

PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
MUNICIPAL BUILDING - 7700 MISSION ROAD  
TUESDAY, SEPTEMBER 6, 2011  
Multi-Purpose Room  
7:00 P.M.

- I. ROLL CALL
- II. APPROVAL OF PC MINUTES - AUGUST 2, 2011
- III. PUBLIC HEARINGS
- IV. NON-PUBLIC HEARINGS
  - \*PC2011-115 Request for Site Plan Approval  
Corinth Square Shopping Center  
Zoning: C-2  
Applicant: CSN Retail Partners
  - \*PC2011-116 Request for Sign Standard Approval  
Corinth Square Shopping Center  
Zoning: C-2  
Applicant: CSN Retail Partners
  - PC2011-117 Preliminary & Final Plat Approval  
Corinth Square North  
Zoning: C-2  
Applicant: Rod Zinn, Landplan Engineering
- V. OTHER BUSINESS
- VI. ADJOURNMENT

**\*The Staff Reports for the Corinth Square Sign Standards and Site Plan were based on the original submittals. The applicant submitted revised documents on Thursday, September 1st which may have addressed some of the comments in the Staff Reports.**

Plans available at City Hall if applicable  
If you cannot be present, comments can be made by e-mail to  
[Cityclerk@Pvkansas.com](mailto:Cityclerk@Pvkansas.com)

**PLANNING COMMISSION MINUTES**  
**August 2, 2011**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 2, 2011, in the Council Chamber of City Hall, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Bob Lindeblad, Dirk Schafer, Randy Kronblad, Nancy Wallerstein and Nancy Vennard.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, Planning Consultant; Dennis Enslinger, Assistant City Administrator; Al Herrera, Council Liaison; Jim Brown, City Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

Bob Lindeblad moved for the approval of the minutes of July 5, 2011 as written. The motion was seconded by Nancy Vennard and passed by a vote of 3 to 0 with 3 abstentions (Kronblad, Wallerstein, and Schafer).

**PUBLIC HEARINGS**

Chairman Ken Vaughn stated there were no public hearings to come before the Commission.

**NON-PUBLIC HEARINGS**

**PC2011-113            Request for Site Plan - Johnny's**  
**8262 Mission Road**  
**Zoning: C-2**  
**Applicant: Tom Proebstle with Generator Studio**

Tom Proebstle, with Generator Studio representing the property owner Lane4 and Johnny's distributed a revised site plan to the Commission for the expansion on the northwest side of the building. The new proposed area for outside seating is under the canopy on the north side. The area consists of approximately 380 square feet and is located west of the entrance to the restaurant. This will add 36 seats to the restaurant.

Mr. Proebstle addressed the staff recommendation noting acceptance of items 1, 2, 3, 6 and 7. He noted the proposed outside seating area under the canopy located between the exterior building wall and the outside of the canopy columns is approximately 12 feet in width. In order to maintain ADA accessibility through this area staff has recommended an unobstructed walkway of 42-inches be maintained to allow one-way access. Two-way ADA access requires 60 inches. Mr. Proebstle stated the distance of this walkway as shown on the revised plans submitted provides an unobstructed 44-inch walkway in front of the canopy columns.

It was noted that sign standards have not been submitted for the entire center and the approval of the signage would be contingent upon the approval of those sign standards which are expected to be submitted for the September 6<sup>th</sup> meeting.

Condition #5 states that the existing bat and board and plain wood siding be replaced with a material consistent with the Corinth Center upgrade. It also recommends that a second gable be added to the west end of the north elevation consistent with the design of the rest of the Center with revised drawings submitted to staff for approval prior to obtaining a building permit. Mr. Proebstle stated the tenant and the property owner want to keep the existing bat and board siding. They feel the additional landscaping will provide a significantly improved appearance without replacing this siding.

The plan for the redesign of Corinth is that gables only be placed over an outside entrance. Two alternative designs were presented to break up the roof line. The first proposed enhanced clear cedar rafters and fascia at the midpoint of the building. The second option creates a larger opening with clear cedar rafters and fascia. Nancy Vennard noted there is an outside entrance to subway on the west end of the building.

Trip Ross noted the enhancements are being proposed for Johnny's as they have committed to making extensive improvements to their property and will be entering into a ten year lease for this building. Subway has not indicated the desire to make these improvements.

Dirk Schafer confirmed the new clay tile roof will be over the entire building, not just the Johnny's portion. Mr. Schafer stated he felt the gable should be added at the same time as the roof.

Ron Williamson noted the staff recommendation is to get consistency with the new Corinth standards submitted in conjunction with the CVS application. He noted the existing exterior of Johnny's is very dated and staff would like to see matching images on the two corners of the center. Mr. Ross stated that they will maintain and provide the necessary upkeep to the bat and board.

Nancy Vennard stated she preferred option 2 with the substantial opening in the roofline. Mr. Vaughn agreed that the break needs to be significant to be effective.

Mrs. Vennard asked what timeline has been set for the project. Mr. Proebstle stated Johnny's would like to begin as soon as possible.

Pat Roberts with Johnny's stated they are making a ten-year commitment to Prairie Village and this location. They will be making a significant investment on the interior with a complete remodel, new fixtures and equipment. He noted there is not a great deal of aesthetic appeal to the existing bat and board, but with the new roof, paint, signage and landscape they feel the exterior of their building and the entire center will create a more appealing and inviting appearance.

Nancy Vennard asked what was being proposed for the dumpster. Mr. Roberts replied there is no access to the rear of the building so it cannot be relocated. They would like to see it moved, but for the near future they will make improvements to the enclosure and gate. Tom Proebstle stated they are looking at different ways to handle trash dumpsters throughout the entire center.

Randy Kronblad stated he agreed with Mr. Schafer that another gable is needed noting there is an existing tenant at that location with an entrance. He feels the gable needs to be added at this point in time to make the building more finished.

Nancy Vennard stated she did not have a problem with the leaving the existing bat and board noting the change from all stucco was not necessarily bad.

Ron Williamson noted Corinth Center has approximately 308,804 square feet of leasable area. The off-street parking requirement for mixed office/commercial center over 300,000 square feet is 3.5 spaces per 1,000 square feet. Therefore the required off-street parking is 1,082 spaces. LANE4 Property Group had a site survey prepared when the property was acquired and it indicates 1,238 spaces with 39 spaces designated as ADA accessible. The Center has exceeds the minimum number of required off-street spaces by 156. The additional square footage added by Johnny's BRGR and Urban Table for outdoor dining is approximately 1800 square feet and the CVS increase is 2,535 square feet for a total of 4,335 which would require an additional 15 parking spaces. The CVS plan along with the revised parking layout along Mission Road increased the number of spaces by two. The Center would still exceed the minimum by 143 spaces.

Chairman Ken Vaughn led the Commission in a review of the following site plan criteria:

**A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.**

The proposed site plan indicates the outdoor sidewalk location can accommodate the additional square footage for the outdoor eating area and with the revised plan meets ADA requirements for pedestrians to circulate along the covered walkway. No new parking areas or drives are required for this use. Planters are proposed between the parking lot and the dining area. The applicant has proposed to install planter beds to break up the hard surfaces. No plants have been identified on the plan and the applicant will need to submit that information to Staff for approval.

**B. Utilities are available with adequate capacity to serve the proposed development.** Utilities are currently in place serving the Corinth Center and are adequate to serve this minor expansion for outdoor seating.

**C. The plan provides for adequate management of stormwater runoff.** There will be no increase in impervious surface so stormwater is not an issue.

**D. The plan provides for safe and easy ingress, egress and internal traffic circulation.**

The proposed site will utilize existing driveways and the general circulation of the Center will not be changed. Adequate pedestrian accessibility will need to be maintained between the seating area and the parking lot.

**E. The plan is consistent with good land planning and good site engineering design principles.**

The addition of outdoor seating will help create a more vibrant atmosphere for the center and is consistent with good land planning practices. The primary site design issue is met with the revision increasing walkway for ADA accessibility between the canopy columns and the parking lot curb 44-inches.

**F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.**

The proposed improvements to the building façade are a step in upgrading the center to the new design standards. The bat and board and wood siding need to be replaced at this time also. A second gable should be added at the west end of the north facade. The sign standards for Corinth Center permit signs in the gable area subject to design guidelines that are contained in the standards. The proposed sign does not meet the standards and will need to be specifically approved. The applicant needs to submit a design detail for iron/wood railing delineating the outdoor dining area.

**G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.**

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community. These issues have become primary goals for the City and this project represents a step in that direction. This is the opportunity to enhance and intensify the use of the building that will generate additional revenues for the City.

Dirk Schafer moved the Planning Commission approve PC2011-113 the site plan and north elevation Version 2 as submitted August 2, 2011, for Johnny's outdoor dining area at 8262 Mission Road subject to the following conditions:

- 1) That all lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site and be in conjunction with the outdoor lighting regulations.

- 2) That a minimum 42-inch wide accessible walkway be maintained between the canopy columns and the parking lot curb so as to not be obstructed by vehicle overhangs onto the sidewalk.
- 3) That any signs located in the sidewalk that conflict with ADA access shall be relocated.
- 4) That the signs are approved as submitted on the applicant's drawings which include the removal of the existing Johnny's wall sign subject to the approval of the revised sign standards for the Corinth Square Shopping Center.
- 5) That a second gable be added to the west end of the north elevation consistent with the design of the rest of the Center. That the drawings be revised, dimensioned and submitted to Staff for review and approval prior to obtaining a building permit.
- 6) That the applicant submit final landscape plan to Staff for review and approval.
- 7) That the applicant submit a design detail for the railing to Staff for review and approval.

The motion was seconded by Randy Kronblad.

Bob Lindeblad stated he does not want to add a gable where there is no door or entry. Nancy Vennard stated she did not feel a second gable was necessary on the west end of the building at this time.

Bob Lindeblad moved to amend the motion by deleting condition #5. The motion was seconded by Nancy Vennard.

Ken Vaughn stated he could understand why Commissioners would want to add a gable; however, he does not feel it needs to be done at this time.

Randy Kronblad noted there are several gables on the new CVS building that are not located over doors or entryways.

The amended was voted on and passed by a vote of 4 to 2 with Randy Kronblad and Dirk Schafer voting "nay".

The motion as amended with the removal of condition #5 was voted on and passed by a vote of 4 to 2 with Randy Kronblad and Dirk Schafer voting "nay".

**PC2011-114                      Request for Site Plan Approval  
    Communication antenna  
    7700 Mission Road  
    Zoning: R-1a  
    Applicant: Laurie Hatfield with Black & Veatch for AT&T**

Laurie Hatfield with Black & Veatch addressed the Commission on behalf of AT&T who is proposing to add three additional antenna installations to the top platform on the tower behind City Hall. The purpose of these antennas is to enable AT&T to provide 4G

coverage which is faster mobile broadband speed. This is a part of the deployment of AT&T's LTE, Long Term Evolution network. AT&T is also requesting approval to install an emergency standby generator.

Each antenna will include two surge protectors and an antenna panel 96" in length and 12" in width. According to the plans submitted, each antenna installation will add approximately 150 pounds. The applicant has prepared a structural analysis of the tower and the structural engineers have confirmed that the tower and foundation are deemed sufficient for the proposed load cases.

The new coax cable will enter the shelter at the same port as other cables and a new ice bridge will be installed. All equipment cabinets and wiring must be contained within the walled area, with the exception of the AT&T equipment cabinet that is taller than the wall. This equipment cabinet was installed prior to requiring all improvements to not be visible above the wall.

The proposed emergency standby generator will be incorporated into the equipment compound on the east side of the AT&T equipment cabinet. The proposed pad is 4' x 11' and the generator will be approximately 91" long, 41" wide and 45" tall. It will have a sound enclosure that will have a noise level of 68db at 23 feet. This is an acceptable level. The noise level of an average automobile is 75db. The proposed generator will be fueled by natural gas. Other carriers already have standby emergency generators in this compound so shared use is not being required.

Ron Williamson noted that in October 2009, the Planning Commission approved the Special Use Permit Renewal for this tower and the approval was based on the new Wireless Communications Ordinance. Changes in the installation for carriers are required to be submitted to the Planning Commission for site plan review and approval.

Since no neighbors have appeared at previous neighborhood meetings and the changes were not major, the applicant was not required to hold a neighborhood meeting.

Chairman Ken Vaughn led the Commission in review of the following site plan criteria:

**A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.**

The capability of the site to accommodate the equipment compound was addressed in the approval of the Special Use Permit. The proposed improvements will occur on the existing tower and within the existing equipment compound.

**B. Utilities are available with adequate capacity to serve the proposed development.** Adequate utilities are available to serve this location. Natural gas will need to be extended to serve the emergency standby generator.

