

**BILL NO. 17-06**

**ORDINANCE NO. 4.382**

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7604 NORTH OAK TRAFFICWAY.**

**WHEREAS**, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 7604 North Oak Trafficway; and

**WHEREAS**, public hearings have been held after the publishing of the required notices; and

**WHEREAS**, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

**WHEREAS**, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:**

**SECTION 1. SITE PLAN APPROVAL.**

The Site Plan for 7604 North Oak Trafficway is hereby approved subject to the terms and conditions set forth herein.

1. Ensure that all curbs along southern entrances as well as along the eastern side of the building and the middle landscaped island are denoted as fire lanes.
2. All exterior existing lighting shall be converted to LED.
3. Dumpster enclosure shall be located at the northwest corner of the building.
4. Dumpster enclosure shall be constructed with materials and color consistent with the primary building.
5. Trash service shall be scheduled between the hours of 7:00am to 10:00pm.
6. All disturbed grassed areas shall be sodded.
7. Additional landscaping shall be planted as follows: at least 6 coniferous trees or sizeable shrubs along the northern property line and at least 4 deciduous trees (decorative) and 5 bushes along the eastern property line.

8. All cultivated, manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
9. All mechanical equipment on the roof shall be screened by a parapet wall a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
10. Tractor trailers and other commercial vehicles shall not be parked or be stored overnight on the premises.

**SECTION 2. SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13<sup>TH</sup> DAY OF FEBRUARY, 2017.**

  
Jean B. Moore, Mayor

ATTEST:

  
Ruth Bocchino, City Clerk

First Reading: February 13, 2017

Second Reading: February 13, 2017

File #1438

## **GLADSTONE PLANNING COMMISSION MINUTES**

Council Chambers January 17, 2017

1. **Meeting called to Order-** Vice-Chairman Markenson called the meeting to order at 7:00 pm.

### **Roll Call**

Commissioners present were: Anne Alexander, Gary Markenson, Jennifer McGee, James New, Shari Poindexter, Chase Cookson, Bill Turnage, Carlos Salazar, Don Ward, Larry Whitton, Kyle Yarber. Also present: Bob Baer, Asst. City Mgr, Nick Pappas, CD Director, Melinda Mehaffy, Econ. Dev/Public Info. and Becky Jarrett, Admin. Asst.

2. **Pledge of Allegiance to the United States of America**

3. **Approval of Minutes.**

Mr. Turnage moved to approve the minutes from the January 3, 2017 meeting. Mr. Whitton gave the second. The minutes were approved 12-0.

Mr. Salazar introduced himself.

4. **File #1438 Site Plan Revision at 7604 N. Oak Trafficway. Applicant/Owner: Aldi, Inc. City Council hearing: Feb. 13, 2017.**

Director Pappas gave the staff report. Site Plan Revision at Aldi, 76<sup>th</sup> Street and North Oak. He indicated on the presentation slide Aldi's zoning and surrounding zoning. Aldi is looking to expand their store approximately 3,200 square feet of their current 14,000 square foot building. The expansion will happen on the south side of the building with little to no change to the north and east elevation. Analysis of the building includes:

- Public utilities are existing
- Access to the property is adequate but fire lanes should be required at the entrance and along the eastern side of the building.
- No traffic concerns are evident.
- Parking is adequate even with the elimination of some parking spaces. They have never exceeded their parking capacity.
- Stormwater was addressed with the former site plan. The proposed addition will not negatively impact the stormwater in the area since its all impervious surface anyway.

Staff recommends approval of this application based on the following conditions:

1. Ensure that all curbs along southern entrances as well as along the eastern side of the building and the middle landscaped island are denoted as fire lanes.
2. All exterior existing lighting shall be converted to LED.
3. Dumpster enclosure shall be located at the northwest corner of the building.
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9. All mechanical equipment on the roof shall be screened by a parapet wall a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
10. Tractor trailers and other commercial vehicles shall not be parked or be stored overnight on the premises.

