EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
November 10, 2026
7:00 P.M.

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

Call to Order

1. **Roll Call** _____ Draskovich _____ Mathos _____ Little _____ Mueller _____ Soemer
2. **Welcome**
3. **Pledge of Allegiance**

Consent Agenda *(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)*

4. Minutes from the September 8, 2026 Planning Commission Meeting.
5. TCU2026-0002 Temporary Construction Use Application for Lemartec Construction Operations at 31800 W. 196th Street. – Note: Map in report updated to reflect accurate property location.

Regular Agenda

6. **Declaration.** At this time, Planning Commission members may declare any conflict or communication they have that might influence their ability to impartially consider the agenda items.

Business Requiring Action

7. **RZ2026-0002: REZONING FOR CASEY'S GENERAL STORE PROJECT LOCATED AT 56 HIGHWAY AND W. 3RD STREET**
    a. Presentation for Representatives from Casey's General Store, Applicant for Rezoning Application RZ2026-0002
    b. Presentation from City Staff for Rezoning Application RZ2026-0002
    c. Public Hearing for Rezoning Application RZ2026-0002

d. Discussion of Rezoning Application for RZ2026-0002
e. Consideration Rezoning Application RZ2026-0002

8. **<u>PP2026-0002:</u> PRELIMINARY PLAT FOR CASEY'S CORNER SUBDIVISION LOCATED AT 56 HIGHWAY AND W. 3RD STREET**
    a. Presentation from Representatives from Casey's General Store, applicant for Preliminary Plat Application PP2026-0002
    b. Presentation from City Staff for Preliminary Plat Application PP2026-0002
    c. Public Hearing for Preliminary Plat Application PP2026-0002
    d. Discussion of Preliminary Plat Application PP2026-0002
    e. Consideration Preliminary Plat Application PP2026-0002

9. **<u>FP2026-0003:</u> FINAL PLAT FOR CASEY'S CORNER SUBDIVISION LOCATED AT 56 HIGHWAY AND W. 3RD STREET**
    a. Presentation for Representatives from Casey's General Store, applicant for Final Plat Application FP2026-0003
    b. Presentation from City Staff for Final Plat Application FP2026-0003
    c. Discussion of Final Plat Application for FP2026-0003
    d. Consideration Final Plat Application FP2026-0003

10. **<u>FSP2026-0006:</u> FINAL SITE PLAN FOR CASEY'S GENERAL STORE PROJECT LOCATED AT 56 HIGHWAY AND W. 3RD STREET**
    a. Presentation from Representatives from Casey's General Store, applicant for Final Site Plan Application FSP2026-0006
    b. Presentation from City Staff for Final Site Plan Application FSP2026-0006
    c. Public Hearing for Final Site Plan Application FSP2026-0006
    d. Discussion of Final Site Plan Application FSP2026-0006
    e. Consideration of Final Site Plan Application FSP2026-0006

11. **Future Meeting Reminders**

    - December 8, 2026 at 7:00 PM – Regular Session
    - January 12, 2027 at 7:00 PM – Regular Session
    - February 9, 2027 at 7:00 PM – Regular Session

12. **Announcements**

13. **Adjourn**

PLANNING COMMISSION
September 8, 2026 Minutes

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on September 8, 2026. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00 PM.

1. **ROLL CALL**

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	present
Ray Soemer	present
Jordyn Mueller	absent

With a quorum present, the meeting commenced.

Staff in attendance: Beth Linn, City Administrator
Zachary Moore, Development Services Director
Alex Firth, Assistant City Clerk

Elected officials in attendance: Mayor Donald Roberts

2. **WELCOME** Chairperson Mathos welcomed all in attendance to the meeting.

3. **PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

CONSENT AGENDA

4. Minutes from July 14, 2026, Planning Commission Meeting.
5. TCU2026-0001 Temporary Construction Use Application for Rock Crushing Operations for TSL Phase II.
6. FP2026-0002 Final Plat Application for Edgerton Project.

Commissioner Draskovich moved to approve the Consent Agenda. The motion was seconded by Commissioner Little. The motion carried with the following 4-0 vote:

Yes: Little, Mathos, Draskovich, Soemer
No:

Regular Agenda

7. **Declaration.** Chairperson Mathos requested that the Commissioners declare any correspondence that they have received or any communication they have had regarding the matters on the agenda. She asked them to state if any correspondence or communication might influence their ability to impartially consider the items on the agenda.

DRAFT

8. **<u>FSP2026-0005:</u> REVISED FINAL SITE PLAN FOR EDGERTON PROJECT LOCATED AT 31800 W 196TH STREET – WITHDRAWN**
   Chairperson Mathos mentioned there was an application that had a publication made that a public hearing would be held, however, that application has been withdrawn. No action is required by the Planning Commission.

9. **Future Meeting Reminders**

   Chairperson Mathos stated that the next regular sessions are scheduled for October 13, 2026, at 7:00 PM; November 10, 2026 at 7:00 PM; and December 8, 2026 at 7:00 PM.

10. **ADJOURN**

    Commissioner Draskovich moved to adjourn the meeting. Commissioner Little seconded the motion. The meeting was adjourned at 7:04 PM, with the following vote:

    Yes: Little, Mathos, Draskovich, Soemer
    No:

Submitted by Alex Firth, Assistant City Clerk

DRAFT

TEMPORARY CONSTRUCTION USE – CONSTRUCTION OPERATIONS FOR LEMARTEC

Application TCU2026-0002
31800 W. 196th Street

Note: Map below updated to reflect accurate property location.



QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Temporary Construction Use – for Construction Operations at 31800 W. 196th Street.

Property Owner:
Damac Digital Services LLC

Applicant:
Lemartec, Representative for Damac Digital Services LLC

Zoning and Land Use
Currently zoned L-P (Logistics Park) District. The subject property has been approved for a use as a data center.

Parcel Size
22.06± acres

Staff Report Prepared by
Zachary Moore

BACKGROUND

Article 9, Section 9.6E of the Unified Development Code (UDC) of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with Logistic Park Kansas City (LPKC) subject to stipulations and the approval of City Staff.

Subject Site and Previous Approvals

The subject property was annexed into the City on March 27, 2016 (Ordinance 969) and later rezoned to *L-P, Logistics Park* District on December 11, 2017 (Ordinance 986). Additionally, the following applications have been approved for the subject property.

- Preliminary Plat PP-10-08-14
  - Approved by the Planning Commission on November 4, 2014
- Preliminary Site Plan PS-10-08-14
  - Approved by the Planning Commission on March 10, 2015
- Final Plat FP2016-01
  - Approved by the Governing Body on April 14, 2016.
    - Showed 3 lots and 1 tract. Each lot developed with a warehouse.
- Final Site Plan FS2016-04
  - Approved by the Planning Commission on April 19, 2016.
- Final Site Plan FSP2026-0002
  - Denied by the Planning Commission on June 9, 2026.
  - Denial was appealed and overturned by Governing Body on July 16, 2026.

TEMPORARY CONSTRUCTION USE REVIEW

Applicant Request

A building permit was applied for interior demolition work on July 23, 2026 and was subsequently issued on September 2, 2026. A building permit for the site modifications associated with FSP2026-0002 was applied for on August 20, 2026. This permit has not yet been issued to date, but this Temporary Construction Use Permit is in preparation for construction work related to the project.

Lemartec, the General Contractor performing work for Damac Digital Solutions for the property at 31800 W. 196th Street has submitted an application to review Temporary Construction Use activities for demolition and construction work for the subject property. Included in the request is the placement of temporary trash dumpsters, conex containers for use as construction trailers, portable toilets for the duration of construction, use of temporary generators, use of temporary wastewater portable holding tanks, and a temporary guard office. The proposed use of construction materials is contained on the subject property where demolition/construction is to occur, pending permit approvals. A permit has been issued for the subject property for interior demolition work. The Applicant's formal request letter is provided within this packet.

The use of the materials included within this application is limited to the time that construction activity is to occur on the subject property, and is stipulated to not exceed December 31, 2027. If the use of these temporary construction materials is requested to extend past this time, a new request must be brought forward for consideration.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for TCU2026-0002	10.09.2026
1	Request Letter	10.09.2026
	Temporary Construction Permit Overview	

STAFF RECOMMENDATION

Staff recommends **approval** of Temporary Construction Use Application **TCU2026-0002** for 31800 W. 196th Street for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by Lemartec for temporary construction operations at the subject property and subject to the following stipulations:

1. The temporary construction use activities must be completed and cease operation by December 31, 2027. If the temporary operations request to be extended, another Temporary Construction Use permit must be obtained.

EDGERTON
global routes. local roots.

Temporary Construction Use Application

☒ New/Expired Permit ($500) ☐ Amended Application ($250)

Project Name: MTZ DAMAC Edgerton

Location or Address of Subject Property: 31800 West 196th Street Edgerton, KS 66021
(please attach legal description)

Current Zoning on Subject Property: Logistics Park (L-P) Current Land Use: Warehouse

Total Area: 9.33 Acres

Applicant Name(s): Jamie Hogrefe Phone: 321-231-8342

Company: Lemartec Email: Jhogrefe@lemartec.com

Mailing Address: 3390 Mary Street, Suite 166 (Street) Coconut Grove (City) FL (State) 33133 (Zip)

Property Owner Name(s): David Varghese Phone: 864-634-1888

Company: DAMAC Digital Email: David.varghese@damacdigital.com

Mailing Address: 317 71st Street (Street) Miami Beach (City) FL (State) 33141 (Zip)

Explain construction activities: See the attached

NOTE: Application must be submitted 28 days prior to regularly scheduled Planning Commission meeting

Signature of owner or agent: Christian Duret Date: 10/9/26

FOR OFFICE USE ONLY

Application No: Application Fee Paid: $ Date Paid:

Cashier Code: TEMPCON Receipt #: Planning Commission Meeting Date:

Received By: Date:

v.6.1.22

Scanned with CamScanner

lemartec
a MasTec company

October 9, 2026

RE: Temporary Construction Use Permit Application

Dear Planning Commission:

The project will require temporary facilities and supporting infrastructure to facilitate construction operations. Improvements will include:

- Installation of three (3) temporary construction trailers to support project management and field operations, with temporary electrical and domestic water service connections.
- Installation of two (2) temporary guard booths to support project security efforts with temporary electrical service connection.
- Installation of temporary construction fencing with privacy screening along the project perimeter to provide site security, controlled access, and visual screening.
- Placement of temporary Connex storage containers on the east and west sides of the building for secure material and equipment storage.
- Placement of temporary roll-off dumpsters on the east and west sides of the building for construction waste collection and disposal.
- Installation of temporary portable sanitary facilities on the south, east, and west sides of the building for construction personnel.

All temporary facilities and infrastructure are intended solely to support construction activities and will be removed upon completion of the project.

Sincerely,

Jamie Hogrefe

Jamie Hogrefe

3390 Mary Street, Suite 166, Coconut Grove, FL 33133
P: (305) 273-8676 | F: (305) 279-7223
mail@lemartec.com
www.lemartec.com

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10. Temporary Construction Connex

Temporary Construction Permit Overview

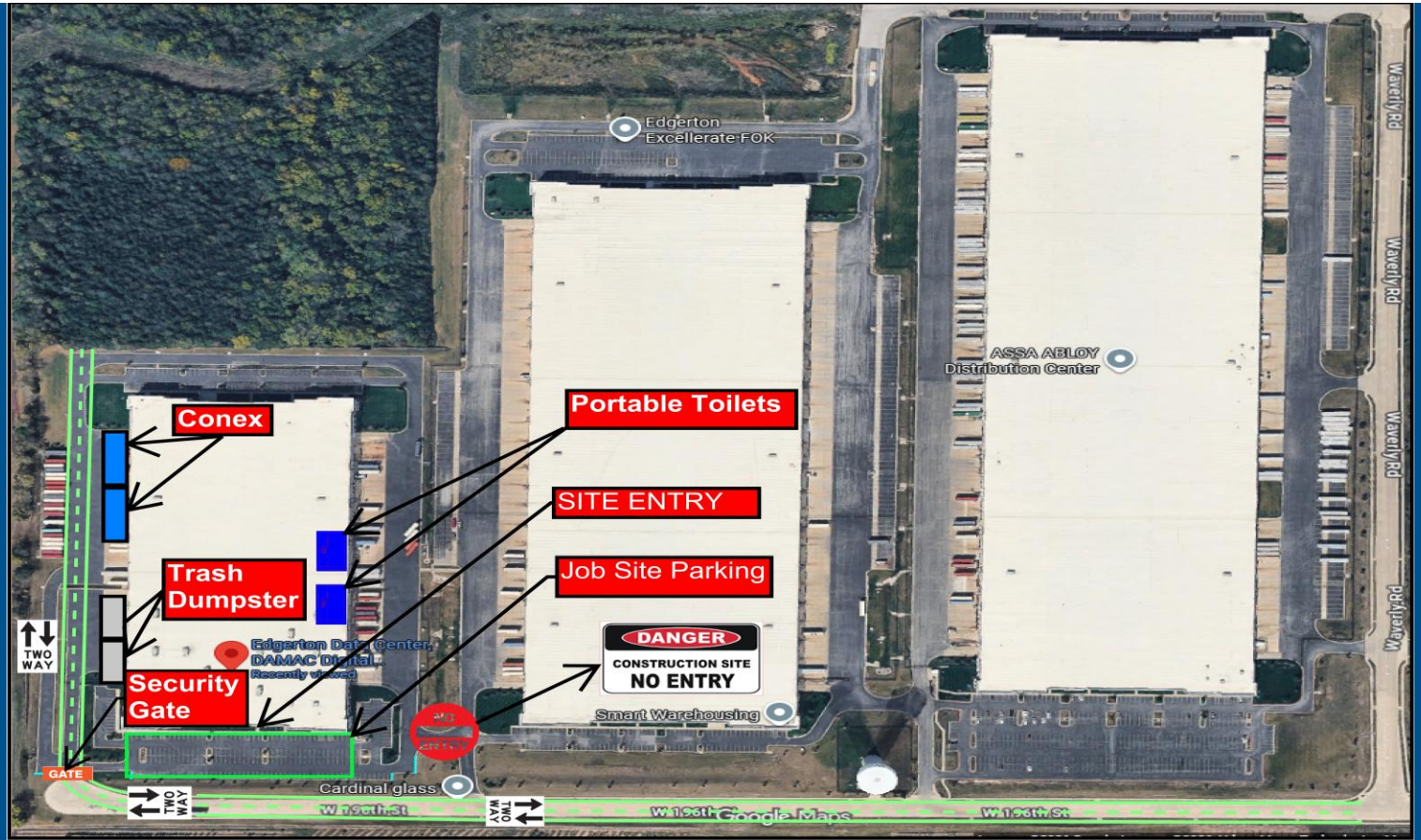
This request is submitted to obtain a Temporary Construction Permit for the installation and operation of temporary facilities necessary to support construction activities associated with the project. Approval is requested for the duration of the construction period, with project completion currently anticipated in December 2027.

The proposed temporary facilities include the following:

- Temporary Construction Office Trailer for project management and administrative functions.
- Temporary Guard Offices located at both project entrances to provide site access control and security operations.
- Temporary Generator to supply electrical power to the temporary office and support facilities.
- Temporary Wastewater Holding Tank to provide sanitary services for the temporary office facilities.
- Temporary Potable Water Holding Tank to provide a domestic water supply for the temporary office facilities.
- Temporary Construction Fencing installed around the project perimeter to secure the site until permanent fencing is constructed and placed into service.

These temporary facilities are essential to the safe and efficient management of construction operations and will remain in place only for the duration of the project. Upon completion of construction, all temporary installations will be removed or replaced by the permanent infrastructure as approved under the final project plans.

SITE LOGISTICS PLAN



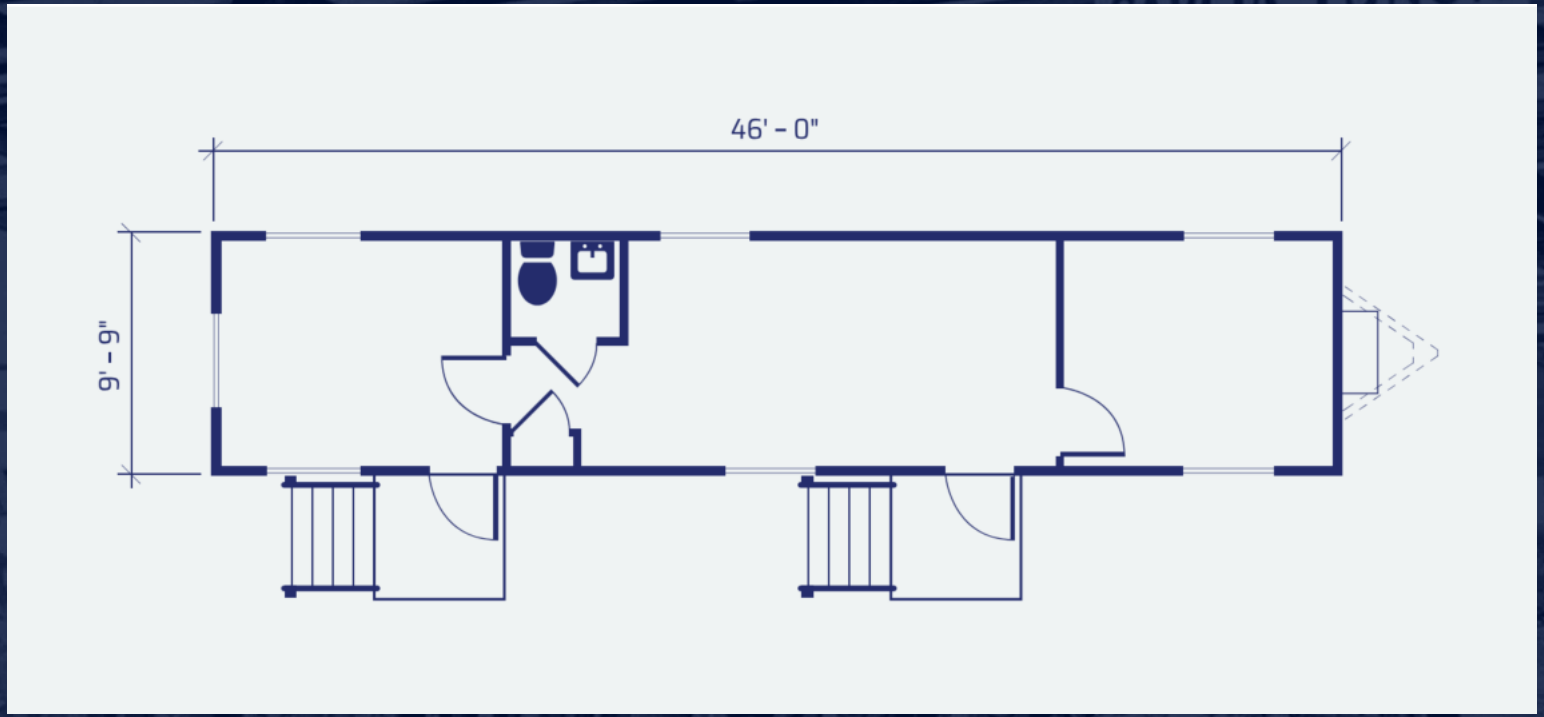
Temporary Construction Trailer



50′ x 10′ Mobile Office

Our 50' x 10' job site trailer provides 460 sq. ft. of mobile office space and is made with durable, high-quality materials that meet national and state building, electrical, mechanical and plumbing codes.

Temporary Construction Trailer Floor Plan



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Temporary Construction Trailer Specifications

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DIMENSIONS

50' Long (including hitch)

46' Box size

10' Wide

8' Ceiling height

EXTERIOR FINISH

Aluminum or wood siding

I-beam frame

Standard drip rail gutters

INTERIOR FINISH

Gypsum ceiling or T-grid suspended ceiling

Paneled walls

Vinyl tile floor

ELECTRIC

Flourescent ceiling lights

Breaker panel

HEATING/COOLING

Central HVAC or thru-wall AC

WINDOWS / DOORS

Horizontal slider windows

(2) Vision panel doors with standard locks or (2) steel doors with dead bolt locks

ADDITIONAL OPTIONS

Restrooms

OPTIONAL SERVICES

Holding tank

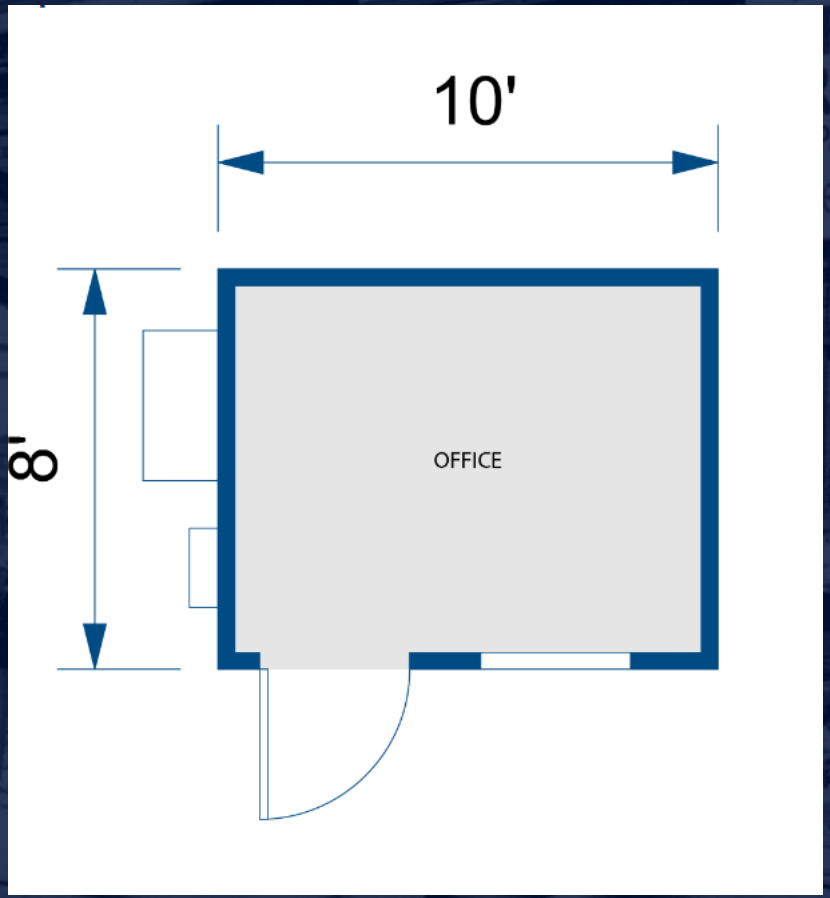
Water tank

Guard Office



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Guard Office Cutsheet



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Guard Office Specification

Exterior dimensions:	10′ Length x 8′ Width x 8′ 6″ Height
Interior dimensions:	8′ 6″ Length x 7′ 4″ Width x 7′ 6″ Height
Tare weight:	4,000 pounds
Maximum payload:	34,500 pounds
Maximum weight:	38,500 pounds

Portable Generator



Portable Generator Cutsheet



MODEL		G70RS			GI25RS			G220RS			G400RS			G625RS		
		kW	kVA	Amps	kW	kVA	Amps	kW	kVA	Amps	kW	kVA	Amps	kW	kVA	Amps
3-PHASE – 480V – Prime Power		56	70	84	100	125	150	175	220	263	320	400	481	500	625	751
3-PHASE – 208V – Prime Power		56	70	194	100	125	347	172	215	598	320	400	1110	500	625	1735
SINGLE-PHASE – 240V – Prime Power		37	37	154	66	66	275	85	85	354	159	159	663	300	300	1250
Engine make		JCB Dieselmax			JCB Dieselmax			Volvo			Volvo			Volvo		
Length	inches (mm)	126 (3200)			126 (3200)			156 (3962)			183 (4660)			195 (4947)		
Width	inches (mm)	43 (1092)			43 (1092)			61 (1549)			73 (1860)			81 (2046)		
Height	inches (mm)	83 (2108)			83 (2108)			89 (2261)			106 (2750)			104 (2636)		
Operating weight	lbs (kg)	5739 (2603)			6615 (3000)			11000 (4990)			17998 (8164)			22746 (10313)		
Length with trailer	inches (mm)	189 (4801)			189 (4801)			222 (5639)			256 (6502)			255 (6482)		
Width with trailer	inches (mm)	76 (1930)			76 (1930)			91 (2311)			103 (2621)			105 (2658)		
Height with trailer	inches (mm)	105 (2667)			105 (2667)			114 (2896)			124 (3162)			122 (3105)		
Operating weight with trailer	lbs (kg)	7239 (3283)			8115 (3680)			12720 (5770)			20648 (9366)			25477 (11556)		
Fuel tank capacity	US gallon (litres)	132 (500)			132 (500)			245 (928)			423 (1600)			593 (2246)		
Fuel consumption @ 75% PRP	US gallon (litres)	3.65 (13.8)			5.42 (20.5)			10.2 (38.7)			17.5 (66.4)			24.1 (91.5)		
Fuel autonomy	US gallon (litres)	36hrs			24hrs			24hrs			24hrs			24hrs		
Def tank capacity	US gallon (litres)	4.5 (17)			4.5 (17)			18 (68)			42 (160)			42 (160		
Def consumption @75% PRP	US gallon (litres)	0.12 (0.45)			0.16 (0.62)			0.71 (2.70)			1.23 (4.65)			1.71 (6.50)		
Def autonomy		38hrs			28hrs			25hrs			34hrs			25hrs		
Noise level (23ft @ 75% load)		66dBA			66dBA			70dBA			70dBA			72dBA		

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Portable Generator Overview

A portable, wheel-mounted generator will be utilized to provide temporary electrical service to the construction office trailers and guard offices throughout the duration of the project. The generator will be routinely fueled and maintained to ensure uninterrupted operation of these temporary facilities.

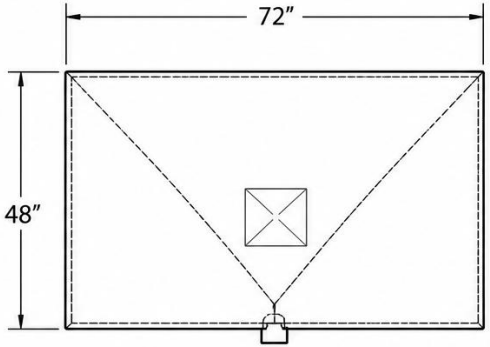
To minimize noise and fuel consumption, the generator will operate only during periods when the temporary office and guard facilities are occupied. Appropriate environmental and safety measures will be implemented, including always maintaining a spill response kit on-site to address any accidental fuel or fluid releases. The generator will be operated and maintained in accordance with all applicable safety, environmental, and regulatory requirements.

Wastewater Portable Holding Tank

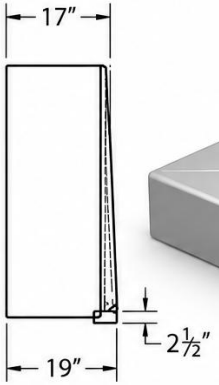


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Wastewater Portable Holding Tank Cutsheet

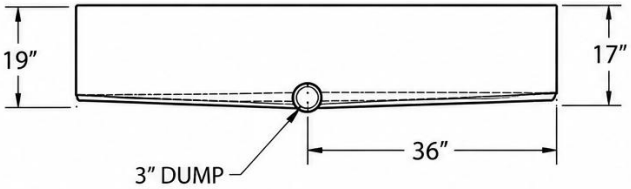


Top View



Side View





Front View

Capacity	250 Gallons
Material	Polyethylene
Overall Length	72 inches
Overall Width	48 inches
Overall Height	19 inches
Empty Weight (Approx.)	100 lbs
Outlet	3-inch dump (as shown)

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Wastewater Portable Holding Tank Overview

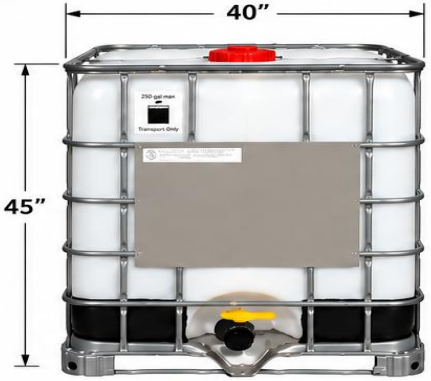
A temporary wastewater holding tank will be utilized to support restroom facilities within the onsite office trailers for the duration of the project. The tank will be regularly serviced and maintained by a qualified provider to ensure proper operation and prevent overcapacity. Appropriate spill prevention and response measures, including the availability of spill kits, will be maintained onsite. The wastewater holding tank will be operated in accordance with all applicable environmental regulations and will be removed from the site upon project completion.

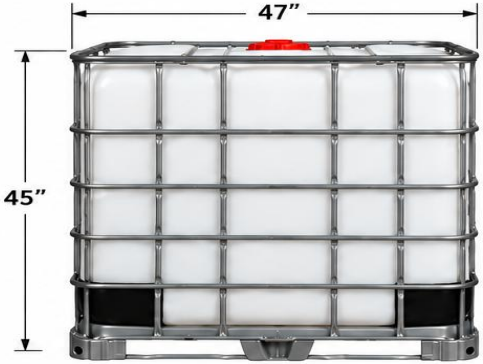
Portable Water Holding Tank

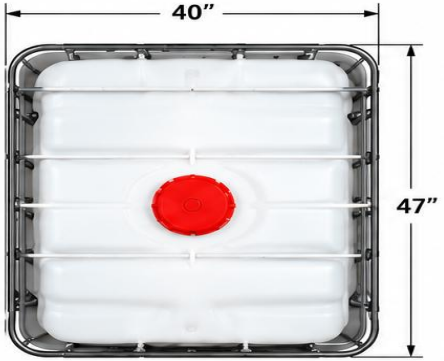


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Potable Water Holding Tank Cutsheet







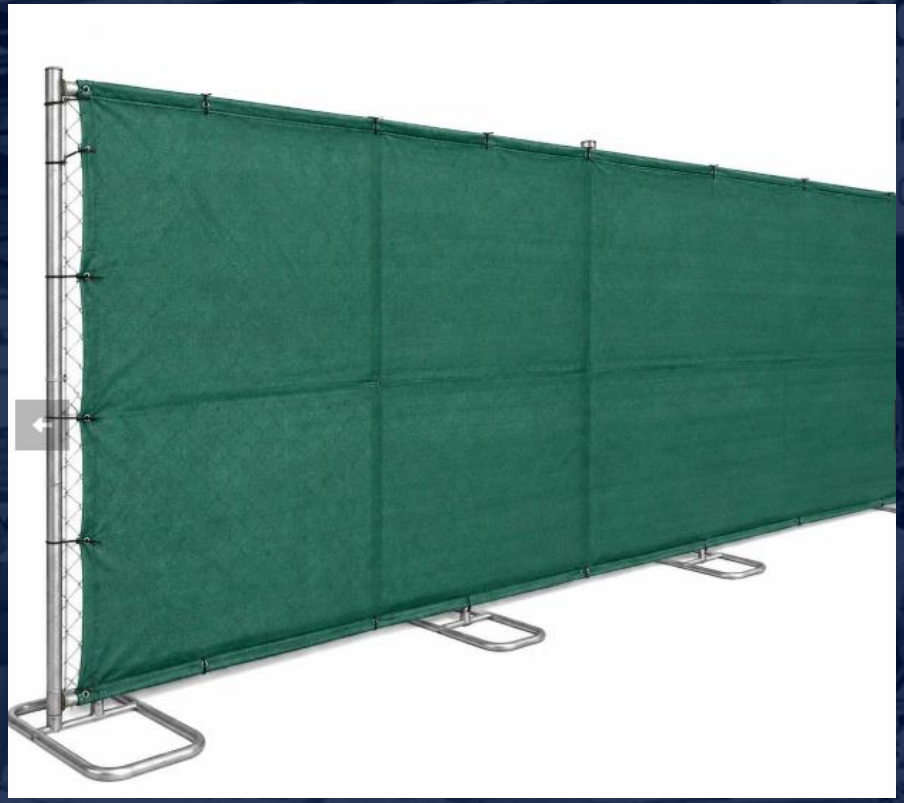


Capacity	250 Gallons
Material	Polyethylene (Food Grade, for potable water)
Overall Length	40 inches
Overall Width	47 inches
Overall Height	45 inches
Empty Weight (Approx.)	100 – 120 lbs
Top Fill Opening	Screw cap (red)
Outlet	Bottom drain with ball valve (as shown)
Frame	Galvanized steel cage with pallet base

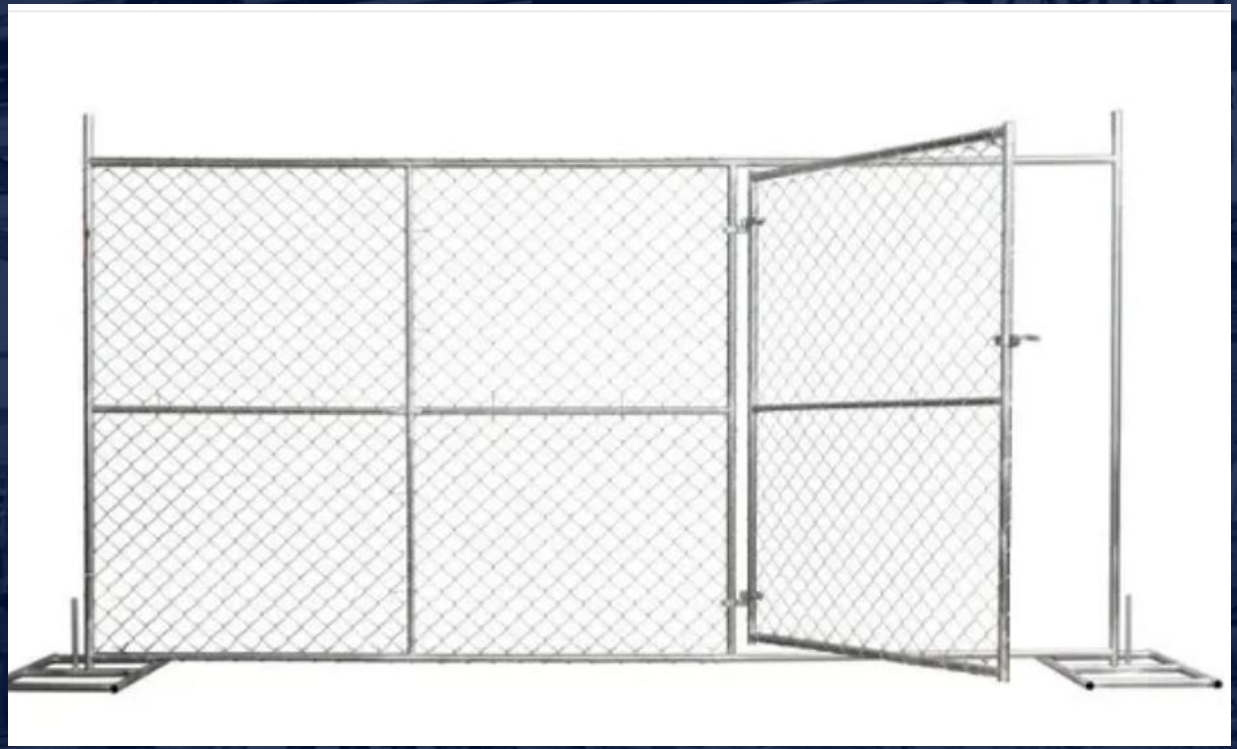
Potable Water Holding Tank Overview

A temporary potable water holding tank will be utilized to provide water service for restroom facilities within the onsite office trailers throughout the duration of the project. The tank will remain onsite only for the length of construction and will be regularly serviced and maintained to ensure a reliable supply of potable water. Appropriate spill prevention and response measures, including the availability of a spill kit, will be maintained onsite. The potable water holding tank will be operated and maintained in accordance with all applicable health, safety, and environmental requirements and will be removed from the site upon project completion.