**C. The plan provides for adequate management of stormwater runoff**  
The additional impervious area that will be created by the generator pad is only 44 square feet which will not have a measurable impact on stormwater runoff.

**D. The plan provides for safe and easy ingress, egress and internal traffic circulation**  
The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

**E. The plan is consistent with good land planning and good site engineering design principles.**  
The details of the overall design of the equipment compound were worked out on the approval of the Special Use Permit. That applicant has prepared a structural analysis and the tower is sufficient to carry the additional load.

**F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed installation and the surrounding neighborhood.**  
The tower has been at this location for approximately twenty years and the proposed external installation consists of three additional antennas that are minor in size compared to the size of the tower. The tower is located in the Municipal Complex and has very little impact on surrounding residential areas. All the equipment will be located within the equipment compound. The proposed ice bridge appears to be above the screening wall and it will need to be designed so that it will not be visible above the wall. The wiring will be inside the tower.

**G. The plan represents an overall development pattern that is consistent with the comprehensive plan (Village Vision) and other adopted planning policies.**  
Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

Dennis Enslinger commented that other emergency standby generators already exist in the compound and because of the heat, the generators should be up vented. Caroline Boyd agreed with Mr. Enslinger.

Randy Kronblad confirmed the location of the new antenna in the middle of the tower at the top. It was noted the new GPS antenna are at the same height as the others.

Randy Kronblad moved the Planning Commission approve PC2011-114 site plan approval for additional antenna by AT&T on the communications tower at 7700 Mission Road subject to the following conditions:

1. That the antennas be installed as shown on the proposed site plan.
2. That all wiring be contained inside the tower
3. That all equipment and wiring shall be below the screening wall.
4. That the permanent standby generator be approved subject to the following conditions:
  - a. The generator shall be connected to a natural gas line.
  - b. The generator shall be installed in accordance with NFPA 37 Standards for the installations and Use of Stationary Combustion Engines and Gas Turbines.



- c. The generator will provide sound attenuation that does not exceed 68db at 23 feet.
- d. The applicant shall submit a final drawing with dimensions for staff review and approval.

The motion was seconded by Bob Lindeblad and passed unanimously.

## **OTHER BUSINESS**

### **Next Meeting**

The submittal deadline for the September meeting is Friday, August 5<sup>th</sup>. Expected submittals are

- Request for Sign Standards Approval - Corinth Square
- Request for Site Plan Approval/Development Plan overall Corinth Square
- Request for Site Plan Approval - Tide Cleaners at Dragon Inn location
- Possible Platting of the Bank of America site in Corinth Square

Commission members were reminded that this meeting is the Tuesday following the Labor Day holiday and will be held in the Multi-Purpose Room.

Mr. Enslinger provided an update on staff meetings with RED regarding the development of the Mission Valley Middle School site. They will be working cooperatively with the City on securing public input for an amendment to the City's Comprehensive related to the school site and possibly some of the adjacent properties, i.e. Corinth South. The City Council authorized using the City's Planning Consultant for the comprehensive plan amendment. RED will be selecting a consultant to coordinate Stage 1 related to the possible development of the site.

Ken Vaughn noted that he had received acknowledgement and thanks for the Planning Commission's work over the past two and half years in securing the best possible site plan for the new CVS at Corinth Square from a City Council members. He thanked the commission members for their patience and persistence in securing what he believes is a very positive design.

Nancy Vennard asked what the status was of the JC Nichols apartment buildings. Dennis Enslinger responded that they had all been sold to a different property management firm.

## **ADJOURNMENT**

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 7:50 p.m.

Ken Vaughn  
Chairman

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, Lochner, Planning Consultant  
**DATE:** September 6, 2011 Planning Commission Meeting

Project # 010002401

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**Application:** PC 2011-115

**Request:** Site Plan Approval for Phase 2 Corinth Square North

**Property Address:** 8262 Mission Road, Northwest Corner of 83<sup>rd</sup> Street and Mission Road

**Applicant:** Lane4

**Current Zoning and Land Use:** C-2 General Commercial District – Shopping Center

**Surrounding Zoning and Land Use:**

- North:** C-O Office Building District – Office  
C-1 Restricted Business District – Bank  
C-2 General Commercial District – Service Station
- West:** R-2 Two-Family Dwelling District – Two Family Dwellings
- South:** C-O Office Building District – Office  
C-2 – General Commercial District – Retail and Office Uses
- East:** C-2 General Commercial District – Bank  
RP-3 Planned Garden Apartment District - Apartments

**Legal Description:** Metes and Bounds

**Property Area:** 17.8 acres

**Related Case Files:**

- PC 2011-117 Preliminary and Final Plats for Corinth Square North
- PC 2011-116 Corinth Square North Sign Standards
- PC 2011-113 Site Plan Approval for Johnny's
- PC 2011-108 Site Plan Approval for CVS and Corinth Square Phase I
- PC 2011-04 Conditional Use Permit for Drive-thru Window at CVS
- PC 2011-106 Site Plan Approval for Urban Table
- PC 2011-01 Site Plan Approval Westlake Hardware
- PC 2009-112 Site Plan Approval BRGR Kitchen and Bar
- PC 2008-115 Site Plan Approval CVS
- PC 2008-10 Conditional Use Permit for Drive-thru CVS
- PC 2006-112 Amendment to Sign Standards
- PC 2002-111 Site Plan Approval for Johnny's Tavern
- PC 2002-109 Site Plan Approval for Commerce Bank

**Attachments:** Application, Site Plan, Building Elevations, Concept Sketches

**General Location Map**



**Aerial Map**



**COMMENTS:**

At its July 5, 2011 meeting, the Planning Commission approved Phase I Site Plan for the renovation of Corinth Square North. Lane4 has prepared the renovation plans for Phase 2 and is requesting site plan approval for that portion of Corinth Square North.

Phase 2 includes the core center, the parking lot west of Commerce Bank and the outbuilding occupied by Johnny's. Commerce Bank, Arby's, the vacant bank building, Hen House, the outbuilding north of Hen House and the outdoor display area for Westlake Hardware are not included.

Phase 2 is a continuation of the concept that was developed in Phase I. More pedestrian walkways have been integrated into the Center connecting the buildings within it as well as the streets that abut the Center. Trees and landscape islands have been included to enhance the aesthetics of the Center. The most significant elements of Phase 2 are the site plans for the four plazas on the corners of the core building. Each of the plazas is unique in its design but there are common elements such as paving patterns, plant materials and wood structures. The details for many of the elements included in the design have not been developed yet. The concept drawings that are color perspectives and the plaza plan for each plaza establish the overall concept. It is suggested that the Planning Commission approve the concepts and authorize Staff to work out the details with the applicant. If the final plans vary too much from the concepts as approved by the Planning Commission, they will be returned to the Planning Commission for reconsideration.

Building elevations are included for the four sides of the core building. The elevation for outbuilding occupied by Johnny's was approved in July. Because the project is a renovation with no new buildings, a neighborhood meeting was not required.

The Planning Commission shall give consideration to the following criteria in approving or disapproving the site plan:

**A. The site is capable of accommodating the building, parking area, and drives for the appropriate open space and landscape.**

The site is fully developed and the proposed site plan is to improve pedestrian environmental and the building and site aesthetics. Existing parking areas and drives will be utilized but enhanced with dedicated pedestrian ways and landscaping.

It was anticipated that more landscaping would be included to break up the hard surface between the parking spaces and the buildings. There is only one landscape bed on the east, west and south sides of the core building. Consideration should be given to providing more greenspace between the buildings and the parking.

In the parking area east of Hen House ornamental trees are proposed in the north and south ends of the lot. Additional trees should be provided in the middle. Ornamental trees will not provide much canopy and it would be preferable to select shade trees for the parking lot islands that provide more canopy and shade. The same comments apply to the parking area west of Commerce Bank.

The changes in parking layout and circulation in Phase I and the addition of landscape islands and pedestrian walkways may have changed the number of parking spaces that are now available. The applicant needs to update the parking count and leasable area to verify that parking requirements are still being met. This information should be added to the site plan drawings.

Previous efforts to grow trees in the parking areas has had limited success primarily because they could not be watered. An irrigation system needs to be installed in order to properly maintain the proposed landscape improvements.

**B. Utilities are available with adequate capacity to serve the proposed development.**

Utilities are currently in place serving the Corinth Center and are adequate to serve this minor expansion for outdoor seating.

**C. The plan provides for adequate management of stormwater runoff.**

The proposed plan provides more greenspace by adding islands in the parking areas and plant beds in the four plaza areas. Since more pervious area is being created, a stormwater management plan was not required.

**D. The plan provides for safe and easy ingress, egress and internal traffic circulation.**

A major change in traffic circulation was approved in Phase I along Mission Road and Mission Drive. The pattern of vehicular traffic in Phase 2 is not proposed to change from what currently exists; however, there will be improvements for pedestrian circulation. Walkways will be provided between Hen House and the core building, between the core building and Somerset Drive and between the core building and 83<sup>rd</sup> Street. This will make the Center more accessible for pedestrians both arriving at the Center and walking within it.

**E. The plan is consistent with good planning and site engineering design principles.**

Essentially the renovation plan is consistent with good planning and design principles. Pedestrian circulation is being addressed, more greenspace and trees are being added and the four corners of the core building are being transformed into usable public spaces. Additional shade trees in the parking areas and more landscape beds between the buildings and parking areas would be significant improvements.

**F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.**

The proposed improvements to the buildings in Phase 2 appear to follow the design concept as presented in Phase I. The same building materials are being used that were presented to the Planning Commission in July. The building facade renovations as proposed will significantly improve the quality and aesthetic appeal of the Center.

The external lighting fixtures need to be selected and a lighting plan will need to be prepared in compliance with the outdoor lighting ordinance. The applicant will need to submit a lighting plan to Staff from review and approval.

**G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.**

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community. These issues have become primary goals for the City and this project represents a step in that direction. This is the opportunity to enhance the aesthetics of Corinth Square so that it appeals to today's market demands.

**RECOMMENDATION:**

It is the recommendation of the Staff that the Planning Commission approve this site plan for Phase 2 of Corinth Square North subject to the following conditions:

- 1) That the applicant select shade trees rather than ornamentals for the parking area islands.
- 2) That the revised landscape plan be submitted to the Tree Board for review and Staff approval prior to installation and an irrigation system be installed to provide water for all landscape improvements.
- 3) That the applicant include additional trees in the parking areas between Hen House and the core building and in the parking area on the south west of Commerce Bank.
- 4) That the applicant give more consideration to providing additional landscape beds on the east, west and south sides of the core building.
- 5) That the applicant submit cut sheets for the fixtures for area and building lighting to Staff for review and approval.
- 6) That an outdoor lighting plan be submitted in accordance with the outdoor lighting ordinance for review and approval by Staff.
- 7) That the Planning Commission approve the concept drawings for the building elevations and the plaza areas as presented with the provision that detail drawings will be submitted to Staff for review and approval prior to obtaining a building permit. If the detailed drawings vary significantly from the concept drawings, the plans will be resubmitted to the Planning Commission for review and approval.
- 8) That the applicant provide an updated parking count and summary of leasable area and include the information on the site plan drawings.
- 9) That the applicant revise all drawings based on revised submittals the conditions approved by the Planning Commission and submit three copies of the final drawings to Staff prior to obtaining a building permit.