Mr. Pappas took questions from the Commission.

Mr. New asked if any of the proposed conditions are not met with the current building.

Mr. Pappas commented that the building is not in violation; there are just some items that would keep their development consistent with others.

Mr. Salazar asked if all the dollars for construction are private or is City, State or Federal funding involved.

Mr. Pappas said all the funding is provided by Aldi.

Mr. Turnage asked what the nature of the expansion was for. General merchandising?

Mr. Pappas answered that it is general merchandising; all new floor space.

Vice-Chairman Markenson asked what the definition of a commercial vehicle is as mentioned in condition #10.

Mr. Pappas said it would be a semi-trailer.

Ryan Stemmons, Director of Real Estate for Aldi spoke. Mr. Stemmons offered to answer any questions from the Commission.

*Ms. Poindexter asked an inaudible question.*

Mr. Stemmons said that this expansion is not just locally, but nationally. These expansions are spurred on by new products that Aldi is bringing in...more organic, gluten free and healthy products to serve a new customer. A fifth aisle is being added to accommodate these new items. There are eighteen stores planned for remodels this year in his division.

Mr. Whitton asked if the additional square footage will cause additional water run-off.

Mr. Stemmons answered that the addition will be built on area that is already an impervious surface.

Vice-Chairman Markenson asked if all the recommended conditions were acceptable to the applicant.

Mr. Stemmons said his only question is if they are requesting that they raise the parapet on all four sides of the building or just around the actual units. There will be a significant cost increase and additional construction time if all four sides need to be raised.

Vice-Chairman Markenson said he will have staff address that after the public hearing.

Mr. New asked if the current equipment is screened.

Mr. Stemmons said no, it is not.

Mr. New asked if that is code or not.

Vice-Chairman Markenson said he will have staff answer that later. He called for those in favor to come forward. There was no response. He then called for those in opposition to come forward.

John Bledsoe, 206 NE 76<sup>th</sup> Terrace. He said from an aesthetic perspective the place has gone downhill since it was built, but now he sees they are going to plant new trees in front of his house where half of them have died. He is concerned that the landscaping will not be taken care of. The screening above the walls is not satisfactory. They [the units] were very noisy prior to the last renovation, but now that they have been replaced, they are much quieter. He doesn't care about screening now. Stormwater. There are no detention ponds on that property. All the water that comes off the parking lot goes into one catch basin then drops 15' down to two little catch basins in front of his house. When it rains hard, the water cannot handle. It then goes straight into his gravel drive and takes every gravel piece away. That's about a once a year rain, but it happens. He's explained it to the City more than once. Mr. Bledsoe said that more serious problem is the trash that comes from the parking lot. It only seems to get picked up when he calls the corporate office. The trash needs to be picked up every day before it blows all over the neighborhood. On the west side of Aldi there needs to be a 6' privacy fence not only to help curb the trash, but also to stop the strobe lights coming from cars. With that being said, Aldi has been a great neighbor. His main concerns are the landscaping being maintained, the trash being picked up and stormwater. Stormwater is an issue that the City allowed to happen and it has nothing to do with Aldi.

Vice-Chairman Markenson closed the public hearing and asked staff to address the parapet question.

Director Pappas said that screening of just the equipment will suffice.

Vice-Chairman Markenson asked if we require trees to be maintained.

Director Pappas answered that condition #8 addresses that. *"All cultivated, manicured grass and landscaped areas shall be maintained in perpetuity."*

Vice-Chairman Markenson said there has been some mention of trash. He asked if the code staff could be on the lookout for that.

Director Pappas said that is a concern and it's where the condition about the dumpster enclosure came from.

Mr. New asked if the current mechanical equipment on the roof is 12" above or screened.

Director Pappas said that it is not. There is not a code requirement that it needs to be, it's more of a good gesture to screen it from neighboring properties.

Ms. McGee asked if there's a reason why we are asking for coniferous trees.

