



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

February 16, 2021

## Project Name

6301 James A. Reed – Self Storage

## Docket #16 Request

CD-CPC-2020-00124

Development Plan- Non-Residential

## Applicant

Braden Taylor  
MKEC Engineering Inc

## Owner

Tony Ollila  
GYS Development, LLC

|                  |                      |
|------------------|----------------------|
| Location         | 6301 James A Reed Rd |
| Area             | About 3.8 acres      |
| Zoning           | B2-2                 |
| Council District | 5 <sup>th</sup>      |
| County           | Jackson              |
| School District  | Raytown 150          |

## Surrounding Land Uses

**North:** Blue Parkway Drive, zoned B2-2

**South:** Undeveloped, zoned R-7.5

**East:** Blue Parkway Drive, zoned B2-2

**West:** Transportation Center, zoned R-7.5

## Major Street Plan

There are no adjacent streets identified on the Major Street Plan.

## Land Use Plan

The Blue Ridge Area Plan recommends Mixed Use Community land uses for the subject property. The proposed zoning does not comply with the current land use recommendation.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or civic organizations located within 300' of the subject site.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement applies to this case and a virtual public engagement meeting was held on January 25, 2022. There were no public attendees.

## EXISTING CONDITIONS

The subject property is located on the south site of Blue Parkway Drive and east of James A Reed Road. There is an existing two-story building on the site that has previously operated as an office. The site has two existing drives off of James A Reed Road and Blue Parkway Drive which both lead to the parking lot. There is also green space to the rear of the building and parking lot.

## SUMMARY OF REQUEST

Applicant is seeking approval of a development plan on about 3.9 acres in District B4-1 (Heavy Business/Commercial 4 dash 1) located at 6301 James A. Reed Road, to allow for two principal structures on one lot.

## KEY POINTS

- The applicant intends to convert the existing building into a self-storage facility.
- A secondary building is proposed on the site for additional self-storage

## PROFESSIONAL STAFF RECOMMENDATION

Docket #16 Recommendation – Approval without Conditions

## PREVIOUS CASES

**Case No. CD-CPC-2020-00124- Resolution No. 210425-** On May 4, 2021 City Council approved an amendment to the Blue Ridge Area Plan for an approximate 4-acre tract of land located at 6300 James A. Reed Road by changing the recommended land use from mixed use community to commercial.

**Case No. CD-CPC-2021-00044- Ordinance No. 210427-** On May 4, 2021 City Council approved a rezoning of an area of approximately 4 acres of land located at 6300 James A. Reed Road from District B2-2 to District B4-1.

## PLAN LOCATION



## PLAN REVIEW

As previously mentioned, the subject property is located on the south site of Blue Parkway Drive and east of James a Reed Road. There is an existing two-story building on the site that has previously operated as an office.

The applicant is proposing a second principal structure located on the property. This building is proposed to be built on the northeast portion of the property on an area that is currently a parking area. The proposed two-story building will be 57,836 square feet in area. The exterior of the building will have light brown stucco and dark brown brick veneer. The existing building, which will remain, is located at the eastern end of the property. The existing two-story building is 42451 square feet. The applicant is proposing to change the use of this building to self-storage.

The plan shows 11 parking spaces on site. 5 parking spaces are on the southern portion of the property and 5 additional spaces on the north side of the building. There is 1 ADA accessible parking space next to the building on the northern side. The Zoning and Development code requires 3 parking spaces, plus 1 parking space per 75 storage units.

A preliminary landscape plan has been prepared by the applicant indicating street trees and shrubs along public streets per the requirements of the Zoning and Development code.

**PLAN ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)**

| <b>Standards</b>                                  | <b>Applicability</b> | <b>Meets</b> | <b>More Information</b> |
|---|----------------------|--------------|-------------------------|
| <i>Boulevard and Parkway Standards (88-323)</i>   | NO                   |              |                         |
| <i>Parkland Dedication (88-408)</i>               | NO                   |              |                         |
| <i>Parking and Loading Standards (88-420)</i>     | YES                  | YES          |                         |
| <i>Landscape and Screening Standards (88-425)</i> | YES                  | YES          |                         |
| <i>Outdoor Lighting Standards (88-430)</i>        | YES                  | YES          |                         |
| <i>Sign Standards (88-445)</i>                    | NO                   |              |                         |
| <i>Pedestrian Standards (88-450)</i>              | NO                   |              |                         |

**PLAN ANALYSIS****Plan Review Criteria**

In order to be approved, the plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

*The plan complies with the zoning and development code and the Blue Ridge Area Plan recommendations.*

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

*The proposed use is a permitted use in the existing zoning B4-1 zoning district.*

**88-516-05-C.** Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

*The plan provides for adequate vehicular connection.*

**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

*There are no pedestrian connections adjacent to the subject site.*

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

*There are adequate utilities subject to Water Services Department approval.*

**88-516-05-F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

*The proposed plan is consistent with the surrounding commercial buildings.*

**88-516-05-G.** Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

*The plan is compliant.*

**88-516-05-H.** The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

*The plan is compliant.*

**88-516-05-I.** The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

*The plan is compliant.*

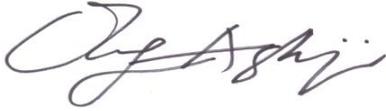
**REQUESTED DEVIATIONS**

None

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Olofu Agbaji  
Planner



## Plan Conditions

Report Date: February 24, 2022

Case Number: CD-CPC-2021-00229

Project: 6301 James A Reed - Self Storage

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*Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.*

1. Applicant shall address requirements for a fire sprinkler system per Chapter 9 of building code. (12/30/2021)

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

2. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted APWA standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy. (1/05/2022)
3. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (1/05/2022)
4. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (1/05/2022)
5. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (1/05/2022)
6. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/05/2022)
7. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (1/05/2022)
8. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements. (1/05/2022)
9. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (1/05/2022)

*Condition(s) by City Planning and Development Department. Contact Zach Nelson at 816-513-8822 / Zachary.Nelson@kcmo.org with questions.*

10. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (12/22/2021)
11. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (12/22/2021)
12. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 01/26/22 via publicengagement@kcmo.org (1/03/2022)

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

13. Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (12/27/2021)

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

14. Fire Department Connection Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (12/27/2021)
15. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1  
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2) (12/27/2021)
16. Fire Department Access If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6) (1/12/2022)

*Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.*

17. Street trees shall be installed at a rate of 1 per 30 linear feet of street frontage and installed per planting and species specs found on the Forestry Department street tree specs:  
<https://kcparks.org/wp-content/uploads/2019/01/KCMO-TREE-PLANTING-SPECIFICATIONS-Nov-2018.pdf> (12/30/2021)

*Condition(s) by Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.*

18. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy. (1/05/2022)
19. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (1/05/2022)
20. The developer must grant, on City-approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (1/05/2022)

