



City of Bonner Springs

KANSAS

Tuesday, June 21, 2022

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 7:00 p.m.

The meeting is open to the public.

We will follow safety precautions recommended by the Centers for Disease Control and Prevention, the Kansas Department of Health and Environment, and local health officers.

Attendees are strongly encouraged to wear masks.

PLANNING COMMISSION MEETING - 7:00PM

CALL TO ORDER - ROLL CALL

1. Roll Call

Action

Recommendation

Documents:

CONSENT AGENDA

1. Approval of Minutes from the April 19, 2022 Regular Meeting

Action

Review the minutes from the previous meeting - approve, deny or amend

Recommendation

Approve minutes as presented

Documents:

1. PC Minutes 4.19.22 draft

OLD BUSINESS

1. None at this time

Action

Recommendation

Documents:

NEW BUSINESS

- 1. Site Plan - ST-03-22 - Consider a Site and Landscape Plan for 14130 Minnesota Avenue, PTS Consulting. The site and landscape plan is for the addition of a new building to be located upon the property.**

Action

Consider a site and landscape plan for 14130 Minnesota Avenue, PTS Consulting LLC

Recommendation

Staff recommends the Planning Commission approve the site and landscape plan for 14130 Minnesota Avenue with the stipulations listed in the Staff report.

Documents:

1. ST-03-22 - PTS Consulting LLC - 14130 Minnesota Ave - Staff Report and Agenda Cover
2. PTS Aerial View
3. PTS Consulting LLC - Site and Landscape Plan Application
4. PTS Site - Landscape Plans

OPEN AGENDA

1. None

Action

Recommendation

Documents:

CITY PLANNERS REPORT

- 1. July 19th meeting:**
Site plan for the build out of Ensign Storage
Special Use Permit for Old Dominion Freight Line

Action None

Recommendation

Documents:

ADJOURNMENT

MINUTES – 4.19.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, April 19, 2022 – Regular Meeting – 7:00 p.m.

=====

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Paul Zeps; Sherri Neff; Nick Perica; Larry Clark; Greg Gebauer; Vince Bombardier, Lloyd Mesmer

Absent: – Jason Cruse

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #1 – Approval of Minutes of March 15, 2022 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions.

Motion to **APPROVE the Consent Agenda** was made by Commissioner Clark and seconded by Commissioner Perica.

Chair Gebauer called for a vote.

AYE – Zeps, Neff, Perica, Bombardier, Clark, Gebauer, Mesmer

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– LS-02-22 – Consider a Lot Split presented by BHC; on behalf of the property owner(s), Bonner Springs Church of Christ - The applicant is proposing to split an existing tract/parcel (419 E. Morse Avenue) to remove the structure which once served as the parish parsonage.

Chair Gebauer introduced New Business Item #4 and called for a staff report.

Staff reviewed the report stating that the applicant was requesting approval to remove the existing parsonage from the larger parcel and placing it within its own parcel. Staff explained the church no longer felt as though they need to maintain the parsonage and felt it best be divided from the main church parcel and sold off.

Staff stated a representative from BHC, as well as the church, were in attendance if the Commissioners had any questions of them.

Chair Gebauer asked if any Commissioners had questions of Staff. Vice-Chair Zeps asked if there was anything from a taxing standpoint that the city should or needs to be concerned with. Staff asked the representative from the church, what the intent would be if and when the lot split is approved. He stated that the intent was to put the parsonage up for sale as a single-family residence and that they already have an interested party. Vice-Chair Zeps asked if there had been a special use permit issued for the church or anything along those lines that may cause them issues after the split or create issues for the city. Staff stated from the research they conducted and information they could obtain from old files, that no special use permit had been issued for the church, whether the church was in use prior to those regulations being put in place or some other reason, Staff could not find any information.

Staff further stated that the zoning classification for the both the church and the parsonage, as well as the surrounding area, was R-1; Single Family Residential and that the zoning would not have a negative impact on the church or parsonage.

Chair Gebauer asked if there were any other questions of staff or the applicant. Chair Gebauer asked if the applicant would like to make any statements or if they had any questions.

Being none, Commissioner Clark made a motion to **APPROVE** the Lot Split with Staff recommendations, Commissioner Mesmer **SECONDED** the motion.

Chair Gebauer called for a roll call vote.

AYE – Neff, Perica, Clark, Zeps, Bombardier and Gebauer

NAY – None

ABSTAIN - Mesmer

MOTION PASSED 7 – 0 – 1

Agenda Item # 5 – Open Agenda

None

Agenda Item # 6 - CITY PLANNER'S REPORTS

Staff updated the Commission on the progress of Starbucks

No agenda items for May

Staff presented some of the results we had received back from our Citizen Survey

Chair Gebauer adjourned the meeting at 7:19pm.

Memorandum

Date: June 21, 2022
To: Mayor and City Council
From:

Subject: None at this time

Recommendation:

Action:

Background:

Discussion:

Financial Impact:

Memorandum

Date: June 21, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Site Plan - ST-03-22 - Consider a Site and Landscape Plan for 14130 Minnesota Avenue, PTS Consulting. The site and landscape plan is for the addition of a new building to be located upon the property.

Recommendation: Staff recommends the Planning Commission approve the site and landscape plan for 14130 Minnesota Avenue with the stipulations listed in the Staff report.