Temporary Construction Fence

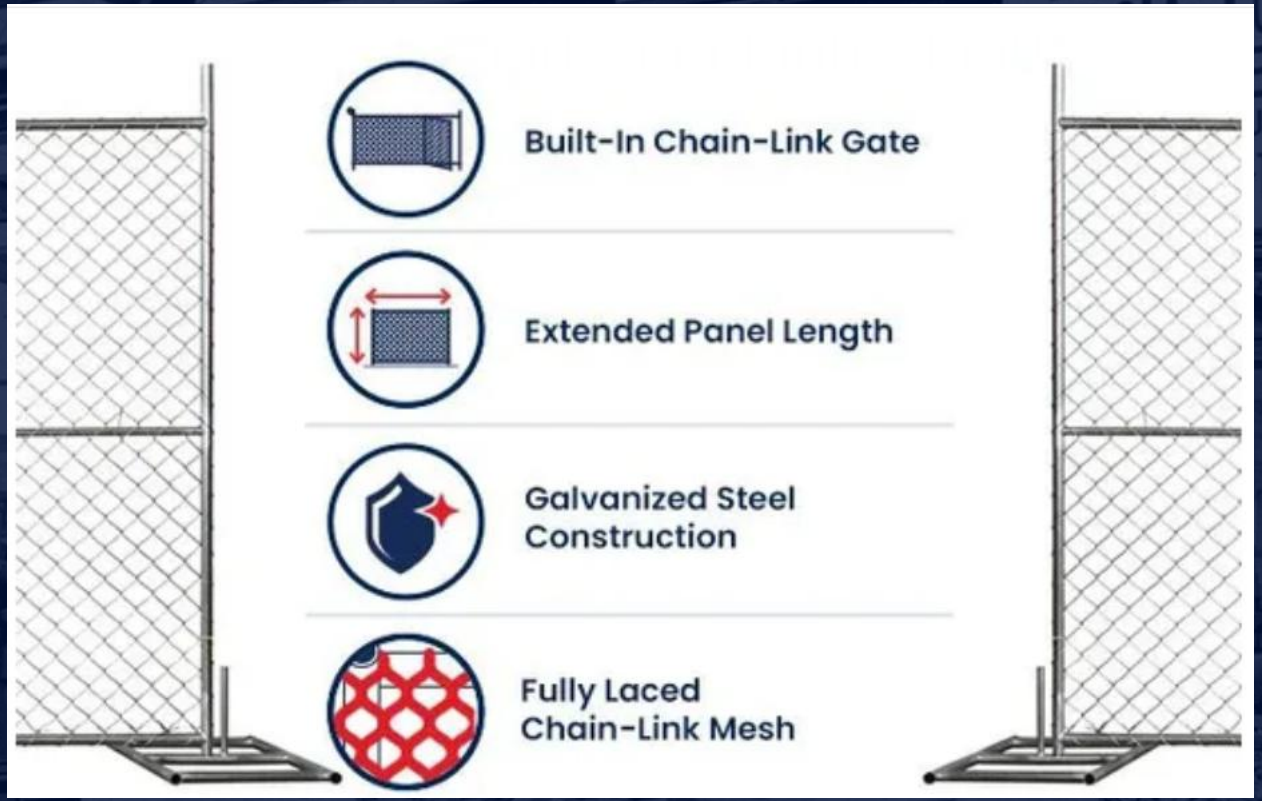


Temporary Construction Fence With Screen



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Temporary Construction Fence With Screen



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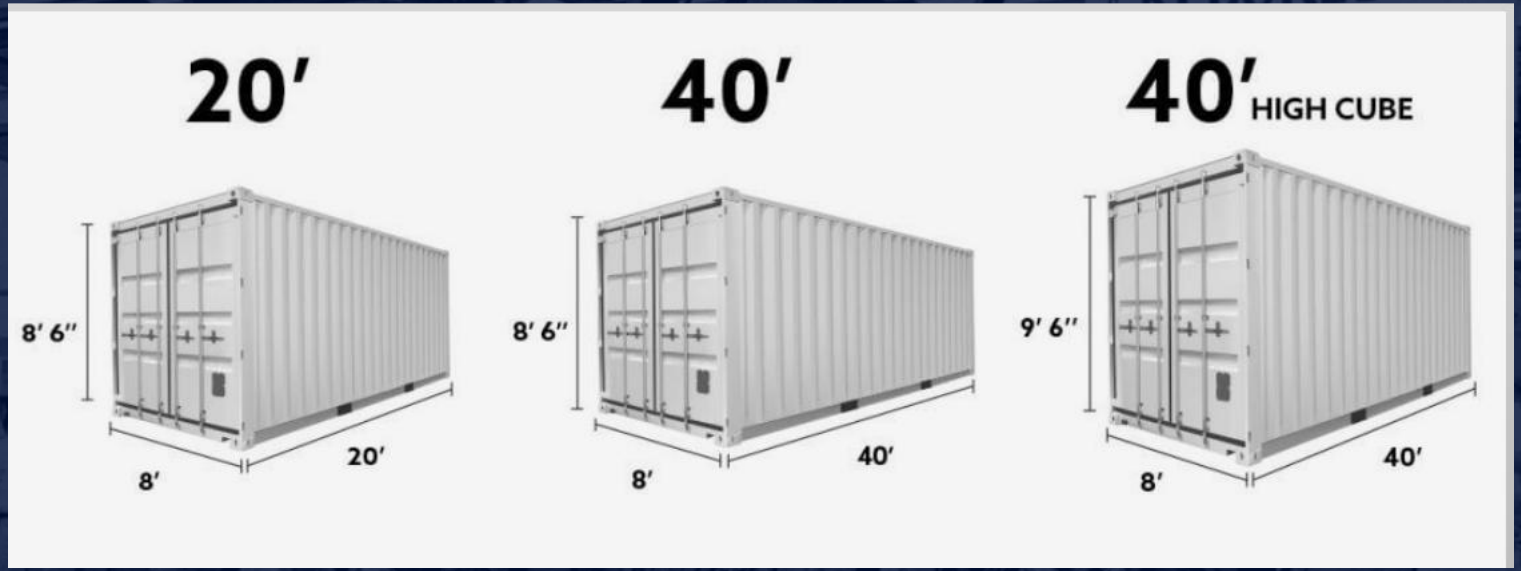
Temporary Construction Fence With Screen Overview

Temporary construction fencing will be installed around the project site to maintain site security, control access, and promote public and worker safety throughout the duration of construction. The fencing will clearly define the construction limits, restrict unauthorized entry, and help protect equipment, materials, and ongoing work activities. The temporary fencing will be regularly inspected and maintained to ensure it remains in good condition and effective for its intended purpose. Upon completion of the project, all temporary fencing and associated materials will be removed from the site.

Temporary Construction Connex



Temporary Construction Connex Cutsheet



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a MasTec company

Temporary Construction Connex

Temporary Connex storage containers will be placed on the east and west sides of the building to provide secure, weather-resistant storage for construction materials, tools, equipment, and project supplies. These containers will support ongoing construction operations by reducing material handling, improving site organization, and safeguarding stored items from unauthorized access. All Connex containers are temporary in nature and will be removed from the site upon completion of construction activities.

CASEY'S GENERAL STORE

Application RZ2026-0002
Southeast Corner of 56 Highway and W. 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of Rezoning from the C-1 (General Commercial), R-1 (Single Family Residences), and R-3 (Multi-Family) Zoning Districts to the C-1 (General Commercial) District.

Owner
Donna D Pearce Trust

Applicant
Jeff Laubach, SBB Engineering on behalf of Casey's General Stores

Existing Zoning and Land Use
The property currently retains C-1, R-1, and R-3 zoning and is currently vacant.

Parcel Size
1.81± acres

Staff Report Prepared by
Zachary Moore



BACKGROUND

1. *Proposal*

The applicant is requesting to rezone the subject property from the City of Edgerton C-1 (General Commercial), R-1 (Single Family Residences), and R-3 (Multi-Family Zoning) Districts to the City of Edgerton C-1 (General Commercial) District. The majority of the property (68,150 square feet) is currently zoned C-1, while approximately 9,180 square feet of the property is zoned R-1, and approximately 1,670 square feet of the property is zoned R-3. Also included on this agenda are related development applications (Preliminary Plat, Final Plat, and Final Site Plan) for a commercial development on the subject property.

2. *Subject Site History*

The 1.81± acre subject property was originally platted in unincorporated Johnson County in 1912 as part of the County Clerk's Subdivision, then was later annexed in 1919 (Ord. 251). At the time of the adoption of the 1968 Zoning Regulations for the City, the property was zoned 'Neighborhood Business District'. A City-wide rezoning and Unified Development Code update in 2001 (Ordinance 727) zoned the western portion of the property R-1 (Single-Family) and the eastern portion was zoned C-1, (General Commercial District). In 2004, the property fronting along 56 Highway was rezoned to the C-1 District (Ord. 765). Later, in 2005, the southeastern portion of the property was rezoned to the R-3 (Multi-Family) District.

The subject property has never been developed.

REZONING REVIEW

Figure 1 below shows the current zoning of the subject and neighboring properties:

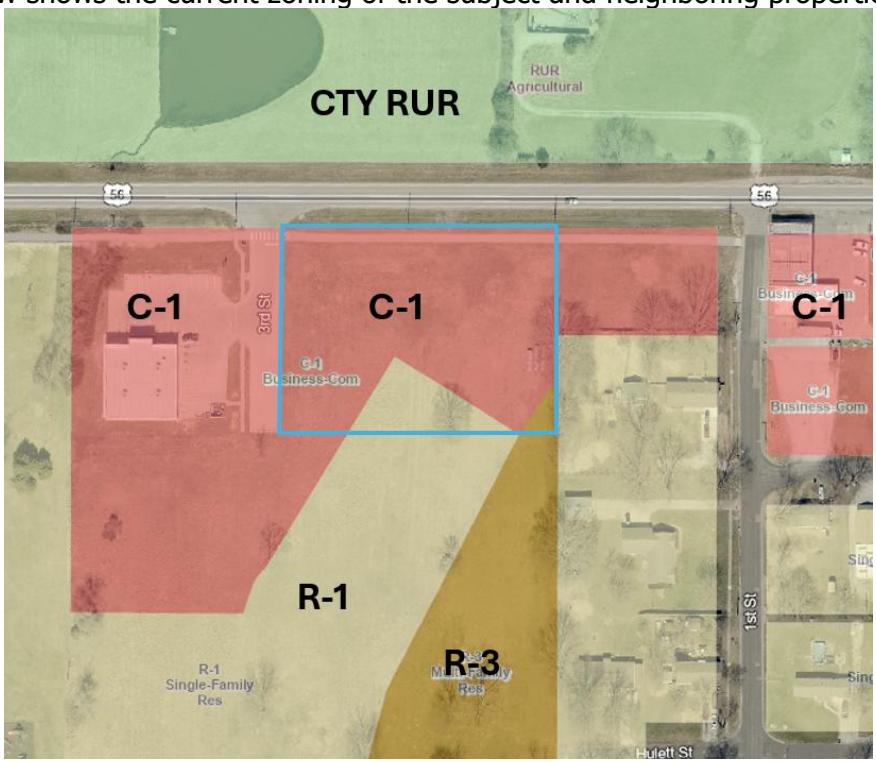


Figure 1 – Subject Property Outlined in Blue

Figure 2 below shows the future land use designation for the area. The subject property is designated on the Future Land Use Map of the Envision Edgerton 2050 Comprehensive Plan as 'Neighborhood Commercial'.

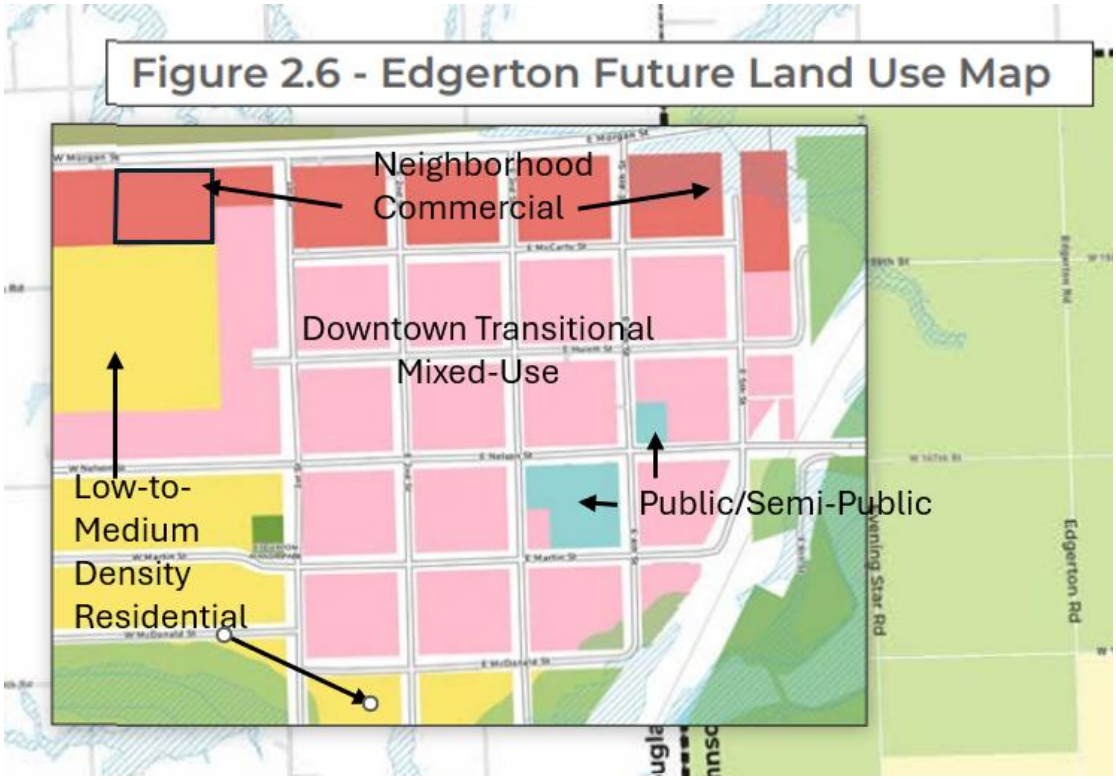


Figure 2 – Subject Property Outlined in Black

A. Zoning Analysis

Staff has reviewed the rezoning application with respect to the Edgerton Unified Development Code (UDC), the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. Staff's analysis is listed below.

1. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** – The applicant is requesting to rezone the subject property to C-1 (General Commercial). Uses permitted by-right in the C-1 District include but are not limited to art galleries and studios; bakeries and confectionery establishments; café; caterer; drive through food service; hardware stores; medical services and offices; convenience stores, with or without gasoline sales; office; restaurants and other eating establishments; taverns and bars; and more. There is currently a relatively small amount of commercial/retail options on the residential side of Edgerton (west of Big Bull Creek) and the C-1 zoning would support a commercial use that can provide residents with an option for shopping and/or dining.
2. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – The properties to the east and west of the subject property are zoned C-1 (General Commercial), while the properties to the south are zoned R-1 (Single Family Residences). The property fronts along 56 Highway and there are several commercial uses along the highway frontage, including a Dollar General retail store, a convenience store with gasoline sales, a liquor store, and a bar and grill. There are vacant but platted residential properties to the south and southwest of the subject property.

Across 56 Highway to the north is a large rural residential house with vacant land that is unincorporated and has not been platted.

3. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** – The proposed C-1 zoning is compatible with the existing C-1 zoning that currently occupies the majority of the subject property today and the C-1 zoning of the adjacent properties to the east and to the west across W. 3rd Street. The property to the north across 56 Highway is in the unincorporated portion of Johnson County and retains a Johnson County Rural (CTY RUR) zoning. Uses that are permitted in the C-1 District are generally compatible with other properties that have developed along 56 Highway.
4. **Suitability of the uses to which the property has been restricted under its existing zoning** – The majority of the property is zoned C-1 and may be developed with the uses permitted in the C-1 District, which the property is suitable for.
5. **Length of time the subject property has remained vacant under the current zoning designation** – The subject property has primarily been zoned C-1 since 2004 and has never been developed. The R-3 portion of the subject property was zoned in 2005 and has also never been developed.
6. **The extent to which the zoning amendment may detrimentally affect nearby property** – Nearby properties will not be detrimentally affected if the property is zoned C-1, as the majority of the subject property is already zoned C-1. Additionally properties to the east and west of the subject property are zoned C-1 and developed with uses consistent with the C-1 District. Furthermore, the property fronts 56 Highway, along which C-1 uses are compatible.
7. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** – This is not a request for a PUD.
8. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – Adequate public infrastructure for the subject property exists near the property, and the Applicant will be responsible for bringing all utilities to the property.
9. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – No adverse impacts to the road network or parking issues are anticipated to be created by the rezoning of this 1.81± acre property to the C-1 District. Development of the subject property will not be permitted to provide direct access whether via driveway or parking lot directly to 56 Highway – all access will be provided from the property onto W. 3rd Street.
10. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm –** The subject property will be required to be developed under the requirements of the UDC and therefore, there will be no excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.

11. **The economic impact on the community from the uses allowed in the proposed zoning** – Development of the subject property with a use permitted in the C-1 District will generate increased property tax on the property from its current vacant state. Additionally, any sales on the subject property will contribute to City sales tax, including the recently adopted 1 cent Streets and Stormwater Sales Tax.
12. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** – There would be no relative gain, if any, to the public health, safety, and welfare from the denial of this zoning application.
13. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** –The subject property is designated Neighborhood Commercial on the future land use map of the City's Envision Edgerton 2050 Comprehensive Plan, which the C-1 District aligns with. The proposed zoning is also consistent with several goals of the Comprehensive Plan, including, but not limited to the following:
    a. **Goal 2.1:** Promote a balanced mix of land uses that supports growth and development.
    b. **Policy 2.1.3:** Attract new and expanded commercial and retail users along key corridors and intersections by updating the zoning where required.
    c. **Goal 2.2:** Grow in an efficient and sustainable manner that considers the needs and impacts of expanding services.
    d. **Goal 2.3:** Promote quality new development and infill redevelopment to ensure all areas of Edgerton continue to thrive.
14. **The recommendation of professional staff** – Staff recommendation provided below.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning **Application RZ2026-0002**, *Casey's General Store,* with no stipulations.

Note: For Application RZ2026-0002 the Planning Commission is the recommending body for the application to the Governing Body. The Application will be presented to the Governing Body on December 10, 2026.

A part of Lot 2, County Clerks Subdivision and a part of Tract B of the Lot Split of Lot 3 & Lot 4, County Clerks Subdivision of the Northwest Quarter of Section 7, Township 15 South, Range 22 East of the 6th P.M. in the City of Edgerton, Johnson County, Kansas, being described as follows:

COMMENCING at the Northeast corner of said Northwest Quarter; thence S88°17’14”W (State Plane bearings) along the North line of said Northwest Quarter a distance of 391.16 feet to its intersection with the East line of said Lot 2; thence S01°49’35”E along the East line of said Lot 2 a distance of 36.05 feet to the South Right-of-Way of U.S. 56 Highway as described in Book 155, Page 35, for the POINT OF BEGINNING; thence continuing S01°49’35”E along the East line of said Lot 2 a distance of 244.00 feet; thence S88°11’08”W a distance of 323.00 feet to the Southeast corner of a tract conveyed to The City of Edgerton in Document 201711 at Page 003804; thence N01°49’35”W along the East line of said tract a distance of 244.00 feet to a point on the South line of said U.S 56 Highway, said point being a Northwesterly corner of Tract "B" of the Lot Split of Tracts 3 & 4, County Clerk's Subdivision; thence N88°11’08”E along said South line a distance of 323.00 feet to the POINT OF BEGINNING. Containing 1.81 acres more or less.

PRELIMINARY PLAT FOR CASEY'S CORNER SUBDIVISION

Application PP2026-0002
Southeast Corner of 56 Highway and W. 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Preliminary Plat for property at the southeast corner of 56 Highway and W. 3rd Street.

Owner
Donna D Pearce Trust

Applicant
Jeff Laubach, SBB Engineering on behalf of Casey's General Stores

Zoning and Land Use
C-1, R-1, R-3 (Pending application on this agenda to rezone all to C-1.)

Parcel Size
1.81± acres

Staff Report Prepared by
Zachary Moore



1. *Proposal*

The Applicant is requesting a Preliminary Plat application to create a 1.81± acre lot in the proposed C-1 (General Commercial) zoning District. Accompanying Rezoning (RZ2026-0002), Final Plat (FP2026-0003), and Final Site Plan (FSP2026-0006) applications for the subject property all considered on this agenda as well. A Preliminary Plat is required prior to approval of a Final Plat and commencement of any improvements to the property per Section 13.3.B of the Unified Development Code (UDC).

2. *Subject Site History*

The 1.81± acre subject property was originally platted in unincorporated Johnson County in 1912 as part of the County Clerk's Subdivision, then was later annexed in 1919 (Ord. 251). At the time of the adoption of the 1968 Zoning Regulations for the City, the property was zoned 'Neighborhood Business District'. A City-wide rezoning and Unified Development Code update in 2001 (Ordinance 727) zoned the western portion of the property R-1 (Single-Family) and the eastern portion was zoned C-1, (General Commercial District). In 2004, the property fronting along 56 Highway was rezoned to the C-1 District (Ord. 765). Later, in 2005, the southeastern portion of the property was rezoned to the R-3 (Multi-Family) District (Ord. 780).

The subject property has never been developed.

3. *Preliminary Plat Review*

The Preliminary Plat has been reviewed in accordance with the Unified Development Code (UDC) Section 13.3.C by City staff and the City Engineer. The document shows the proposed Lot 1, Block A totaling 1.81± acres in size. The Applicant has provided access restriction along 56 Highway, meaning no new curb cuts to the highway are permitted, which is consistent with the US-56 Corridor Management Plan that was adopted by the Kansas Department of Transportation (KDOT). The Preliminary Plat shows proposed water main and sanitary sewer service main extensions to the property, which will be located within utility easements.

There are some standard comments that remain as a result of review of the Preliminary Plat by the City Engineer, and are included as stipulations of staff's recommendation on page 3 of this report.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
1	Preliminary Plat	09.18.2026

STAFF RECOMMENDATION

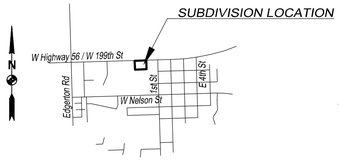
City Staff recommends approval of Preliminary Plat **Application PP2026-0002** *Preliminary Plat for Casey's Corner Subdivision*, subject to the following stipulations:

1. The commencement of any improvements cannot occur prior to the approval and endorsement of the related Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, stormwater sewers, sanitary sewers, and water mains contained within the Final Plat.
2. Setbacks, yards, and area requirements of the C-1 District for the subject property are contingent upon approval of the rezoning (RZ2026-0002) to the C-1 District for the subject property.
3. Prior to recording the associated Final Plat, the following must occur:
    a. The proposed detention area must be located within a drainage easement.
    b. The plat must be reviewed by utility companies to ensure no additional easements are required. Additional easements required by utility companies must be shown on the Final Plat.
    c. Written approval from the Gas Pipeline Company must be provided for the proposed improvements.
    d. Any proposed restrictive covenants must be provided. If none are proposed, then none are required for submittal.
4. Prior to issuance of a building permit for the subject property, construction plans for public improvements must be provided. These public improvements may include but are not limited to; waterline, sanitary sewer, storm sewer, and/or sidewalks.

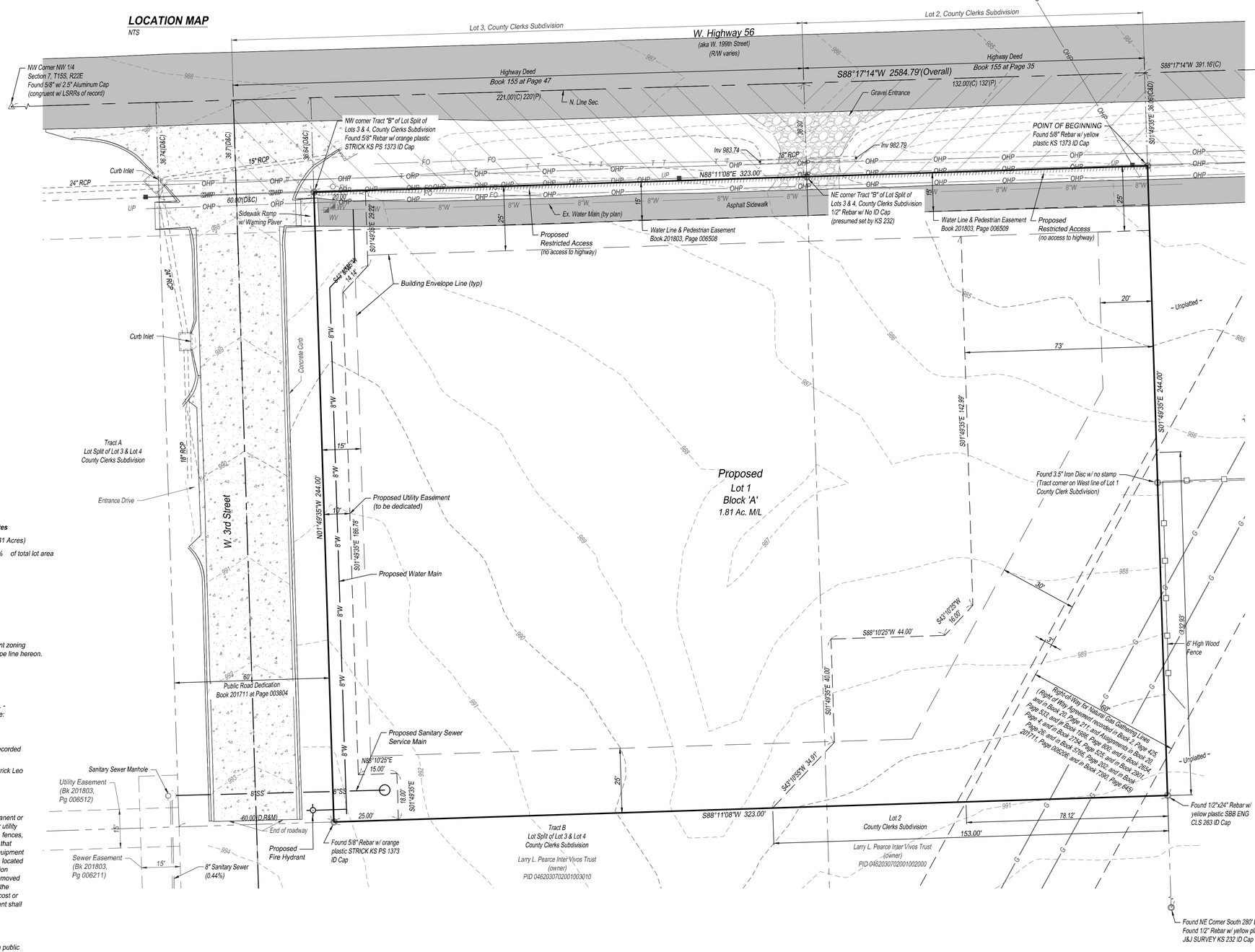
Note: For Application PP2026-0002, the Planning Commission is the deciding body.

PRELIMINARY PLAT
CASEY'S CORNER SUBDIVISION

A TRACT IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST OF THE SIXTH P.M. IN THE CITY OF EDGERTON, JOHNSON, COUNTY, KANSAS.



LOCATION MAP
NTS



LEGEND

- Found Section Corner, as noted
- Found Monument, as noted
- (P) Plat
- (D) Described
- (R) Recorded
- (M) Measured
- (C) Calculated
- FH Fire Hydrant
- WV Water Valve
- OHP Overhead Power Line
- G Gas Line
- T Underground Telephone Line
- FO Underground Fiber Optic Line
- Asphalt
- Concrete
- Gravel

LOT DATA TABLE

Lot Standards		Notes
Total Lot Area (sq. ft.)	78,812	(1.81 Acres)
Maximum Envelope Coverage (sq. ft.)	50,633	64% of total lot area
Principal Buildings		
Minimum Setbacks (ft.) [1]	Front	25
	Residential Side	20
	Street Side	15
	Rear	25

NOTE:

[1] This subdivision plat does not establish zoning setbacks. Current zoning setbacks for C-1 Zoning Districts are shown as the building envelope line hereon.

REFERENCE DOCUMENTS:

- Commitment for Title Insurance by Kansas Secured Title, Inc. - Fairlawn, Commitment Number: 25007958, Commitment Date: October 19, 2025, at 08:00 am, was provided by client.
- Draft survey by Strick & Company, Inc., provided by client
- Lot Split Certificate of Survey, by John B. Young, PS 1298, recorded in Book 20712, Page 03127.
- Unrecorded ALTA/NSPS Land Title Survey completed by Patrick Leo LaFontaine, PS 1690.

GENERAL NOTES:

1. Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, drainage or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access or egress of maintenance vehicles or equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semipermanent obstruction located in the permanent sewer or utility easement may be removed by personnel representing the governing body, to provide for the proper operation and maintenance of that utility line, without cost or obligation for replacement, cost of removal, and/or replacement shall be the responsibility of the property owner.
2. Water service shall be provided by City of Edgerton Water Department.
3. Sanitary Sewer service shall be provided by City of Edgerton public sanitary sewer system.
4. Minimum opening elevations shall be 1 ft above the highest adjacent 100-year water surface elevation.
5. No building permits shall be issued until arrangements for the installation and/or connections to the public water main and sanitary sewer have been made with the City of Edgerton.
6. Flood Plane Note: According to "FIRM" Map Community Panel Number 20091C0132G, effective on 8/3/2009, the Subject Tract is in Flood Zone X, area of minimal flood hazard. Flood Zones depicted on this survey are shown by FEMA's Flood Map Service Center, found at https://msc.fema.gov/portal/search

Description:

A part of Lot 2, County Clerks Subdivision and a part of Tract B of the Lot Split of Lot 3 & Lot 4, County Clerks Subdivision of the Northwest Quarter of Section 7, Township 15 South, Range 22 East of the 6th P.M. in the City of Edgerton, Johnson County, Kansas, being described as follows:
COMMENCING at the Northeast corner of said Northwest Quarter; thence S88°17'14"W (State Plane bearings) along the North line of said Northwest Quarter a distance of 391.16 feet to its intersection with the East line of said Lot 2; thence S01°49'35"E along the East line of said Lot 2 a distance of 36.06 feet to the South Right-of-Way of U.S. 56 Highway as described in Book 155, Page 35, for the POINT OF BEGINNING; thence continuing S01°49'35"E along the East line of said Lot 2 a distance of 244.00 feet; thence S88°11'08"W a distance of 323.00 feet to the Southeast corner of a tract conveyed to The City of Edgerton in Document 201711 at Page 003804; thence N01°49'35"W along the East line of said tract a distance of 244.00 feet to a point on the South line of said U.S 56 Highway, said point being a Northwesterly corner of Tract "B" of the Lot Split of Tracts 3 & 4, County Clerk's Subdivision; thence N88°11'08"E along said South line a distance of 323.00 feet to the POINT OF BEGINNING. Containing 1.81 acres more or less.

Existing Zoning: R-1, R-3 & C-1
Proposed Zoning: C-1

CERTIFICATE OF THE CITY ENGINEER

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the City Engineer of the City of Edgerton, Johnson County, Kansas, this_____ day of_____, 2026.

David J. Hamby, P.E., City Engineer

CERTIFICATE OF THE PLANNING COMMISSION

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Planning Commission of the City of Edgerton, Johnson County, Kansas, this____ day of_____, 2026.

Tina Mathos, Chairman

Jordyn Mueller, Secretary

CERTIFICATE OF THE ZONING ADMINISTRATOR

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Zoning Administrator of the City of Edgerton, Johnson County, Kansas, this____ day of_____, 2026.

Zach Moore, Zoning Administrator

CERTIFICATE OF THE GOVERNING BODY

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Governing Body of the City of Edgerton, Johnson County, Kansas, this____ day of_____, 2026.

Donald Roberts, Mayor

Alex Firth, Interim City Clerk

Rev.	By	Date	Description
1	JEM	10/22/2026	Staff Comments

PREPARED FOR:
Casey's General Stores
One Convenience Boulevard
Ankeny, Iowa 50021

PATRICK LEO LAFONTAINE
LICENSED
1690
KANSAS
PROFESSIONAL SURVEYOR
Date of Survey: 10/23/2025

SBB Engineering, LLC
transportation - site development - surveying
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 / www.sbbeng.com

SHEET TITLE: PRELIMINARY PLAT

PROJECT LOCATION: US 56 Highway
Edgerton, Kansas 66021

SBB Proj. No.:	25-120
Drawn by:	NAT
Checked by:	PLL
Date:	09/18/2026
Sheet No.:	1 of 1

FINAL PLAT FOR CASEY'S CORNER SUBDIVISION

Application FP2026-0003
Southeast Corner of 56 Highway and W. 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat for Property located at the 56 Highway and W. 3rd Street.