**CITY OF PRAIRIE VILLAGE**

*The Star of Kansas*

**Planning Commission Application**

Cust # 014047

For Office Use Only
Case No.: 2011-115
Filing Fee: 100
Deposit: 500
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with information requested to:

Assistant City Administrator  
City of Prairie Village  
7700 Mission Rd.  
Prairie Village, KS 66208

Applicant: CSN RETAIL PARTNERS LLC Phone Number: 816-268-9102

Address: 4705 Central Street, Kansas City, Mo. Zip 64112

Owner: CSN RETAIL PARTNERS, LLC Phone Number: 816-268-9102

Address: 4705 Central Street, Kansas City, Mo. Zip: 64112

Location of Property: 8200 MISSION ROAD, PRAIRIE VILLAGE, KANSAS

Legal Description: HE CORNER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 25 EAST OF SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, K

Applicant requests consideration of the following: (Describe proposal/request in detail) APPROVAL OF SITE PLAN AND ARCHITECTURAL BUILDING ~~PLANS~~ FOR IMPROVEMENTS

to ~~BE~~ <sup>PHASE</sup> II Cornth Retail Center

**AGREEMENT TO PAY EXPENSES**

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for Site Plan

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

[Signature] 8/5/11  
Applicant's Signature/Date

[Signature] 8/5/11  
Owner's Signature/Date



THIS DOCUMENT FOR  
PLANNING PURPOSES ONLY  
NOT FOR CONSTRUCTION



Civil Engineering  
 Landscape Architecture  
 Community Planning  
 Surveying

Landplan Engineering, P.A.  
 Lawrence, KS • Kansas City, MO • Junction City, KS  
 Hope, Missouri, MO

**LANE 4**  
 PROPERTY GROUP

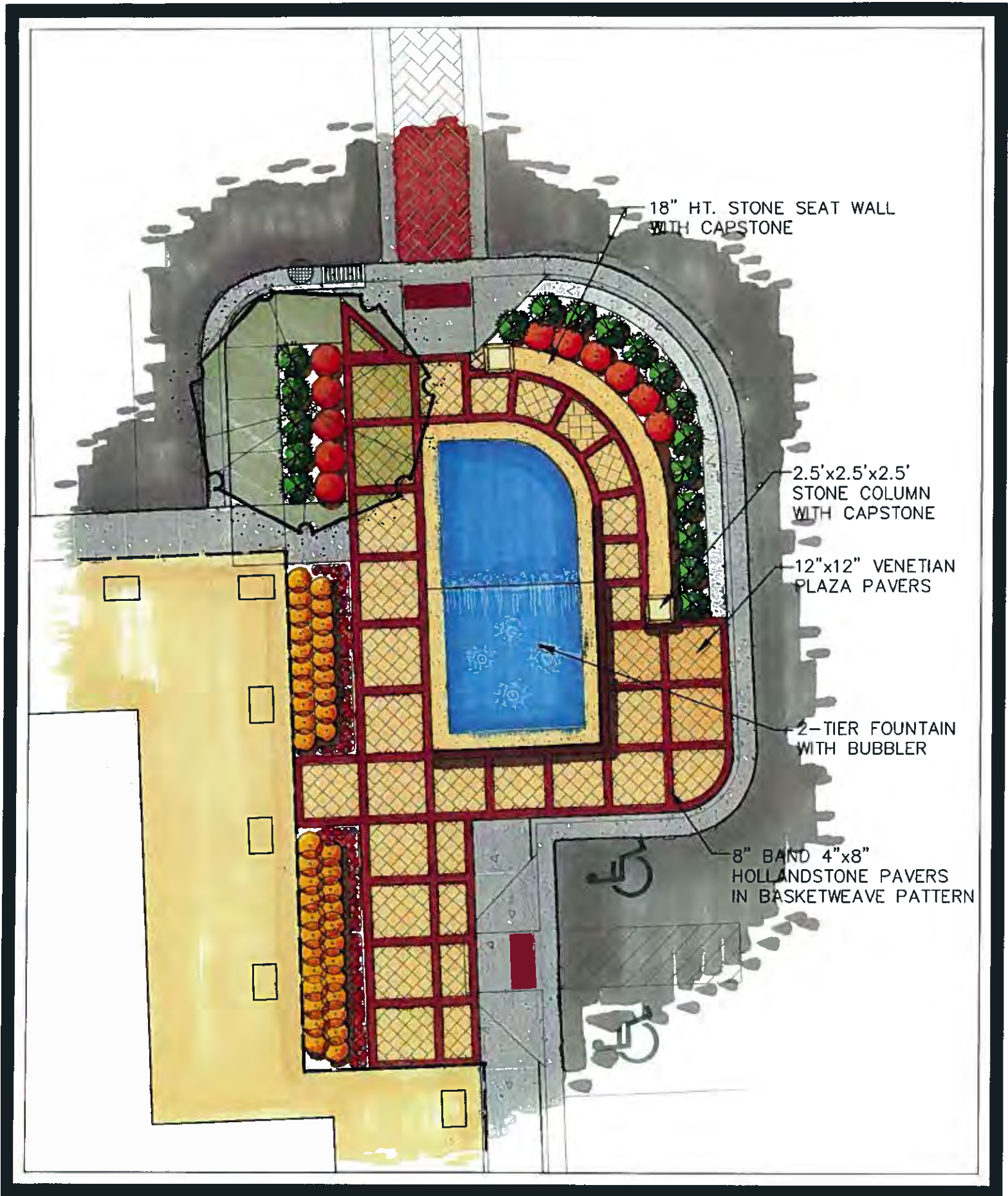
Corinth Square Retail Center  
 Site Improvements - Phase II  
 Site Layout Plan  
 Somerset Drive & Mission Road  
 Prairie Village, Kansas

REV#	DATE	DESCRIPTION

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DATE	AUGUST 2011
PROJECT NO.	20111145
DESIGNED BY	ADM
DRAWN BY	WDE
CHECKED BY	PAK, ADM
ISSUE	
SHEET NO.	<b>1</b>
OF	<b>3</b> SHEETS





Northeast Node

18" HT. STONE SEAT  
WALL WITH CAPSTONE

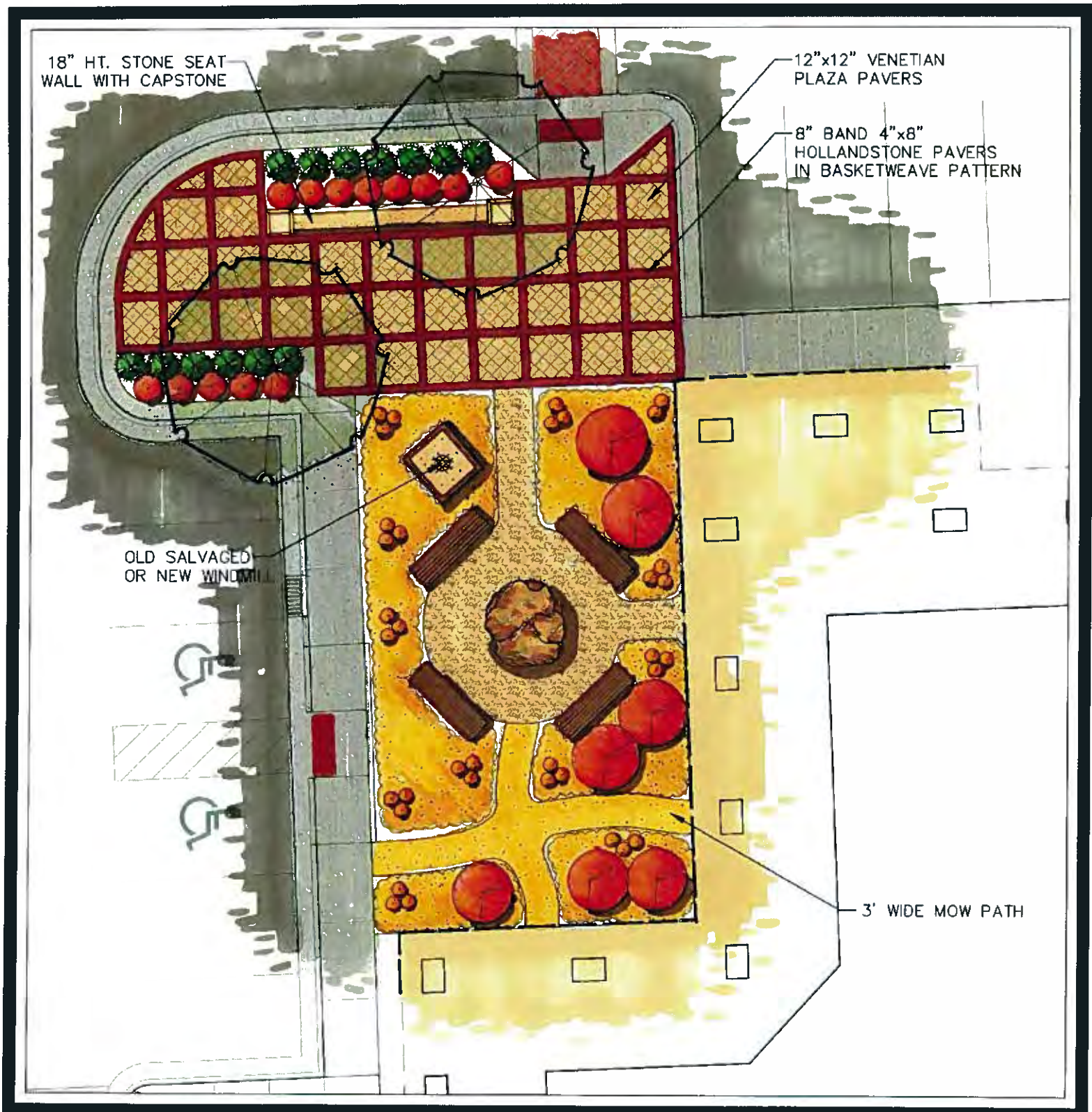
12"x12" VENETIAN  
PLAZA PAVERS

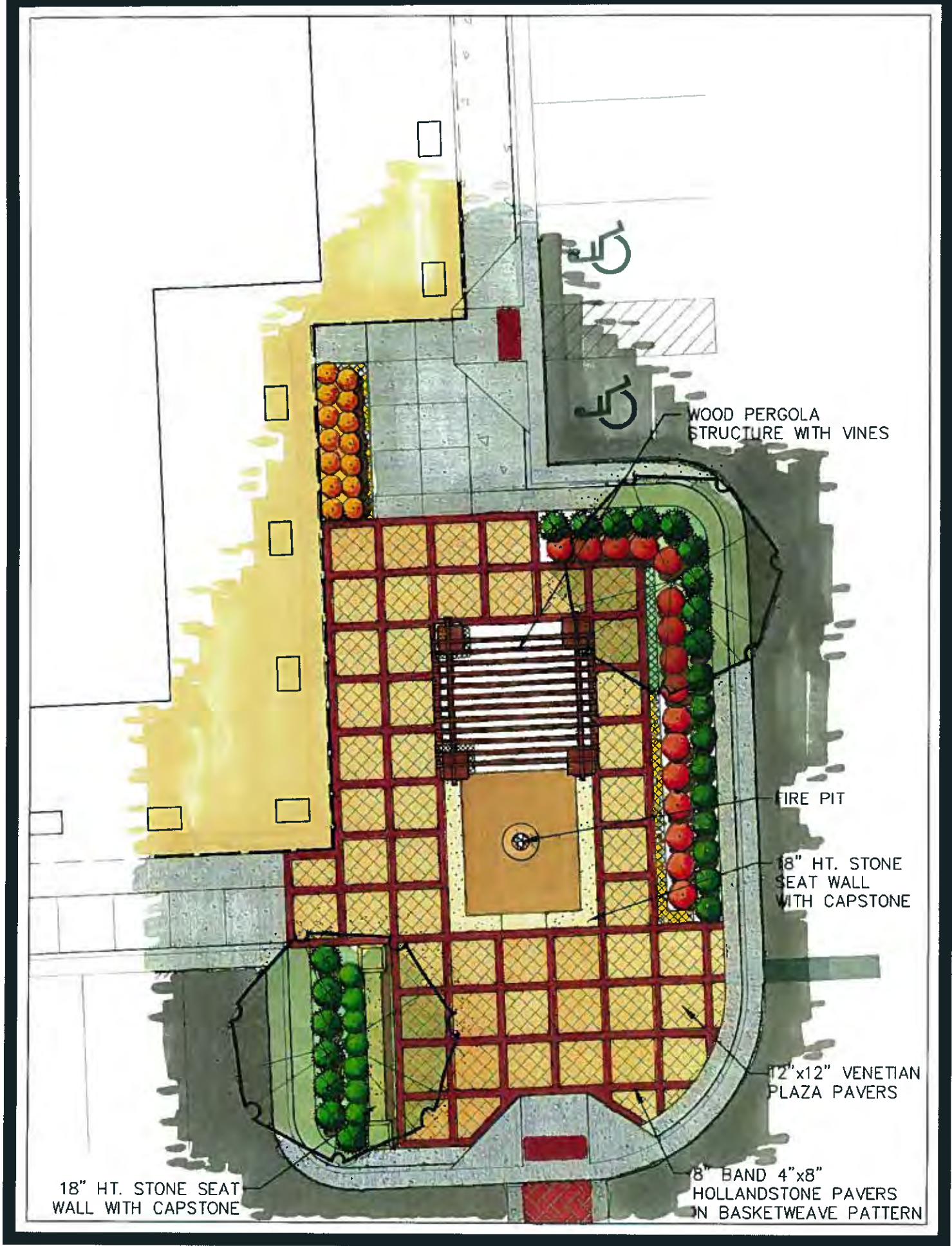
8" BAND 4"x8"  
HOLLANDSTONE PAVERS  
IN BASKETWEAVE PATTERN