Action: Consider a site and landscape plan for 14130 Minnesota Avenue, PTS Consulting LLC

Background: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by this section and as detailed in the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan “Fact Sheet” to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

This project entails the addition of a new building to the existing PTS Consulting site. The building is industrial in nature with a square foot measurement of 4800.

Discussion: NA

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 4
CASE NO. ST-03-22

Topic: **Site/Landscape Plan** – Consider a site and landscape plan for 14130 Minnesota Avenue.

Narrative: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by this section and as detailed on the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan “Fact Sheet” to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

This project entails the addition of a new building upon the existing PTS Consulting site, the building is industrial in nature with a square foot measurement of 4800.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the site and landscape plan for 14130 Minnesota Avenue with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (8pgs)

Aerial Image (1pg)

Site Plan Packet (5pgs)

**SITE AND LANDSCAPE PLAN FOR LOT 2 OF THE BONNER SPRINGS POINTE SUBDIVISION
– 540 S. 129TH STREET – REQUEST FOR APPROVAL OF THE SITE PLAN AS PRESENTED**

MEETING DATE: June 21, 2022

REPORT WRITTEN: May 19, 2022

APPLICANT:

- RB Architecture (On behalf of the owner)
11661 College Boulevard
Overland Park KS 66210

OWNER

- PTS Consulting, LLC
14130 Minnesota Avenue
Bonner Springs, KS 66012

REQUEST:

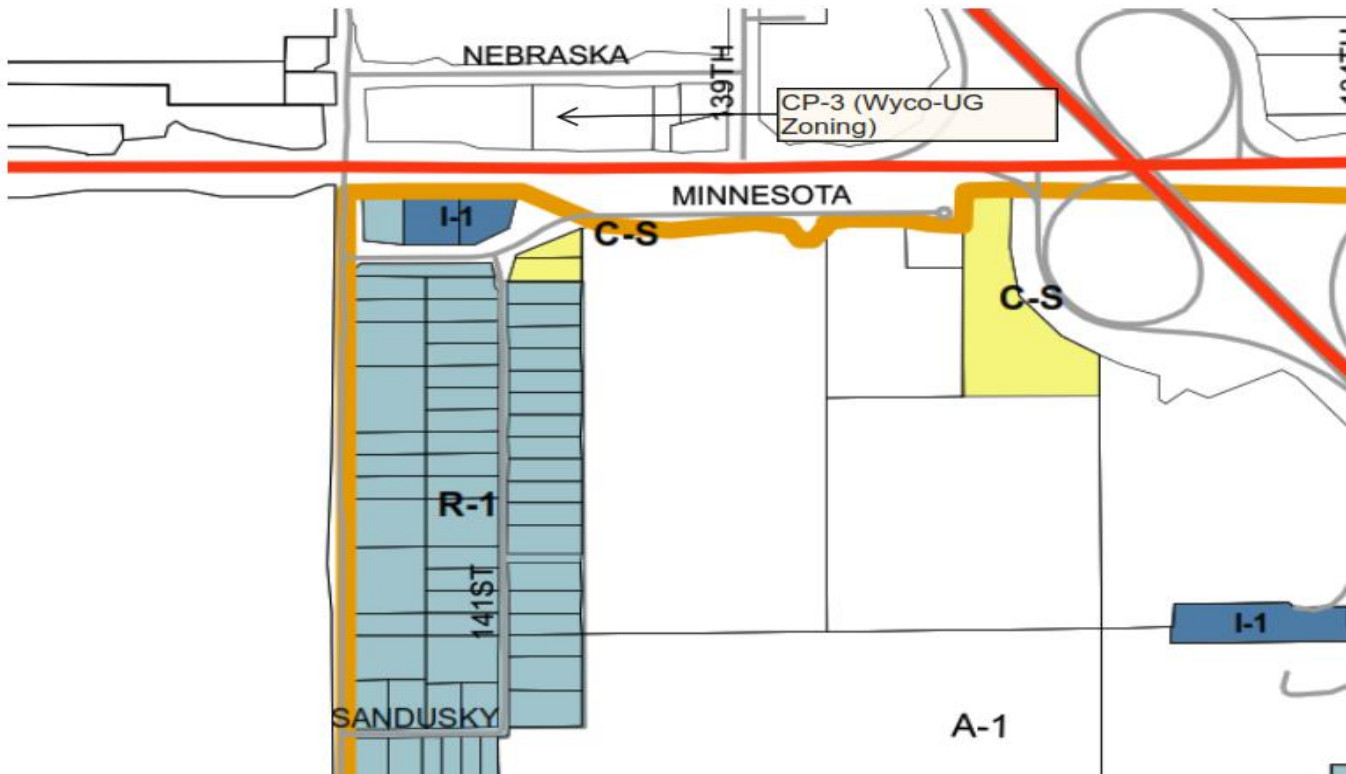
The applicant is requesting approval of the site and landscape plan as submitted.