Owner
Donna D. Pearce Trust.

Applicant
Jeff Laubach, SBB Engineers as representative for Casey's

Zoning and Land Use
Currently vacant. Currently zoned C-1, R-1, and R-3 with request to rezone to C-1 on this agenda.

Parcel Size
1.81± acres

Staff Report Prepared by
Zachary Moore



1. ***Proposal***

The Applicant is requesting a Final Plat application to create one 1.81± acre lot to accommodate future commercial development. An accompanying Rezoning (RZ2026-0002), Preliminary Plat (PP2026-0002), and Final Site Plan (FSP2026-0006) are all considered on this agenda as well.

2. ***Subject Site History***

The 1.81± acre subject property was originally platted in unincorporated Johnson County in 1912 as part of the County Clerk's Subdivision, then was later annexed in 1919 (Ord. 251). At the time of the adoption of the 1968 Zoning Regulations for the City, the property was zoned 'Neighborhood Business District'. A City-wide rezoning and Unified Development Code update in 2001 (Ordinance 727) zoned the western portion of the property R-1 (Single-Family) and the eastern portion was zoned C-1, (General Commercial District). In 2004, the property fronting along 56 Highway was rezoned to the C-1 District (Ord. 765). Later, in 2005, the southeastern portion of the property was rezoned to the R-3 (Multi-Family) District (Ord. 780).

The subject property has never been developed.

3. ***Dedications***

The final plat includes public dedication of utility and drainage easements on the subject property. The Drainage Easement will encompass the area of the property where the proposed detention basin is located on the south and east of the property, which must be labeled prior to recording. The Utility easements will be provided on the western property line to accommodate new public utility extensions, while waterline and pedestrian easements are already recorded on the northern property line for existing infrastructure.

FINAL PLAT REVIEW

The Final Plat has been reviewed in accordance with the Unified Development Code (UDC) Section 13.3.G by City staff and the City Engineer. The document shows the proposed Lot 1, Block A totaling 1.81± acres in size. The Applicant has provided access restriction along 56 Highway, meaning no new curb cuts to the highway are permitted, which is consistent with the US-56 Corridor Management Plan that was adopted by the Kansas Department of Transportation (KDOT). The Final Plat shows the proposed easements to accommodate the water main and sanitary sewer extensions to the property.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
1	Final Plat	10.22.2026

STAFF RECOMMENDATION

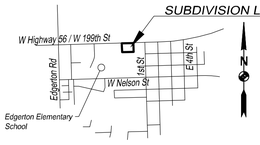
City Staff recommends approval of Preliminary Plat **Application FP2026-0003** *Final Plat for Casey's Corner Subdivision*, subject to the following stipulations:

1. The applicant must meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, and all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
2. Setbacks, yards, and area requirements of the C-1 District for the subject property are contingent upon approval of the rezoning (RZ2026-0002) to the C-1 District for the subject property.
3. Prior to recording the Final Plat, the following must occur:
    a. The proposed detention area must be labeled as located within a drainage easement.
    b. The plat must be reviewed by utility companies to ensure no additional easements are required. Additional easements required by utility companies must be shown on the Final Plat.
    c. Written approval from the Gas Pipeline Company must be provided for the proposed improvements.
    d. Any proposed restrictive covenants must be provided. If none are proposed, then none are required for submittal.
4. Prior to issuance of a building permit for the subject property, construction plans for public improvements must be provided. These public improvements may include but are not limited to; waterline, sanitary sewer, storm sewer, and/or sidewalks.

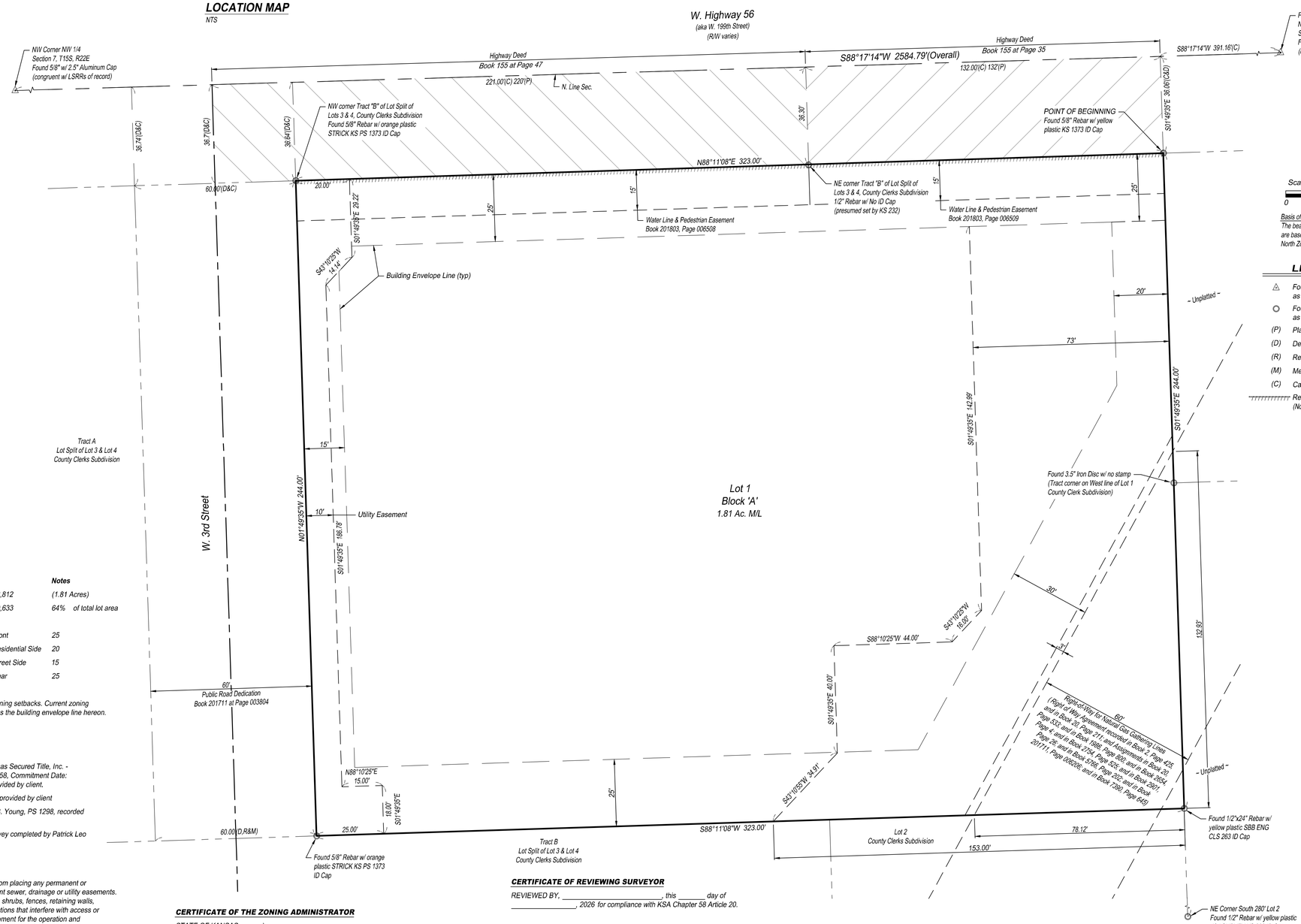
Note: For application FP2026-0003 the Planning Commission will be the deciding body for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat will be presented to the Governing Body on December 10, 2026.

FINAL PLAT
CASEY'S CORNER SUBDIVISION

A TRACT IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST OF THE SIXTH P.M. IN THE CITY OF EDGERTON, JOHNSON, COUNTY, KANSAS.



LOCATION MAP
NTS



N

Scale: 1" = 20'
0 20'

Basis of Bearings:
The bearings shown on this survey are based Kansas State Plane, North Zone, NAD83 datum.

LEGEND

⚠	Found Section Corner, as noted
○	Found Monument, as noted
(P)	Plat
(D)	Described
(R)	Recorded
(M)	Measured
(C)	Calculated
//////////	Restricted Access (No access to highway)

LOT DATA TABLE

Lot Standards		Notes
Total Lot Area (sq. ft.)	78,812	(1.81 Acres)
Maximum Envelope Coverage (sq. ft.)	50,633	64% of total lot area
Principal Buildings		
Minimum Setbacks (ft.) [1]	Front	25
	Residential Side	20
	Street Side	15
	Rear	25

NOTE:

[1] This subdivision plat does not establish zoning setbacks. Current zoning setbacks for C-1 Zoning Districts are shown as the building envelope line hereon.

REFERENCE DOCUMENTS:

- Commitment for Title Insurance by Kansas Secured Title, Inc. - Fairlawn, Commitment Number: 25007958, Commitment Date: October 19, 2025, at 08:00 am, was provided by client.
- Draft survey by Strick & Company, Inc., provided by client
- Lot Split Certificate of Survey, by John B. Young, PS 1298, recorded in Book 20712, Page 03127.
- Unrecorded ALTA/NSPS Land Title Survey completed by Patrick Leo LaFontaine, PS 1690.

GENERAL NOTES:

1. Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, drainage or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access or egress of maintenance vehicles or equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semipermanent obstruction located in the permanent sewer or utility easement may be removed by personnel representing the governing body, to provide for the proper operation and maintenance of that utility line, without cost or obligation for replacement, cost of removal, and/or replacement shall be the responsibility of the property owner.
2. Water service shall be provided by City of Edgerton Water Department.
3. Sanitary Sewer service shall be provided by City of Edgerton public sanitary sewer system.
4. Minimum opening elevations shall be 1 ft above the highest adjacent 100-year water surface elevation.
5. No building permits shall be issued until arrangements for the installation and/or connections to the public water main and sanitary sewer have been made with the City of Edgerton.
6. Flood Plane Note: According to "FIRM" Map Community Panel Number 20091C0132G, effective on 8/3/2009, the Subject Tract is in Flood Zone X, area of minimal flood hazard. Flood Zones depicted on this survey are shown by FEMA's Flood Map Service Center, found at https://msc.fema.gov/portal/search

CERTIFICATE OF THE ZONING ADMINISTRATOR

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Zoning Administrator of the City of Edgerton, Johnson County, Kansas, this _____ day of _____, 2026.

_____
Zach Moore, Zoning Administrator

Entered on the transfer record of Johnson County, Kansas, this _____ day of _____, 2026.

_____
Amy Meeker-Berg, County Clerk

CERTIFICATE OF REVIEWING SURVEYOR

REVIEWED BY, _____, this _____ day of _____, 2026 for compliance with KSA Chapter 58 Article 20.

_____

CERTIFICATE OF THE PLANNING COMMISSION

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Planning Commission of the City of Edgerton, Johnson County, Kansas, this _____ day of _____, 2026.

_____
Tina Mathos, Chairman

_____
Jordyn Mueller, Secretary

CERTIFICATE OF THE GOVERNING BODY

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Governing Body of the City of Edgerton, Johnson County, Kansas, this _____ day of _____, 2026.

_____
Donald Roberts, Mayor

_____
Dusti Callahan, City Clerk

CERTIFICATE OF SURVEYOR:

I hereby certify that the details of this plat to be correct to the best of my knowledge and belief, that all boundary corners of this subdivision of land have been monumented and that iron pins are set as shown on the attached plat this _____ day of _____, 2026.

Patrick Leo LaFontaine, P.S. 1690
SBB Engineering, LLC
101 South Kansas Avenue
Topeka, Kansas 66603
patrick.lafontaine@sbbeng.com

PATRICK LEO LAFONTAINE LICENSED 1690 KANSAS PROFESSIONAL SURVEYOR

DESCRIPTION:

A part of Lot 2, County Clerks Subdivision and a part of Tract B of the Lot Split of Lot 3 & Lot 4, County Clerks Subdivision of the Northwest Quarter of Section 7, Township 15 South, Range 22 East of the 6th P.M. in the City of Edgerton, Johnson County, Kansas, being described as follows:
COMMENCING at the Northeast corner of said Northwest Quarter; thence S88°17'14"W (State Plane bearings) along the North line of said Northwest Quarter a distance of 391.16 feet to its intersection with the East line of said Lot 2; thence S01°49'35"E along the East line of said Lot 2 a distance of 36.06 feet to the South Right-of-Way of U.S. 56 Highway as described in Book 155, Page 35, for the POINT OF BEGINNING; thence continuing S01°49'35"E along the East line of said Lot 2 a distance of 244.00 feet; thence S88°11'08"W a distance of 323.00 feet to the Southeast corner of a tract conveyed to The City of Edgerton in Document 201711 at Page 003804; thence N01°49'35"W along the East line of said tract a distance of 244.00 feet to a point on the South line of said U.S 56 Highway, said point being a Northwesterly corner of Tract "B" of the Lot Split of Tracts 3 & 4, County Clerks Subdivision; thence N88°11'08"E along said South line a distance of 323.00 feet to the POINT OF BEGINNING. Containing 1.81 acres more or less.

DEDICATION:

Know all men by these presents that the undersigned owners to the above described tract of land have caused the same to be subdivided into lots, blocks and public ways which shall be known as CASEY'S CORNER SUBDIVISION.

NOTICE:

In the event there are other owners or those holding any proprietary interest in any land contained in this subdivision who do not appear and duly acknowledge this plat prior to the time of recording in the Office of the Register of Deeds, the plat shall be null and void. All easements, streets, alleys, access control and all other public areas not previously dedicated, are hereby dedicated to the public.

EASEMENTS:

Easements are hereby granted to the public, the City of Edgerton, Kansas, as follows:

"Utility Easements" to allow public utility providers, contractors, and authorized agents to locate, construct and maintain facilities to provide utility service to the public. All public utilities specifically including but not limited to water, gas, sewer, stormwater, and telecommunications may place or locate their facilities over, under and along the strips marked "utility easements". A temporary construction easement of 12-feet adjacent to the side of the utility easement is dedicated for the use of the public utilities while initial construction of the public utility's facilities are in progress."

"Drainage Easements" are hereby established as shown to provide for the unobstructed overland flow of surface water and/or the construction and maintenance of pipe, flume, ditch, or any or all improvements for the drainage of said water, all as may be determined and/or approved by the director of the department of utilities. Property owners shall not place any permanent or semi-permanent obstruction in said easement.

All maintenance of the drainage conveyance system located within the permanent drainage easement shall be the right, duty, and responsibility of the property owner(s) of the property in which the easement is so located. However, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the director of the department of utilities or designee, corrective maintenance may be performed by the governing jurisdiction, with costs assessed to and borne upon said property owner(s). Officials representing the department of utilities shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance.

Should one or more of the Landowners be natural persons not joined by their respective spouses, it is conclusively presumed that the land conveyed is not the residence, homestead, or principal business or falls within the footprint of the principal business of such Landowners. Should one or more of the Landowners be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of that entity has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

CONSENT TO LEVY:

The undersigned proprietor of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Edgerton, Johnson County, Kansas shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

CERTIFICATE OF OWNER:

IN TESTIMONY WHEREOF, the owner, Larry L. Pearce and Donna D. Pearce, as co-trustees of the Larry L. Pearce Trust dated the 28th Day of January, 1992, has caused these presents to be signed this____ day of _____, 2026.

_____ _____
Larry L. Pearce, Co-Trustee Donna D. Pearce, Co-Trustee

STATE OF KANSAS
COUNTY OF JOHNSON, SS:

Be it remembered that on this _____ day of _____, 2026, before me, the undersigned, a notary public in and for the County and State aforesaid came Larry L. Pearce and Donna D. Pearce, Co-Trustees of Larry L. Pearce and Donna D. Pearce, as co-trustees of the Larry L. Pearce Trust dated the 28th Day of January, 1992, who is personally known to me to be the same person(s) who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

_____ _____
Notary Public My Commission Expires

CERTIFICATE OF OWNER:

IN TESTIMONY WHEREOF, the owner, Donna D. Pearce and Larry L. Pearce as Co-Trustees of the Donna D. Pearce Trust dated the 28th day of January, 1992, has caused these presents to be signed this ___ day of _____, 2026.

_____ _____
Donna D. Pearce, Co-Trustee Larry L. Pearce, Co-Trustee

STATE OF KANSAS
COUNTY OF JOHNSON, SS:

Be it remembered that on this _____ day of _____, 2026, before me, the undersigned, a notary public in and for the County and State aforesaid came Donna D. Pearce and Larry L. Pearce, Co-Trustees of Donna D. Pearce and Larry L. Pearce as Co-Trustees of the Donna D. Pearce Trust dated the 28th day of January, 1992, who is personally known to me to be the same person(s) who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

_____ _____
Notary Public My Commission Expires

SBB ENGINEERING
SBB Engineering, LLC
transportation · site development · surveying
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 / www.sbbeng.com

SBB Proj. No.:	25-120
Drawn by:	JEM
Checked by:	PLL
Date:	10/22/2026
Sheet No.:	1 of 1

FINAL SITE PLAN FOR CASEY'S GENERAL STORE

Application FSP2026-0006
Southeast Corner of 56 Highway and W. 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Site Plan for the property at the southeast corner of 56 Highway and W. 3rd Street.

Owner
Donna D Pearce Trust

Applicant
Jeff Laubach, SBB Engineers on behalf of Casey's General Stores

Zoning and Land Use
C-1, R-1, R-3 (Pending application on this agenda to rezone all to C-1.)

Parcel Size
1.81± acres

Staff Report Prepared by
Zachary Moore



1. Proposal

The Applicant is requesting a Final Site Plan application for a new proposed development of a 3,219± square foot convenience store with fuel sales, which is a permitted use by-right in the C-1 (General Commerical District). The proposed development also includesto undeveloped land that is located at the southeast corner of the intersection of US 56 Highway and W. 3rd Street. An addition to the proposed building, proposed improvements include a 2,448 square foot gas canopy with eight (8) fueling stations. The proposed parking lot will provide 18 parking stalls for passenger vehicles utilizing the building which are separate from the gas canopy.

Detention for the proposed development will occur onsite, with a proposed trickle channel feeding the property from 56 Highway around to the rear of the proposed convenience store building. A new sidewalk will be constructed from the public path along 56 Highway to the southern property line which will have a connection to the front of the building.

2. Subject Site History

The 1.81± acre subject property was originally platted in unincorporated Johnson County in 1912 as part of the County Clerk's Subdivision, then was later annexed in 1919 (Ord. 251). At the time of the adoption of the 1968 Zoning Regulations for the City, the property was zoned 'Neighborhood Business District'. A City-wide rezoning and Unified Development Code update in 2001 (Ordinance 727) zoned the western portion of the property R-1 (Single-Family) and the eastern portion was zoned C-1, (General Commercial District). In 2004, the property fronting along 56 Highway was rezoned to the C-1 District (Ord. 765). Later, in 2005, the southeastern portion of the property was rezoned to the R-3 (Multi-Family) District (Ord. 780).

The subject property has never been developed.

3. Zoning Standards

A. **Land Use** – The proposed use of a Casey's General Store is considered to be "Convenience Stores, with or without gasoline sales", which is a use permitted by right in the C-1 District. Other permitted uses within the C-1 District similar to data center include internet service providers; sale, servicing, and repair of electrical and other electronic devices; radio and television broadcasting stations.

B. Setback, Yard and Area Regulations

1. Minimum Open Space: A minimum of 20% of the net site area of a property must be open space for any property zoned C-1 District. The subject property totals approximately 78,843 square feet in size, of which, approximately 30,743± square feet, or 39% is proposed to be covered by impervious surface. Therefore, this proposal is compliant with the C-1 open space requirements.
2. Maximum Building Height: The C-1 District has a maximum height allowance of 35 feet. The highest point of the proposed building is 24 feet and 5 inches tall, which the highest point of the proposed gas canopy on the subject property is 20 feet and 7 inches tall, compliant with the requirements of the C-1 District.
3. Setbacks:
    a. Front: The minimum front yard setback in the C-1 District is 25 feet.
        a. The proposed gas canopy on the subject property will be set back just over 80 feet from the northern (front) property line, while the front setback to the

convenience store is proposed to be 167 feet and 8 inches. Therefore, each structure is compliant with the setbacks defined for the C-1 District in the UDC.

b. Side: The minimum side yard setback in the C-1 District is 20 feet when the property abuts a residential property and is 15 feet for a corner lot adjacent to the street.
    a. The proposed gas canopy is approximately 138 feet from the nearest residential property line to the east and the proposed convenience store is approximately 149 feet from the nearest residential property line, each compliant with the UDC requirements of the C-1 District.
c. Rear: The minimum rear yard setback in the C-1 District is 25 feet.
    a. The nearest portion of the exterior wall of the rear façade is approximately 35 feet from the southern building line, compliant with the rear setback requirement.

C. Architectural Design Guidelines (C-1 District)

The proposed convenience store building on the subject property will be clad in brick, cultured stone, and glass. The gas canopy will have columns that are wrapped with brick to match the architecture of the main building. A review of the building architecture as it compares to the City's C-1 District in the UDC is provided below.

1. Building Materials: Buildings in the C-1 District must consist of a minimum of 80% Category 1 exterior finish materials which include but are not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials for primary façades and a minimum of 60% for secondary façades.
    a. The proposed building will be made of 100% of brick, stone, and glass for the entirety of both the primary and secondary façades of the building.
    b. Each primary façade will be clad entirely of Category 1 building materials.
2. Horizontal Articulation: All buildings zoned C-1 must incorporate an element of horizontal articulation at a minimum of every 50 linear feet in width on primary façades.
    a. The proposed building is nearly 79 feet in length from east to west, therefore, horizontal articulation is required. The applicant is proposing a projection near the front doorway totaling 10 feet and 6 inches in width, including two 2-foot wide columns, capped by a canopy to comply with this UDC requirement.
3. Vertical Articulation: All buildings zoned C-1 must incorporate an element of vertical articulation at a minimum of every 50 linear feet in width on primary façades.
    a. The proposed building is nearly 79 feet in length from east to west, therefore, vertical articulation is required. The applicant is proposing a gabled roof peak above the main entry to the building, which meets the 'Variations in Roof Form' option of Vertical Articulation requirement.
4. Focal Point Element: All buildings in the C-1 District must incorporate focal point design elements to help define the character of the structure.
        a. The proposed gabled roof element and covered canopy at the entry of the building meet the 'pitched roof element' of the Focal Point Element requirement of the UDC, compliant with architecture requirements of the C-1 District.
5. Gutters and Downspouts: Gutters and downspouts are to be incorporated as part of a column, architectural design element, or encased with a column. Additionally, they must be designed as decorative architectural elements that are an integral component of building design, and must be made with high quality, commercial-grade metal.

a. Downspouts on the proposed building are incorporated into stone columns on the corners of the building providing an architectural feature that creates a pattern within the stone element.

D. Design Standards Specific to Fuel Stations, Convenience Stores, and or Drive-Throughs in Commercial Districts

1. Section 4.7 of the UDC has specific standards that apply to site plans for fuel stations, convenience stores, or businesses with drive-through operations that should create an architectural relationship between the building and the canopy structure that covers the fuel pump islands or canopy area.
   a. The proposed building provides architectural features on the 3,219± square foot building that meets the requirements of Section 4.7.A of the UDC, including, but not limited to; visually interesting building elevations, architectural features including a change in wall planes/materials, architectural detailing and massing, inclusion of quality building materials and vision glass.
   b. The proposed fueling station canopy meets the requirements of UDC, Section 4.7.B, by providing a fueling canopy that is compatible with the primary structure, including relatable canopy height, design, and massing. Additionally, the exterior surface of the columns is compatible with the main structure and will be a minimum of 18 inches in width, compliant with UDC requirements. All lighting underneath the canopy will be less than an average of 35 footcandles, compliant with the UDC as well.

E. Parking, Loading, Access

a. Parking: Retail and convenience store buildings are required to provide a minimum of one parking space per 200 square feet of gross floor area.
   i. The overall square footage of the convenience store building is approximately 3,219 square feet, therefore 16 total parking spaces are required. The applicant is proposing to provide 18 total parking spaces, not including the fueling stations, therefore, compliant with UDC requirements of Chapter 16.

b. Access: Access will be provided to the subject property solely from W. 3rd Street, with the drive throat lining up with the drive-throat for Dollar General on the west side of W. 3rd Street. Access is proposed to be restricted to US-56 Highway as is required by the US-56 Highway Access Management Plan, adopted by the Kansas Department of Transportation (KDOT).

F. US-56 Corridor Management Plan

The US-56 Corridor Management Plan was adopted by KDOT in June 2010, and evaluated land use forecasts along the Highway's corridor. This plan additionally coordinated future highway design and access restrictions through the urban portion of Edgerton as identified in the Plan. This Plan considered the three parcels that were once collectively owned as one frontage along 56 Highway. This access point today exists from W. 3rd Street rather than from 56 Highway directly, therefore compliant with the access restrictions of the US-56 Corridor Management Plan.

G. Landscaping and Fencing

The proposed development provides a landscaping plan that meets the requirements of UDC, Section 4.2.K, including buffers to adjacent residentially zoned properties to the south and east. A fence will be provided, as required by UDC, Section 4.2.K.14 from C-1

zoned properties adjacent to residentially zoned properties. All landscaping must be maintained by the property owner and its successors or subsequent owners through the life of the development.

H. Stormwater

The applicant has provided a stormwater management plan for the proposed development. The City Engineer has reviewed the plan, but there are some outstanding comments regarding the plan. A stipulation has been added to staff's recommendation that the stormwater management plan must be reviewed and approved by the City Engineer prior to certification of the Final Site Plan by the Zoning Administrator.

I. Photometrics

The UDC requires that the maximum footcandles (fc) on property lines adjacent to residentially zoned properties be 0.0 fc. There are some locations on the southern property line that are currently shown at levels slightly greater than 0.0 fc. A stipulation is included as part of staff's recommendation that the photometric plan be revised to comply with the UDC prior to certification of the Final Site Plan and issuance of a building permit.

J. Equipment

The UDC requires all ground or roof mounted equipment to be screened from public view. Public view is defined as view from public right-of-way or adjacent property. The applicant has indicated there will be the installation of rooftop equipment on the rear of the building that will be screened by pre-finished metal panels that will be painted to be compatible with the main building materials.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
C-001	Cover Sheet	10.21.2026
C-003	ALTA/NSPS LAND TITLE SURVEY	03.06.2026
C-004	ALTA/NSPS LAND TITLE SURVEY	03.06.2026
C-100	EXISTING CONDITIONS/DEMOLITION PLAN	10.21.2026
C-101	SITE PLAN	10.21.2026
C-201	GRADING PLAN	10.21.2026
C-202	SPOT GRADING PLAN	10.21.2026
C-301	UTILITY PLAN	10.21.2026
C-302	EXISTING DRAINAGE MAP	10.21.2026

C-303	PROPOSED DRAINAGE MAP	10.21.2026
C-304	DETENTION PLAN	10.21.2026
C-305	DRAINAGE CALCULATIONS	10.21.2026
C-401	EROSION CONTROL PLAN	10.21.2026
C-402	EROSION CONTROL DETAILS	10.21.2026
C-403	EROSION CONTROL DETAILS	10.21.2026
C-601	STANDARD DETAILS	10.21.2026
C-602	STANDARD DETAILS	10.21.2026
C-603	STANDARD DETAILS	10.21.2026
C-604	STANDARD DETAILS	10.21.2026
C-605	ADS NYLOPLAST STANDARD DETAILS	10.21.2026
C-606	ADS NYLOPLAST STANDARD DETAILS	10.21.2026
C-701	LANDSCAPE PLAN	09.16.2026
C-702	SEEDING/SOD/IRRIGATION PLAN	10.21.2026
CP-100	FLOOR PLAN	12.19.2025
CP-200	BUILDING ELEVATIONS	12.19.2025
CP-201	BUILDING ELEVATIONS	12.19.2025
CP-202	TRASH ENCLOSURE ELEVATIONS	12.19.2025
CP-203	COLORED ELEVATIONS	12.19.2025
CP-300	SIGHT LINE ELEVATIONS	12.19.2025
	LIGHTING PROPOSAL	10.07.2026

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FSP2026-0006** *Final Site Plan for Casey's General Store*, subject to the following stipulations:

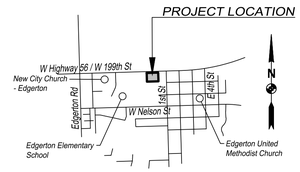
1. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A Final Site Plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.
2. Approval of the Final Site Plan is contingent upon the Governing Body's approval of the related rezoning (RZ2026-0002). Should the Governing Body not approve the rezoning, the action on this Final Site Plan will become null and void.
3. Prior to the certification of the Final Site Plan by the Zoning Administrator and the issuance of a building permit for the subject property, the following must occur:
   a. The photometric plan must be revised to read 0.0 fc adjacent to all property lines adjacent to residential property.
   b. A site characteristics table must be added to the Final Site Plan.
   c. The utility easement for the proposed sanitary sewer must be at least 7.5 feet from the proposed improvements.
   d. Appropriate KDHE separation between water and sewer must be shown on the property.
   e. The proposed sanitary sewer service line must connect to the sewer main. A connection to the manhole is not permitted.
   f. The stormwater management report must be revised by the Applicant and approved by the City Engineer, addressing all applicable comments.

g. Detail of the proposed fencing along the eastern and southern property line must be provided by the applicant and approved by City staff.

4. All outdoor mechanical equipment must be fully screened from public view as defined in the Unified Development Code. If, following construction of the improvements indicated on the Final Site Plan, it is found in the built environment that mechanical equipment is not adequately screened upon inspection by the Zoning Administrator or their designee, the Applicant will be required to adequately screen said equipment.
5. The concrete used for flatwork in the Row shall be a minimum of 4K KCMMB concrete.

Note: For Application FSP2026-0006, the Planning Commission is the deciding body.

FINAL SITE PLAN
FOR
CASEY'S GENERAL STORE #5263
HIGHWAY 56 & W. 3RD STREET
EDGERTON, KANSAS 66021



LOCATION MAP
NTS

KANSAS ONE-CALL:
1-800-DIG-SAFE
(1-800-344-7233)

Protect yourselves and your property against underground utility damage and liability.

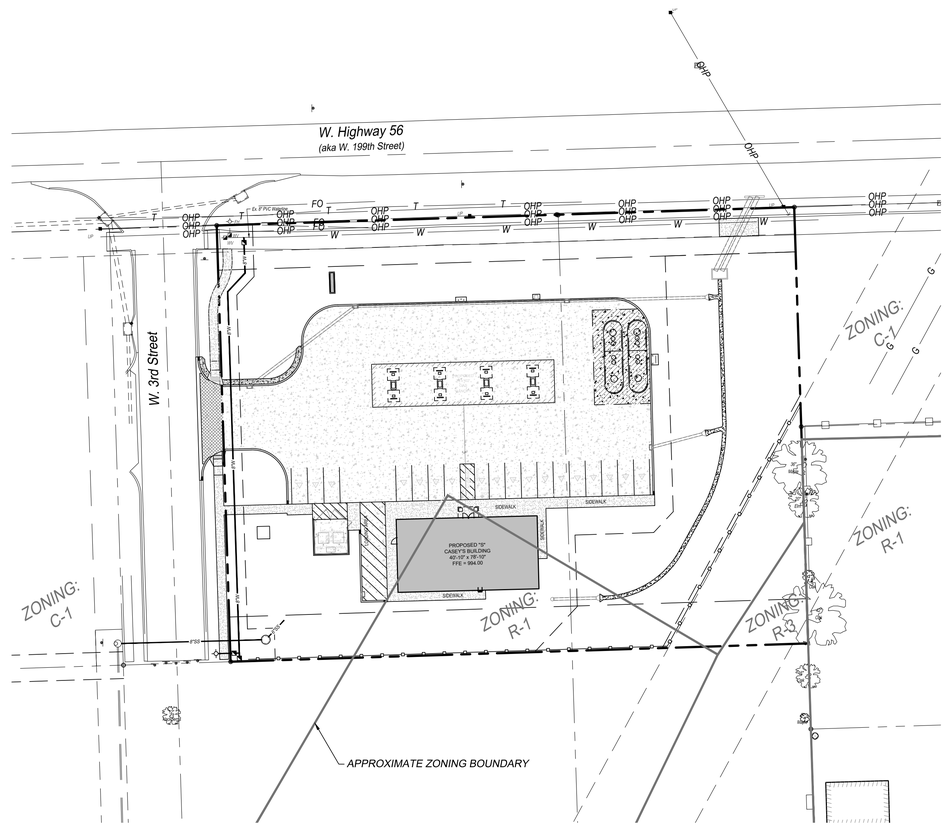
Find out where the underground utility lines might be buried before you dig.

Anyone digging in Kansas must call before digging. The person who is doing the work is responsible for calling KOC. If the owner contracts with a professional excavator to do the excavation then the professional excavator is responsible for calling KOC.

You (the digger) will need to provide information about the work site when you call. This is a FREE service.

