTAL

SHEET NUMBER
A001 △



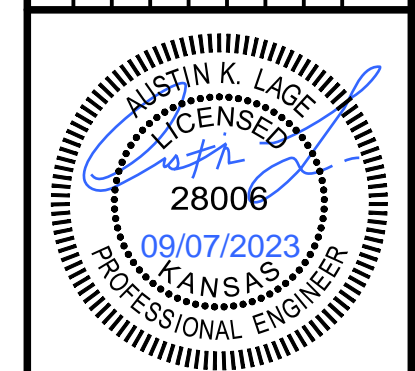
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SITE LEGEND

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

Rev.	Date	Description	By	App.
3	09/06/23	CITY COMMENTS	AKL	
2	08/25/23	PDP UPDATE	AKL	
1	08/03/23	CITY COMMENTS	AKL	



Prepared For:
 KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 20000 SH PARKWAY, SUITE 400
 MISSIONS WOODS, KS 66205
 816-221-4488

SITE DATA

Category	Existing	Proposed
OVERALL SITE		
SITE AREA:	7.62 AC	332,129 SF
IMPERVIOUS AREA:		
EXISTING:	121,314 SF (36.5%)	
PROPOSED:		133,114 SF (40.1%)
WEST SITE		
SITE AREA:	3.38 AC	147,412 SF
IMPERVIOUS AREA:		
EXISTING:	55,142 SF (37.4%)	
PROPOSED:		3,758 SF (2.55%)
EAST SITE		
SITE AREA:	4.24 AC	184,717 SF
IMPERVIOUS AREA:		
EXISTING:	66,158 SF (35.8%)	
PROPOSED:		129,356 SF (70.0%)

BUILDING DATA - GROSS AREA

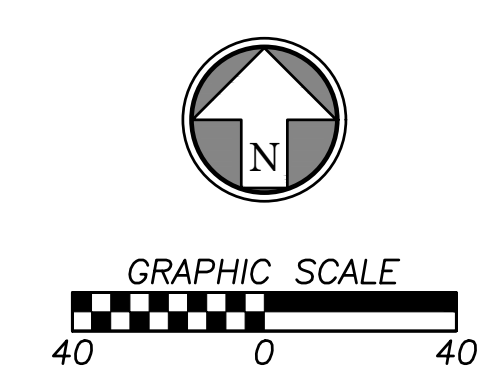
Category	Area	Percentage
WEST SITE		
PUBLIC BATHROOM:	514 SF	0.35%
EAST SITE		
TOTAL BUILDING FOOTPRINT:	44,433 SF	24.1%
TOTAL BUILDING SF:	115,156 SF	
MAIN BUILDING:		
FOOTPRINT:	35,771 SF	19.4%
TOTAL SF (4 FLOORS):	106,494 SF	
PAVILION BUILDINGS:		
NORTH FOOTPRINT:	3,602 SF	1.95%
SOUTH FOOTPRINT:	5,060 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

Category	Count	Notes
PARKING PROVIDED:	291 STANDARD	
	8 ADA ACCESSIBLE (4 VAN)	
PARKING REQUIRED:		REFER TO ARCHITECTURAL SHEETS FOR CALCULATIONS
	7 ADA ACCESSIBLE (2 VAN)	(BASED ON 290 PROVIDED PARKING)

EXISTING ZONING
 R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING
 CP-1 (PLANNED COMMERCIAL)

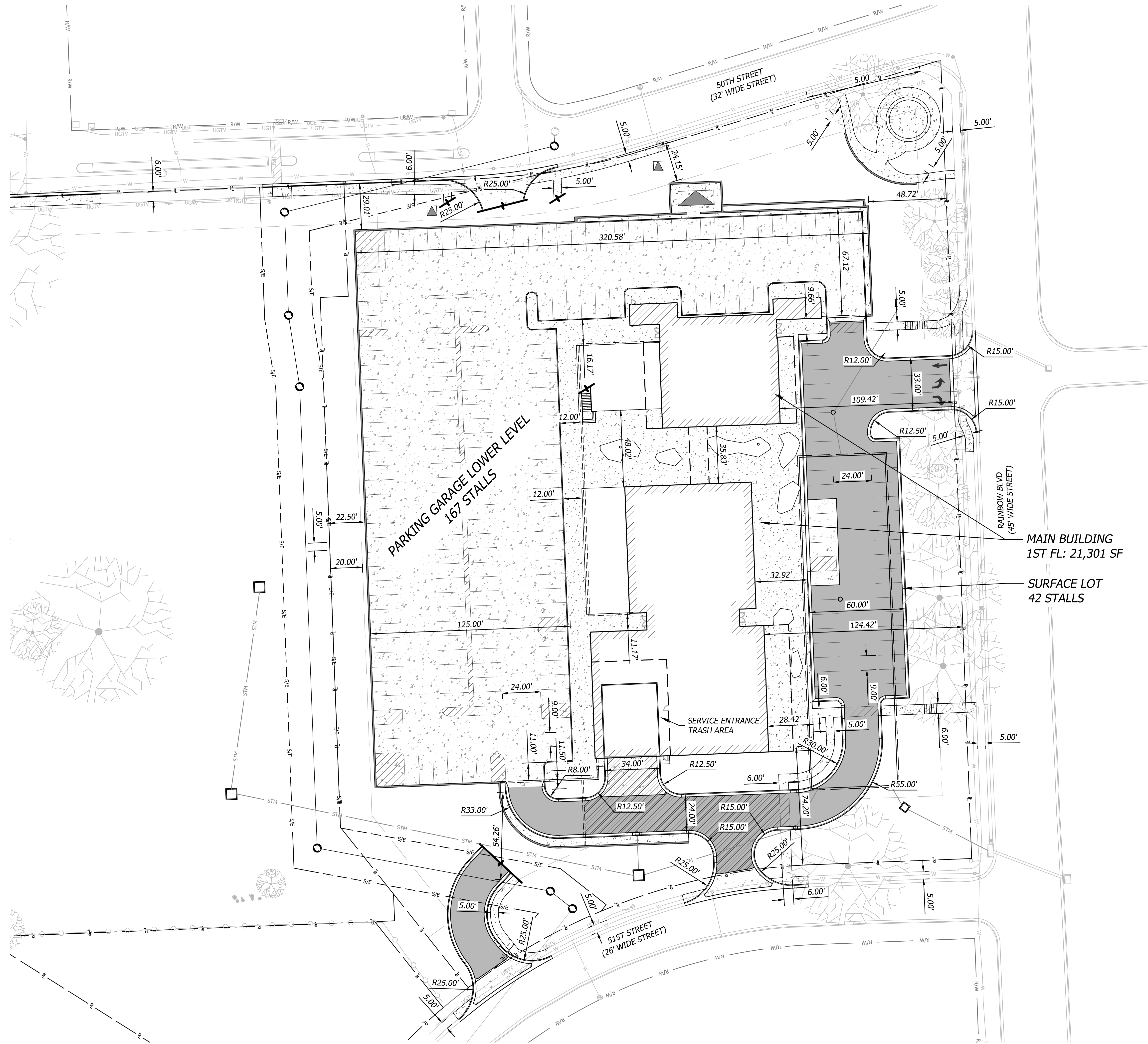


PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
OVERALL SITE PLAN

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 07/20/2023
 Project Number: 037920

C1.0

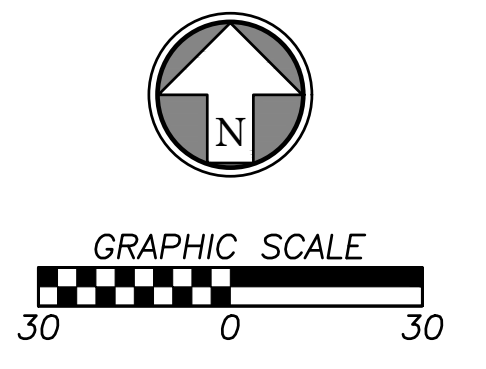
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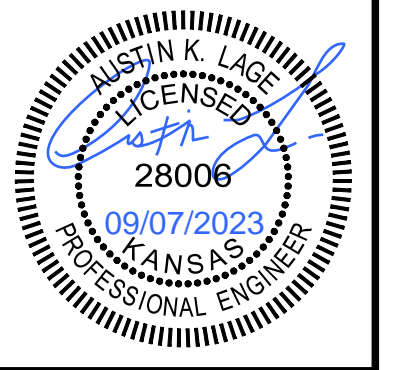
SITE LEGEND

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

ENTIRE SHEET
UPDATED



Rev.	Date	Description	By	App.
3	09/06/23	CITY COMMENTS	AKL	AKL
2	08/25/23	PDP UPDATE	AKL	AKL
1	08/03/23	CITY COMMENTS	AKL	AKL



Prepared For:
KARBANK REAL ESTATE COMPANY
ADAM FELDMAN
20000 SHY PKWY, SUITE 400
MISSIONS WOODS, KS 66205
816-221-4488

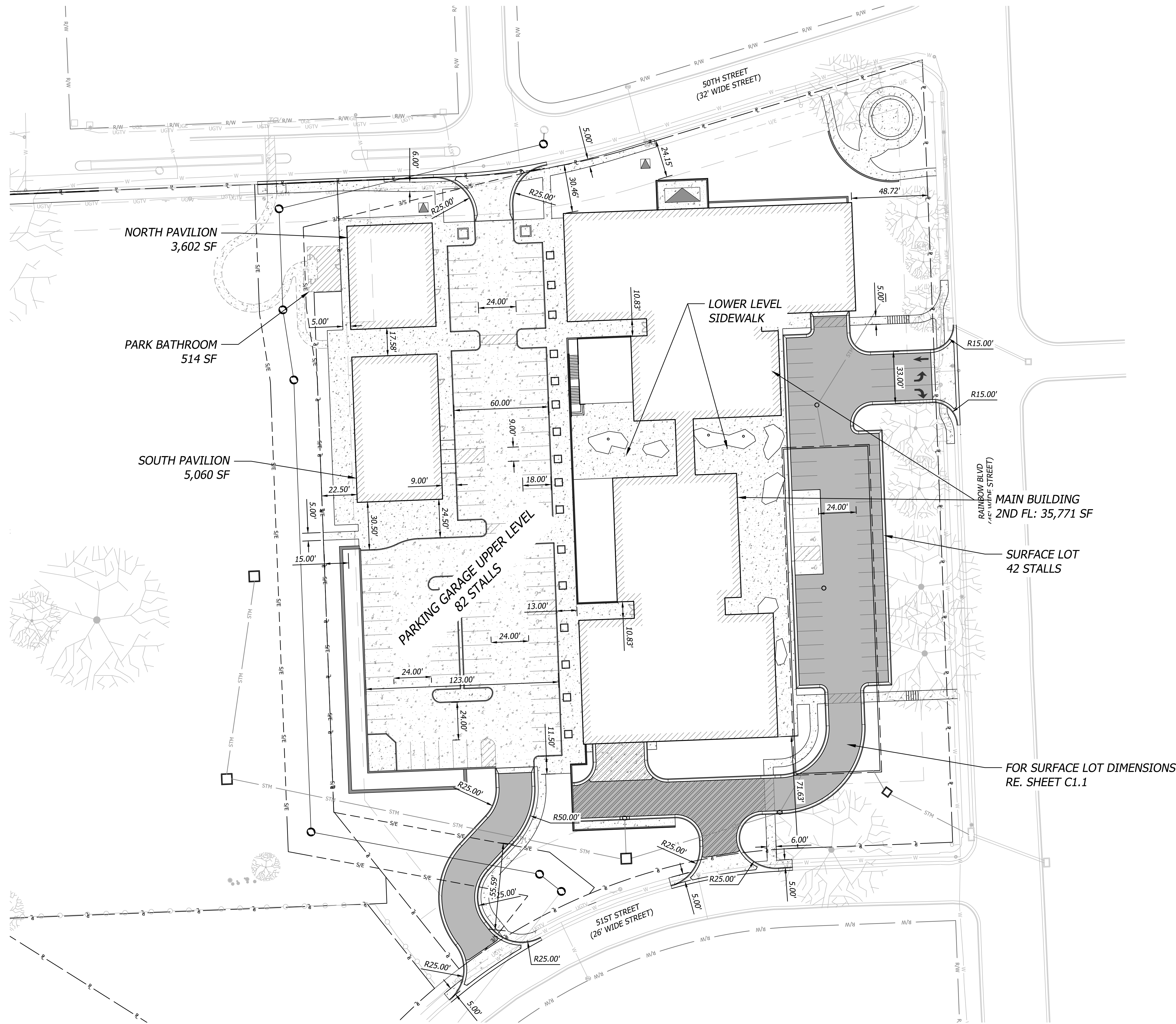
PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205