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

21. Please record with Jackson County the proposed new 15' Water Easement (12/30/2021)



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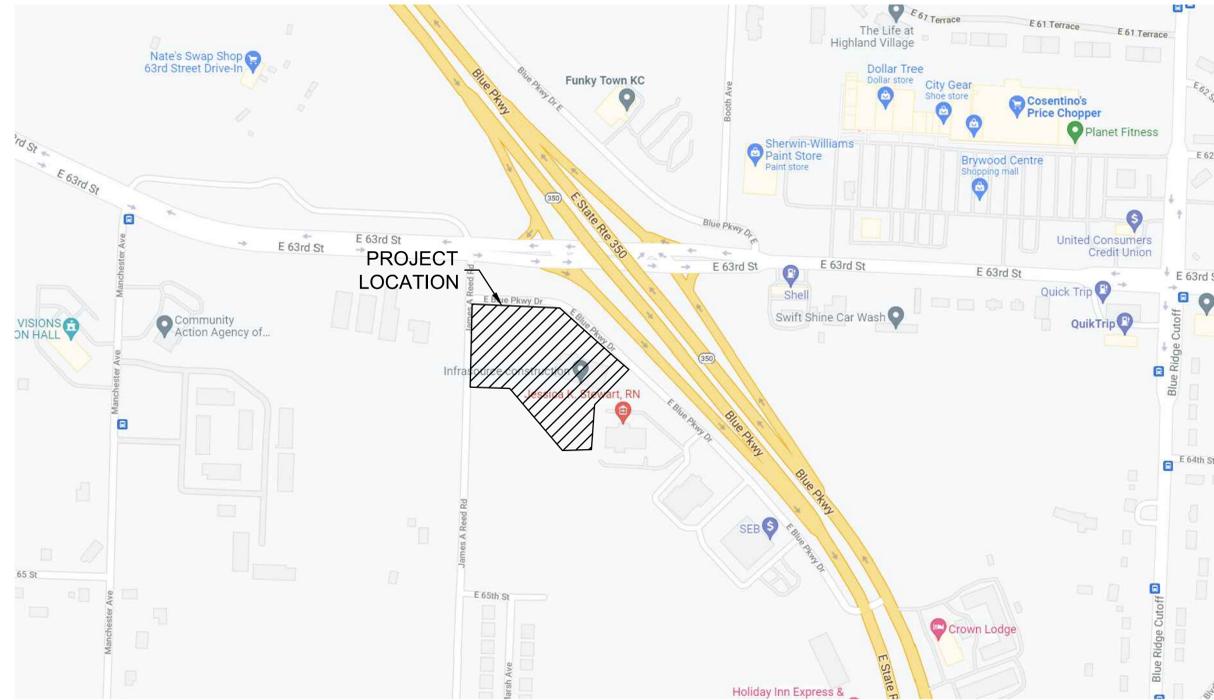


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P: 913.663.3373  
www.htkarchitects.com

# DEVELOPMENT PLANS FOR BLUE PARKWAY SELF STORAGE 6301 JAMES A REED RD KANSAS CITY, MO 64133

## LEGEND

- 6IN - TREE AND DIAMETER
- 3IN - TREE AND DIAMETER
- 18" - TREE STUMP AND DIAMETER
- SN - SIGN
- MAIL BOX
- POLE
- GATE
- POST / BOLLARD
- FLAG POLE
- FENCE
- EDGE OF TREES
- TELEPHONE RISER
- UGT - UNDERGROUND TELEPHONE LINE
- OHT - OVERHEAD TELEPHONE LINE
- CABLE TV RISER
- FO - FIBER OPTICS INDICATOR SIGN
- TV - UNDERGROUND CABLE TV LINE
- FOC - UNDERGROUND FIBER OPTIC CABLE
- POWER POLE AND DEADMAN
- LIGHT POLE
- ELECTRIC TRANSFORMER
- SCHOOL ZONE SIGNAL LIGHT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT POLE
- UGE - UNDERGROUND ELECTRIC LINE
- OHE - OVERHEAD ELECTRIC LINE
- GAS METER
- GAS VALVE
- GAS LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER LINE
- INLET
- STORM WATER MANHOLE
- ROOF DRAIN
- GRATE INLET
- STORM SEWER PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MONITORING WELL
- WATER METER VAULT
- WATER SPIGOT
- WATER LINE
- IRRIGATION CONTROL VALVE



## LOCATION MAP

NTS

## DEVELOPER INFORMATION

GYS DEVELOPMENT, LLC  
TONY OLLILA  
2120 MIDPOINT DR  
FORT COLLINS, CO 80525  
(970) 420-1521  
TONY@GYSDEV.COM

## OWNER INFORMATION

BRAIN GROUP  
ANDREW BRAIN  
300 E 39TH ST  
KANSAS CITY, MO 64111  
(816) 281-6900  
ABRAIN@BRAINGROUP.CO

## APPLICANT INFORMATION

ENGINEER/SURVEYOR/LANDSCAPE  
MKEC ENGINEERING, INC.  
11827 W 112TH ST, SUITE 200  
OVERLAND PARK, KS, 66210  
(913) 317-9390

| Sheet List Table |  |
|------------------|--|
| Sheet Number     | Sheet Title                            |
| G100             | COVER SHEET                            |
| C101             | EXISTING CONDITIONS                    |
| C102             | SITE PLAN                              |
| C103             | UTILITY PLAN                           |
| C104             | GRADING PLAN                           |
| C105             | STREAM BUFFER PLAN                     |
| L101             | LANDSCAPE PLAN                         |
| A001             | ARCHITECTURAL FLOOR PLAN - LOWER LEVEL |
| A002             | ARCHITECTURAL FLOOR PLAN - MAIN LEVEL  |
| A201             | BUILDING ELEVATIONS                    |
| SL1              | SITE PHOTOMETRIC PLAN                  |

## LEGAL DESCRIPTION

6301 JAMES A REED RD AMERICAN FAMILY INSURANCE TRACT A, A SUBDIVISION OF RECORD IN KANSAS CITY, JACKSON COUNTY, MO.

## DEVELOPMENT PLANS

DATE:  
• 12.13.2021

REVISED DATE:

•  
•  
•

## GYS - BLUE PARKWAY SELF STORAGE

HTK Architects  
6301 James A Reed Rd  
Kansas City, MO 64133

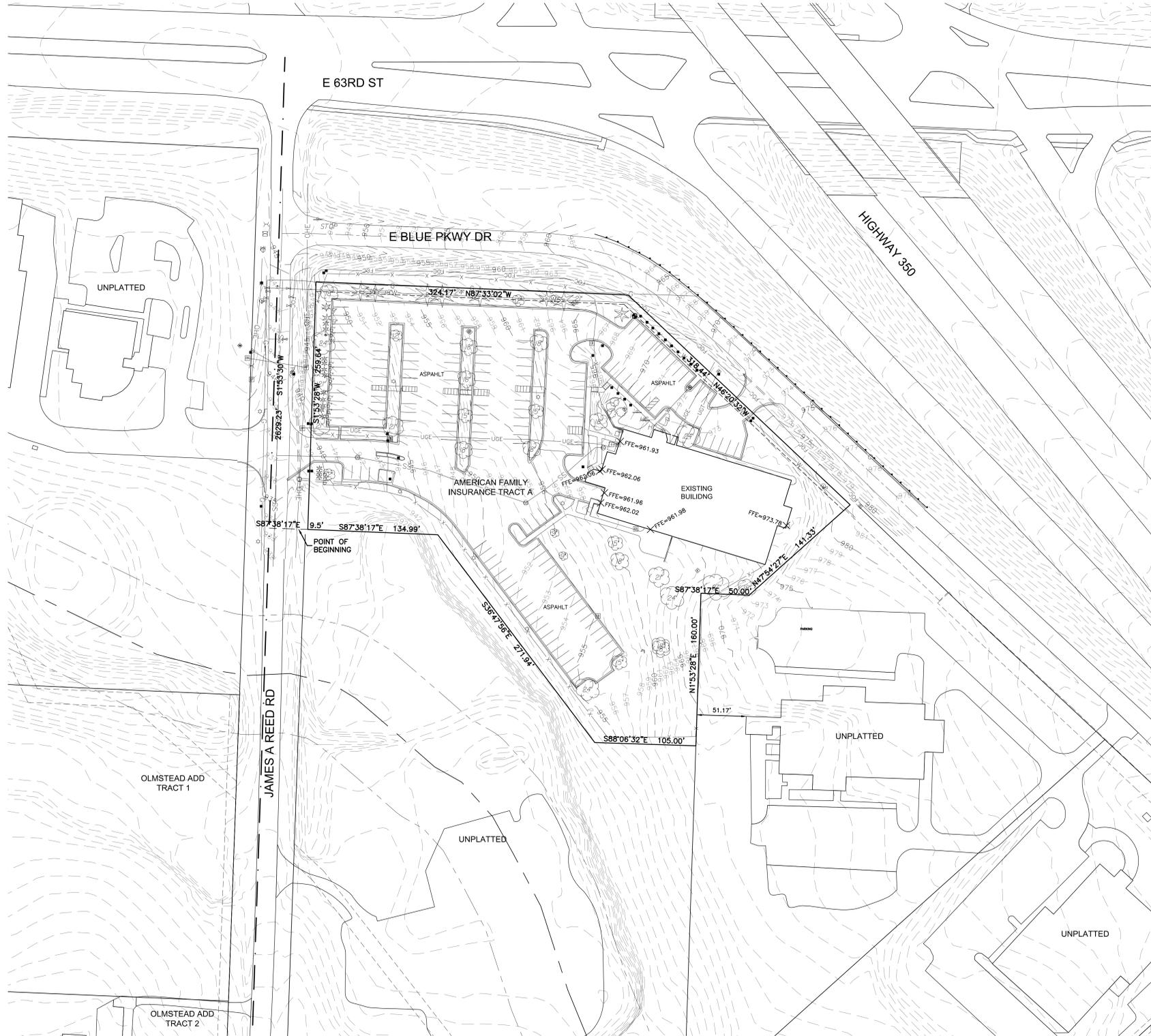
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COVER SHEET

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SHEET NUMBER:  
G100

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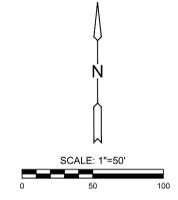
DEVELOPMENT  
 PLANS

DATE:  
 • 12.13.2021  
 REVISED DATE:  
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GYS - BLUE PARKWAY SELF STORAGE

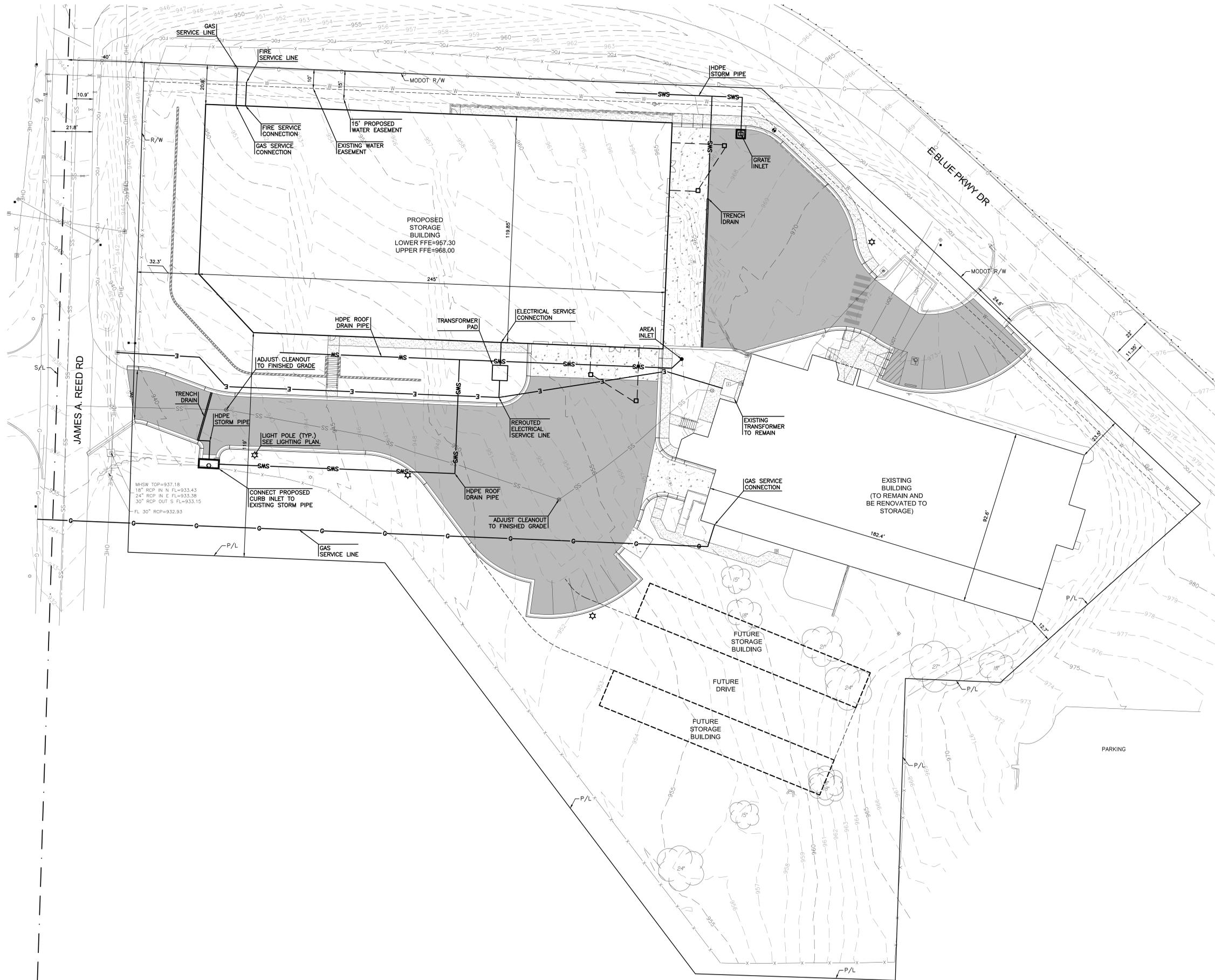
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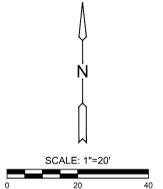