GENERAL NOTES:

1. *ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF EDGERTON, KANSAS.*
2. *THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.*
3. *ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.*
4. *UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.*
5. *ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.*



INDEX OF SHEETS

SHEET	TITLE
C-001	COVER SHEET
C-003 - C-004	ALTA SURVEY
C-100	DEMOLITION PLAN
C-101	SITE PLAN
C-201 - C-202	GRADING PLAN
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CP-200	BUILDING ELEVATIONS
CP-201	BUILDING ELEVATIONS
CP-202	TRASH ENCLOSURE ELEVATIONS
CP-300	SIGHT LINE SECTIONS

PROJECT CONTACT INFORMATION:

DEVELOPER: CASEY'S RETAIL COMPANY
ONE SE CONVENIENCE BLVD
ANKENY, IA 50021
ATTN: BRITNI ANDREASSEN, email: britni.andreassen@caseys.com
PHONE: 515.381.5106

ENGINEER: SBB ENGINEERING, LLC
101 SOUTH KANSAS AVENUE
TOPEKA, KS 66603
ATTN: JEFF LAUBACH, PE email: jeff.laubach@sbbeng.com
PHONE: 785-215-8630

LANDSCAPE ARCHITECT: GARRETT OCHS
533 LAKE FOREST
BONNER SPRINGS, KS 66012
ATTN: GARRETT OCHS email: garrettochs@gmail.com
PHONE: 913-961-6578

ARCHITECT: GALLOWAY
400 S EMPORIA, SUITE 300
WICHITA, KS 67202
ATTN: CATHERINE GABOAN, email: CatherineGaboian@GallowayUS.com
PHONE: 316.368.5444

JEFFREY WAYNE LAUBACH
18824
10/21/2026
KANSAS
PROFESSIONAL ENGINEER

SBB Proj. No. 25-120

N
0 40'

SBB ENGINEERING
transportation • site development • surveying
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 /
www.sbbeng.com

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

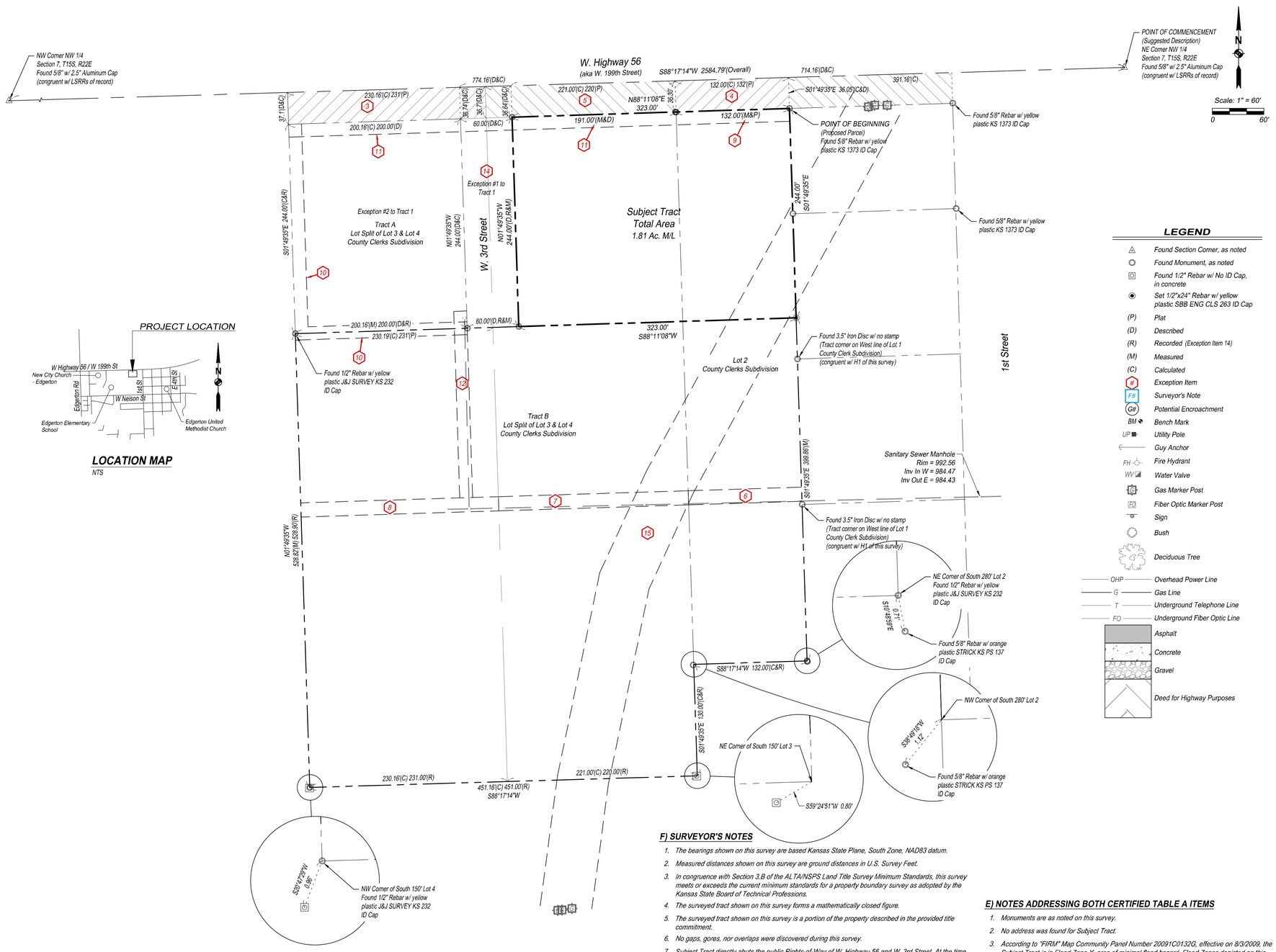
PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

PUBLISHED: 10.21.26
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY:
CHECKED BY:

DRAWING INFORMATION: COVER SHEET

C-001



PROJECT LOCATION

LOCATION MAP
NTS

LEGEND

- Found Section Corner, as noted
- Found Monument, as noted
- Found 1/2" Rebar w/ No ID Cap, in concrete
- Set 1/2"x24" Rebar w/ yellow plastic SBB ENG CLS 263 ID Cap
- (P) Plat
- (D) Described
- (R) Recorded (Exception Item 14)
- (M) Measured
- (C) Calculated
- # Exception Item
- F# Surveyor's Note
- G# Potential Encroachment
- BM Bench Mark
- UP Utility Pole
- Guy Anchor
- FH Fire Hydrant
- WV Water Valve
- Gas Marker Post
- Fiber Optic Marker Post
- Sign
- Bush
- Deciduous Tree
- OHP Overhead Power Line
- G Gas Line
- T Underground Telephone Line
- FO Underground Fiber Optic Line
- Asphalt
- Concrete
- Gravel
- Deed for Highway Purposes

A) COMMITMENT FOR TITLE INSURANCE

Issuing Agent: Platinum Title, LLC
Issuing Office: 4400 College Blvd , Suite 100, Overland Park, KS 66211
Commitment No.: 25007958
Property Address: 0000 NS, Edgerton, KS 66021
Commitment Date: October 19, 2025 at 8:00 A.M.
The Title is, at the Commitment Date, vested in: Larry L. Pearce and Donna D. Pearce, as co-trustees of the Larry L. Pearce Trust dated the 28th Day of January, 1992 and Donna D. Pearce and Larry L. Pearce as Co-Trustees of the Donna D. Pearce Trust dated the 28th day of January, 1992

B) LEGAL DESCRIPTION PER COMMITMENT NUMBER: 25007958

All of Lots 3 and 4, except the South 150.00 feet thereof, COUNTY CLERK'S SUBDIVISION, of the Northwest quarter of Section 7, Township 15, Range 22, except part in highway, City of Edgerton, Johnson County Kansas.

And Except

A tract of land being part of Lot 3 and Lot 4, COUNTY CLERKS SUBDIVISION, a subdivision of land recorded in Plat Book 4 at Page 39, located in the Northwest Quarter of Section 7, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter, thence South 88 degrees 17 minutes 14 seconds West, along the North line of said Northwest Quarter, 714.09 feet; thence South 01 degrees 42 minutes 46 seconds East, 36.64 feet to a point at the South Right-of-Way line of 56 Highway, as now established, said point also being the Point of Beginning; Thence South 01 degrees 04 minutes 35 seconds East, 244.00 feet; thence South 88 degrees 11 minutes 08 seconds West, 60.00 feet; thence North 01 degrees 49 minutes 35 seconds West, 244.00 feet to a point on said South Right-of-Way line; thence North 88 degrees 11 minutes 08 seconds East, along said South Right-of-Way line, 60.00 feet to the Point of Beginning.

And Except

A tract of land being part of Lot 3 and Lot 4, COUNTY CLERKS SUBDIVISION, a subdivision of land recorded in Plat Book 4 at Page 39, located in the Northwest Quarter of Section 7, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 17 minutes 14 seconds West, along the North line of said Northwest Quarter, 774.09 feet, thence South 01 degrees 42 minutes 46 seconds East, 36.75 feet to a point at the South Right-of-Way line of 56 Highway, as now established, said point also being the Point of Beginning, Thence South 01 degrees 49 minutes 35 seconds East, 244.00 feet; thence South 88 degrees 11 minutes 08 seconds West, 200.00 feet to a point on the West line of said Lot 4, thence North 01 degrees 49 minutes 35 seconds West, along said West line, 244.00 feet to a point on said South Right-of-Way line, thence North 88 degrees 11 minutes 08 seconds East, along said South Right-of-Way line, 200.00 feet to the Point of Beginning.

Tract 2:
Lot 2, COUNTY CLERKS SUBDIVISION, a subdivision of land located in the Northwest Quarter of Section 7, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas except that part of land deeded to the State of Kansas in Deed Book 155 at Page 35, and except the South 280 feet thereof.

C) SCHEDULE B, PART II - EXCEPTIONS FROM COVERAGE

Item 1 is a standard exception, not a plottable survey matter.

Standard Exception

Item 2(a) through (e) are standard exceptions, general taxes and special interests, not a plottable survey matter.

Special Exceptions

Items 1 and 19 are standard exceptions, general taxes and special interests, not a plottable survey matter.

2. *Building setback lines, easements and restrictions as shown on the recorded plat in Plat Book 4 at Page 39.*
(Affects Subject Tract)(Are plotted hereon)
3. *Highway Deed recorded in Book 155 at Page 33.*
(Does Not Affect Subject Tract)(Affects Parent Tract)(Is plotted hereon)
4. *Highway Deed recorded in Book 155 at Page 35.*
(Affects Subject Tract)(Is plotted hereon)
5. *Highway Deed recorded in Book 155 at Page 47.*
(Affects Subject Tract)(Is plotted hereon)
6. *Sewer Easement recorded in Book 202 at Page 700.*
(Does Not Affect Subject Tract)(Affects Parent Tract)(Not Plotted)
7. *Sewer Easement recorded in Book 203 at Page 283.*
(Does Not Affect Subject Tract)(Affects Parent Tract)(Not Plotted)
8. *Sewer Easement recorded in Book 203 at Page 291.*
(Does Not Affect Subject Tract)(Affects Parent Tract)(Not Plotted)
9. *Easement to City of Edgerton recorded in Book 201803 at Page 006509.*
(Affect Subject Tract)(Is Plotted Hereon)
10. *Easement to City of Edgerton recorded in Book 201803 at Page 006512.*
(Does Not Affect Subject Tract)(Affects Parent Tract)(Is Plotted Hereon)
11. *Permanent Water Line & Pedestrian Easement to City of Edgerton recorded in Book 201803 at Page 006508.*
(Affects Subject Tract)(Is plotted hereon)
12. *Easement to City of Edgerton recorded in Book 201803 at Page 006511.*
(Does Not Affect Subject Tract)(Affects Parent Tract)(Is Plotted Hereon)
13. *Covenants and Restrictions Agreement recorded in Book 201712 at Page 004051.*
(Affects Subject Tract)(Subject Tract is within the described bounds of this document)
14. *Deed of Dedication to City of Edgerton recorded in Book 201711 at Page 003804.*
(Affects Subject Tract)(Is plotted hereon)
15. *Right of Way Agreement recorded in Book 2 at Page 425, and in Book 20 at Page 211, and Assignments in Book 20 at Page 533, and in Book 1986 at Page 800, and in Book 2654 at Page 4, and in Book 2754 at Page 525, and in Book 2901 at Page 26, and in Book 5766 at Page 202, and in Book 201711 at Page 006206, and in Book 7390 at Page 645.*
(Affects Subject Tract)(Is plotted hereon)
16. *Right of way to Phillips Pipe Line Co recorded in Book 173 at Page 98.*
(Affects Subject Tract)(Blanket in Nature)(No width given - not plottable)
17. *Deed of Dedication to City of Edgerton recorded in Book 2247 at Page 186.*
(Does Not Affect Subject Tract)(Is Not Plotted)
18. *Certificate of Survey recorded in Book 201712 at Page 003124.*
(Affects Subject Tract)(Certificate of Survey is a Lot Split of Part of Lots 3 & 4, County Clerks Subdivision)

D) POSSIBLE ADDITIONAL EXCEPTIONS TO TITLE

This surveyor discovered no additional record documents affecting the property. This surveyor does not certify that other easements or encumbrances might exist.

E) NOTES ADDRESSING BOTH CERTIFIED TABLE A ITEMS

1. *Monuments are as noted on this survey.*
2. *No address was found for Subject Tract.*
3. *According to "FIRM" Map Community Panel Number 20091C0132G, effective on 8/3/2009, the Subject Tract is in Flood Zone X, area of minimal flood hazard. Flood Zones depicted on this survey are shown by FEMA's Flood Map Service Center, found at https://msc.fema.gov/portal/search*
4. *Gross land area of Subject Tract is shown hereon.*
5. *The vertical data for this survey is based on NAVD 88 datum. The following Bench Marks were used for this survey:*
BM 50: Chiseled square at top Northeast corner of curb inlet located on the West side of W. 3rd Street, approximately 72.7' Southwest of the Northwest corner of Subject Tract. Elev = 989.16
BM 51: Railroad spike in the West face of utility pole, located at the Northeast corner of the Subject Tract. Elev. = 984.21
BM 52: Chiseled square at top Northwest corner of curb inlet located on the West side of W. 3rd Street, approximately 65.6' West of the Northwest corner of Subject Tract. Elev = 987.96
6. *(a) A current zoning report for Subject Tract was not provided by client.*
8. *The location of objects shown on this survey are those that were observable above ground during the performance of the fieldwork.*
11. *(a) Underground utilities depicted on this survey are based solely on field markings provided through Kansas One Call, Ticket No. 25497468, original call date 9/26/2025, and work to begin date 10/01/2025. No subsurface utility engineering report was provided to verify the locations of utilities. This survey makes no certification or guarantee as to the accuracy of the depicted utilities, nor the existence, type, depth, or exact location of any other underground utilities, marked or unmarked, within or adjacent to the subject property. Above-ground appurtenances are shown as per field survey. The client is advised to contact the relevant utility companies and/or a qualified utility locator for more detailed information and verification.*
13. *Property ownership information is shown as per the Open Records for Kansas Appraisers (ORKA) online map, found at https://www.kansasgis.org/orka/map.cfm*

F) SURVEYOR'S NOTES

1. *The bearings shown on this survey are based Kansas State Plane, South Zone, NAD83 datum.*
2. *Measured distances shown on this survey are ground distances in U.S. Survey Feet.*
3. *In congruence with Section 3.B of the ALTA/NSPS Land Title Survey Minimum Standards, this survey meets or exceeds the current minimum standards for a property boundary survey as adopted by the Kansas State Board of Technical Professions.*
4. *The surveyed tract shown on this survey forms a mathematically closed figure.*
5. *The surveyed tract shown on this survey is a portion of the property described in the provided title commitment.*
6. *No gaps, gores, nor overlaps were discovered during this survey.*
7. *Subject Tract directly abuts the public Rights-of-Way of W. Highway 56 and W. 3rd Street. At the time of the field survey, the Subject Tract has one (1) physical point of access to the public Right-of-Way of W. Highway 56. This Surveyor does not certify if Subject Tract has legal access to the public Rights-of-Way.*
8. *At the time of the field survey, no buildings were located on Subject Tract.*

G) POTENTIAL ENCROACHMENTS

The list of potential encroachments are based on observed evidence obtained during the performance of fieldwork. This survey does not assert ownership, nor assert grants of legal permission, nor a lack of legal permission.

The list hereon may not be a complete list of all such possible encroachments.

1. *The underground fiber optic line encroaches outside of the public right-of-way along the North line of the Subject Tract.*
2. *The utility pole, cross arm and guy anchor encroaches outside of the public right-of-way along the North line of the Subject Tract.*
3. *The asphalt sidewalk encroaches outside of the dedicated easement along the North line of the Subject Tract.*

H) REFERENCE SURVEYS

1. *Draft survey by Strick & Company, Inc., provided by client*
2. *Lot Split Certificate of Survey, by John B. Young, PS 1298, recorded in Book 20712, Page 03127.*

SURVEYOR'S DESCRIPTION FOR PROPOSED PARCEL

(aka "Subject Tract") (a tract contained within the provided legal description)

A part of Lot 2, County Clerk's Subdivision and a part of Tract B of the Lot Split of Lot 3 & Lot 4, County Clerks Subdivision of the Northwest Quarter of Section 7, Township 15 South, Range 22 East of the 6th P.M. in the City of Edgerton, Johnson County, Kansas, being described by Patrick Leo LaFontaine, PS 1690, on March 4, 2026, as follows:
***COMMENCING** at the Northeast corner of said Northwest Quarter; thence S88°17'14"W (State Plane bearings) along the North line of said Northwest Quarter a distance of 391.16 feet to its intersection with the East line of said Lot 2; thence S01°49'35"E along the East line of said Lot 2 a distance of 36.05 feet to the South Right-of-Way of U.S. 56 Highway as described in Book 155, Page 35, for the **POINT OF BEGINNING**; thence continuing S01°49'35"E along the East line of said Lot 2 a distance of 244.00 feet; thence S88°11'08"W a distance of 323.00 feet to the Southeast corner of a tract conveyed to The City of Edgerton in Document 201711 at Page 003804; thence N01°49'35"W along the East line of said tract a distance of 244.00 feet to a point on the South line of said U.S 56 Highway; thence N88°11'08"E along said South line a distance of 323.00 feet to the **POINT OF BEGINNING**. Containing 1.81 acres more or less.*

J) CERTIFICATION

CASEY'S RETAIL COMPANY, AN IOWA CORPORATION AND
SECUTIRY 1ST TITLE, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 11(a) and 13 of Table A thereof. The field work was completed on October 23, 2025.

Date of Plat or Map: March 6, 2026

PATRICK LEO LAFONTAINE
LICENSED
1690
KANSAS
PROFESSIONAL SURVEYOR

PATRICK LEO LAFONTAINE, PS 1690
SBB Engineering, LLC
101 South Kansas Avenue
Topeka, Kansas 66603
email: patrick.lafontaine@sbbeng.com
Corporate CLS 263

Rev.	By	Date	Description

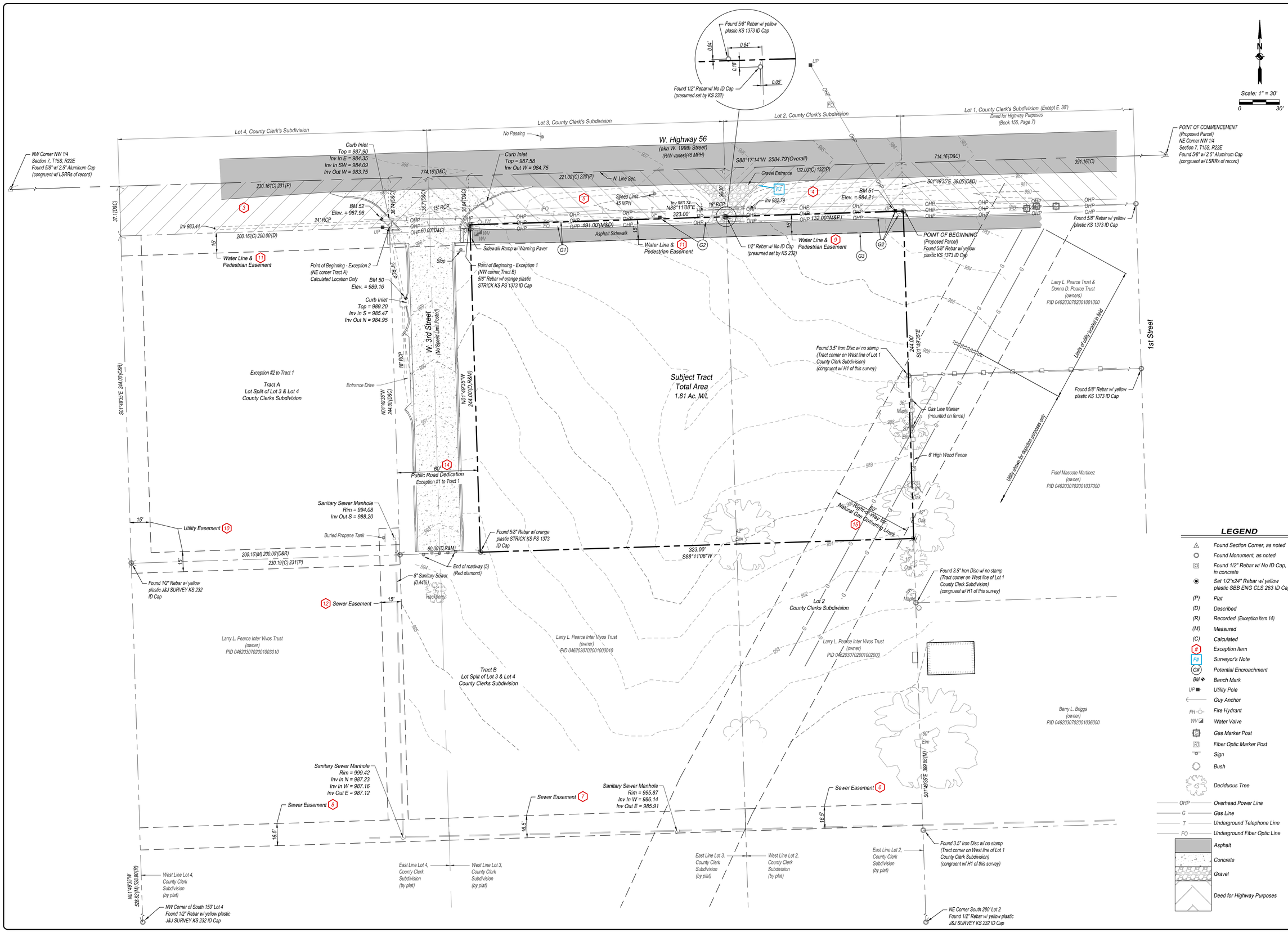
PREPARED FOR:
Casey's General Stores
One Convenience Boulevard
Ankeny, Iowa 50021

SBB Engineering, LLC
transportation - site development - surveying
101 South Kansas Avenue
Topeka, Kansas 66603
Ph.: (785) 215-8630 / www.sbbeng.com
SBB ENGINEERING

SHEET TITLE: *ALTA/NSPS LAND TITLE SURVEY*

PROJECT LOCATION: *US 56 Highway*
Edgerton, Kansas 66021

SBB Proj. No.:	25-120
Drawn by:	JEM
Checked by:	PLL
Date:	03/06/2026
Sheet No.:	C-003
	~~1 of 2~~



LEGEND

- Found Section Corner, as noted
- Found Monument, as noted
- Found 1/2" Rebar w/ No ID Cap, in concrete
- Set 1/2"x24" Rebar w/ yellow plastic SBB ENG CLS 263 ID Cap
- (P) Plat
- (D) Described
- (R) Recorded (Exception Item 14)
- (M) Measured
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- Deciduous Tree
- OHP Overhead Power Line
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- T Underground Telephone Line
- FO Underground Fiber Optic Line
- Asphalt
- Concrete
- Gravel
- Deed for Highway Purposes

Rev.	By	Date	Description

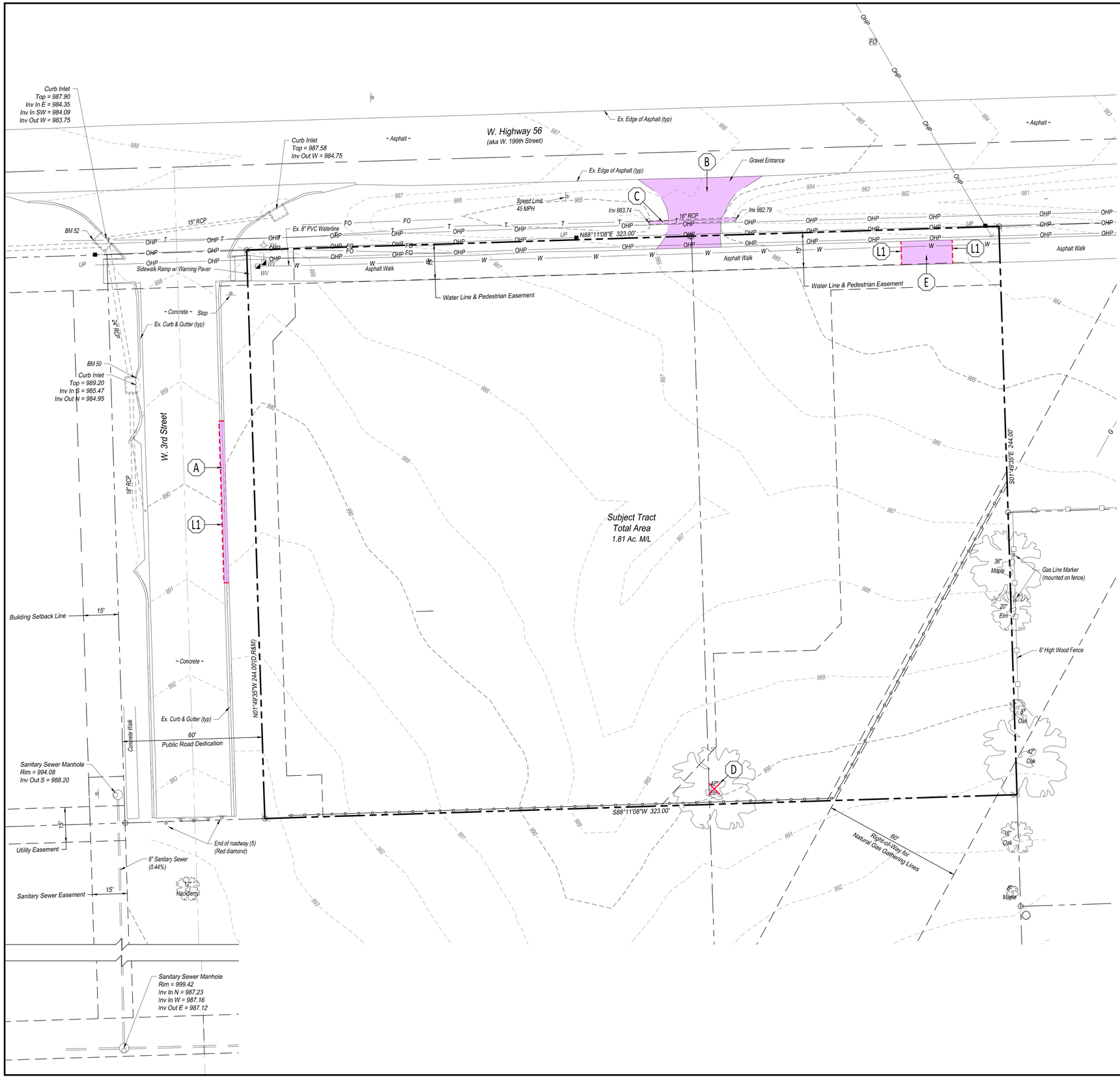
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SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

PROJECT LOCATION:
US 56 Highway
Edgerton, Kansas 66021

SBB Proj. No.:	25-120
Drawn by:	JEM
Checked by:	PLL
Date:	03/06/2026
Sheet No.:	C-004
	~~2 of 2~~



GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF EDGERTON, KANSAS.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.
5. ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.

DEMOLITION PLAN KEY NOTES:

- (A) REMOVE EXISTING CURB.
- (B) REMOVE EXISTING ENTRANCE.
- (C) REMOVE EXISTING STORM PIPE.
- (D) REMOVE EXISTING TREE.
- (E) REMOVE EXISTING PAVEMENT.

LEGEND:

- REMOVAL LIMITS
- (L1) SAWCUT LIMITS
- TREE REMOVAL
- 990 / 991 EXISTING CONTOURS

NOTES:

1. UNDERGROUND UTILITIES DEPICTED ON THIS SURVEY ARE BASED SOLELY ON FIELD MARKINGS PROVIDED THROUGH KANSAS ONE CALL, TICKET NO. 25497468, ORIGINAL CALL DATE 9/26/2025, AND WORK TO BEGIN DATE 10/01/2025. NO SUBSURFACE UTILITY ENGINEERING REPORT WAS PROVIDED TO VERIFY THE LOCATIONS OF UTILITIES. THIS SURVEY MAKES NO CERTIFICATION OR GUARANTEE AS TO THE ACCURACY OF THE DEPICTED UTILITIES, NOR THE EXISTENCE, TYPE, DEPTH, OR EXACT LOCATION OF ANY OTHER UNDERGROUND UTILITIES, MARKED OR UNMARKED, WITHIN OR ADJACENT TO THE SUBJECT PROPERTY. ABOVE-GROUND APPURTENANCES ARE SHOWN AS PER FIELD SURVEY. THE CLIENT IS ADVISED TO CONTACT THE RELEVANT UTILITY COMPANIES AND/OR A QUALIFIED UTILITY LOCATOR FOR MORE DETAILED INFORMATION AND VERIFICATION.
2. ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBER 20091C0132G, EFFECTIVE ON 8/3/2009, THE SUBJECT TRACT IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. FLOOD ZONES DEPICTED ON THIS SURVEY ARE SHOWN BY FEMA'S FLOOD MAP SERVICE CENTER, FOUND AT HTTPS://MSC.FEMA.GOV/PORTAL/SEARCH

BENCHMARKS:

THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON KANSAS STATE PLANE, SOUTH ZONE NAD 83 DATUM.

VERTICAL CONTROL DATUM:

THE VERTICAL DATA FOR THIS SURVEY IS BASED ON NAVD 88 DATUM. THE FOLLOWING BENCH MARKS WERE USED FOR THIS SURVEY:

BM 50: CHISELED SQUARE AT TOP NORTHEAST CORNER OF CURB INLET LOCATED ON THE WEST SIDE OF W. 3RD STREET, APPROXIMATELY 72.7' SOUTHWEST OF THE NORTHWEST CORNER OF SUBJECT TRACT. ELEV = 989.16

BM 51: RAILROAD SPIKE IN THE WEST FACE OF UTILITY POLE, LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEV. = 984.21

BM 52: CHISELED SQUARE AT TOP NORTHWEST CORNER OF CURB INLET LOCATED ON THE WEST SIDE OF W. 3RD STREET, APPROXIMATELY 65.6' WEST OF THE NORTHWEST CORNER OF SUBJECT TRACT. ELEV = 987.96

JEFFREY WAYNE LAUCK
CENSED
18824
10/21/2026
KANSAS
PROFESSIONAL ENGINEER

SBB Proj. No. 25-120

N

0 20'

SBB ENGINEERING
transportation • site development • surveying
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Ph: (785) 215-8630 /
www.sbbeng.com

Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT:
Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

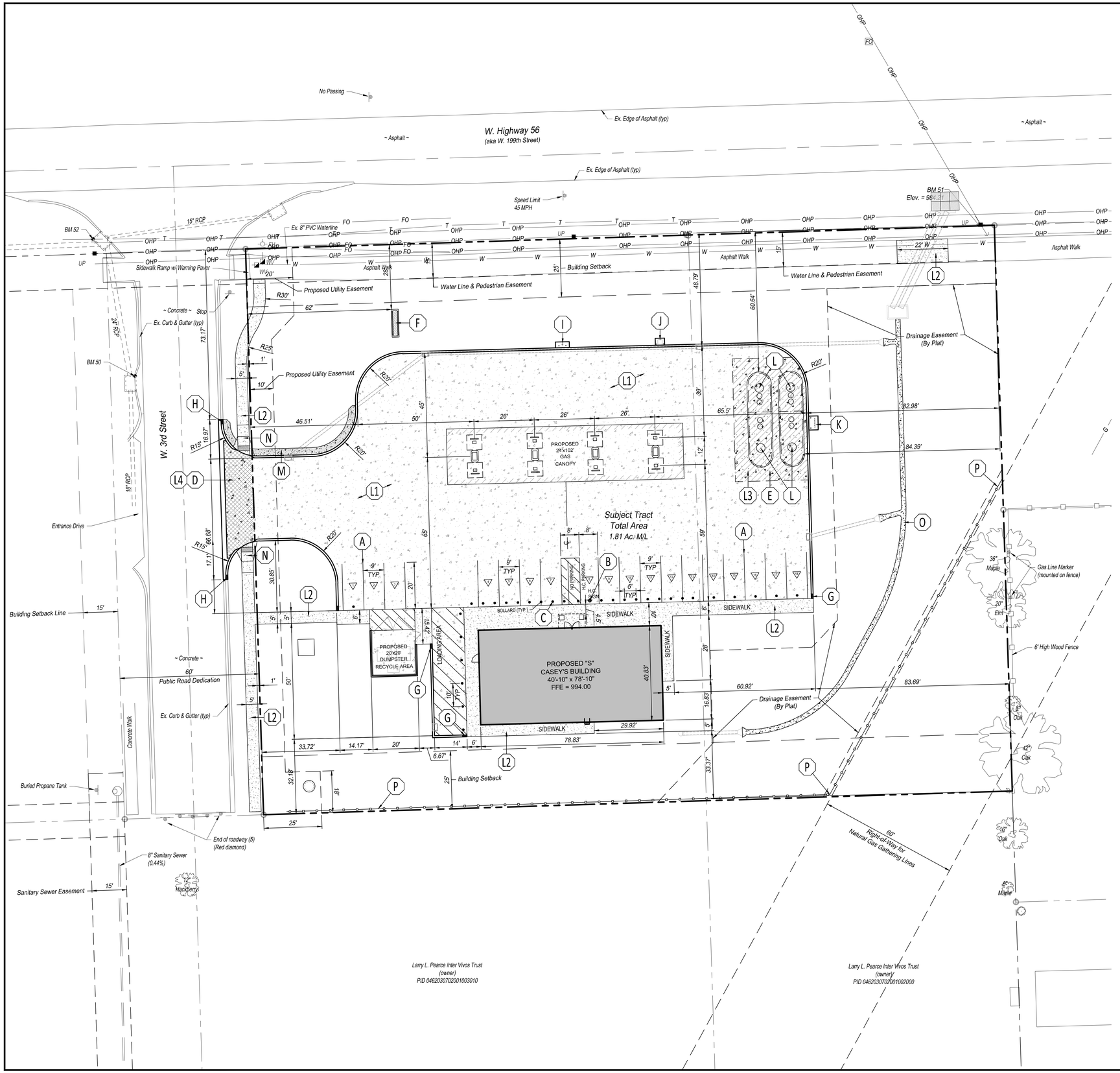
PUBLISHED: 10.21.26
REVISED ON:

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: CHECKED BY:

DRAWING INFORMATION:
EXISTING CONDITIONS / DEMOLITION PLAN

C-100



GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF EDGERTON, KANSAS.
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3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.
5. ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.