SITE PLAN-GROUND LEVEL

Design: DSN | Drawn: DRN
Checked: CHK
Issue Date: 07/20/2023
Project Number: 037920

C1.1

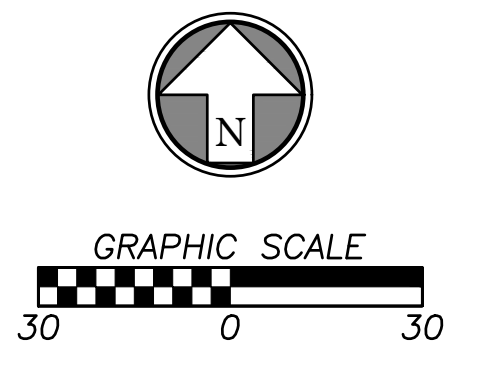
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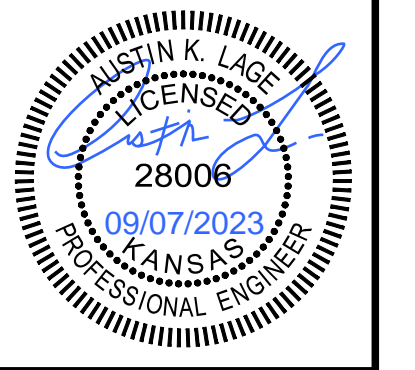
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	CONCRETE SIDEWALK
	STANDARD CURB & GUTTER
	RETAINING WALL

ENTIRE SHEET
 UPDATED



Rev.	Date	Description	By	App.
1				
2	08/25/23			
3	09/06/23	CITY COMMENTS		
		PDP UPDATE		



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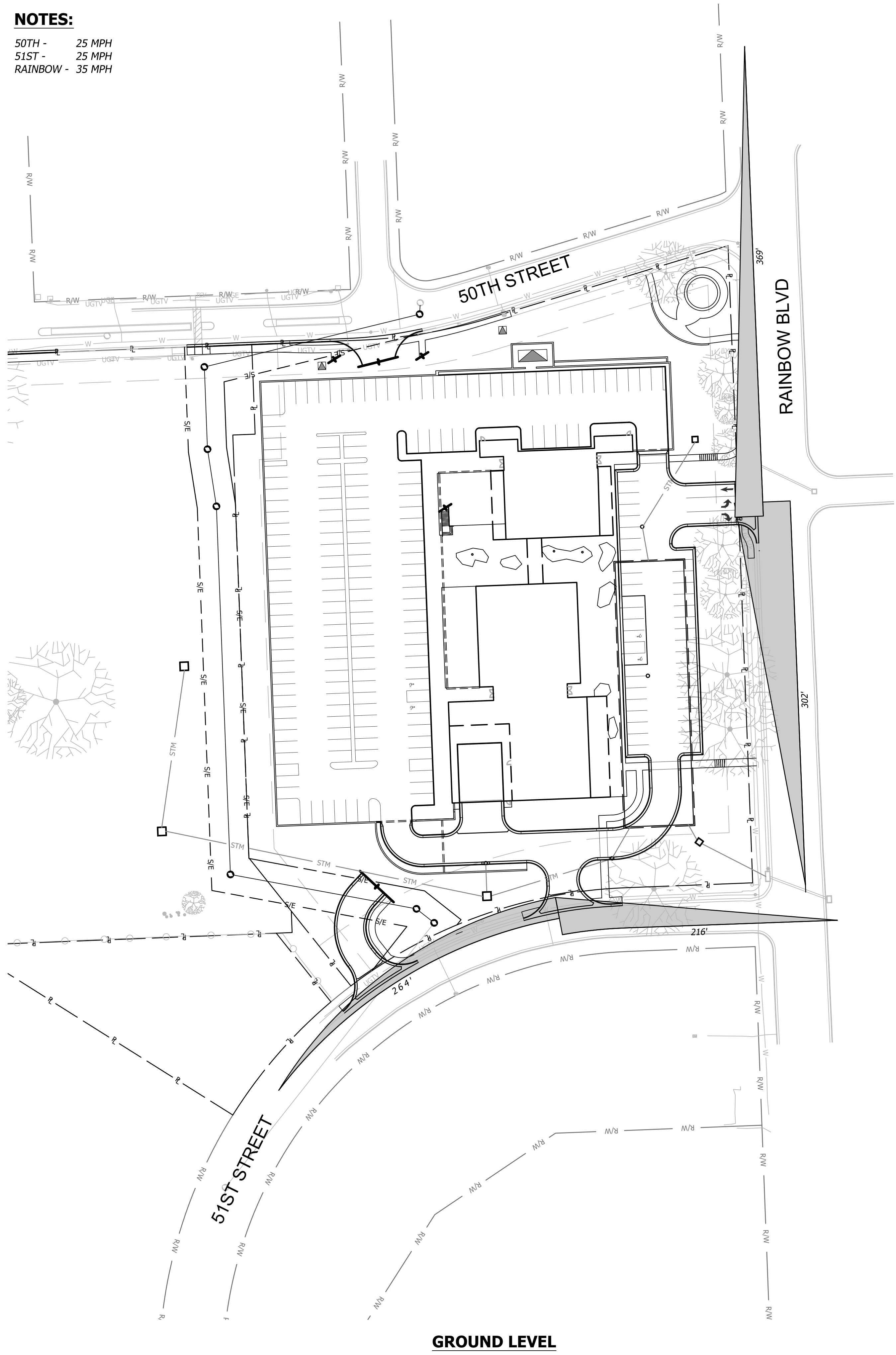
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50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
SITE PLAN-SECOND LEVEL

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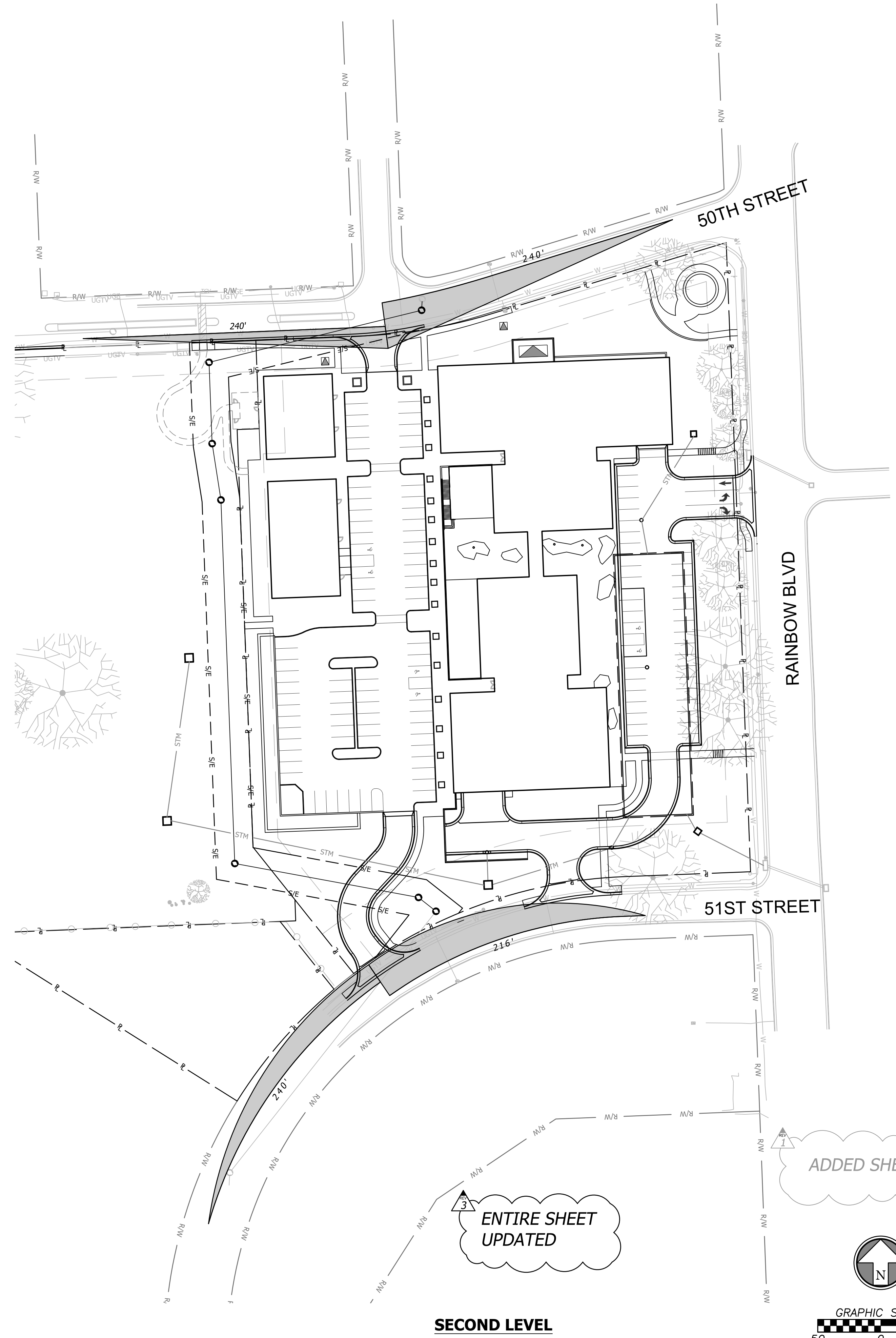
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NOTES:
 50TH - 25 MPH
 51ST - 25 MPH
 RAINBOW - 35 MPH