Director Pappas said there was no reason other than he just thought they would be appropriate on that side of the building to provide better screening between properties. Deciduous trees or decorative trees were suggested along North Oak so that the building will still be visible from North Oak.

Ms. McGee asked if we have ever asked applicants to choose trees from the Gladstone tree list.

Director Pappas said he is not sure about that; however, he is a Missouri Master Gardener and that is something he would do.

Ms. McGee said her reason for asking is because it was mentioned that trees previously planted have died. Making sure that the right species of tree is planted in the first place could help the trees live longer.

Director Pappas said he would be glad to work with the applicant to select the correct trees for the area.

Ms. Poindexter asked staff to address the water retention issue.

Director Pappas said that currently stormwater from the impervious surface of the property actually ties into the City's current stormwater infrastructure. There is an insignificant amount of surface runoff from the property.

Mr. Bledsoe spoke out. He said every drop of water that comes off that parking lot goes to the north of the property and comes down 76<sup>th</sup> Terrace. Every drop! Everything from Aldi's comes into the catch basin and down his way! Why don't you come look?

Director Pappas said he'd be happy to answer any further questions from the Commission.

Ms. Poindexter said it sounds like it's not an issue with the applicant, but more for the City.

Director Pappas said yes.

Mr. Whitton said he doesn't understand why we would have them put trees along North Oak that will block the view of the building. If anything, they should be on the west side to protect the people. As a business person, that's his opinion. He wouldn't want trees in front of his building.

**Action: Mr. Salazar moved to approve the Site Plan Revision at 7604 North Oak Trafficway. Ms. Poindexter gave the second.**

**Yes: Ms. Alexander, Ms. McGee, Mr. New, Ms. Poindexter, Mr. Cookson, Mr. Turnage, Mr. Salazar, Mr. Ward, Mr. Whitton, Mr. Yarber and Vice-Chairman Markenson.**

**No: None**

**Vote: Motion passed 11-0**

**5. Presentation: Cliff Pouppirt, Northland Neighborhoods: Vivion Road Streetscape Plan.**

Mr. Pouppirt gave a 10-15 minute presentation via PowerPoint regarding the strategic planning process for Vivion Road and the proposed design outcomes.

**6. Other Business**

- a. Election of Officers.** The nominating committee presented the following:

**Gary Markenson as Chairman.**

**Action: Mr. Turnage made a motion to nominate and accept Gary Markenson as Chairman. Mr. Whitton gave the second. There were no further nominations. All said aye. The motion carried.**

**Don Ward as Vice-Chairman.**

**Action: Mr. Turnage made a motion to nominate and accept Don Ward as Vice-Chairman. Ms. Alexander gave the second. There were no further nominations. All said aye. The motion carried.**

**Anne Alexander as Secretary.**

**Action: Mr. Turnage made a motion to nominate and accept Anne Alexander as Secretary. Mr. Ward gave the second. There were no further nominations. All said aye. The motion carried.**

**Creation of new position: Advocate Chair.**

Mr. Turnage said that at the last meeting Director Pappas presented the Planning Commission Work Plan. The nominating committee would like to create an Advocate Chair position to carry out the work plan responsibilities for 2017.

**Action: Mr. Turnage made a motion to create the Advocate Chair position. Mr. Whitton gave the second.**

Mr. Yarber asked what the position would do.

Mr. Turnage said the position would carry out the duties of the work plan.

Mr. New asked what they would actually be doing.

Mr. Turnage said they would be leading that effort.

Director Pappas said they would basically be keeping staff "honest".

Mr. New said his understanding was that the work plan was really work for the staff, not the Commission.

Chairman Markenson said yes, they will be looking over their shoulder.

Mr. Chase asked if this would be a standing office or just for this year.

Mr. Turnage said it would be a standing office.

**All said aye. The motion carried.**

**Action: Mr. Turnage made a motion to nominate Shari Poindexter as Advocate Chair. Mr. Whitton gave the second. There were no further nominations. All said aye. The motion carried.**

**b. Calendar of Events.**

Director Pappas gave a list of events/training that the Planning Commission may be interested in. He will email these events out to them for consideration.