OLD SALVAGED  
OR NEW WINDMILL

3' WIDE MOW PATH

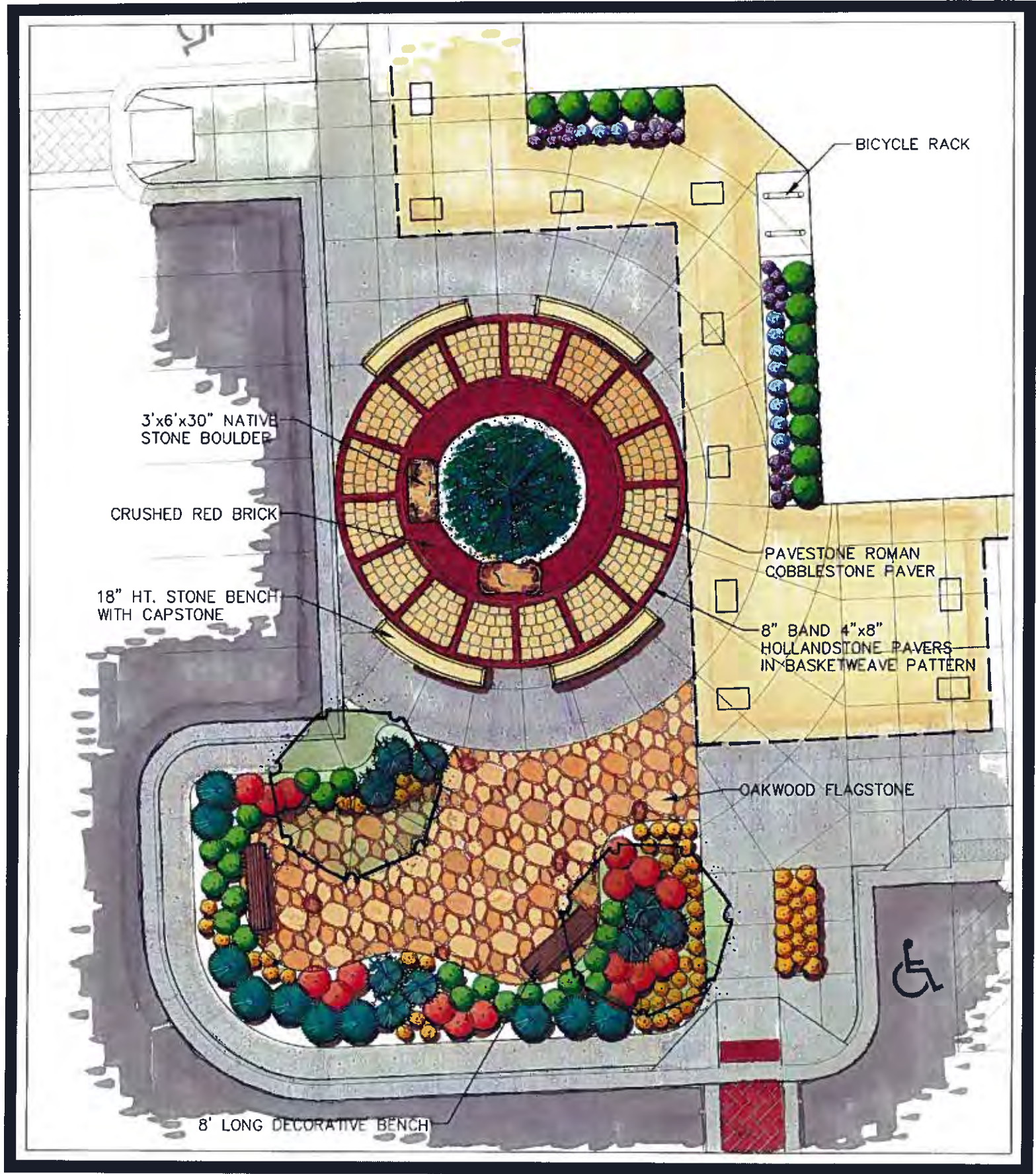
# Northwest Node





# Southeast Node

SCALE: 1" = 10'



Southwest Node





**OWNER**  
LANE 4 PROPERTY GROUP  
4705 CENTRAL STREET  
KANSAS CITY, MO 64112  
816.960.1444  
LANE4GROUP.COM

**ARCHITECT**  
GENERATOR STUDIO LLC  
5607 OAK STREET  
KANSAS CITY, MO, 64113  
816.333.7244  
GENERATORSTUDIO.COM

**CIVIL ENGINEER**  
LANDPLAN ENGINEERING, P.A.  
1600 GENESSEE, SUITE 400  
KANSAS CITY, MO 64102  
816.221.2234  
LANDPLAN-PA.COM

**LANDSCAPE ARCHITECT**  
LANDPLAN ENGINEERING, P.A.  
1600 GENESSEE, SUITE 400  
KANSAS CITY, MO 64102  
816.221.2234  
LANDPLAN-PA.COM

**NOT FOR  
CONSTRUCTION**

**CORINTH SQUARE  
EXTERIOR  
RENOVATION**

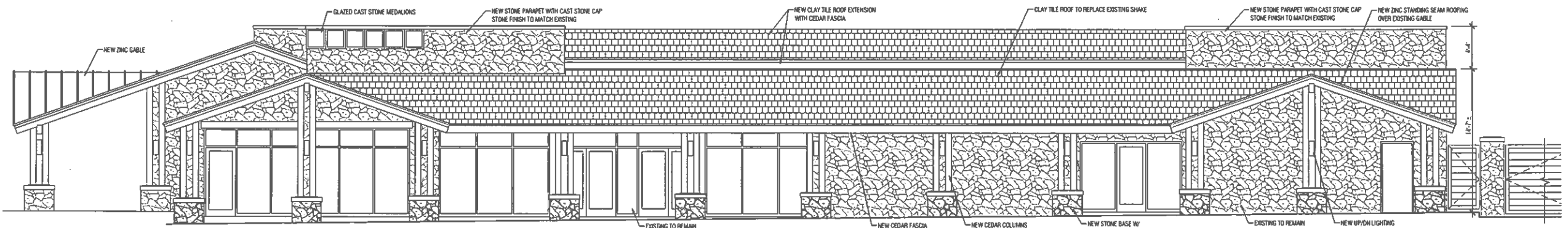
83rd ST AND MISSION RD  
PRAIRIE VILLAGE, KS 66208

**PLAN COMMISSION REVIEW**  
ISSUE DATE: 05 AUGUST 2011

PROJECT NO: 08-0000-03  
DRAWN BY:  
CHECKED BY:  
SHEET TITLE:

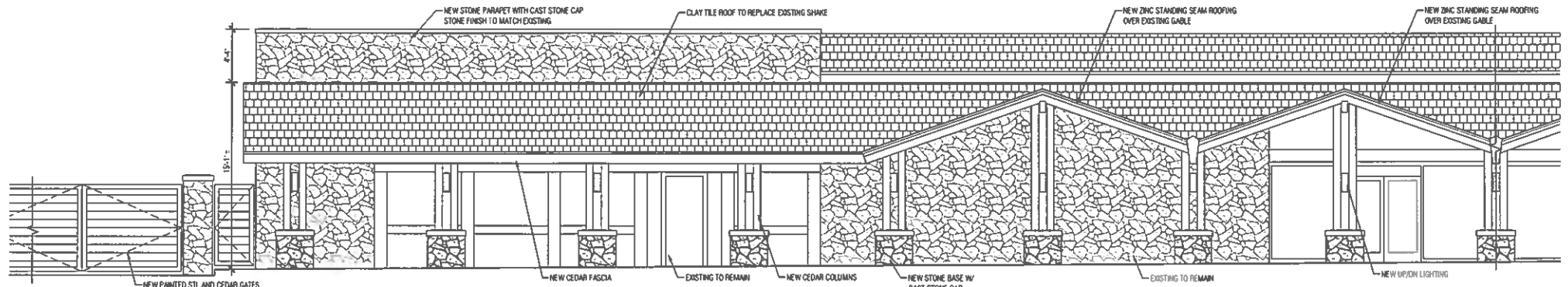
**ARCHITECTURAL  
ELEVATIONS**

**A1-03**



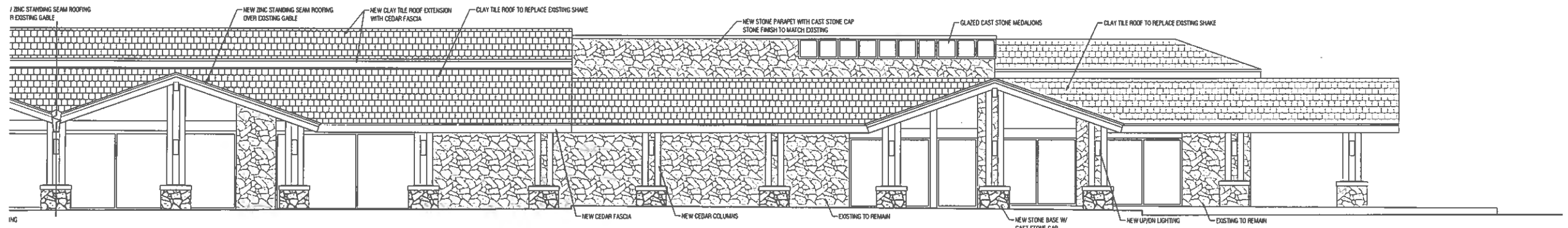
**CORINTH SQUARE PARTIAL NORTH ELEVATION 04**  
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES	
STONE VENEER	US STONE - TUMBLED RUBBLE MIX - CHESTNUT SHELL, COTTONWOOD, SILVERDALE
CLAY TILE ROOFING	LUDOWICI ROOF TILE - LUDOSHAKE AGED CEDAR
WOOD	CLEAR CEDAR OR DOUGLAS FIR STAINED AND SEALED
STUCCO	TRADITIONAL STUCCO SAND FINISH - PAINT SW 6119 "ANTIQUE WHITE"
GLAZED CAST STONE BAND	CONTINENTAL CAST STONE - MEDALLION 24X24 RECESSED PANEL - GLAZE COLOR TBD



**CORINTH SQUARE PARTIAL NORTH ELEVATION 03**  
SCALE: 3/16" = 1'-0"

**FINISH SCHEDULE 19**  
SCALE: MTS



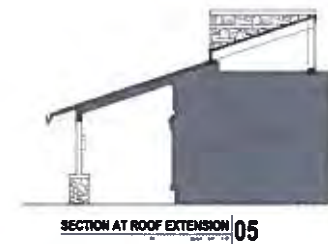
**CORINTH SQUARE PARTIAL NORTH ELEVATION 02**  
SCALE: 3/16" = 1'-0"



**CORINTH SQUARE NORTH ELEVATION 01**  
SCALE: 1/16" = 1'-0"







14-000-1101





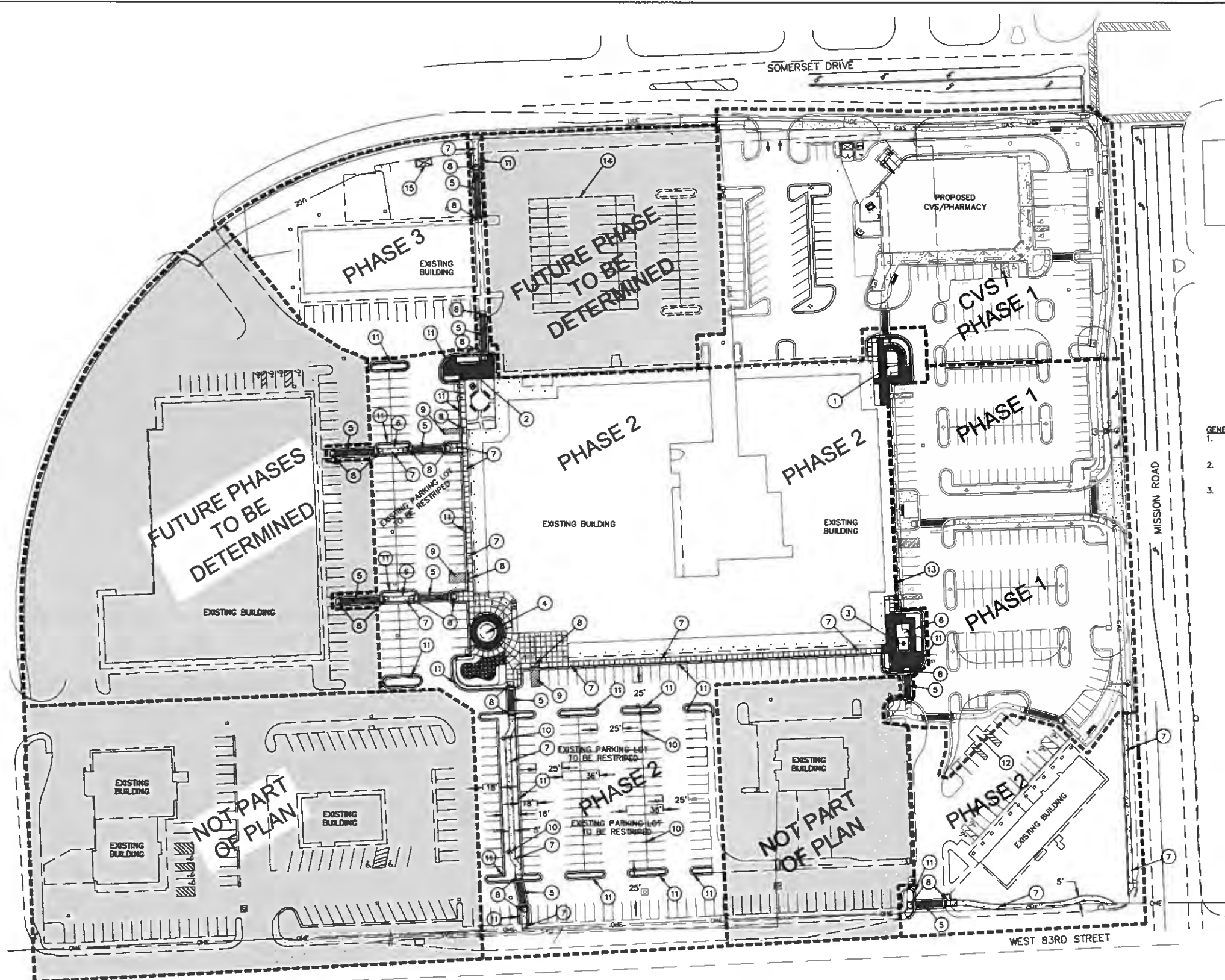








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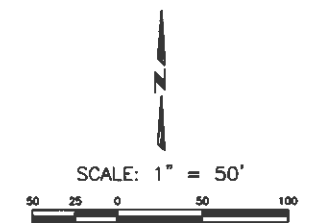