SITE PLAN KEY NOTES:

- (A) PLACE PAVEMENT MARKING, 4" PAINTED, WHITE, 90° TO SIDEWALK (TYP.) OR CURB.
- (B) INSTALL HANDICAP SIGN IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PLACE PAVEMENT MARKING, ACCESSIBLE PARKING SYMBOL, WHITE. REFER TO DETAILS 11 & 12 ON SHEET C-601.
- (C) INSTALL BOLLARD (TYP). REFER TO ARCHITECTURAL PLANS AND DETAIL 1 ON SHEET C-601.
- (D) REFER TO SHEETS C-201 AND C-202 FOR CONSTRUCTION OF ENTRANCE.
- (E) PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKS. REFER TO DETAIL 4 ON SHEET C-602.
- (F) INSTALL SIGN. REFER TO SIGN PACKAGE.
- (G) 2' CURB TRANSITION. (FULL HEIGHT TO ZERO HEIGHT)
- (H) CURB TRANSITION. (FULL HEIGHT TO EXISTING CURB)
- (I) FUEL DISPENSER EMERGENCY SHUT-OFF SWITCH. REFER TO DETAIL 8 ON SHEET C-601.
- (J) AIR COMPRESSOR BOX. REFER TO DETAIL 7 ON SHEET C-601.
- (K) TANK VENTS MOUNTED TO STAND ON 4' x 6' CONCRETE PAD.
- (L) UGST MANHOLE. REFER TO DETAIL 6 ON SHEET C-602.
- (M) LANDSCAPE PROTECTOR. REFER TO DETAIL 4 ON SHEET C-601.
- (N) CONSTRUCT ACCESSIBLE RAMP W/ DETECTABLE WARNING SURFACE. ACCESSIBLE RAMPS SHALL CONFORM TO (ADA) STANDARDS.
- (O) TRICKLE CHANNEL. REFER TO DETAIL 6 ON SHEET C-603.
- (P) INSTALL 6' TALL WOOD FENCE. SEE DETAIL 5 ON SHEET C-603 FOR SCREEN/PRIVACY FENCE.

LEGEND:

- (L1) 6" CONCRETE PAVEMENT. REFER TO DETAIL 2 ON SHEET C-601 FOR CONCRETE PAVING.
- (L2) 6" CONCRETE SIDEWALK. REFER TO DETAIL 1 ON SHEET C-601 FOR TYPICAL BUILDING SIDEWALK AND BOLLARD.
- (L3) 8" REINFORCED CONCRETE PAVEMENT. REFER TO DETAIL 4 ON SHEET C-602 FOR PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKSS
- (L4) 7" CONCRETE PAVEMENT WITHIN RIGHT-OF-WAY/ DRIVE LANE FOR TRUCKS
- (CURB (MONOLITHIC). REFER TO DETAIL 2 ON SHEET C-601 FOR CURB.
- PARKING LOT LIGHT. REFER TO DETAIL 8 ON SHEET C-603.
- DENOTES THE NUMBER OF PARKING SPACES

TANK BALLAST NOTE:

CITY DOES NOT HAVE ANY REQUIREMENTS FOR DISCHARGING WATER FROM UNDERGROUND STORAGE TANKS.

PROJECT DATA:

TOTAL AREA OF LOT = 1.81 ACRES.
EXISTING ZONING = C-1, R-1, R-3
PROPOSED ZONING = C-1
CURRENT USE - UNDEVELOPED
PROPOSED USE - CONVENIENCE STORE WITH FUEL SALES

STRUCTURE DATA: SINGLE-STORY BUILDING
GROSS BUILDING SQUARE FOOTAGE = 3,219 S.F.
NUMBER OF EMPLOYEES PER SHIFT IS APPROXIMATELY 4 EMPLOYEES

PARKING CALCULATIONS:

REQUIRED PARKING = 1 SPACE PER 200 SF
REQUIRED PARKING = NET FLOOR AREA 3,219 SF / 200 SF = 16 SPACES

PARKING SPACES PROVIDED: 18 SPACES

ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACES, 1 SPACES PROVIDED.

JEFFREY WAYNE LAUBACH
LICENSED
18824
10/21/2026
KANSAS
PROFESSIONAL ENGINEER

SBB Proj. No. 25-120

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transportation • site development • surveying
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Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

PUBLISHED: 10.21.26
REVISED ON:

DRAWING INFORMATION: SITE PLAN

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY:
CHECKED BY:

C-101

GENERAL NOTES:

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LEGEND:

990 / 991 — PROPOSED CONTOURS

990 / 991 — EXISTING CONTOURS

W. Highway 56 (aka W. 199th Street)

~ Asphalt ~

Ex. Edge of Asphalt (typ)

No Passing

Speed Limit 45 MPH

BM 51 Elev. = 984.21

BM 52

BM 50

15" RCP

24" RCP

18" RCP

Ex. 8" PVC Waterline

Sidewalk Ramp w/ Warning Paver

Asphalt Walk

~ Concrete ~ Stop

Ex. Curb & Gutter (typ)

W. 3rd Street

Entrance Drive

8"W

Subject Tract
Total Area
1.81 Ac. M/L

PROPOSED UNDERGROUND GAS

SIDEWALK

LOADING AREA

PROPOSED "S"
CASEY'S BUILDING
40'-10" x 78'-10"
FFE = 994.00

Drainage Easement (By Plat)

Gas Line Marker (mounted on fence)

36" Maple

20" Elm

6' High Wood Fence

8" Oak

42" Oak

16" Oak

6" Maple

~ Concrete ~

Concrete Walk

Buried Propane Tank

8"SS

End of roadway (5) (Red diamond)

8" Sanitary Sewer (0.44%)

12" Hackberry

Larry L. Pearce Inter Vivos Trust (owner)
PID 0462030702001003010

Larry L. Pearce Inter Vivos Trust (owner)
PID 0462030702001002000

0 20'

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JEFFREY WAYNE TAUBMAN
18824
10/21/2026
KANSAS
PROFESSIONAL ENGINEER

SBB Proj. No. 25-120

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: | CHECKED BY:

PUBLISHED: 10.21.26

REVISED ON:

DRAWING INFORMATION: GRADING PLAN

C-201

PROPOSED "S"
CASEY'S BUILDING
40'-10" x 78'-10"
FFE = 994.00

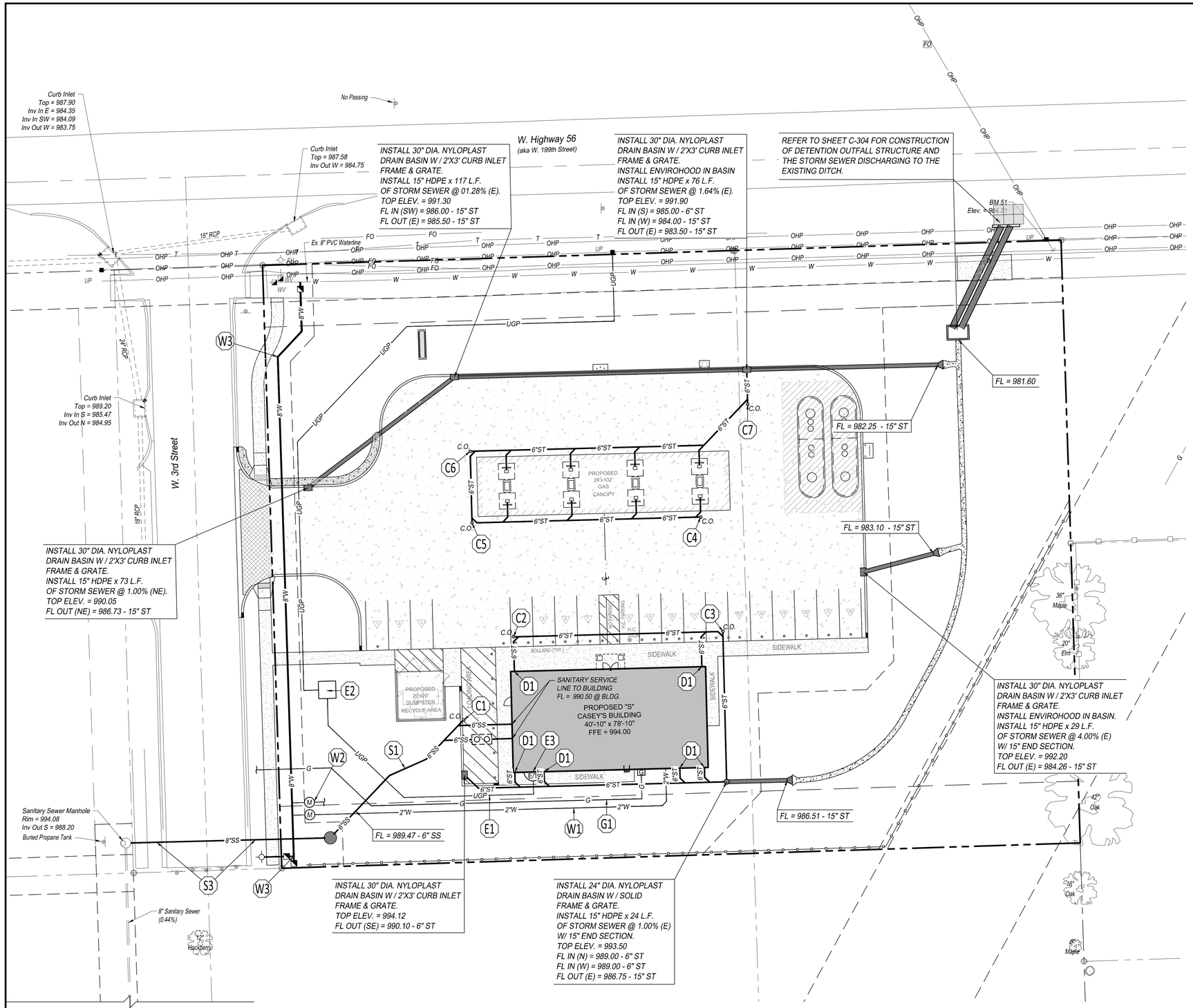
PROPOSED
24'x102'
GAS
CANOPY

PROPOSED
20'x20'
DUMPSTER
RECYCLE AREA

W. 3rd Street

8"W

EX TS 988.36
EX TS 988.35
TS 988.48
TS 988.77
TS 989.12
TS 990.06
EX TP 989.19
TS 990.14
TS 990.08
TS 990.00
TS 989.66
TP=TS 989.71
TC 990.47
TP 989.97
TC 990.28
TP 989.78
TI 990.05
TC 990.02
TP 989.52
TP=TS 989.58
EX TP 989.57
TP 989.55
TC 991.89
TP 991.39
TC 991.95
TP 991.45
TC 991.42
TP 990.92
TI 991.30
TP 990.80
TC 992.76
TP 992.26
TI 991.90
TP 991.40
TC 992.26
TP 991.76
TM 992.37
TP 992.20
TM 992.47
TP 992.30
TC 992.73
TP 992.23
TC 993.10
TP 992.60
TM 992.73
TP 992.56
TM 992.77
TP 992.60
TP 992.61
TP 991.70
TI 992.20
TP=TS 992.08
TS 992.15
TP 992.48
TF 990.81
TP 992.70
TF 991.03
TP 992.90
TF 991.23
TP 992.48
TF 990.81
TP 992.70
TF 991.03
TP 992.70
TF 991.03
TP 992.90
TF 991.23
TP 992.70
TF 991.03
EX TP 990.36
TP=TS 990.53
TC 991.02
TP 990.52
TC 991.07
TP 990.57
TP=TS 990.56
TC 990.81
TP 990.31
TS 990.61
TS 991.03
TS 990.95
TS 991.09
EX TP 990.77
TS 991.01
TC 992.71
TP 992.21
TC 993.09
TP 992.59
TP=TS 992.68
TS 991.71
TS 991.77
TS 991.79
TS 991.85
TS 992.77
TP=TS 993.12
TP=TS 993.21
TP 993.25
TP=TS 993.35
TP=TS 993.49
TP=TS 993.58
TP=TS 993.46
TP=TS 993.69
TP=TS 993.91
TP=TS 993.85
TS 992.12
TS 993.12
TP 993.55
TP 993.78
TC 994.34
TP 993.84
TC 994.21
TP 993.71
TP=TS 993.91
TP 993.62
TI 994.12
TC 994.15
TP 993.65
TP=TS 993.91
TC 994.37
TP 993.87
TS 994.00
TS 994.00
TP 993.61
TP=TS 993.85
TP=TS 993.85
TS 993.91
TS 993.91
TS 994.00
TS 993.91
TP 991.70
TI 992.20
TP=TS 992.08
TS 992.15
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UTILITY PLAN KEY NOTES:

- D1 — TYPICAL STORM WATER DRAIN LINE FROM ROOF OR LANDSCAPE DRAIN. SEE BUILDING PLANS CONNECTION LOCATIONS. DRAIN LINES SHALL BE PVC SDR 35 OR HDPE N-12. MINIMUM SLOPE SHALL BE 1.0%.
- E1 — PLACE ELECTRICAL AND TELEPHONE ENTRY INTO BUILDING. (SEE BUILDING ELECTRIC PLAN FOR SECONDARY CONDUIT ROUTING INSIDE BUILDING TO ELECTRIC METERS). ELECTRIC: 3 PHASE, 800 AMP., 120/208 VOLTS, 4 WIRE. TELEPHONE: 20 PAIR, 8 LINES.
- E2 — PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FOLLOW ALL ELECTRIC COMPANY'S SERVICE STANDARDS.
- E3 — DATA / PHONE CONDUITS ARE TO BE STUBBED AND CAPPED, JUST OUTSIDE THE BUILDING FOOTPRINT.
- G1 — GAS COMPANY TO INSTALL GAS LINE TO BUILDING WITH 1 GAS METER TO BE INSTALLED BY THE GAS COMPANY. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE AND METER.
- W1 — CONNECT TO EXISTING WATERLINE. INSTALL 1-1/2" METER SETTING AND METER PIT. INSTALL 2" DOMESTIC WATER LINE TO BUILDING.
- W2 — INSTALL 1-1/2" METER SETTING AND METER PIT FOR IRRIGATION SERVICE.
- W3 — INSTALL 8" PUBLIC WATER MAIN. REFER TO PUBLIC WATER MAIN PLANS FOR CONSTRUCTION OF WATER MAIN.
- S1 — 6" SANITARY SEWER SERVICE LINE PIPE TO BE SCHEDULE 40 PVC AND MAINTAIN A MINIMUM SLOPE OF 1.0%.
- S2 — GREASE TRAP TO BE PROCURED AND INSTALLED BY CONTRACTOR. GREASE TRAP TO BE PROCURED FROM SCHIER PRODUCTS, UTILIZE THE FOLLOWING URL: HTTPS://SCHIERPRODUCTS.COM/STOCKING-DEALERS. CONTACT SCHIER PRODUCTS WITH ANY QUESTIONS OR CASEY'S TEAM MEMBER IF THERE IS AN ISSUE. REFER TO PLUMBING DRAWING P-501 FOR GREASE INTERCEPTOR.
- S3 — INSTALL 8" SANITARY SEWER MAIN. REFER TO PUBLIC SANITARY SEWER PLANS FOR SEWER MAIN CONSTRUCTION AND STREET REPAIR. CONNECT TO SANITARY SEWER SERVICE LINE STUB FROM THE SANITARY SEWER MAIN PLANS.

CLEANOUT PLAN KEY NOTES:

- C1 — INVERT = 990.20 - 6" SS
- C2 — INVERT = 990.65 - 6" ST
- C3 — INVERT = 989.75 - 6" ST
- C4 — INVERT = 988.85 - 6" ST
- C5 — INVERT = 987.85 - 6" ST
- C6 — INVERT = 987.35 - 6" ST
- C7 — INVERT = 985.25 - 6" ST

LEGEND:

W	EXISTING WATERLINE
OHP	EXISTING OVERHEAD POWER
T	EXISTING UNDERGROUND TELEVISION
G	EXISTING GASLINE
FO	EXISTING FIBER OPTIC LINE
18" RCP	EXISTING STORM SEWER
8" Sanitary Main	EXISTING SANITARY SEWER
2"W	PROPOSED WATERLINE
G	PROPOSED GASLINE
4"SS	PROPOSED SANITARY SEWER
6"SS	PROPOSED SANITARY SEWER
UGP	PROPOSED UNDERGROUND POWER
OHP	PROPOSED OVERHEAD POWER
6"ST	PROPOSED STORM SEWER

N

0 20'

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CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

PUBLISHED: 10.21.26
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: CHECKED BY:

DRAWING INFORMATION: UTILITY PLAN

C-301

POINT A

Gravel Entrance

Speed Limit 45 MPH

Sidewalk Ramp w/ Warming Paver

5/8" Rebar w/ yellow plastic KS 1373 ID Cap

SHEET FLOW 955' @ 2.7% N = 0.15

OPEN CHANNEL 70' @ 1.4% N = 0.15

Water Line & Pedestrian Easement

Building Setback Line

Stop

Exception #2 to Tract 1
Tract A
Lot Split of Lot 3 & Lot 4
County Clerks Subdivision

Entrance Drive

Subject Tract
Total Area
1.91 Ac. M/L

Gas Line Marker (mounted on fence)

4' High Wood Fence

Utility Easement

Buried Propane Tank

End of roadway (5) (Red diamond)

Lot 2
County Clerks Subdivision

Tract B
Lot Split of Lot 3 & Lot 4
County Clerks Subdivision

Larry L. Pearce Trust & Donna D. Pearce Trust (owners)
PID 046203070200100 1000

Fidel Mascote Martinez (owner)
PID 046203070200103 7000

Larry L. Pearce Inter Vivos Trust (owner)
PID 046203070200100 3010

Larry L. Pearce Inter Vivos Trust (owner)
PID 046203070200100 2000

Berry L. Briggs (owner)
PID 046203070200103 6000

SOIL TYPE BOUNDARY

East Line Lot 4, County Clerk Subdivision (by plat)

West Line Lot 3, County Clerk Subdivision (by plat)

East Line Lot 3, County Clerk Subdivision (by plat)

West Line Lot 2, County Clerk Subdivision (by plat)

East Line Lot 2, County Clerk Subdivision (by plat)

West Line Lot 4, County Clerk Subdivision (by plat)

TO POINT A

IMPERVIOUS AREA = 0.25 (CN=98)
PERVIOUS AREA (GOOD CONDITION, HSG C) = 4.00 (CN=74)
PERVIOUS AREA (GOOD CONDITION, HSG D) = 4.95 (CN=80)
WEIGHTED CN = 78
AREA = 9.20 ACRES

TC FLOW PATH

5/8" Rebar w/ orange plastic STRICK KS PS 1373 ID Cap

5/8" Rebar w/ orange plastic STRICK KS PS 1373 ID Cap

SHALLOW CONCENTRATED FLOW 955' @ 2.7% UNPAVED

1/2" Rebar w/ No ID Cap, in concrete

1/2" Rebar w/ No ID Cap, in concrete

SHEET FLOW 100' @ 2.0% N = 0.15

LEGEND:

- FLOW PATH DIRECTION (TYP.)
- DRAINAGE AREA BOUNDARY
- X.XX Ac. — DENOTES DRAINAGE AREA
- X — DENOTE STRUCTURE NUMBER / LOCATION ID
- 990 / 991 — EXISTING CONTOURS

Johnson County, Kansas (KS091)

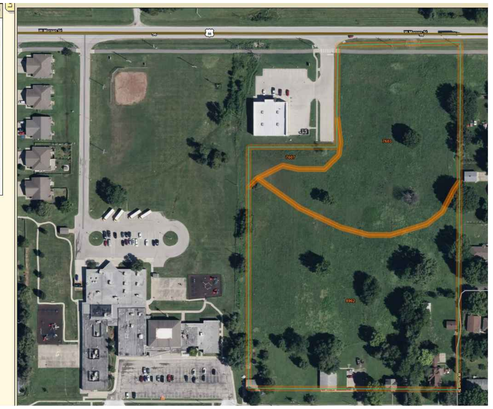
Johnson County, Kansas (KS091)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7603	Sibleyville loam, 3 to 7 percent slopes	3.9	39.2%
7607	Sibleyville-Vinland loams, 3 to 7 percent slopes	0.3	3.4%
8962	Woodson silt loam, 1 to 3 percent slopes	5.7	57.5%
Totals for Area of Interest		**9.9**	**100.0%**

HSG: C -

HSG: C -

HSG: D -



EXISTING CONDITIONS RUNOFF SUMMARY

DRAINAGE AREA	HYDROGRAPH NUMBER	RUNOFF CURVE NUMBER	TOTAL AREA "A" (ACRES)	SYSTEM TIME OF CONCENTRATION "Tc" AT STRUCTURE (MIN)	RUNOFF "Q_2/ Q_{10}/ Q_{100}" (CFS)
Existing Conditions - To Point A	1	78	9.20	18.0	16.42 / 31.52 / 59.85

TIME OF CONCENTRATION CALCULATIONS

FLOW TYPE	LENGTH (feet)	SLOPE (ft./ft.)	SURFACE a	MANNINGS "N"	AREA (sq.ft.)	WP (feet)	VELOCITY (ft./sec.)	TRAVEL TIME
SHEET	100	0.02	e	**0.15**	n/a	n/a	n/a	0.175 hours
SHALLOW CONCENTRATED	955	0.027	u	n/a	n/a	n/a	**2.65**	0.100 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a	----------	0.000 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a	----------	0.000 hours
OPEN CHANNEL	70	0.014	n/a	0.15	6	12	**0.74**	0.026 hours
OPEN CHANNEL			n/a				----------	0.000 hours
OPEN CHANNEL			n/a				----------	0.000 hours
OPEN CHANNEL			n/a				----------	0.000 hours
							Time of Concentration	**0.301 hours**

TC = 18 MINUTES

JEFFREY WAYNE LAUDICK LICENSED 18824 10/21/2026 KANSAS PROFESSIONAL ENGINEER

SBB Proj. No. 25-120

N

0 40'

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Casey's

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PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

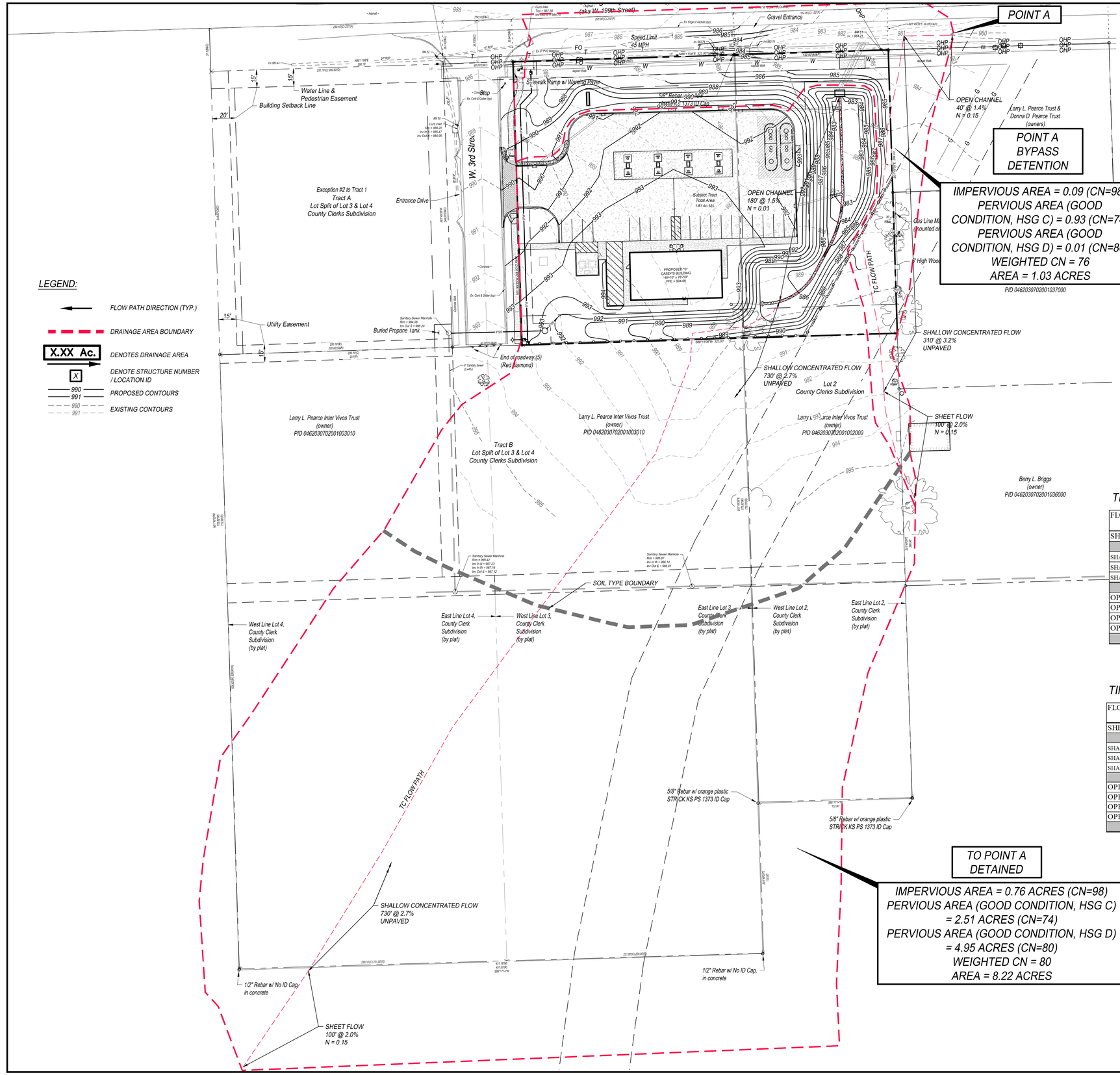
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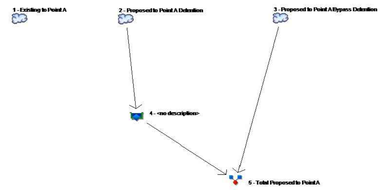
DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: CHECKED BY:

DRAWING INFORMATION: EXISTING DRAINAGE MAP

C-302





PROPOSED CONDITIONS RUNOFF SUMMARY

DRAINAGE AREA	HYDROGRAPH NUMBER	RUNOFF CURVE NUMBER	TOTAL AREA "A" (ACRES)	SYSTEM TIME OF CONCENTRATION "Tc" AT STRUCTURE (MIN)	RUNOFF "Q_2/ Q_{10}/ Q_{100}" (CFS)
Detention Pond Inflow	2	80	8.22	15	17.59
					32.51
					59.97
Bypass Detention Basin	3	76	1.03	11	2.09
					4.12
					7.98
Detention Pond Outflow	4	-----	----	----	14.60
					26.46
					53.75
Total Proposed to Point A	5	-----	-----	-----	16.11
					29.27
					59.76

TOTAL RUNOFF SUMMARY

STORM EVENT	EXISTING RUNOFF "Q2/ Q10/ Q100" (HYD #1)	PROPOSED RUNOFF **WITH DETENTION** "Q2/ Q10/ Q100" (HYD #5)	DIFFERENCE "Q2/ Q10/ Q100"
Point A	16.42	16.11	-0.31
	31.52	29.27	-2.25
	59.85	59.76	-0.09

TIME OF CONCENTRATION CALCULATIONS BYPASS DETENTION BASIN

FLOW TYPE	LENGTH (feet)	SLOPE (ft./ft.)	SURFACE a	MANNINGS "N"	AREA (sq.ft.)	WP (feet)	VELOCITY (ft./sec.)	TRAVEL TIME
SHEET	100	0.032	e	**0.15**	n/a	n/a	n/a	0.145 hours
SHALLOW CONCENTRATED	310	0.032	u	n/a	n/a	n/a	**2.89**	0.030 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a	----------	0.000 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a	----------	0.000 hours
OPEN CHANNEL	40	0.014	n/a	0.15	6	12	**0.74**	0.015 hours
OPEN CHANNEL			n/a				----------	0.000 hours
OPEN CHANNEL			n/a				----------	0.000 hours
OPEN CHANNEL			n/a				----------	0.000 hours
							Time of Concentration	**0.189 hours**

TC = 11 MINUTES

TIME OF CONCENTRATION CALCULATIONS TO DETENTION BASIN

FLOW TYPE	LENGTH (feet)	SLOPE (ft./ft.)	SURFACE a	MANNINGS "N"	AREA (sq.ft.)	WP (feet)	VELOCITY (ft./sec.)	TRAVEL TIME
SHEET	100	0.02	e	**0.15**	n/a	n/a	n/a	0.175 hours
SHALLOW CONCENTRATED	730	0.027	u	n/a	n/a	n/a	**2.65**	0.076 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a	----------	0.000 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a	----------	0.000 hours
OPEN CHANNEL	180	0.015	n/a	0.01	0.4	2.1	**6.04**	0.008 hours
OPEN CHANNEL			n/a				----------	0.000 hours
OPEN CHANNEL			n/a				----------	0.000 hours
OPEN CHANNEL			n/a				----------	0.000 hours
							Time of Concentration	**0.259 hours**

TC = 15 MINUTES

JEFFREY WAYNE AUSTIN LICENSED 18824 10/21/2026 KANSAS PROFESSIONAL ENGINEER

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PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

PUBLISHED: 10.21.26
REVISED ON:

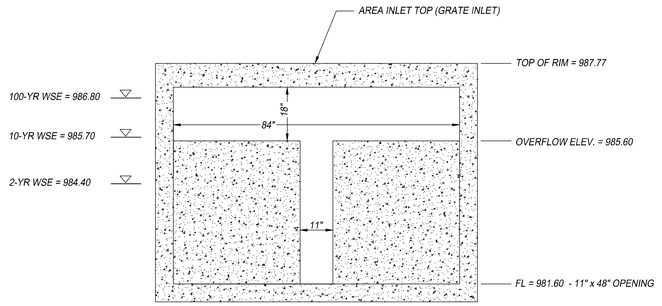
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY:
CHECKED BY:

DRAWING INFORMATION: PROPOSED DRAINAGE MAP

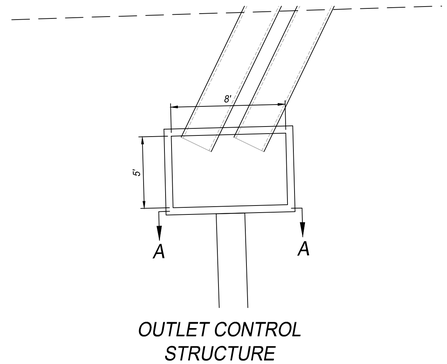
C-303

Detention Pond Stage Storage Summary		
Elevation	Contour A	Total Storage (CF)
981.5	0	0
982	33	33
983	812	845
984	1,631	2476
985	2,645	5121
986	3,881	9002
987	5,610	14612

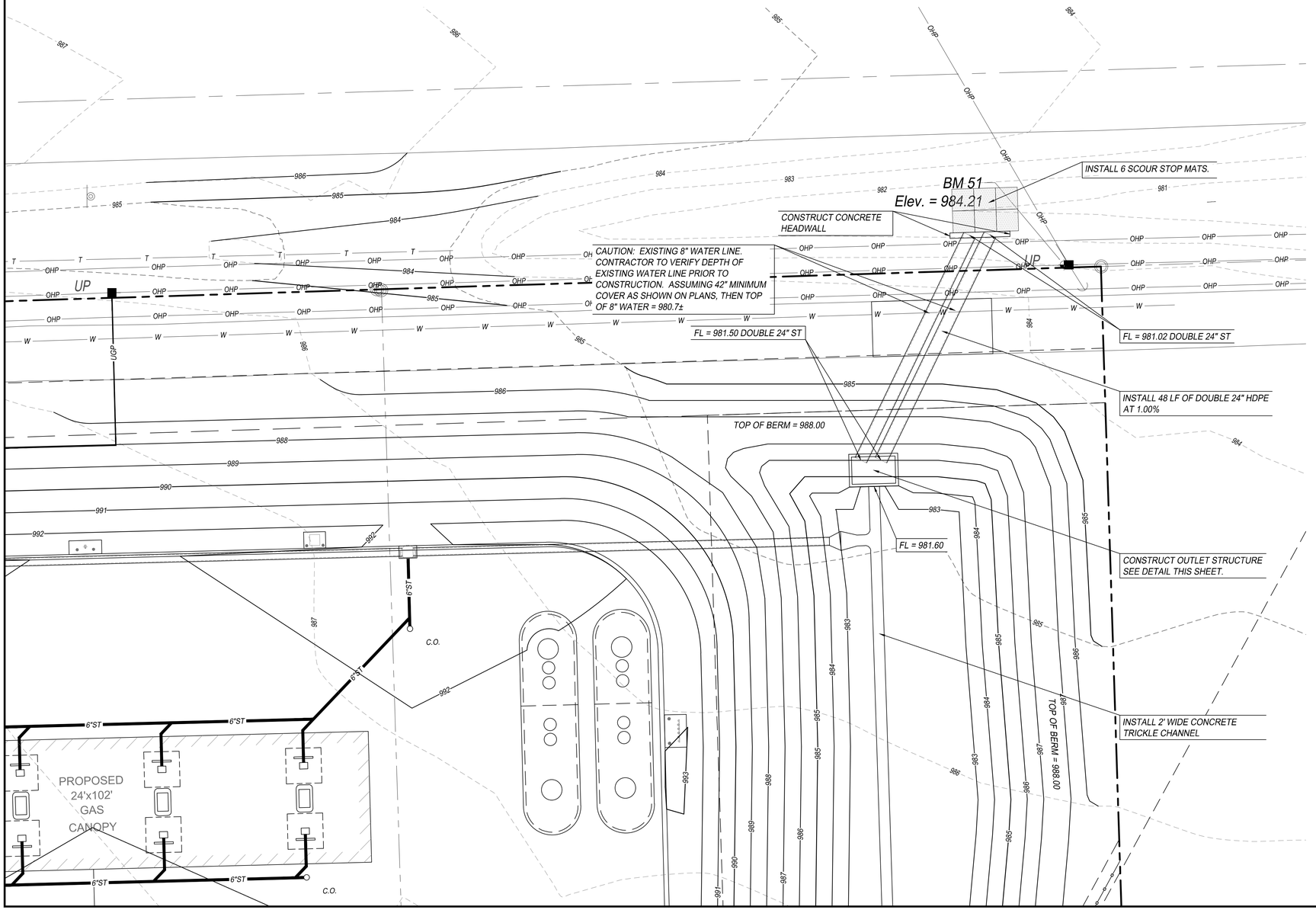
Detention Pond Summary				
Design Storm	Peak Inflow (cfs)	Peak Outflow (cfs)	Stage (ft)	Storage Used (ft^3)
2 - YR	17.59	14.6	984.40	4,733
10 - YR	32.51	26.46	985.70	10,086
100 - YR	59.97	54.75	986.80	17,016