**DEVELOPMENT PLANS**

DATE: 12.13.2021  
 REVISED DATE:

**NOTES:**  
 EXISTING BUILDING  
 PROPOSED USAGE: STORAGE  
 LOWER LEVEL: 7,761 SF  
 MAIN LEVEL: 17,317 SF  
 SECOND LEVEL: 17,373 SF  
 BUILDING HEIGHT: 37'  
 PROPOSED BUILDING  
 PROPOSED USAGE: STORAGE  
 LOWER LEVEL: 28,918 SF  
 MAIN LEVEL: 28,918 SF  
 BUILDING HEIGHT: 29'-2"  
 FUTURE BUILDINGS  
 PROPOSED USAGE: STORAGE  
 BUILDING AREA: 5,000 SF

**UTILITY NOTES:**  
 1. EXISTING UTILITY SERVICES TO THE EXISTING BUILDING ARE TO REMAIN IN USE AND MAINTAINED.  
 2. THE PROPOSED BUILDING WILL NOT HAVE DOMESTIC WATER SERVICE OR SANITARY SEWER SERVICE LINES.



**GYS - BLUE PARKWAY SELF STORAGE**

SHEET CONTENTS:  
 UTILITY PLAN  
 HTK PROJECT NUMBER:  
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 SHEET NUMBER:

**C103**

HTK Architects  
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 Kansas City, MO 64133

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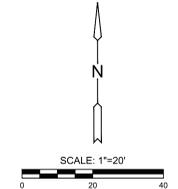
**HTK ARCHITECTS PA**  
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 Overland Park, KS 66210  
 P: 785.266.3373 F: 913.663.3373  
 www.htkarchitects.com

**DEVELOPMENT PLANS**

DATE:  
 • 12.13.2021  
 REVISED DATE:  
 • • •

**PAVING LEGEND**

|  |                   |
|--|-------------------|
|  | — STREAMSIDE ZONE |
|  | — OUTER ZONE      |



**GYS - BLUE PARKWAY SELF STORAGE**

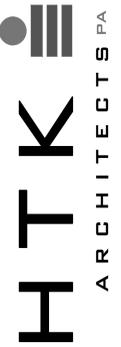
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 • STREAM BUFFER PLAN  
 HTK PROJECT NUMBER:  
 • X X X X . X X  
 SHEET NUMBER:

**C105**

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DEVELOPMENT  
PLANS

DATE:  
● 12.13.2021

REVISED DATE:

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GYS - BLUE PARKWAY SELF STORAGE

SHEET CONTENTS:  
● LANDSCAPE PLAN

HTK PROJECT NUMBER:  
● X X X X . X X

SHEET NUMBER:

L101

| SITE DATA               | EXISTING | PROPOSED | FUTURE  |
|-------------------------|----------|----------|---------|
| ZONING                  | B4-1     | B4-1     | B4-1    |
| GROSS LAND AREA         |          |          |         |
| IN SQUARE FEET          | 165,616  | 165,616  | 165,616 |
| IN ACRES                | 3.8      | 3.8      | 3.8     |
| BUILDING AREA (SQ. FT.) | 42,451   | 100,287  | 105,287 |

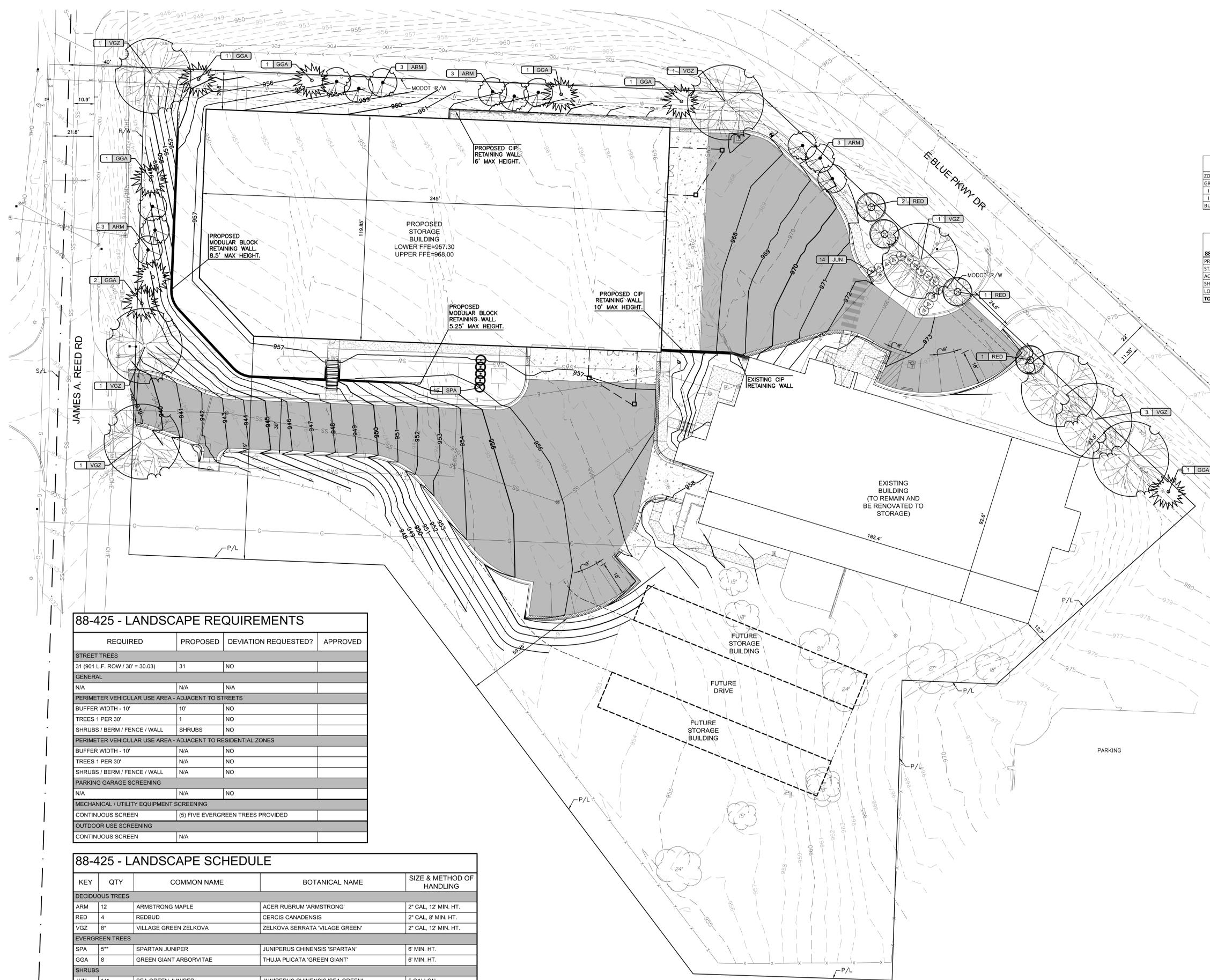
| 88-420 - PARKING | VEHICLE SPACES |           | BIKE SPACES |          |
|------------------|----------------|-----------|-------------|----------|
|                  | REQUIRED       | PROPOSED  | REQUIRED    | PROPOSED |
| PROPOSED USE(S)  |                |           |             |          |
| STALLS           | 12             | 12        |             |          |
| ACCESSIBLE       | 1              | 1         |             |          |
| SHORT-TERM       |                |           | 3           | 3        |
| LONG-TERM        |                |           | N/A         | 0        |
| <b>TOTAL</b>     | <b>13</b>      | <b>13</b> | <b>3</b>    | <b>3</b> |