**GENERAL NOTES**

1. ALL EXISTING TRASH RECEPTACLES TO BE REMOVED AND REPLACED WITH NEW DECORATIVE RECEPTACLES
2. PHASE TWO RENOVATIONS / IMPROVEMENTS PROVIDE A NET LOSS OF NINE PARKING STALLS.
3. ALL EXISTING CAST-IN-PLACE PLANTERS TO BE REMOVED.

**KEY NOTES**

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. NORTHEAST CORNER PLAZA. SEE SHEET 3 FOR DETAILED LAYOUT PLAN.</li> <li>2. NORTHWEST CORNER PLAZA. SEE SHEET 4 FOR DETAILED LAYOUT PLAN.</li> <li>3. SOUTHEAST CORNER PLAZA. SEE SHEET 5 FOR DETAILED LAYOUT PLAN.</li> <li>4. SOUTHWEST CORNER PLAZA. SEE SHEET 6 FOR DETAILED LAYOUT PLAN.</li> <li>5. PROPOSED PEDESTRIAN CROSSWALK. 6" WIDE BAND OF 4"x8" HOLLANDSTONE PAVERS IN HERRINGBONE PATTERN BOUND BY TWO 18" WIDE BANDS OF CONCRETE.</li> <li>6. PROPOSED WOOD PERGOLA STRUCTURE</li> </ol> | <ol style="list-style-type: none"> <li>7. PROPOSED CONCRETE SIDEWALK.</li> <li>8. PROPOSED ADA RAMP WITH DETECTABLE WARNING SURFACE.</li> <li>9. PROPOSED ADA PARKING STALLS.</li> <li>10. PROPOSED PARKING LOT LIGHTING.</li> <li>11. PROPOSED CONCRETE CURB &amp; GUTTER.</li> <li>12. EXISTING TRASH ENCLOSURE, GATES AND FENCING TO BE REMOVED AND REPLACED.</li> <li>13. EXISTING FENCING AT RESTAURANT TO BE REPLACED WITH DECORATIVE FENCING.</li> <li>14. FUTURE REMOVABLE VINYL-COATED CHAIN LINK FENCE FOR SEASONAL NURSERY.</li> <li>15. APPROXIMATE LOCATION OF RECYCLE RIPPLE GLASS BIN</li> </ol> |
|---|---|



Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

**Landplan Engineering, P.A.**  
10000 Lakeside Avenue  
Lansdowne, MD 21080-1118  
Tel: (410) 221-7344  
Fax: (410) 221-7344  
www.landplaneng.com

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**LANE4**  
PROPERTY GROUP

LANE4 Property Group, Inc.  
4700 Central Expressway  
Lansdowne, MD 21080-1411  
Tel: (410) 221-7344  
Fax: (410) 221-7344  
www.lane4group.com

**Corinth Retail Center - Phase II  
Site Improvements - Phase II  
Site Layout Plan  
Somerset Drive & Mission Road  
Prairie Village, Kansas**

REV.	DATE	DESCRIPTION

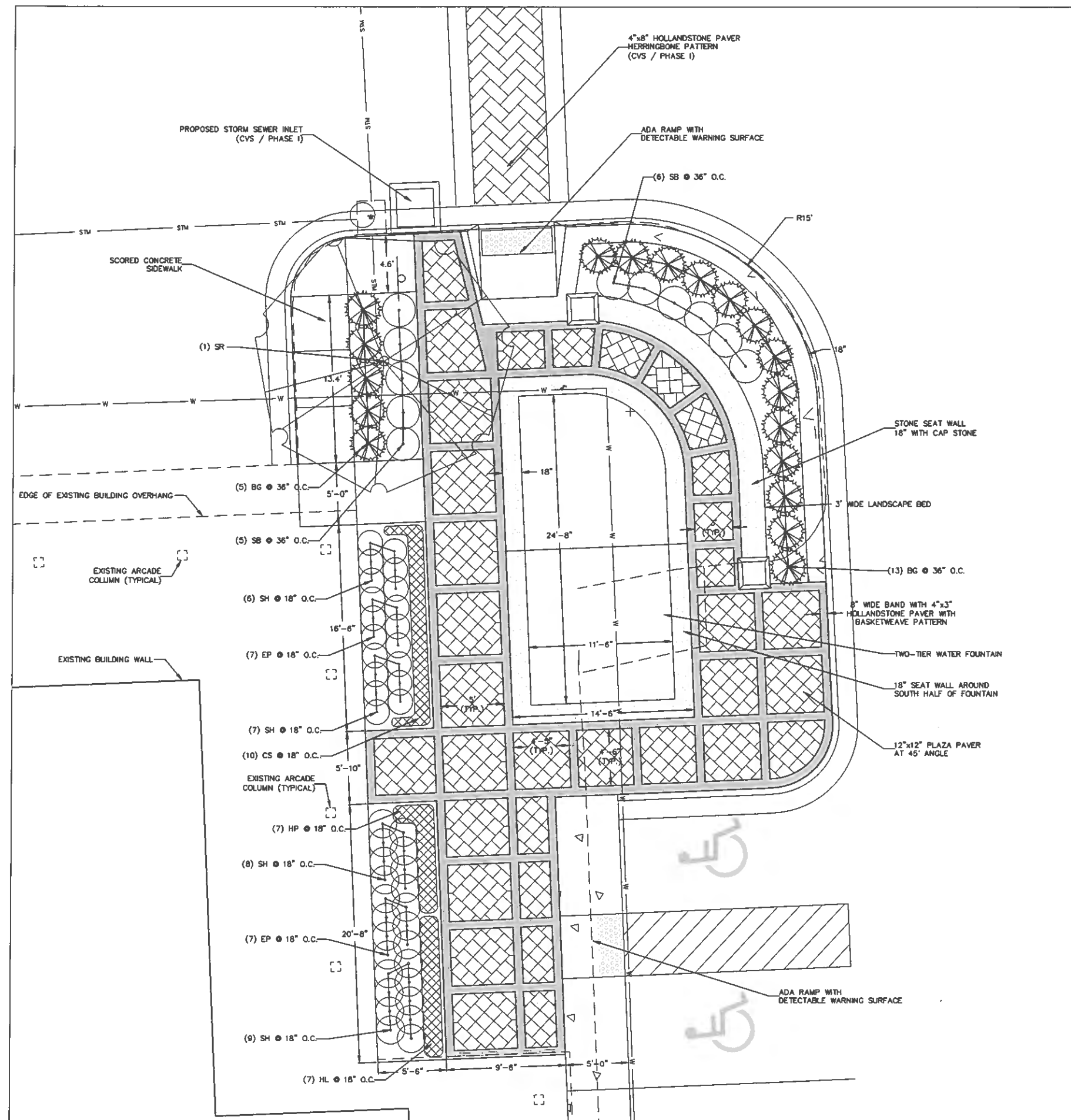
DATE: 08 AUG 2011  
PROJECT NO.: 2011.1145  
DESIGNED BY: ADM  
DRAWN BY: KDB  
CHECKED BY: PAM/ADM

ISSUE SHEET NO.  
**1**  
OF 6 SHEETS

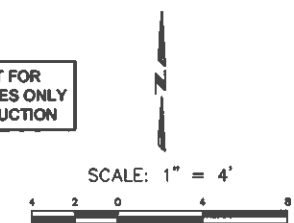




FILE NAME: S:\2011\20111145\CAD\Planning\SP\3 Northeast Corner Plaza.dwg LAST SAVED BY: Kevl Spore SAVED DATE: 8/5/2011 2:17 PM PLOTTED: 8/5/2011 2:45 PM



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REFER TO SHEET 2 FOR LANDSCAPE  
NOTES, DETAILS AND PLANT SCHEDULE

Civil Engineering  
 Landscape Architecture  
 Community Planning  
 Surveying  
 Landplan Engineering, P.A.  
 1000 W. Lawrence Ave., Suite 100  
 Lawrence, KS 66044  
 Phone: (785) 843-1111  
 Fax: (785) 843-1112  
 Email: info@landplan.com

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 4200 Central Street, Suite 1117  
 Lawrence, KS 66044  
 Phone: (785) 843-1111  
 Fax: (785) 843-1112  
 Email: info@lane4.com

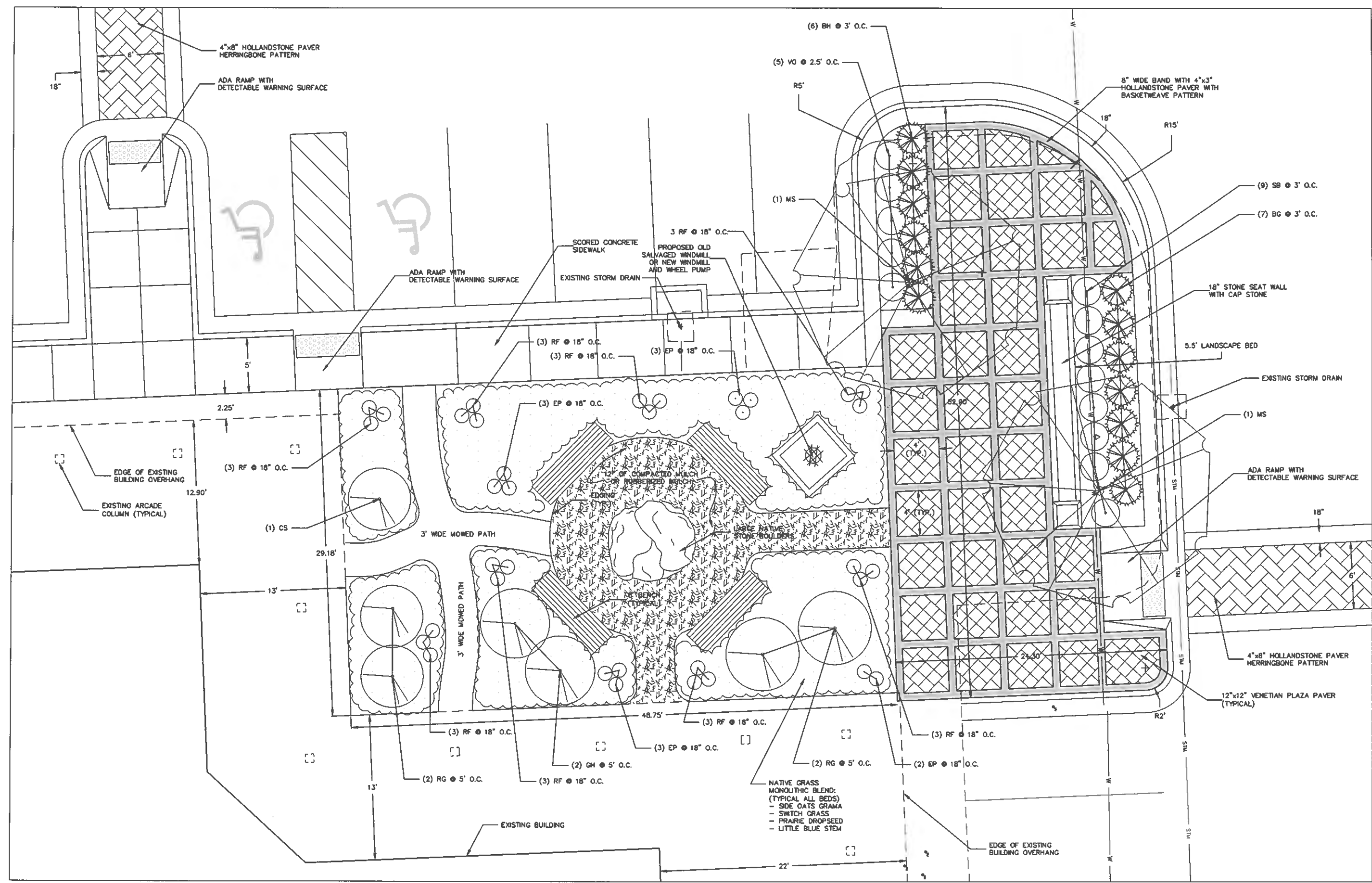
**Corinth Retail Center - Phase II**  
**Site Improvements - Landscape Plan - NE**  
**Somerset Drive & Mission Road**  
**Prairie Village, Kansas**