**c. 2017 Work Plan- News updates**

National: Supreme Court ruled in Reed vs. Gilbert (2016) that sign *content* cannot be regulated

State: 2017 Planners' Day at the Capitol will be held on February 1, 2017 in Jefferson City

Regional: Broadway Bridge PEL Study to commence in 2017

Local: "Complete Streets" to be discussed among several groups, including the Planning Commission; a potential policy will be drafted for consideration

**7. Communications from City Council and Staff**

Bob Baer, Assistant City Manager, introduced himself.

Director Pappas said that former Commissioner Alan Ringhausen could not be here tonight, but he sent a note of apology if there was any confusion regarding his resignation. It was not personal toward anyone on the Commission.

**8. Communications from Planning Commission**

Chairman Markenson said that with all the business expansions going on it seems like the business community is confident in Gladstone's economy. It's a good sign.

**9. Adjournment- Chairman Markenson adjourned the meeting at 8:07 pm.**

Respectfully submitted:

\_\_\_\_\_  
Becky Jarrett, Recording Secretary

Approved as corrected \_\_\_\_\_

\_\_\_\_\_  
Gary Markenson, Chairman

Approved as submitted \_\_\_\_\_





## Community Development Department

### Staff Report

Date: February 8, 2017 *N. Pappas*

File #: 1438

Requested Action: Site Plan Revision

Date of PC Consideration: January 17, 2017 (unanimous approval, 11-0)

Date of Council Consideration: February 13, 2017

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Applicant: Ryan Stemmons  
Aldi, Inc.  
10505 South K7 Highway  
Olathe, KS 66061

Owner: Ryan Stemmons  
Aldi, Inc.  
10505 South K7 Highway  
Olathe, KS 66061

Architect: SGA Design Group, P.C.  
1437 South Boulder, Ste. 550  
Tulsa, Oklahoma 74119

Engineer: SM Engineering  
1228 Westloop Place, Ste. 114  
Manhattan, KS 66502

Address of property: 7604 North Oak Trafficway

### Planning Information

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- Current Zoning: CP-1
- Zoning History: None recent
- Planned Land Use: Planned Local Business District
- Streetscape Guidelines: Comprehensive Plan, Appendix C and D.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via existing access on NE 76<sup>th</sup> Street.
- Traffic Division Comments: None

- Parking Required: One parking space per 200 square feet of service floor area in the building, plus one space for each employee on duty at any one time. This equates to roughly 62 parking stalls for customers in addition to a reasonable number for employees.
- Parking Provided: 83 on-site parking stalls are provided. It should be noted that at no time has the current Aldi's parking lot met – let alone exceeded – its capacity.
- Proposed On-Site Improvements: Expansion of the current structure at roughly 3,300 square feet to the south of its existing façade is the only notable change. Some movement of on-site curbing will occur at the main entrance to the property.
- Proposed Off-Site Improvements: None
- Proposed Landscaping: Additional landscaping is not proposed, but is a suggested condition of approval.
- Proposed Signage: Existing signage is to remain, including the monument sign along North Oak Trafficway.

## **Recommended Conditions**

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1. Ensure that all curbs along southern entrances as well as along the eastern side of the building and the middle landscaped island are denoted as fire lanes.
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10. Tractor trailers and other commercial vehicles shall not be parked or be stored overnight on the premises.

## **Analysis**

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The applicant is requesting site plan approval for the purpose of adding roughly 3,300 square feet of merchandise space, extending the southern façade of the building roughly 20 feet further south. The size, location and shape of the building addition is consistent with the existing building and meets with the Comprehensive Plan's existing land use and future land use specifications.

Staff is recommending that all existing exterior lighting that is remaining be converted to LED. This action supports the concept of sustainability recommended in the Comprehensive Plan.