SECTION A-A
OUTLET CONTROL
STRUCTURE
DETAIL



OUTLET CONTROL
STRUCTURE
DETAIL



LEGEND:

W	EXISTING WATERLINE
OHP	EXISTING OVERHEAD POWER
T	EXISTING UNDERGROUND TELEVISION
G	EXISTING GASLINE
FO	EXISTING FIBER OPTIC LINE
18" RCP	EXISTING STORM SEWER
8" Sanitary Main	EXISTING SANITARY SEWER
2"W	PROPOSED WATERLINE
G	PROPOSED GASLINE
4"SS	PROPOSED SANITARY SEWER
6"SS	PROPOSED SANITARY SEWER
UGP	PROPOSED UNDERGROUND POWER
OHP	PROPOSED OVERHEAD POWER
6"ST	PROPOSED STORM SEWER
990	PROPOSED CONTOURS
991	PROPOSED CONTOURS
990	EXISTING CONTOURS
991	EXISTING CONTOURS

JEFFREY WAYNE LAUDICK — 18824 — 10/21/2026 — KANSAS — PROFESSIONAL ENGINEER

SBB Proj. No. 25-120

N

0 10'

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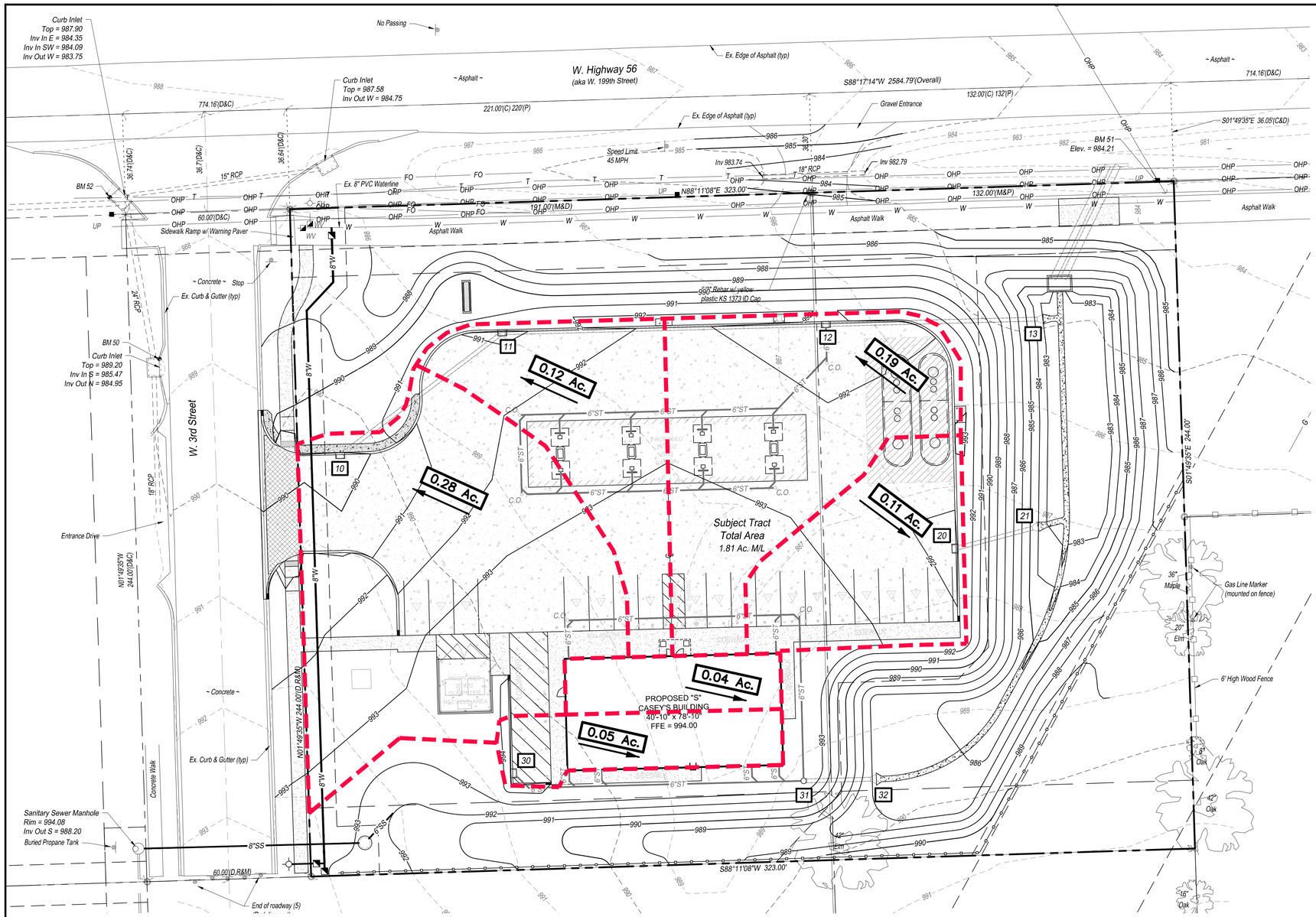
PROJECT:
Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

PUBLISHED: 10.21.26
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY:
CHECKED BY:

DRAWING INFORMATION: DETENTION PLAN

C-304



LEGEND:

- FLOW PATH DIRECTION (TYP.)
- DRAINAGE AREA BOUNDARY
- DENOTES DRAINAGE AREA
- X — DENOTE STRUCTURE NUMBER / LOCATION ID
- 990 — PROPOSED CONTOURS
- 991 — EXISTING CONTOURS

PROPERTY SURFACE SUMMARY			
SUMMARY OF EXISTING CONDITIONS		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDINGS	0 SF	TOTAL BUILDINGS	3,219 SF
TOTAL PAVEMENT	3,215 SF	TOTAL PAVEMENT	30,800 SF
TOTAL IMPERVIOUS	3,215 SF	TOTAL IMPERVIOUS	34,019 SF
TOTAL PERVIOUS	75,597 SF	TOTAL PERVIOUS	44,793 SF
TOTAL PERVIOUS	78,812 SF	TOTAL PERVIOUS	78,812 SF

PIPE FLOW DATA

RUNOFF										PIPE DESIGN (n = 0.012 HDPE)									
STRUC ID	INCREMENTAL			CUMULATIVE		SYSTEM TIME OF CONCENTRATION "Tc" AT STRUCTURE (MIN)	RAINFALL INTENSITY "$I_2/I_{10}/I_{100}$" (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "$K_2/K_{10}/K_{100}$"	RUNOFF "$Q_2/Q_{10}/Q_{100}$"	UPSTREAM STRUCTURE NUMBER	DOWNSTREAM STRUCTURE NUMBER	DIAMETER "D" (IN)	LENGTH "L" (FT)	UPSTREAM INVERT ELEVATION	DOWNSTREAM INVERT ELEVATION	SLOPE "S" (FT/FT)	TRAVEL TIME IN PIPE "TT" (MIN)	VELOCITY FULL V_P (FPS)	RUNOFF "$Q_2/Q_{10}/Q_{100}$"	FULL FLOW Q (CFS)
	RUNOFF COEFFICIENT "C"	AREA "A" (AC.)	C X A	AREA "A" (AC.)	C X A														
10	0.90	0.28	0.25	0.28	0.25	5.0	5.63	1.00	1.4	10	11	15	73.00	986.73	986.00	0.0100	0.2	6	1.4
							8.27	1.00	2.1										2.1 / 7.0
							12.40	1.25	3.9										3.9
11	0.90	0.12	0.11	0.40	0.36	5.0	5.63	1.00	2.0	11	12	15	117.00	985.50	984.00	0.0128	0.3	6	2.0
							8.27	1.00	3.0										3.0 / 7.9
							12.40	1.25	5.6										5.6
12	0.90	0.19	0.17	0.59	0.53	5.0	5.63	1.00	3.0	12	13	15	76.00	983.50	982.25	0.0164	0.2	7	3.0
							8.27	1.00	4.4										4.4 / 9.0
							12.40	1.25	8.2										8.2
20	0.90	0.23	0.21	0.23	0.21	5.0	5.63	1.00	1.2	20	21	15	29.00	984.26	983.10	0.0400	0.0	11	1.2
							8.27	1.00	1.7										1.7 / 14.0
							12.40	1.25	3.2										3.2
30	0.90	0.05	0.05	0.05	0.05	5.0	5.63	1.00	0.3	30	31	6	108.50	990.90	989.00	0.0175	0.4	4	0.3
							8.27	1.00	0.4										0.4 / 0.8
							12.40	1.25	0.7										0.7
31	0.90	0.04	0.04	0.09	0.08	5.0	5.63	1.00	0.5	31	32	15	24.00	986.75	986.51	0.0100	0.1	6	0.5
							8.27	1.00	0.7										0.7 / 7.0
							12.40	1.25	1.3										1.3

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10/21/2026
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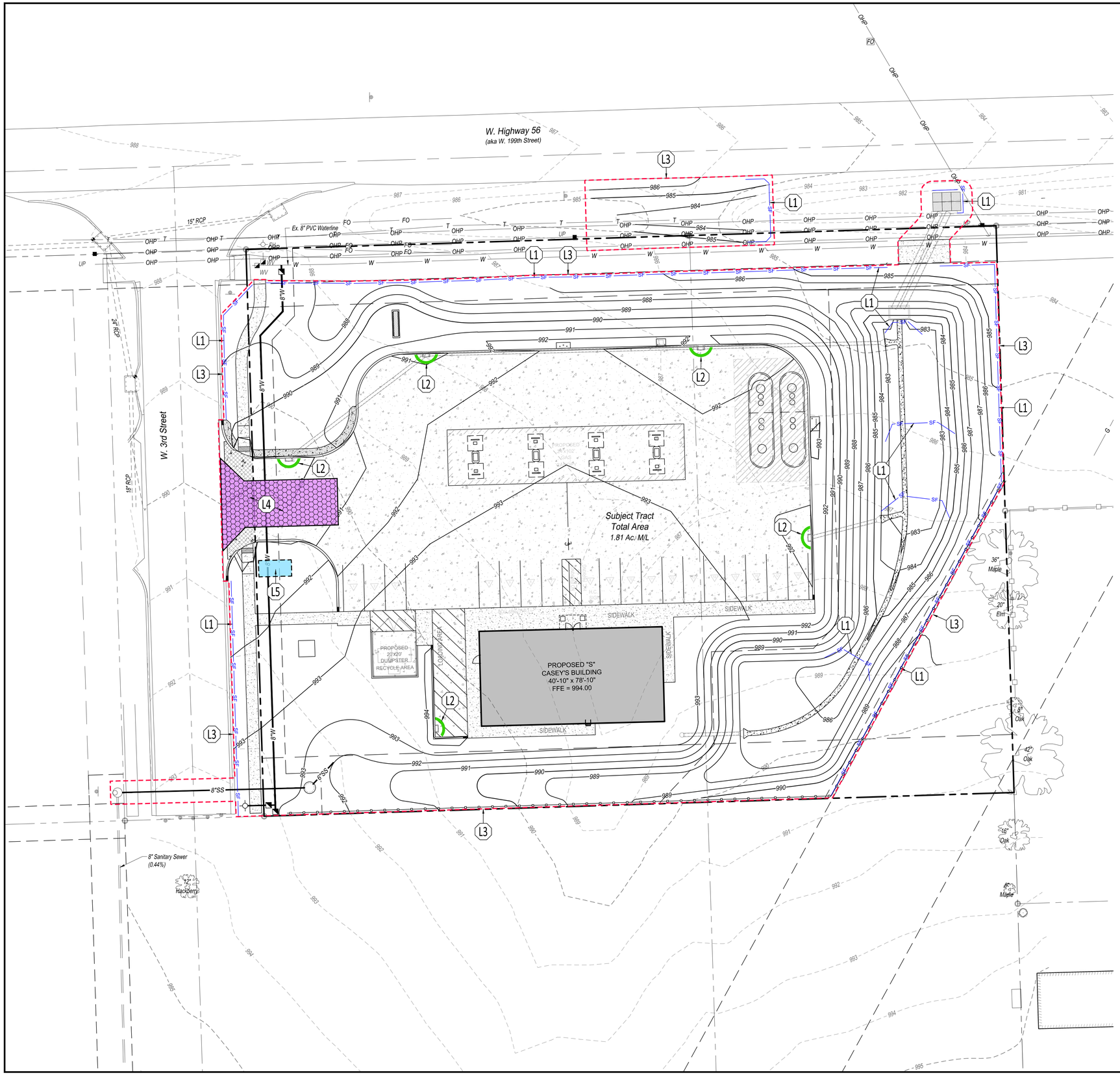
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DRAWN BY:
CHECKED BY:

DRAWING INFORMATION: DRAINAGE CALCULATIONS

C-305



GENERAL NOTES:

1. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
2. ALL DISTURBED AREAS THAT ARE NOT PAVED OR LANDSCAPED SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

EROSION CONTROL GENERAL NOTES:

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT EROSION ON THE PROJECT AND POLLUTION OF ANY DRAINAGE COURSE, AND SHALL MEET THE REQUIREMENTS OF THE STATE OF KANSAS STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITY GENERAL PERMIT NO. S-MCST-2208-1.
4. PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS, CONTRACTOR SHALL INSTALL PERIMETER WATTLES AND CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN. THE INLET PROTECTION AND ADDITIONAL WATTLES WITHIN WORK AREA SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE INLETS AND COMPLETION OF ROUGH GRADING.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO SEDIMENT REMOVAL AND SILT FENCE REPAIR AND/OR REPLACEMENT. FIELD ADJUSTMENTS MAY BE MADE AS NECESSARY TO ENSURE OPTIMAL PERFORMANCE.
6. CONTRACTOR SHALL CLEAR ALL SURROUNDING PARKING LOTS AND STREETS OF ANY TRACKED DEBRIS BY SWEEPING OR SCRAPING THE EXISTING PAVEMENT BY THE END OF EACH WORKDAY AND THE CONTRACTOR SHALL CLEAN UP SOIL WASHED OFF THE CONSTRUCTION SITE AFTER A STORM BY THE END OF THE NEXT WORKDAY.
7. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
8. CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL GRASS COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY ENGINEER.
10. ALL AREAS SHALL BE GRADED TO FINISHED GRADE PRIOR TO SEEDING AND MULCHING. ALL AREAS NOT PART OF THE HARDSCAPE OR OTHER NOTED LANDSCAPING SHALL BE PERMANENTLY SEEDED, FERTILIZED AND MULCHED.
11. ALL WATTLES SHALL BE STRAW WATTLE WS-12 AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL. THE WATTLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR MAY USE WATTLES AND SILT FENCE INTERCHANGEABLY IN AREAS IDENTIFIED ON THE DRAWINGS.
12. THE CONTRACTOR HAS THE OPTION TO MODIFY THE LOCATION OF THE CONSTRUCTION ENTRANCE TO FIT THE PREFERRED WORK PATTERN.

WASTE DISPOSAL:

1. WASTE MATERIALS: ANY WASTE AND OTHER UNUSABLE MATERIALS WILL BE REMOVED FROM THE SITE ON A REGULAR BASIS AND PROPERLY DISPOSED OF IN AN APPROVED SITE.
2. CHEMICAL WASTE: ALL CHEMICAL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A TIGHTLY SEALED METAL OR OTHER CHEMICAL RESISTANT CONTAINER. THE CONTAINER WILL MEET ALL LOCAL AND ANY STATE SOLID WASTE MANAGEMENT REGULATIONS. THE WASTE MATERIALS AND ALL DISPOSABLE MATERIALS WILL BE TRANSPORTED TO A COMMERCIAL CHEMICAL DISPOSAL FACILITY CAPABLE OF EITHER RECYCLING OR PROPERLY DISPOSING OF THE POLLUTANTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. THE STATE WASTE MANAGEMENT SECTION CONTACT NUMBER IS (785) 296-1600.
3. HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS, SUCH AS OIL FILTERS, PETROLEUM PRODUCTS, EQUIPMENT MAINTENANCE FLUIDS AND PAINTS, SHALL NOT BE STORED ON SITE AND WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND/OR FEDERAL REGULATIONS. IF THERE ARE QUESTIONS REGARDING THE PROPER HANDLING OF HAZARDOUS WASTES THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT HAZARDOUS WASTE SECTION AT (785) 296-1600.
4. SANITARY WASTE: PORTABLE TOILET FACILITIES WILL BE PROVIDED ON THE PROJECT SITE AND SERVICED BY THE PROVIDER ON A REGULAR BASIS.

MATERIAL MANAGEMENT PRACTICES:

1. GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON-SITE DURING CONSTRUCTION.
2. ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN ORIGINAL CONTAINERS IF APPROPRIATE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABELS.
4. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

SPILL PREVENTION:

1. PETROLEUM PRODUCTS: ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
2. FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. FERTILIZER SHALL NOT BE STORED ON-SITE.
3. CONCRETE TRUCKS: CONCRETE TRUCKS ARE LIMITED TO A DESIGNATED AREA TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. PROPER SIGNAGE SHALL BE INSTALLED AND MAINTAINED ON SITE DEFINING DIRECTIONS TO AND LOCATIONS OF THE SPECIFIED WASH OUT AREA. IF A WASH OUT AREA CANNOT BE DESIGNATED OR MAINTAINED ON SITE, CONCRETE WASH OUT AND DISPOSAL MAY BE PROHIBITED AT THE OWNERS DISCRETION.

LEGEND:

- PROPOSED CONTOURS
- EXISTING CONTOURS
- L1 — SF — SILT FENCE
- L2 — CURB INLET PROTECTION
- L3 — DISTURBED AREA = 1.7 ACRES
- L4 — CONSTRUCTION ENTRANCE
- L5 — CONCRETE WASHOUT AREA

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PROJECT:
Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

DRAWING INFORMATION:
CONSTRUCTION DIVISION

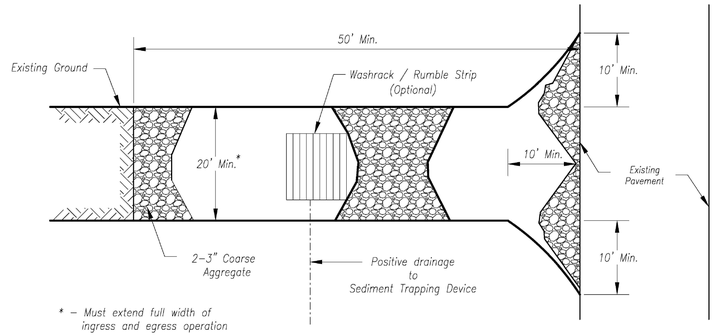
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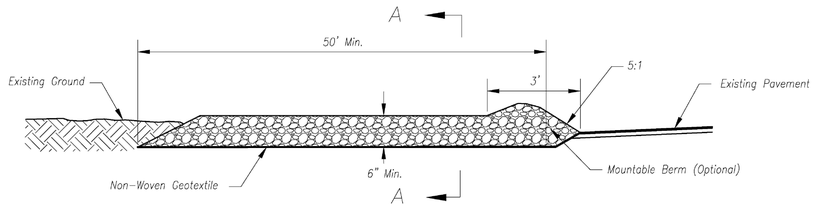
DRAWING INFORMATION:
EROSION CONTROL PLAN

C-401



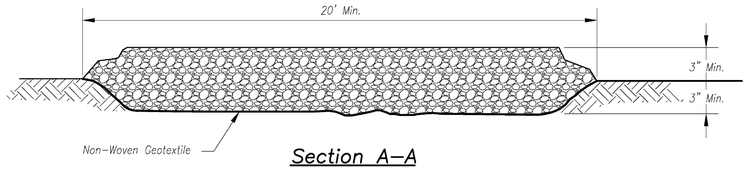
Plan View

Not to Scale



Side Elevation

Not to Scale



Section A-A

Not to Scale

Notes for Construction Entrance:

1. *Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.*
2. *Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.*
3. *If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.*
4. *Install pipe under the entrance if needed to maintain drainage ditches along public roads.*
5. *Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.*
6. *Divert all surface runoff and drainage from the entrance to a sediment control device.*
7. *If conditions warrant, place geotextile fabric on the graded foundation to improve stability.*

Maintenance for Construction Entrance:

1. *Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.*

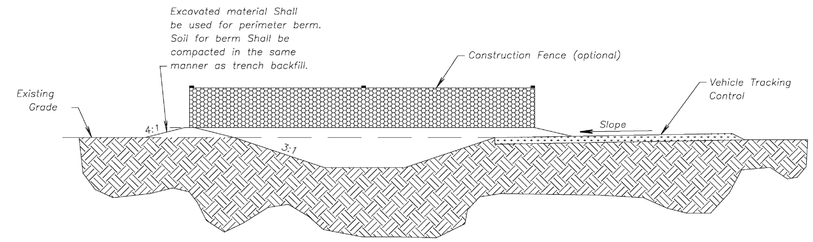
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. *Concrete washout areas shall be installed prior to any concrete placement on site.*
2. *Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.*
3. *Vehicle tracking control is required at the access point to all concrete washout areas.*
4. *Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.*
5. *A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.*

Maintenance for Concrete Washout:

1. *Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.*
2. *Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.*
3. *Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.*
4. *Concrete washout areas shall remain in place until all concrete for the project is placed.*
5. *When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.*



CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter APWA American Public Works Association

KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING NUMBER ESC-01

ADOPTED: 10/24/2016

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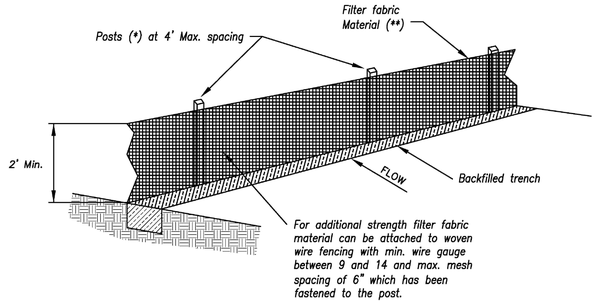
PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

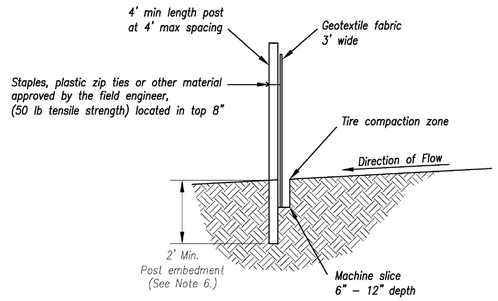
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CHECKED BY:

DRAWING INFORMATION: EROSION CONTROL DETAILS

C-402





(*) POSTS

- MIN. LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

SILT FENCE DETAILS

Not to Scale

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.

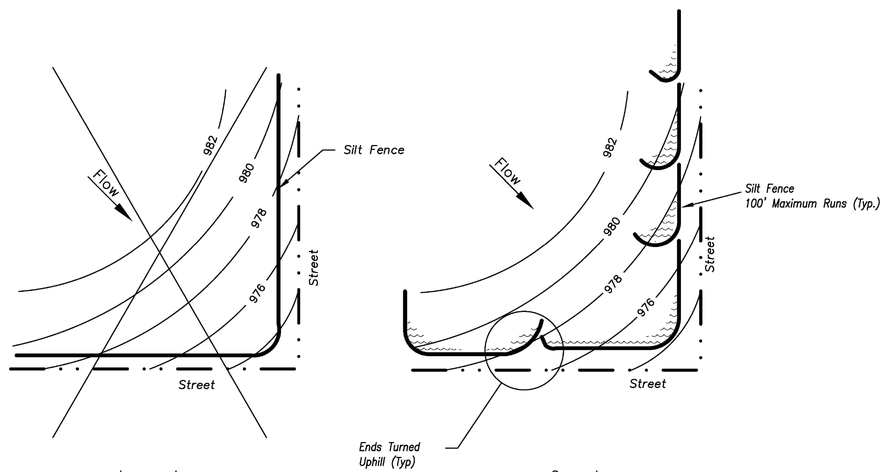
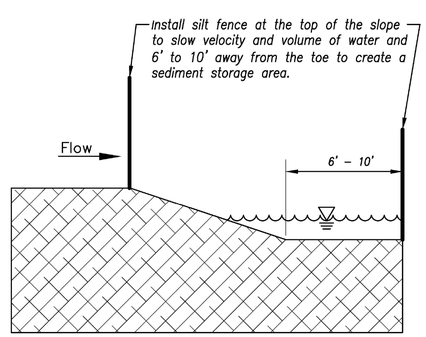
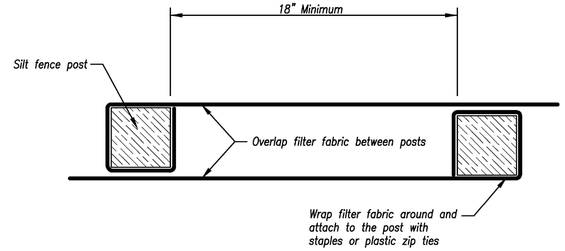


Figure A

SILT FENCE LAYOUT

Not to Scale





JOINING FENCE SECTIONS

Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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SILT FENCE

STANDARD DRAWING NUMBER ESC-03

ADOPTED: 10/24/2016

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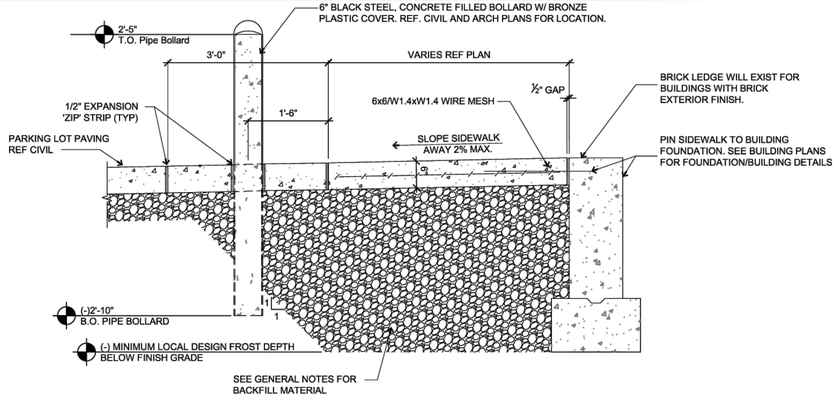
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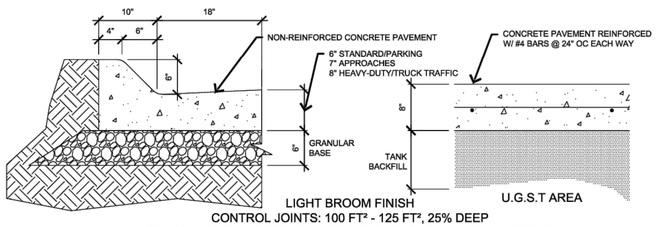
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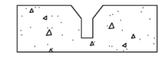
1 TYPICAL BUILDING SIDEWALK AND BOLLARD

3/4" = 1'-0"

SUBGRADE AGGREGATE SECTION TO BE DESIGNED BASED ON SITE SOILS AND USE



CONTROL JOINTS: 100 FT² - 125 FT², 25% DEEP
CONSTRUCTION JOINTS: PINNED 4' O.C. 12" EACH WAY W/ #4 REBAR
ALL JOINTS TO BE SEALED WITH BACKER RODS AND CAULKED
APPLY CURING AGENT TO ALL EXTERIOR CONCRETE, SEE GENERAL NOTES

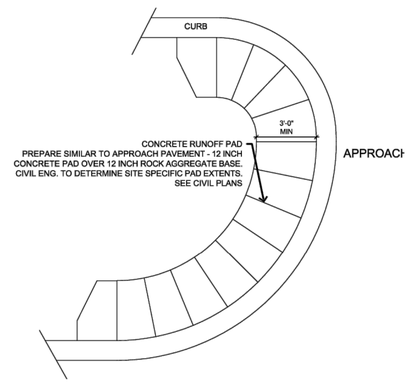


2 CONCRETE PAVING AND CURB

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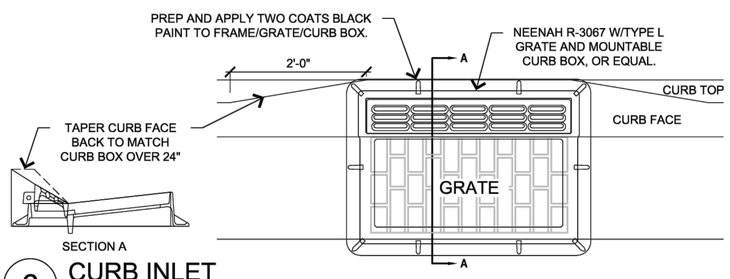
3 PAVING SAW-CUT

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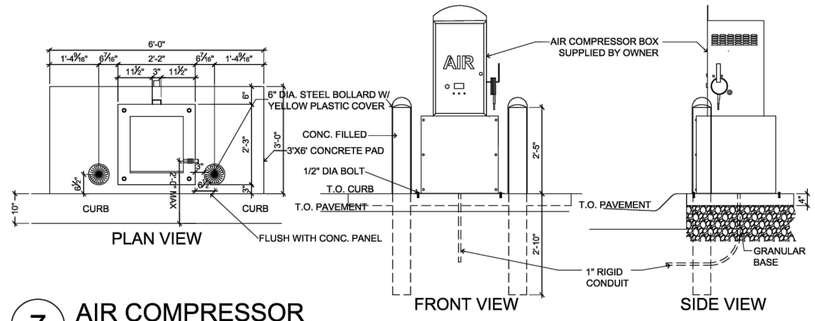
4 LANDSCAPE PROTECTOR

Not to Scale



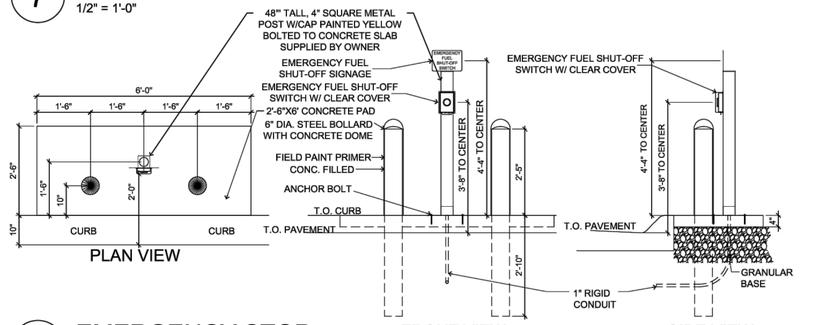
6 CURB INLET

Not to Scale



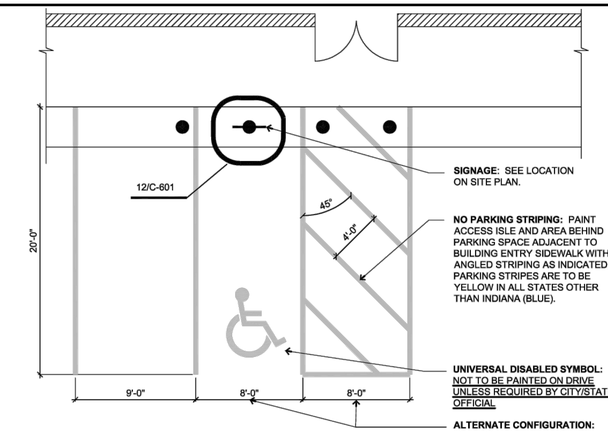
7 AIR COMPRESSOR

1/2" = 1'-0"



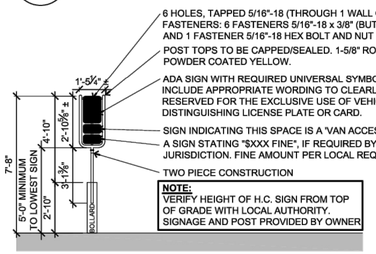
8 EMERGENCY STOP

1/2" = 1'-0"



11 ADA PARKING SPACES

3/16" = 1'-0"



*** THE STATE OF TENNESSEE REQUIRES LANGUAGE BELOW THE UNIVERSAL SYMBOL LISTING OUT THE FINE AMOUNT FOLLOWED BY THE BUSINESS NAME AND BUSINESS TELEPHONE NUMBER. THE VAN ACCESSIBLE SIGN IS TO REMAIN BELOW THE MAIN SIGN.***

12 ADA PARKING SIGN

1/4" = 1'-0"

GENERAL NOTES

Concrete:

1. All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
2. Concrete shall use type II cement. Concrete mix designs shall meet the following requirements:

	MINIMUM 28-DAY f'c	MAXIMUM W/C RATIO	SLUMP	AIR ENTRAIN.
Exterior exposed concrete	4,000 psi	0.42	4" ± 1"	6% ± 1%

   If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing a superplasticizer approved by the Ready Mix Designer at a dosage rate provided by Ready Mix Designer.
3. The Contractor shall reject any concrete that exceeds the slump limits noted above (prior to adding superplasticizer) or concrete that can not be placed within ninety (90) minutes of batch time.
4. No aluminum shall be placed in concrete.
5. All concrete is reinforced unless specifically noted as Unreinforced. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
6. During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concreting".
7. The concrete mix designs are to be submitted as a formal submittal to the Owner for acceptance PRIOR to concrete being delivered to the site.
8. Verify with local authorities the required thickness of poured concrete for approaches and parking lot.
9. Contractor to spray apply 'SpecChem Cure Shield' or 'Certi-Vex Guard Clear AIM' to all exterior concrete surfaces per manufacturer instructions. Use Swissmex DS-8350 Acetone Sprayer, or equivalent. Casey's recommended application rate is 200 sq.ft. per gallon. Contractor to ensure site install is appropriate. Substitute products must be pre-approved by Casey's.

