

MINUTES OF THE PLANNING COMMISSION MEETING

April 16, 2018

The regular meeting of the Mission Planning Commission was called to order by Chairman Mike Lee at 7:00 PM Monday, April 16, 2018. Members also present: Stuart Braden [*arrived after roll call*], Brad Davidson, Robin Dukelow, Charlie Troppito, Scott Babcock [*arrived after roll call*], and Pete Christiansen. Absent were Frank Bruce and Burton Taylor. Also in attendance: Danielle Sitzman, City Planner and Ashley Elmore, Secretary to the Planning Commission.

Approval of Minutes from the March 26, 2018 Meeting

Mr. Troppito moved and Mr. Davidson seconded a motion to approve the minutes of the March 26, 2018, Planning Commission meeting.

The vote was taken (5-0). The **motion carried**. Commissioners Taylor and Babcock arrived after the vote.

Case # 18-01 Lot Split of Lot 66 Missionhill Acres - 5538 Maple Street

Ms. Sitzman: Thank you, Mr. Chair. This is a request for a lot split. We frequently have these, but there is a provision in our code that governs how they are requested and approved. Basically, they come to the Planning Commission, and then proceed on to City Council.

Some information about the lot split. There's currently a developed lot at 5538 Maple Street. A homeowner occupies a house on the north side of the lot and intends to conduct the lot split, and if approved, sell the newly-created lot for development of an additional single-family home. It's part of an already-platted subdivision, Lot 66 of Missionhill Acres. It's the original size of the lots at the time that that subdivision was created. It's 120 feet wide and 104 feet deep. So, the request tonight is to divide it down the middle into two lots.

The code section that governs current modern lot sizes intends for new lots created in new subdivisions to be 70 feet in width. However, if you're in an existing situation, they can be reduced down to 60 feet - which is what is requested tonight - as long as the width is not less than 75 percent of the average front lot width of the lots in this subdivision's property block. So, we did an analysis in our staff report for you of what the block is and what those widths are. The average lot width - or the mean - in this subject block is 70 feet. Seventy-five percent of that is 53 feet, so the 60 feet that they are proposing does meet that standard. If you look at the table in the staff report, it does show you that there are several lots that are 60 feet in width, some are 62 1/2, so it's a fairly typical lot size for that block.

We also looked at other aspects and advised the applicant when they go through this process that they need to make sure that they're not creating non-conformities, meaning that the existing house is still going to meet the modern setbacks, making sure that that's not being created. In this case, the current house would still meet all the setbacks required. There is a chimney on the south side of the house that does project into that side yard, but it's an allowable projection under one of the exceptions in our code, so it's perfectly fine.

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When and if this proceeds on to development, staff would take a look at any proposed new building proposal and do a planning and zoning review before a building permit is issued, to double-check setbacks, lot coverages, and all of those other things. Also, minimum house size. The applicant did provide an example of the home that is being considered for development. This is not binding in any way. It's just provided to give you an idea of what they're considering. That's not something you're reviewing this evening. They also provided their analysis of the lot sizes. Unfortunately, I think they used the wrong interpretation of what a block would be, but when we did our interpretation, it still works out just fine. Also included in the packet tonight was a survey showing where that dividing line would be drawn, where the site lines would be for the existing house.

Staff feels that all the findings required for granting of a lot split have been met. We have provided that analysis in the staff report. We do recommend that you adopt these findings of fact and recommend approval of the proposed lot split to the City Council. That concludes the staff report.

Chair Lee: Thank you. Is the applicant here?

David Bennier, 5538 Maple Street, appeared before the Planning Commission and made the following comments:

Mr. Bennier: Yes, sir. I live at 5538 Maple Street with my wife and five kids. We bought the place about seven years ago, maybe a little less. We saw that it was extra wide, and we liked that. Then, as kind of an investment idea, we thought we'd look into splitting it, and it appeared to work out. So, here we are. In a sense, capitalizing on the market right now. A lot of houses have been going up around us, so we thought we would give it a shot.

Chair Lee: Any questions for the applicant? Charlie?

Mr. Troppito: How many trees will you be displacing, if any?

Mr. Bennier: There will be one tree displaced in the front. I don't know if there are plans to replace it.

Mr. Davidson: This might be more for Danielle. Is there any limited access, since this is a corner lot, as far as if it has to be a frontage, garage-sited tree, or are both options available?

Ms. Sitzman: Both options would be available. We would take a look at how far away from the intersection they are proposed to be. The house plans that were provided show a side-loaded garage, so if the house were to front Maple, the driveway would be on the opposite street, and vice-versa. Both allowed. Again, since those house plans aren't binding, I don't want to dwell on them too much, but when they show a side-loaded garage like that, that's an allowable configuration, to not need to have the two-foot setback of the garage behind the front face of the house. The front face of the house doesn't look like a garage, even though it is, because the door to it is on the side. It can project away from the house like that. With just a quick glance at the plans, staff doesn't have any concerns with it, necessarily.

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Chair Lee: Any other questions? [*None.*] Thank you. Any questions for staff?

Ms. Sitzman: To the question about trees, a tree is required to be planted for every 50 feet of frontage. So, on the new lot, there would be one tree in the front area at some point.

Mr. Troppito: Take one down, put one up.

Ms. Sitzman: Yes.

Ms. Dukelow: I just want to say, I share the concern about a tree near the corner, but unfortunately, I don't think we have any control over that. Correct me if I'm wrong.

Ms. Sitzman: I think you are correct. If they wanted to conserve a tree and count it towards the requirement, that's allowed, but simply protecting a tree from being removed is not a part.

Mr. Troppito: My concern is whether it would be a net loss or a net gain. I'm satisfied.

Mr. Babcock: Correct me if I'm wrong. There's a precedence for this, and with two lots on Lamar, one of them is --

Ms. Sitzman: Actually, the lots that Mr. Babcock is referencing are smaller than 60 feet in width. They are non-conforming lots, which is a little more complicated than this one. This one has no non-conformities.

Mr. Braden: I know they meet the side yard setback requirements. I just didn't see where it was listed what that is. Just for my information.

Ms. Sitzman: Yeah, we didn't spell out every requirement. On an interior lot, which is what the existing house would become once the lot split occurs, it's five feet on the side yards.

Chair Lee: Other comments? If not, I would entertain a motion.

Mr. Babcock: I make a motion that we recommend approval of Case No. 18-01 Lot Split of Lot 66, Missionhill Acres, 5538 Maple Street.

Mr. Braden: Second.

The vote on the motion was taken (7-0). **The motion to approve this application carried.**

Planning Commission Comments/CIP Updates

Chair Lee: Before we bring up comments of committee, we'll let Charlie read something.

Mr. Troppito: I'm going to pass this out so you all have a copy. What I'm introducing is a resolution in recognition and appreciation for distinguished service by Danielle Sitzman. Here is a full copy for the secretary.

WHEREAS, Danielle Sitzman has served the City of Mission, Kansas, Planning Commission as city planner and as the planning and development services manager with great professionalism, dedication and distinction since April 2007; and

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WHEREAS, throughout Danielle's tenure she has provided the Planning Commission with invaluable staff insights, perspectives, fact-finding and professional guided opinion and;

WHEREAS, Danielle has participated with distinction in the following professional and community service activities which have brought credit to the city of Mission, Kansas exceeding her job requirements:

AICP (American Institute of Certified Planners) Certified Planner

Member Kansas City Chapter of the American Planning Association

International Code Council, Certified Permit Technician

International Code Council, Permit Specialist (T6)-Pending Spring 2018

International Code Council, Legal and Management Modules Certifications-Pending Spring 2018

Johnson County Building Officials Association

Heart of America International Code Council

Women in Code Enforcement and Development

Mid-America Regional Council, Bicycle & Pedestrian Advisory Committee and Technical Forecast Committee

Urban Land Institute

NEJC Chamber Leadership Institute graduate

Youth Pedestrian and Bicycle Safety Ambassador

Shawnee Mission School District and Turner School District, Mentor

NOW, THEREFORE, BE IT RESOLVED that the Mission Kansas Planning Commission acknowledges and extends its gratitude to Danielle Sitzman for her exceptional service to the Commission and citizens of Mission, Kansas.

Chair Lee: I would entertain a motion.

Ms. Dukelow: Mr. Chairman, I would like to recommend to the Planning Commission that we adopt the resolution, the recognition and appreciation of distinguished service by Danielle Sitzman, on this day, April 16, 2018.

Mr. Babcock: Second.

The vote on the motion was taken (7-0). **The motion to adopt the resolution carried.**

[*Applause.*]

Staff Update

Staff provided an update on current and upcoming projects and events.

ADJOURNMENT

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With no other agenda items, **Ms. Dukelow moved and Mr. Braden seconded a motion to adjourn.** (Vote was unanimous). The **motion carried.** The meeting adjourned at 7:20 P.M.

Mike Lee, Chair

ATTEST:

Ashley Elmore, Secretary

City of MISSION

City Hall - 6090 Woodson Street - Mission, Kansas 66202
Community Development Department
(913) 676-8360 - Fax (913) 722-1415

PLANNING COMMISSION

AGENDA

May 29, 2018

7:00 PM

Mission City Hall - 6090 Woodson

Police Department Training Room

1. Approval of Minutes from the April 16, 2018 meeting
2. Case # 18-02 Proposed Changes to the City of Mission Zoning Code as it Pertains to the Regulation of Signs.
An application for consideration of proposed changes to the City of Mission Zoning Code Section 420.220 relating to non-conforming signs, and the addition of Section 430.130 a new sign category - Signs of Historic Significance.
 - a. Staff Report
 - b. Memo from Laura Smith City Administrator
 - c. Red-Lined Version of the Proposed Changes
 - d. Notice of Public Hearing
3. Case # 17-11 Tidal Wave Auto Wash Final Site Development Plan Review - 6501 Johnson Drive
An application for a Final Site Development Plan for a proposed car wash to be located on property at 6501 Johnson Drive.
 - a. Staff Report
 - b. Applicant's Exhibits
4. PC Comments/CIP Committee Update
5. Staff Updates

Questions concerning this meeting may be addressed to staff contact, Brian Scott, Assistant City Administrator at (913) 676-8353.

STAFF REPORT
Planning Commission Meeting May 29, 2018

AGENDA ITEM NO.: 2

PROJECT # / TITLE: Case # 18-02

REQUEST: Amendment to the City of Mission Zoning Ordinance as it Pertains to Regulation of Signs

LOCATION: Mission, Kansas 66202 (Entire City)

PROPERTY OWNER/APPLICANT: City of Mission
6090 Woodson
Mission, KS 66202

PUBLIC HEARING: May 29, 2018

STAFF CONTACT: Laura Smith, City Administrator

Background:

The City is submitting an application for consideration of proposed changes to the City's zoning ordinance as it pertains to the regulation of signs. The proposed changes would:

- A. Amend Section 420.220 relating to non-conforming signs, and
- B. Add a new Section 430.130 providing for a new sign category - Signs of Historic Significance.

Analysis:

Section 430.130 is new proposed zoning code section. The proposed code section establishes specific criteria for considering a designation of a current sign, including those which may be legal non-conforming uses or currently prohibited sign types, a sign of "historic significance." The owner of a sign that meets the criteria will be required to submit an application to the Planning Commission for consideration of formal designation. The Planning Commission will decide whether or not to approve the application for the historic sign designation. The sign owner may appeal an adverse decision to the City Council.

Section 420.220 is a current section of the zoning code pertaining to non-conforming signs. Proposed changes would be congruent with the new Section 430.130 and provide clarity.

Proposed changes will impact the regulation of signs throughout the City.

A public hearing will be conducted as part of the consideration process in order to receive public comment.

Changes were last made to the zoning code in 2017 after City Staff conducted an extensive

survey of existing sign conditions in the City and review of the current zoning code section pertaining to sign regulations. Changes made primarily pertained to the regulation of temporary signs.

Staff Recommendation

Staff recommends the Planning Commission consider the proposed changes and vote to approve such changes and make a recommendation to the City Council for that the proposed changes to the City of Mission Zoning Code as outlined in Case #18-02 be adopted.

Attachments:

- Item A - Staff Report from Laura Smith, City Administrator
- Item B - Red-Line Version of Proposed Changes
- Item C - Notice of Public Hearing



To: Mission Planning Commission
From: Laura Smith, City Administration
Date: May 23, 2018
Re: Case # 18-02- Sign Code Changes

Background

In early 2015, in response to increased feedback by the community and City Council, staff proposed a process to conduct an inventory of existing signs, examine the current sign code regulations, and to recommend possible changes before initiating expanded sign code enforcement efforts. After much conversation and discussion resulting from that process, the Planning Commission recommended revisions to the sign code in March 2017.

The Council adopted the final revisions in April 2017. Following adoption, education and enforcement efforts were initiated throughout the City. In the course of enforcement, both Council and staff continued to hear feedback regarding various prohibited sign types, primarily pole signs. The Council discussed the issues at several committee meetings in 2017 and 2018, and ultimately asked staff to draft proposed revisions which might allow for the reuse of prohibited sign types on a limited, case by case, basis.

In addition to the potential reuse of prohibited sign types, staff also took the opportunity to clean up other portions of the code for clarity and ease of administration.

Analysis of Proposed Code Changes

The proposed revisions to the sign code suggest changes to Section 420.220 relating to non-conforming signs. The changes detailed in the redlined version attached are intended to make this section easier to interpret and administer.

The revisions also include the addition of Section 430.130 which creates a new sign category - Signs of Historic Significance. The code section is intended to provide a mechanism to preserve or maintain signage that contributes to Mission's unique character, history or identity, but would otherwise be prohibited.

The code establishes specific criteria for considering a designation of historic significance, and is written to allow the consideration of any existing sign, including those which may be legal non-conforming uses or currently prohibited sign types. The Planning Commission will decide whether or not to approve the application for the historic designation; the sign owner may appeal an adverse decision to the City Council.

Signs classified as a sign of historic significance would be exempted from the sign regulations regarding type, height, area, and location as set forth in the City Code. In addition, signs of historic significance that are nonconforming as to type, size, height, or location are exempt from the regulations governing nonconforming signs and abandoned

signs. However, changes to the sign may not increase the nonconformity unless a variance is granted by the Board of Zoning Appeals. Classification as a sign of historic significance would not prevent a current or future owner from demolishing or removing the sign at a later date.

The addition of Section 430.130 seeks to offer flexibility in considering signs or sign types which may have value in creating or maintaining a sense of place or providing historical context, but to do so on a limited basis.

Next Steps

Staff asks that the Planning Commission conduct the public hearing as advertised, discuss the information presented above and the proposed changes, and make a recommendation to the City Council.

Staff Recommendation

Staff recommends approval of the proposed changes to the code as presented in the redline copy. Text shown as strikethrough will be removed in final version.

Section 420.220 Non-Conforming Signs.

[Ord. No. 1142 §14, 12-8-2004; Ord. No. 1259 §1, 5-21-2008; Ord. No. 1456 § 14, 4-19-2017]

- A. Subject to the ~~remaining restrictions provisions~~ of this Section and ~~the provisions of~~ Section **420.200**, non-conforming signs that were otherwise lawful on the effective date of this Article may be continued.
- B. No person may engage in any activity that causes an increase in the extent of non-conformity of a non-conforming sign. Without limiting the generality of the foregoing, no non-conforming sign may be enlarged or altered in such a manner as to aggravate the non-conforming condition, nor may illumination be added to any non-conforming sign.
- C. A non-conforming sign may not be moved or replaced and the message may not be changed, and except to bring the sign into complete conformity with this Article, except for "sign maintenance" as defined in Section **430.020**. In conducting "sign maintenance" to a non-conforming sign, a new sign permit is required. ~~any time a sign is altered.~~
- D. ~~Subject to the other provisions of this Section, n~~Non-conforming signs may be maintained and repaired so long as the cost of such work within any twelve-month period does not exceed fifty percent (50%) of the fair market value ~~(tax value if listed for tax purposes)~~ of such sign. No such work shall be done without the person proposing to do such work submits information reasonably required by first submitting such information as may be required to satisfy the City Public Works Director to establish the cost of the work and the value of the sign. ~~that the cost of such work would not exceed fifty percent (50%) of the value of the sign.~~
- E. If a non-conforming sign other than a billboard advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be deemed abandoned and shall be removed (including support structure) by the sign owner, owner of the property where the sign is located or other person having control over such sign within thirty (30) days after such abandonment. ~~by the sign owner, owner of the property where the sign is located or other person having control over such sign.~~
- F. If a non-conforming billboard remains blank for a continuous period of one hundred eighty (180) days, that billboard shall be deemed abandoned and shall, within thirty (30) days after such abandonment, be altered to comply with this Article or be removed by the sign owner, owner of the property where the sign is located or other person having control over such sign. For purposes of this Section, a sign is "blank" if:
 - 1. It advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted; or
 - 2. The advertising message it displays becomes illegible in part or whole ~~or substantial part~~; or
 - 3. The advertising copy ~~paid for by a person other than the sign owner or promoting an interest other than the rental of the sign~~ has been removed.
- G. Sales or leasing signs existing on the effective date of this Article which do not conform to the requirements of Section **430.080(C)** or not previously in compliance with applicable regulations shall be removed by July 1, 2005.

SECTION 430.130 Signs of Historic Significance

A. Purpose. The signs of historic significance regulations are intended:

- 1. To provide for the preservation of the City of Mission's unique character, history, and identity, as reflected in its historic and iconic signs;

2. To preserve the sense of place that existed within the central business district and in areas of the City with concentrations of surviving historic signs;
3. To protect the community from inappropriate reuse of nonconforming and/or illegal signs while ensuring that the signs are safe and well maintained;
4. To allow the owner the flexibility to preserve historic and vintage signs. This classification does not preclude owners from removing these signs.

B. Criteria for identification of a sign of historic significance. A proposed sign of historic significance shall comply with at least three (3) of the following criteria.

1. The sign shall have been installed at least 40 years prior to the date of application;
2. The sign is an example of technology, craftsmanship or design of the period when it was constructed;
3. The sign may include, but is not limited to, a detached sign, pole sign, a roof sign, a painted building sign, or a sign integral to the building's design (fascia sign) or any other type of sign that was permitted on the property at the time the sign was installed;
4. The sign is structurally safe or can be made safe without substantially altering its historical appearance; and
5. The sign retains the majority of its character-defining features (materials, technologies, structure, colors, shapes, symbols, text and/or art) that have historical significance, are integral to the overall sign design, or convey historical or regional context.
6. The sign exemplifies the cultural, economic, and historic heritage of the City;
7. The sign is unique, was originally associated with a local business or local or regional chain, or it is a surviving example of a once common sign type that is no longer common.

C. Process for approval of signs of historic significance.

1. Application for approval of signs of historic significance may be made by the property owner having control over a sign or may be initiated by the City.
2. Within 60 days of submittal of an application, the Planning Commission shall determine if the application is complete and if the sign meets the applicable criteria for classification, and shall notify the property owner in writing whether or not the sign is eligible for classification as a sign of historic significance.
3. If the Planning Commission determines that the sign is not eligible for classification, the property owner may appeal the decision to the City Council within 30 days after such determination.

D. Exemptions, restoration, reuse.

1. Signs classified as a sign of historic significance are exempt from the sign regulations regarding type, height, area, and location as set forth in the City Code.
2. Signs of historic significance that are nonconforming as to type, size, height, or location are exempt from the regulations governing nonconforming signs and abandoned signs. However, changes to the sign may not increase the nonconformity unless a variance is granted by the Board of Zoning Appeals.
3. A sign of historic significance that will be adaptively reused must retain, repair, or restore the majority of the character-defining features (e.g., materials, technologies, structure, colors, shapes, symbols, text, and/or artwork) that have historical significance, or are integral to the overall design of the sign, or convey historical or regional context.

E. Demolition of a sign of historic significance. Classification as a sign of historic significance does not prevent the owner from demolishing the sign.

NOTICE OF HEARING
BEFORE THE CITY OF MISSION
PLANNING COMMISSION

Notice is hereby given that the Mission Planning Commission shall meet for the purpose of holding a Public Hearing to discuss and consider approval of proposed changes to the City's regulations regarding signs. Proposed changes include but are not limited to the following.

AN ORDINANCE AMENDING SECTION 420.220 AND SECTION 430.130 OF THE LAND USE REGULATIONS OF THE MUNICIPAL CODE OF THE CITY OF MISSION.

SECTION 420.220 NON-CONFORMING SIGNS

- A. Subject to the provisions of this Section and Section 420.200, non-conforming signs that were otherwise lawful on the effective date of this Article may be continued.
- B. No person may engage in any activity that causes an increase in the extent of non-conformity of a non-conforming sign. Without limiting the generality of the foregoing, no non-conforming sign may be enlarged or altered in such a manner as to aggravate the non-conforming condition, nor may illumination be added to any non-conforming sign.
- C. A non-conforming sign may not be moved or replaced and the message may not be changed, except to bring the sign into complete conformity with this Article, and except for "sign maintenance" as defined in Section 430.020. In conducting "sign maintenance" to a non-conforming sign, a new sign permit is required.
- D. Non-conforming signs may be maintained and repaired so long as the cost of such work within any twelve-month period does not exceed fifty percent (50%) of the fair market value of such sign. No such work shall be done without the person proposing to do such work submits information reasonably required by the City to establish the cost of the work and the value of the sign.
- E. If a non-conforming sign other than a billboard advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be deemed abandoned and shall be removed (including support structure) by the sign owner, owner of the property where the sign is located or other person having control over such sign within thirty (30) days after such abandonment.
- F. If a non-conforming billboard remains blank for a continuous period of one hundred eighty (180) days, that billboard shall be deemed abandoned and shall, within thirty (30) days after such abandonment, be altered to comply with this Article or be removed by the sign owner, owner of the property where the sign is located or other person having control over such sign. For purposes of this Section, a sign is "blank" if:
 - 1. It advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted; or

2. The advertising message it displays becomes illegible in part or whole; or
3. The advertising copy has been removed.

SECTION 430.130 SIGNS OF HISTORIC SIGNIFICANCE

- A. Purpose. The signs of historic significance regulations are intended:
1. To provide for the preservation of the City of Mission's unique character, history, and identity, as reflected in its historic and iconic signs;
 2. To preserve the sense of place that existed within the central business district and in areas of the City with concentrations of surviving historic signs;
 3. To protect the community from inappropriate reuse of nonconforming and/or illegal signs while ensuring that the signs are safe and well maintained;
 4. To allow the owner the flexibility to preserve historic and vintage signs. This classification does not preclude owners from removing these signs.
- B. Criteria for identification of a sign of historic significance. A proposed sign of historic significance shall comply with at least three (3) of the following criteria.
1. The sign shall have been installed at least 40 years prior to the date of application;
 2. The sign is an example of technology, craftsmanship or design of the period when it was constructed;
 3. The sign may include, but is not limited to, a detached sign, pole sign, a roof sign, a painted building sign, or a sign integral to the building's design (fascia sign) or any other type of sign that was permitted on the property at the time the sign was installed;
 4. The sign is structurally safe or can be made safe without substantially altering its historical appearance; and
 5. The sign retains the majority of its character-defining features (materials, technologies, structure, colors, shapes, symbols, text and/or art) that have historical significance, are integral to the overall sign design, or convey historical or regional context.
 6. The sign exemplifies the cultural, economic, and historic heritage of the City;
 7. the sign is unique, was originally associated with a local business or local or regional chain, or it is a surviving example of a once common sign type that is no longer common.
- C. Process for approval of signs of historic significance.
1. Application for approval of signs of historic significance may be made by the property owner having control over a sign or may be initiated by the City.
 2. within 60 days of submittal of an application, the Planning Commission shall determine if the application is complete and if the sign meets the applicable criteria for classification, and shall notify the property owner in writing whether or not the sign is eligible for classification as a sign of historic significance.
 3. If the Planning Commission determines that the sign is not eligible for classification, the property owner may appeal the decision to the City Council within 30 days after such determination.
- D. Exemptions, restoration, reuse.
1. Signs classified as a sign of historic significance are exempt from the sign regulations

- regarding type, height, area, and location as set forth in the City Code.
2. Signs of historic significance that are nonconforming as to type, size, height, or location are exempt from the regulations governing nonconforming signs and abandoned signs. However, changes to the sign may not increase the nonconformity unless a variance is granted by the Board of Zoning Appeals.
 3. A sign of historic significance that will be adaptively reused must retain, repair, or restore the majority of the character-defining features (e.g., materials, technologies, structure, colors, shapes, symbols, text, and/or artwork) that have historical significance, or are integral to the overall design of the sign, or convey historical or regional context.
- E. Demolition of a sign of historic significance. Classification as a sign of historic significance does not prevent the owner from demolishing the sign.

The hearing will take place on **Tuesday, May 29, 2018 at 7:00 pm** at Mission City Hall, 6090 Woodson St, Mission, Kansas, at which time all interested persons will be heard.



Ashley Elmore
Planning Commission Secretary

STAFF REPORT
Planning Commission Meeting May 29, 2018

AGENDA ITEM NO.: 3

PROJECT NUMBER / TITLE: Application # 17-11 Tidal Wave Auto Wash Final Site Development Plan Review

REQUEST: Site Plan review for the redevelopment of the former gas station site into a car wash

LOCATION: 6501 Johnson Drive

PROPERTY OWNER: CStore Investors Too, LLC
700 W 47th St, Ste 200
Kansas City, MO

APPLICANT: Steve Block
Block Real Estate Services, LLC
700 W 47th Ste, Ste 200
Kansas City, MO

STAFF CONTACT: Brian Scott, Assistant City Administrator

ADVERTISEMENT: 3/6/2018-The Legal Record newspaper

PUBLIC HEARING: Planning Commission meeting 3/26/2018

Property Information and Background

The subject property is located at 6501 Johnson Drive and has been used as a gas station / convenience store for many years. The property is currently zoned "CP-2B" Planned Retail and Service District, but is also within the West Gateway Form Based Code (FBC) Overlay District.



Figure 1: Subject Property-6501 Johnson Drive

The applicant, Mr. Steve Block, is a representative of the ownership group, CStore Investors Too, LLC of Kansas City, Missouri. They have a pending real estate contract to sell the property to Tidal Wave Auto Spa of Thomaston, Georgia. Upon purchase, Tidal Wave intends to demolish the existing structure(s) on site and develop a new, new automatic car wash tunnel and supporting services building totaling approximately 9,900 square feet. The proposed, new use is permitted with CP-2B zoned districts. However, because the property is within the West Gateway FBC Overlay District (identified as Block “Y” in the FBC), any new development would require conformance with the FBC.

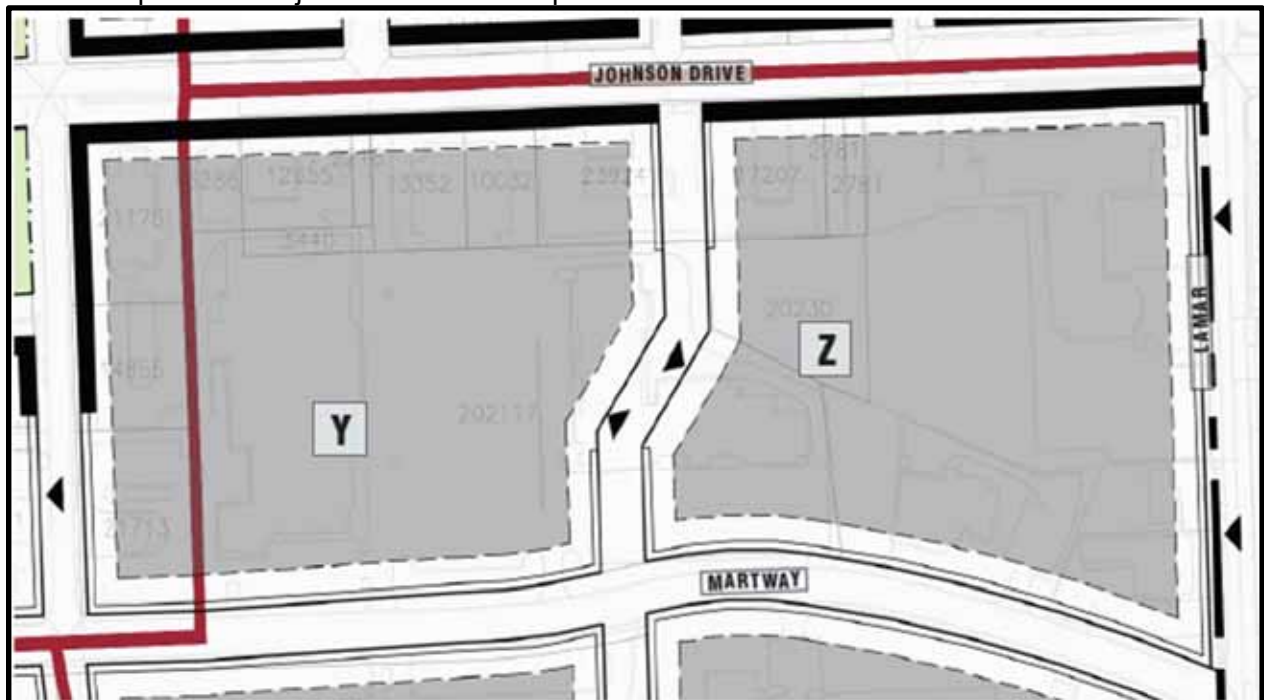
Form Based Code

Sector & Regulating Plan

This property is subject to the Form Based Code (FBC) as provided for in the West Gateway Overlay District. It is located in the northern part of Block “Y” in the Martway Sector. The applicant and developer are not proposing to assemble any additional parcels into the project. In the event of a conflict between the provisions of the FBC and the City Code or Johnson Drive Design Guidelines, the FBC takes precedence.