Additional landscaping should be provided to more adequately buffer residential uses to the north as well as provide relief between the relatively large eastern parking lot and North Oak Trafficway. There currently exists a KC Metro stop (bench) along southbound North Oak Trafficway that is unshaded and is in many ways an inhospitable location to wait for a bus; additional landscaping should focus on providing shade and relief for this location.

At the Planning Commission hearing, stormwater issues along 76<sup>th</sup> Terrace were brought up for discussion. Staff has since discussed possible solutions with Public Works, and larger pipes will soon be installed. Staff reviewed the original stormwater report when Aldi was first built (attached); it was noted that on-site detention would actually harm upstream properties and that tying directly into the City's stormwater infrastructure was preferable. An analysis of the drainage of the property shows that surface stormwater runoff from Aldi is not significant enough to affect the issues along 76<sup>th</sup> Terrace, but that development along North Oak Trafficway in Kansas City since 2008 is the likely culprit. Ultimately, Aldi is not responsible for the current stormwater concerns along 76<sup>th</sup> Terrace and total impervious surface of the property will not increase as a result of the store expansion.

## **Recommendation**

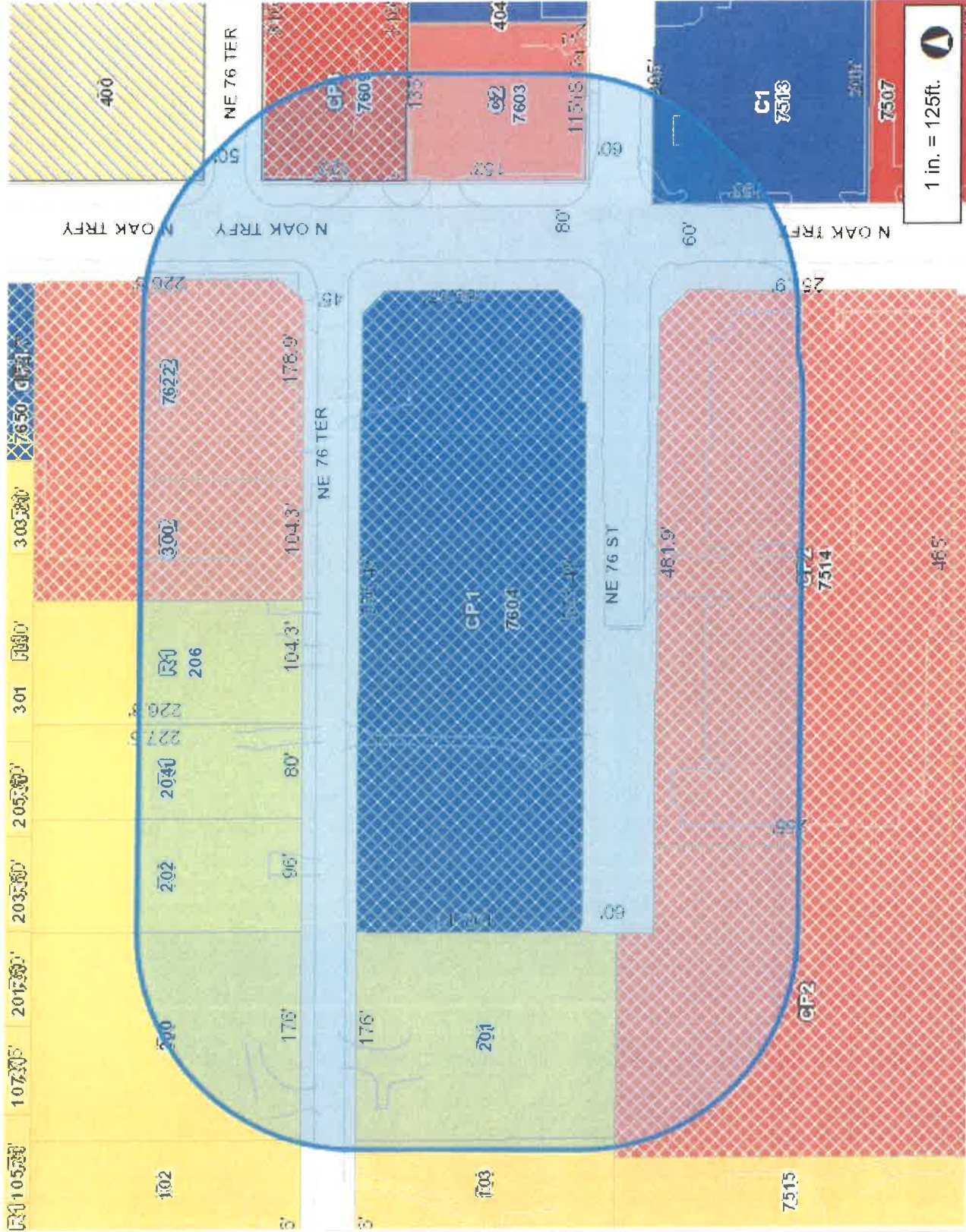
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Both the Planning Commission and staff recommend that the request be **approved** contingent upon compliance with the above recommended conditions.