Sub-Base And Aggregate:

1. Sub-base Course Under Exterior Concrete Paved Surfaces: Spread and compact sub-base in 6"-9" lifts compacted to 98% Standard Proctor.
2. Aggregate backfill as follows or approved equal by Casey's:
   - 2.1. Building Slab - 3/4" to 1-1/2" max. clean stone
   - 2.2. Building Sidewalk - 3/4" to 1-1/2" max. clean stone
   - 2.3. Pavement - 1" to 1-1/2" max. stone with fines
   - 2.4. Sidewalk Not Adjacent to Building - Same as pavement
   - 2.5. Tank pit - See QF sheets

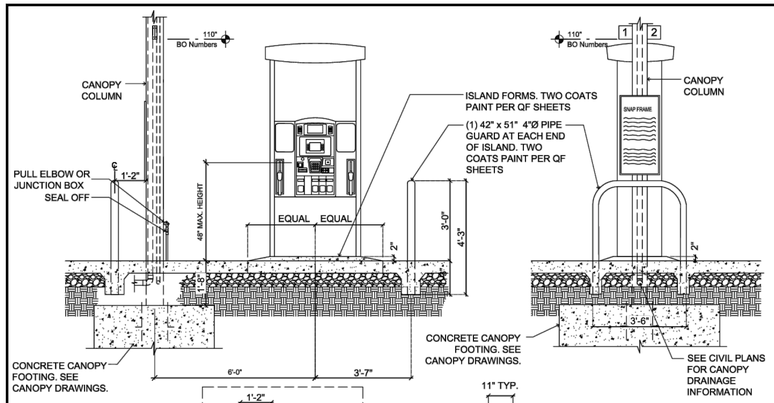
JEFFREY WAYNE LAUBACH LICENSED 18824 10/21/2026 KANSAS PROFESSIONAL ENGINEER

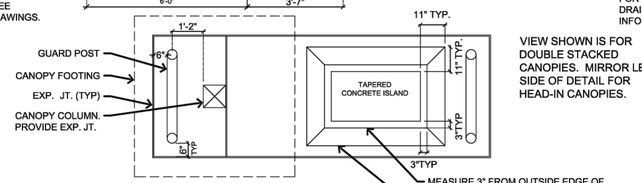
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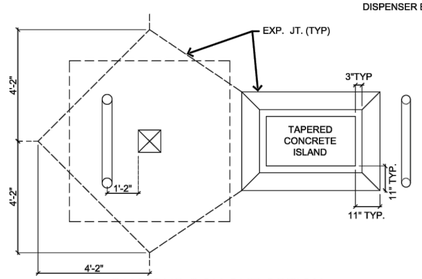
2024 CIVIL DETAILS	CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100
PUBLISHED: 07/22/24	PROJECT: Edgerton, KS #5263 US Hwy 56 & 3rd St "S" - Style Store
REVISED ON:	PUBLISHED: 10.21.26 REVISED ON:
DRAWING INFORMATION: CONSTRUCTION DIVISION	DRAWING INFORMATION: STANDARD DETAILS
DRAWN BY:	CHECKED BY:
	C-601





PREFERRED JOINTING

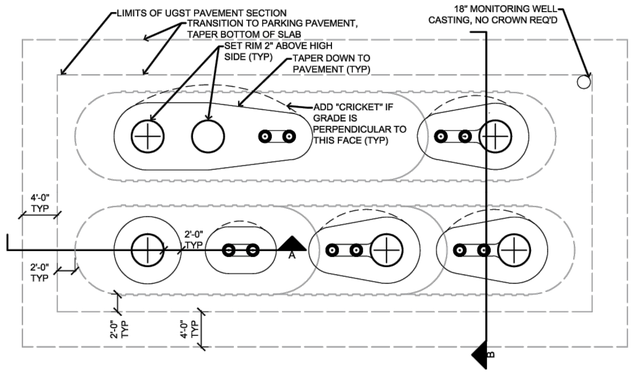
VIEW SHOWN IS FOR DOUBLE STACKED CANOPIES. MIRROR LEFT SIDE OF DETAIL FOR HEAD-IN CANOPIES.

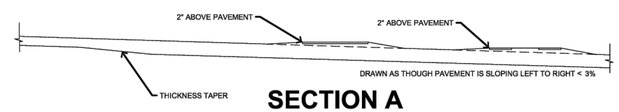


DIAMOND BOX OUT OPTION

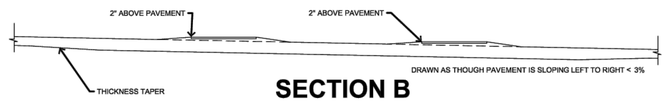
1 GAS TAPERED FUEL ISLAND (PREFERRED OPTION)

Not to Scale





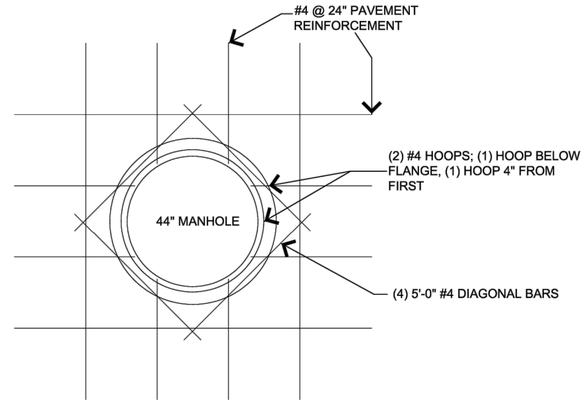
SECTION A



SECTION B

4 UGST PAVING FOR PAVEMENT SLOPE <3%

Not to Scale



General Notes:

(1) ALL REINFORCING IS CENTER OF SLAB.

6 UGST Manhole Detail

Not to Scale

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2024 CIVIL DETAILS

PUBLISHED: 07/22/24
REVISED ON:

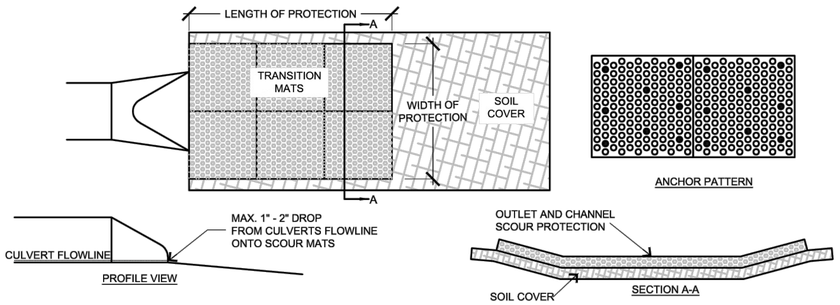
PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

PUBLISHED: 10.21.26
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY:
CHECKED BY:

DRAWING INFORMATION: STANDARD DETAILS

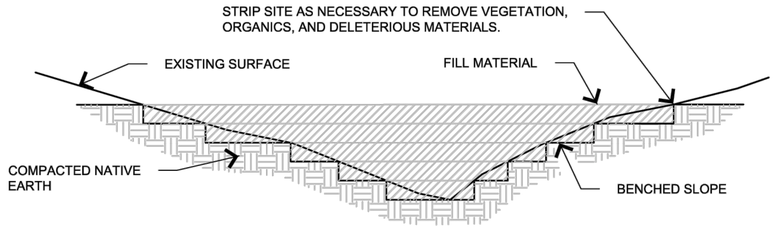
C-602



NOTE: INSTALL PER MANUFACTURE'S RECOMMENDATIONS.

1 SCOUR STOP EROSION CONTROL

Not to Scale

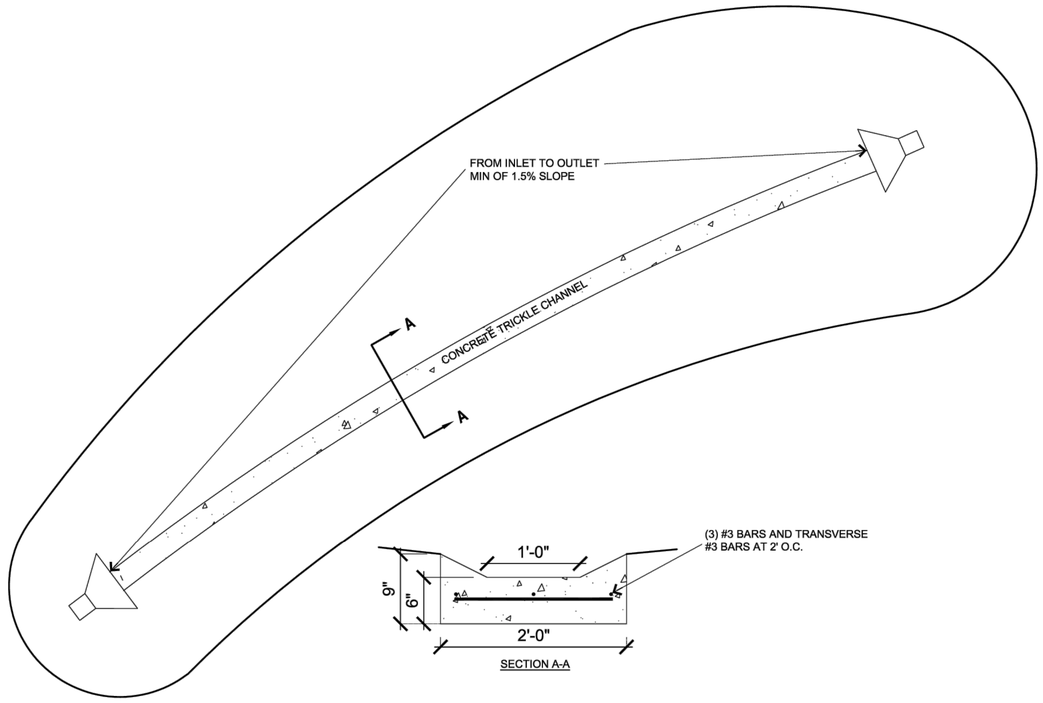


NOTES:

1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

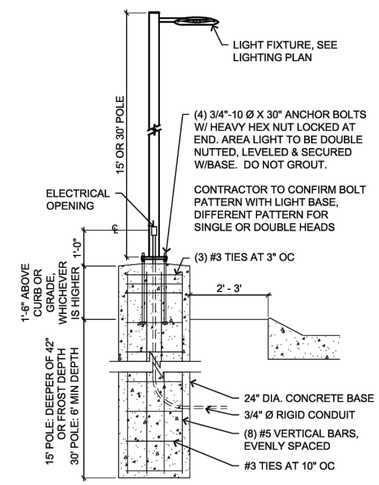
2 TYPICAL FILL SECTION

Not to Scale



6 TRICKLE CHANNEL DETAIL

Not to Scale



8 AREA LIGHTING

1/2" = 1'-0"

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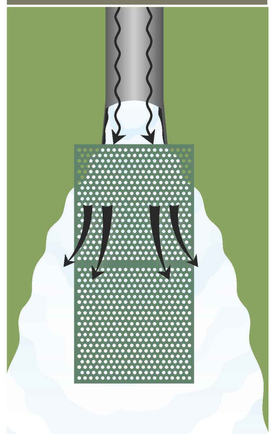
Casey's

2024 CIVIL DETAILS	CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PUBLISHED: 07/22/24 REVISED ON:	PROJECT: Edgerton, KS #5263 US Hwy 56 & 3rd St "S" - Style Store	PUBLISHED: 10.21.26 REVISED ON:
	DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: CHECKED BY:	DRAWING INFORMATION: STANDARD DETAILS

C-603

ScourStop®
DESIGN GUIDE
Circular Culvert Outlet Protection





why use the
SCOURSTOP SYSTEM?

ScourStop transition mats protect against erosion and scour at culvert outlets with a vegetated solution in areas traditionally protected with rock or other hard armor.

ScourStop is part of a system that includes semi-rigid transition mats installed over sod or turf reinforcement mats. Each 4' x 4' x 1/2" mat is made of high-density polyethylene and secured tightly to the ground with anchors.



Circular Culvert Outlet Protection

PIPE DIAMETER	VELOCITY ≤ 10 FT/SEC		10 < VELOCITY < 16 FT/SEC	
	TRANSITION MAT W x L	QUANTITY OF MATS	TRANSITION MAT W x L	QUANTITY OF MATS
12"	4' x 4'	1	4' x 8'	2
24"	8' x 8'	4	8' x 12'	6
36"	8' x 12'	6	12' x 20'	15
48"	12' x 16'	12	12' x 24'	18
60"	12' x 20'	15	16' x 32'	32
72"	16' x 24'	24	20' x 36'	45

These are minimum recommendations. More ScourStop protection may be needed depending upon site and soil conditions, per project engineer.

- If velocity is greater than 16 fps, contact manufacturer for design assistance.
- ScourStop mats have been shown to at least double the effectiveness of turf reinforcement mats.
- ScourStop fully vegetated channel (2:1 slope): velocity = 31 fps, shear stress = 16 psf.



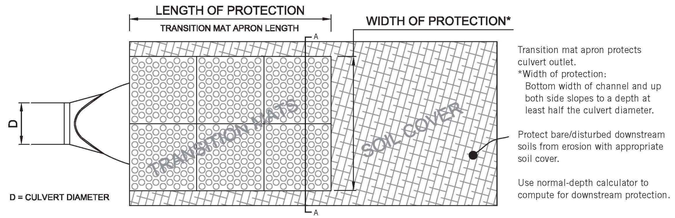
PERFORMANCE ◦ AESTHETICS
NPDES-COMPLIANT ◦ COST-EFFECTIVE

the green solution to riprap
scourstop®
scourstop.com

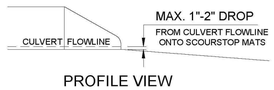
ScourStop®
Installation Recommendations



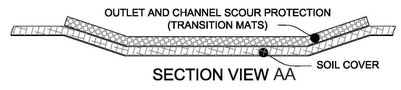
1. ScourStop mats must be installed over a soil cover: sod, seeded turf reinforcement mat (TRM), geotextile, or a combination thereof.
2. For steep slopes (>10%) or higher velocities (>10 ft/sec), sod is the recommended soil cover.
3. Follow manufacturer's **ScourStop Installation Guidelines** to ensure proper installation.
4. Install ScourStop mats at maximum 1-2" below flowline of culvert or culvert apron. (No waterfall impacts onto ScourStop mats.)
5. Performance of protected area assumes stable downstream conditions.



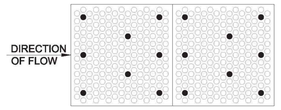
CULVERT OUTLET PROTECTION – PLAN VIEW



PROFILE VIEW

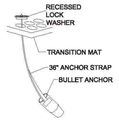


SECTION VIEW AA



ANCHOR PATTERN

Abut transition mats to end of culvert or culvert apron.
Adjacent mats abut together laterally and longitudinally.
Minimum 8 anchors per mat.
Extra anchors as needed for loose or wet soils.
Extra anchors as needed for uneven soil surface.



ANCHOR ILLUSTRATION

Install anchors per **ScourStop Installation Guidelines.**
Minimum depth 24" in compacted, cohesive soil.
Minimum depth 30" in loose, sandy, or wet soil.
Extra anchors as needed to secure mat tightly over soil cover.

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One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

PUBLISHED: 10.21.26
REVISED ON:

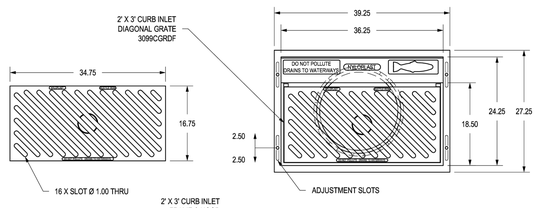
DRAWING INFORMATION: STANDARD DETAILS

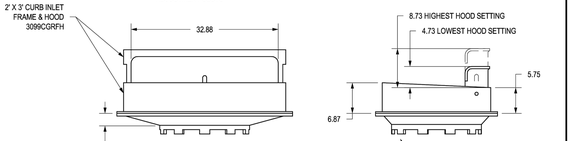
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DRAWN BY:
CHECKED BY:

C-604

3099CGRDF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 232.87 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 344.00 LBS



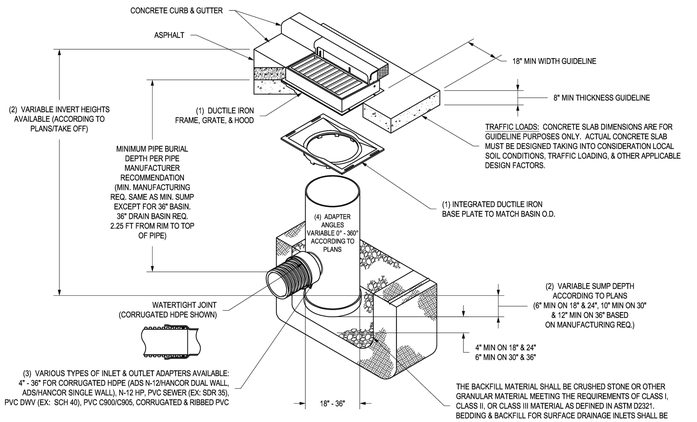


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-057
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT
APPROX DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 369.54 SQ IN
LOWEST + 1" SETTING = 402.41 SQ IN
LOWEST + 2" SETTING = 435.29 SQ IN
LOWEST + 3" SETTING = 468.16 SQ IN
HIGHEST SETTING = 501.04 SQ IN

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-10-06	DUCTILE IRON		
REVISED BY CCA	PROJECT NO./NAME	TITLE	
DATE 09-05-13		2 FT X 3 FT CURB INLET DIAGONAL GRATE ASSEMBLY	
DWG SIZE A	SCALE 1:16 SHEET 1 OF 1	DWG NO. 7002-110-046	REV D

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X

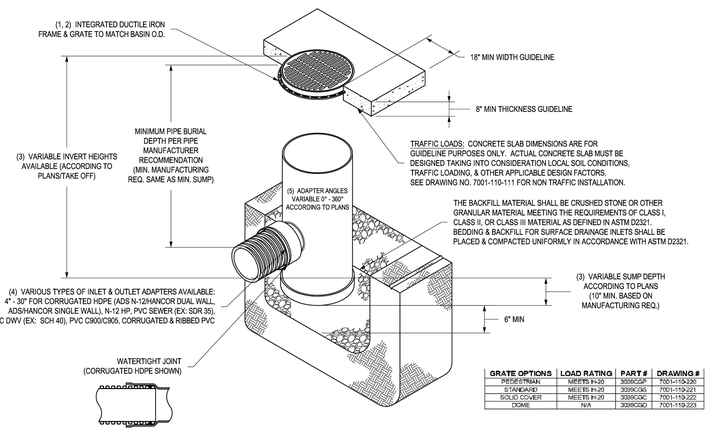


1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-22-10			
REVISED BY NMH	PROJECT NO./NAME	TITLE	
DATE 07-22-19		DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL	
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7002-110-087	REV D

NYLOPLAST 30" DRAIN BASIN: 2830AG _ _X



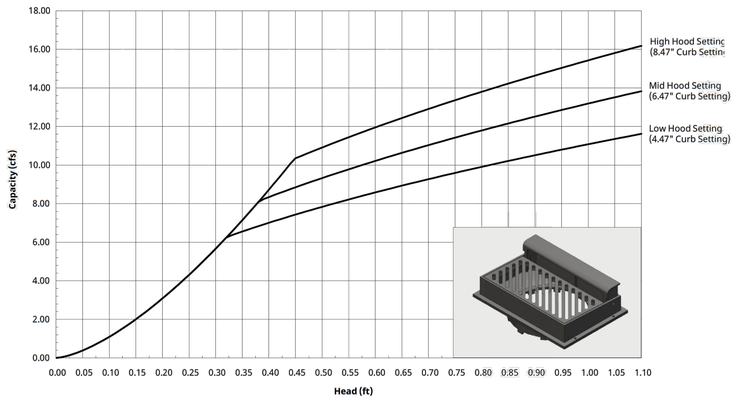
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3099CGP	7001-110-220
STANDARD	MEETS H-20	3099CGS	7001-110-221
SOLID COVER	MEETS H-20	3099CGC	7001-110-222
DOME	N/A	3099CGD	7001-110-223

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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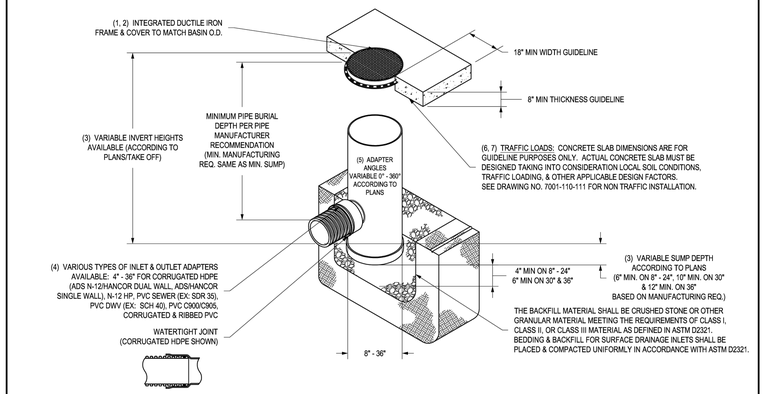
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	
DATE 03-14-16		30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-193	REV G

Nyloplast 2' x 3' Curb Inlet Diagonal Grate Inlet Capacity Chart



ADS Nyloplast

NYLOPLAST DRAIN BASIN WITH SOLID COVER

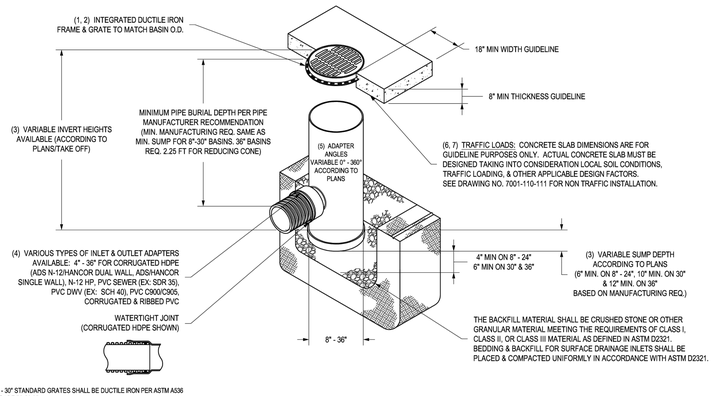


1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DATE 09-14-07			
REVISED BY NMH	PROJECT NO./NAME	TITLE	
DATE 06-12-18		DRAIN BASIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL	
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-298	REV E

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
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7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DATE 1-23-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	
DATE 06-12-18		DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL	
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-144	REV J

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PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
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DRAWN BY:
CHECKED BY:

DRAWING INFORMATION: ADS NYLOPLAST STANDARD DETAILS

C-605

Envirohood® Structure

The Nyloplast® EnviroHood® is an innovative stormwater management device attached to the inside of a catch basin or manhole designed to prevent the outflow of floating debris and oil. The need for cleaner stormwater has caused municipal leaders to demand forward-thinking solutions to improve their overall water quality. The EnviroHood offers lower installed costs and less intrusive installations than competitive devices.

Engineered for Optimal Performance

The innovative design incorporates the same proven corrugation technology used on ADS N-12® pipe products. This delivers maximum strength to weight ratio and ensures the structure is capable of supporting the hydraulic forces of a rainfall event.

Features & Benefits

- Molded from High Density Polyethylene (HDPE) for lightweight and sturdy design
- Corrugated design eliminates flat surfaces and provides increased structural capacity
- Effective low-cost solution for storm water treatment
- Easy to clean
- Highly corrosion-resistant for long service life



Envirohood for Nyloplast



Envirohood for Flat Precast



ADS Nyloplast

adspipe.com
800-821-6710

Nyloplast Envirohood Specification

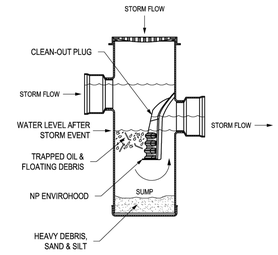
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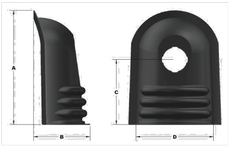
This specification describes the EnviroHood for use in stormwater conveyance systems.

Requirements

- All hoods are constructed of polyethylene.
- The size and position of the hood are determined by the outlet pipe size.
- Installation hardware and instructions are provided with each Envirohood.
- Installation shall be in accordance with Nyloplast installation procedures and those issues by local building/construction regulations.

Typical Installation





Structure Type	Outlet Covered	Part Number*	General Dimensions in. (mm)			
			A	B	C	D
48" (1200 mm) Round Concrete	up to 18" (450 mm)	5818AGR	30.2 (767.1)	14.9 (378.5)	17.2 (436.9)	20.5 (520.7)
48"–54" (1200–1350 mm) Round Concrete	up to 24" (600 mm)	5824AGR	41.7 (1059.2)	18.0 (457.2)	26.9 (683.3)	26.9 (683.3)
54"–60" (1350–1500 mm) Round Concrete	up to 30" (750 mm)	5830AGR	48.7 (1237.0)	20.5 (520.7)	30.5 (774.7)	33.1 (840.7)
Flat Concrete	up to 18" (450 mm)	5818AGF	30.2 (767.1)	11.8 (299.7)	17.2 (436.9)	20.4 (518.2)
Flat Concrete	up to 24" (600 mm)	5824AGF	41.8 (1061.7)	15.3 (388.6)	26.9 (683.3)	27.0 (685.8)
Flat Concrete	up to 30" (750 mm)	5830AGF	48.8 (1239.5)	18.3 (464.8)	30.5 (774.7)	34.0 (863.6)
18" (450 mm) Nyloplast*	up to 12" (300 mm)	5818AG0412	19.4 (492.8)	9.8 (248.9)	12.3 (312.4)	13.8 (350.5)
24" (600 mm) Nyloplast*	up to 15" (400 mm)	5824AG0415	26.5 (673.1)	12.8 (325.1)	14.5 (368.3)	20.0 (508.0)
30"(750 mm) Nyloplast*	up to 18" (450 mm)	5830AG0418	32.8 (833.1)	15.4 (391.2)	18.7 (475.0)	26.0 (660.4)

* Sold with Nyloplast Basins

Contact your local sales representative for more information.

ADS Nyloplast

adspipe.com
800-821-6710

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PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

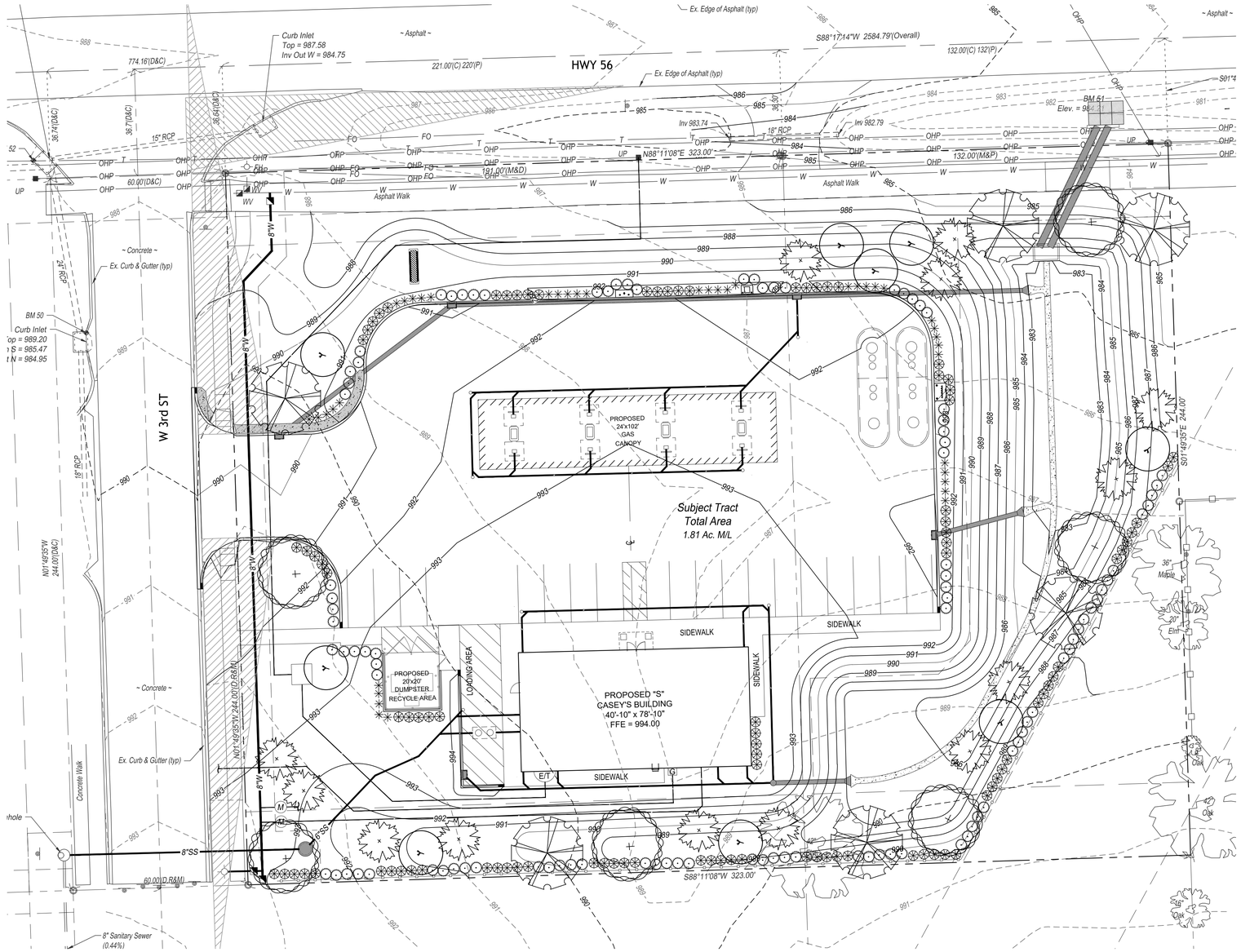
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DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: CHECKED BY:

C-606



RIGHT OF WAY BUFFER REQUIRED:

HWY 56 FRONTAGE = 323'

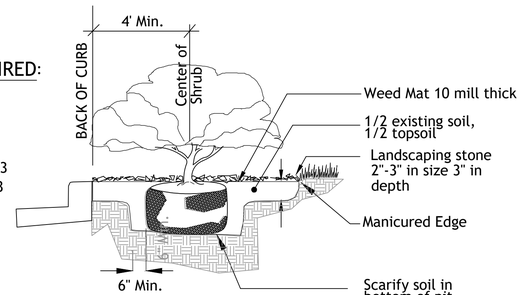
REQUIRED
- BUFFER WIDTH 15'
- SHADE TREES = 1/100' = 3
- ORNAMENTAL TREE = 1/100' = 3
- EVERGREEN TREE = 1 / 100' = 3
- SHRUBS 15 / 100'= 48

PROVIDED
- BUFFER WIDTH 47'
- SHADE TREES = 3
- ORNAMENTAL = 3
- EVERGREEN =3
- SHRUBS = 50

W 3rd ST R/W = 244'

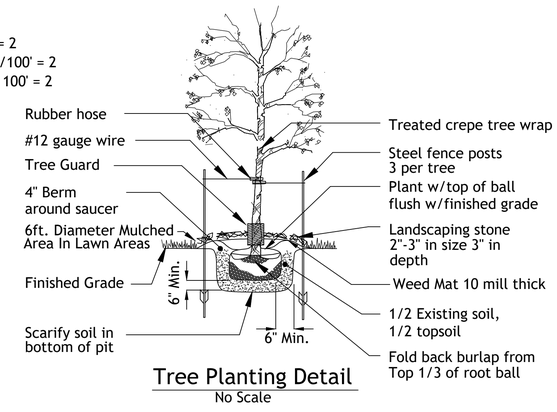
REQUIRED
- BUFFER WIDTH 15'
- SHADE TREES = 1/100' = 2
- ORNAMENTAL TREE = 1/100' = 2
- EVERGREEN TREE = 1 / 100' = 2
- SHRUBS 15 / 100'= 36

PROVIDED
- BUFFER WIDTH 34'
- SHADE TREES = 2
- ORNAMENTAL = 2
- EVERGREEN =2
- SHRUBS = 35



Shrub Bed & Parking Setback Detail

No Scale



Tree Planting Detail

No Scale

LANDSCAPE NOTES

1. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED. DEAD PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED.

2. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE ZONING ADMINISTRATOR OR DESIGNEE. THE PROPERTY OWNER SHALL MAINTAIN LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with landscaping stone 2"-3" in size and 3" in depth. Color to be selected by owner.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Tree List

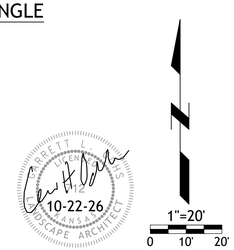
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	6	Swamp White Oak	Quercus Bicolor	2.5" cal	BB	As Shown
	6	October Glory Maple	Acer Rubrum 'October Glory'	2.5" cal	BB	As Shown
	9	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1 1/2"cal		
	13	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
—	100	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
—	97	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
—	40	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.