Details from the current regulating plan for this entire block include the following:

- Contains a combination of small and large parcels, many with good visibility from Johnson Drive.
- Ground level retail uses are important facing Johnson Drive. Retail is required along the frontage facing Johnson Drive. Parking and service areas should be accommodated away from Johnson Drive.
- The entire block is large enough to accommodate structured parking which would be a good fit with the existing grade difference between Johnson Drive and Martway Street.
- The extension of Walmer Street to the south connecting with Martway Street would be required in conjunction with development of the western half of Block Z.



Building Types Allowed

The following building types are allowed:

Townhouse type requires a minimum of 2 stories and a maximum of 4. All floors to be residential.

Mid-rise building type requires a minimum of 2 stories and a maximum of 4. Ground floor office or retail and upper floor office, retail or residential uses are permitted.

Parking Structure building type has no minimum or maximum floors. Ground floor commercial or office is required at principal and secondary frontages.

Low-rise building types are allowed in any sector of the FBC, provided the site under development is no larger than ½ acre. This particular site exceeds ½ acre, but is less than 3 acres and would qualify for up to 60% of the gross square footage of development (in one or multiple buildings) to be Low-Rise building type. The applicant has chosen not to incorporate the extension of Walmer Street into their redevelopment plans. Such a street dedication may have reduced the area of this parcel to below the ½ acre threshold.

Zoning of Surrounding Properties

North-"C-0" Office Building District, "C-1" Restricted Business District, "C2-B" Retail & Service District. Free standing medical office, fast food and coffee shop with drive-thru service.

East-"C-2B", Retail & Service District. Free standing auto repair shop.

South-"C2-A" Pedestrian Oriented Business District. Medical office, motor vehicle office, restaurant, fitness centers, discount stores and specialty retail located in a shopping center.

West-"C-2B", Retail & Service District. Free standing fast food restaurant.

Comprehensive Plan Future Land Use Recommendation

The future land-use map of the Comprehensive Plan designates the area as appropriate for mixed-use medium density re-development to include a pedestrian-friendly mix of housing, limited office and medium density retail to serve the residents of the surrounding neighborhood. It should serve as a transition zone between low to moderate density residential areas and higher intensity development.

Form Based Code & Plan Review

The West Gateway Form Based Code is a tool that assists in determining the appropriateness of development submittals to the City of Mission. Findings by Staff are determined using the scoring system contained in the FBC. The Form Based Code is structured hierarchically, understanding that certain elements are mandatory prerequisites, others are significant and others are minor. During the building of the Code, it was reinforced that, in order to achieve the level of quality in the urban environment that was envisioned from the vision plan process, more attention should be paid to those elements that directly contribute to the public realm than to the individual elements of architectural design.

Therefore, the review process is also structured hierarchically, so that major elements are reviewed first. This allows Staff and the City's consultants to provide the applicants with an opportunity to correct major flaws. Similarly, the early stages of review, including block configuration and building type, are more heavily weighted in the scoring process as they focus on elements that the Code regards as inviolate or of significant importance. Conversely, lesser items may yield a lower score but not result in a finding for disapproval. All of the elements are important, but have different values to the public realm.

The threshold score for a recommendation of approval by staff as established by the FBC

scoring system is 90 points or more, of a possible 100 points including the prerequisite passing scores in steps 1 and 2. Proposals which achieve this score should be considered to be in compliance with the intent of the FBC. They proceed on under the review steps outlined in the FBC. Development submittals which achieve a score of 89 points or lower will proceed through the approval process of the zoning code including full design review by the Planning Commission and City Council.

Form Based Code review was conducted by the City's master developer and Staff. This application receives a score of 60 points and fails several critical prerequisite steps. This is largely due to all of the proposed buildings failing to meet the required building type standards. Buildings either failed to meet the minimum heights or were designed in a way that failed to reasonably accommodate the required building features. Additional points were lost as the applicant did not provide sufficient landscape, streetscape, or accessory structure information for review. Please see the attached letter from Core Design for additional details of this review.

The proposed development includes two buildings. One building is a two story, 6,699 square foot building fronting Johnson Drive to the north side of the property. The other is a 3,200 square foot building containing an automatic car wash tunnel along the south side of the property. The ground floor of the north building would consist of a series of drive-in parking stalls with vacuums for use by car wash customers. A small office would be on the second level and serve as the regional office and training facility for the company. The applicant has indicated that the depth of the north building is sufficient for use as retail space in the future if the proposed use as a car wash facility ceases.

Exterior building materials include split face block, stone veneer, standing seam metal, EIFS, metal awnings, and glass. Heavier materials such as block and brick are generally placed lower on the building walls. Partial information about percentages of EIFS and storefront glazing was provided. Windows and doors do not meet the minimum 60% requirement for storefronts in the north building along Johnson Drive. EIFs is used on 45% of the ground and upper floor of the north building. Dumpster, retaining wall, pay canopy and pay kiosk details were not provided in the initial review.

The development would utilize a surface parking lot located on the interior of the lot and accessed by two private driveways. A drive through lane for the wash tunnel is shown along the south side of the property. All traffic would enter the site via the easternmost driveway and exit to the west. The existing median on Johnson Drive will be altered to allow inbound and outbound turning movements. A median break is also shown after the payment kiosk to allow traffic to bypass the wash tunnel and enter the rest of the site.

The City's traffic engineer, GBA, has reviewed the site access plans, vehicle queues, turning templates, sidewalks, and traffic study and are generally satisfied with the design. GBA does recommend moving the median break to the west edge of the eastern drive entrance to allow vehicles to leave the wash tunnel queue before the pay station.

A landscape plan detailing streetscape improvements was not submitted with the initial review. The civil sheets generally show a sidewalk area meeting the FBC designs of 5' sidewalks with a 4' tree zones. Details of street trees and street furnishings like street lights, benches, trash receptacles and bike racks were not provided for initial review. All required streetscape improvements shall be installed within the existing or proposed right-of-way. Final placement and configuration of these elements (street and pedestrian lighting system, site furnishings, trees, sidewalk paving, etc.) must be further coordinated with and approved by staff at the time

of public improvement construction plans.

Storm water drainage is gradually west across the site. The proposed redevelopment would reduce the overall impervious surface area by 5%. Therefore, according to city ordinances, stormwater detention and BMP treatment are not required.

The Sustainability Commission has not yet reviewed this proposal for compliance with the Sustainability Scorecard tool. The scorecard contains a set of criteria intended to gauge the sustainability of new developments in Mission. It takes into account such factors as building materials, energy and water conservation, walkability, and light pollution. The score is then passed along to the City Council to help inform decisions about city incentives.

No development incentives are being requested by the applicant.

The project as submitted failed to receive a passing score in the FBC review as described above. Major flaws such as building types needed be addressed further and minor supporting details were not provided for review. Therefore, Staff recommended to the Planning Commission that recommend denial of the Preliminary and Final Site Development Plan Case # 17-11 for the Tidal Wave Auto Wash project.

Decision of The Planning Commission and City Council

An incentive for compliance with the FBC is that development projects can be sped through the development review process at a much quicker rate. Proposals which achieve a score of 90 or greater can be considered to be approved at the initial Preliminary Site Development plan review and do not require further design review by the Planning Commission (Final Site Development Plan Review) as would be the case with other development projects. The Planning Commission holds the authority for review and approval of form based code site plan applications. Those that do not receive a score of 90 or higher would be required to go through Final Site Development plan review. As with all Preliminary Site Development Plan Review, the City Council has final authority for review and approval.

The Planning Commission conducted a public hearing on March 26, 2018. At that time testimony from the City's Staff, the City's planning consultant for FBC, the applicant, and members of the public was taken. After due deliberations the Planning Commission voted 8-0 to accept that all of the required findings of fact as stipulated in the Staff's report would be met through compliance with the outlined below conditions, and therefore recommended approval of the development application.

The City Council meet in regular session on April 18, 2018 and voted 7-1 to uphold the decision of the Planning Commission.

Conditions to Be Met for Final Site Development Plan Review

The applicant has submitted materials for consideration of the Final Site Development Plan Review. Staff has reviewed the materials for conformance with the following conditions that were stipulated in the initial review and approval on March 26th. Staff's comments are in italics under each condition.

- 1) Complete information about percentages of EIFS and storefront glazing are to be provided for staff review and approval.

Approximate percentages of material coverings are summarized in the table below.

Staff is satisfied that these meet the intent of the FBC.

North Building - Along Johnson Drive

Type of Finish	North	South	East	West
EIFS	8%	72%	32%	49%
Glazing	61%	20%	0%	13%
Stone Veneer	26%	6%	54%	27%
Split Face Block	5%	2%	14%	11%

South Building - Back of Property

Type of Finish	North	South	East	West
EIFS	39%	0%	23%	23%
Glazing	27%	67%	17%	17%
Stone Veneer	15%	22%	35%	35%
Split Face Block	20%	11%	26%	26%

- 2) Along the Johnson Drive frontage, windows and doors shall meet the minimum 60% total coverage of the storefront and EIFS or stucco shall not be used within 8' of the ground nor comprise more than 25% of the first story.

Plans indicate that the Johnson Drive Frontage of the proposed building will have 61% glazing (storefront windows). EIFS will only be 8% and is located along the top of the wall and parapet (or partial wall) at either end of the building. Stone veneer in a style known as "Southern LedgeStone" will be predominate on the front facade of the building. Split face block in an "Old Castle" style will go up the facade of the building. Approximately, two feet from the ground on the front facade of the building.

- 3) Complete information regarding trash enclosures, retaining walls, other screening, pay canopy and pay kiosk in compliance with the Form Based Code standards shall be provided for staff review and approval.

Information has been provided detailing trash enclosure, canopy, and pay kiosk. This information shows that material and style are in conformance with the FBC.

- 4) Complete details regarding the site landscape and public streetscape including street lights, benches, trash receptacles and bike racks in compliance with the Form Based Code standards shall be provided to staff for review and approval.

A landscape plan (sheet C-09) has been submitted indicating Shantung Maple, Velvet Pillar, and Everclear Laceback Elm to be planted along the front of the building on Johnson Drive. Each tree will be 2" caliber. Trees will be planted every 30 feet. Plans also indicate that tree grates will be incorporated into the sidewalk around each tree. Plantings through the rest of the site include Boxwood, Hooks Juniper, Switch Grass, Dwarf European Viburnum, and Periwinkle. Ground cover includes tall fescue and river rock.

Plans also indicate that two trash receptacles (Black 36 gallon steelsites RB-36) will be incorporated into the streetscape along Johnson Drive as well as two bike loops (creative pipe inverted "U"). There will also be one black, metal bench (72 inches). Details (pictures or drawings of these items were not provided).

In addition, plans indicate the installation of a decorative style of street light to be installed along Johnson Drive, but there are no pictures or drawings provided. A photometric plan (sheet E1.2) has been provided showing more standard parking light fixtures around the site (nothing on Johnson Drive), but no information about candlight is provided.

These later items will need to be confirmed and approved by staff at the time construction drawings are submitted to the City.

- 5) The median break in eastern entrance driveway shall be relocated to allow vehicles to leave the wash tunnel queue before the pay station.

Site plan sheet C-02 indicates that a median break has been created (note hash marks) to allow vehicles to exit the queue for the wash tunnel prior to reaching the pay kiosk.

- 6) Complete details regarding the circulation of trash and other service vehicles on site shall be provided for staff review and approval.

Site plan sheet C-02 also indicates circulation movements for trash pick-up. Developer has indicated that the truck will enter the western driveway and pull into the site and up to the trash enclosure. Once completed, the truck will leave through the eastern driveway.

- 7) Applicant and Developer agree to install a median break along the west edge of the entry drive into the car wash facility that aligns with the westbound parking lot aisle.

See response to condition 5.

- 8) Applicant and Developer consent to the Commission conditioning approval of the plan on compliance with such streetscape improvements, as are required by applicable City regulations and as set forth in the Form Based Code for the West Gateway Study Area, Chapter 6 (Landscape Architectural Guidelines, Type II-Urban Blvd).

See response to condition 4.

- 9) Applicant and Developer consent to the Commission conditioning the approval of the Plan upon the conveyance of right of way for sidewalks and landscaping along the site's Johnson Drive frontage in such dimensions as is required by City regulations and via conveyance language usually and customarily provided in similar circumstances by the City.

Site plans indicate appropriate setbacks for right-of-way for sidewalks and landscaping along the Johnson Drive frontage. These will be confirmed at the time detailed construction documents are submitted and corrections, if need be, made. Conveyance of right-of-way will take place through a separate mechanism and accepted by the City Council.

- 10) Applicant and Developer will consent to meeting with the Sustainability Commission and implementing mutually acceptable recommendations. Applicant and Developer are convinced that Developer operates the most environmentally sound and sustainable car washes in the country with emphasis on recycling and water conservation.

Applicant and Developer have been in contact with the Staff liaison to the Sustainability Commission to discussion submission requirements and times for presentation.

- 11) Applicant and Developer consent to the Commission making approval of the Plan conditioned on delivery of Architectural Plans, with corresponding calculations which shall provide that windows and doors shall meet the minimum 60% requirement of the Mid-Rise building's northern face, in compliance with applicable City regulations and as set forth in the Form Based Code for the West Gateway Study Area, Chapter 5 (Architectural Guidelines).

This has been indicated as such in the plans submitted. Staff will ensure this is still the case when final plans are submitted.

- 12) Applicants and Developer will consent to the Commission conditioning approval of the Plan on delivery of requisite landscape details.

See response to condition 4.

Additional Staff Comments

Though not specifically stated in the above conditions, it has been requested, and applicant and developer have stipulated to, the removing a portion of the traffic median in Johnson Drive so that the edge of the median aligns with the eastern edge of the east driveway. This will allow for west bound traffic on Johnson Drive to make a left turn in to the site. Evidence should be shown in writing that the applicant and developer have gained approval with the property owner to the east for use of a shared driveway at the east entrance to the property.

The applicant and developer are proposing only one sign on the proposed building. This is to be located on the front of the building to the left. The sign is in accordance with the requirements of the sign code in that it cannot be more than 10% of the entire front facade. No

other signs are indicated on the plans.

Attachments

- Item A - Street Rendering - 1
- Item B - Street Rendering - 2
- Item C - Tunnel Rendering
- Item D - Elevations of North Building
- Item E - Elevations of South Building (Car Wash Tunnel)
- Item F - Side Sections of Each Building
- Item G - Exterior Finishes
- Item H - Accessory Buildings
- Item I - Pay Canopy Detail
- Item J - Pay Canopy Picture
- Item K - Pre Canopy Detail
- Item L - Site Grading Plan
- Item M - Site Landscape Plan
- Item N - Ste Photometric Plan
- Item O - Site Circulation Plan



**TIDAL
WAVE**
AUTO SPA



**TIDAL
WAVE**
AUTO SPA





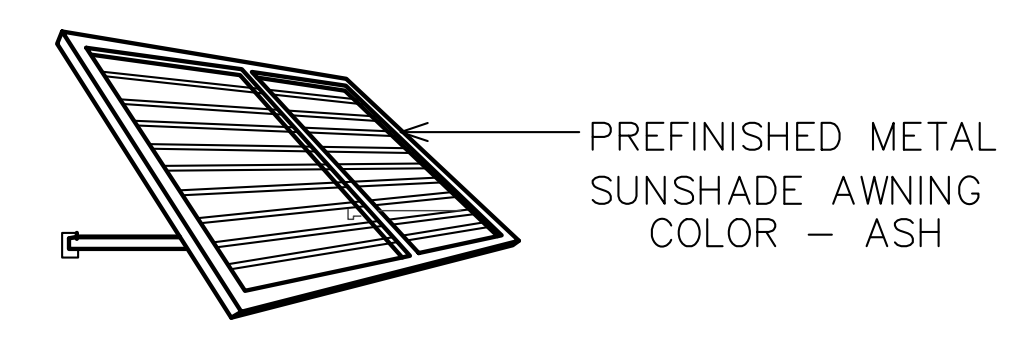
ALL GLAZING IS "CLEAR" GLAZING.



PREFERRED VIEW FROM SITE - SOUTH

SCALE: 3/16"=1'-0"

2562 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA, & OPEN BAYS
 502 S.F. GLAZING (WINDOWS AND SF ENTRY)
 1834 S.F. EIFS OR HARD COAT STUCCO
 162 S.F. STONE
 64 S.F. SPLIT FACE BLOCK



PERSPECTIVE VIEW SUNSHADE

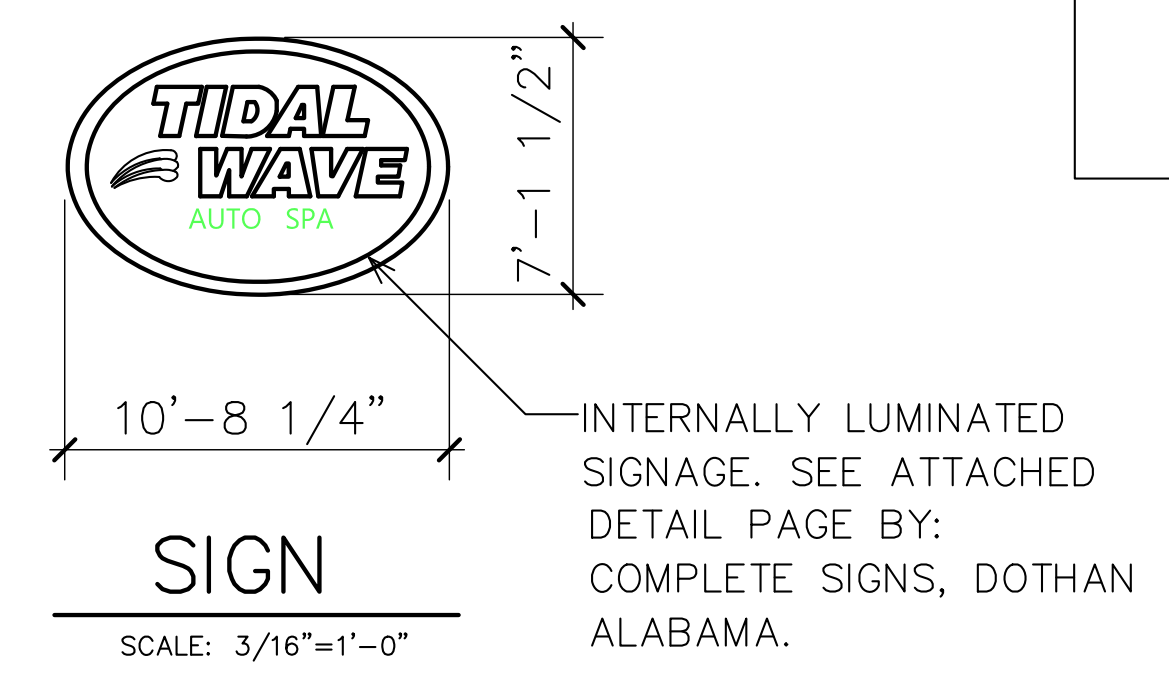


PREFERRED VIEW FROM JOHNSON DRIVE - NORTH

SCALE: 3/16"=1'-0"

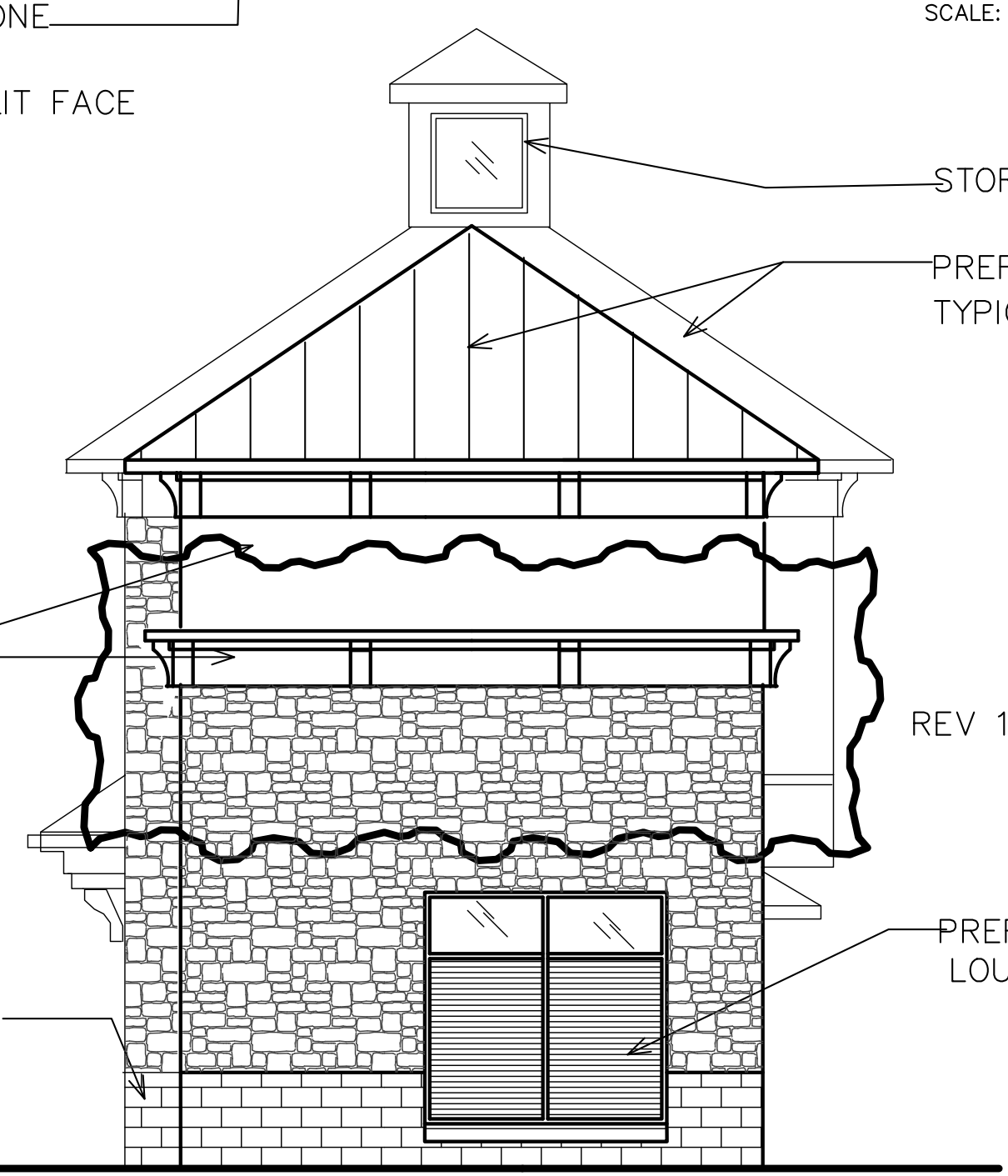
OVERALL FRONT FACADE VENEER CALCULATIONS:
 3850 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA.
 2337 S.F. GLAZING (WINDOWS AND SF ENTRY)
 313 S.F. EIFS OR HARD COAT STUCCO (LESS THAN 25% OF FRONTAGE AREA)
 1000 S.F. STONE
 200 S.F. SPLIT FACE BLOCK

FIRST STORY FRONT FACADE VENEER CALCULATIONS:
 2,080 S.F. WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA.
 1393 S.F. GLAZING (WINDOWS AND SF ENTRY)
 100 S.F. EIFS OR HARD COAT STUCCO ACCENT (LESS THAN 25% OF FRONTAGE AREA)
 387 S.F. STONE
 200 S.F. SPLIT FACE BLOCK



INTERNALLY ILLUMINATED SIGNAGE. SEE ATTACHED DETAIL PAGE BY: COMPLETE SIGNS, DOTHAN ALABAMA.

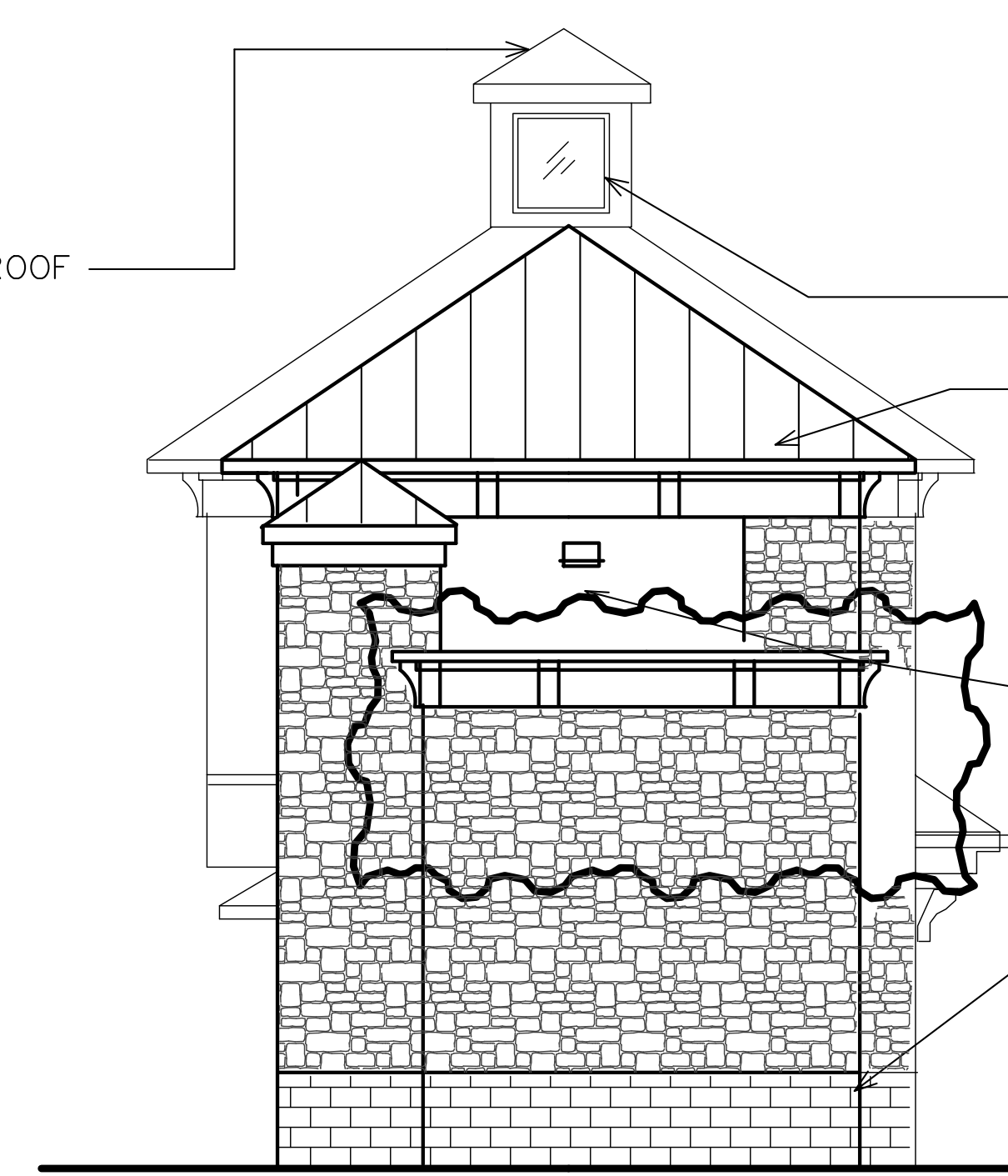
SIGN SCALE: 3/16"=1'-0"



PREFERRED SIDE ELEVATION WEST

SCALE: 3/16"=1'-0"

452 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA.
 60 S.F. GLAZING (WINDOWS AND LOUVER)
 220 S.F. EIFS OR HARD COAT STUCCO
 122 S.F. STONE
 50 S.F. SPLIT FACE BLOCK



PREFERRED SIDE ELEVATION EAST

SCALE: 3/16"=1'-0"

514 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA.
 0 S.F. GLAZING
 164 S.F. EIFS OR HARD COAT STUCCO
 280 S.F. STONE
 70 S.F. SPLIT FACE BLOCK

PROPOSED REVISIONS:
 THESE ITEMS DO NOT IMPACT THE OVERALL MATERIALS AND GLAZING AREA CALCULATIONS.
 THESE ITEMS DO NOT INCREASE THE ORIGINAL ARCHITECTURAL BUILDING FOOTPRINT.