# Gladstone, MO



249.5 0 124.75 249.5 Feet

1 in. = 125ft.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Legend

- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- School Polygon
- City Park
- Villages
- Apartment Polygon

## Zoning

- C0
- C1
- C2
- C3
- C4
- CP0
- CP1
- CP2
- CP3

## Notes

7604 N. Oak  
Site Plan Revision  
Aldi, Inc.



# John F. Lutjen & Associates

5577 NW Berry Road  
Kansas City, Missouri 64151  
587-4320  
Fax 587-1393

## FAX TRANSMISSION COVER SHEET

Date: April 10, 1996  
To: Norm LeClair  
Fax: 436-2228  
Subject: Allis Food Sams  
Sender: Scott Cargill

YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET. IF  
YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 587-4320.

Attached is the Letter of Transmittal that is to accompany the Drainage Reports that will  
be delivered to your office shortly. This was inadvertently left out of the package.

#### SUMMARY AND CONCLUSION:

Due to the hydrologic location of the subwatershed which is effected by development of the site with respect to the receiving channel for the overall watershed, and the fact that development of the proposed site will have no effect on the downstream drainage systems within this receiving channel, it is the opinion of this firm that onsite detention would not provide a substantial benefit to the surrounding areas and may actually have a negative impact on areas upstream as a result of lagging of the peak flows to more closely coincide with those from the upper watershed. As improvements to NE 76th Terrace are currently proposed, and the downstream drainage systems within NE 76th Terrace are scheduled for replacement, it would appear as though all downstream system will adequately accommodate flows from the surrounding watershed. Additionally, all drainage onsite will be collected and discharged in a manner consistent with current design criteria which will not cause capacity, erosion or future maintenance problems. Therefore, we are requesting a waiver of detention per the current APWA Standards and Specifications currently adopted by the City of Gladstone Missouri.





[illegible]

1430 Small Pond Rd., Suite 350  
Folsom, CA 95630  
P: 916.561.6303  
F: 916.561.6311  
www.inadepne.com



LDI Inc. Store #: 62  
Bladstone, MO  
304 N. Oak Trafficway  
Bladstone, MO 64118

Floor Plan

File: 12/28/16  
V1.07

Protein: 2.5 g



**Floor Plan**

GENERAL NOTES:

[illegible]