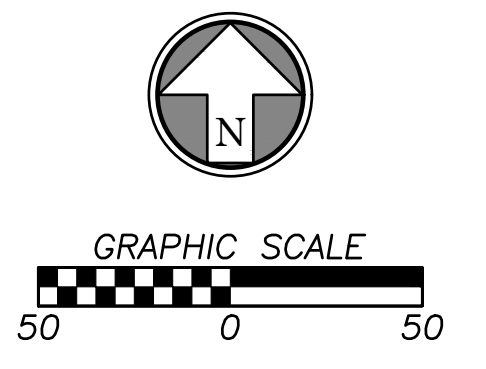
GROUND LEVEL



SECOND LEVEL

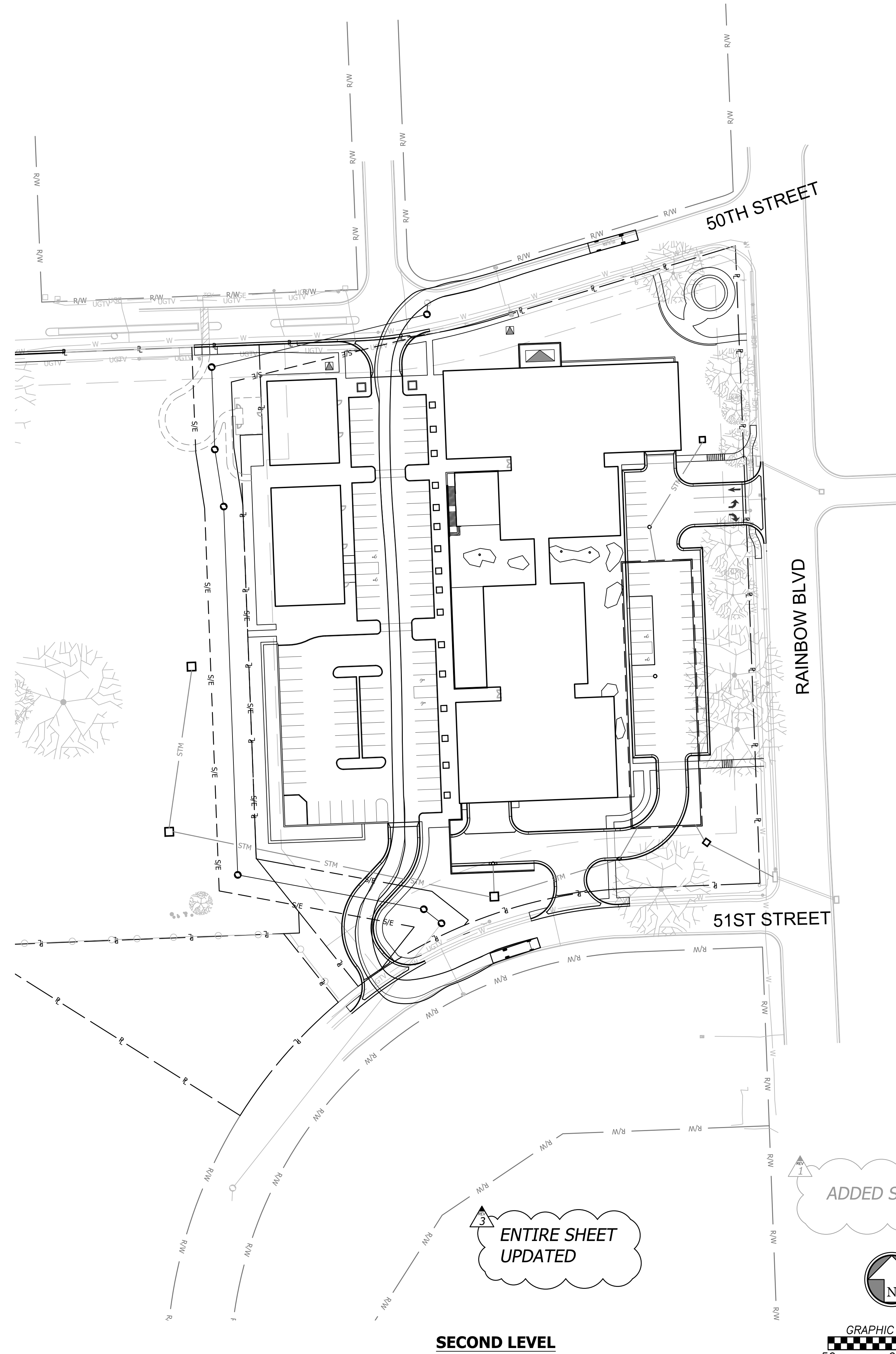
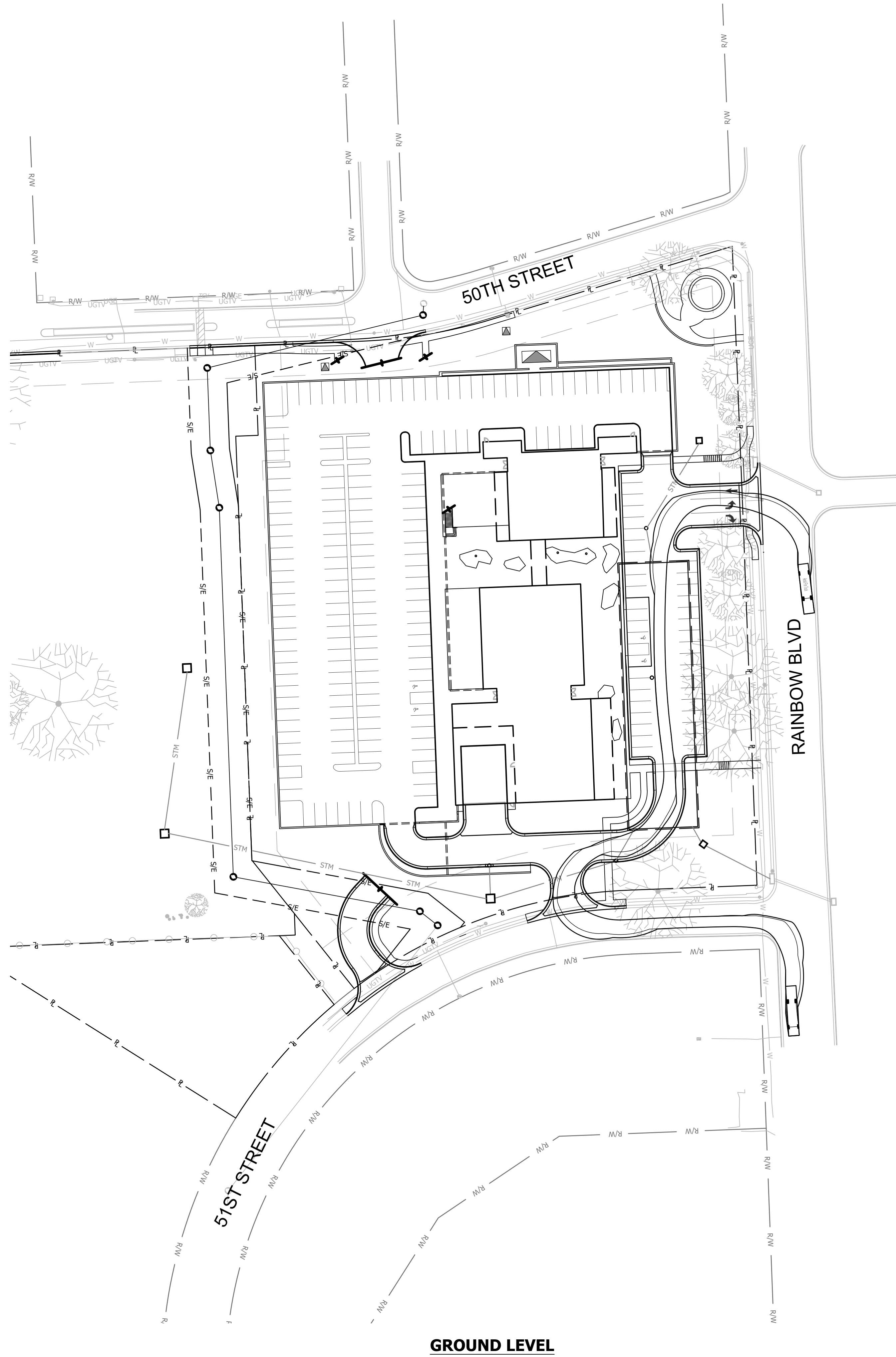
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ADDED SHEET



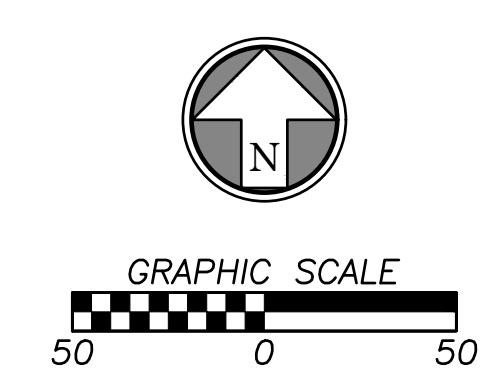
<p>PDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205</p> <p>SIGHT DISTANCE PLAN</p> <p>Design: DSN Drawn: DRN Checked: CHK Issue Date: 07/20/2023 Project Number: 037920</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">C1.3</p>	<p>Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 20000 SH PARKWAY, SUITE 400 MISSIONS WOODS, KS 66205 816-221-4488</p> <div style="text-align: center;"> </div> <div style="text-align: center;"> </div> <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>3</td> <td>09/06/23</td> <td>CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>08/25/23</td> <td>PDP UPDATE</td> </tr> <tr> <td>1</td> <td>08/03/23</td> <td>CITY COMMENTS</td> </tr> </tbody> </table>	Rev.	Date	Description	3	09/06/23	CITY COMMENTS	2	08/25/23	PDP UPDATE	1	08/03/23	CITY COMMENTS
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Sep. 07, 2023 - 9:15am Plotted By: austin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SFIS-SITE.dwg Layout: FIRE TRUCK MANEUVERABILITY