REV 1 IN LIEU OF SLOPING METAL ROOF AT WEST END 1 STORY AREA, PROVIDE FLAT ROOF AREA WITH PARAPET WALLS SCREENING MECHANICAL EQUIPMENT.

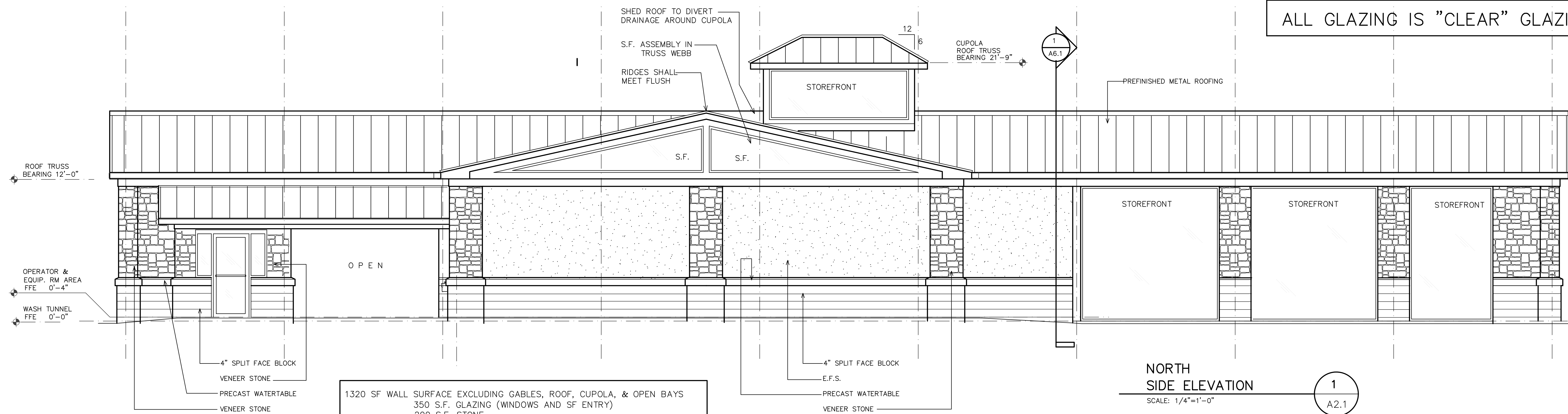
REV 2 IN LIEU OF UNCOVERED EQUIPMENT ENCLOSURE AT EAST END, PROVIDE ENCLOSED EQUIPMENT ROOM WITH PARAPET WALLS SCREENING MECHANICAL EQUIPMENT LOCATED ABOVE.

5/21/18

A NEW
 TIDAL WAVE AUTO SPA
 MISSION, KANSAS

ARCHITECT:
M. TODD ALBRITTON
ARCHITECT
 202 EAST MAIN STREET
 THOMASTON, GEORGIA
 770-550-3275
 mtoddalbrittonarchitect@gmail.com
 KANSAS REGISTERED ARCHITECT
 #6993

ALL GLAZING IS "CLEAR" GLAZING.

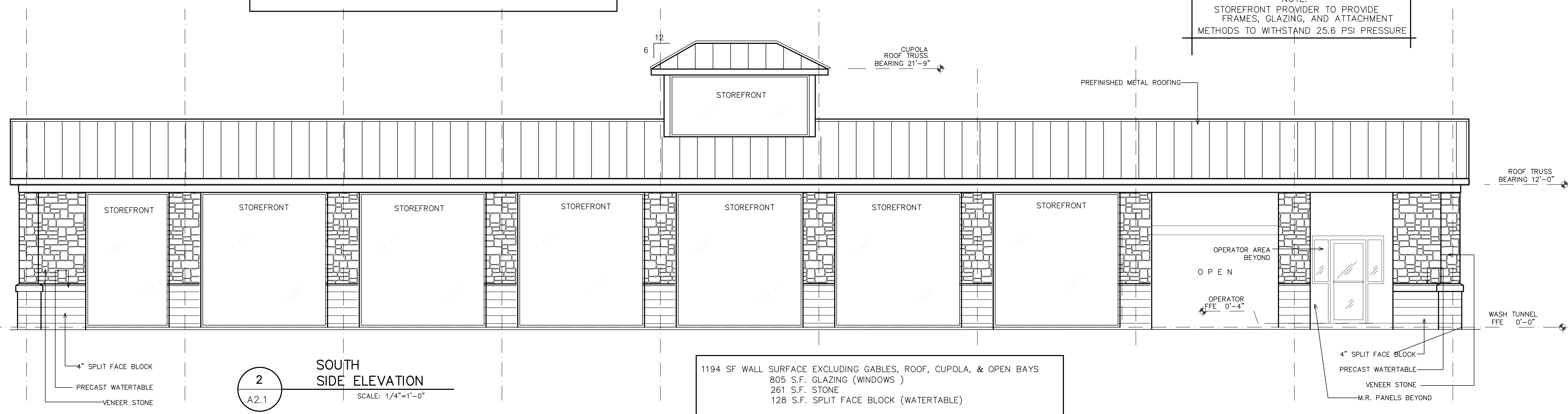


NORTH SIDE ELEVATION
SCALE: 1/4"=1'-0"

1
A2.1

1320 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA, & OPEN BAYS
350 S.F. GLAZING (WINDOWS AND SF ENTRY)
200 S.F. STONE
258 S.F. SPLIT FACE BLOCK (WATERTABLE)
512 S.F. STUCCO

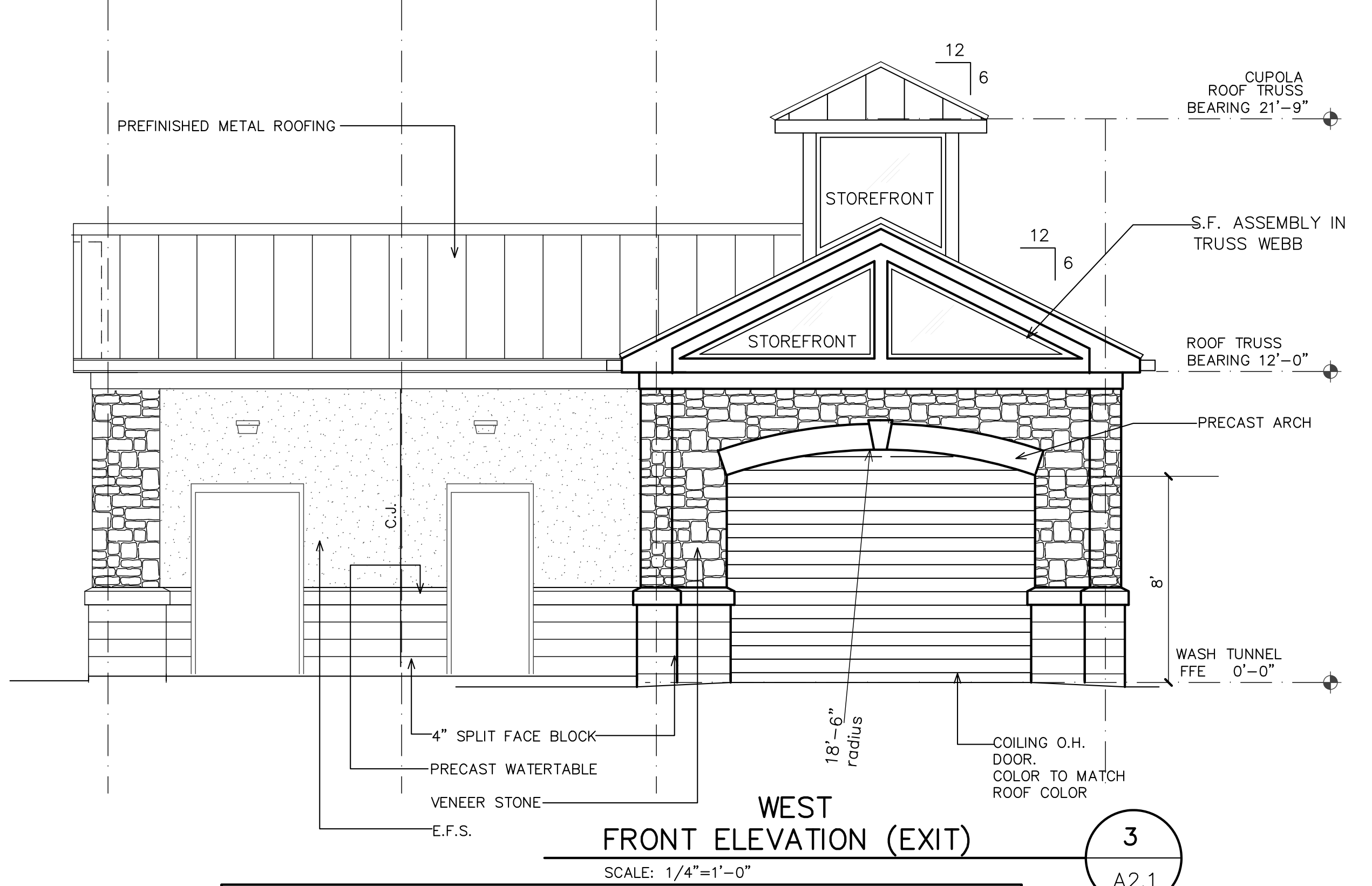
NOTE:
STOREFRONT PROVIDER TO PROVIDE
FRAMES, GLAZING, AND ATTACHMENT
METHODS TO WITHSTAND 25.6 PSI PRESSURE



SOUTH SIDE ELEVATION
SCALE: 1/4"=1'-0"

2
A2.1

1194 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA, & OPEN BAYS
805 S.F. GLAZING (WINDOWS)
261 S.F. STONE
128 S.F. SPLIT FACE BLOCK (WATERTABLE)

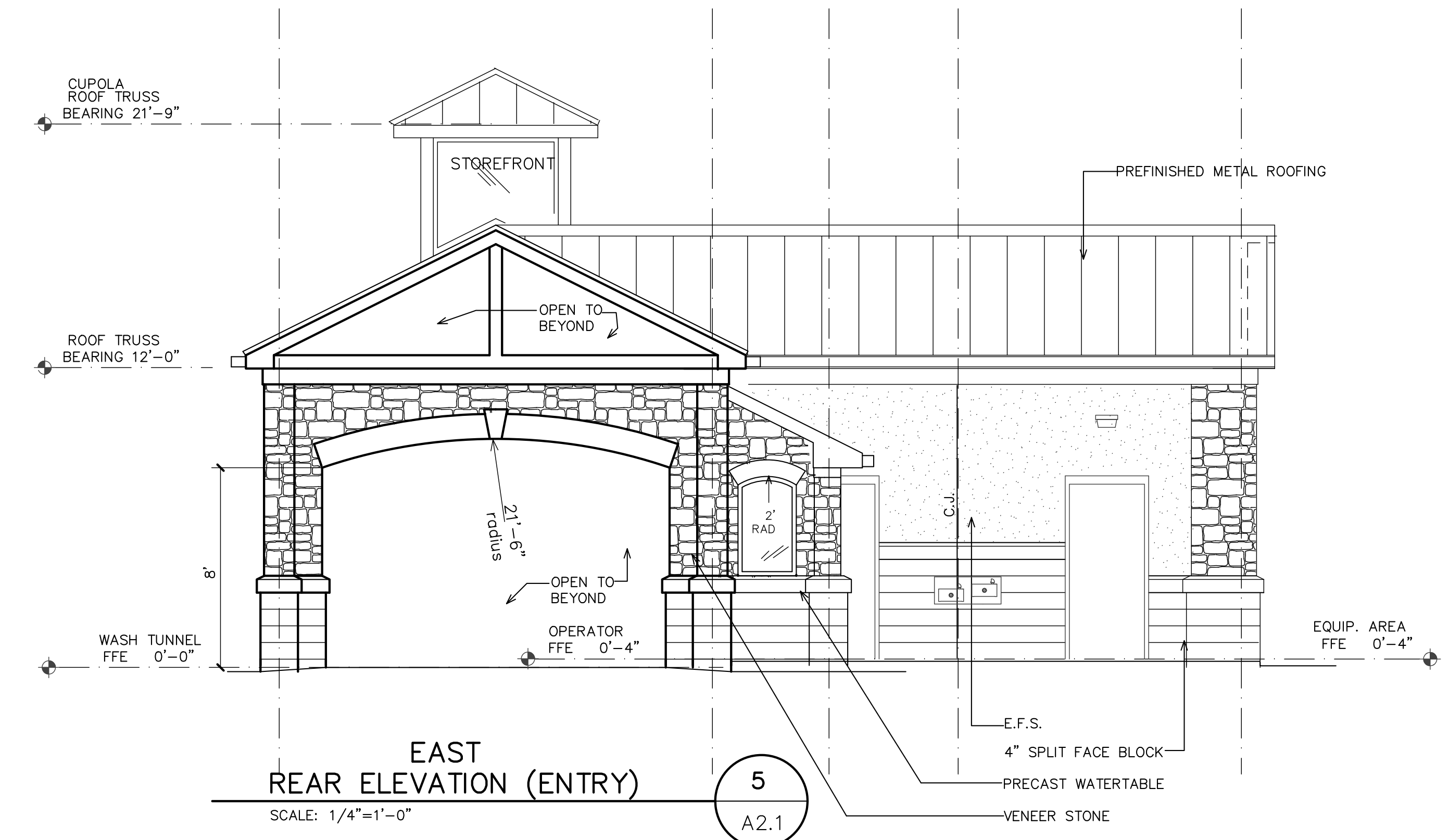


WEST FRONT ELEVATION (EXIT)
SCALE: 1/4"=1'-0"

3
A2.1

331 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA, & OPEN BAYS
55 S.F. WINDOW AND DOORS
115 S.F. STONE
85 S.F. SPLIT FACE (WATERTABLE)
76 S.F. STUCCO

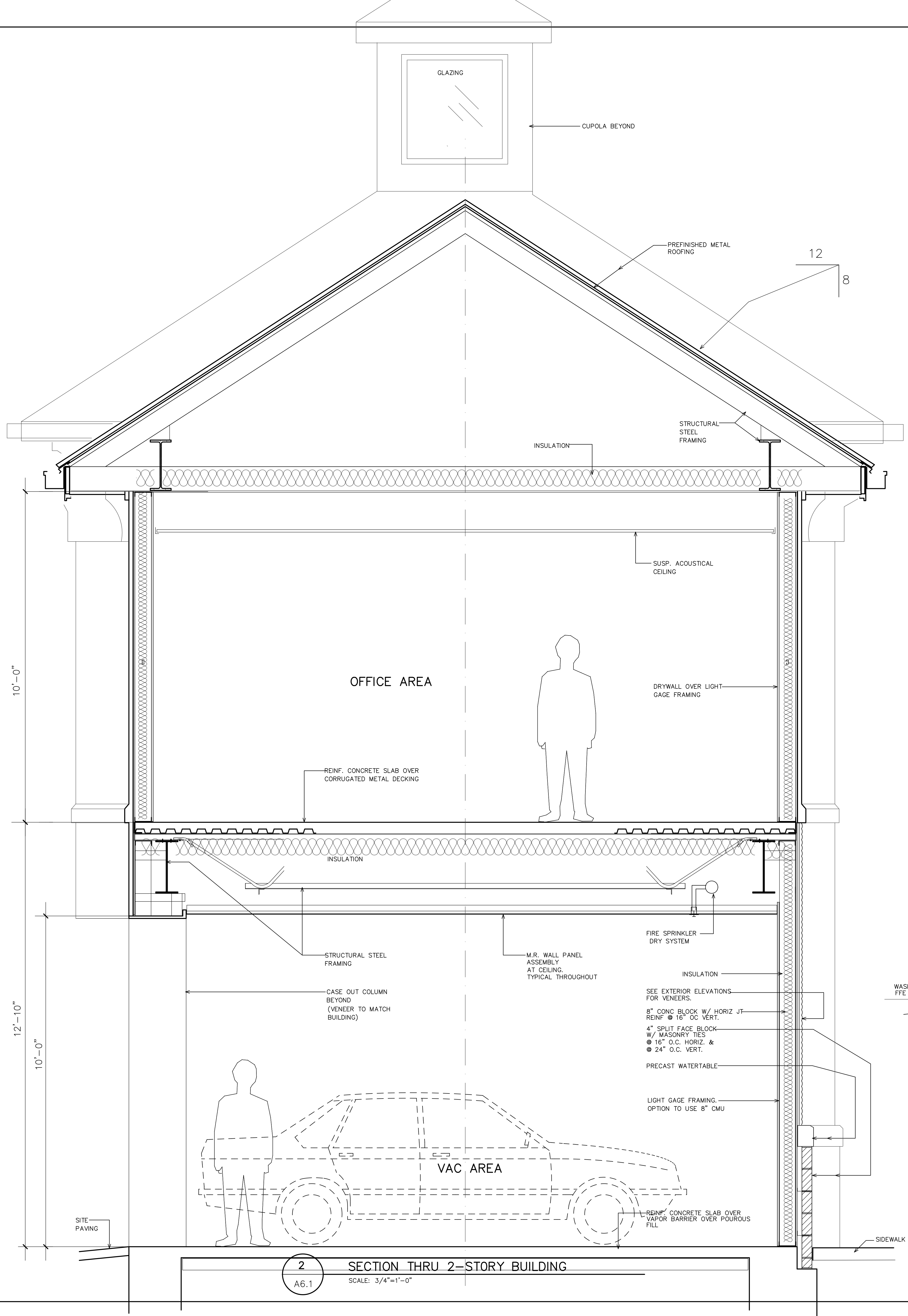
ARCHITECT:
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ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
770-550-3275
mtoddalbrittonarchitect@gmail.com
KANSAS REGISTERED ARCHITECT
#6993



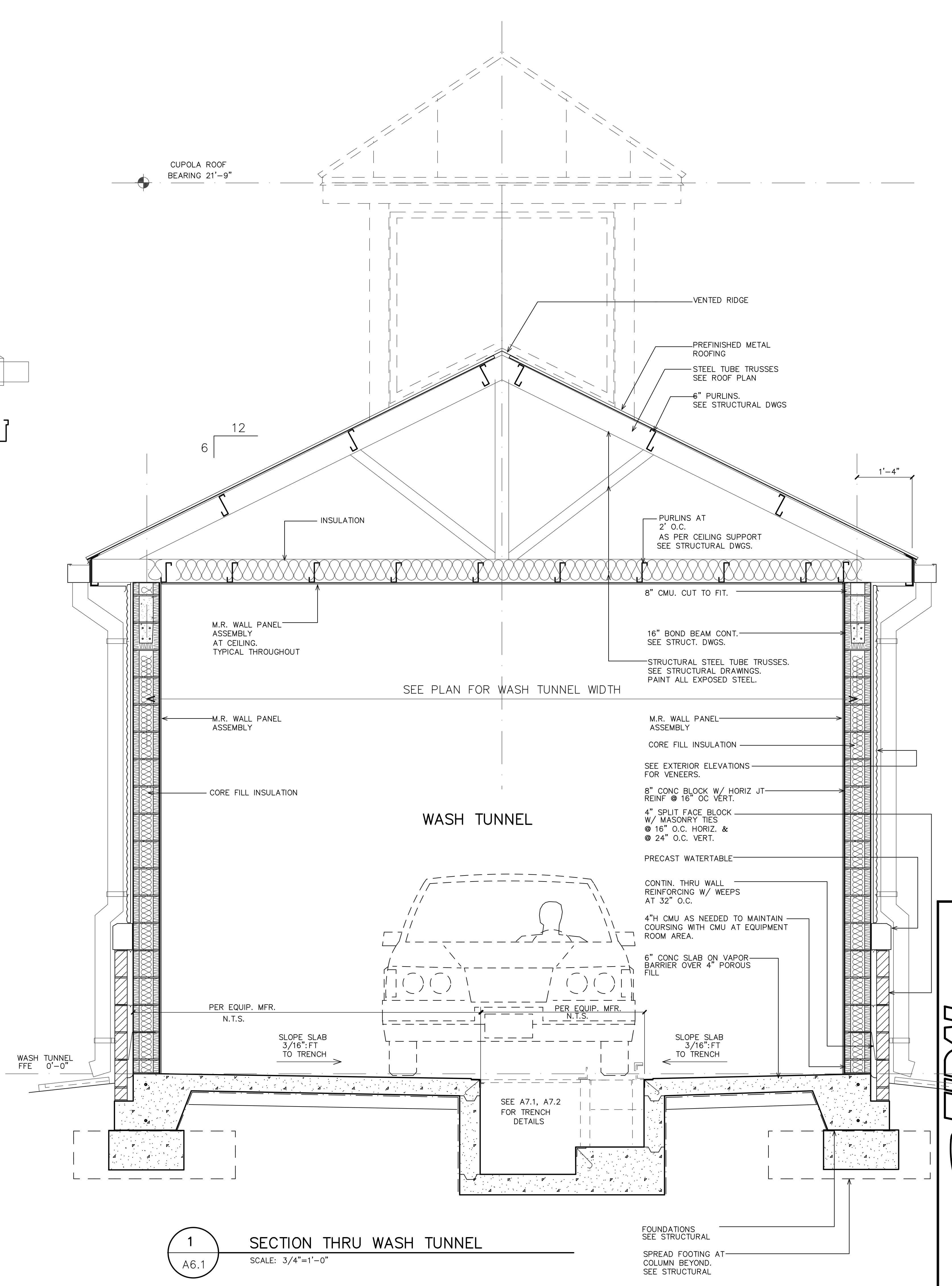
EAST REAR ELEVATION (ENTRY)
SCALE: 1/4"=1'-0"

5
A2.1

331 SF WALL SURFACE EXCLUDING GABLES, ROOF, CUPOLA, & OPEN BAYS
55 S.F. WINDOW AND DOORS
115 S.F. STONE
85 S.F. SPLIT FACE (WATERTABLE)
76 S.F. STUCCO



2 SECTION THRU 2-STORY BUILDING
SCALE: 3/4"=1'-0"



1 SECTION THRU WASH TUNNEL
SCALE: 3/4"=1'-0"

A NEW
TIDAL WAVE AUTO SPA
MISSION, KANSAS

5/21/18

TIDAL WAVE
AUTO SPA

AA

SHEET: **A6.1**

TIDAL WAVE AUTO SPA

EXTERIOR FINISHES



GLAZING - CLEAR



STANDING SEAM METAL ROOF
COLOR: ASH



PRECAST WATERTABLE COURSE
OLD CASTLE - BUFF



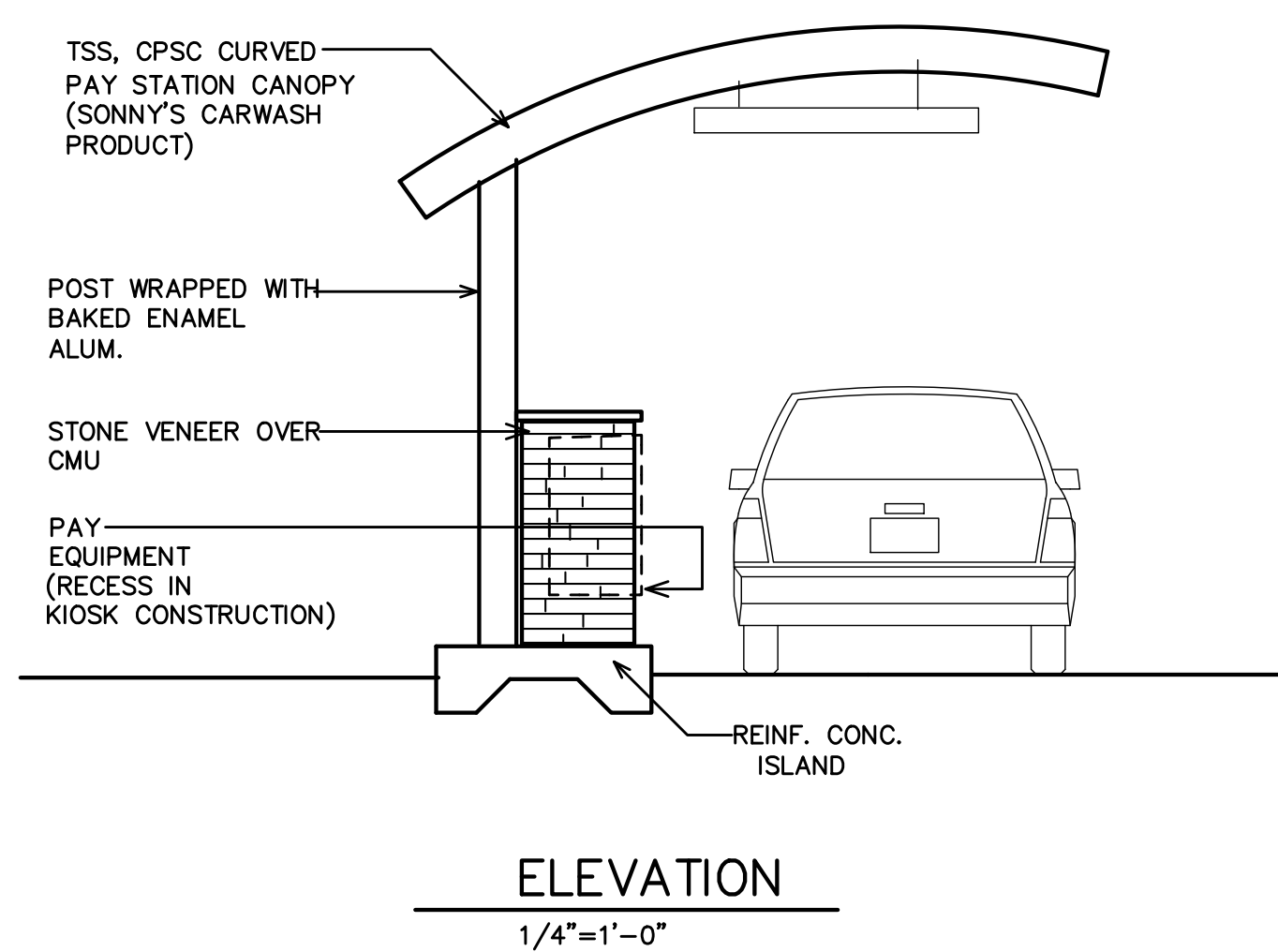
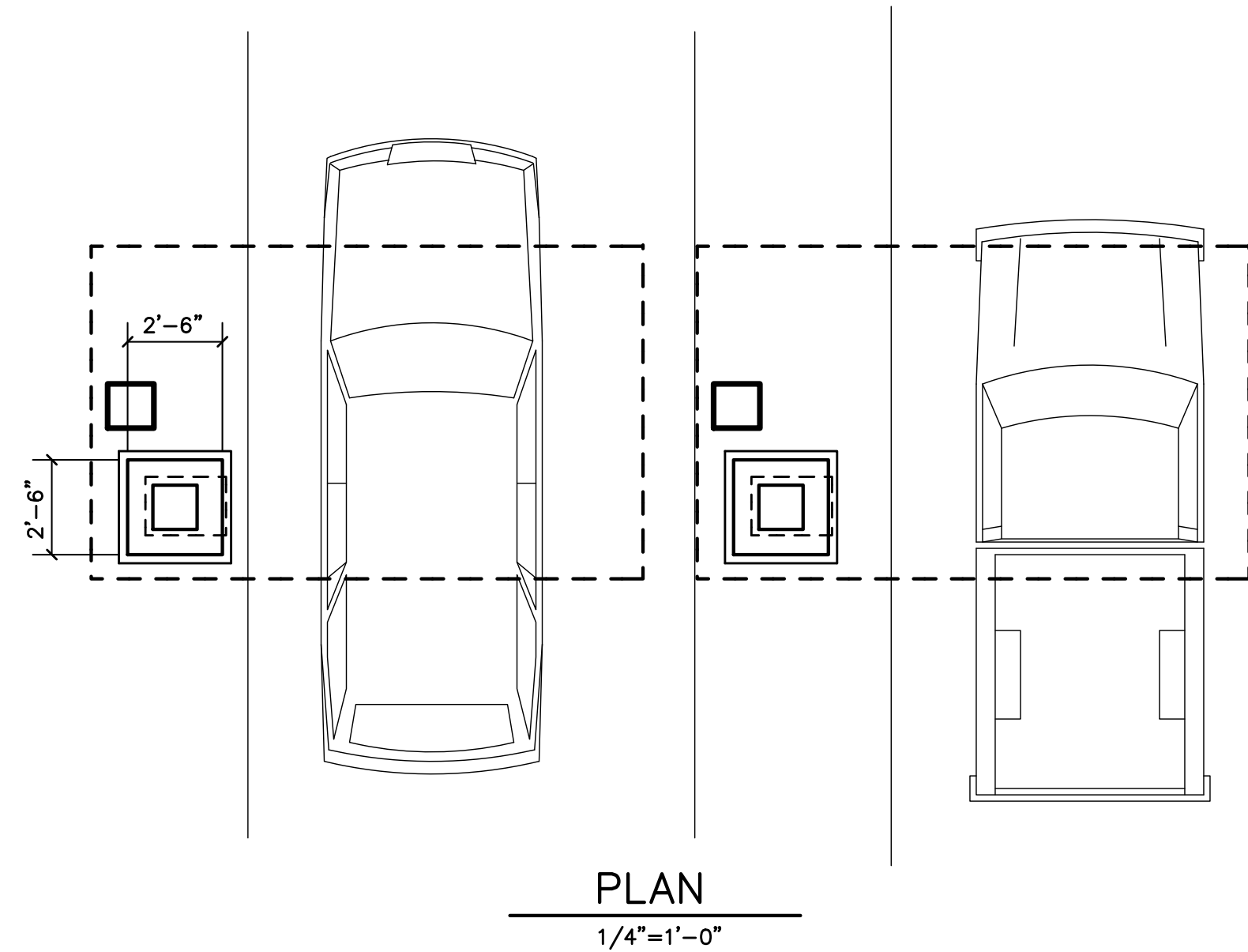
STONE VENEER
SOUTHERN LEDGESTONE
COLOR - BUCKS COUNTY