SIGHT TRIANGLE



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Topeka, KS 66603
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SBB Proj. No. 25-120

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT: Edgerton, KS #5263
US Hwy 56 & 3rd St
"S" - Style Store

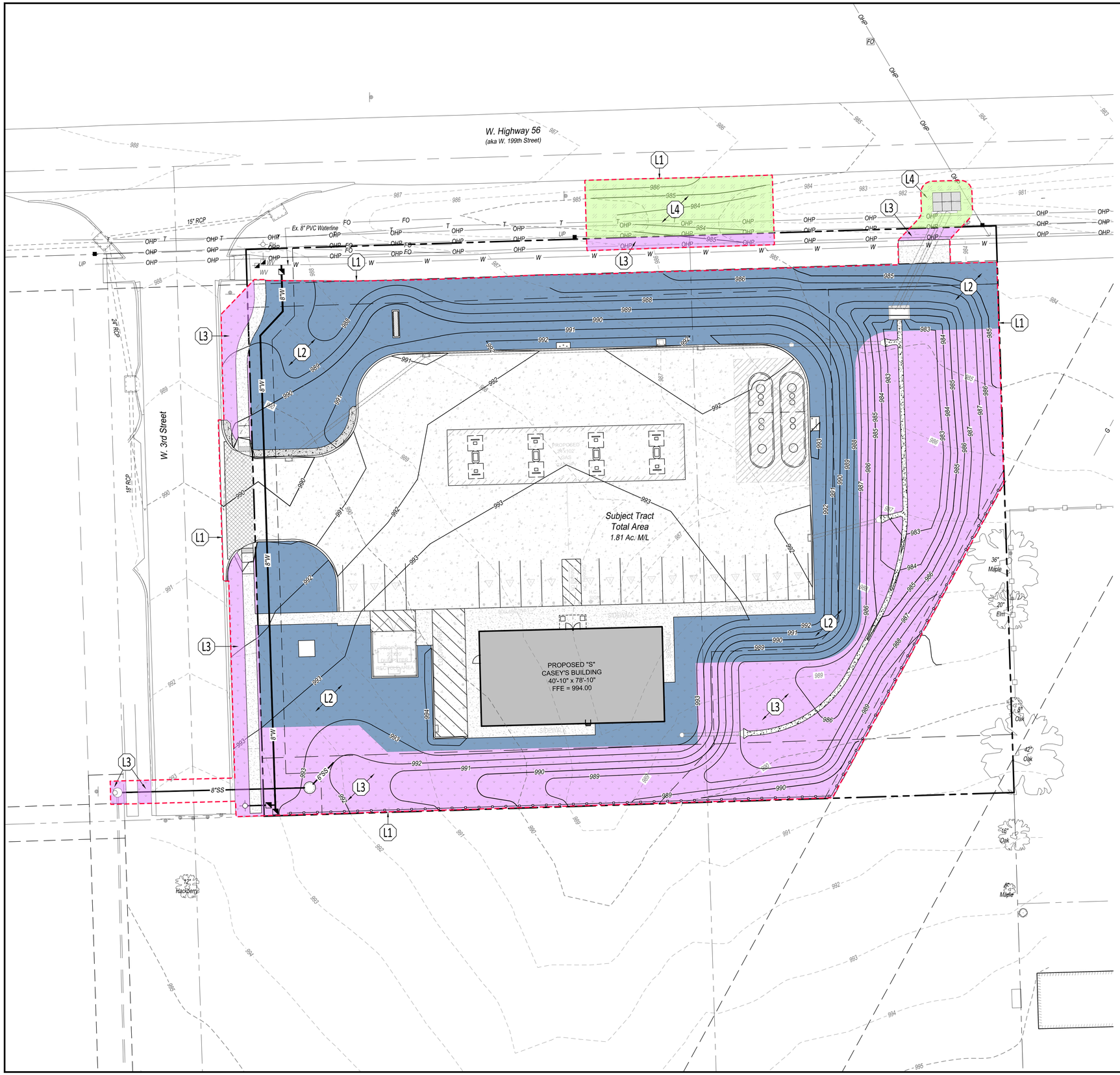
PUBLISHED: 09.16.26
REVISED ON:

DRAWING INFORMATION: LANDSCAPE PLAN

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: CHECKED BY:

C-701



GENERAL NOTES:

1. SUCCESSFUL LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN THAT COMPLIES WITH MINIMUM IRRIGATION REQUIREMENTS, AND INSTALLATION OF AN IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER BEFORE STARTING ANY INSTALLATION.
2. ALL SOD AREAS TO BE FERTILIZED & SODDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.
3. ALL SEED AREAS SHALL BE HYDRO-SEEDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.
4. RAIN SENSOR IS REQUIRED TO BE MOUNTED ON BACK OF STORE ON THE HANDRAIL. SUPPLY AND INSTALL A WIRED RAIN SENSOR AND PROGRAM TO AUTOMATICALLY DELAY FOR RAIN EVENTS.
5. IRRIGATION HEADS SHALL NOT BE INSTALLED ALONG BACK OF CURB ON THE TURNING RADIUS OF ENTRANCES. HEADS SHOULD BE INSTALLED INTERIOR AND SPRAY TOWARD THE CURB, ADJUSTED TO THE PROPER SPRAY DISTANCE FOR FULL COVERAGE.
6. ALL HEADS SHALL HAVE A 2' SWING PIPE OR FLEX PIPE CONNECTION.
7. GENERAL CONTRACTOR SHALL BE SUPPLIED AN IRRIGATION AS-BUILT SHOWING LOCATION OF MAIN LINES, HEADS, AND ZONE IDENTIFICATION. GENERAL CONTRACTOR SHALL PROVIDE TO CASEY'S WITH AS-BUILT/CLOSEOUT DOCUMENTS.
8. SUPPLY AND INSTALL A WIRED RAIN SENSOR AND PROGRAM TO AUTOMATICALLY DELAY FOR RAIN EVENTS.
9. ALL DISTURBED AREAS SHALL BE REPLACED TO CONDITIONS THAT MEET OR EXCEED CONDITIONS PRIOR TO CONSTRUCTION.

LEGEND:

- 990 — PROPOSED CONTOURS
- 991 — PROPOSED CONTOURS
- 990 — EXISTING CONTOURS
- 991 — EXISTING CONTOURS
- L1 — DISTURBED AREA
- L2 — SOD AREAS & IRRIGATED AREAS
- L3 — SOD AREAS NOT IRRIGATED
- L4 — KDOT ROW SEEDING (TALL FESCUE, P.L.S. RATE 300) (FERTILIZER 15-15-15, P.L.S. RATE 175)

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0 20'

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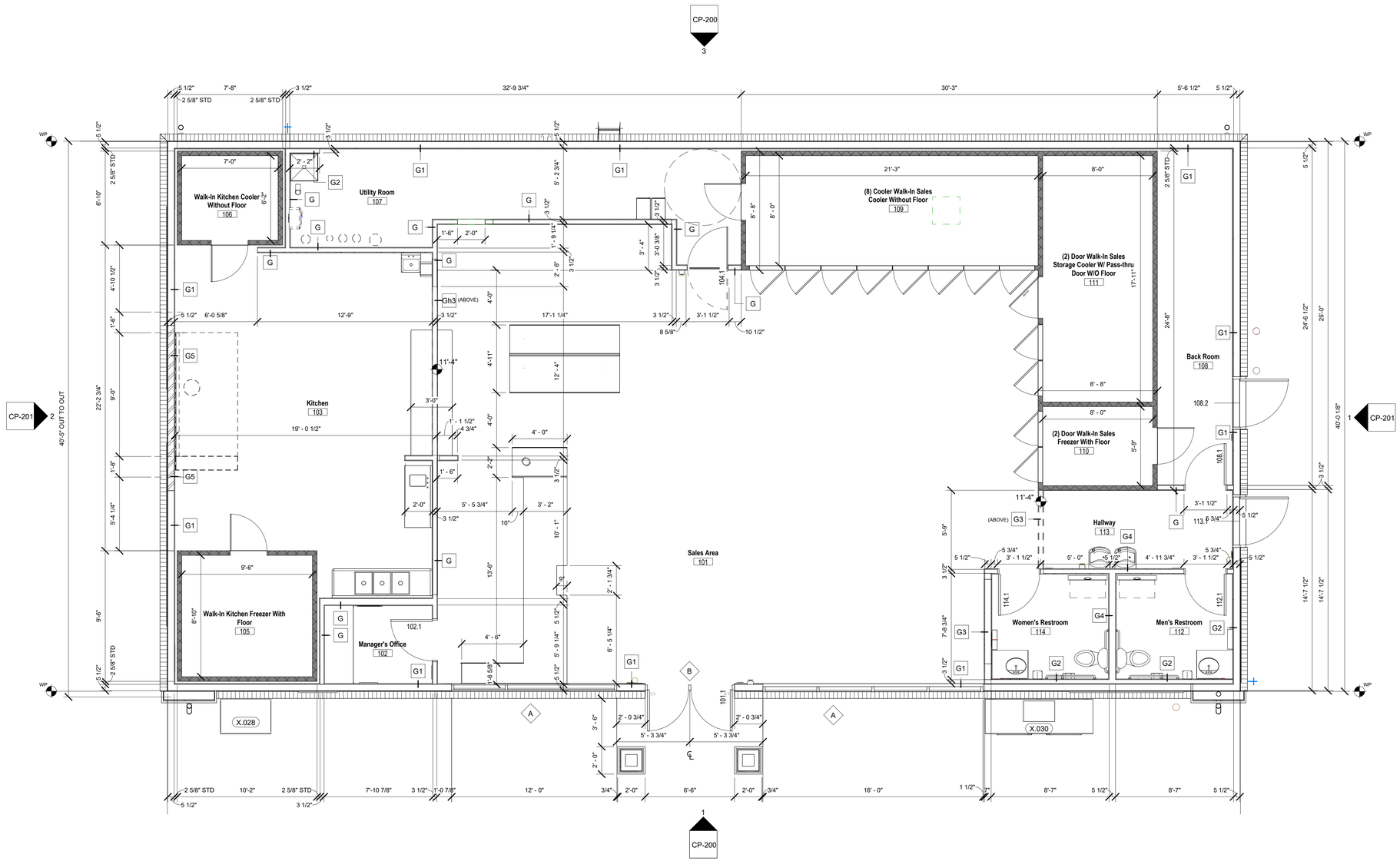
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DRAWN BY: CHECKED BY:

DRAWING INFORMATION: SEEDING/SOD/ IRRIGATION PLAN

C-702



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

Galloway
400 S Emporia St Suite 300
Wichita, KS 67202
(316) 638-544
GallowayUS.com
Galloway & Company, LLC

EDGERTON. KS
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2025-S-REVIT-V.03
(GABLE ROOF)

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DRAWN BY: ARLON GOFORTH III

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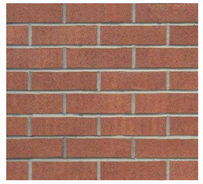
Revisions

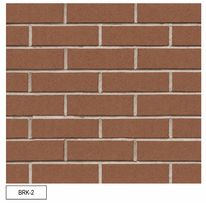
No.	Revision Date

SEAL

FLOOR PLAN

CP-100


BRK-1


BRK-2

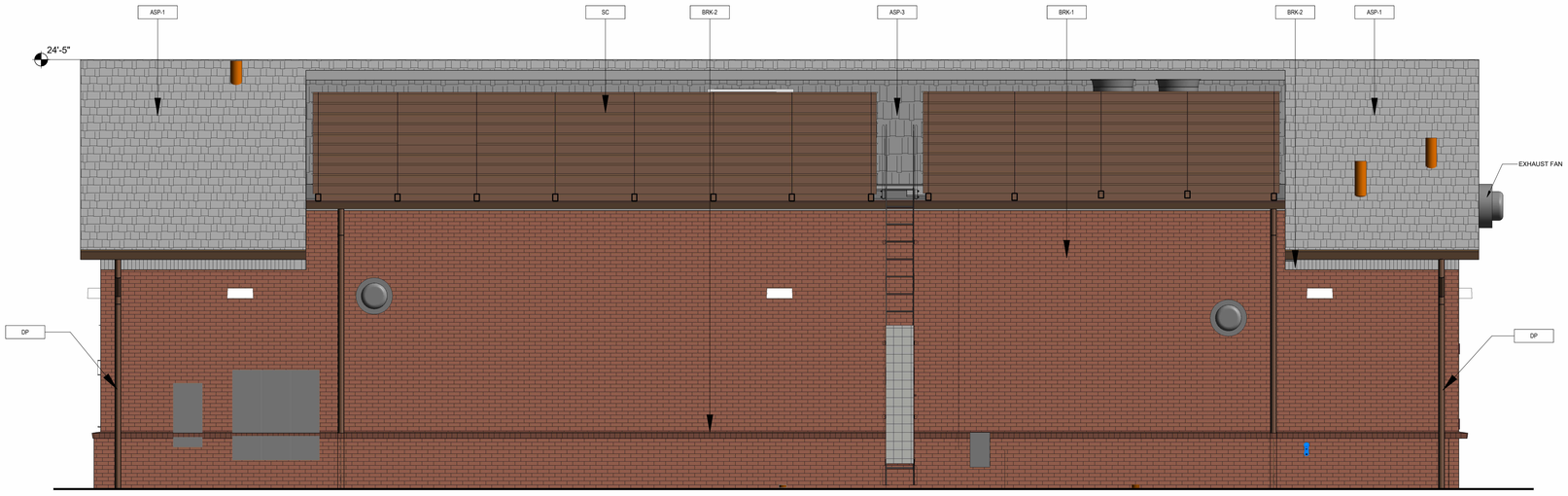

ASP-1


ASP-2


ASP-3


STO


SC



3 NORTH ELEVATION
1/4" = 1'-0"



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

MATERIAL LEGEND

KEY	MATERIAL	DESCRIPTION / COLOR
BRK-1	BRICK:	REDSTONE ANTIQUE
BRK-2	BRICK: SOLDIER COURSE / ROWLOCK	REDSTONE ANTIQUE
ASP-1	ASPHALT SHINGLE	CERTAINTEED - WEATHERED WOOD
ASP-2	STAGGERED SHINGLE	SHERWIN-WILLIAMS "CASEY'S NEW RED 2020"
ASP-3	STAGGERED SHINGLE	GRAY
STO	STACKED CULTURED STONE	ASHLAR CASEY'S GRAY
CP	CANOPY	SUPER LUMIDECK
SC	PRE-FINISH METAL	HIGH-QUALITY COMMERCIAL-GRADE METAL SCREEN WITH BRONZE FINISH
DP	PRE-FINISH METAL	HIGH-QUALITY COMMERCIAL-GRADE METAL GUTTERS AND DOWNSPOUTS WITH BRONZE FINISH

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Casey's

EDGERTON. KS
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2025-S-REVIT-V.03
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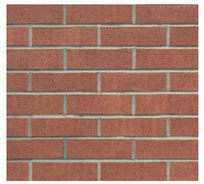
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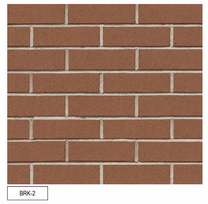
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BUILDING ELEVATIONS

CP-200


BRK-1


BRK-2

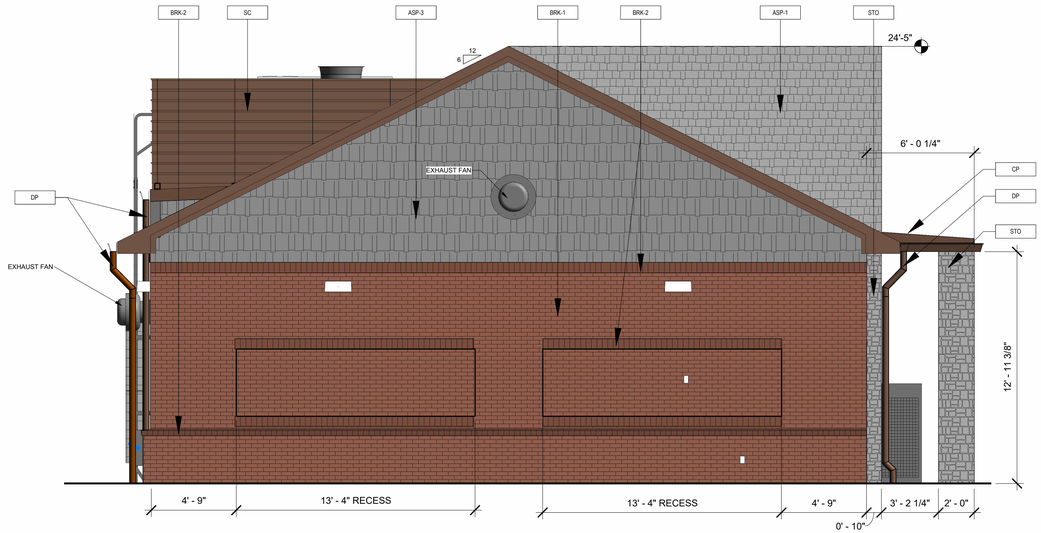

ASP-1


ASP-2

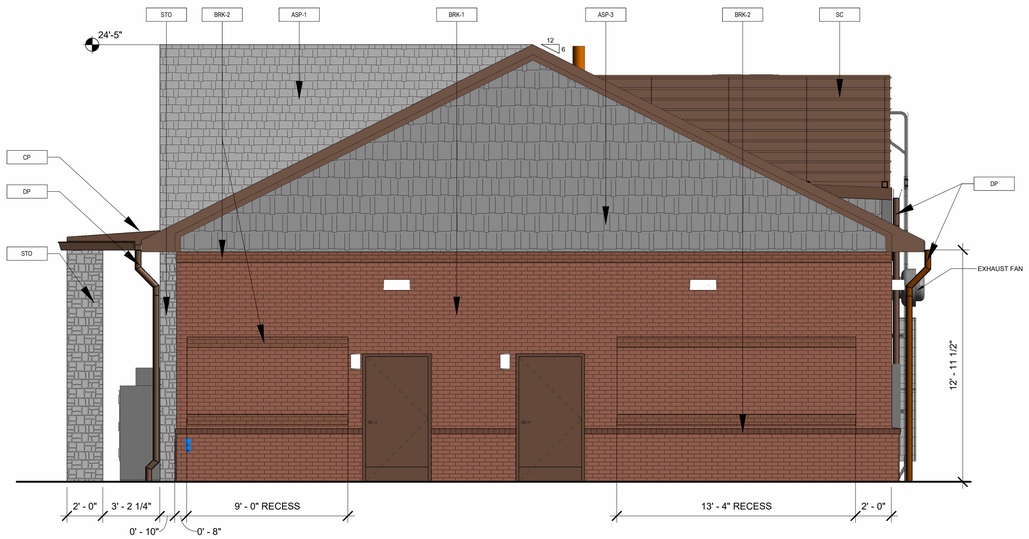

ASP-3


STO


SC



2 WEST ELEVATION
1/4" = 1'-0"



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

MATERIAL LEGEND

KEY	MATERIAL	DESCRIPTION / COLOR
BRK-1	BRICK:	REDSTONE ANTIQUE
BRK-2	BRICK: SOLDIER COURSE / ROWLOCK	REDSTONE ANTIQUE
ASP-1	ASPHALT SHINGLE	CERTAINTEED - WEATHERED WOOD
ASP-2	STAGGERED SHINGLE	SHERWIN-WILLIAMS "CASEY'S NEW RED 2020"
ASP-3	STAGGERED SHINGLE	GRAY
STO	STACKED CULTURED STONE	ASHLAR CASEY'S GRAY
CP	CANOPY	SUPER LUMIDECK
SC	PRE-FINISH METAL	HIGH-QUALITY COMMERCIAL-GRADE METAL SCREEN WITH BRONZE FINISH
DP	PRE-FINISH METAL	HIGH-QUALITY COMMERCIAL-GRADE METAL GUTTERS AND DOWNSPOUTS WITH BRONZE FINISH

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Wichita, KS 67202
(316) 638-544
GallowayUS.com
Galloway & Company, LLC

Casey's

EDGERTON. KS
S Corner of Highway 56 and W 3rd St

2025-S-REVIT-V.03
(GABLE ROOF)

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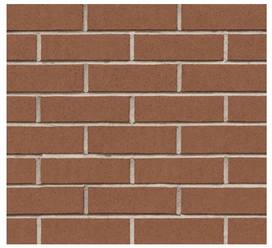
Revisions

No.	Revision Date

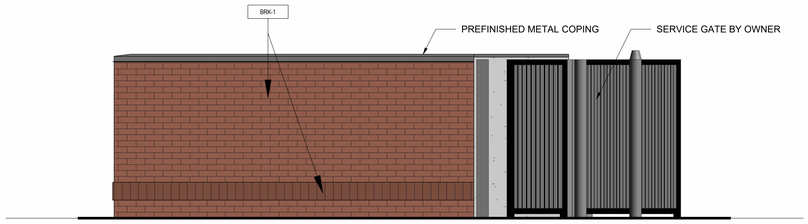
SEAL

BUILDING ELEVATIONS

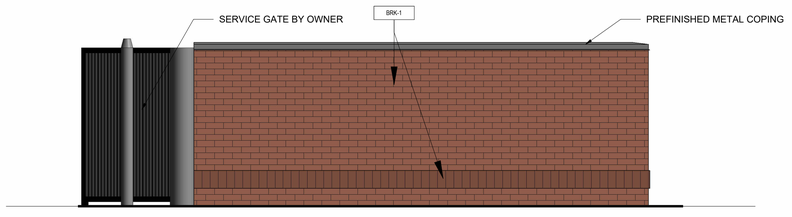
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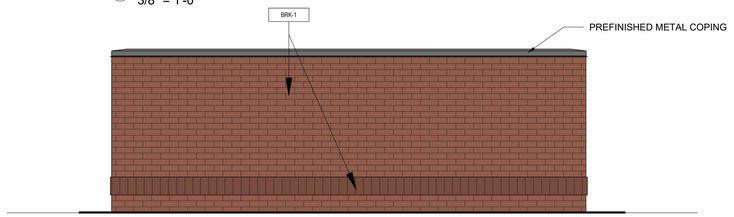
BRK-1



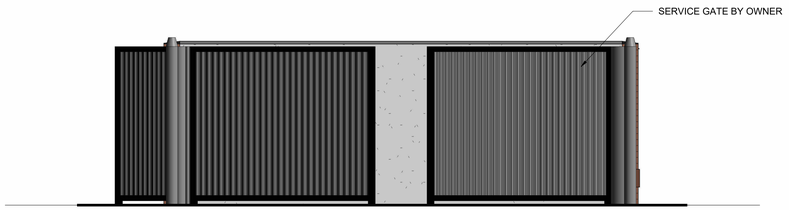
5 TRASH ENCLOSURE SIDE ELEVATION
3/8" = 1'-0"



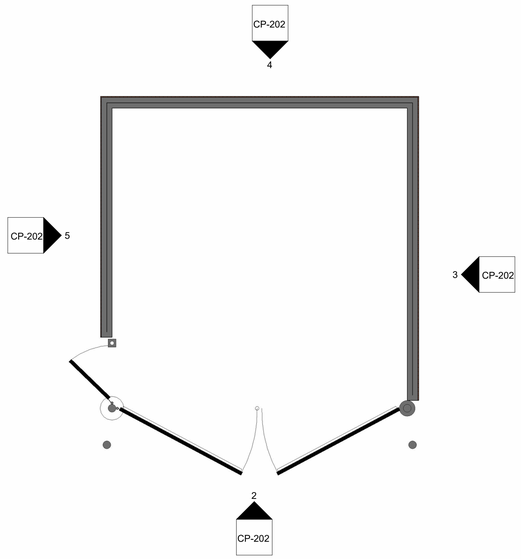
3 TRASH ENCLOSURE SIDE ELEVATION
3/8" = 1'-0"



4 TRASH ENCLOSURE REAR ELEVATION
3/8" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"

MATERIAL LEGEND

KEY	MATERIAL	DESCRIPTION / COLOR
BRK-1	BRICK	REDSTONE ANTIQUE

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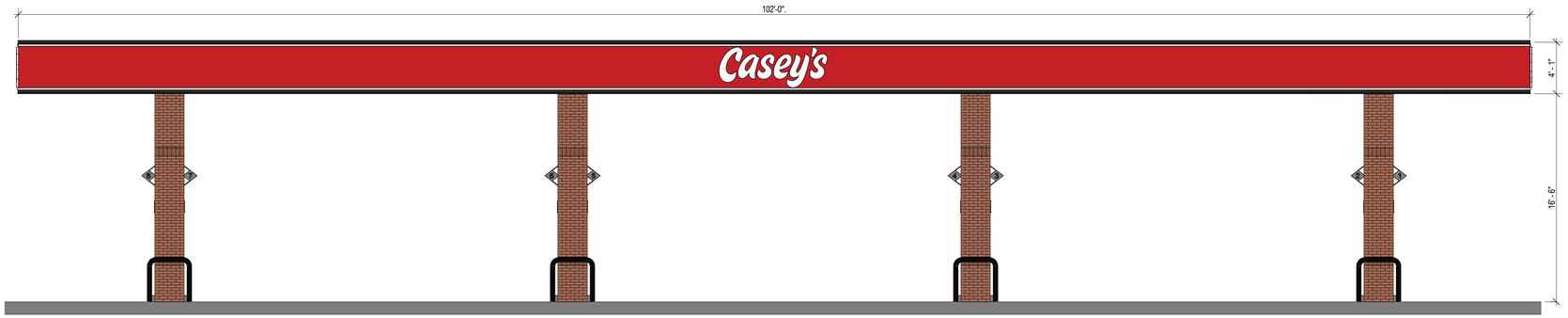
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TRASH ENCLOSURE ELEVATIONS

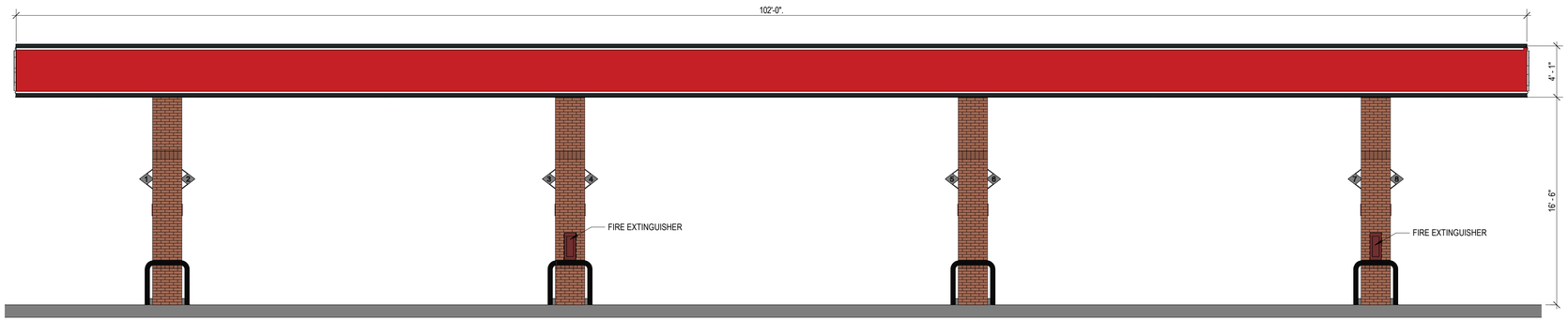
CP-202



4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



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

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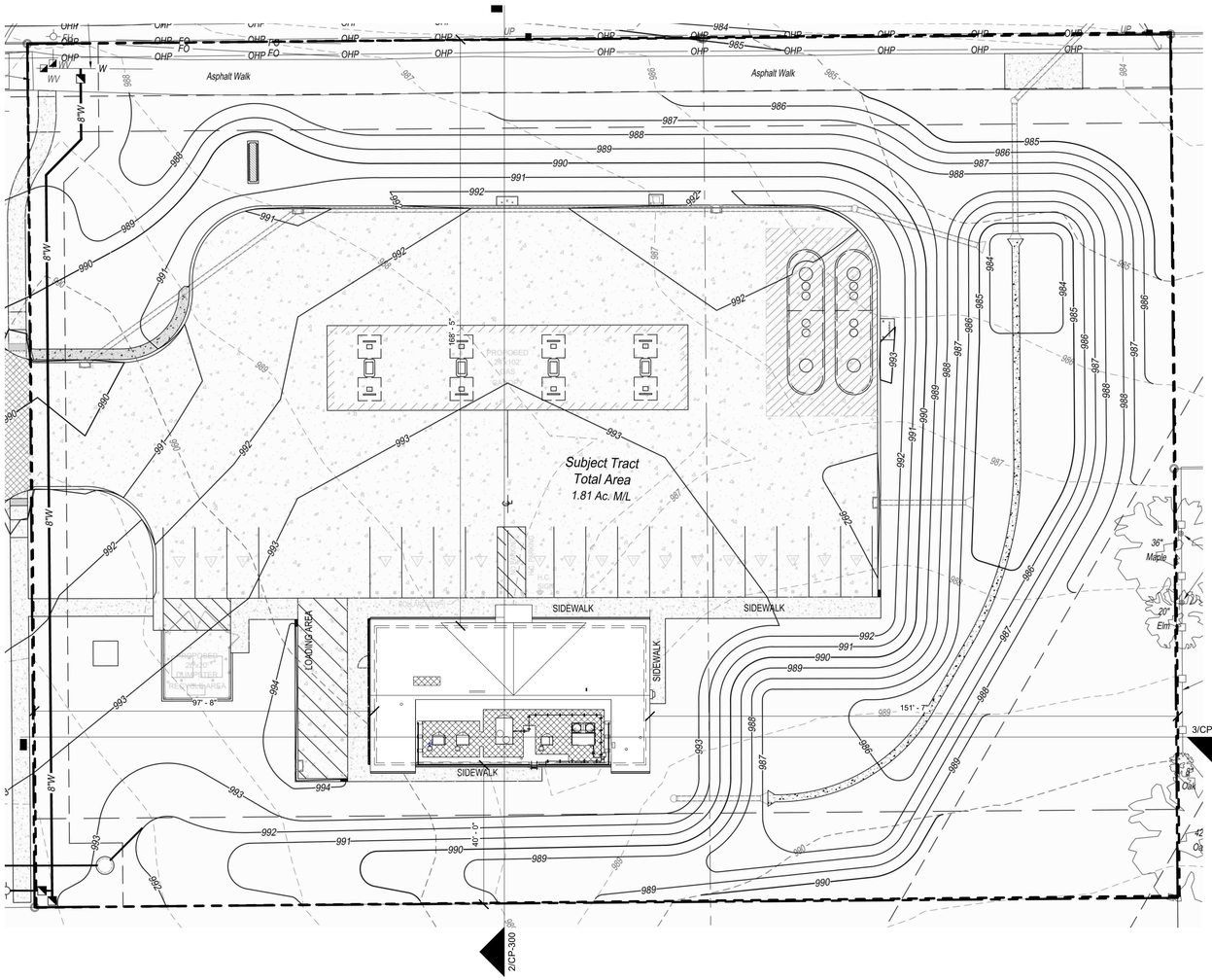
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Revisions	
No.	Revision Date

SEAL

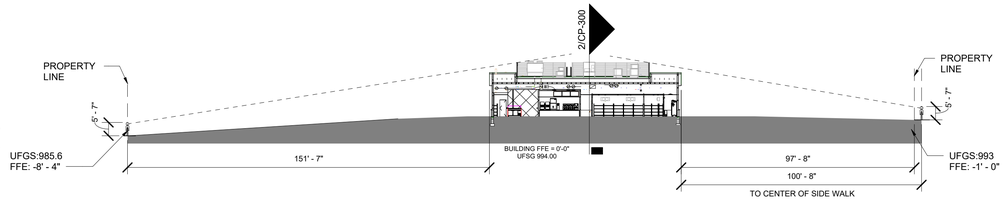
COLORED ELEVATIONS

CP-203

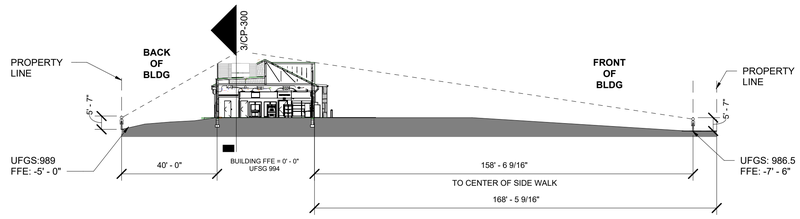


1 **SIGHT PLAN**
1" = 20'-0"

NORTH



3 RTU SCREENING 1
1" = 30'-0"



2 RTU SCREENING 2
1" = 30'-0"

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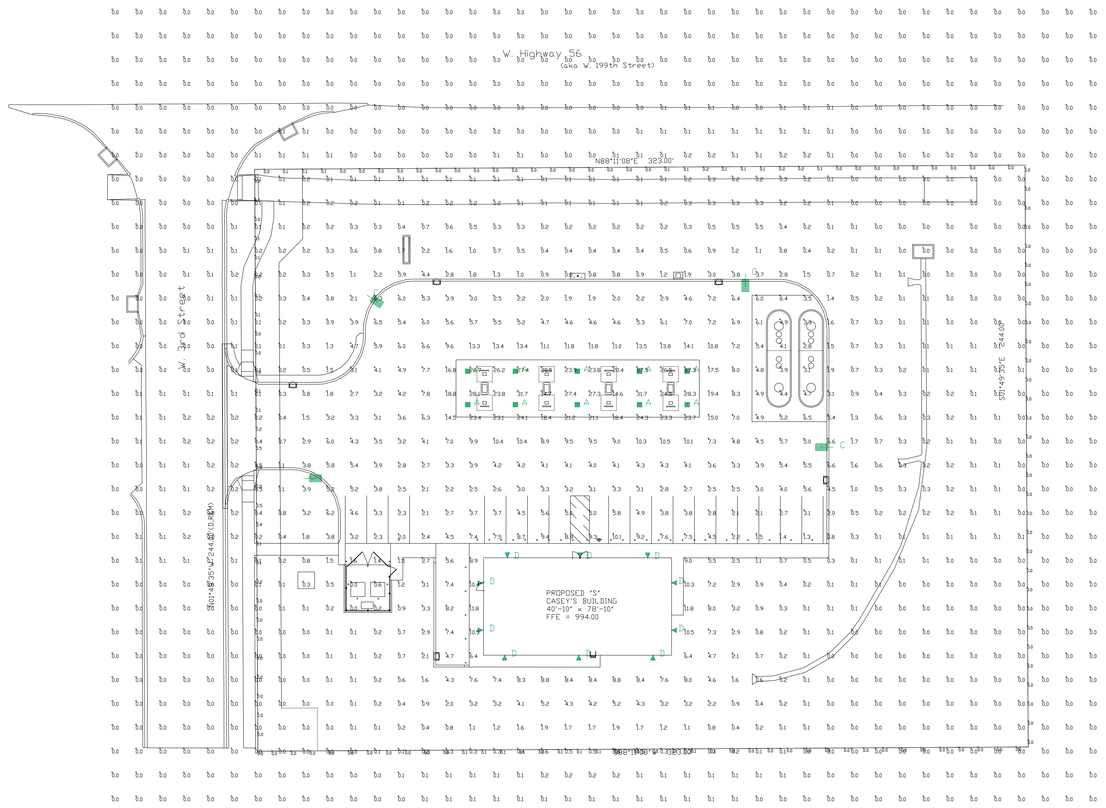
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Revisions	
No.	Revision Date

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SIGHT LINE SECTIONS

CP-300





Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	10	A	Single	SCVX-LED-13L-SC-50-WHT-REDI	16.5'	1.000	13150	82	B3-U0-G1
	4	C	Single	MRS-LED-15L-SIL-4-50-70CRI-SINGLE	15' POLE+2' BASE	1.000	15209	111	B2-U0-G4
	10	D	Single	XWS-LED-08L-SIL-FT-50-70CRI	11'	1.000	8207	61	B2-U0-G2

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS	Illuminance	Fc	1.72	31.7	0.0	N.A.	N.A.	0
PROPERTY LINE @ 5'AG	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.	N.A.
CANOPY	Illuminance	Fc	24.11	31.7	14.6	1.65	2.17	
INSIDE CURB	Illuminance	Fc	5.56	19.4	0.3	18.53	64.67	

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 1874

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3550 • FAX (513) 793-6853

LIGHTING PROPOSAL LO-166296-1

CASEY'S #5263
US HWY 56 & 3rd ST
EDGERTON,KS

BY:MWE	DATE:10-05-26	REV:10-07-26	SHEET 1 OF 1

SCALE: 1"=30' ARCH D 0 30