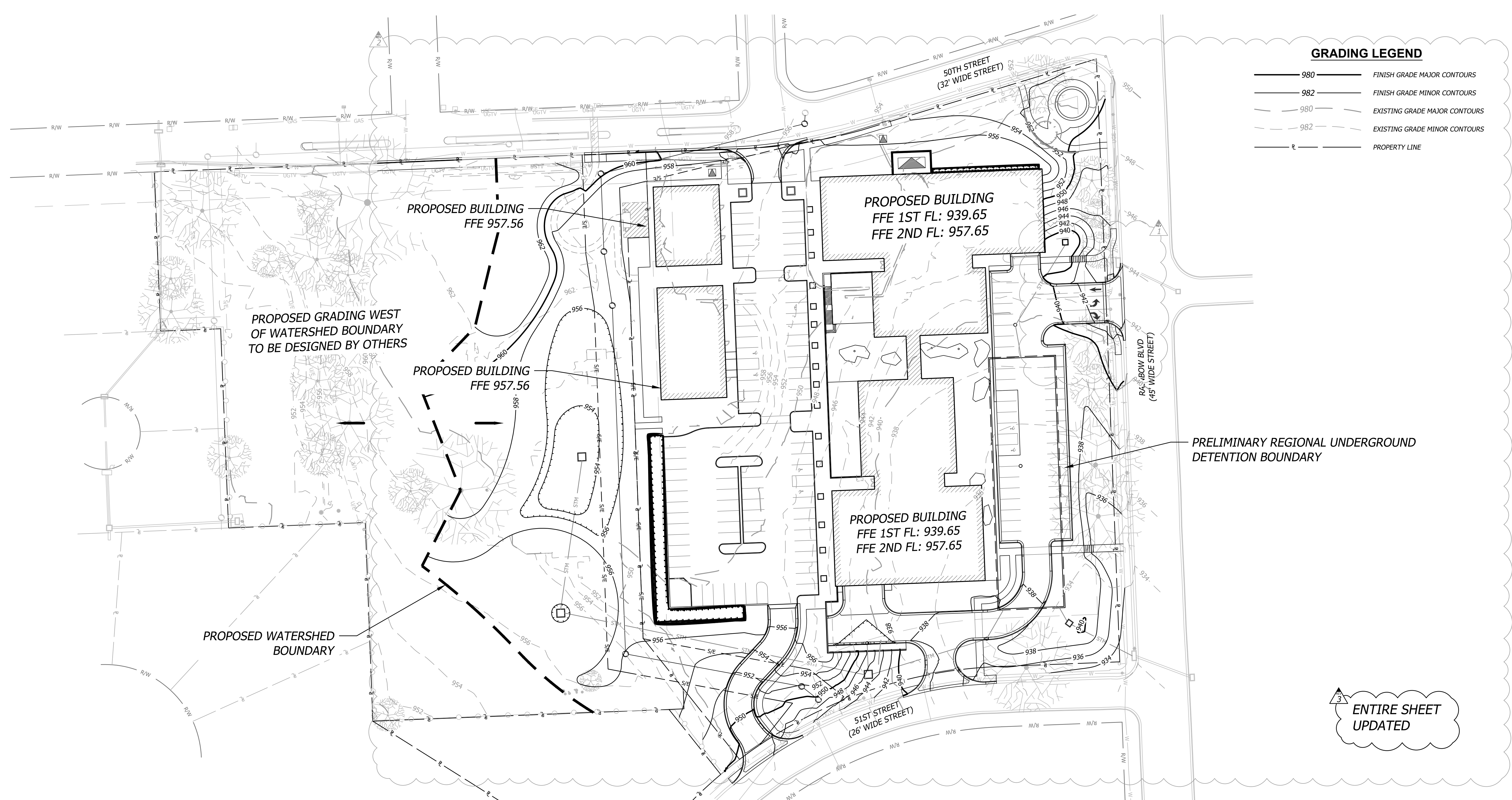
ENTIRE SHEET
UPDATED

ADDED SHEET



<p>PDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205</p>	<p>FIRE TRUCK MANEUVERABILITY</p>									
C1.4										
Design: DSN Drawn: DRN Checked: CHK Issue Date: 07/20/2023 Project Number: 037920	Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 20000 SHI PKWY, SUITE 400 MISSIONS WOODS, KS 66205 816-221-4488									
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3	09/06/23	CITY COMMENTS								
1	08/03/23	CITY COMMENTS								

Sep 07, 2023 - 9:15am Plotted By: austin.loge V:\037920-Westwood\04-DWG\Sheet\037920-SRFS-GRAD0.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.

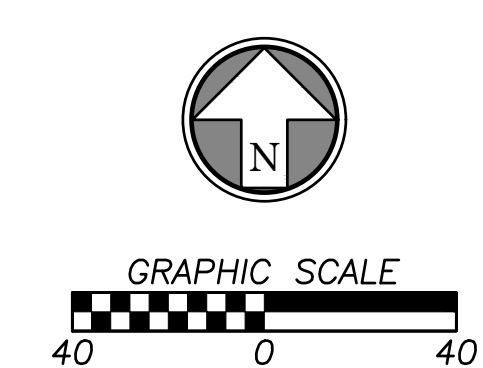
FLOOD STATEMENT

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.

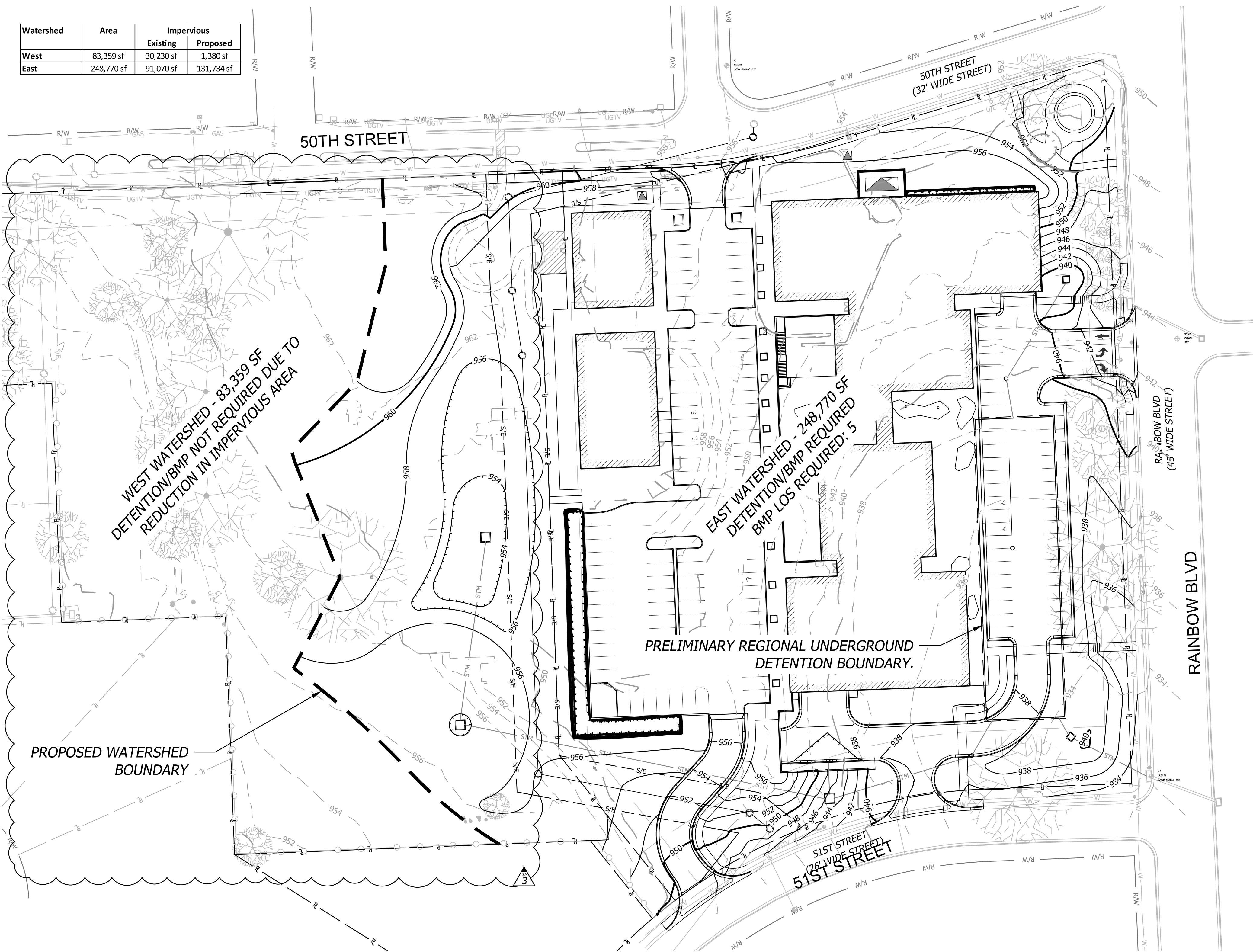
ENTIRE SHEET UPDATED



<p>PDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205</p>	<p>GRADING PLAN</p>
<p>Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 20000 SHY PKWY, SUITE 400 MISSIONS WOODS, KS 66205 816-221-4488</p>	<p>Design: DSN Drawn: DRN Checked: CHK Issue Date: 07/20/2023 Project Number: 037920</p>
C2.0	

Rev.	Date	Description
3	09/06/23	CITY COMMENTS
2	08/25/23	PDP UPDATE
1	08/03/23	CITY COMMENTS

Watershed	Area	Impervious	
		Existing	Proposed
West	83,359 sf	30,230 sf	1,380 sf
East	248,770 sf	91,070 sf	131,734 sf



GRADING LEGEND

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

1. Runoff Curve Number - East Watershed

A. Predevelopment CN

Cover Description	Soil HSG	CN From		Product of	
		Table 1	Area (sf)	Area (ac.)	CN x Area
Open Space (turf), Good	D	80	157700	3.62	289.6
Impervious	D	98	91070	2.09	204.9
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
Totals:				5.71	494.5

Area-Weighted CN = total product/total area = **87** (Round to integer)

B. Postdevelopment CN

Cover Description	Soil HSG	CN From		Product of	
		Table 1	Area (sf)	Area (ac.)	CN x Area
Open Space (turf), Good	D	80	117036	2.69	214.9
Impervious	D	98	131734	3.02	296.4
				0.00	0.0
				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	511.3

Area-Weighted CN = total product/total area = **90** (Round to integer)

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

C. Level of Service Calculation

Level of Service	Change in CN	LS
Predevelopment CN: 87	17+	8
	7 to 16	7
Post Development CN: 90	4 to 6	6
	1 to 3	5
Difference: 3	0	4
	-7 to -1	3
LS Required (see scale at right): 5	-8 to -17	2
	-18 to -21	1
	-22 -	0

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	3.25	9.0	29.3
2	No BMP	2.46	0.0	0.0
3				
4				
Total:		5.71	Total:	5.1

- 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.)

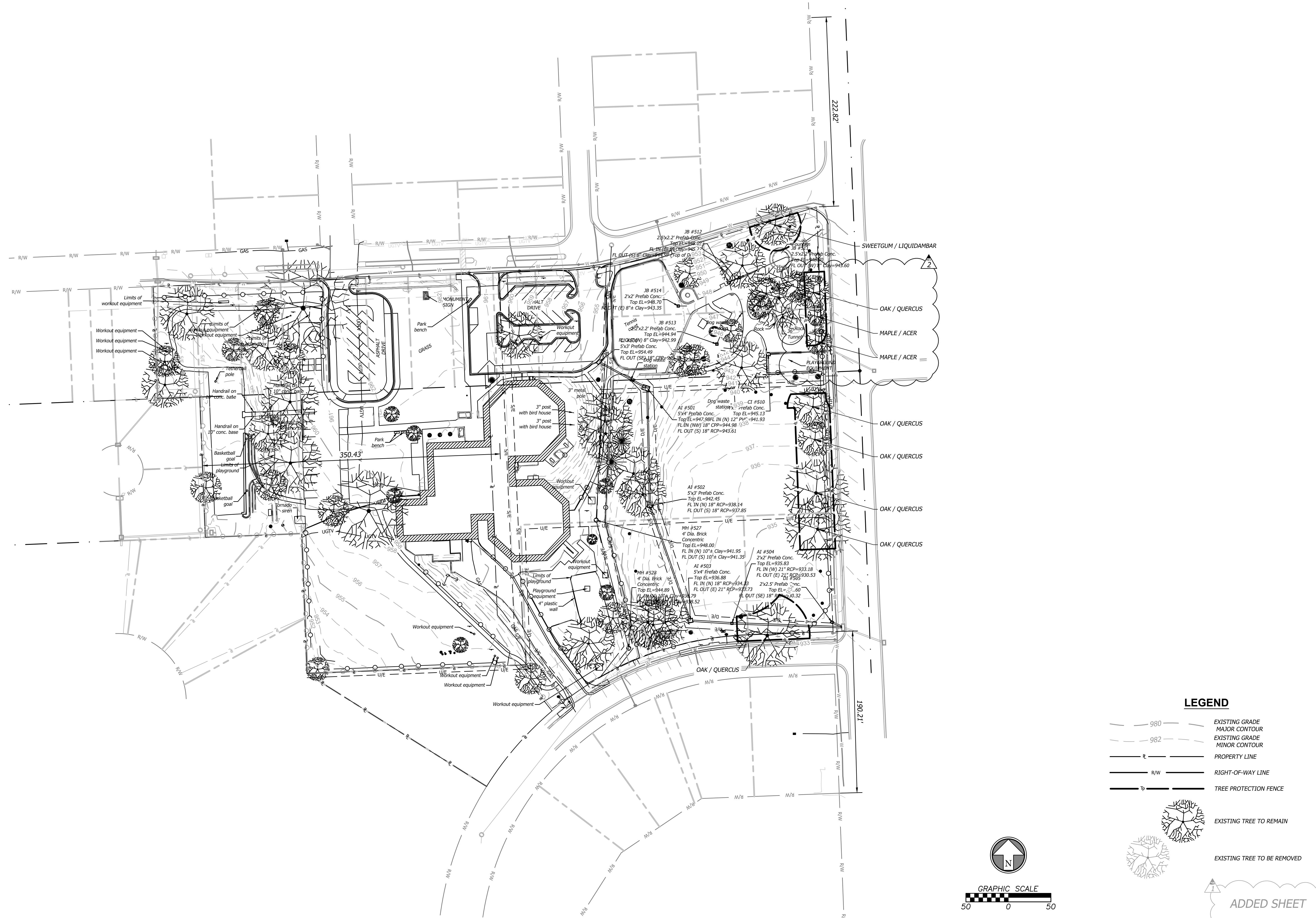
NOTE:
 FINAL SIZING, LOCATION, ROUTING OF STORM AND DETENTION WILL BE INCLUDED IN THE FINAL DEVELOPMENT PLANS
 EAST WATERSHED IS TREATED AS A DEVELOPED SITE
 WEST WATERSHED IS TREATED AS AN UNDEVELOPED SITE