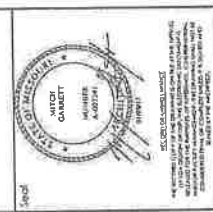




NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/28/16
2	REVISED PER COMMENTS	1/11/17
3	REVISED PER COMMENTS	1/11/17
4	REVISED PER COMMENTS	1/11/17
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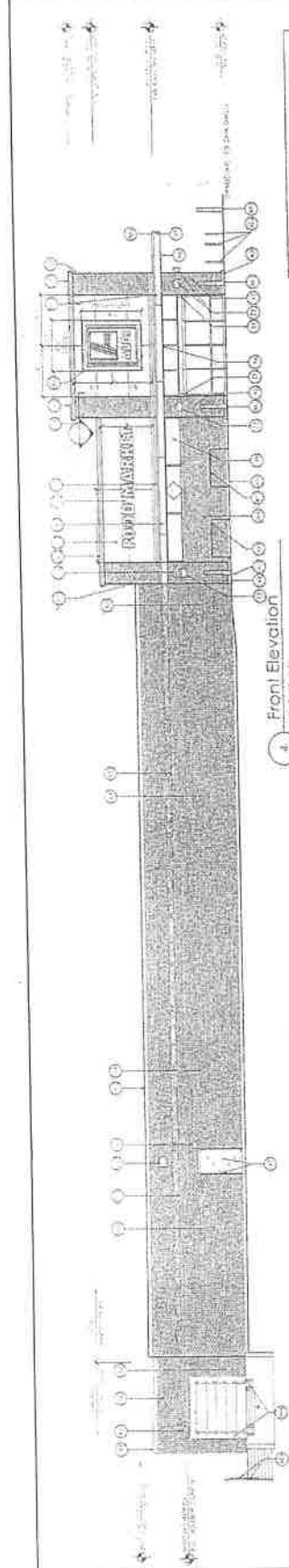
**SCA Design Group, P.C.**  
 1432 South Franklin, Suite 100  
 St. Louis, Missouri 63104  
 Phone: (314) 433-1000  
 Fax: (314) 433-1001  
 www.sca-design.com