ZONING:

- The property is currently zoned “I-1” Light Industrial District

SURROUNDING ZONING:

- North - State Avenue – Kansas City KS on the north side
- South - R-1 (Single Family Residential District)
- East - I-1 (Light Industrial District)
- West - R-1 (Single Family Residential District) Vacant Lot



SITE INFORMATION:

Location -	14130 Minnesota Avenue
Lot Size -	1.992 +/- acres; 86796sqft +/-
Building Use -	Proposed 4800 square foot structure for increased operations of the PTS Labs
Parking –	
Required -	One space for each 1000sqft of gross floor area,
Provided -	6 additional spaces total 1 ADA Compliant Parking Spaces 14 spaces existing including 2 ADA compliant spaces (Overall site)
Landscaping:	
Required -	None is required for the new building
Provided -	Trees and landscaping are in existence currently
Outdoor Lighting -	Wall lights included on the building
Signage -	None indicated
Trash Enclosure -	None indicated with building addition

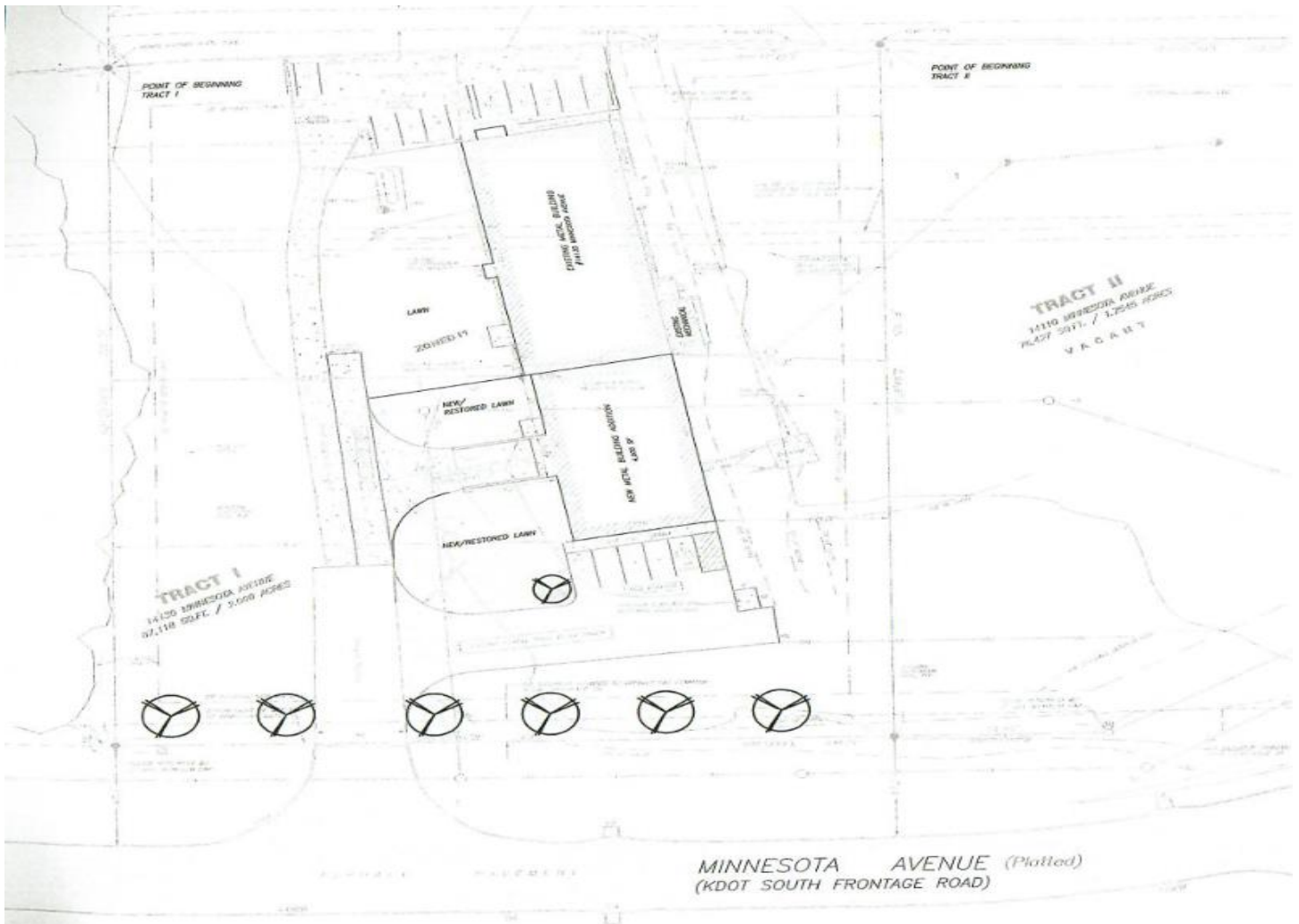


Image above indicates tree planting that occurred with a new building addition, these are located just north of Minnesota Avenue.

Image above indicates the trees that existed on the site prior to the latest building addition, these are located along the left side of the driveway.