ADDED SHEET

GRAPHIC SCALE
40 0 40

		Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 20000 SH PARKWAY, SUITE 400 MISSIONS WOODS, KS 66205 816-221-4488	PDP SUBMITTAL 50TH & RAINBOW DEVELOPMENT WESTWOOD, KS 66205 BMP PLAN	Design: DSN Drawn: DRN Checked: CHK Issue Date: 07/20/2023 Project Number: 037920 <h1 style="font-size: 2em;">C3.0</h1>

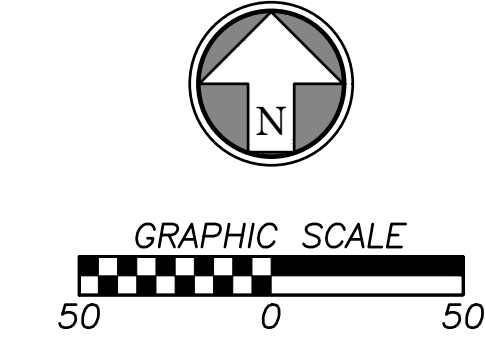
Sep. 07, 2023 - 9:26am Plotted By: angela.moyer V:\037920- Westwood\04-DWG\Eng\Sheet\037920-SHTS-LASC-TREE.dwg Layout: Tree Pres Plan



LEGEND

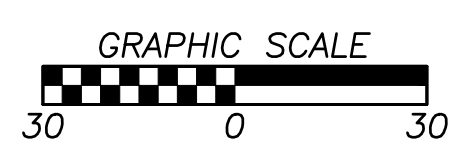
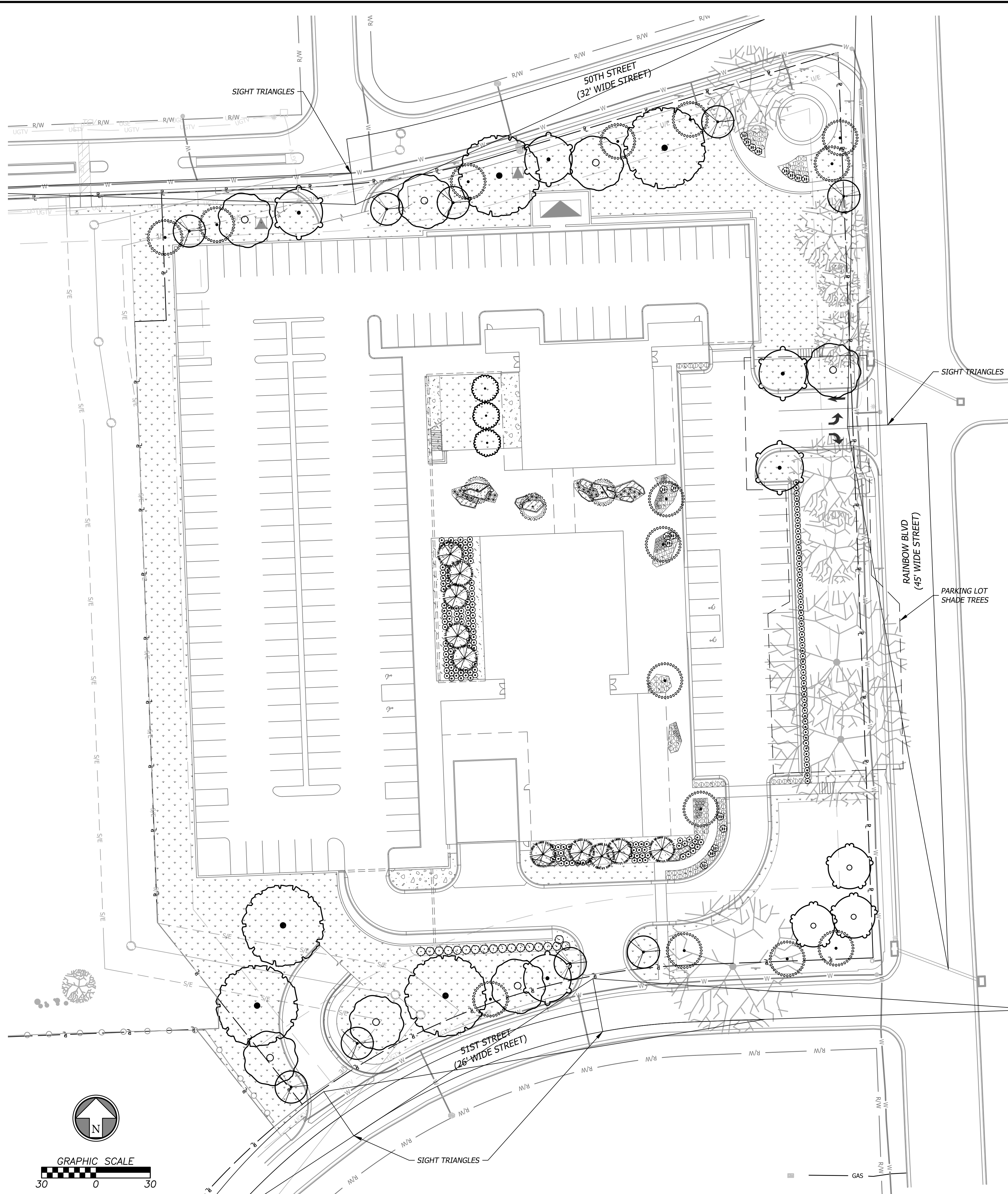
- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

ADDED SHEET



PDP SUBMITTAL	
50TH & RAINBOW DEVELOPMENT	
WESTWOOD, KS 66205	
EXISTING FEATURES AND	
TREE PRESERVATION PLAN	
Design: ADM Drawn: ADM Checked: ROL Issue Date: 07/20/2023 Project Number: 037920	Prepared For: KARBANK REAL ESTATE COMPANY ADAM FELDMAN 20000 SH Pkwy, Suite 400 Missions Woods, KS 66205 816-221-4488
	Description By Date Rev.
L1.0	

Sep. 07, 2023 - 9:27am Plotted By: angela.moyer V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SHTS-LNSC.dwg Layout: Landscape Plan-Ground Level



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
	5	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"	cal
	3	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B & B	2"	cal
	5	Quercus imbricaria / Shingle Oak	B & B	2.5"	cal
	9	Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova	B & B	2"	cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	10	Pinus thunbergii / Japanese Black Pine	B & B		6' - 8' H
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	15	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B	1.5"	cal
	3	Chionanthus virginicus 'Dirr' / Dirr White Fringetree	B & B	1.5"	cal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	18	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	28	Amsonia hubrichtii / Arkansas Bluestar	1 gal		
	18	Baptisia x 'Purple Smoke' / Purple Smoke Wild Indigo	1 gal		
	136	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal		
	59	Heuchera x 'Plum Pudding' / Plum Pudding Coral Bells	1 gal		
	184	Muhlenbergia capillaris / Pink Muhly Grass	1 gal		
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT		
	100	Asclepias tuberosa / Butterfly Milkweed	quart		
	27	Carex grayi / Gray's Sedge	quart		
	199	Carex muskingumensis / Palm Sedge	quart		
	107	Chelone obliqua 'Arntipp02' / Tiny Tortuga Turtlehead	quart		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	42,903 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

MULCH SCHEDULE

	WOOD MULCH Double ground hardwood mulch. 3" depth.	6,980 sf
	ROCK MULCH 3" depth.	1,158 sf

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	1	14	15
Perimeter Parking Landscape					
continuous screen of 3' shrubs		Y		Y	
Interior Parking Landscape					
surface lot: 1 tree / 8 spaces	42	5.25	4	3	7*

*called out on plan as "parking lot shade trees"