NOTES:

EXISTING BUILDING  
PROPOSED USAGE: STORAGE  
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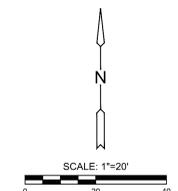
88-425 - LANDSCAPE REQUIREMENTS

| REQUIRED  | PROPOSED                          | DEVIATION REQUESTED? | APPROVED |
|---|-----------------------------------|----------------------|----------|
| <b>STREET TREES</b>   |                                   |                      |          |
| 31 (901 L.F. ROW / 30' = 30.03)                                     | 31                                | NO                   |          |
| <b>GENERAL</b>  |                                   |                      |          |
| N/A   | N/A                               | N/A                  |          |
| <b>PERIMETER VEHICULAR USE AREA - ADJACENT TO STREETS</b>           |                                   |                      |          |
| BUFFER WIDTH - 10'  | 10'                               | NO                   |          |
| TREES 1 PER 30'   | 1                                 | NO                   |          |
| SHRUBS / BERM / FENCE / WALL  | SHRUBS                            | NO                   |          |
| <b>PERIMETER VEHICULAR USE AREA - ADJACENT TO RESIDENTIAL ZONES</b> |                                   |                      |          |
| BUFFER WIDTH - 10'  | N/A                               | NO                   |          |
| TREES 1 PER 30'   | N/A                               | NO                   |          |
| SHRUBS / BERM / FENCE / WALL  | N/A                               | NO                   |          |
| <b>PARKING GARAGE SCREENING</b>                                     |                                   |                      |          |
| N/A   | N/A                               | NO                   |          |
| <b>MECHANICAL / UTILITY EQUIPMENT SCREENING</b>                     |                                   |                      |          |
| CONTINUOUS SCREEN   | (5) FIVE EVERGREEN TREES PROVIDED |                      |          |
| <b>OUTDOOR USE SCREENING</b>  |                                   |                      |          |
| CONTINUOUS SCREEN   | N/A                               |                      |          |