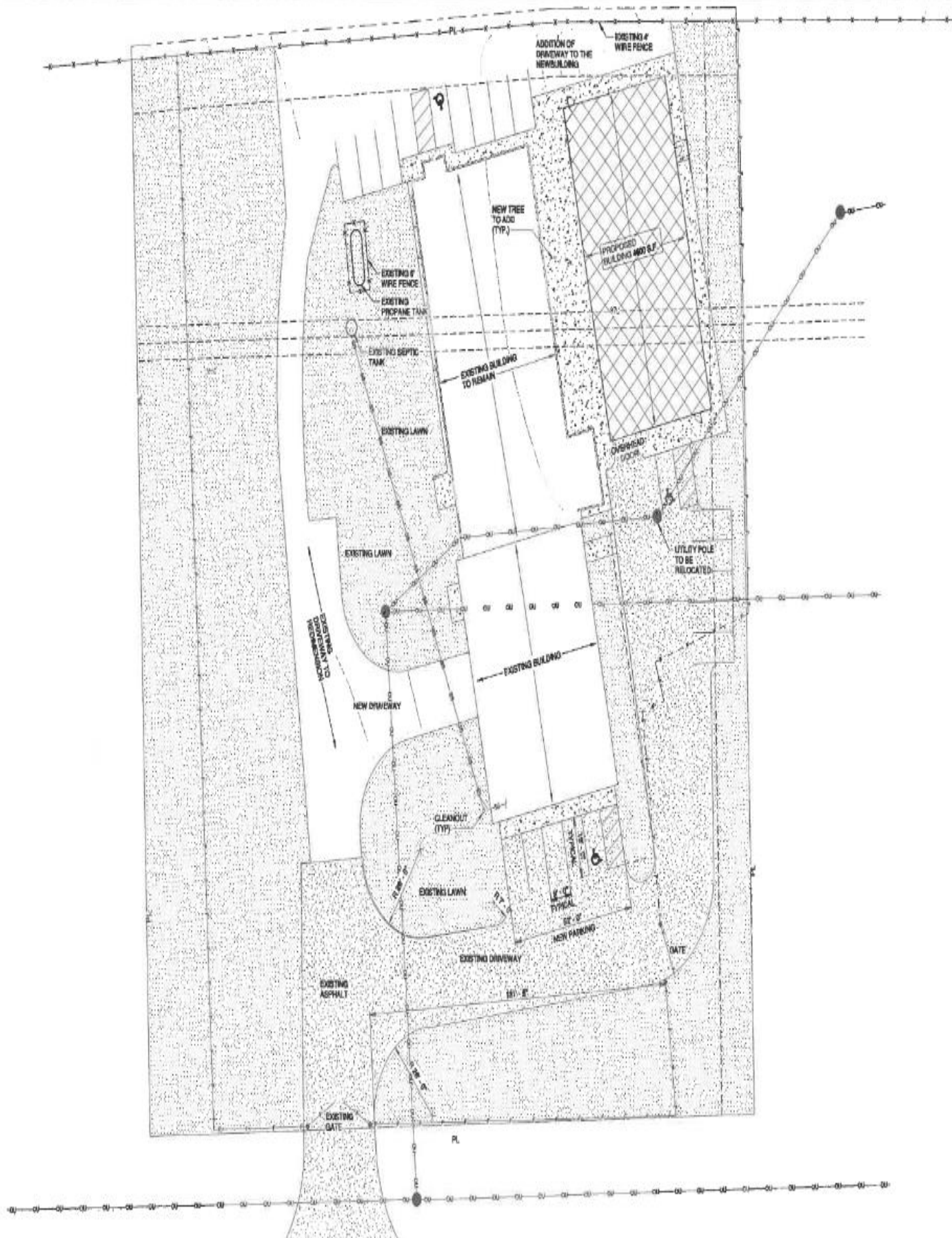


Image above indicates the location of the proposed new building.

ZONING REGULATIONS SITE PLAN REVIEW CRITERIA:

The Zoning Regulations lay out thirteen requirements used to review site plans and ensure they meet the necessary criteria. Those requirements are stated below and followed by Staff's justification.

1. Compatibility of design and exterior materials and appearance with existing and surrounding structures;
 - i. *The shell of the structure shall mirror the existing structure on the site. While not in conformance with the newly adopted design standards it does blend with the site and existing structure.*
2. Appropriate screening of mechanical equipment;
 - i. *All mechanical equipment shall be screened as required by the Zoning Regulations – Elevations do not indicate mechanical equipment, if mechanical equipment is to be installed outside then it shall be screened per the Zoning Regulations.*
3. The building design shall include a variety of materials, with a maximum of 70% of any one material on all elevations of the structure;
 - i. *The wainscot base of the existing building is imitation brick or stone and varies in color to allude to different materials being used – staff recommends the new building carry the same imitation brick/stone wainscot around the north, south and east perimeters.*
4. Structure design or choice of materials required as part of any franchise type operation shall be considered;
 - i. *N/A*
5. Architectural design should create visual interest and variety through the use of different mixtures, complimentary colors, shadow lines and contrasting shades. The use of walls and a single color, with little detail or completely blank, is discouraged;
 - i. *The proposed building will be of similar material and color scheme as the building currently present upon the lot. Requiring the owners to abide by the new design requirements would in turn make the original building stand out and not blend in, staff feels in this instance applying our new design standards will cause an undue hardship upon the applicant.*
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. *N/A- existing industrial facility is of metal construction; proposed building will match*
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. *The existing building is metal in nature, the proposed new building will match the existing.*
8. Evaluation of building materials shall be based on the quality of its design in relationship and compatibility to building materials in the immediate neighborhood;
 - i. *Building shall be compatible with the existing structure upon the lot.*
9. The City encourages the use of a variety of architectural design and building materials to give each commercial center a distinct character;
 - i. *The area is industrial in nature; the building has limited architectural features.*
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. *One loading bay/overhead door is being provided on the south side of the building and will be partially hidden by the existing building.*
11. Design and proportion of buildings shall be compatible with the scale, design and proportion of existing development in the immediate area;
 - i. *This building is compatible with the existing development in the immediate area.*
12. Lengthy horizontal faces should be varied with differing heights, materials, colors, entrance canopies and landscaping; and
 - i. *The building is proposed to be of a similar design as to the building already located on the site, staff is recommending the addition of trees along the east side of the building in order to break up the long expanse.*
13. Consideration of external traffic circulation.
 - i. *The site is accessed from one ingress and egress point, traffic is limited to those working within the facility or those doing business within and is located off Minnesota Avenue.*

STANDING SITE PLAN CONDITIONS:

1. Changes or deviations from the approved Site/Landscape Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
2. Structure shall adhere to all building codes as adopted by the City;
3. An approved Site/Landscape Plan shall be valid if a building permit is issued within 180 days from the date of approval by the Planning Commission;
4. All Freestanding Signs and Wall Signs require a Sign Permit and Fee to be approved by the City Planner;
5. All utilities shall be placed underground; and
6. Erosion control per City Standards to be installed and maintained during construction.