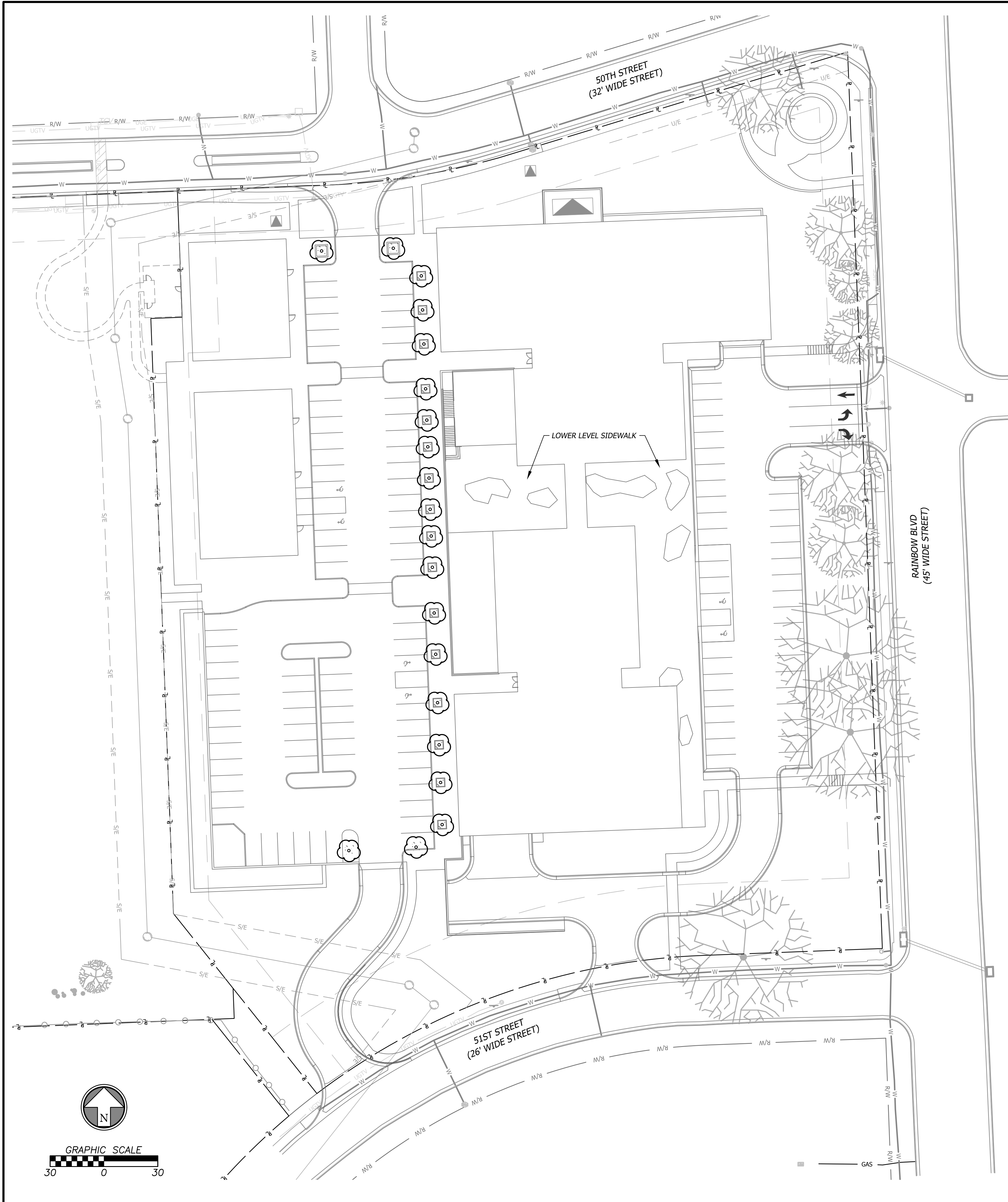
LEGEND

- 980 PROPOSED FINISH GRADE MAJOR CONTOUR
- 982 PROPOSED FINISH GRADE MINOR CONTOUR
- 980 EXISTING GRADE MAJOR CONTOUR
- 982 EXISTING GRADE MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- RD PROPOSED ROOF LINE DRAIN
- PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- Tp TREE PROTECTION
- EXISTING TREE

ENTIRE SHEET
UPDATED

PREPARED FOR: KARIBANK REAL ESTATE COMPANY ADAM FELDMAN 20000 SHY PARKWAY, SUITE 400 MISSIONS WOODS, KS 66205 816-221-4488							
DESIGN: ADM DRAWN: ADM CHECKED: ADM ISSUE DATE: 07/20/2023 PROJECT NUMBER: 037920							
1.1							

Sep. 07, 2023 - 9:27am Plotted By: angela.moyer V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SHFS-LANS-ENG Layout: Landscape Plan-Second Level



PLANT SCHEDULE

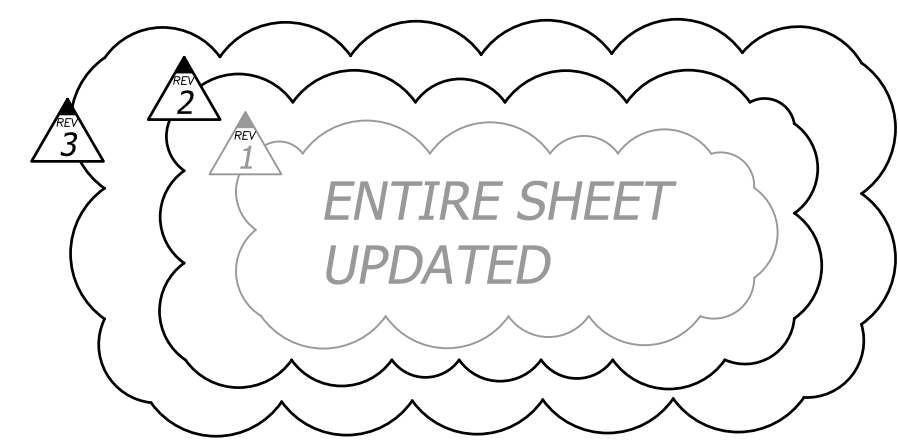
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	20	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B & B	1.5" cal

MULCH SCHEDULE

	WOOD MULCH Double ground hardwood mulch. 3" depth.	429 sf
--	---	--------

LEGEND

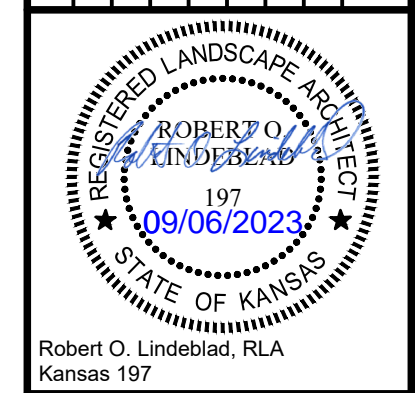
	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
		PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	R	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE
	Tp	TREE PROTECTION



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.

Rev.	Date	Description
3	09/06/23	CITY COMMENTS
2	08/25/23	PDP UPDATE
1	08/03/23	CITY COMMENTS



EOC
 ENVIRONMENTAL OPERATIONS CONSULTANTS
 101 East Brainerd, Suite 400
 Overland Park, Kansas 66210
 p. 913.653.1900
 WE are a member of EwingCole Companies, P.A.

Prepared For:
KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 20000 SHY PKWY, SUITE 400
 MISSIONS WOODS, KS 66205
 816-221-4488

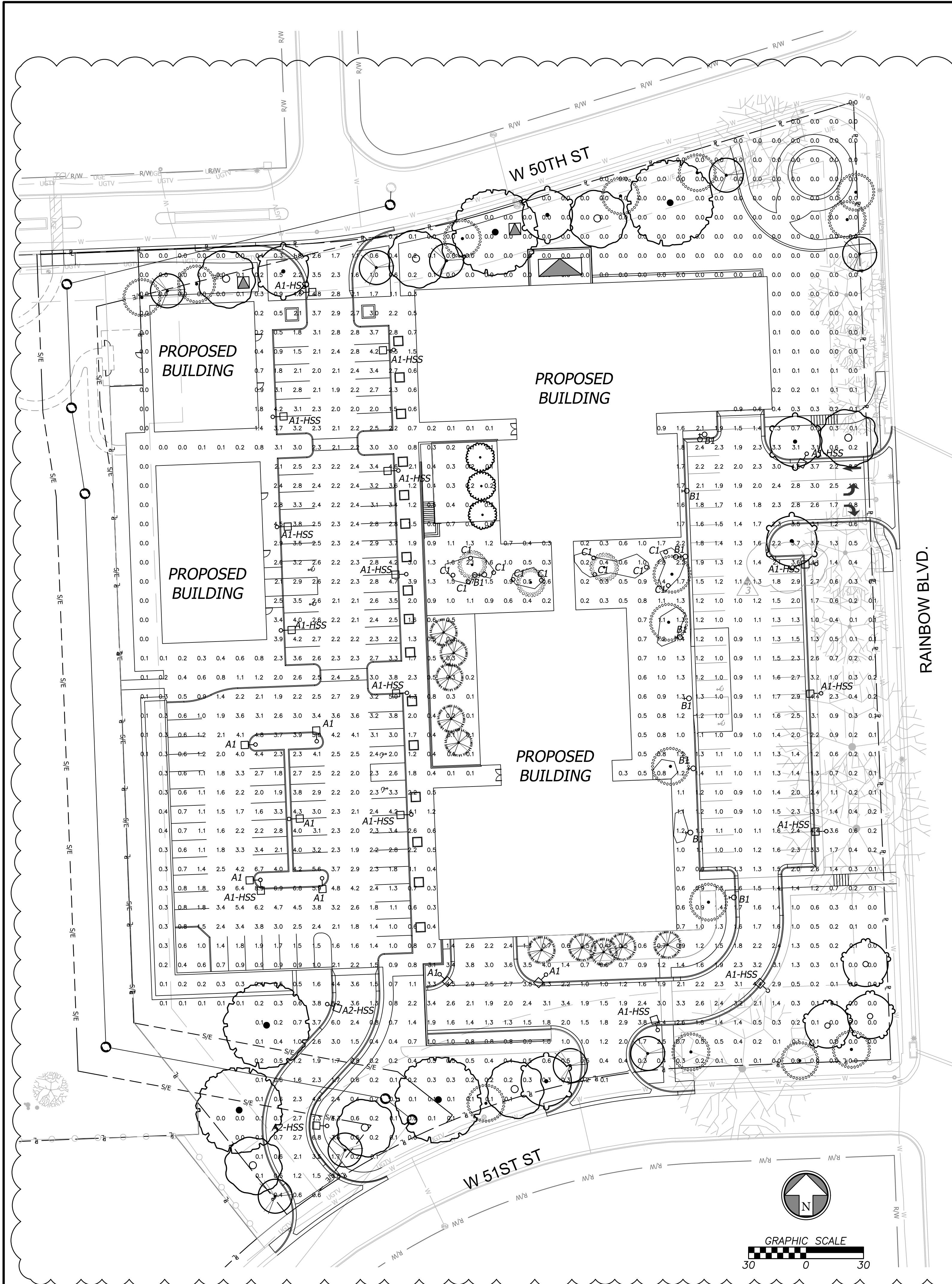
PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205

LANDSCAPE PLAN-SECOND LEVEL

Design: ADM | Drawn: ADM
 Checked: ADM
 Issue Date: 07/20/2023
 Project Number: 037920

L1.2

Sep. 07, 2023 - 9:16am Plotted By: austin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SRIS-LTRG.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	16	15'
A2-HSS	□	DALVIK 650S	HessAmerica, DAL650S-2LVC-WW-T3-HSS	2	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, 104971293CRT-002, Radia 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 uses through two prominent reveals to 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 grey, 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	15RS	A	SG	DM
	1Module	3000K	Type 1	120V/277V	Single Post Mount	15' Round Single	Aluminum	Matte Silver Grey	5' SW Drilling
	2VC	40K	T3		Two Mount	20' Round Single	Steel	OG	HSS
	3 Modules	4000K	Type 3					Dark Grey	HSS
								Graphite Grey	TSWSS
								Matte Black	TSWSS
								Dark Bronze	TSWSS
								CC (See Primar)	TSWSS
								Custom RAL Color	TSWSS

.hess

Date: _____ Type: _____ Catalog Number: _____
Project Name: _____

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	2.3
MAXIMUM FOOT-CANDLES	8.9
MINIMUM FOOT-CANDLES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.0
MAXIMUM TO MINIMUM FC RATIO	25.9
AVERAGE TO MINIMUM FC RATIO	6.7

FIXTURE C

RADIA™ PATHWAY BOLLARD

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 disc. 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 Wattpipe FSP-3118 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 Rad-B constant current board is included. Available in 2700K, 3000K, 3500K, and 4000K, 300 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, RoHS Compliant

Designed by Designworks, a BMW Group company
Click here for patent information related to this product.

Photolumination sensor
Twist lock receptacle

Click here to view the technical data sheet for the photolumination sensor.