REV.	DATE	DESCRIPTION

DATE:	08 AUG 2011
PROJECT NO.:	2011.1148
DESIGNED BY:	ADM
DRAWN BY:	KDS
CHECKED BY:	PAM, ADM

ISSUE	SHEET NO.
	3
	6

FILE NAME: S:\2011\20111145\CAD\Planning\_SP\4 Northwest Corner Plaza.dwg LAST SAVED BY: Kev Spore SAVED DATE: 8/5/2011 2:44 PM PLOTTED: 8/5/2011 2:46 PM



Civil Engineering  
 Landscape Architecture  
 Community Planning  
 Surveying  
 Landplan Engineering, P.A.  
 1400 E. Lawrence, Suite 200  
 Lawrence, KS 66044  
 Phone: (785) 843-1111  
 Fax: (785) 843-1112  
 Web: www.landplan.com

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 4700 Central Street, Suite 4117  
 Kansas City, Missouri 64117  
 Phone: 816-241-9100  
 Fax: 816-241-1141  
 Email: info@lane4.com

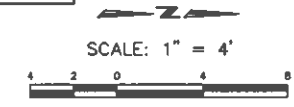
**Corinth Retail Center  
 Site Improvements - Phase II  
 Layout & Landscape Plan - NW  
 Somerset Drive & Mission Road  
 Prairie Village, Kansas**

REV	DATE	DESCRIPTION

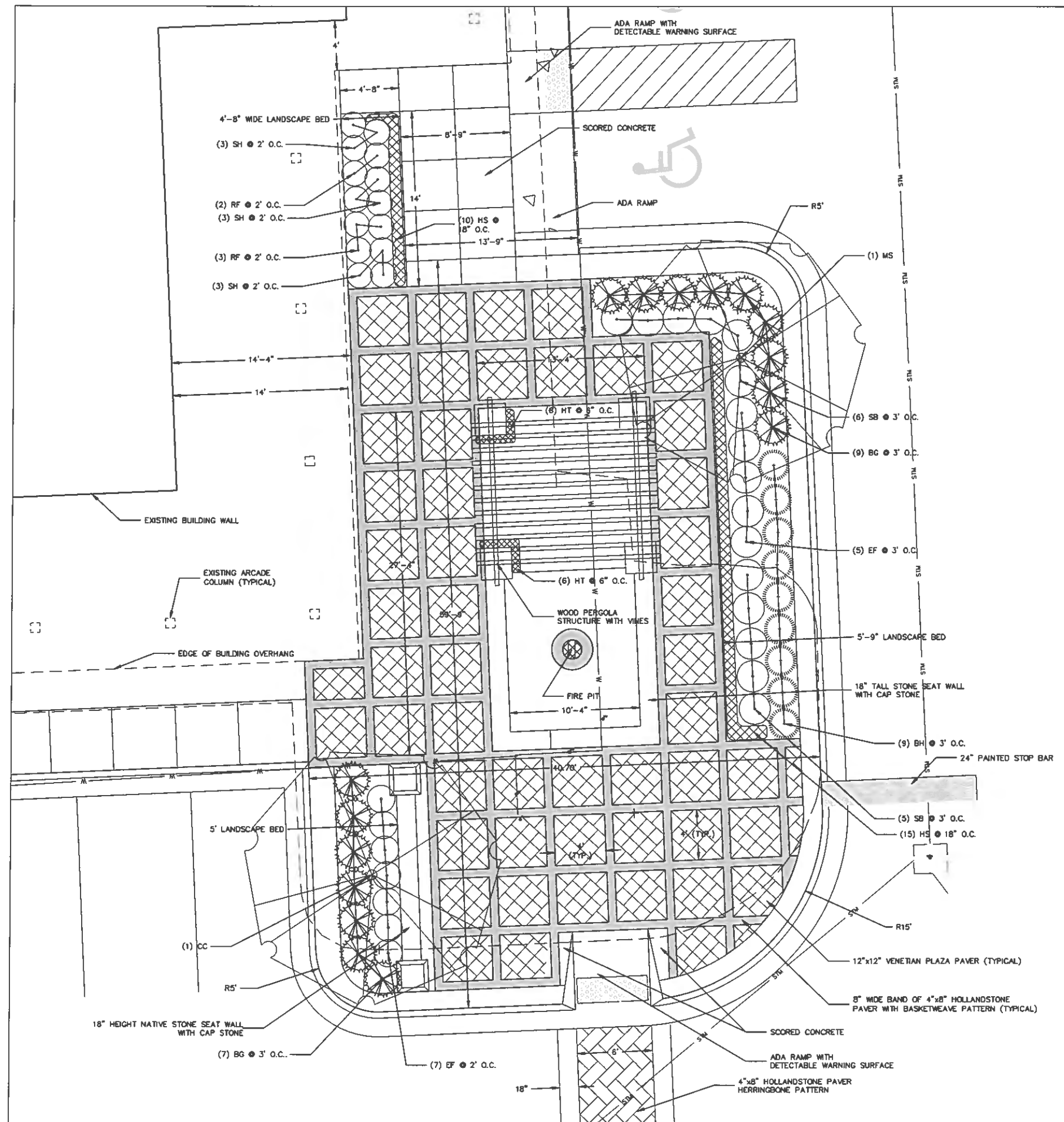
DATE:	06 AUG 2011
PROJECT NO.:	2011.1145
DESIGNED BY:	ADM
DRAWN BY:	KDB
CHECKED BY:	PAL/ADM
ISSUE	SHEET NO.
	<b>4</b>
	OF 6 SHEETS

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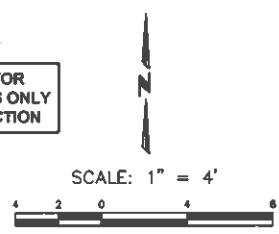
REFER TO SHEET 2 FOR LANDSCAPE NOTES, DETAILS AND PLANT SCHEDULE



FILE NAME: S:\2011\20111145\CAD\Planning\SP\_5 Southeast Corner Plaza.dwg LAST SAVED BY: Kelly Spore SAVED DATE: 8/5/2011 2:44 PM PLOTTED: 8/5/2011 2:46 PM



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REFER TO SHEET 2 FOR LANDSCAPE  
NOTES, DETAILS AND PLANT SCHEDULE

**Landplan Engineering, P.A.**  
 Landscape Architecture  
 Community Planning  
 Surveying  
 1000 S. Lincoln Blvd., Suite 200  
 Kansas City, MO 64111  
 Tel: 816.231.1234  
 Fax: 816.231.1234  
 Web: www.landplan.com

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**LANE4**  
 PROPERTY GROUP  
 1400 S. Grand Blvd., Suite 4412  
 Kansas City, MO 64112  
 Tel: 816.234.9122  
 Fax: 816.234.9122  
 Web: www.lane4.com

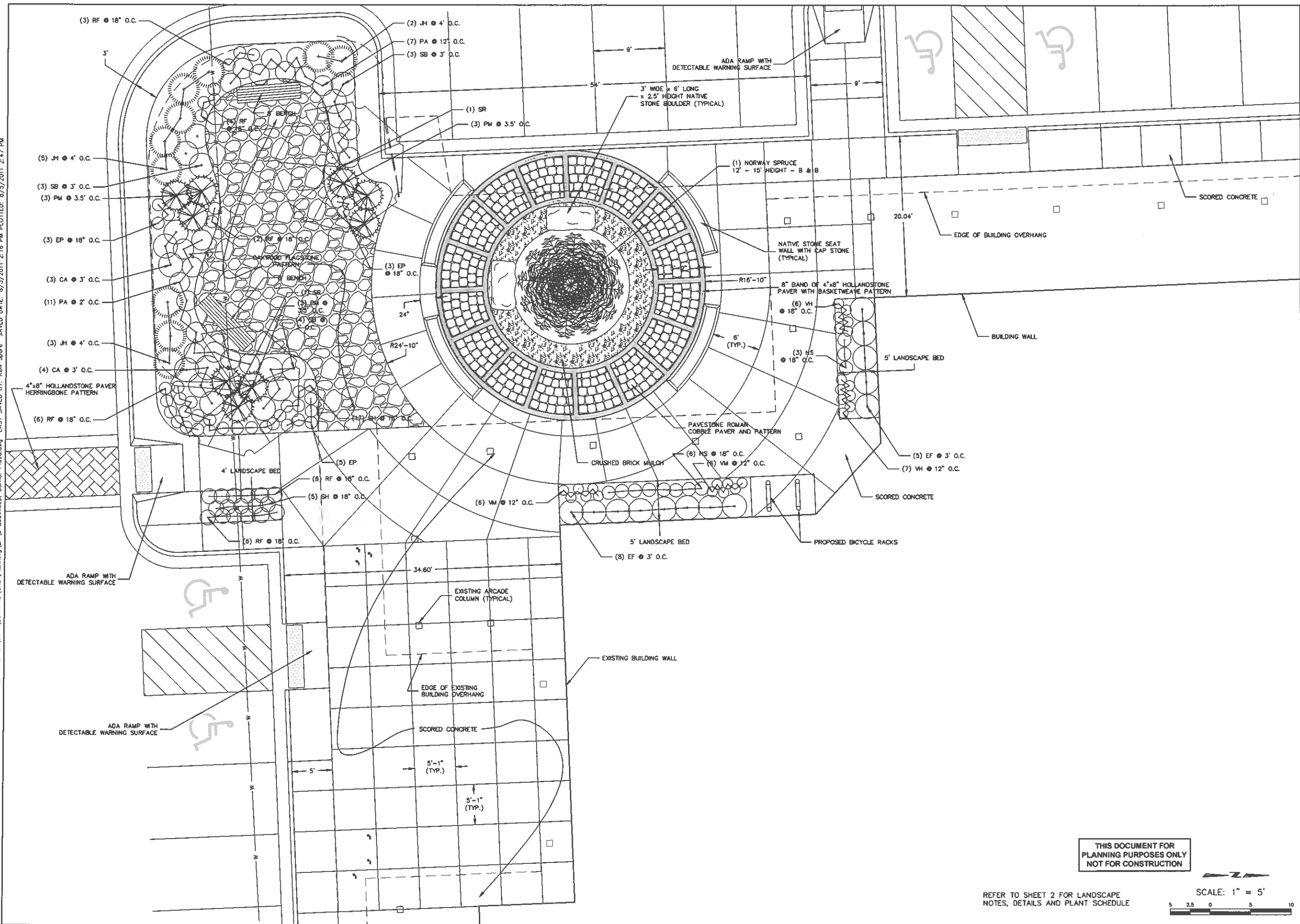
**Corinth Retail Center  
 Site Improvements - Phase II  
 Layout & Landscape Plan - SE  
 Somerset Drive & Mission Road  
 Prairie Village, Kansas**

REV	DATE	DESCRIPTION

DATE:	08 AUG 2011
PROJECT NO.:	2011.145
DESIGNED BY:	ADM
DRAWN BY:	KDS
CHECKED BY:	PAL,ADM

ISSUE	SHEET NO.
	<b>5</b>
	OF 6 SHEETS

FILE NAME: S:\2011\20111143\CAD\Planning\_SP\6 Southwest Corner Plaza.dwg LAST SAVED BY: Kevin Spore SAVED DATE: 8/5/2011 2:16 PM PLOTTED: 8/5/2011 2:47 PM



Civil Engineering  
 Landscape Architecture  
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 Surveying  
**Landplan Engineering, P.A.**  
 1000 E. Kansas City, MO • Johnston City, MO  
 Lawrence, MO • Kansas City, MO • Independence, MO  
 816-892-1111  
 Fax: 816-892-1111  
 www.landplaneng.com