CITY PLANNER COMMENTS:

1. All site or building signage shall adhere to Article XXXI of the Bonner Springs Zoning Regulations and be required to obtain sign permits.
2. Staff recommends the planting of a minimum of three (3) additional trees, these should be planted along the east side of the new building in order to break up the expansive straight run of building side along with one (1) tree located near the additional parking area. See included site plan.

DESIGN REVIEW TEAM (DRT) COMMENTS:**Building Official:**

1. None at this time, building plans to be submitted upon approval

City Engineer:

1. Prepare a letter asking for detention waiver based on APWA 5600 requirements or provide stormwater controls if necessary.
2. Provide contours/grading plan and an erosion control plan.
3. Silt fence needs to be located outside/downstream of the limits of disturbance, if any.

Public Works Director:

1. None at this time

STAFF RECOMMENDATION:

The Development Staff recommends **approval** of the Site/Landscape Plan subject to the conditions listed below and to include all **standing conditions** listed above. Staff recommends approval of the site and landscape application, with the following stipulations:

1. All Standing Site Plan Conditions shall be adhered to.
2. All comments provided by the Design Review Team shall be adhered to as written in the Staff report.
3. All site improvements indicated on the site plan shall be completed as shown or recommended by the DRT.
4. Prepare a letter asking for detention waiver based on APWA 5600 requirements or provide stormwater controls if necessary.
5. Provide contours/grading plan and an erosion control plan.
6. All site or building signage shall adhere to Article XXXI of the Bonner Springs Zoning Regulations and be required to obtain proper permits.
7. Staff recommends the planting of a minimum of three (3) additional trees, these should be planted along the east side of the new building in order to break up the expansive straight run of building side along with one (1) tree located near the added parking area.

8. Staff recommends that the new building have a similar wainscotting treatment as the existing building.
9. Silt fence needs to be located outside/downstream of the limits of disturbance.
10. Upon approval, two (2) complete full size 24" x 36" and one (1) 11" x 17" signed and sealed Site Plan shall be submitted to the Planning Department for final approval and release to the Building Department for issuance of a building permit.