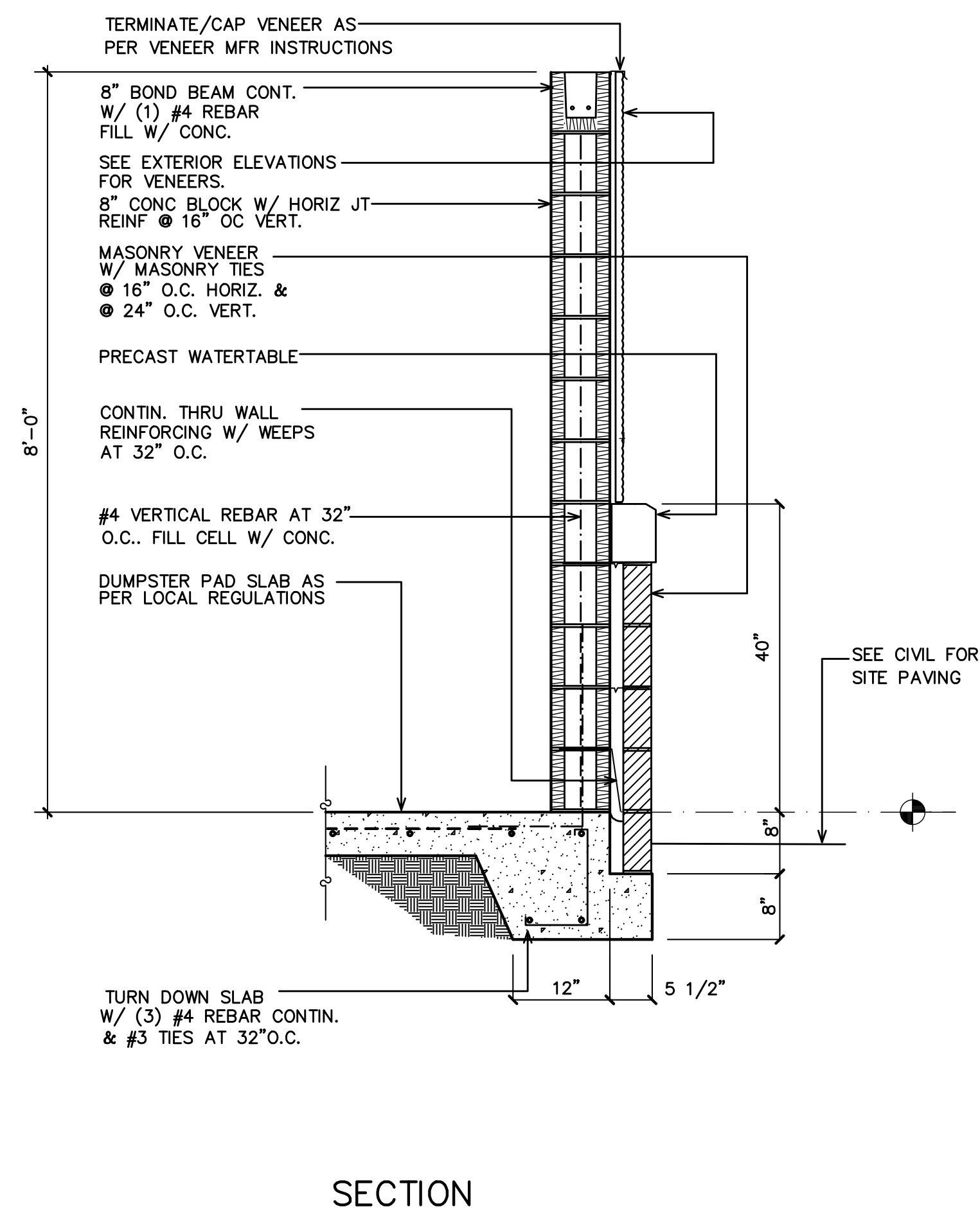
METAL FASCIA
COLOR - ASH



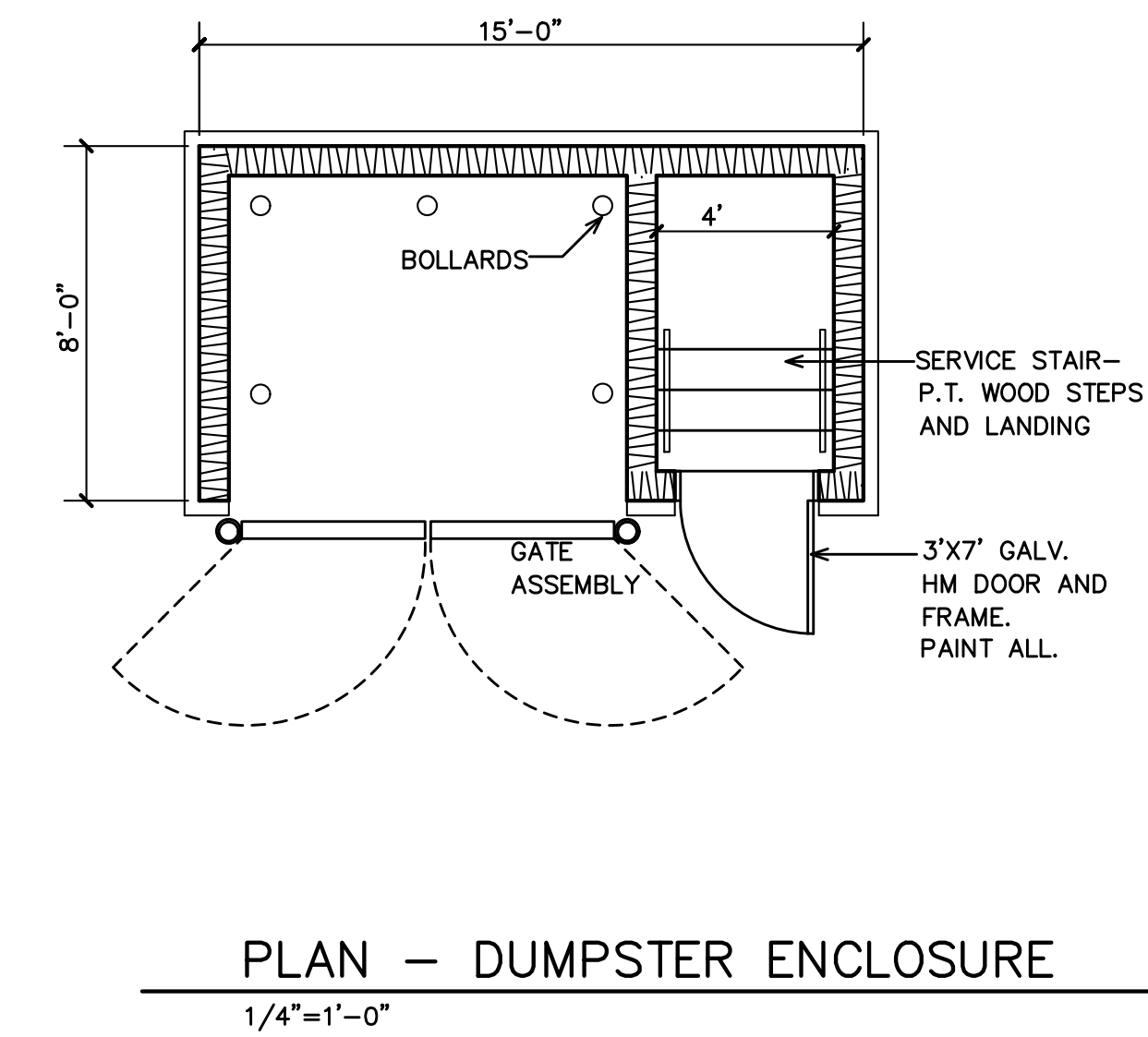
SPLIT FACE MASONRY
OLD CASTLE -



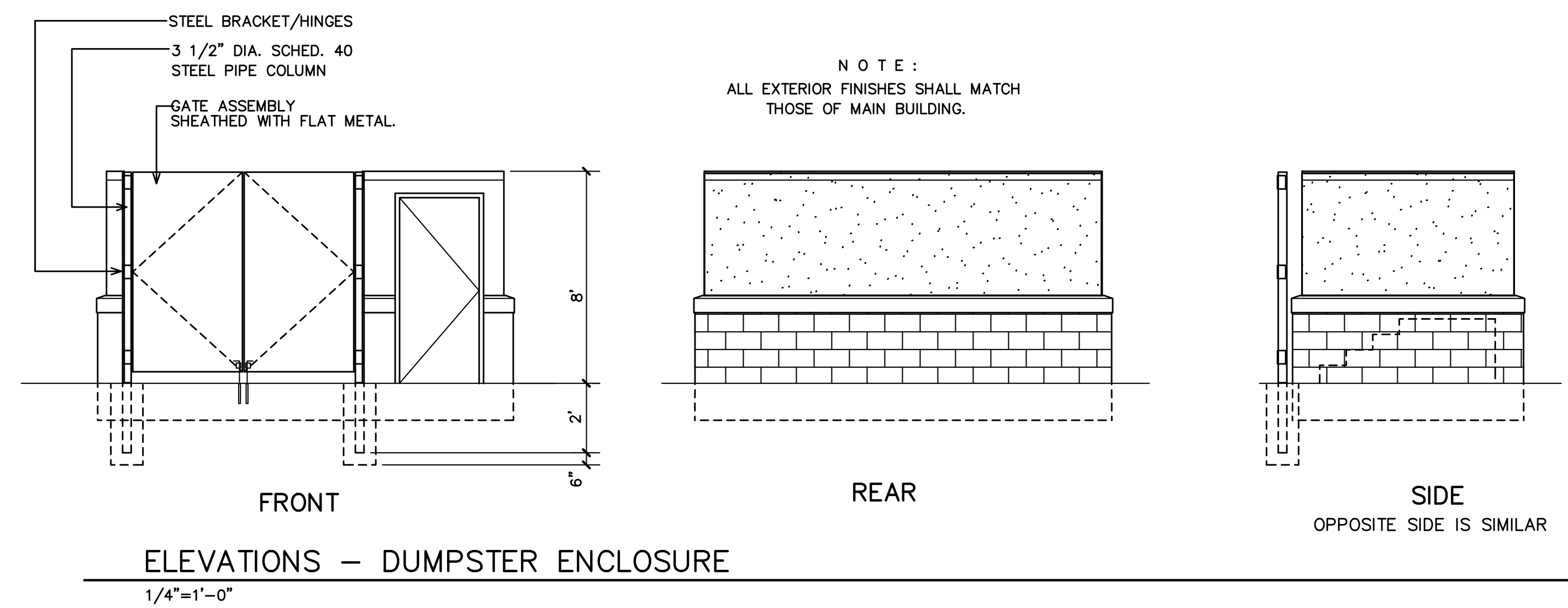
PAY KIOSK



SECTION

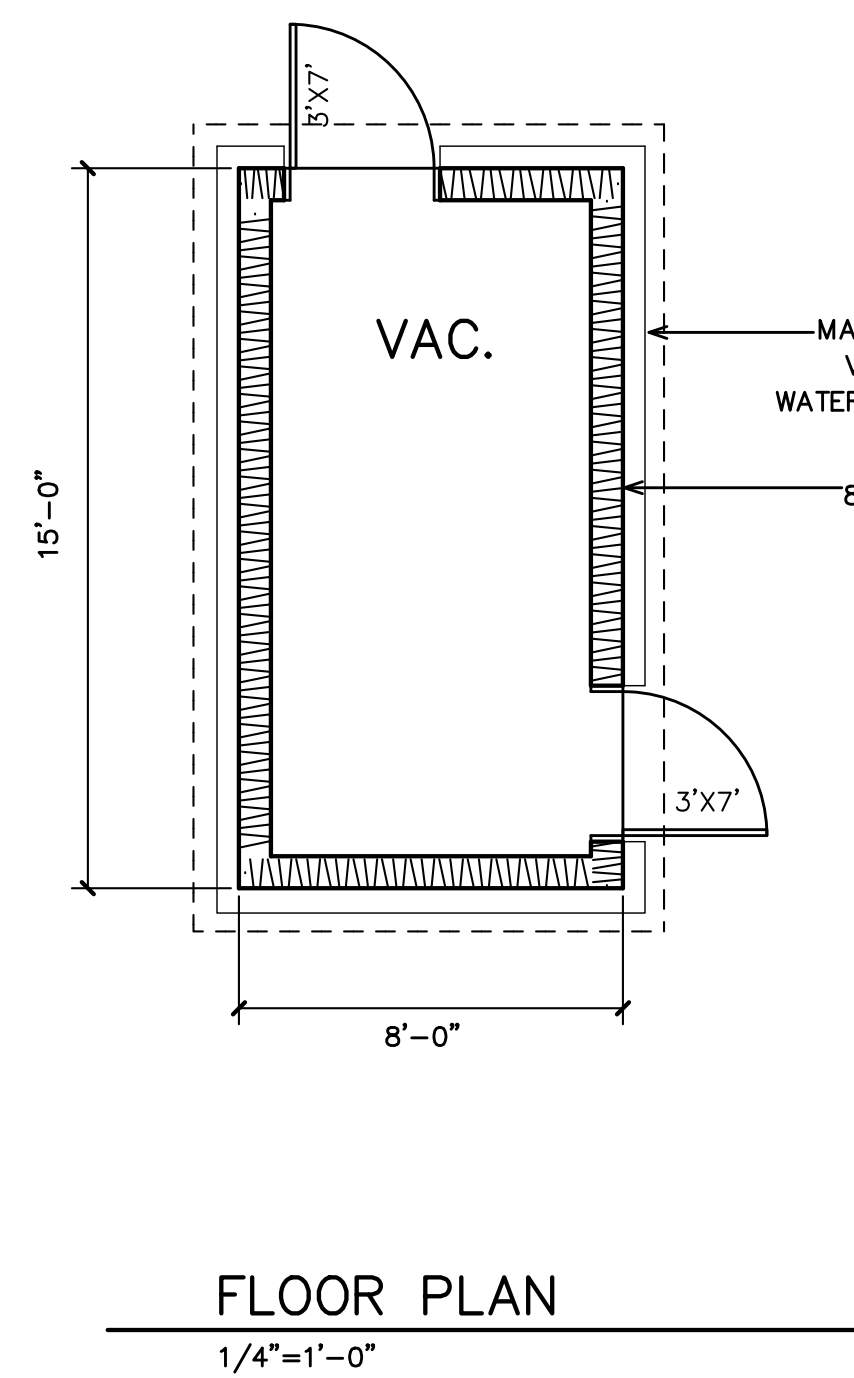


PLAN - DUMPSTER ENCLOSURE

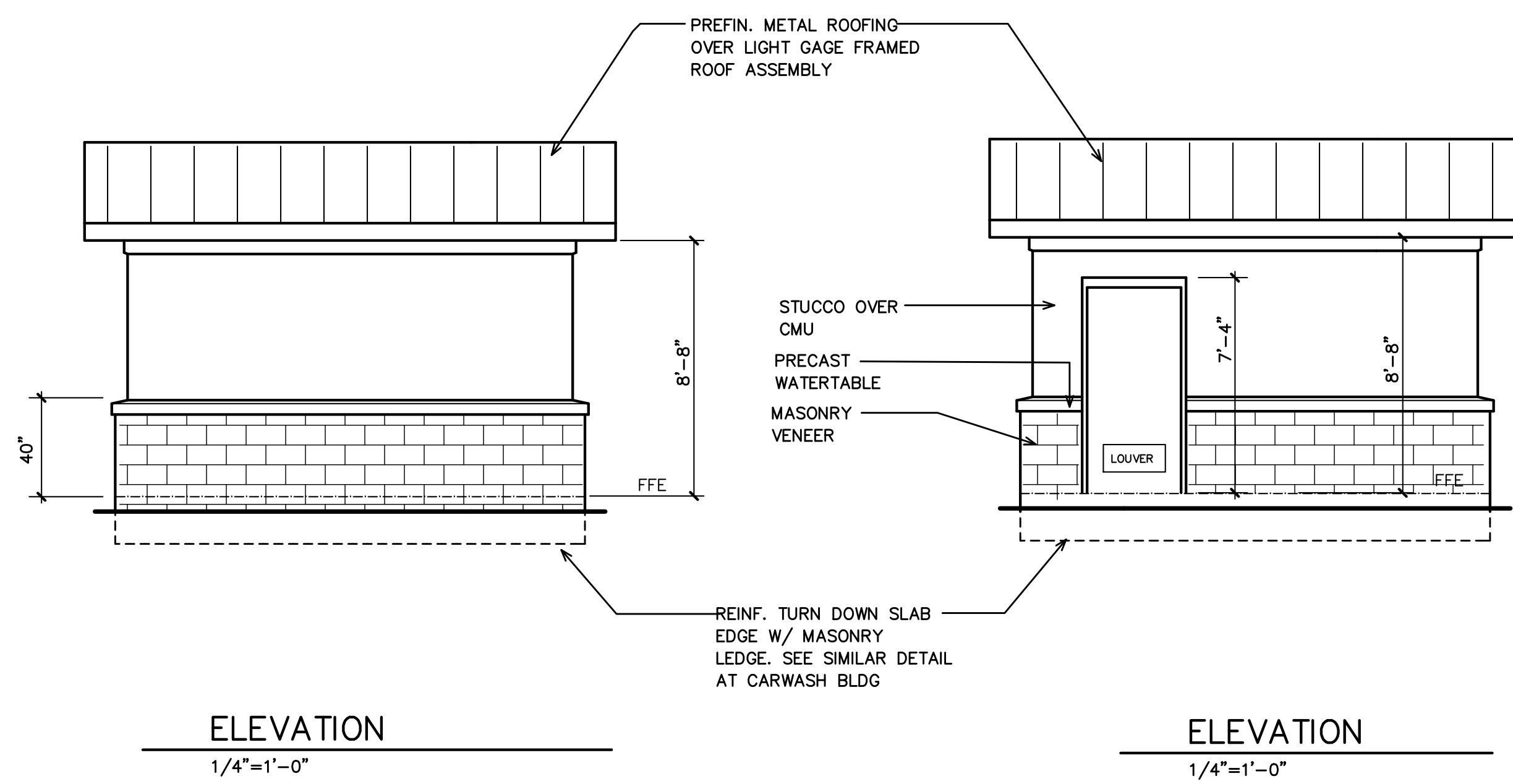


ELEVATIONS - DUMPSTER ENCLOSURE

DUMPSTER ENCLOSURE



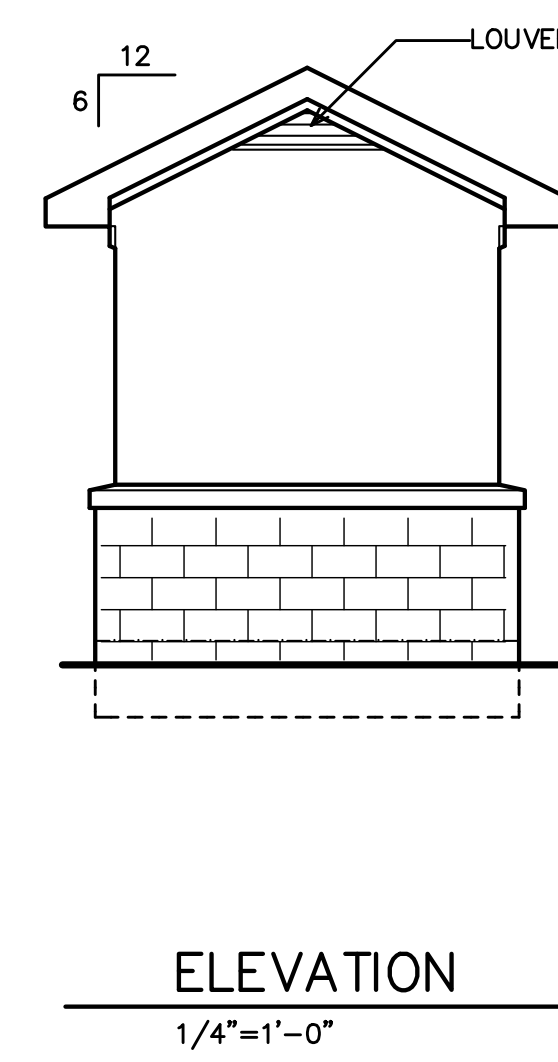
FLOOR PLAN



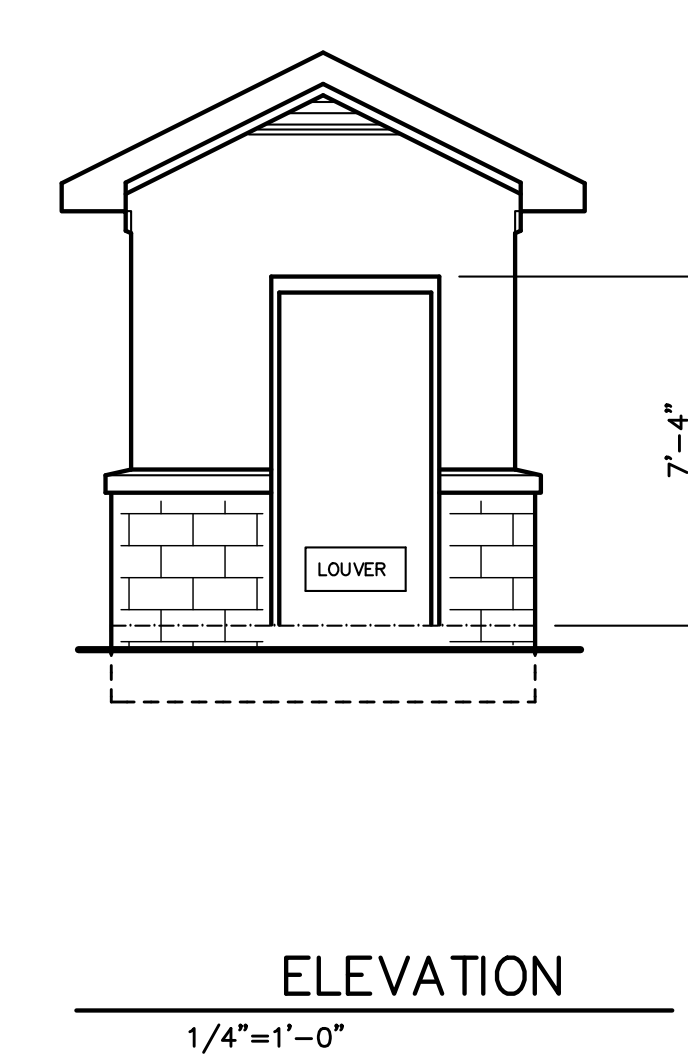
ELEVATION

ELEVATION

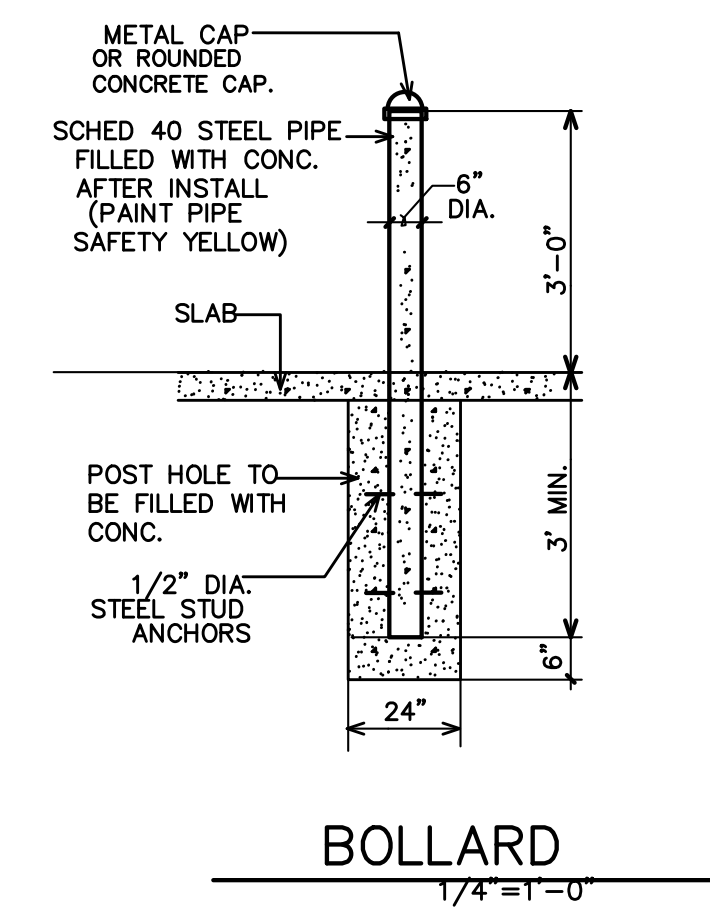
VACUUM ENCLOSURE



ELEVATION



ELEVATION



BOLLARD

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 770-550-3275
 mtoddalbrittonarchitect@gmail.com
 KANSAS REGISTERED ARCHITECT
 #6993

A NEW
 TIDAL WAVE AUTO SPA
 MISSION, KANSAS

PART # - CPSC

SPECIFICATIONS

Top is heavy duty aluminum tubing 2" x 4" x .250" wrapped with baked enamel aluminum.

Post is heavy steel 6" x 6" x .250"

NOTES:



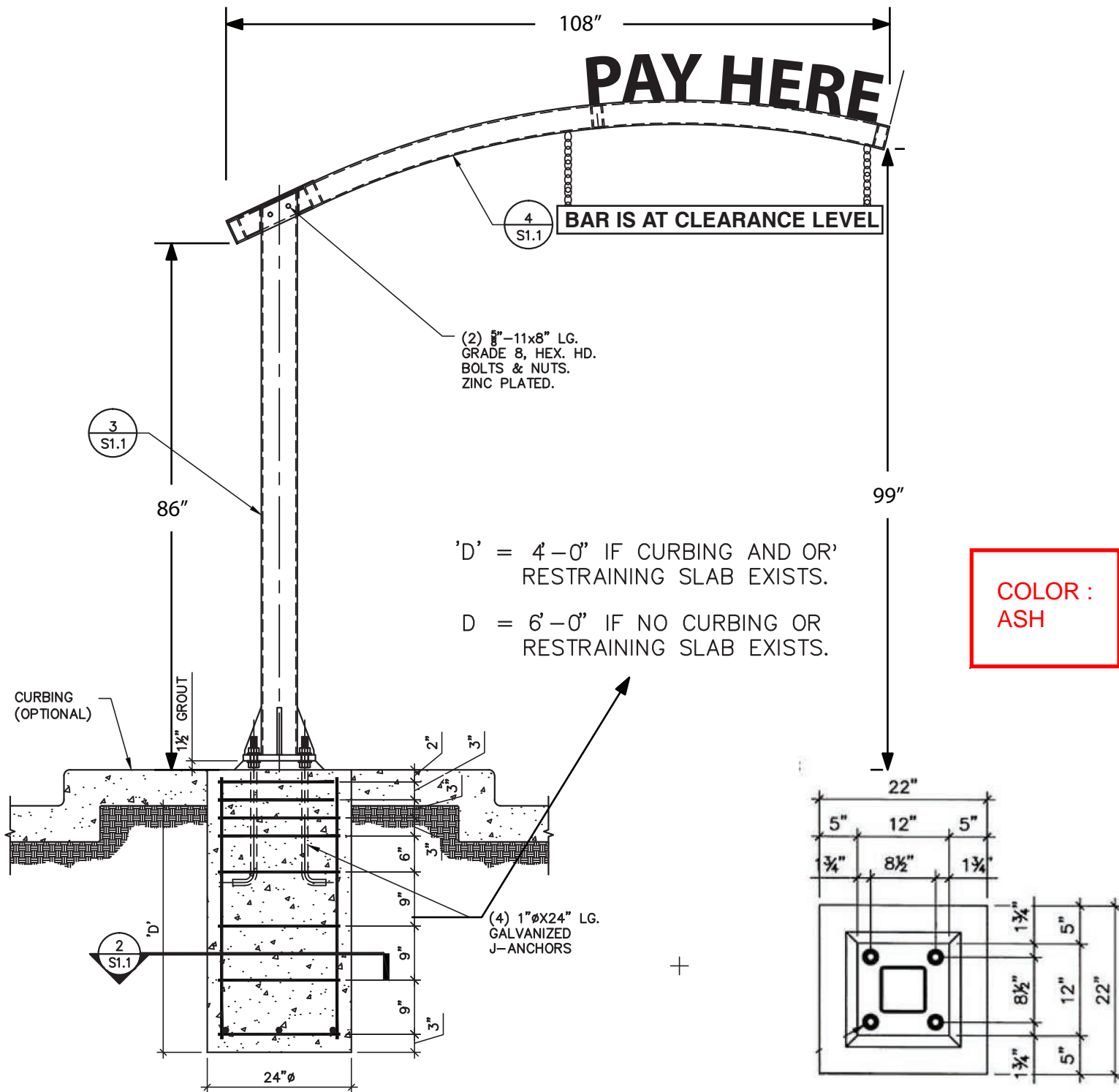
UL FILE NUMBER: UXYT.E180559

JOB NUMBER

DATE



11450 Stephens Rd
Warren, MI 48089
Phone::800-682-7446
www.tsscws.com



**COLOR :
ASH**

TIDAL
WAVE



Flame Propagation of Textiles and Films

Table with 5 columns: Specimen, Dimensions (inches), Char Length (inches), After Flame (seconds/feet), and Flaming Residue (seconds/feet)

Observations: Slight charring, air cracking. Requirements: A material tested in single sheets shall not continue flaming for more than 2 seconds after the test flame is removed...