Weight: 48lbs (luminaire and driver housing)
EPA: 1.64ft²
TM21 L70(10): 60,000hrs
Production Class: P107

1 | Revised January 17, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49004

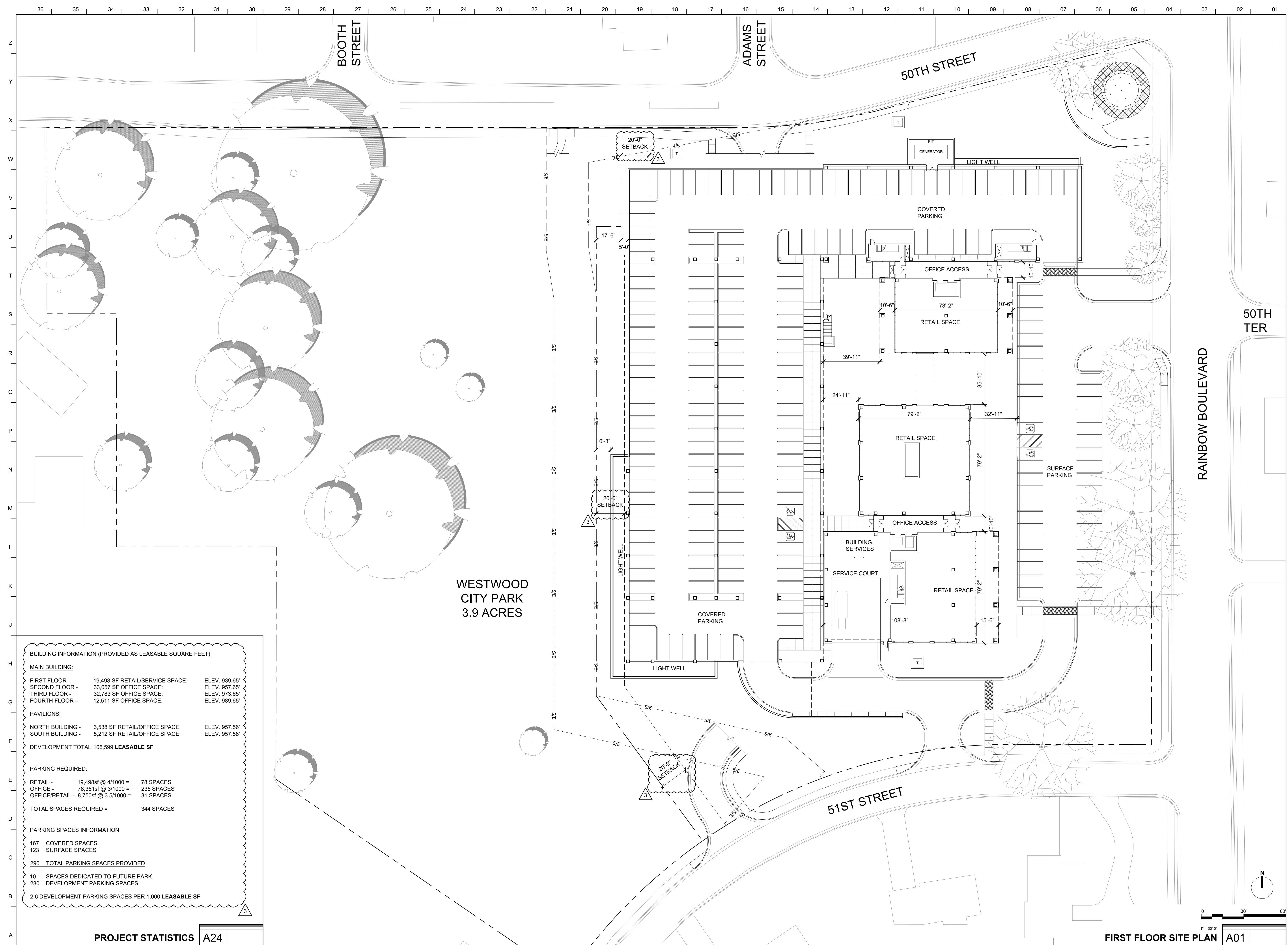
Rev.	Date	Description
3	09/06/23	CITY COMMENTS
2	08/25/23	PDP UPDATES
1	08/03/23	CITY COMMENTS

Design: DSN | Drawn: DRN
Checked: CHK
Issue Date: 07/20/2023
Project Number: 037920

PH1.1

Prepared For:
KARBANK REAL ESTATE COMPANY
ADAM FELDMAN
2000 SH PAVY, SUITE 400
MISSIONS WOODS, KS 66205
816-221-4488

PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
PHOTOMETRICS PLAN

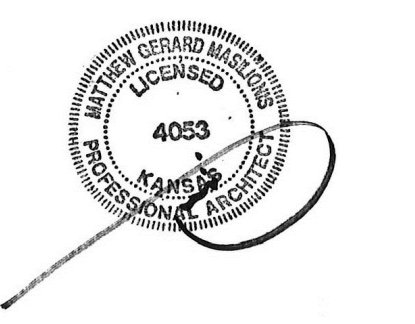


BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)

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 =	235 SPACES
OFFICE/RETAIL -	8,750sf @ 3.5/1000 =	31 SPACES
TOTAL SPACES REQUIRED = 344 SPACES		
PARKING SPACES INFORMATION		
167	COVERED SPACES	
123	SURFACE SPACES	
290	TOTAL PARKING SPACES PROVIDED	
10	SPACES DEDICATED TO FUTURE PARK	
280	DEVELOPMENT PARKING SPACES	
2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF		

PROJECT STATISTICS A24

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



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, as well as the method in which they are installed on the project by others. The architect is not responsible for proper 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
2	08/25/23	PDP Update
3	09/06/23	CITY COMMENTS

SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
 2021073.000

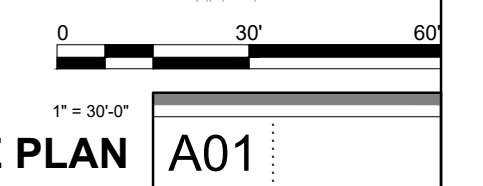
SHEET AUTHOR
 K. MILLER

CHECKED BY
 M. PAXTON

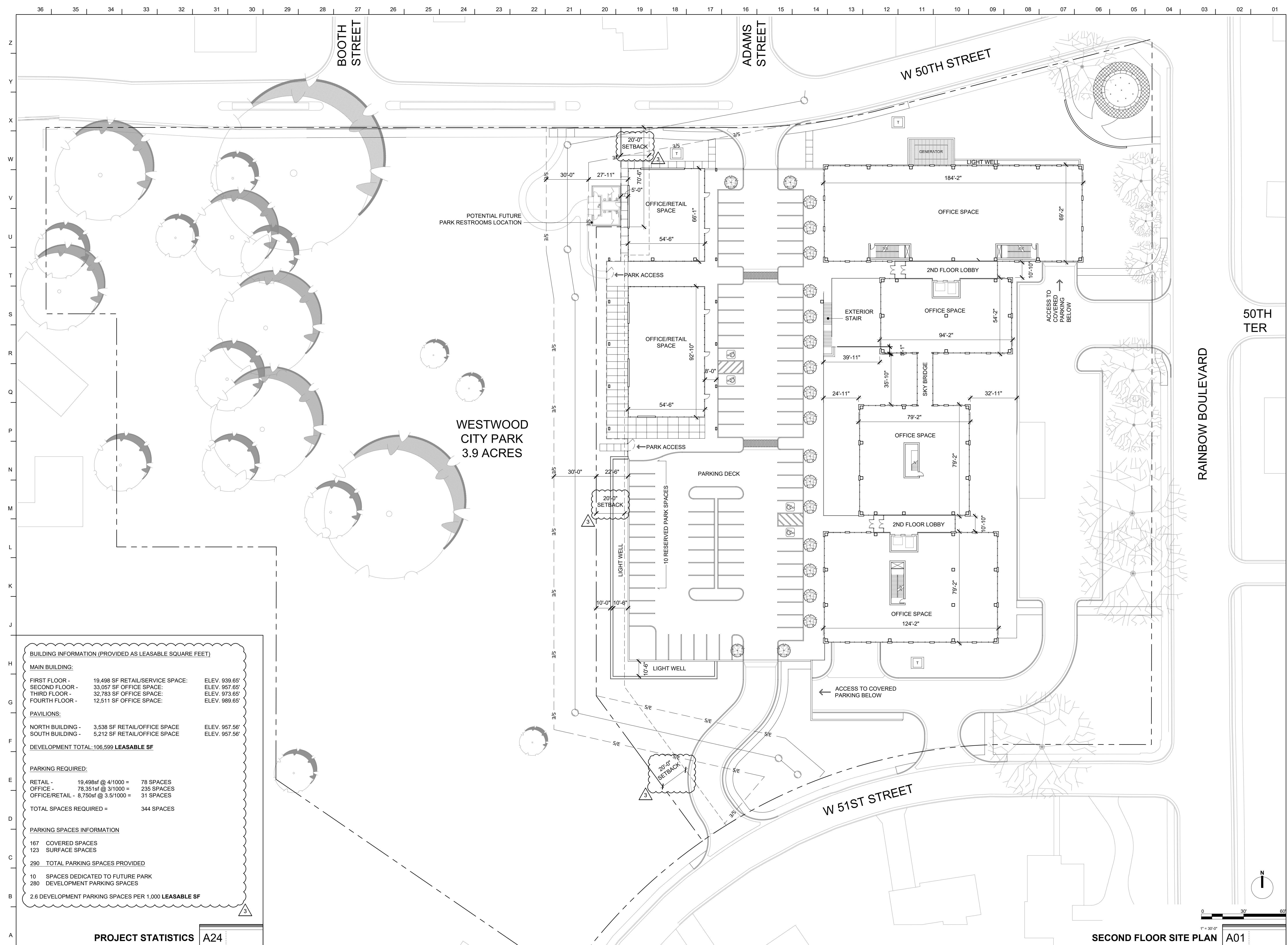
DATE
 7.20.23

PDP SUBMITTAL

SHEET NUMBER
AS101



FIRST FLOOR SITE PLAN A01

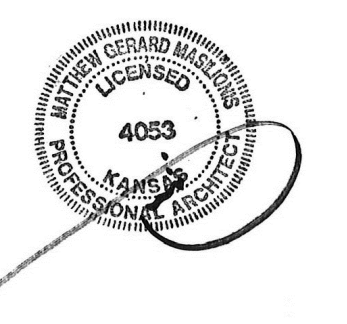


BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)

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 =	235 SPACES
OFFICE/RETAIL -	8,750sf @ 3.5/1000 =	31 SPACES
TOTAL SPACES REQUIRED = 344 SPACES		
PARKING SPACES INFORMATION		
167	COVERED SPACES	
123	SURFACE SPACES	
290 TOTAL PARKING SPACES PROVIDED		
10	SPACES DEDICATED TO FUTURE PARK	
280	DEVELOPMENT PARKING SPACES	
2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF		

PROJECT STATISTICS A24

SECOND FLOOR SITE PLAN A01



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.