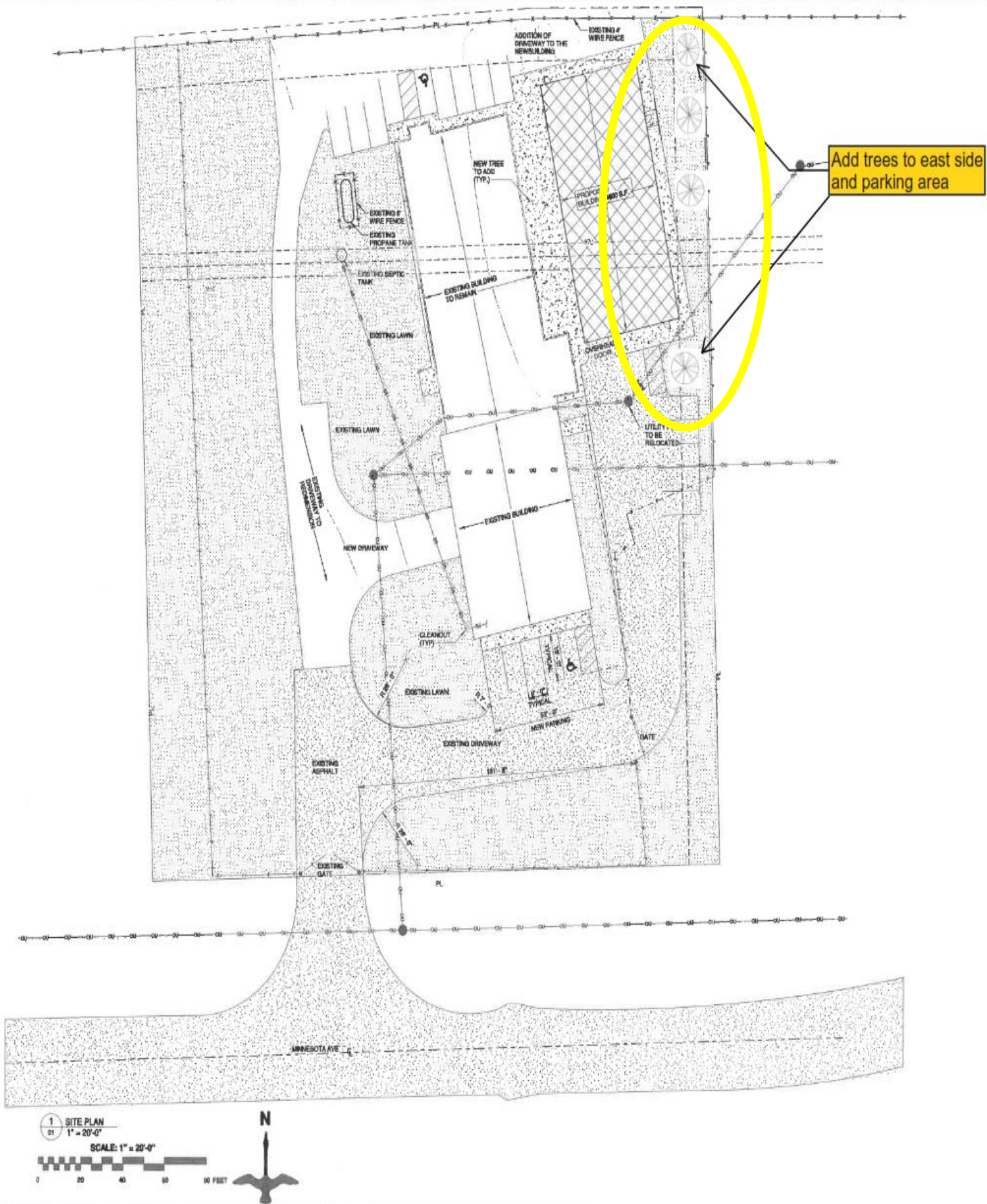


Image above indicates staff recommendations for tree planting.

State Ave

Kansas City, Ks
Bonner Springs, Ks

190.23

78.56

320.36

325.18

963803

9

268.67

74.95

CITY OF BONNER SPRINGS
Community and Economic Development Department

Staff Use Only

ST-03-22
PC Date: 6/21/22
Date Rec'd: 5/19/22
Rec'd by: MJL

SITE and LANDSCAPE PLAN APPLICATION

Date: 05-17-2022

Project Address: 14130 MINNESOTA AVE BONNER SPRINGS 66012, KS

Project Name (if applicable): WAREHOUSE PTS LAB ADDITION

Applicant (Print): RB ARCHITECTURE Phone: (913) 375-7659

Address: 11661 COLLEGE BLVD, OVERLAND PARK, 66210, KS

E-mail (required): riadbaghdadi@yahoo.com

Name of person/firm preparing the site plan (Print): RB ARCHITECTURE

Address: 11661 COLLEGE BLVD, OVERLAND PARK, 66210, KS Phone: (913) 375-7659

E-mail (required): riadbaghdadi@yahoo.com

Proposed Use and Project Description:

WAREHOUSE PTS LAB ADDITION

General Location/Cross Streets: 14130 MINNESOTA AVE BONNER SPRINGS 66012, KS

Current Zoning: 1-1 Light Industrial Lot/Tract Size (sq.ft./acres): 2.00 ACRES

Is the Property Platted: ☐ Yes ☒ No

If Yes, Subdivision Name: Block/Lot(s):

If No, Provide full legal description – a separate sheet maybe used:

SEE ATTACHED

Exterior building materials along street frontages:

Size, height, and location of any proposed sign(s):

Total Street Frontage (LF): 268' - 10" Building Sq. Ft.: 4800.00

Parking Provided: 26 Handicapped Spaces Provided: 3 Van Accessible? YES

Parking Required: 16 Handicapped Spaces Required: 1

Total Impervious Area (sq. ft.):

Note: Location and Description of Easements must be noted on the Site Plan with dimensions.

I hereby certify that the information herein submitted is complete, true, and accurate. That I have reviewed the development process and the landscape plans contain all the information required by the zoning ordinance.

SIGNATURE OF APPLICANT: Date:

APPLICANT'S NAME (PRINTED):

DOES THE APPLICANT HAVE PERMISSION FROM THE OWENER(S) TO APPLY?

Yes ☒ No ☐

IF REQUESTED, CAN THE APPLICANT PROVIDE A LETTER OF CONSENT FROM THE OWNER(S)?

Yes ☐ No ☐

=====

Site & Landscape Plan Review Process

A pre-application meeting with the City Planner is required prior to application submittal. Call to set an appointment -- 913-667-1708

Submittal Requirements

- ☒ Completed and signed application
- ☒ Eight (8) 11" x 17" copies of a scaled site plan (see site & landscape guidelines page)
- ☒ Check for \$400.00 – made payable to the City of Bonner Springs for application fee
- ☒ PDF copy of all drawings must be emailed to the City Planner

Additional fees

City staff will prepare and post a Notice of Public Hearing sign.

Applicants will be billed \$25 for the first sign and \$10 for each additional sign, if applicable.

Meetings

The Planning Commission holds a public meeting and votes on the application.

Planning Commission meetings are typically on the third (3rd) Tuesday of each month at 7:00 PM

Questions

Contact the City Planner at 913-667-1708

Reference

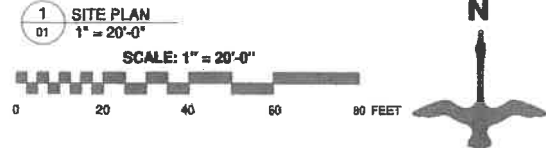
See attached *Site, Landscape, & Engineering Design Requirements Fact Sheets*

LEGAL DESCRIPTION:

BEG 283.7FT E & 110.24FT S OF NW COR; N86E-190.23FT, E 78.56FT, S 325.18FT, W 268.67FT, N 320.36FT TO POB CONTG 2AC M/L

**14130 MINNESOTA AVENUE
BONNER SPRINGS, KANSAS 66012**

[illegible]