Conclusion: The submitted sample meets the requirements of NFPA 701 Test Method 2 (Flat Specimens) - 2010 Edition, when tested in its original state.

Signed for and on behalf of SGS North America Inc. Prasanthi Alappil Supervisor - Textile Laboratory

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DESIGN CRITERIA 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS RISK CATEGORY: II DEAD LOAD: FABRIC: 0.50 PSF SNOW LOAD: GROUND SNOW LOAD: 5 PSF LIVE LOAD: ROOF LIVE LOAD: 5 PSF WIND LOAD: ULTIMATE DESIGN WIND SPEED: 115 MPH NOMINAL DESIGN WIND SPEED: 90 MPH WIND EXPOSURE CATEGORY: C GUST EFFECT FACTOR: 0.85 INTERNAL PRESSURE COEFFICIENT (GCpf): 0 SEISMIC DESIGN: SEISMIC IMPORTANCE FACTOR: 1.0 SEISMIC SITE CLASS: D SEISMIC DESIGN CATEGORY: C BASIC SEISMIC FORCE RESISTING SYSTEM: STEEL ORDINARY CANTILEVER COLUMN SYSTEM

OWNER NOTES 1. FABRIC MEMBRANE(S) MUST BE REMOVED IF LIVE LOAD/ROOF SNOW LOAD IS EXPECTED TO EXCEED 5 PSF AND/OR THE WIND SPEED IS EXPECTED TO EXCEED AN ULTIMATE DESIGN WIND SPEED OF 115 MPH OR A NOMINAL DESIGN WIND SPEED OF 90 MPH.

GENERAL NOTES 1. FABRIC MEETS NFPA 701-04. 2. ALL EXPOSED STEEL TO BE POWDERCOATED.

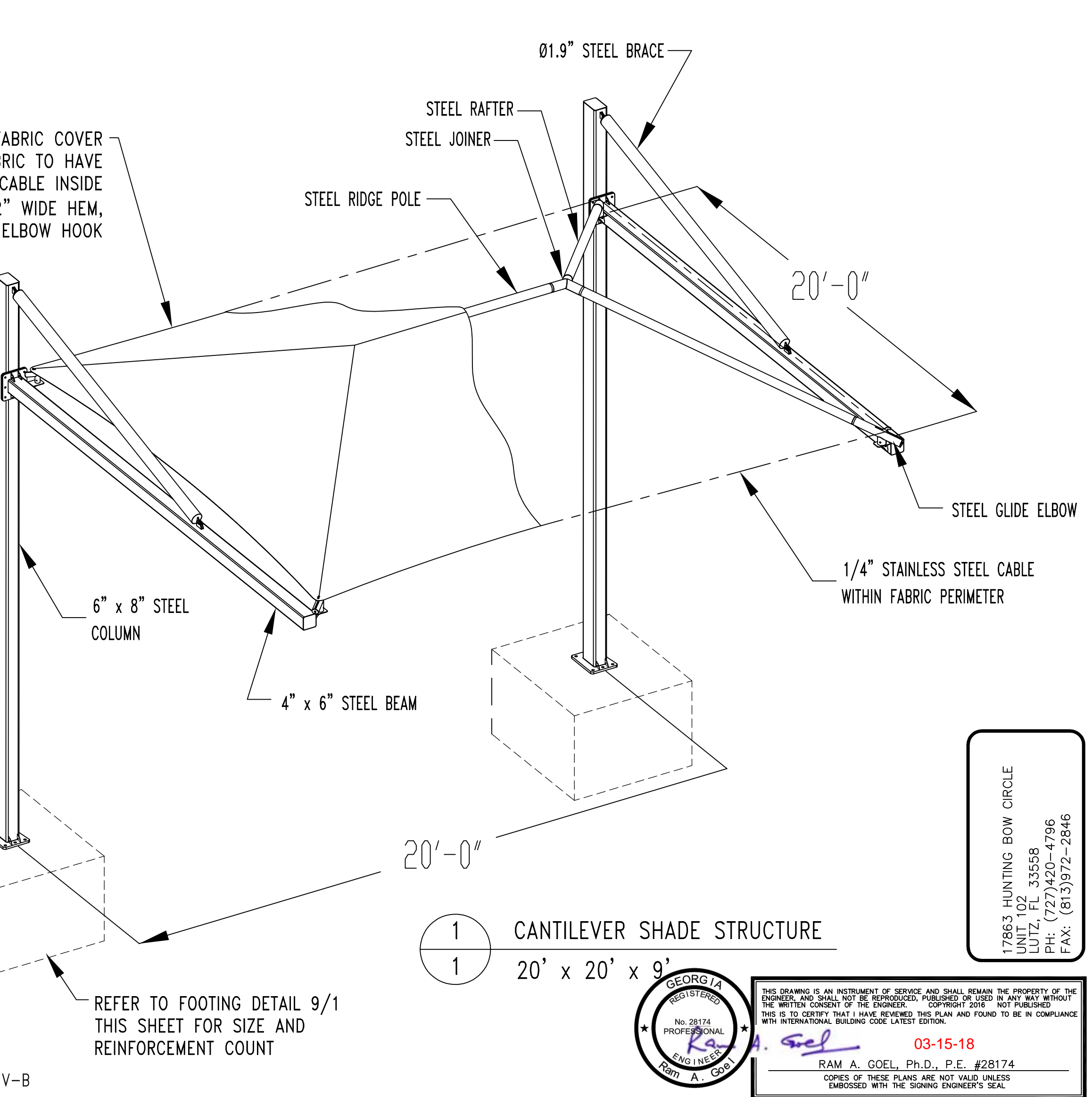
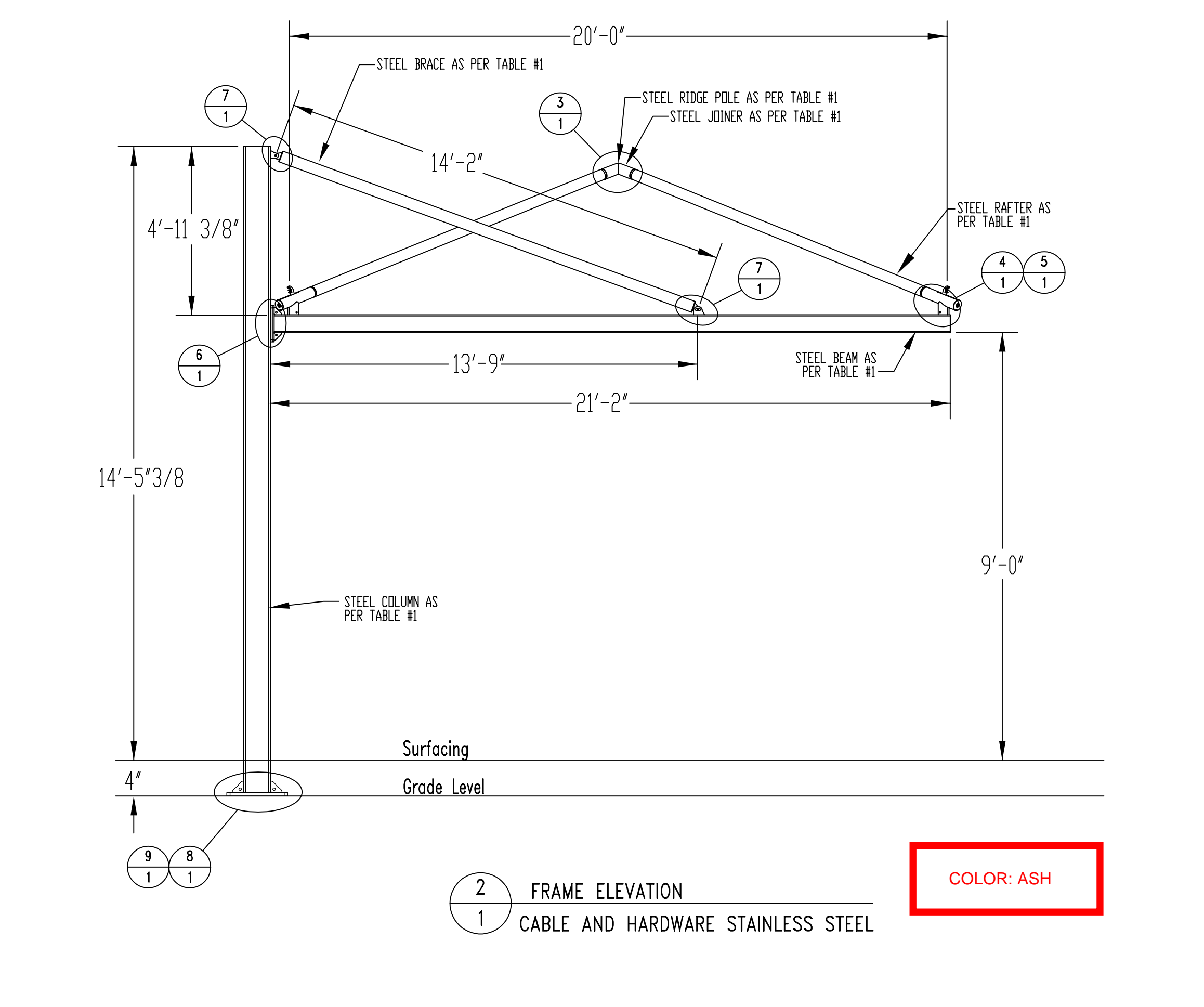
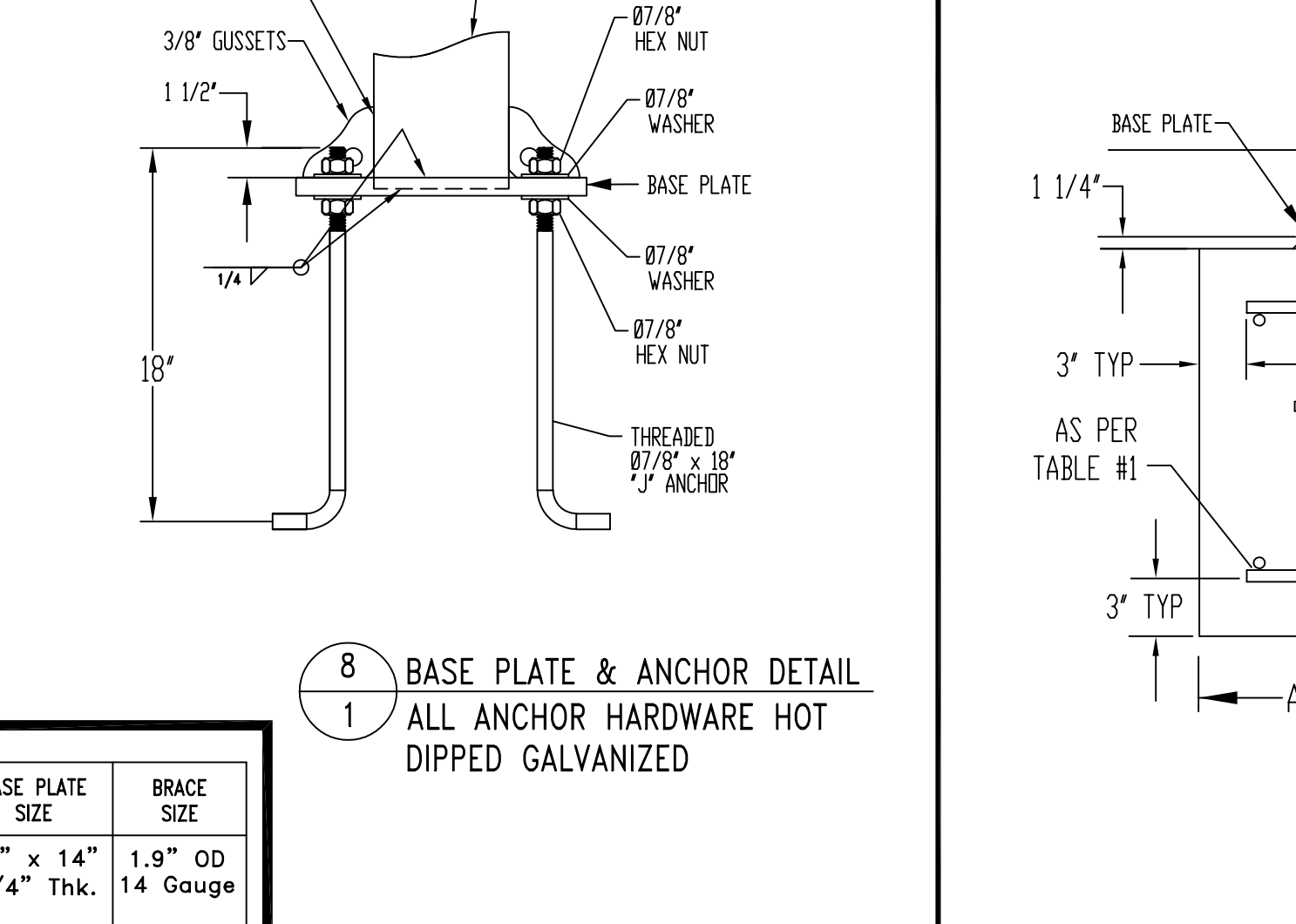
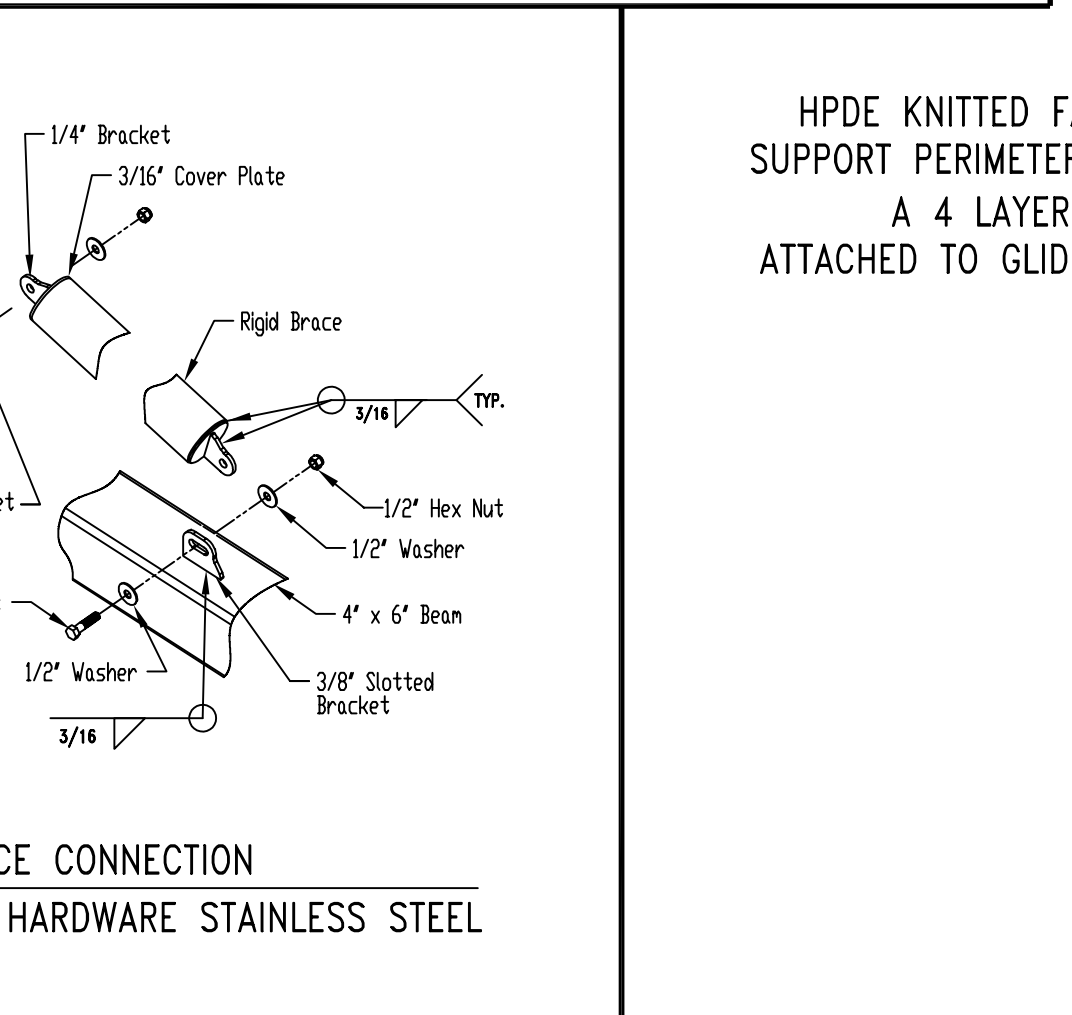
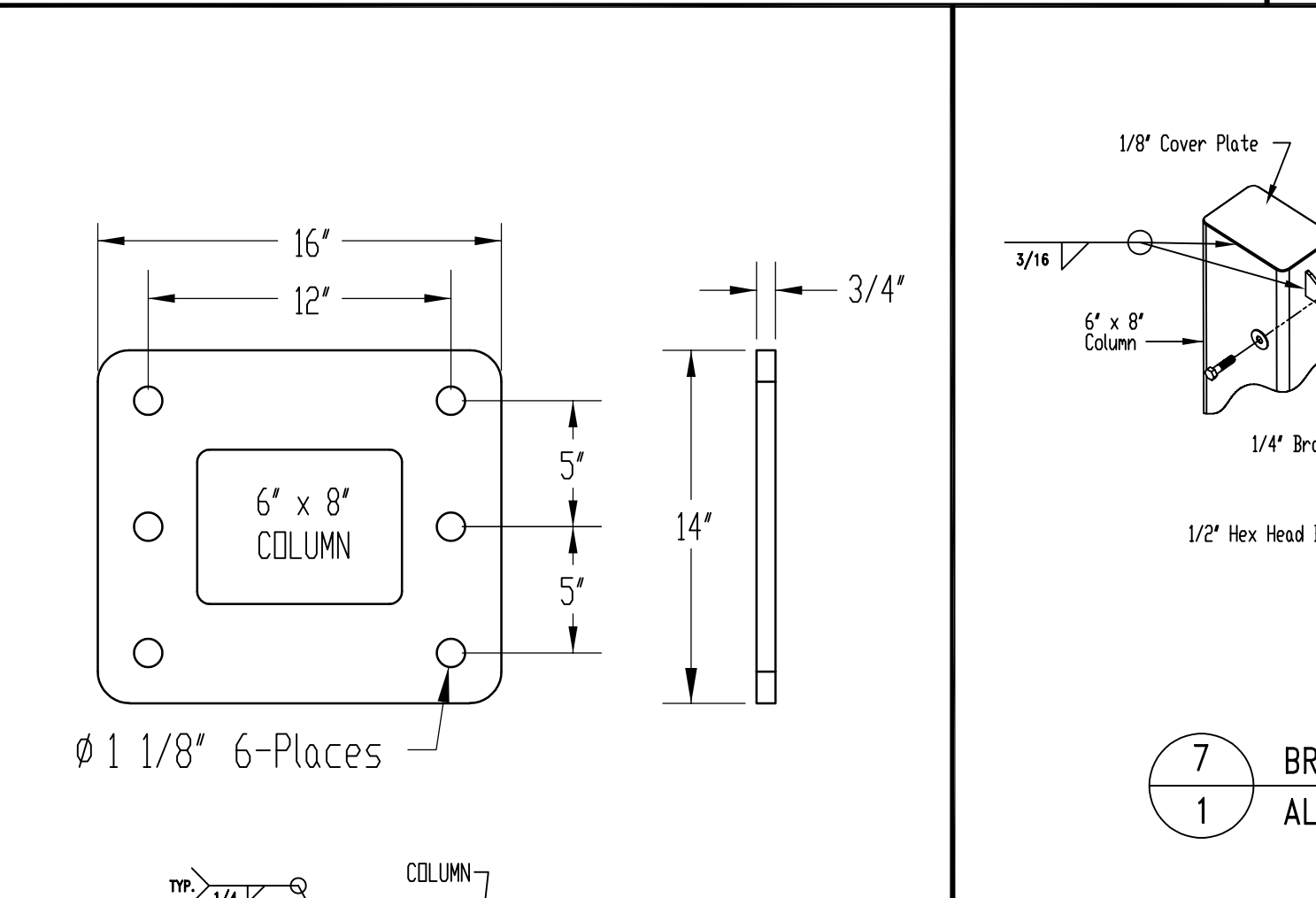
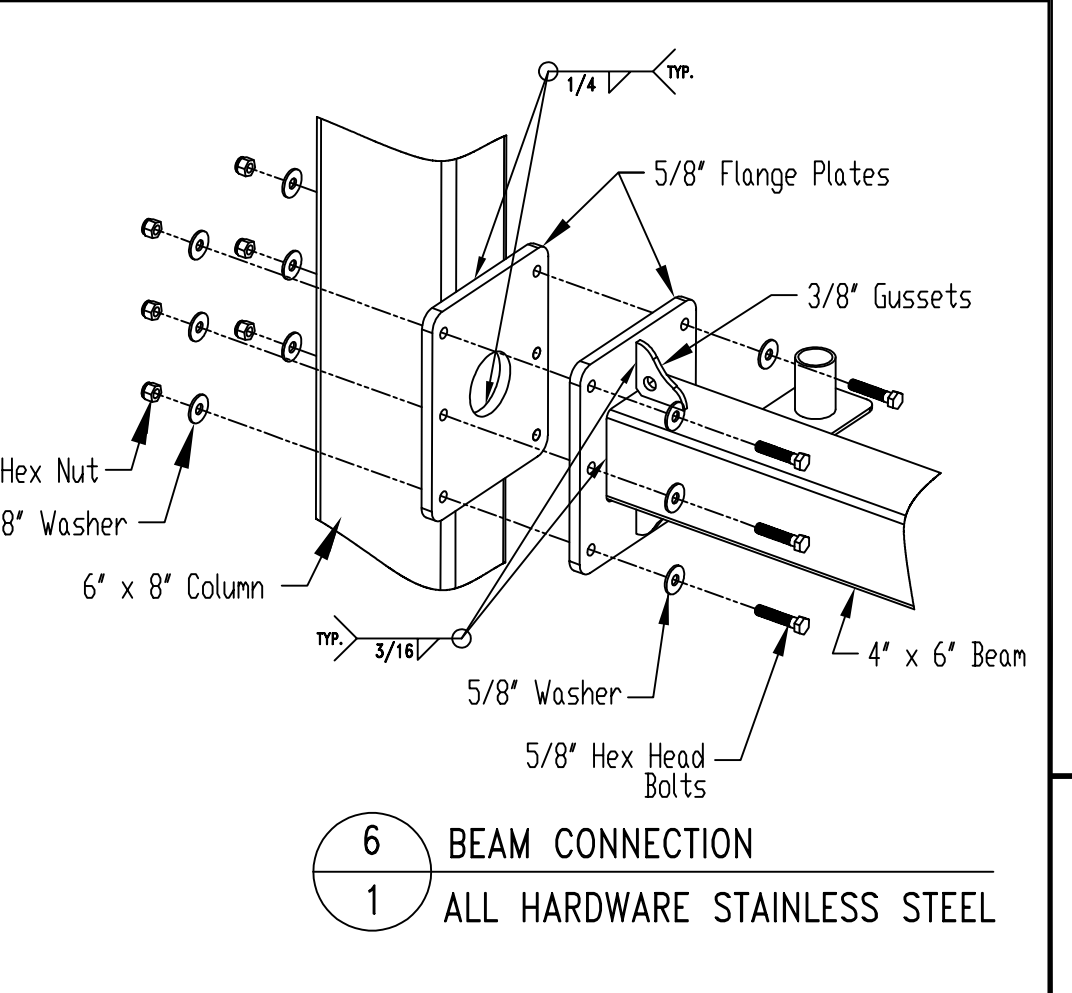
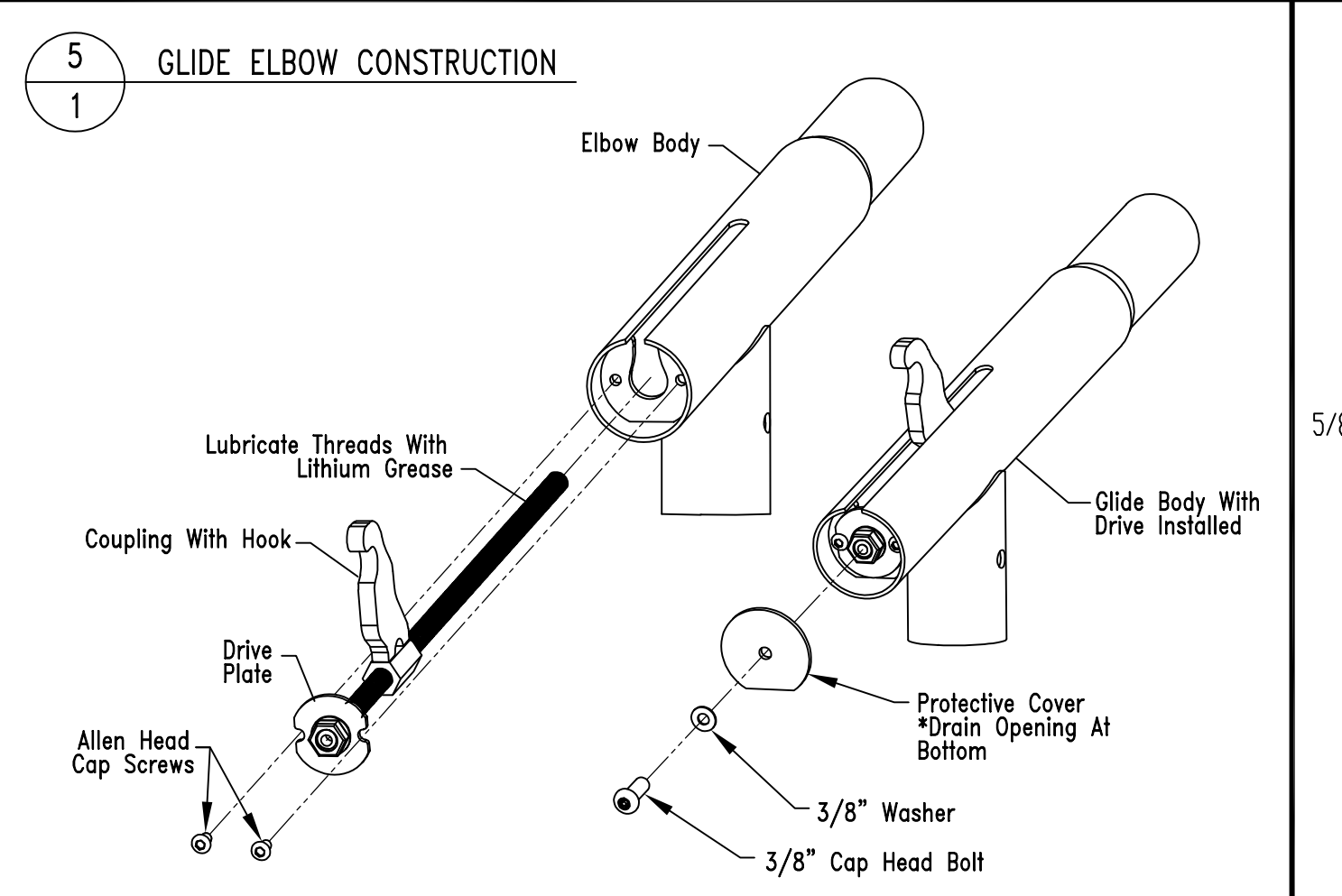
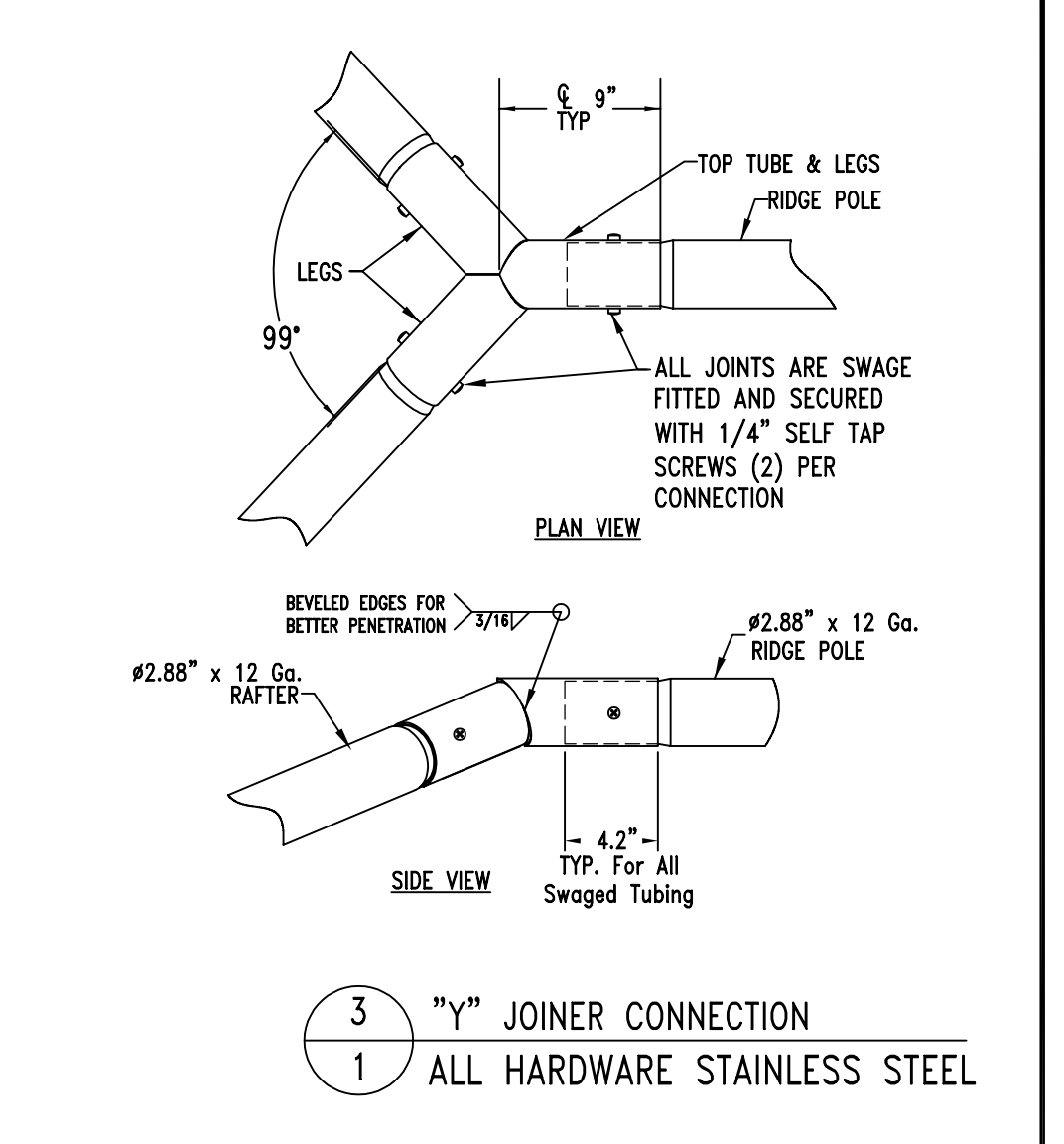
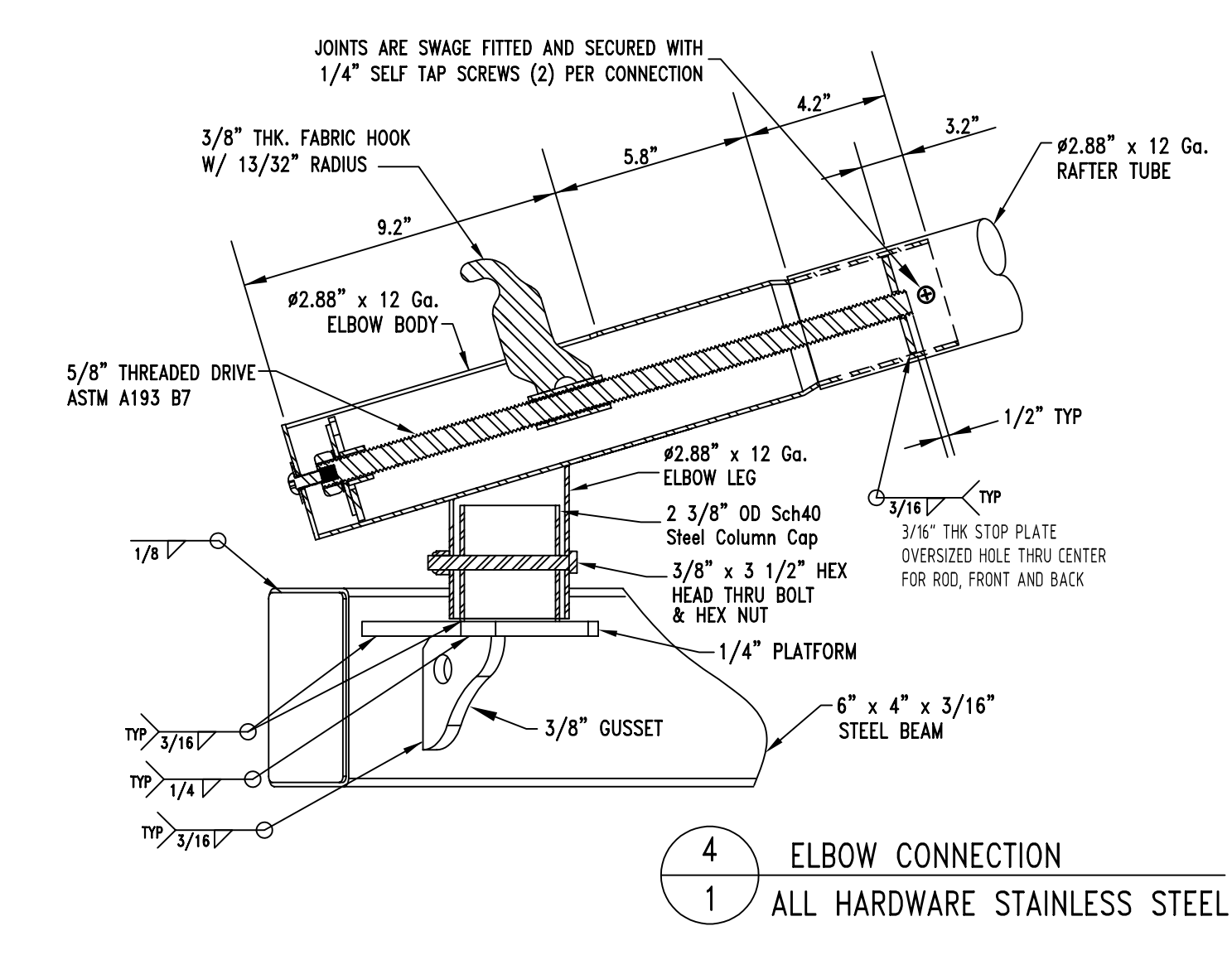
FOUNDATION DESIGN CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS: 3,000 PSI STEEL REINFORCEMENT: ASTM-A615, GRADE 60 VERTICAL FOUNDATION PRESSURE: 1,500 PSF LATERAL BEARING PRESSURE: 100 PSF/F