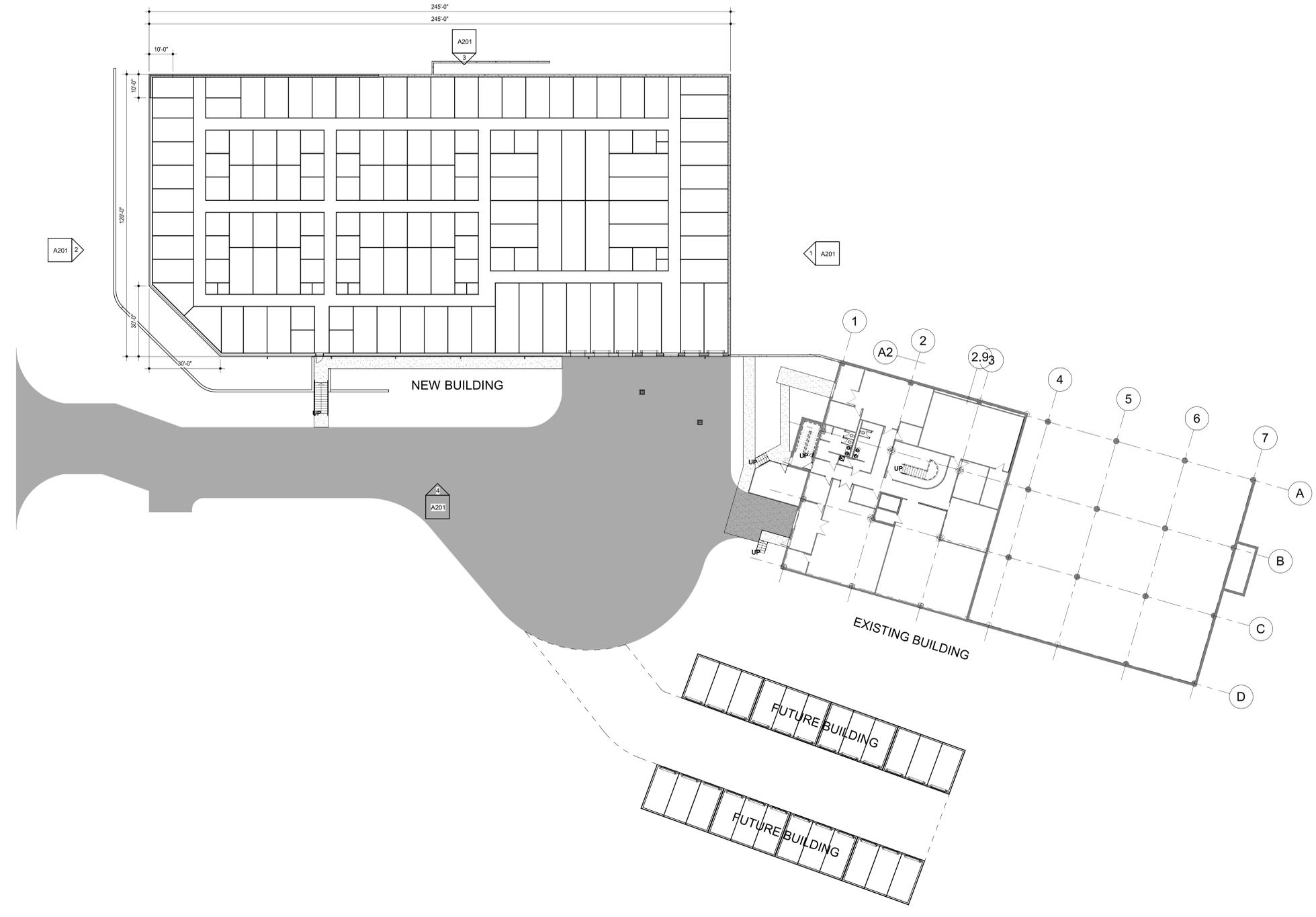
88-425 - LANDSCAPE SCHEDULE

| KEY                    | QTY | COMMON NAME            | BOTANICAL NAME                        | SIZE & METHOD OF HANDLING |
|------------------------|-----|------------------------|---------------------------------------|---------------------------|
| <b>DECIDUOUS TREES</b> |     |                        |                                       |                           |
| ARM                    | 12  | ARMSTRONG MAPLE        | ACER RUBRUM 'ARMSTRONG'               | 2" CAL, 12' MIN. HT.      |
| RED                    | 4   | REDBUD                 | CERCIS CANADENSIS                     | 2" CAL, 8' MIN. HT.       |
| VGZ                    | 8"  | VILLAGE GREEN ZELKOVA  | ZELKOVA SERRATA 'VILAGE GREEN'        | 2" CAL, 12' MIN. HT.      |
| <b>EVERGREEN TREES</b> |     |                        |                                       |                           |
| SPA                    | 5"  | SPARTAN JUNIPER        | JUNIPERUS CHINENSIS 'SPARTAN'         | 6' MIN. HT.               |
| GGA                    | 8   | GREEN GIANT ARBORVITAE | THUJA PLICATA 'GREEN GIANT'           | 6' MIN. HT.               |
| <b>SHRUBS</b>          |     |                        |                                       |                           |
| JUN                    | 14" | SEA GREEN JUNIPER      | JUNIPERUS CHINENSIS 'SEA GREEN'       | 5 GALLON                  |
| <b>GROUND COVER</b>    |     |                        |                                       |                           |
| TURF                   | N/A | FESCUE TURF GRASS      | ALL DISTURBED AREAS TO BE SEED FESCUE | FESCUE GRASS SEED         |

\* (1) ONE VGZ AND (14) FOURTEEN JUN UTILIZED FOR PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS. (5) FIVE SPA SHALL BE UTILIZED FOR MECHANICAL / UTILITY SCREENING. ALL OTHER TREES SHALL BE CONSIDERED "STREET TREES" AND SHALL BE LOCATED WITHIN 10' OF R.O.W. AS REQUIRED BY 88-425-03.



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**1** ARCHITECTURAL FLOOR PLAN - LOWER LEVEL A  
1" = 20'-0"

**DEVELOPMENT PLANS**

DATE:  
 • 12/13/2021  
 REVISED DATE:  
 • • • •

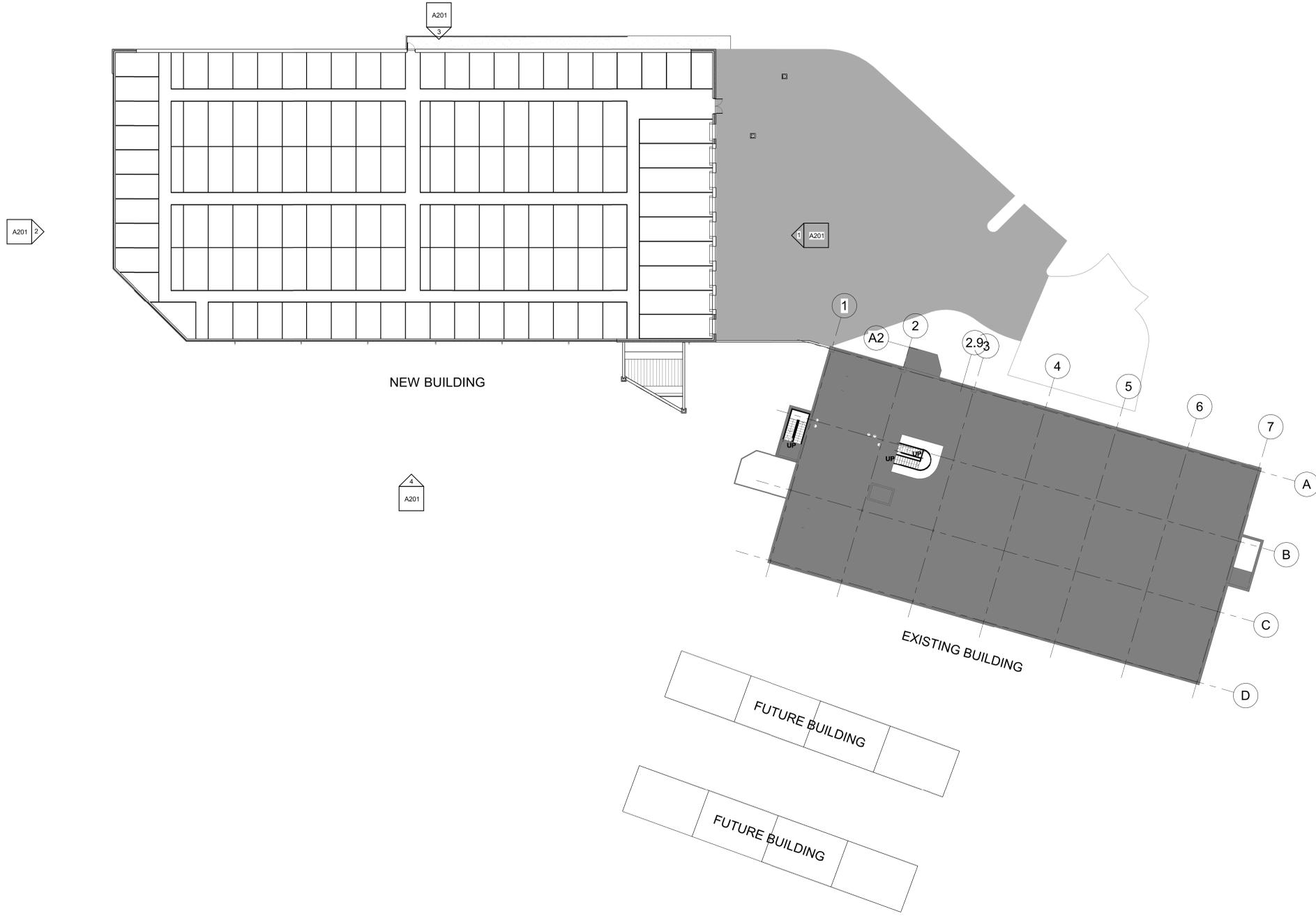
**GYS - BLUE PARKWAY SELF STORAGE**

Client Name  
 Enter address here

SHEET CONTENTS:  
 • • • ARCHITECTURAL FLOOR PLAN - LOWER LEVEL

HTK PROJECT NUMBER:  
 • 2108.05-001

SHEET NUMBER:  
**A001**



1 MAIN LEVEL - A  
1" = 20'-0"

**DEVELOPMENT  
PLANS**

DATE:  
• 12/13/2021

REVISED DATE:

**GYS - BLUE PARKWAY SELF STORAGE**

Client Name

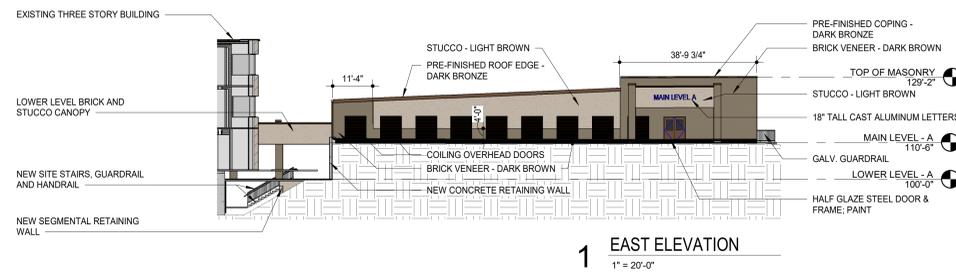
Enter address here

SHEET CONTENTS:  
• ARCHITECTURAL FLOOR  
PLAN - MAIN LEVEL

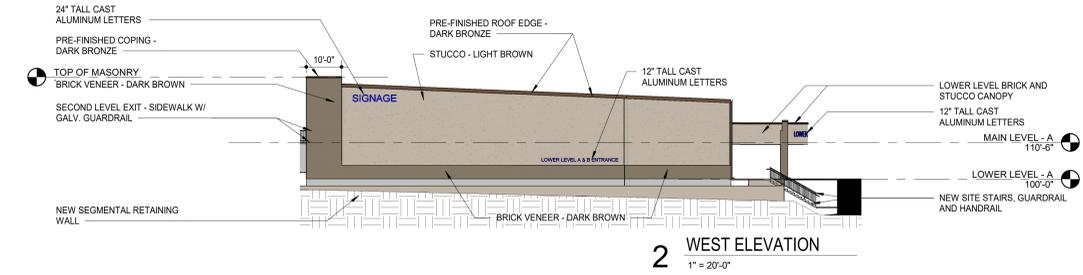
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• 2108.05-01

SHEET NUMBER:

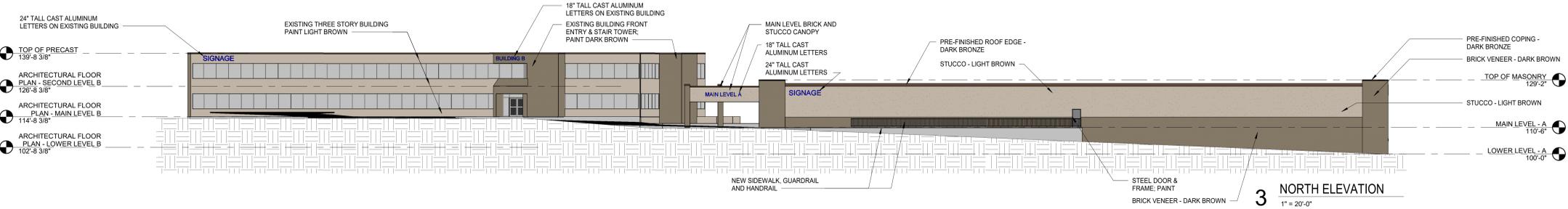
**A002**



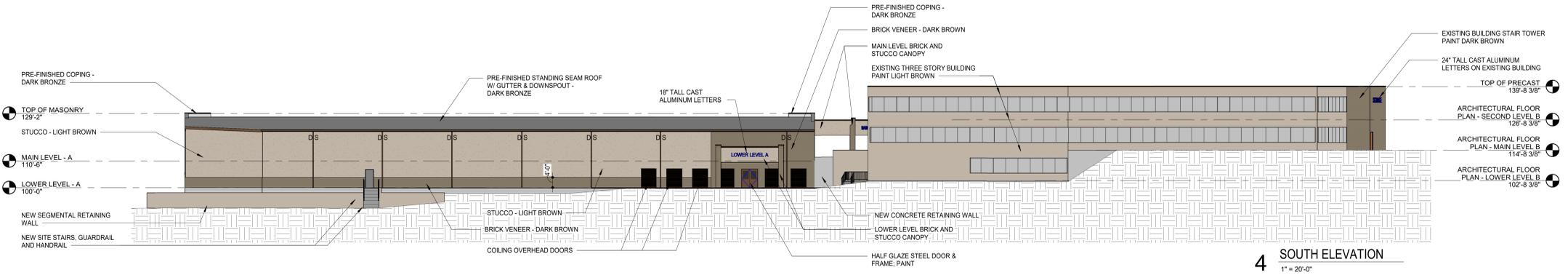
**1 EAST ELEVATION**  
1" = 20'-0"



**2 WEST ELEVATION**  
1" = 20'-0"



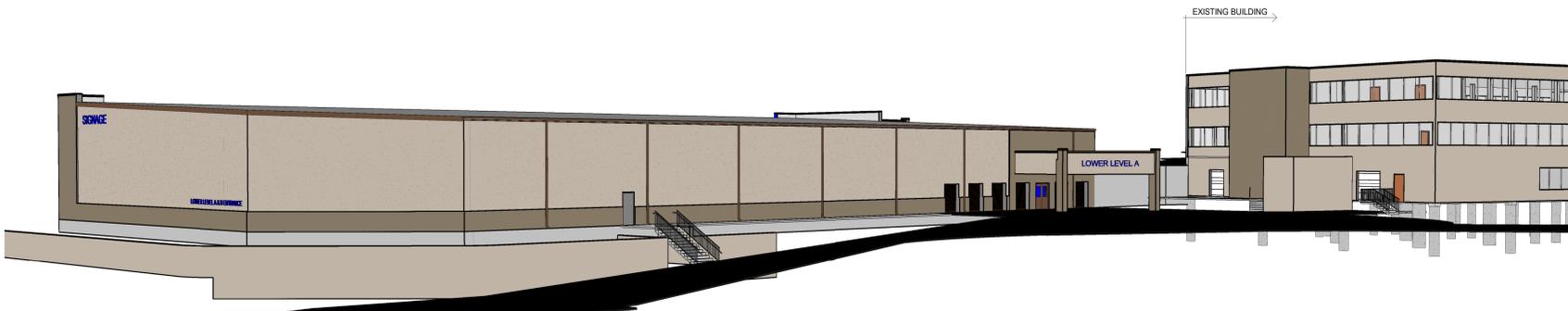
**3 NORTH ELEVATION**  
1" = 20'-0"



**4 SOUTH ELEVATION**  
1" = 20'-0"



**5 LOOKING SOUTHWEST**



**6 LOOKING NORTHEAST**

|             |           |      |
|-------------|-----------|------|
| Project     | Catalog # | Type |
| Prepared by | Notes     | Date |



**McGraw-Edison  
GLEON Galleon**

Area / Site Luminaire

**Product Features**



**Product Certifications**



**Connected Systems**

- WaveLinx
- Enlighted

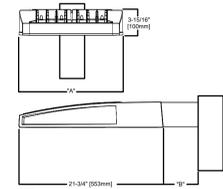
**Interactive Menu**

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 5
- Energy and Performance Data page 4
- Control Options page 9

**Quick Facts**

- Lumen packages range from 4,200 - 80,800 (94W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