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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, as well as the method in which they are installed on the project by others. The architect is not responsible for certification, 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
2	08/25/23	PDP Update
3	09/06/23	CITY COMMENTS

SHEET TITLE

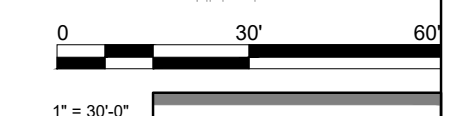
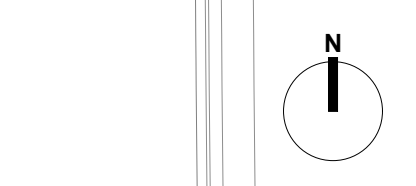
ARCHITECTURAL SITE PLAN

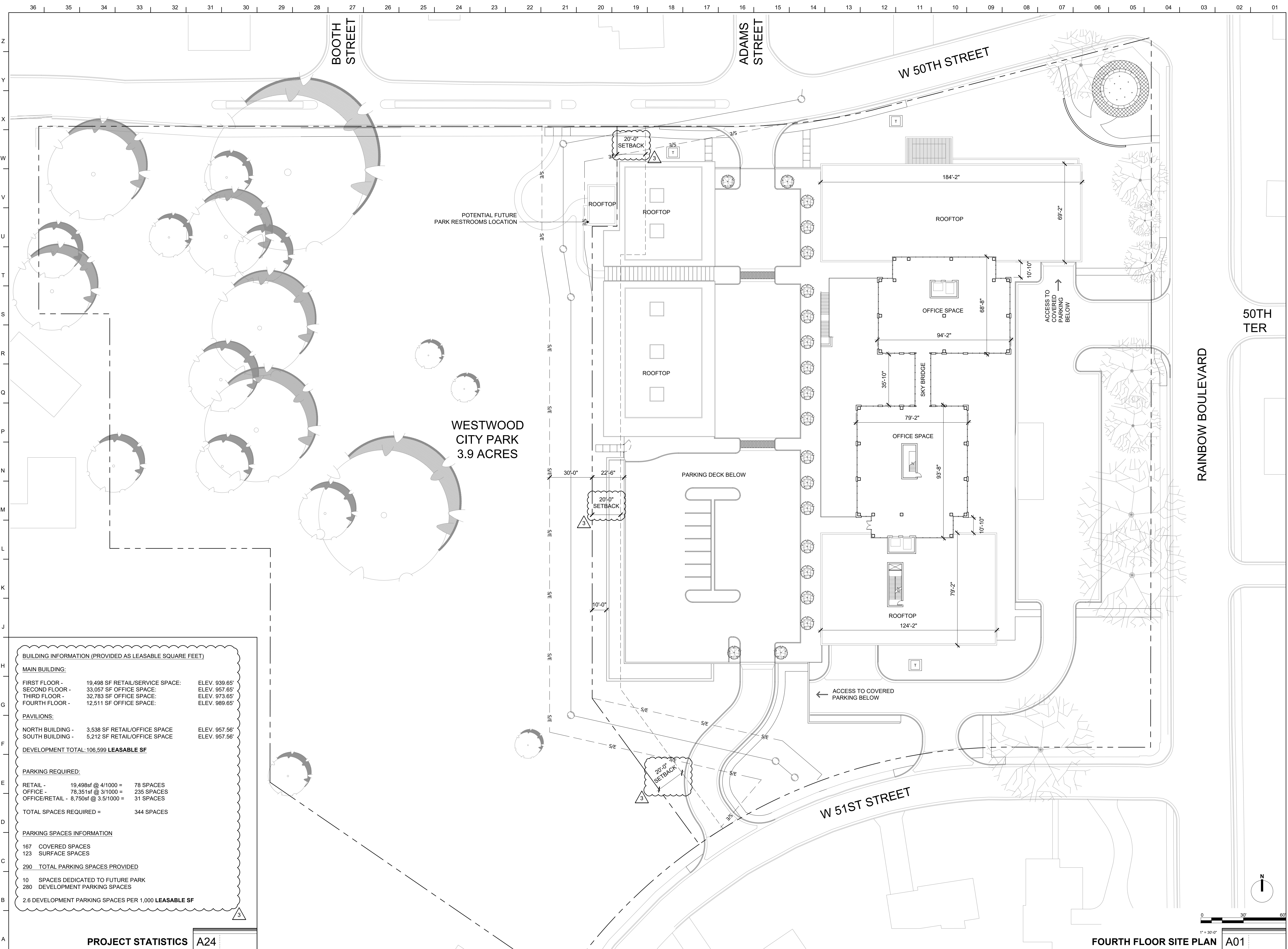
PROJECT NUMBER
 2021073.000
 SHEET AUTHOR
 K. MILLER

CHECKED BY
 M. PAXTON
 DATE
 7.20.23

PDP SUBMITTAL

SHEET NUMBER
AS102



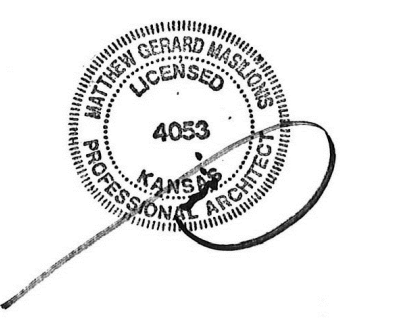


BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)

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 =	235 SPACES
OFFICE/RETAIL -	8,750sf @ 3.5/1000 =	31 SPACES
TOTAL SPACES REQUIRED = 344 SPACES		
PARKING SPACES INFORMATION		
167	COVERED SPACES	
123	SURFACE SPACES	
290	TOTAL PARKING SPACES PROVIDED	
10	SPACES DEDICATED TO FUTURE PARK	
280	DEVELOPMENT PARKING SPACES	
2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF		

PROJECT STATISTICS A24

FOURTH FLOOR SITE PLAN A01



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	08/25/23	PDP Update
3	09/06/23	CITY COMMENTS

SHEET TITLE

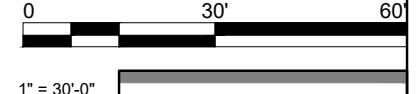
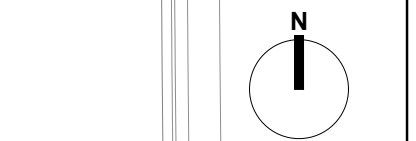
ARCHITECTURAL SITE PLAN

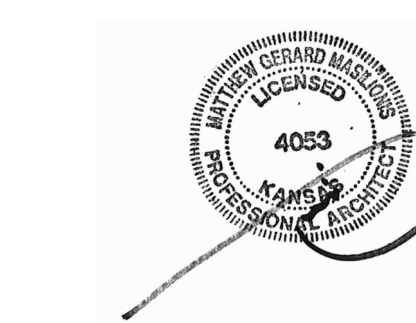
PROJECT NUMBER
 2021073.000
 SHEET AUTHOR
 K. MILLER

CHECKED BY
 M. PAXTON
 DATE
 7.20.23

PDP SUBMITTAL

SHEET NUMBER
AS103





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
2	8.25.23	PDP UPDATE
3	9.06.23	CITY COMMENTS

SHEET TITLE

ELEVATIONS

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER
CHECKED BY
M. PAXTON
DATE
7.20.23

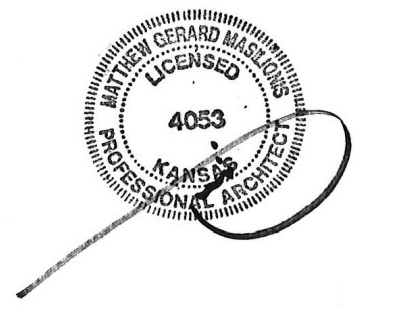
PDP SUBMITTAL

SHEET NUMBER
A201



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

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



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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PROJECT
50TH AND RAINBOW DEVELOPMENT

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

MARK	DATE	DESCRIPTION
△	8.25.23	PDP UPDATE

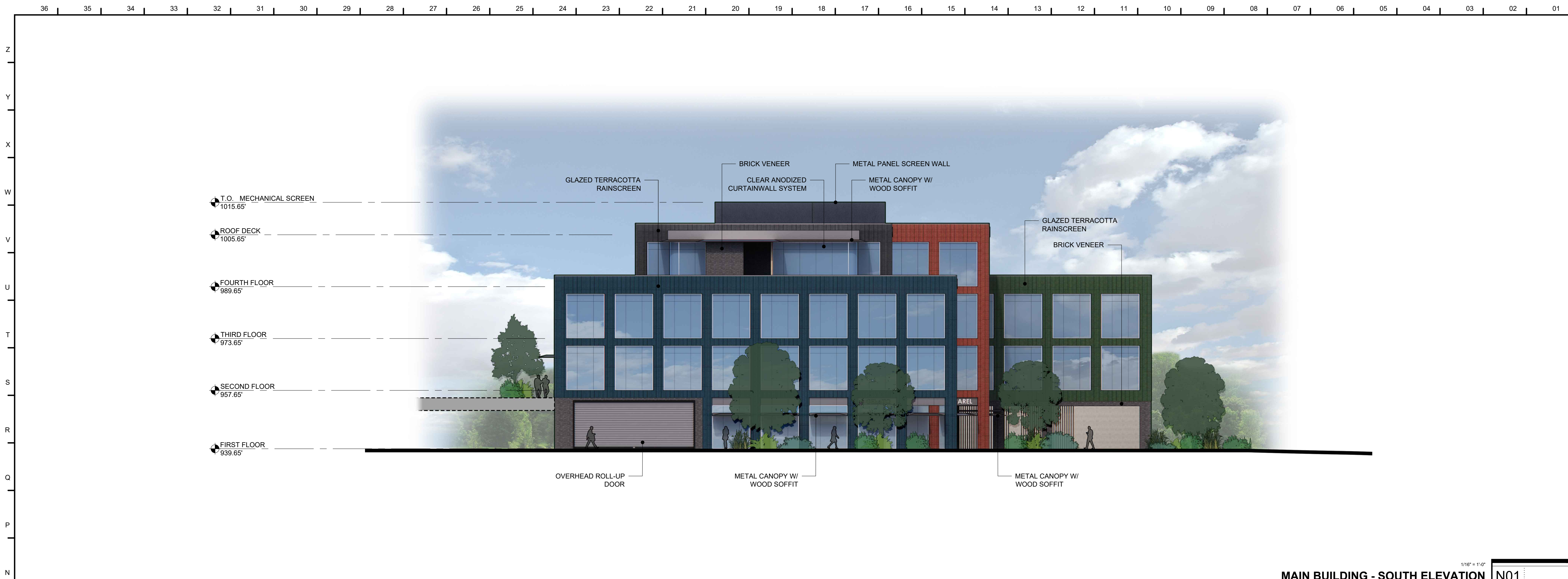
SHEET TITLE

ELEVATIONS

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER
CHECKED BY
M. PAXTON
DATE
7.20.23

PDP SUBMITTAL

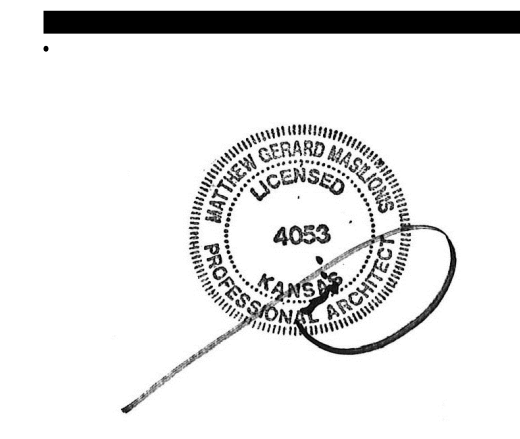
SHEET NUMBER
A202



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



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



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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PROJECT
50TH AND RAINBOW DEVELOPMENT

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

MARK	DATE	DESCRIPTION
△	8.25.23	PDP UPDATE

SHEET TITLE

ELEVATIONS

PROJECT NUMBER
2021073.000

SHEET AUTHOR
K. MILLER

CHECKED BY
M. PAXTON

DATE
7.20.23

PDP SUBMITTAL

SHEET NUMBER
A203