FOUNDATION NOTES 1. THE FOUNDATION DESIGN IS BASED ON TABLE 1806.2 OF THE BUILDING CODE, CLASS 5 SOIL MATERIAL, IF DIFFERENT SOIL CONDITIONS ARE ENCOUNTERED, IT IS RECOMMENDED THAT A SITE SPECIFIC GEOTECHNICAL REPORT IS CONDUCTED TO DETERMINE THE LOAD BEARING VALUES OF THE SOIL.

Table with 3 columns: MEMBER TYPE, ASTM, MIN. YIELD STRENGTH. Lists materials like W SHAPES, RECTANGULAR HSS TUBES, SQUARE HSS TUBES, ROUND HSS TUBES, SCHEDULE PIPE, ROUND MECHANICAL TUBING, MISCELLANEOUS PLATES/SHAPES, CONNECTION BOLTS, HEADED ANCHOR BOLTS, HOOKED ANCHOR BOLTS.

1/2" STAINLESS STEEL CABLE SHALL HAVE A NOMINAL STRENGTH OF 6,400 LBS.

TABLE 1 CANTILEVER STRUCTURE BEAM HEIGHT: 9'-0" ABOVE GRADE COLUMN SIZE: 8" x 6" FRAME TUBE SIZE: 2.88" OD 12 Gauge FOOTING SIZE: 4.0' x 4.0' FOOTING REINFT: (4)#5 EW TOP & BOT BEAM SIZE: 6" x 4" BASE PLATE SIZE: 16" x 14" BRACE SIZE: 1.9" OD 14 Gauge



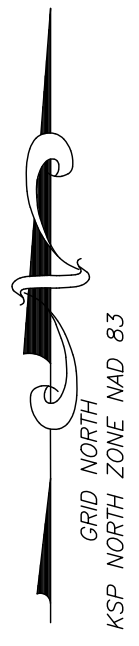
SUPERIOR RECREATIONAL PRODUCTS Shade Superior Shade 150 Adamson Industrial Blvd. Carrollton, GA 30117

STATE OF GEORGIA TIDAL WAVE - DUBLIN 2105B Veteran Blvd Dublin, GA 31021

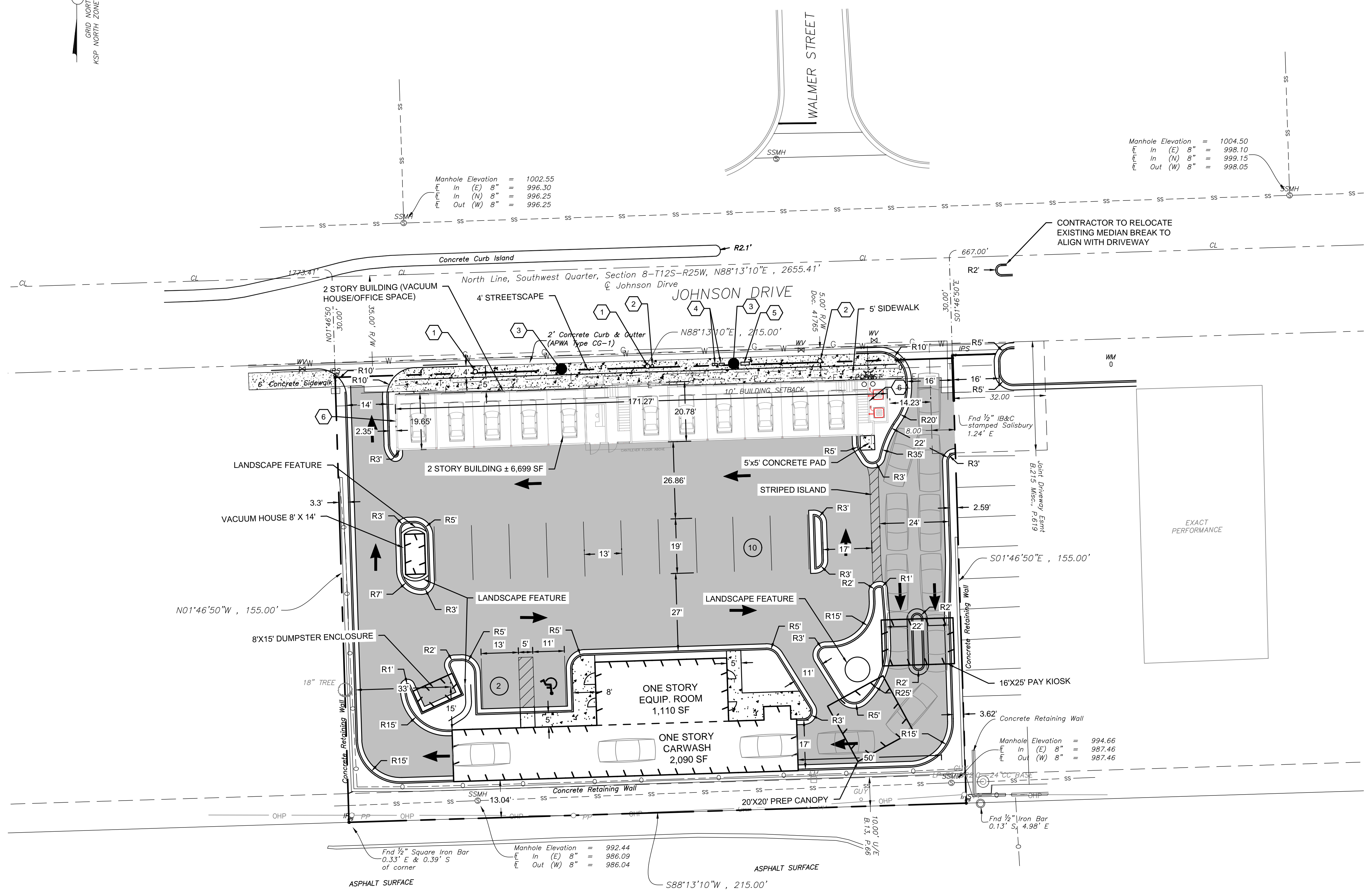
COPY RIGHT: THIS PLAN/DRAWING IS THE EXCLUSIVE PROPERTY OF THE MANUFACTURER AND MAY NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM THE MANUFACTURER.

Revisions: Date: By: Drawn: J.Hilderbrand Date: 03/15/2018 Chkd: Date: #142422 1 Sheet No.

17963 HUNTING BOW CIRCLE UNIT 102 LUTZ, FL 33558 PH: (727)420-4786 FAX: (813)972-2846 GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 28714 RAM A. GOEL, Ph.D., P.E. #28174



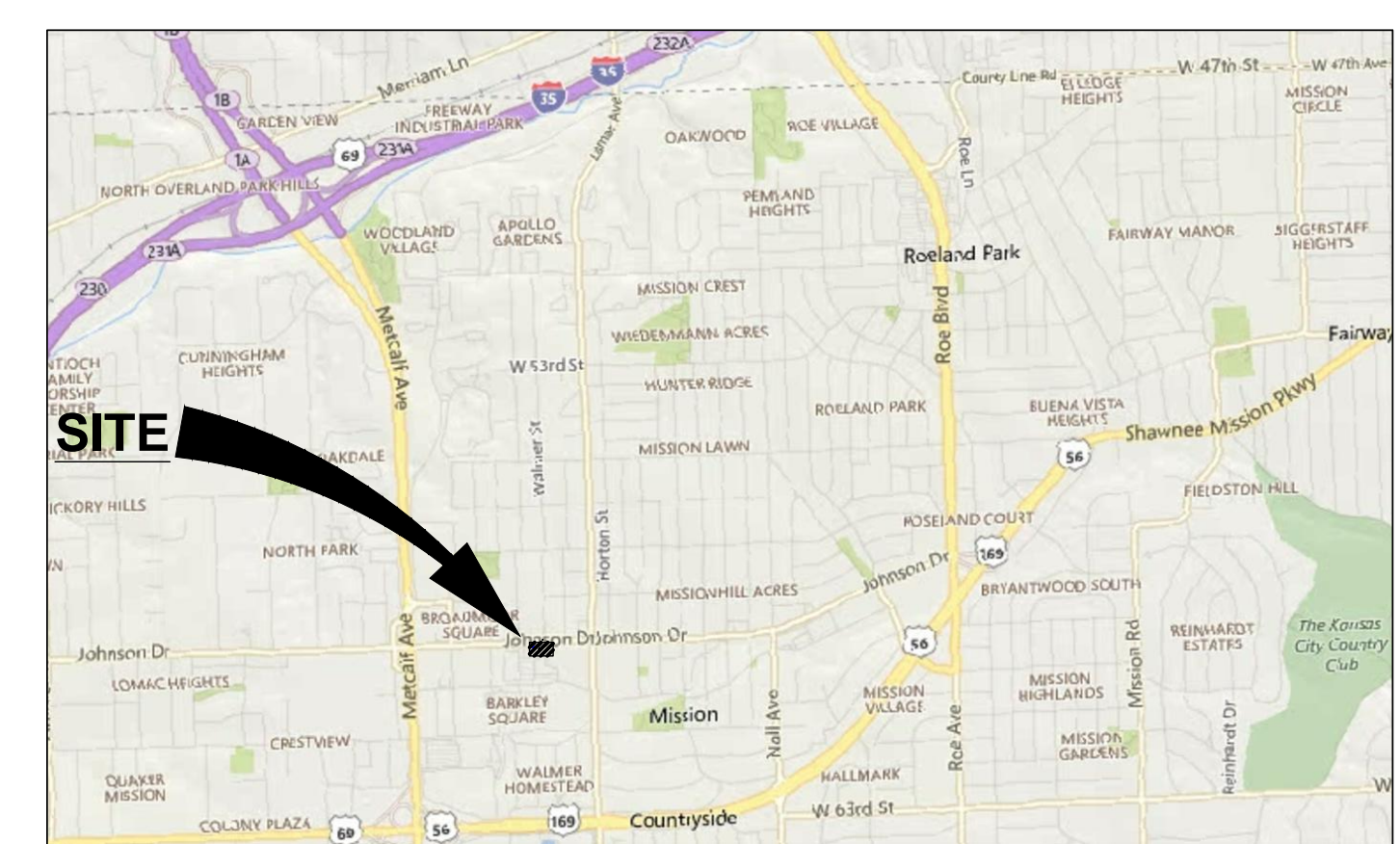
C:\2017\17-6044-SHU - TIDAL WAVE JOHNSON DR MISSION, KS\DWG\17-6044C-BUILDING 5/10/2018 1:13 PM



Manhole Elevation = 1002.55
 E In (E) 8" = 996.30
 E In (N) 8" = 996.25
 E Out (W) 8" = 996.25

Manhole Elevation = 1004.50
 E In (E) 8" = 998.10
 E In (N) 8" = 999.15
 E Out (W) 8" = 998.05

CONTRACTOR TO RELOCATE EXISTING MEDIAN BREAK TO ALIGN WITH DRIVEWAY



VICINITY MAP
N.T.S.

SITE INFORMATION:

ADDRESS: 6501 JOHNSON DRIVE, MISSION, KANSAS 66202
 PROPERTY AREA: ±0.76 AC (33,105.60 SF)
 PROPERTY ZONING: CP-2B
 BUILDING SETBACKS:
 FRONT: 0'-10"
 SIDE: 0'
 REAR: 0'

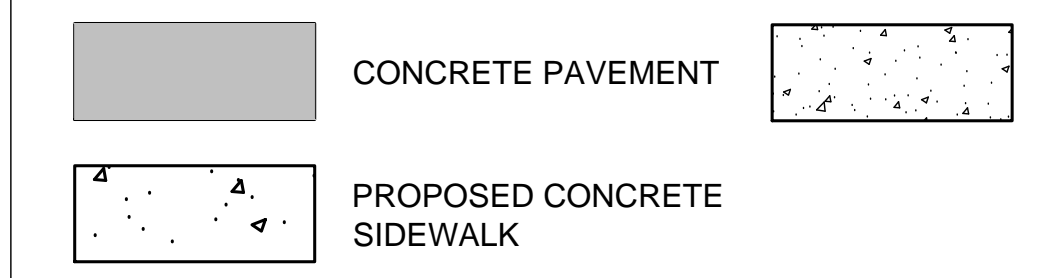
PARKING NOTE

PARKING REQUIRED: 3.5 SPACE PER 1,000 SF
 (3,250 / 1,000) X 3.5 = 12 SPACES
 PARKING PROVIDE:
 11 STANDARD SPACES
 + 1 HANDICAPPED SPACES
 12 TOTAL SPACES

SITE LAYOUT AND STAKING NOTES

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 229-435-6133 FOR CLARIFICATION IMMEDIATELY.
- ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPPING
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
- DIMENSIONS AND CURVE RADII ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN. OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

HATCH LEGEND:



GENERAL NOTE:

- ALL DEVELOPMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MISSION'S STORM WATER MANAGEMENT CRITERIA INCORPORATED BY REFERENCE HEREIN.

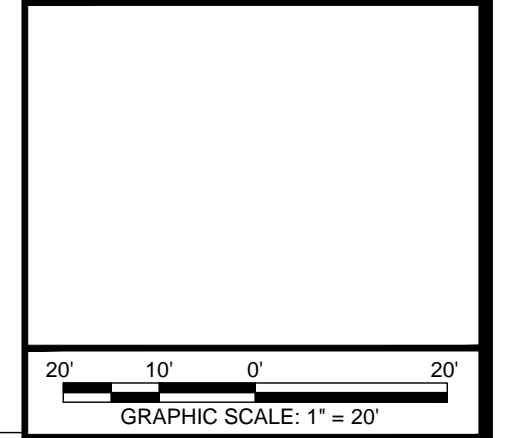
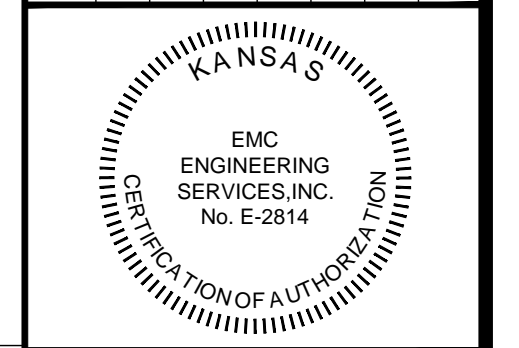
STORMWATER NOTES:

EXISTING CONDITION	PROPOSED CONDITION
PERVIOUS AREA = ± 0.05 AC (7%)	PERVIOUS AREA = ± 0.08 AC (11%)
IMPERVIOUS AREA = ± 0.71 AC (93%)	IMPERVIOUS AREA = ± 0.68 AC (89%)

SPECIAL NOTES:

- STREET LIGHTS 60' O.C. (SENTRY SCP LUMINAIRE / NEW YORK BLACK POST WITH TWO KEYSTONE RIDGE BASKET PLANTER PER POLE)
- TRASH RECEPTACLE (BLACK 36 GALLON STEELITES RB-36 BY VICTOR STANLEY)
- STREET TREES (30' O.C. WITH A NEENAH FOUNDRY TREE GRATE #R-8726)
- TWO BIKE LOOPS (CREATIVE PIPE: BLACK INVERTED "U" BIKE RACK)
- BENCH (BLACK 72" SCARBOROUGH BY LANDSCAPE FORMS)
- TIDAL WAVE CABINET SIGN ATTACHED TO BUILDING 8-10 FT ABOVE GROUND

NO.	REVISION DESCRIPTION	BY	DATE
1	PRELIMINARY DEVELOPMENT PLAN	DEM	04/11/18
2	FINAL DEVELOPMENT PLAN	DEM	05/09/18



EMC ENGINEERING SERVICES, INC.
 1344 US Hwy 19S, Suite A
 Leesburg, GA 31763
 Ph: (229) 435-6133
 Fax: (229) 435-6133
 www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA.

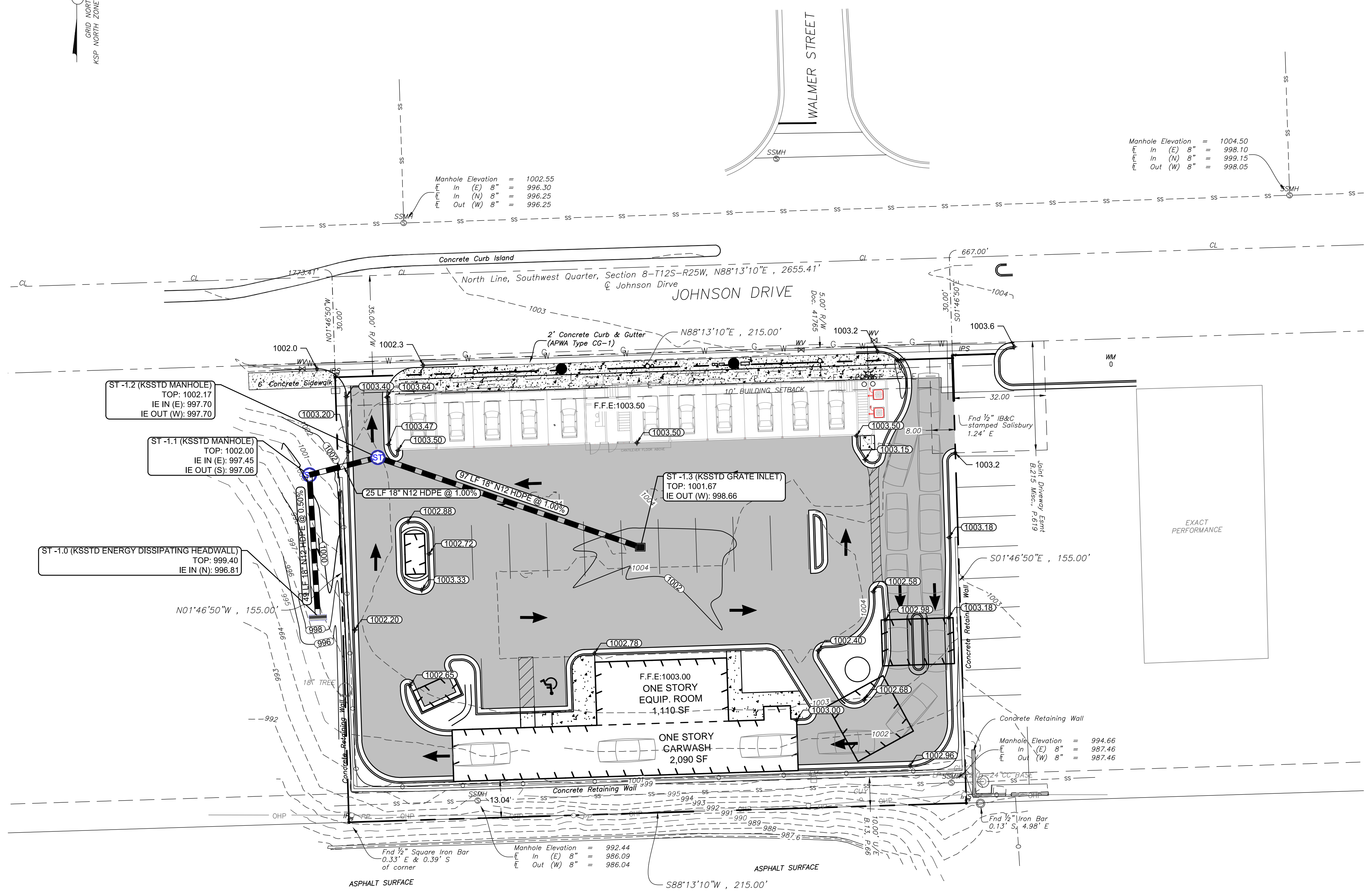
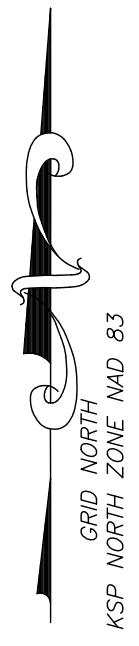
SITE & STAKING PLAN

TIDAL WAVE AUTO SPA
 PROPERTY ID #: KP6950001 0003
 MISSION, JOHNSON COUNTY, KANSAS

Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6044
DRAWN BY:	DEM
DESIGNED BY:	DEM
SURVEYED BY:	CFSE
SURVEY DATE:	05/30/2017
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	05/14/2018





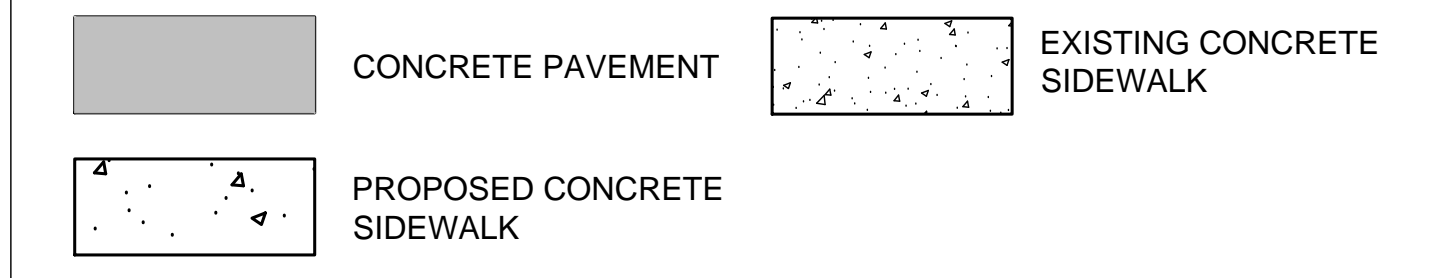
PAVING, GRADING, AND DRAINAGE NOTES

1. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
2. ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
3. MAXIMUM LONGITUDINAL SLOPE ON ALL ACCESSIBLE SIDEWALK SHALL BE 5.00%.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS ADA ACCESSIBLE AS REQUIRED BY FEDERAL, STATE AND LOCAL GOVERNMENT.
5. FINISH GRADE ELEVATIONS INDICATE TOP OF PAVEMENT / FACE OF CURB UNLESS OTHERWISE NOTED.
6. REFER TO DETAILS FOR PAVEMENT TYPICAL SECTION.
7. SITE SHALL BE GRADED UNIFORMLY FOR POSITIVE DRAINAGE AS SHOWN FROM THE ELEVATIONS, PROPOSED CONTOURS, AND THE DRAINAGE SLOPE ARROWS.
8. MAXIMUM SIDEWALK CROSS SLOPE IS 2%. MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5%. MAXIMUM PAVEMENT SLOPE IN HANDICAP PARKING AREA AND AISLE IS 2%. MAXIMUM HANDICAMP RAMP SLOPE IS 12H:1V.