**Dimensional Details**

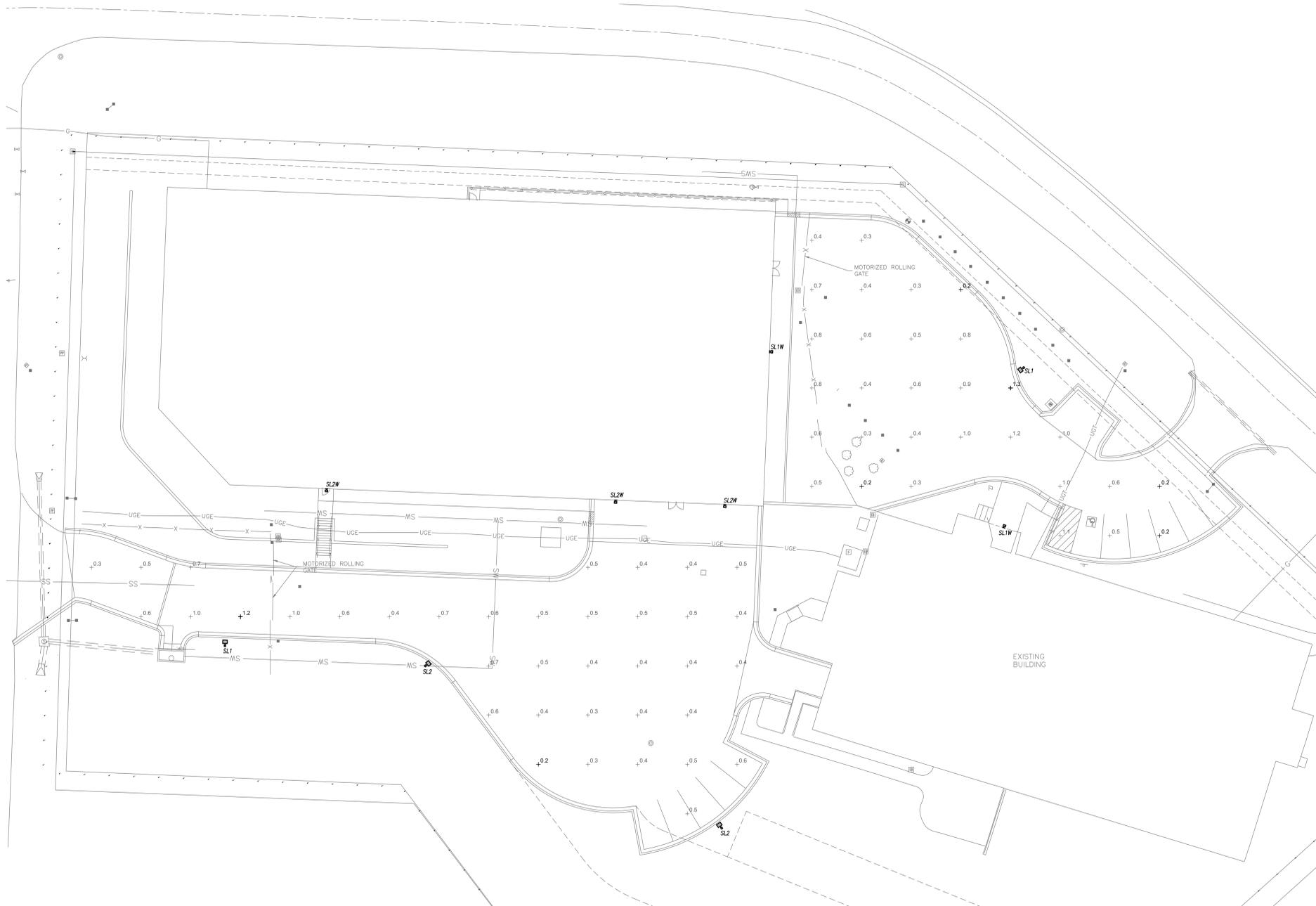


| Number of Light Sources | 7" Width | 7" Standard Arm Length | 7" Extended Arm Length 1 | 10" Standard Arm Length | 10" Extended Arm Length | 16" Standard Arm Length | 16" Extended Arm Length |
|-------------------------|----------|------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 1-4                     | 15-1/2"  | 7"                     | 10"                      | 10-5/8"                 | 16-9/16"                |                         |                         |
| 5-6                     | 21-5/8"  | 7"                     | 10"                      | 10-5/8"                 | 16-9/16"                |                         |                         |
| 7-8                     | 27-5/8"  | 7"                     | 13"                      | 10-5/8"                 |                         |                         |                         |
| 9-10                    | 33-3/4"  | 7"                     | 16"                      |                         |                         |                         |                         |

NOTES:  
1. See installation requirements and additional details on the Mounting Details section.



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October 20, 2021 8:34 AM



**SITE PLAN**  
1" = 20'-0"

| DESCRIPTION       | MAINTAINED LIGHTING LEVELS |             |             |             | UNIFORMITY  |  |
|-------------------|----------------------------|-------------|-------------|-------------|-------------|--|
|                   | AVG. (F.C.)                | MAX. (F.C.) | MIN. (F.C.) | MAX. / MIN. | AVG. / MIN. |  |
| LARGE PARKING LOT | 0.5                        | 1.2         | 0.2         | 6.0 : 1.0   | 2.5 : 1.0   |  |
| SMALL PARKING LOT | 0.6                        | 1.3         | 0.2         | 6.5 : 1.0   | 3.0 : 1.0   |  |
| PROPERTY LINE     | 0.0                        | 0.1         | 0.0         | N/A         | N/A         |  |

NOTES:  
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.  
2. CALCULATIONS PERFORMED USING VISUAL 2.11.  
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

**LIGHT FIXTURE SCHEDULE - SITE LIGHTING**

| FIXTURE TYPE | MANUFACTURER  | CATALOG NUMBER         | DESCRIPTION  | LED MODULE / DRIVER |       |        |     |       |         | REMARKS |         |
|--------------|---------------|------------------------|--|---------------------|-------|--------|-----|-------|---------|---------|---------|
|              |               |                        |  | ID                  | WATTS | LUMENS | CRI | CCT   | DIMMING |         | VOLTAGE |
| SL1          | MCGRAW-EDISON | GLEON LED GLEON SERIES | POLE-MOUNTED AREA LIGHT, LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING, LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IS TYPE IV (SL1) DISTRIBUTION WITH HOUSE SIDE SHIELD. DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 20" HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER.              | SA1A                | 34    | 4,879  | 70  | 4000K | NO      | 120     |         |
| SL1W         | MCGRAW-EDISON | GLEON LED GLEON SERIES | SAME AS FIXTURE TYPE 'SL1' EXCEPT WALL MOUNTED. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.   | SA1A                | 34    | 4,879  | 70  | 4000K | NO      | 120     |         |
| SL2          | MCGRAW-EDISON | GLEON LED GLEON SERIES | POLE-MOUNTED AREA LIGHT, LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING, LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IS TYPE IV FORWARD THROW (FT) DISTRIBUTION WITH HOUSE SIDE SHIELD. DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 20" HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER. | SA1A                | 34    | 4,909  | 70  | 4000K | NO      | 120     |         |
| SL2W         | MCGRAW-EDISON | GLEON LED GLEON SERIES | SAME AS FIXTURE TYPE 'SL2' EXCEPT WALL MOUNTED. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.   | SA1A                | 34    | 4,909  | 70  | 4000K | NO      | 120     |         |