LEGEND	
—OU—	OVERHEAD UTILITIES
—F—	PIPE RAIL FENCE
—X—	WIRE FENCE
— — — PL — — —	PROPERTY LINE

1. MAXIMUM SLOPES FOR SOIL SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE DIRECTED.
2. FILLS ARE TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM 601. COMPACTION TEST D1557-70, FILL LAYERS NOT TO EXCEED 6" EACH.
3. NO FILLS SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED.
4. NO ROCK OR LUMPS WITH GREATER THAN 6" DIAMETER SHALL BE PLACED IN THE FILL.
5. IMPORTED MATERIALS SHALL INSPECTED FOR APPROPRIATE USE PRIOR TO PLACEMENT.
6. EXCESS SOIL SHALL BE DISPOSED OF OFF-SITE AS SOON AS POSSIBLE.
7. DUST SHALL BE CONTROLLED BY WATERING.
8. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING AND SITE WORK.
9. AN EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING THE WORK AS REQUIRED.
10. A PERMIT FROM THE CITY MUST BE OBTAINED BY THE CONTRACTOR BEFORE STARTING ANY WORK.
11. THE CONTRACTOR SHALL CALL IN A LOCATE REQUEST FOR UNDERGROUND SERVICES. NO WORK SHALL START BEFORE LOCATING SERVICES HAS COMPLETED THEIR SURVEY OF ALL UNDERGROUND UTILITY IN THE AREA.
12. TOP LAYER SHALL CONSIST OF 6" TOP SOIL MINIMUM.
13. ALL DISTURBED EXPOSED SOIL AREAS SHALL BE FERTILIZED & SEEDDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.
14. SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPE INFORMATION.

RE
**ARCHITECTURE ENGINEERING
CONSTRUCTION**

11061 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
TEL: (913) 375-7699 EMAIL: rls.beghold@yahoo.com

[illegible]

**PTS LAB BUILDING
ADDITION**

THESE PLANS ARE THE PROPERTY OF
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SITE PLAN

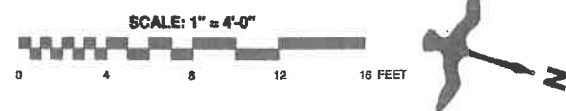
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GROUP	SHEET NO.
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5/6/2022 1:38:50 PM

D:\Dropbox\00 Projects\03-09-2012 - 4\WAREHOUSE PITS LAB BUILDING ADDITION 14130 MINNESOTA AVE BONNER SPRINGS 66012\2022\WAREHOUSE PITS LAB BUILDING ADDITION 14130 MINNESOTA AVE BONNER SPRINGS 66012 SITE 2022 REV 0.VMT

1 FLOOR PLAN
02 1/4" = 1'-0"



RBB
ARCHITECTS
CONSTRUCTORS

**ARCHITECTURE ENGINEERING
CONSTRUCTION**

11661 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
TEL: (913) 375-7850 EMAIL: rhd.boghdadi@yahoo.com

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PTS LAB BUILDING
ADDITION

14130 MINNESOTA AVE
BONNER SPRINGS, KS 66012

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**FIRST FLOOR
PLAN**

02

GROUP	SHEET NO
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5/8/2022 1:38:54 PM

03-Dnpdbox000 Project: 03-02-2012 - 14WAREHOUSE PTS LAB BUILDING ADDITION 14130 MINNESOTA AVE BONNER SPRINGS 66012 BLDG. 2022.MF
ADDITION 14130 MINNESOTA AVE BONNER SPRINGS 66012 BLDG. 2022.MF
ADDITION 14130 MINNESOTA AVE BONNER SPRINGS 66012WAREHOUSE PTS LAB BUILDING



11661 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
TEL: (913) 375-7669 EMAIL: rlad.boghts@yahoo.com



**PTS LAB BUILDING
ADDITION**
14130 MINNESOTA AVE
BONNER SPRINGS, KS 66012

**RB ARCHITECTURE ENGINEERING
CONSTRUCTION
COMPONENT**

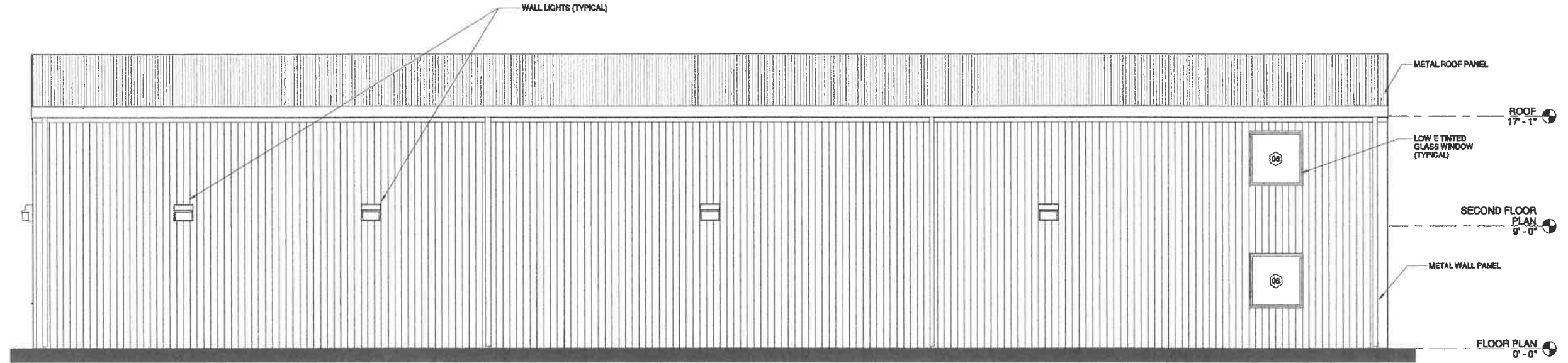
THESE PLANS ARE THE PROPERTY OF
RB ARCHITECTURE ENGINEERING
CONSTRUCTION. REPRODUCTION OF
THESE PLANS IN WHOLE OR PART OR
THE PREPARATION OF DERIVATIVE
WORKS THEREOF WITHOUT THE
EXPRESSED WRITTEN PERMISSION OF
RB ARCHITECTURE ENGINEERING IS
ENTIRELY PROHIBITED.