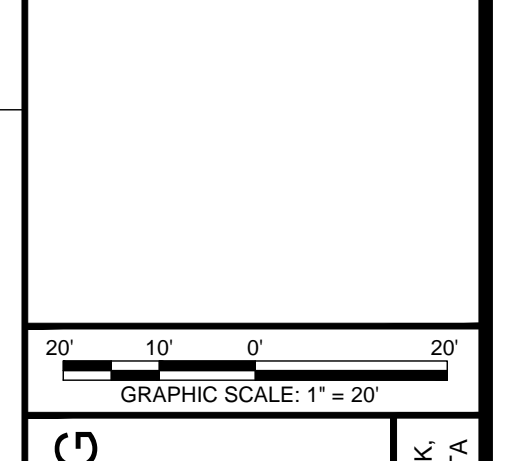
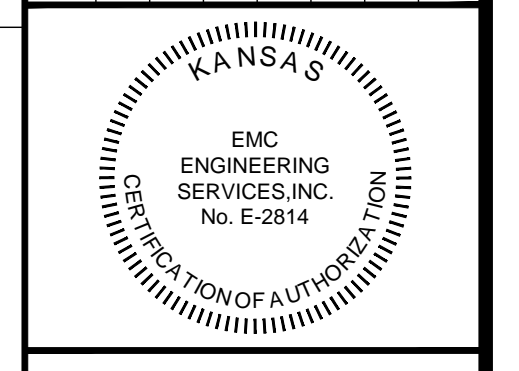
UTILITY NOTES:

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
2. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
3. BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT KANSAS 811 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

HATCH LEGEND:



NO.	REVISION DESCRIPTION	BY	DATE
1	PRELIMINARY DEVELOPMENT PLAN	DEM	04/11/18
2	FINAL DEVELOPMENT PLAN	DEM	06/09/18



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OFFICE LOCATIONS: ALABAMA, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

PAVING, GRADING, & DRAINAGE PLAN

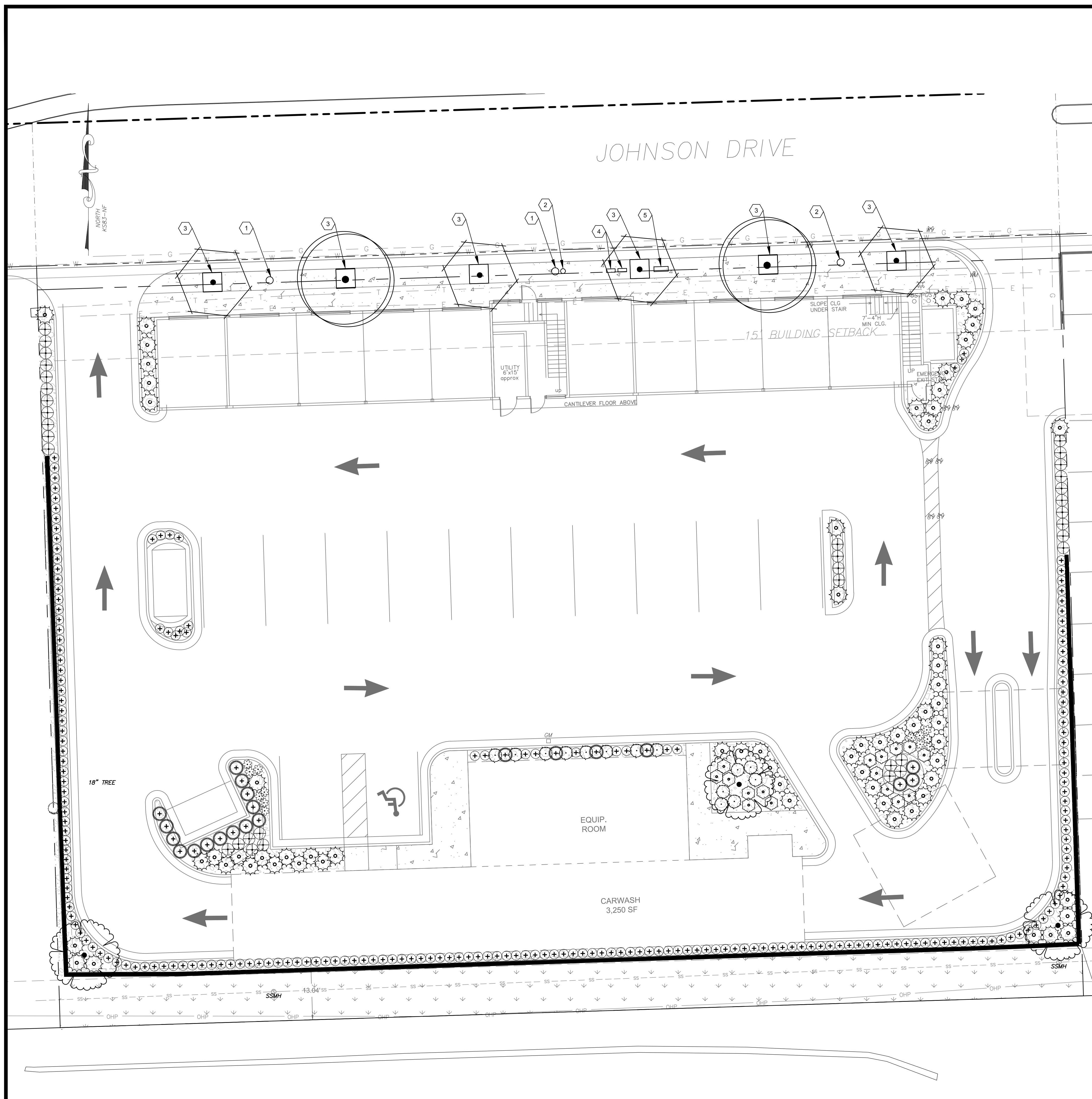
TIDAL WAVE AUTO SPA
 PROPERTY ID #: KP69500001 0003
 MISSION, JOHNSON COUNTY, KANSAS

Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6044
DRAWN BY:	DEM
DESIGNED BY:	DEM
SURVEYED BY:	CFSE
SURVEY DATE:	05/30/2017
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	05/14/2018



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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	2	Acer truncatum / Shantung Maple	25 gal	2" Cal
	3	Malus x 'Velvetcole' / Velvet Pillar	B & B	2" Cal
	4	Ulmus parvifolia 'Everclear' / Everclear Lacebark Elm	25 gal	2" Cal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	PLANT HT
	14	Buxus x 'Green Velvet' / Boxwood	5 gal	
	13	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal	
	21	Juniperus chinensis 'Hooks' / Hooks Juniper FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.1	B & B	6' Ht
	66	Juniperus virginiana 'Grey Guardian' / Greguard Juniper	5 gal	3' height
	35	Panicum virgatum 'Shenandoah' / Switch Grass FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.1	1 gal	
	16	Viburnum opulus 'Nanum' / Dwarf European Viburnum FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.1	5 gal	1.5' ht.
	211	Vinca major / Periwinkle	1 gal	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	2,194 sf	Festuca arundinacea 'Heatwave+ Blend' / Heatwave+ Blend of Tall Fescue 5% Kelly Bluegrass 95% - 3 species Turf Fescue (Covenant II, Avenger, Garrison)	seed	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DEPTH
	24 cy	Buffalo River Rock	1"-3"	3" deep

SITE DATA

	Data	Required	Provided
Site Area	0.76		
Site Trees			
1 tree/3,000 SF of landscaped open space	4,846.05	1.62	2
Street Trees			
1 tree/40 LF of street frontage	215	5.375	6
Parking Lot Trees			
1 tree/20 cars	12	0.6	1

HARDSCAPE NOTES:

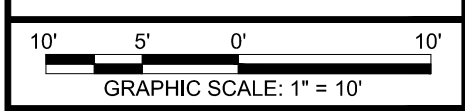
- 1 STREET LIGHTS 60' O.C. (SENTRY SCP LUMINAIRE / NEW YORK BLACK POST WITH TWO KEYSTONE RIDGE BASKET PLANTER PER POLE)
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- 5 BENCH (BLACK 72" SCARBOROUGH BY LANDSCAPE FORMS)

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH THE LANDSCAPE ARCHITECT AND OR DESIGN TEAM PRIOR TO COMPLETION.
2. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
4. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
5. PLANT QUANTITIES ARE FOR INFORMATION ONLY DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
6. THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETE AND BEFORE PLANT PITS ARE EXCAVATE.
7. TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
9. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF MISSION, KANSAS AND THE LANDSCAPE ARCHITECT.
10. ALUMINUM LANDSCAPE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING TURF AREAS AS NOTED ON LANDSCAPE PLANS.
11. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
12. THE CONTRACTOR SHALL 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.
13. 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, EVE-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
14. LANDSCAPE CONTRACTOR SHALL PROVIDE ROCK MULCH SAMPLE TO OWNER FOR APPROVAL.

NO.	REVISION DESCRIPTION	BY	DATE

BHC RHODES
 Civil Engineering - Surveying - Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 p. (913) 663-1900 f. (913) 663-1633
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EMC ENGINEERING SERVICES, INC.
 CIVIL ENGINEERING
 ENVIRONMENTAL
 OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

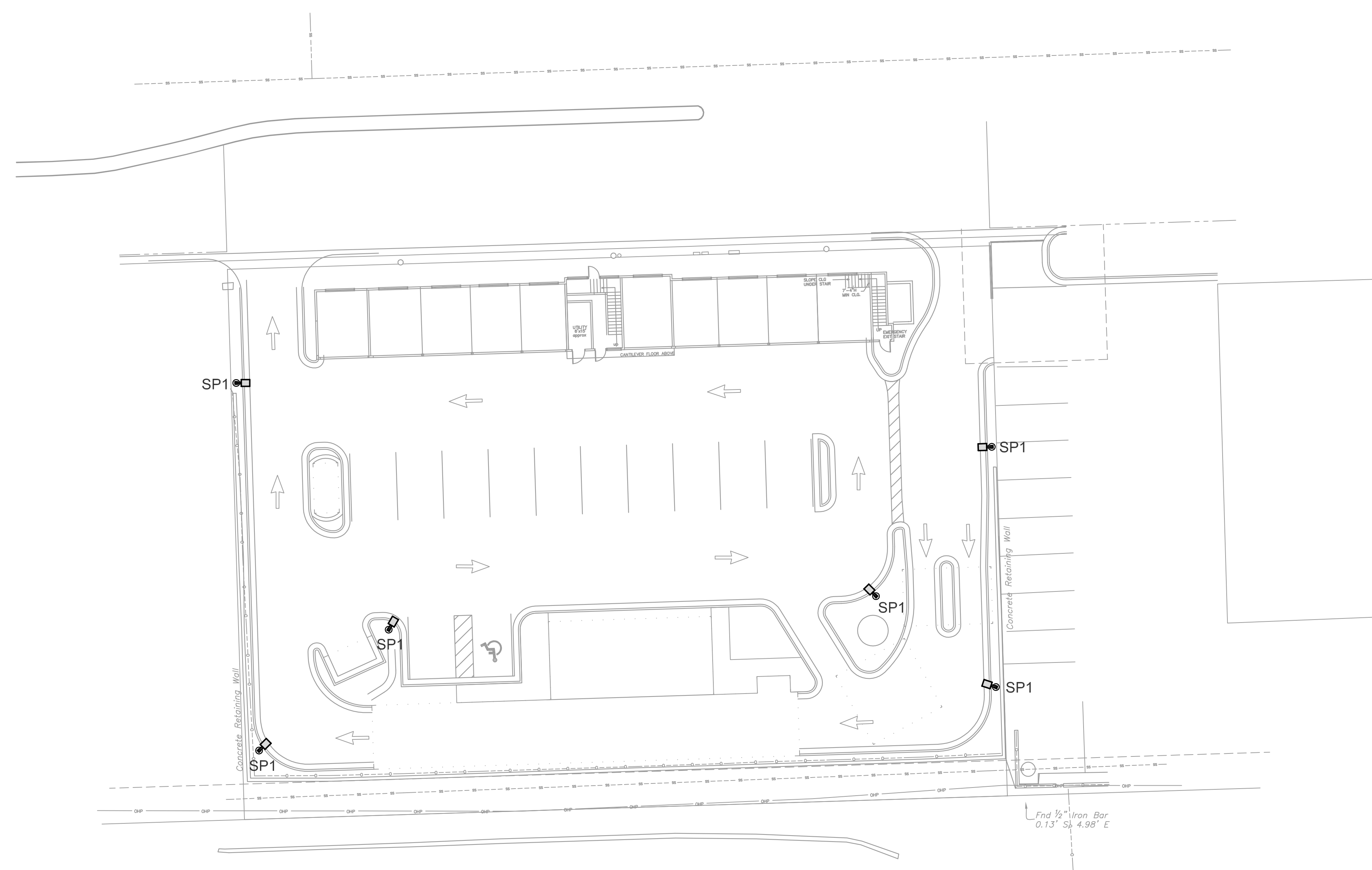
LANDSCAPE PLAN

TIDAL WAVE AUTO SPA
 PROPERTY ID #: KP69500001 0003
 MISSION, JOHNSON COUNTY, KANSAS
 Prepared for: SHJ CONSTRUCTION GROUP

PROJECT NO.: 17-6044
 DRAWN BY: NAB
 DESIGNED BY: NAB
 SURVEYED BY: CFSE
 SURVEY DATE: 05/30/2017
 CHECKED BY: BHB
 SCALE: 1" = 10'
 DATE: 05/14/2018

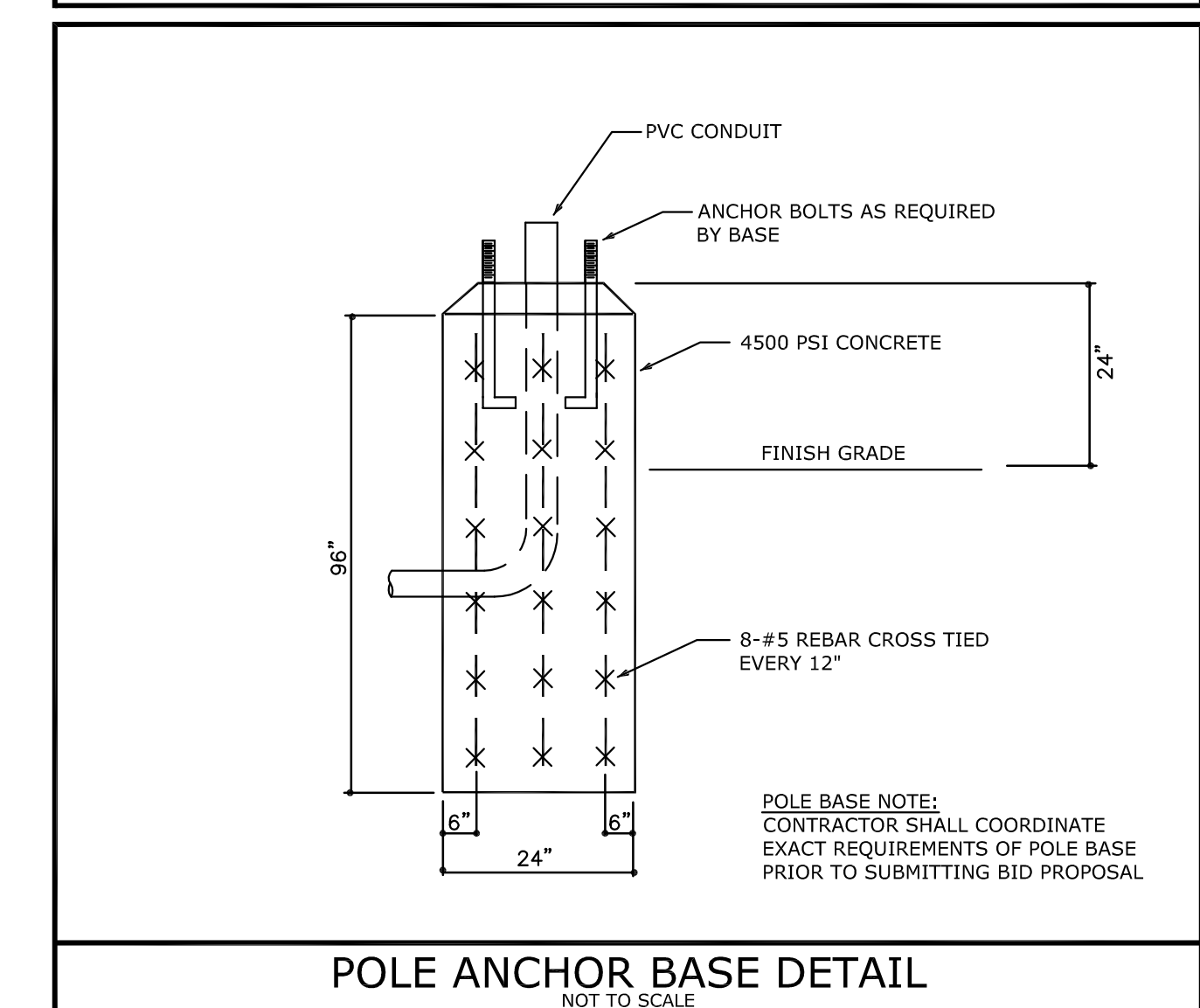
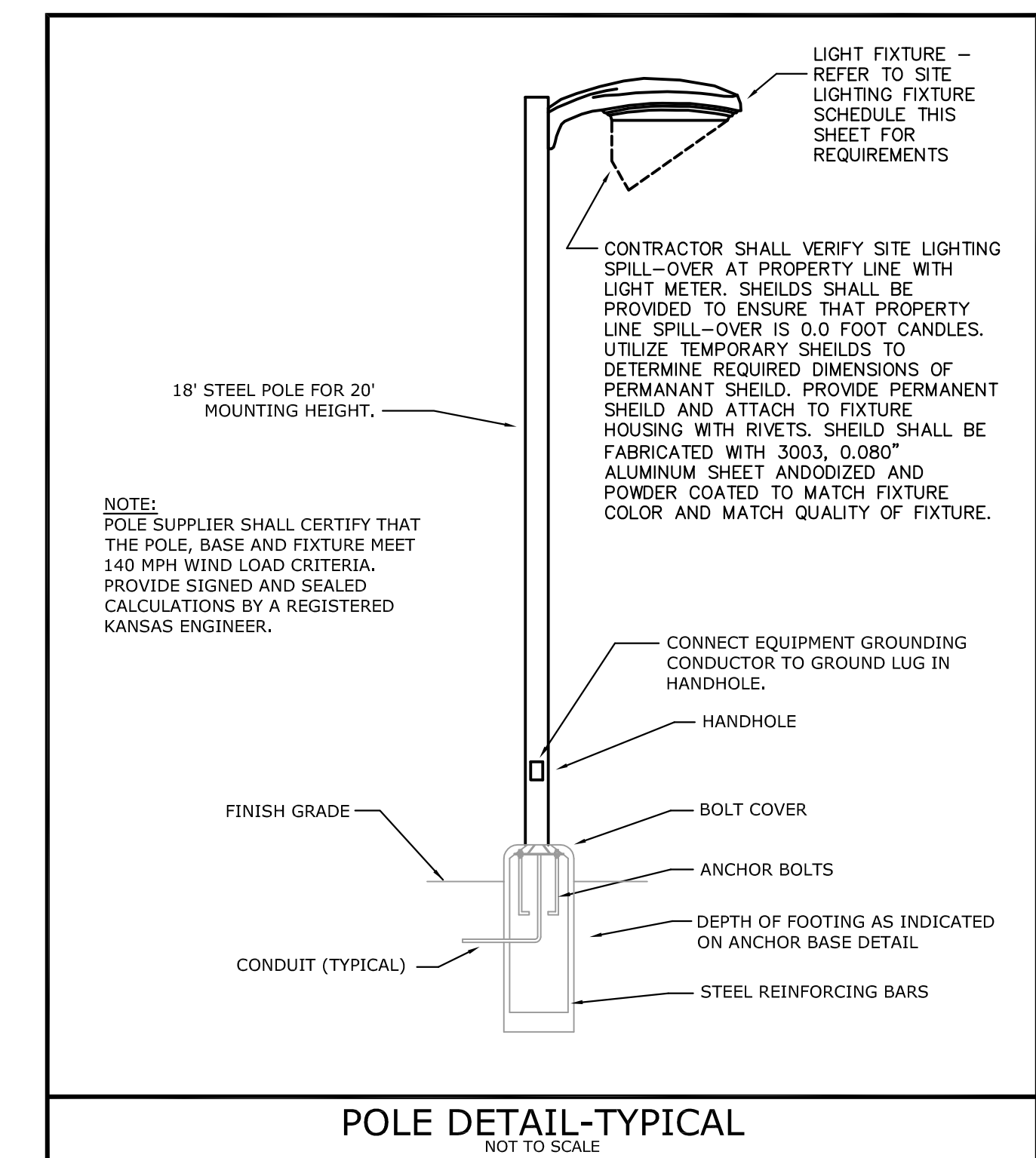
SITE LIGHTING FIXTURE SCHEDULE							
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Wattage
	WM1	5	WILLIAMS OUTDOOR	WPTZ-L38-750	MEDIUM TRAPEZOID WALLPACK		3828.931
	SP1	6	Crow Inc	OSQ-A-xx-4ME-B-57K-ULxxxxx w/OSQ-BLSMF CONFIGURED FROM OSQ-A-xx-4ME-U-57K-ULxxxxx w/OSQ-BLSLF	Crow OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, B Input Power Designator, 5700K	CONFIGURED FROM MDA	8950.428
							41.57

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	X	- fc	- fc	- fc	--	--
Parking Lot to Boundary	+	- fc	- fc	- fc	N/A	N/A
Property Line	+	- fc	- fc	- fc	N/A	N/A

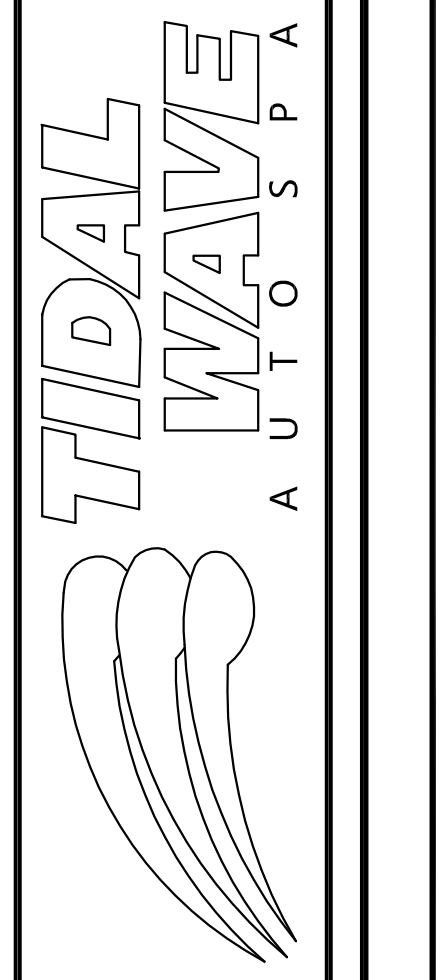


SITE PHOTOMETRIC PLAN

SCALE _____ 1"=20'-0"