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**LANE4**  
 PROPERTY GROUP  
 1000 E. Kansas City, MO  
 64112  
 Phone: 816-892-1111  
 Fax: 816-892-1111  
 www.lane4.com

**Corinth Retail Center - Phase II**  
**Site Improvements - Landscape Plan - SW**  
**Somerset Drive & Mission Road**  
**Prairie Village, Kansas**

REV	DATE	DESCRIPTION

DATE:	08 AUG 2011
PROJECT NO.:	2011,1143
DESIGNED BY:	ADM
DRAWN BY:	KSB
CHECKED BY:	PAK, ADM

ISSUE	SHEET NO.
	6
	OF 6 SHEETS

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REFER TO SHEET 2 FOR LANDSCAPE  
 NOTES, DETAILS AND PLANT SCHEDULE





**SPECIFICATIONS:**

- FURNISH AND INSTALL (3) SETS OF REVERSE CHANNEL, HALO LIT LETTERS "CORINTH SQUARE"
- ALUMINUM LETTERS PAINTED SW7020 BLACK FOX WITH CLEAR LEXAN BACKS.
- WHITE HALO ILLUMINATION
- PIN MOUNTS 1 1/2" OFF STONE WALL
- CURVED STONE WALL BY OTHERS
- ALUMINUM PANEL PAINTED SW7020 BLACK FOX WITH VINYL APPLIED IN WHITE AND ORANGE

**CUSTOMER:** LANE 4 PROPERTIES  
**NAME:**  
**LOCATION:** CORINTH SQUARE SC  
 PRAIRIE VILLAGE, KS  
**PHONE:**

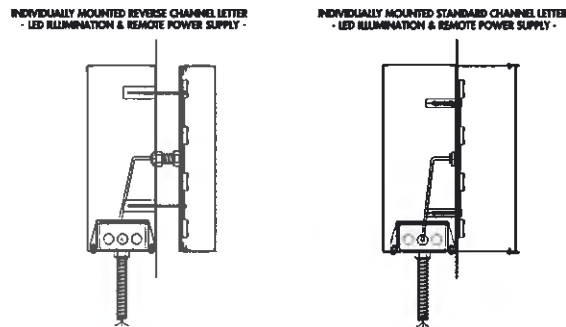
**DATE:** 8/30/11  
**DESIGN NO:** SS-6535B  
**ARTIST:** JH  
**SCALE:** 1" = 1'

**APPROVED:**

**DATE:**



# Attachment A: IN-LINE TENANT SPACES



## Pre-approved finishes



SW7067 Cityscape



SW7020 Black Fox



SW7003 Toque White



Cedar Wood Plank  
(for re-facing existing oval cabinets only)



### FASCIA MOUNT SIGNS

- INTERNALLY-ILLUMINATED, PAN CHANNEL INDIVIDUAL LETTERS/LOGO
- 3/16" THICK PLEXIGLAS FACES WITH 1" TRIM CAPS AND PAINTED 4" DEEP (MINIMUM) RETURNS
- LETTERS/LOGO MOUNTS TO .090" THICK, 18" HIGH BACKGROUND PANEL IN ONE OF APPROVED FINISHES. PANEL MOUNTS FLUSH TO 3" DEEP X 12"H RACEWAY INSET FROM PANEL EDGES AND PAINTED SAME COLOR AS BACKGROUND PANEL
- LED ILLUMINATION
- ATTACHES WITH EXISTING MOUNTING BRACKETS
- MUST BE MINIMUM OF 8' FROM BOTTOM OF SIGN TO SIDEWALK AND CONSISTANT ACROSS ELEVATION



### GABLE MOUNT TYPICAL SIGNS

- INTERNALLY-ILLUMINATED, PAN CHANNEL INDIVIDUAL LETTERS/LOGO
- 3/16" THICK PLEXIGLAS FACES WITH 1" TRIM CAPS AND PAINTED 4" DEEP (MINIMUM) RETURNS
- LETTERS/LOGO MOUNTS TO .090" THICK, 18" HIGH BACKGROUND PANEL IN ONE OF APPROVED FINISHES. MOUNTS TO 3" DEEP RACEWAY SIZED 1" SMALLER (MINIMUM) FROM ALL EDGES AND PAINTED SAME COLOR AS BACKGROUND PANEL
- LED ILLUMINATION
- ATTACHES WITH EXISTING MOUNTING BRACKETS
- MUST BE MINIMUM OF 8' FROM BOTTOM OF SIGN TO SIDEWALK AND CONSISTANT ACROSS ELEVATION



### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- INTERNALLY-ILLUMINATED, PAN CHANNEL INDIVIDUAL LETTERS/LOGO
- 3/16" THICK PLEXIGLAS FACES WITH 1" TRIM CAPS AND PAINTED 4" DEEP (MINIMUM) RETURNS
- LETTERS/LOGO MOUNTS TO .090" THICK, BACKGROUND PANEL IN ONE OF APPROVED FINISHES, RETRO FITTED FOR OVAL CABINET. CABINET PAINTED TO MATCH FACES
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS



### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- ROUT COPY FROM .090 ALUMINUM BACKGROUND PAINTED IN ONE OF APPROVED FINISHES. BACKED WITH WHITE PLEXIGLAS
- PAINT CABINET MATCHING FINISH TO FACE
- CHECK EXISTING LAMPS
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS



### FASCIA MOUNT SIGNS

- HALO LIT, INTERNALLY-ILLUMINATED, REVERSE CHANNEL INDIVIDUAL LETTERS/LOGO
- FABRICATED METAL LETTER/LOGO IN CUSTOMER COLOR WITH 3" DEEP (MINIMUM) RETURNS WITH CLEAR LEXAN BACKING
- LETTERS/LOGO PIN MOUNTS OFF 1 1/2" FROM .090" THICK, 18" HIGH BACKGROUND PANEL IN ONE OF APPROVED FINISHES. PANEL MOUNTS FLUSH TO 3" DEEP X 12"H RACEWAY INSET FROM PANEL EDGES AND PAINTED SAME COLOR AS BACKGROUND PANEL
- WHITE LED ILLUMINATION
- ATTACHES WITH EXISTING MOUNTING BRACKETS
- MUST BE MINIMUM OF 8' FROM BOTTOM OF SIGN TO SIDEWALK AND CONSISTANT ACROSS ELEVATION



### GABLE MOUNT TYPICAL SIGNS

- HALO LIT, INTERNALLY-ILLUMINATED, REVERSE CHANNEL INDIVIDUAL LETTERS/LOGO
- FABRICATED METAL LETTER/LOGO IN CUSTOMER COLOR WITH 3" DEEP (MINIMUM) RETURNS WITH CLEAR LEXAN BACKING
- PIN MOUNTS OFF 1 1/2" FROM .090" THICK BACKGROUND PANEL IN ONE OF APPROVED FINISHES. PANEL MOUNTS TO 3" DEEP RACEWAY SIZED 1" SMALLER (MINIMUM) FROM ALL EDGES AND PAINTED SAME COLOR AS BACKGROUND PANEL
- WHITE LED ILLUMINATION
- ATTACHES WITH EXISTING MOUNTING BRACKETS
- MUST BE MINIMUM OF 8' FROM BOTTOM OF SIGN TO SIDEWALK AND CONSISTANT ACROSS ELEVATION



### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- HALO LIT, INTERNALLY-ILLUMINATED, REVERSE CHANNEL INDIVIDUAL LETTERS/LOGO
- FABRICATED METAL LETTER/LOGO IN CUSTOMER COLOR WITH 3" DEEP (MINIMUM) RETURNS WITH CLEAR LEXAN BACKING
- MOUNTS TO BACKGROUND PANEL IN ONE OF APPROVED FINISHES WITH OVAL CABINET PAINTED TO MATCH
- LETTERS PIN MOUNT OFF PANEL 1 1/2"
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS



### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- .090 ALUMINUM BACKGROUND PAINTED IN ONE OF APPROVED FINISHES OR CEDAR PLANK
- PAINT CABINET MATCHING FINISH TO FACE
- FLUSH MOUNT FLAT CUT OUT LETTERS/LOGO IN CUSTOMER COLOR
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS

## SPECIFICATIONS:

- SURVEY REQUIRED BEFORE ALL FABRICATION/INSTALLATION
- ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE
- MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES.
- MUST HAVE UL LABEL

**CUSTOMER:** LANE 4 PROPERTIES  
**NAME:**  
**LOCATION:** CORINTH SQUARE SC  
 PRAIRIE VILLAGE, KS  
**PHONE:**

**DATE:** 8/18/11  
**DESIGN NO:** SS-6535  
**ARTIST:** JH  
**SCALE:** 3/16" = 1'

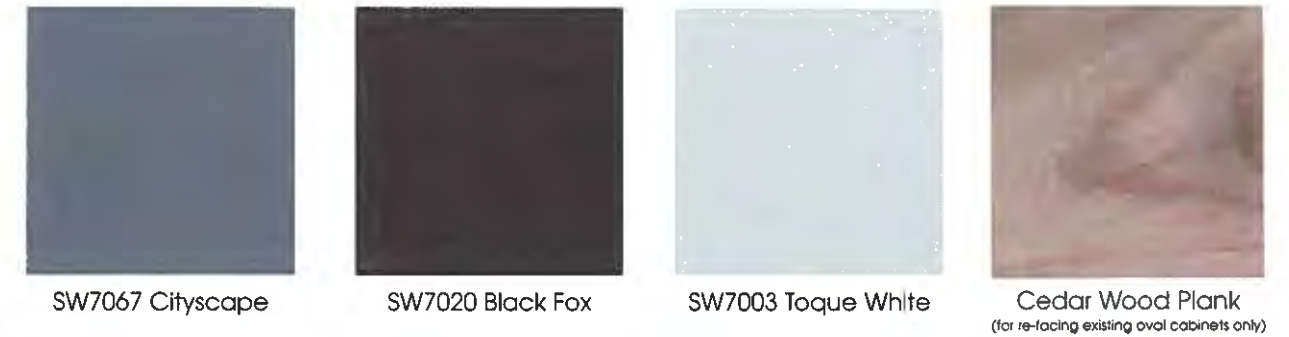
**APPROVED:**

**DATE:**

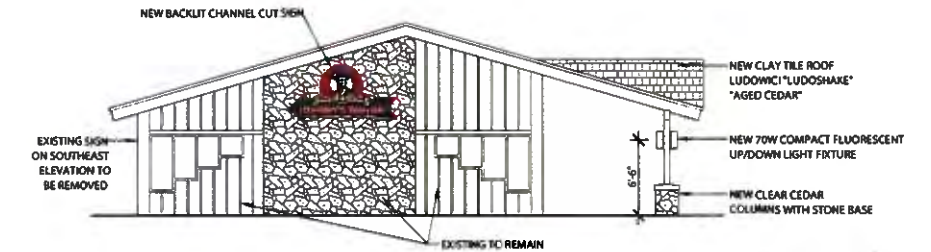
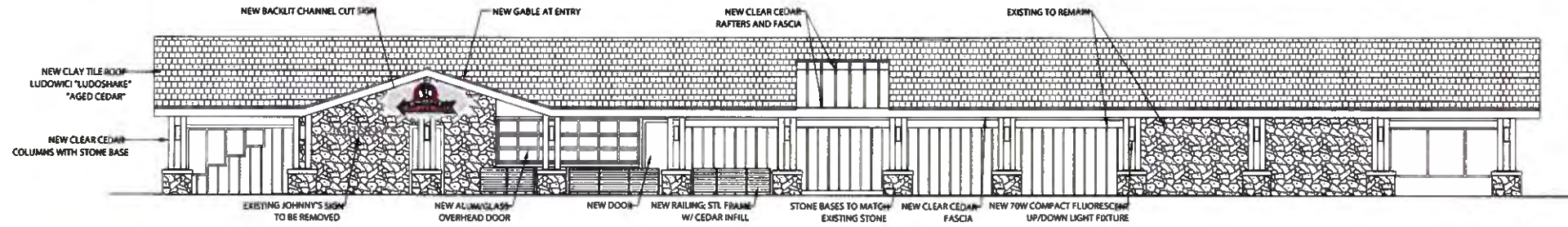
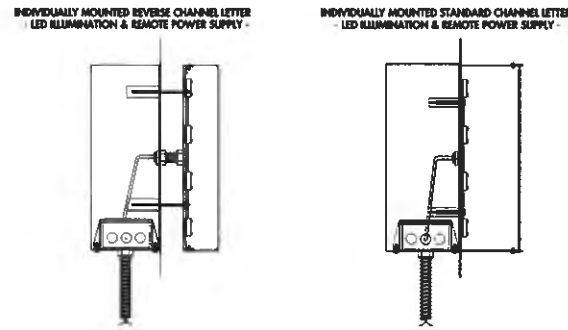