ELEVATIONS

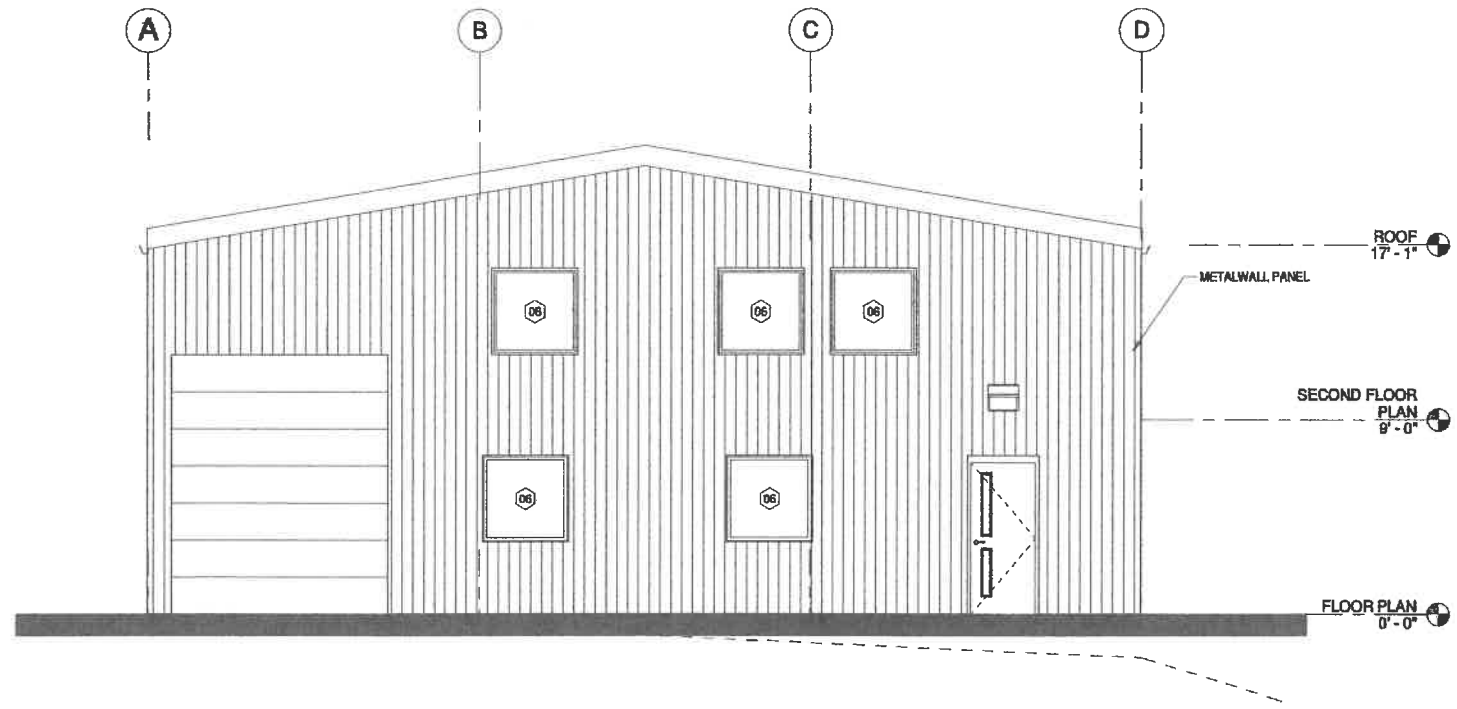
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GROUP	SHEET NO.
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D:\Dropbox\00 Projects\03-02-2012 - 14\WAREHOUSE PTS LAB BUILDING ADDITION 14130 MINNESOTA AVE BONNER SPRINGS 66012\WAREHOUSE PTS LAB BUILDING ADDITION 14130 MINNESOTA AVE BONNER SPRINGS 66012 BUILDING 2022.JM



2 EAST ELEVATION
05 1/4" = 1'-0"



1 SOUTH ELEVATION
05 1/4" = 1'-0"

**ARCHITECTURE ENGINEERING
CONSTRUCTION**
11861 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
TEL: (913) 375-7650 EMAIL: rlad.baghdadi@yahoo.com



No.	Description	Date

**PTS LAB BUILDING
ADDITION**
14130 MINNESOTA AVE
BONNER SPRINGS, KS 66012

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THE PREPARATION OF DERIVATIVE
WORKS WITHOUT THE WRITTEN
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ELEVATIONS

GROUP SHEET NO.
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