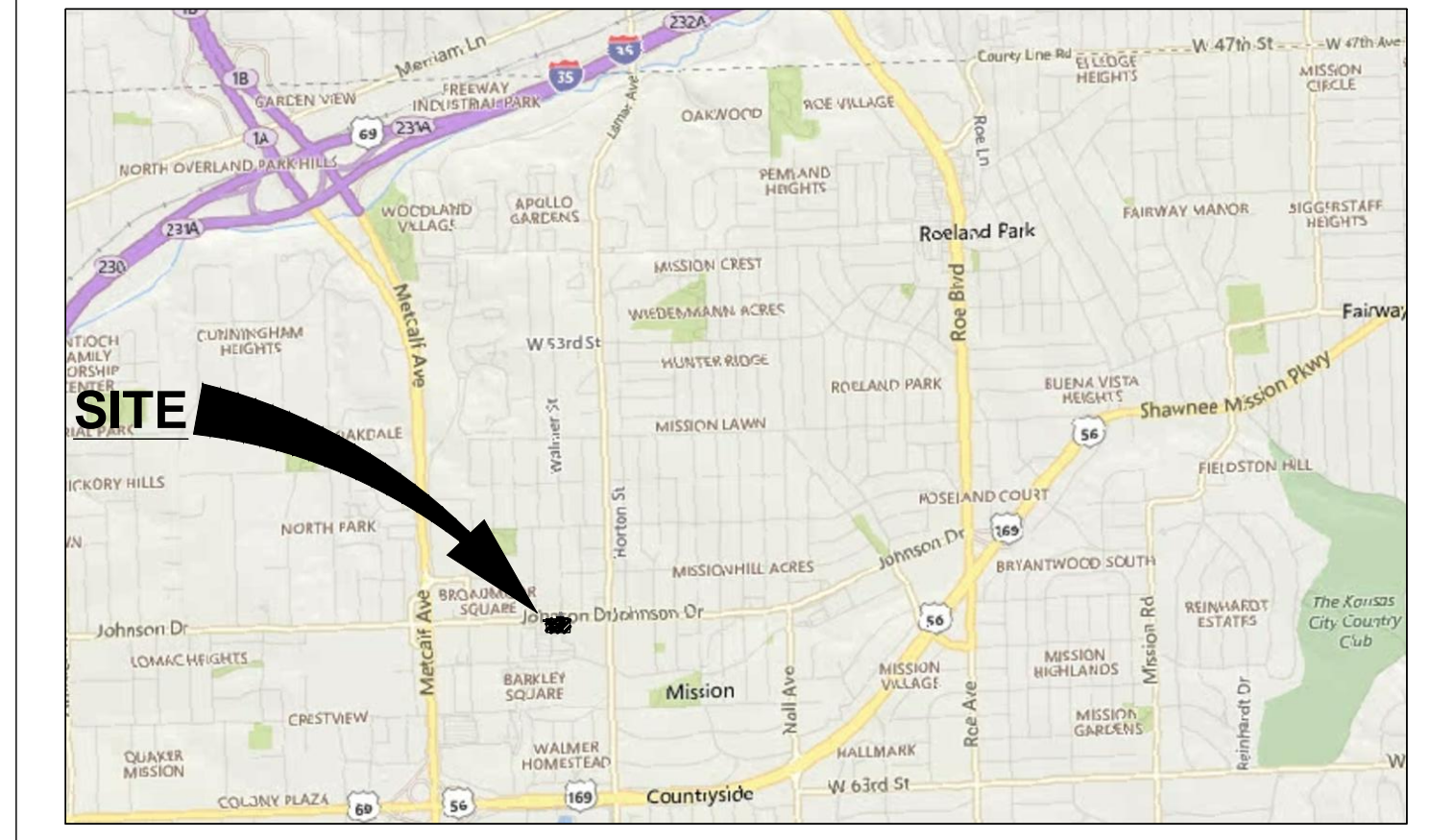
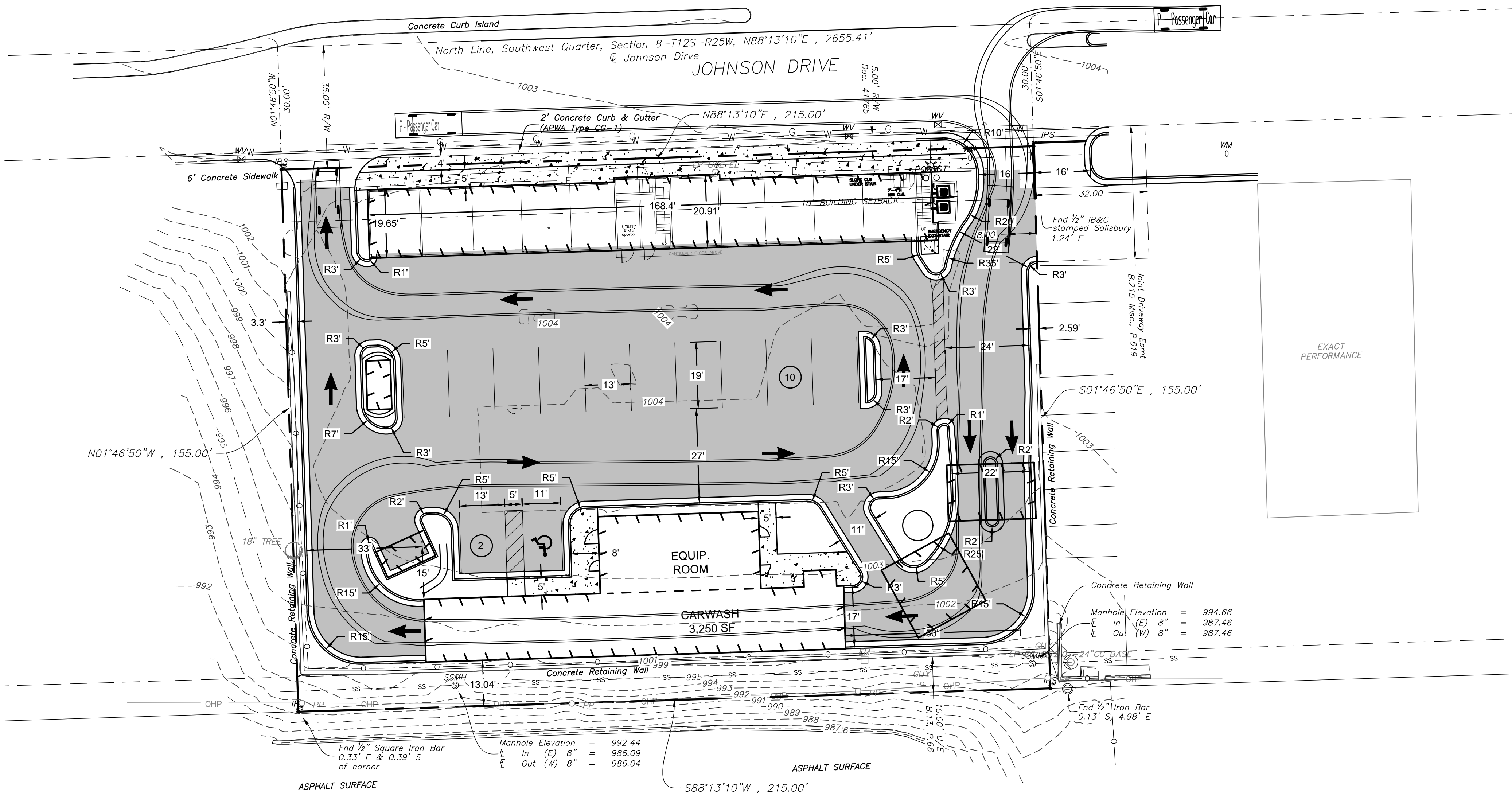
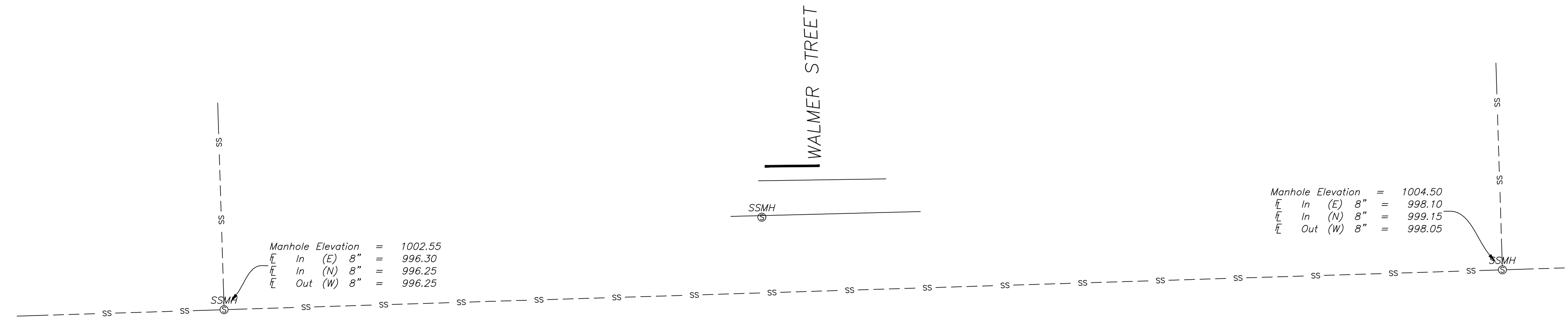
A NEW
 TIDAL WAVE AUTO SPA
 CAR WASH FACILITY
 MISSION, KANSAS



SHEET:
E1.2
 3 OF 4

ROBERT L. CONNORS, P.E.
 KANSAS LICENSE #23160
 12738 HIGHWAY 92 E
 WOODSTOCK, GA 30188
 PROJECT MANAGER: STEPHEN EDWARDS
 PHONE 678-466-7433

DATE: MAY 10, 2018
 PROJECT
 DRAWN BY: SPE



VICINITY MAP
N.T.S.

OWNER INFORMATION

OWNER: CSTORE INVESTORS TOO, LLC
ADDRESS: 700 W 47TH ST, KANSAS CITY, MO 64118

APPLICANT INFORMATION

APPLICANT: TW MACON, LLC (d.b.a. TIDAL WAVE AUTO SPA)
ADDRESS: 124 THOMPSON STREET, THOMASTON, GEORGIA 30286
PHONE #: 770-271-5646

SITE INFORMATION

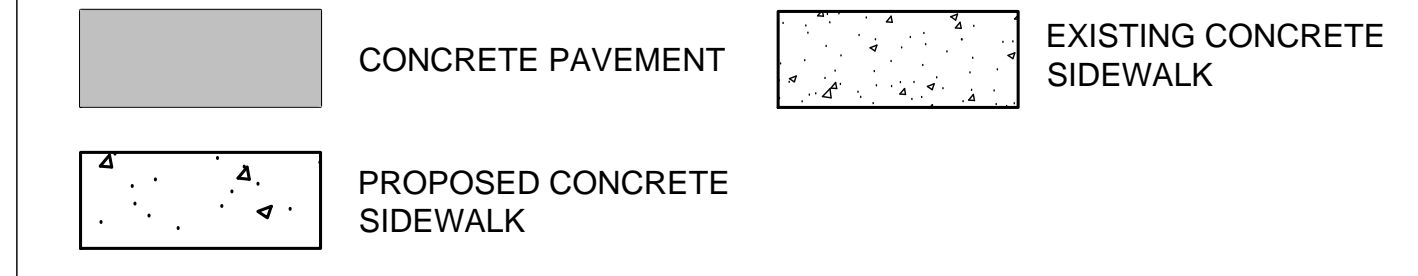
ADDRESS: 6501 JOHNSON DR., MISSION, KANSAS 66202
PROPERTY AREA: ±0.76 AC
PROPERTY ZONING: CP-2B
BUILDING SETBACKS:
FRONT: 0'-10"
SIDE: 0'
REAR: 0'

PARKING NOTE

PARKING REQUIRED:
3.5 SPACE PER 1,000 SF
(3,250 / 1,000) X 3.5 = 12 SPACES

PARKING PROVIDE:
11 STANDARD SPACES
+ 1 HANDICAPPED SPACES
12 TOTAL SPACES

HATCH LEGEND:



GENERAL NOTE:

- 1. ALL DEVELOPMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MISSION'S STORM WATER MANAGEMENT CRITERIA INCORPORATED BY REFERENCE HEREIN.

STORMWATER NOTES:

EXISTING CONDITION	PROPOSED CONDITION
PERVIOUS AREA = ± 0.05 AC (7%)	PERVIOUS AREA = ± 0.08 AC (11%)
IMPERVIOUS AREA = ± 0.71 AC (93%)	IMPERVIOUS AREA = ± 0.68 AC (89%)

NO.	REVISION DESCRIPTION	BY	DATE

KANSAS
EMC ENGINEERING
SERVICES, INC.
No. E-2814
OPERATION OF AUTHORITY

EMC ENGINEERING SERVICES, INC.
1344 LIS Hwy 100, Suite A
Leesburg, GA 31753
Ph: (229) 435-6133
Fax: (229) 439-7979
albamyl@emc-eng.com
www.emc-eng.com

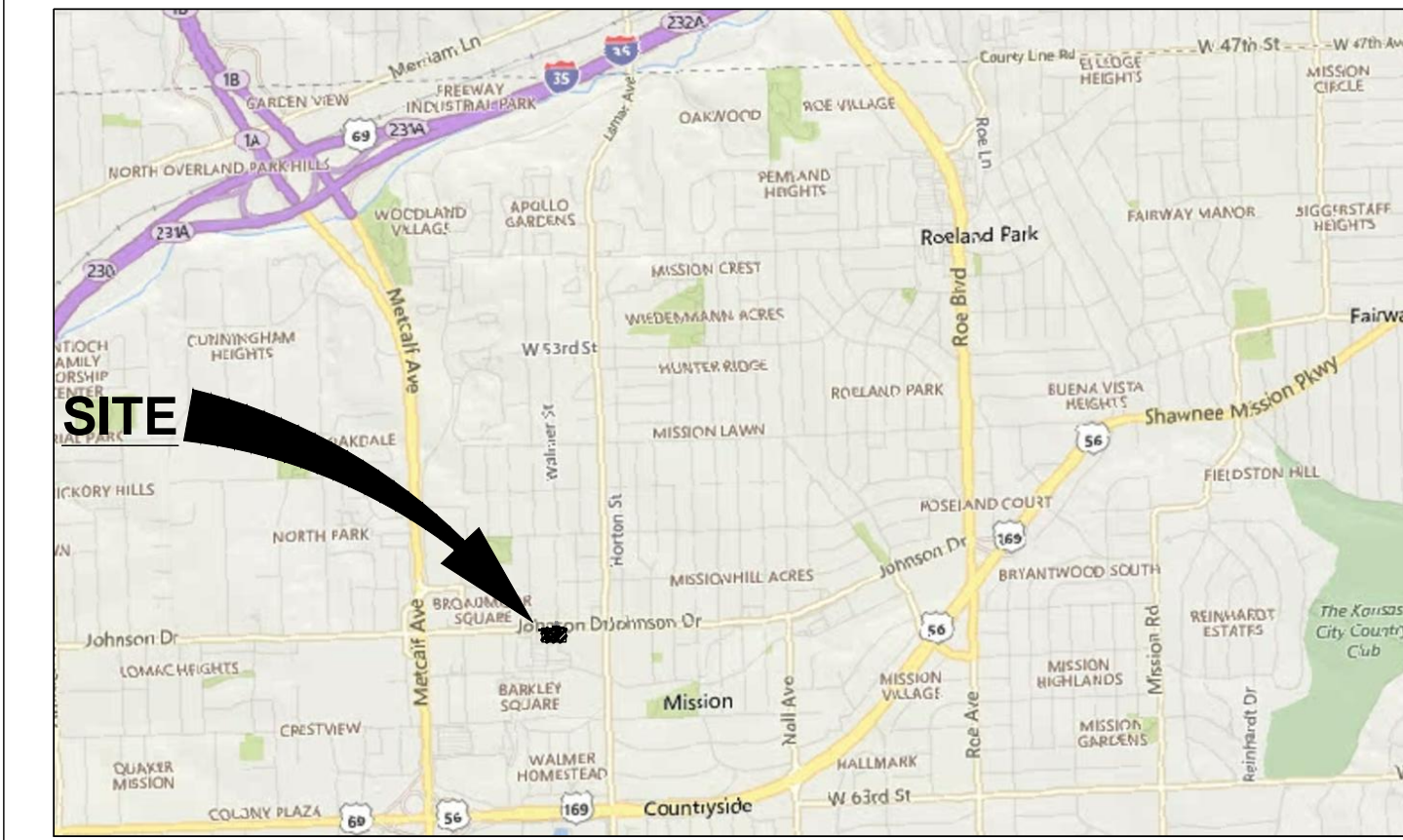
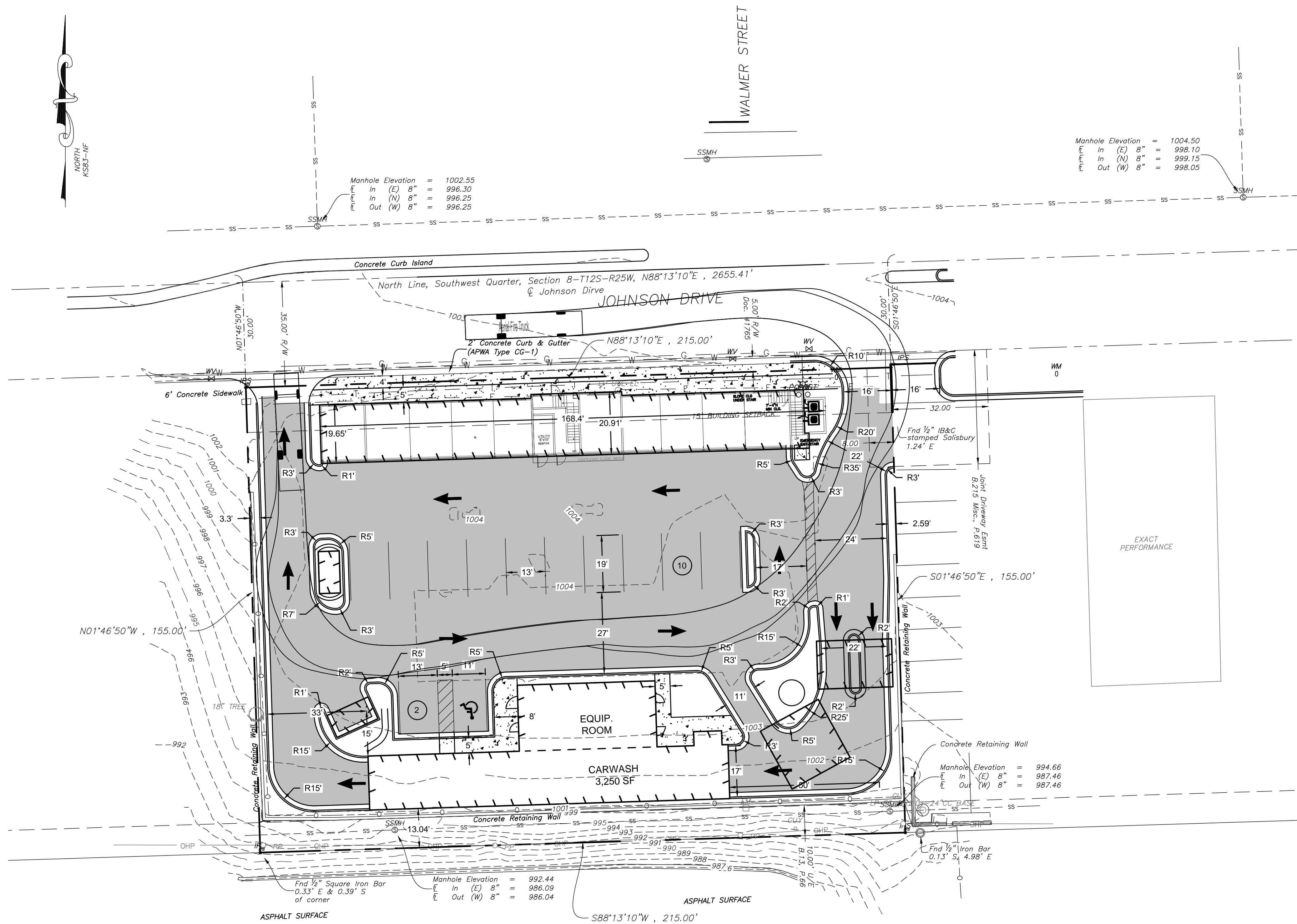
CIVIL
MARINE
ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

CAR AUTO TURN TEMPLATE
TIDAL WAVE AUTO SPA
PROPERTY ID #: KP6950001 0003
MISSION, JOHNSON COUNTY, KANSAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.: 17-6044
DRAWN BY: DEM
DESIGNED BY: DEM
SURVEYED BY: CFSE
SURVEY DATE: 05/30/2017
CHECKED BY: BHB
SCALE: 1" = 20'
DATE: 04/11/2018





VICINITY MAP
N.T.S.

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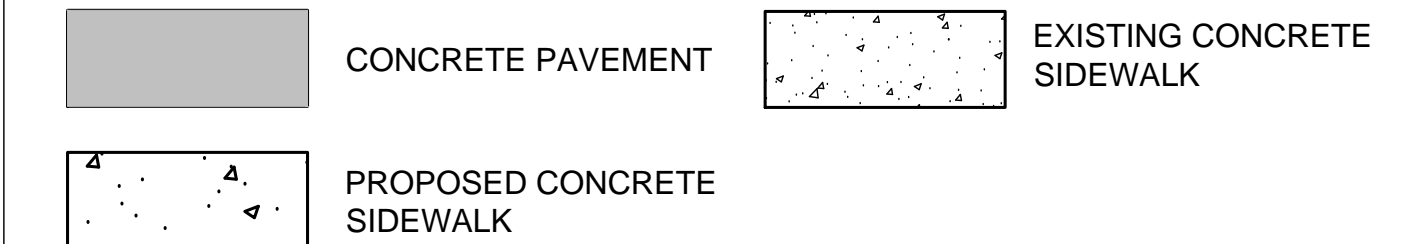
SITE INFORMATION

ADDRESS: 6501 JOHNSON DR., MISSION, KANSAS 66202
PROPERTY AREA: ±0.76 AC
PROPERTY ZONING: CP-2B
BUILDING SETBACKS:
FRONT: 0'-10"
SIDE: 0'
REAR: 0'

PARKING NOTE

PARKING REQUIRED: 3.5 SPACE PER 1,000 SF (3,250 / 1,000) X 3.5 = 12 SPACES	PARKING PROVIDE: 11 STANDARD SPACES + 1 HANDICAPPED SPACES 12 TOTAL SPACES
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HATCH LEGEND:



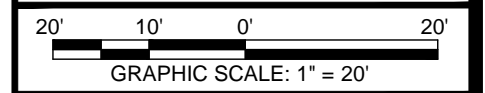
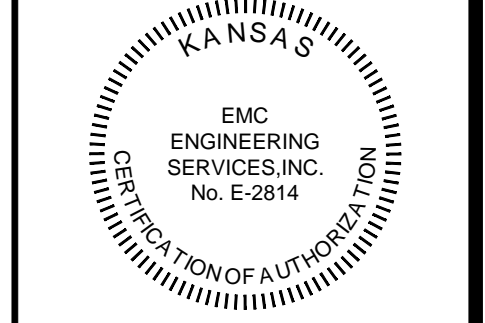
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NO.	REVISION DESCRIPTION	BY	DATE



EMC ENGINEERING SERVICES, INC.
1344 LIS Hwy, 100, Suite A
Leesburg, GA 31753
Ph: (229) 435-6133
Fax: (229) 439-7979
albanym@emc-eng.com
www.emc-eng.com

CIVIL
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OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

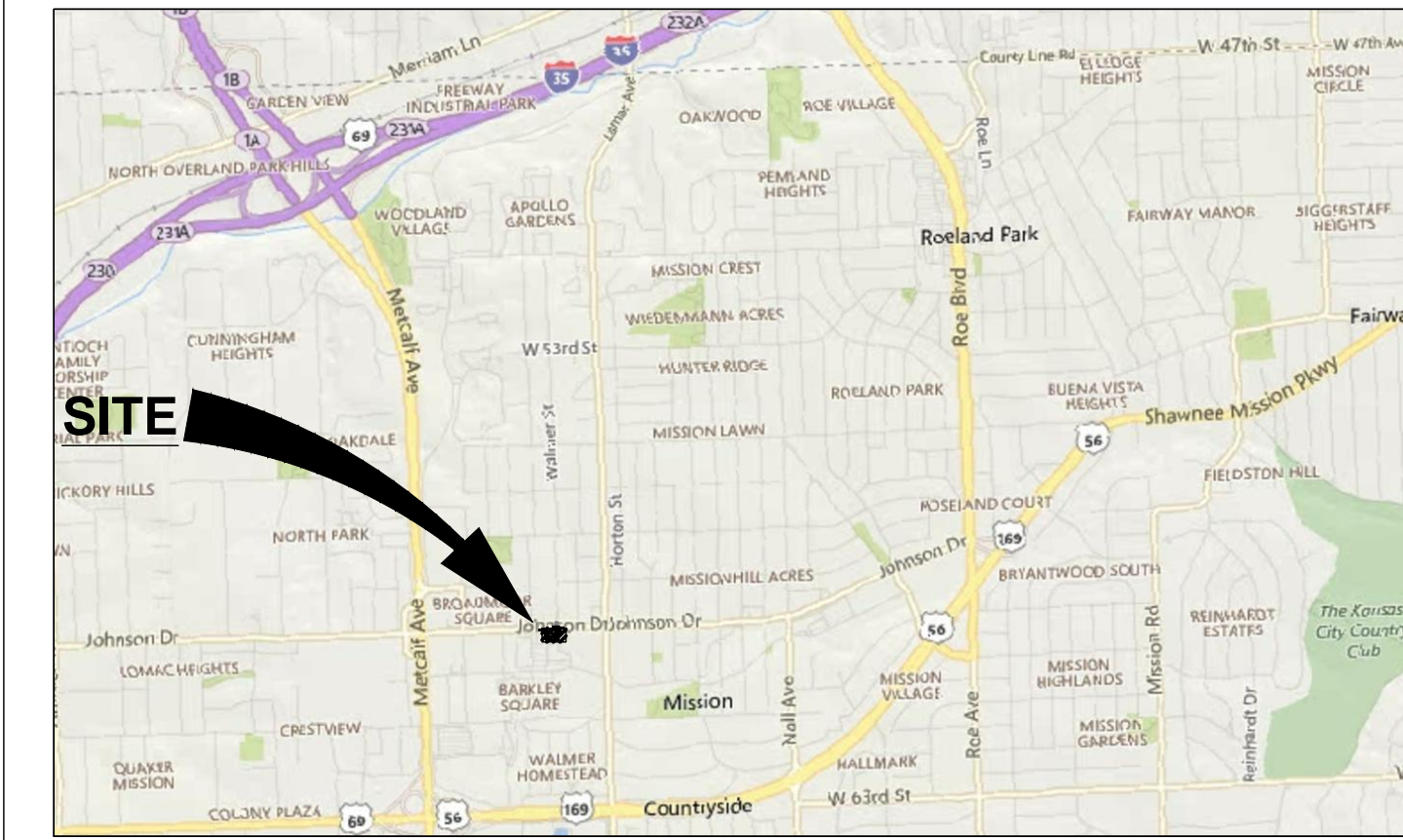
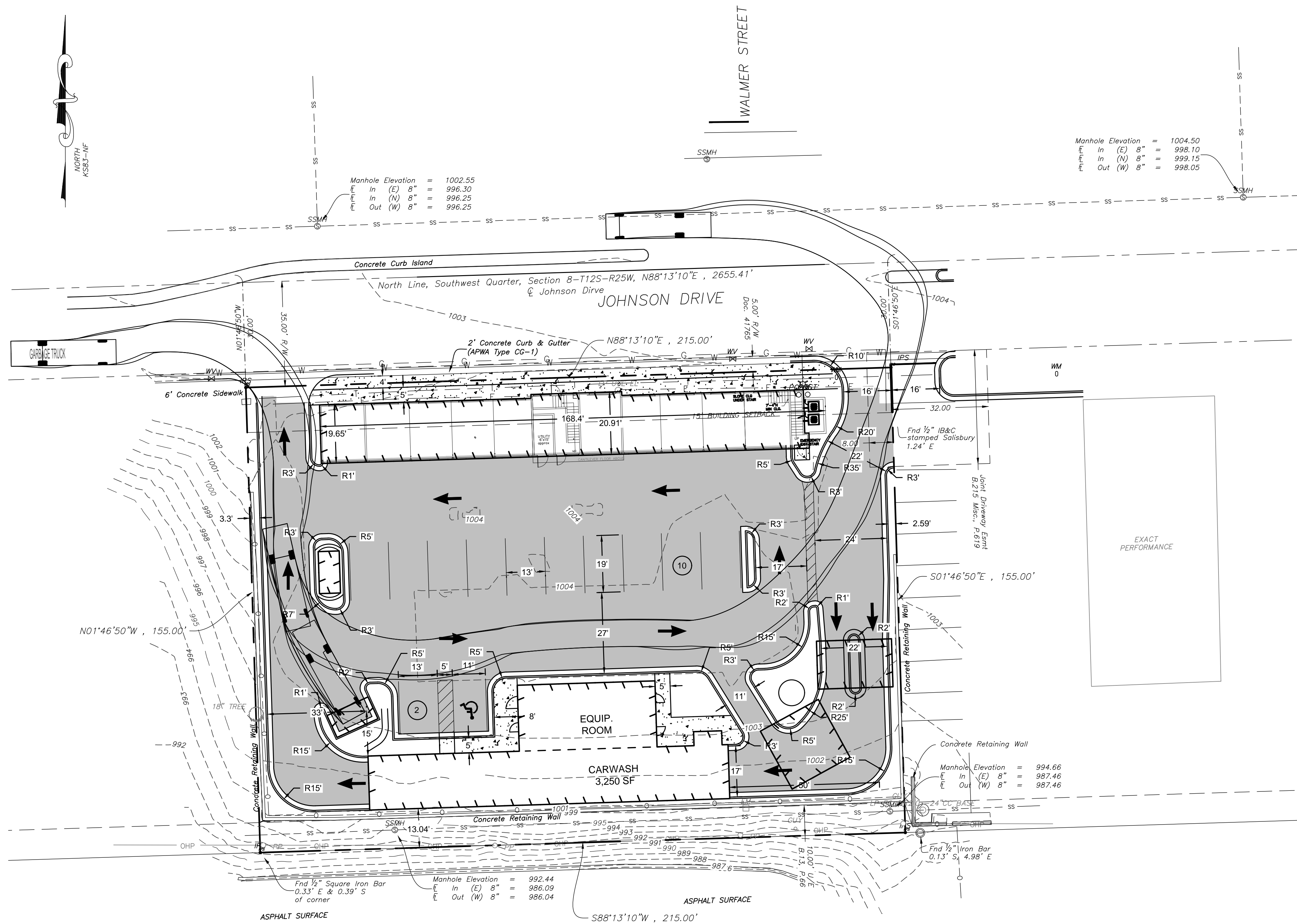
FIRE TRUCK AUTO TURN TEMPLATE

TIDAL WAVE AUTO SPA
PROPERTY ID #: KP6950001 0003
MISSION, JOHNSON COUNTY, KANSAS

Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6044
DRAWN BY:	DEM
DESIGNED BY:	DEM
SURVEYED BY:	CFSE
SURVEY DATE:	05/30/2017
CHECKED BY:	BHB
SCALE:	1" = 20'
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PARKING NOTE

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 PARKING PROVIDE: 11 STANDARD SPACES + 1 HANDICAPPED SPACES 12 TOTAL SPACES

HATCH LEGEND:

- CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK

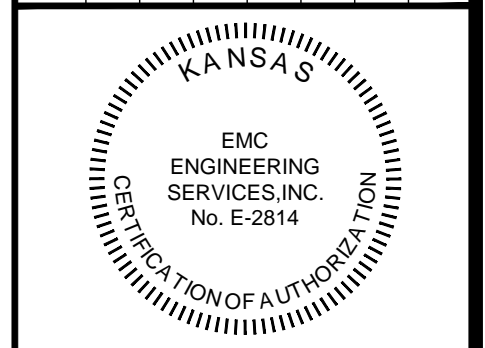
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ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

GARBAGE TUCK AUTO TURN TEMPLATE

TIDAL WAVE AUTO SPA
 PROPERTY ID #: KP6950001 0003
 MISSION, JOHNSON COUNTY, KANSAS

Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6044
DRAWN BY:	DEM
DESIGNED BY:	DEM
SURVEYED BY:	CFSE
SURVEY DATE:	05/30/2017
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