**LUMINOUS Neon Inc**  
 ART & SIGN SYSTEMS

## Pre-approved finishes

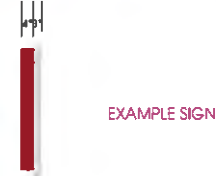
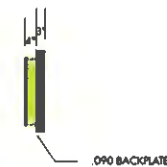


## Attachment B: SINGLE USE FREE STANDING PAD SITE TENANT SPACES



**NORTHWEST ELEVATION**  
SCALE: 1/16" = 1'-0"

**NORTHEAST ELEVATION**  
SCALE: 1/16" = 1'-0"



EXAMPLE SIGN



### GABLE MOUNT TYPICAL SIGNS

- INTERNALLY-ILLUMINATED, PAN CHANNEL INDIVIDUAL LETTERS/LOGO
- 3/16" THICK PLEXIGLAS FACES WITH 1" TRIM CAPS AND PAINTED 4" DEEP (MINIMUM) RETURNS
- LETTERS/LOGO MOUNTS TO .090" THICK, 18" HIGH BACKGROUND PANEL IN ONE OF APPROVED FINISHES. MOUNTS TO 3" DEEP RACEWAY SIZED 1" SMALLER (MINIMUM) FROM ALL EDGES AND PAINTED SAME COLOR AS BACKGROUND PANEL
- LED ILLUMINATION
- ATTACHES WITH EXISTING MOUNTING BRACKETS
- MUST BE MINIMUM OF 8" FROM BOTTOM OF SIGN TO SIDEWALK AND CONSISTANT ACROSS ELEVATION

### GABLE MOUNT OVAL SIGNS WITH CONTOUR LOGO

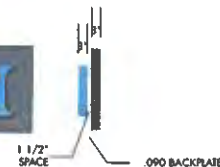
- INTERNALLY-ILLUMINATED, PAN CHANNEL INDIVIDUAL CONTOUR LOGO
- 3/16" THICK PLEXIGLAS FACES WITH 1" TRIM CAPS AND PAINTED 4" DEEP (MINIMUM) RETURNS
- CONTOUR LOGO MOUNTS TO .090" THICK, BACKGROUND PANEL IN ONE OF APPROVED FINISHES, FITTED FOR OVAL CABINET. CABINET PAINTED TO MATCH FACES
- LED ILLUMINATION
- ATTACHES WITH EXISTING MOUNTING BRACKETS
- MUST BE MINIMUM OF 8" FROM BOTTOM OF SIGN TO SIDEWALK AND CONSISTANT ACROSS ELEVATION

### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- INTERNALLY-ILLUMINATED, PAN CHANNEL INDIVIDUAL LETTERS/LOGO
- 3/16" THICK PLEXIGLAS FACES WITH 1" TRIM CAPS AND PAINTED 4" DEEP (MINIMUM) RETURNS
- LETTERS/LOGO MOUNTS TO .090" THICK, BACKGROUND PANEL IN ONE OF APPROVED FINISHES, RETRO FITTED FOR OVAL CABINET. CABINET PAINTED TO MATCH FACES
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS

### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- ROUT COPY FROM .090 ALUMINUM BACKGROUND PAINTED IN ONE OF APPROVED FINISHES, BACKED WITH WHITE PLEXIGLAS
- PAINT CABINET MATCHING FINISH TO FACE
- CHECK EXISTING LAMPS
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS



EXAMPLE SIGN



EXAMPLE SIGN

EXAMPLE SIGN

### WALL MOUNT SIGNS- PAN FACE CONTOUR LOGO, PAN FACE CHANNEL FACE LIT, AND REVERSE CHANNEL HALO LIT

- SAME SPECIFICATIONS FOR CONSTRUCTION
- MOUNTING METHOD FLUSH TO WALL FOR ALL FACE LIT LETTERS/LOGOS OR CONTOUR LOGOS
- MOUNTS 1 1/2" OFF FASCIA FOR REVERSE CHANNEL HALO LIT LETTERS/LOGO



### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- HALO LIT, INTERNALLY-ILLUMINATED, REVERSE CHANNEL INDIVIDUAL LETTERS/LOGO
- FABRICATED METAL LETTER/LOGO IN CUSTOMER COLOR WITH 3" DEEP (MINIMUM) RETURNS WITH CLEAR LEXAN BACKING
- MOUNTS TO BACKGROUND PANEL IN ONE OF APPROVED FINISHES WITH OVAL CABINET PAINTED TO MATCH
- LETTERS PIN MOUNT OFF PANEL 1 1/2"
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS

### GABLE MOUNT OVAL SIGNS

- RE-USE EXISTING OVAL CABINET
- .090 ALUMINUM BACKGROUND PAINTED IN ONE OF APPROVED FINISHES OR CEDAR PLANK
- PAINT CABINET MATCHING FINISH TO FACE
- FLUSH MOUNT FLAT CUT OUT LETTERS/LOGO IN CUSTOMER COLOR
- RE-INSTALLS SAME LOCATION USING EXISTING MOUNTING BRACKETS
- EXTERNAL ILLUMINATION BY OTHERS

### SPECIFICATIONS:

- SURVEY REQUIRED BEFORE ALL FABRICATION/INSTALLATION
- ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE
- MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES.
- MUST HAVE UL LABEL

CUSTOMER: LANE 4 PROPERTIES

NAME:

LOCATION: CORINTH SQUARE SC

PRAIRIE VILLAGE, KS

PHONE:

DATE: 8/30/11

DESIGN NO: SS-6535

ARTIST: JH

SCALE: 3/16" = 1'

APPROVED:

DATE:



**LUMINOUS Neon Inc**  
ART & SIGN SYSTEMS



**Pre-approved finishes**



SW7067 Cityscape



SW7020 Black Fox

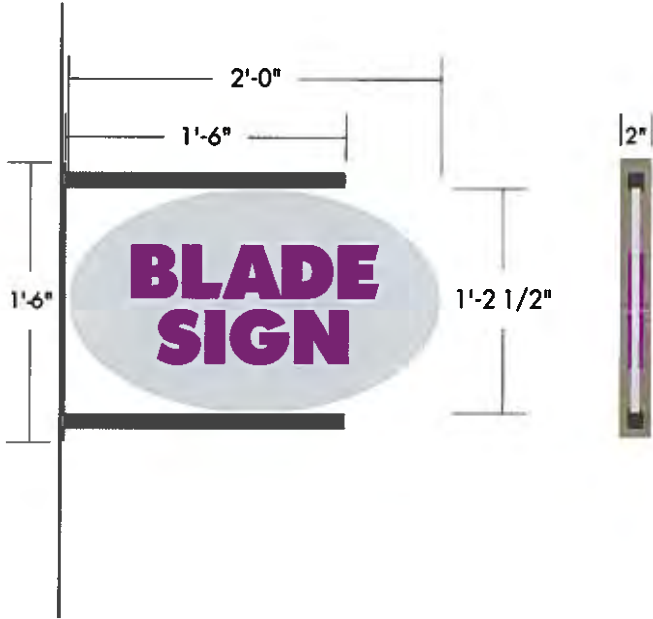


SW7003 Toque White



Cedar Wood Plank

**Attachment C: BLADE SIGN**



- NON-ILLUMINATED, DOUBLE-FACED PROJECTING BLADE SIGN
- ALUMINUM 1/2" PANEL BACKGROUND PAINTED TO MATCH ONE OF THE APPROVED FINISHES
- 1/4" THICK, FLAT CUT OUT BUSINESS NAME
- MOUNTS WITH 1" SQUARE TUBE PAINTED ONE OF THE APPROVED COLORS
- INSTALLS UNDER CANOPY AT A HEIGHT OF 8' TO BOTTOM OF SIGN
- TO LOCATE (1) AT EACH BUSINESS ENTRANCE

**Attachment D: PEDESTRIAN SIGN**



- NON-ILLUMINATED, DOUBLE-FACED SUSPENDED PEDESTRIAN SIGN
- ALUMINUM 2" PAN BACKGROUND PAINTED TO MATCH ONE OF THE APPROVED FINISHES
- 1/4" THICK, FLAT CUT OUT BUSINESS NAME
- INSTALLS UNDER CANOPY AT A HEIGHT OF 8' TO BOTTOM OF SIGN
- TO LOCATE (1) AT EACH BUSINESS ENTRANCE

**SPECIFICATIONS:**  
 • SURVEY REQUIRED BEFORE ALL FABRICATION/INSTALLATION

<b>CUSTOMER:</b> LANE 4 PROPERTIES	<b>DATE:</b> 8/29/11
<b>NAME:</b>	<b>DESIGN NO.:</b> SS-6535
<b>LOCATION:</b> CORINTH SQUARE SC PRAIRIE VILLAGE, KS	<b>ARTIST:</b> JH
<b>PHONE:</b>	<b>SCALE:</b> 1" = 1'
<b>APPROVED:</b>	<b>DATE:</b>



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# Attachment E: SHOPPING CENTER ID/PROMOTIONAL SIGN



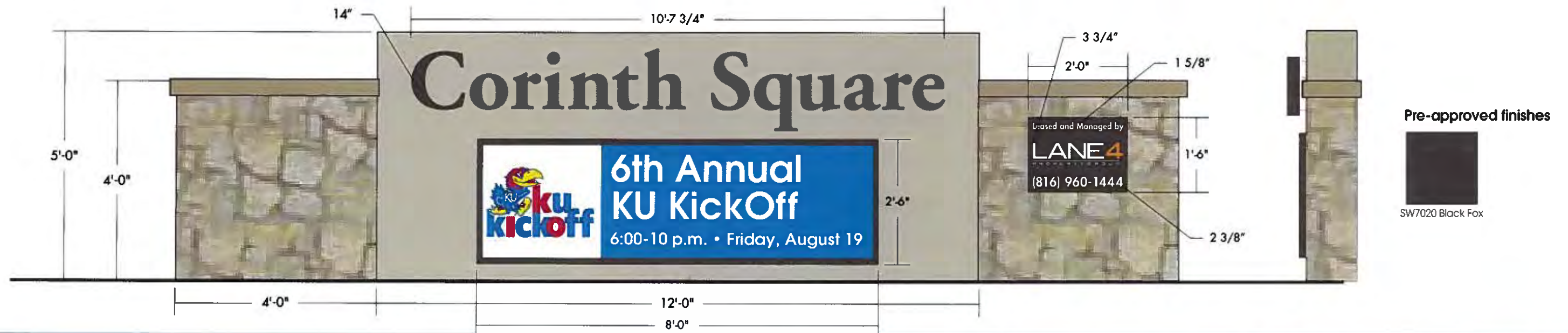
NTS-83RD & MISSION RD



EXISTING



SIMULATED NIGHT VIEW WITH HALO LIT AND FACE LIT "CORINTH SQUARE" AND FACE LIT PROMOTIONAL SIGN



**SPECIFICATIONS:**

- FABRICATE AND INSTALL LETTERS, CABINET AND PLAQUE FOR SHOPPING CENTER
- (1) INTERNALLY-ILLUMINATED, SINGLE-FACE PROMOTIONAL SIGN CABINET WITH REMOVABLE RETAINER PAINTED SW 7020 BLACK FOX TO INSET IN TEXTURE PAINTED ALUMINUM BACKGROUND
- -DIGITALLY PRINTED LEXAN FACES TO BE REMOVEABLE TO CHANGE OUT FOR UPCOMING SHOPPING CENTER OR COMMUNITY EVENTS 10-12 TIMES A YEAR
- (1) SET OF COMBINATION PAN CHANNEL AND HALO LIT SHOPPING CENTER ID LETTERS, LIT WITH WHITE LEDS.
- WHITE FACES OVERLAID WITH CUSTOM PERFECT VINYL PAINTED SW7020 BLACK FOX, CLEAR BACKS, BRONZE TRIM CAPS AND RETURNS PAINTED SW7020 BLACK FOX, PIN MOUNTED OFF TEXTURE PAINTED ALUMINUM BACKGROUND
- (1) 1/4" THICK ALUMINUM PANELS PAINTED SW7020 BLACK FOX WITH VINYL GRAPHICS APPLIED IN WHITE AND ORANGE ATTACHES TO STONE COLUMNS
- ALL STONERWORK BY OTHERS

**CUSTOMER:** LANE 4 PROPERTIES  
**NAME:**  
**LOCATION:** CORINTH SQUARE SC PRAIRIE VILLAGE, KS  
**PHONE:**

**DATE:** 9/1/11  
**DESIGN NO:** SS-6535B-4  
**ARTIST:** JH  
**SCALE:** 1" = 1'

**APPROVED:**

**DATE:**

**Pre-approved finishes**



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