**ALDI Inc.**  
 Store #: 62  
 Gladstone, MO  
 7804 N. Oak Trafficway  
 Gladstone, MO 64118  
 Clay County

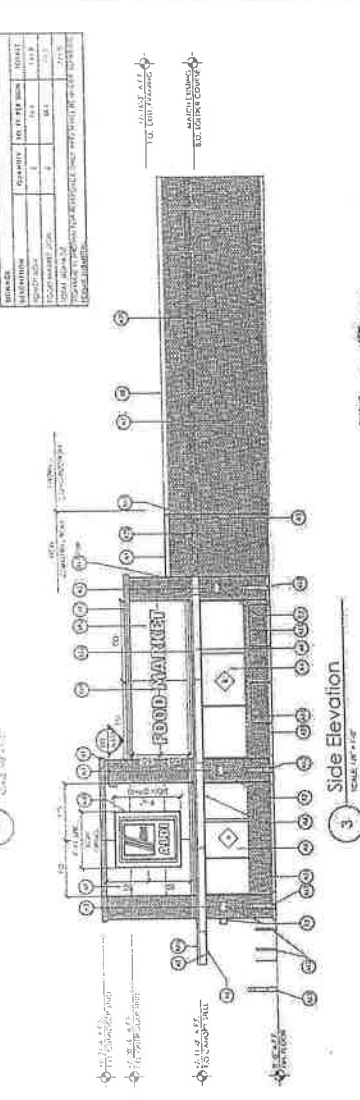


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 Store #: 62  
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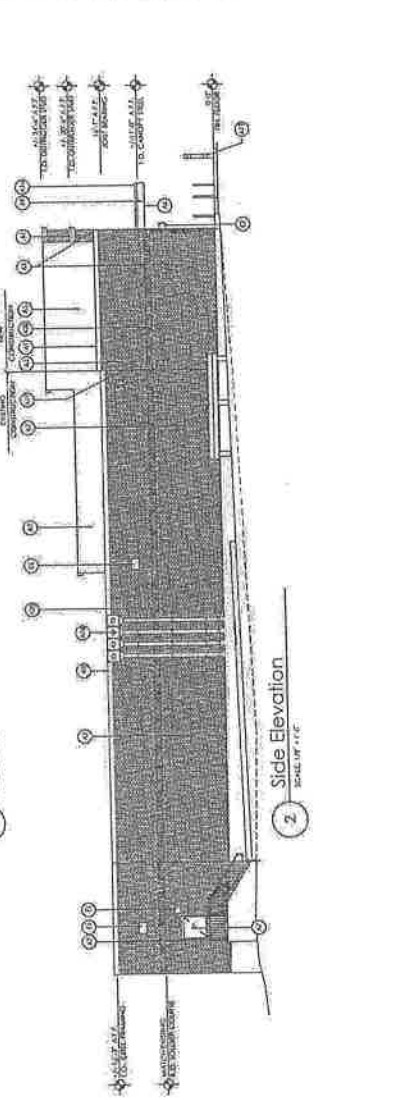
**Exterior Elevations**  
 Drawing Name:  
 Project No.: 1613322  
 Date: 12/28/16  
 Type: EXTERIOR  
 Scale: As Noted  
 Drawing No.: A-201



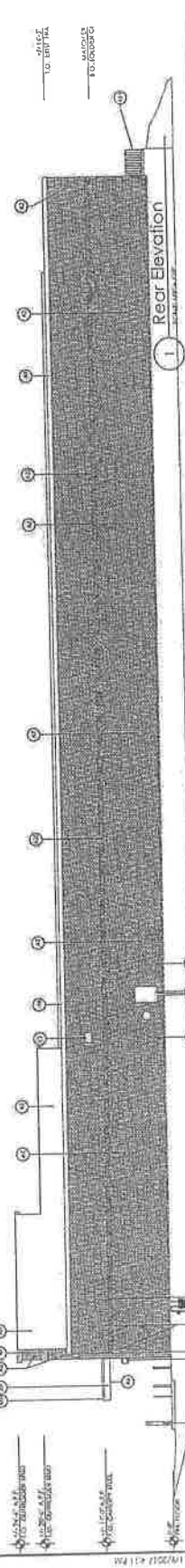
4 Front Elevation



3 Side Elevation



2 Side Elevation



1 Rear Elevation

REF	DESCRIPTION	NOTES
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68	EXISTING ROOF	EXISTING ROOF
69	EXISTING ROOF	EXISTING ROOF
70	EXISTING ROOF	EXISTING ROOF
71	EXISTING ROOF	EXISTING ROOF
72	EXISTING ROOF	EXISTING ROOF
73	EXISTING ROOF	EXISTING ROOF
74	EXISTING ROOF	EXISTING ROOF
75	EXISTING ROOF	EXISTING ROOF
76	EXISTING ROOF	EXISTING ROOF
77	EXISTING ROOF	EXISTING ROOF
78	EXISTING ROOF	EXISTING ROOF
79	EXISTING ROOF	EXISTING ROOF
80	EXISTING ROOF	EXISTING ROOF
81	EXISTING ROOF	EXISTING ROOF
82	EXISTING ROOF	EXISTING ROOF
83	EXISTING ROOF	EXISTING ROOF
84	EXISTING ROOF	EXISTING ROOF
85	EXISTING ROOF	EXISTING ROOF
86	EXISTING ROOF	EXISTING ROOF
87	EXISTING ROOF	EXISTING ROOF
88	EXISTING ROOF	EXISTING ROOF
89	EXISTING ROOF	EXISTING ROOF
90	EXISTING ROOF	EXISTING ROOF
91	EXISTING ROOF	EXISTING ROOF
92	EXISTING ROOF	EXISTING ROOF
93	EXISTING ROOF	EXISTING ROOF
94	EXISTING ROOF	EXISTING ROOF
95	EXISTING ROOF	EXISTING ROOF
96	EXISTING ROOF	EXISTING ROOF
97	EXISTING ROOF	EXISTING ROOF
98	EXISTING ROOF	EXISTING ROOF
99	EXISTING ROOF	EXISTING ROOF
100	EXISTING ROOF	EXISTING ROOF