

NOTE: APPLICATION PS-2018-01 WAS PREVIOUSLY CONSIDERED BY PLANNING COMMISSION ON FEBRUARY 13, 2018 FOR THIS PROJECT. UPDATED ITEMS HAVE BEEN HIGHLIGHTED IN YELLOW.

STAFF REPORT

April 10, 2018

To: Edgerton Planning Commission
Fr: Katy Crow, Development Services Director
Re: Application **PS-2018-02** for Preliminary Development/Site Plan for *Logistics Park Kansas City South First Plat (Project Mustang)* located in the northwest corner of the intersection at 207th Street & Waverly Road.

APPLICATION INFORMATION

Applicant/Property Owner: NPD Management LLC Represented by NorthPoint Development LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Preliminary Development/Site Plan for *Logistics Park Kansas City South First Plat (Project Mustang)*.

Legal Description: SE & SW Quarter of Section 10, Township 15S and Range 22E together with Lots 1 through 4, inclusive, Rockwall Estates in the City of Edgerton, Johnson County, Kansas.

Site Address/Location: Approximately 201 acres located along the north side of 207th Street and along the west side of Waverly Road.

Existing Land Use: Vacant and rural single-family residential homes.

Existing Zoning and Uses: Zoned RUR with application for L-P (Logistics Park District) zoning. Current use is vacant, single-family residential homes.

Existing Improvements: none

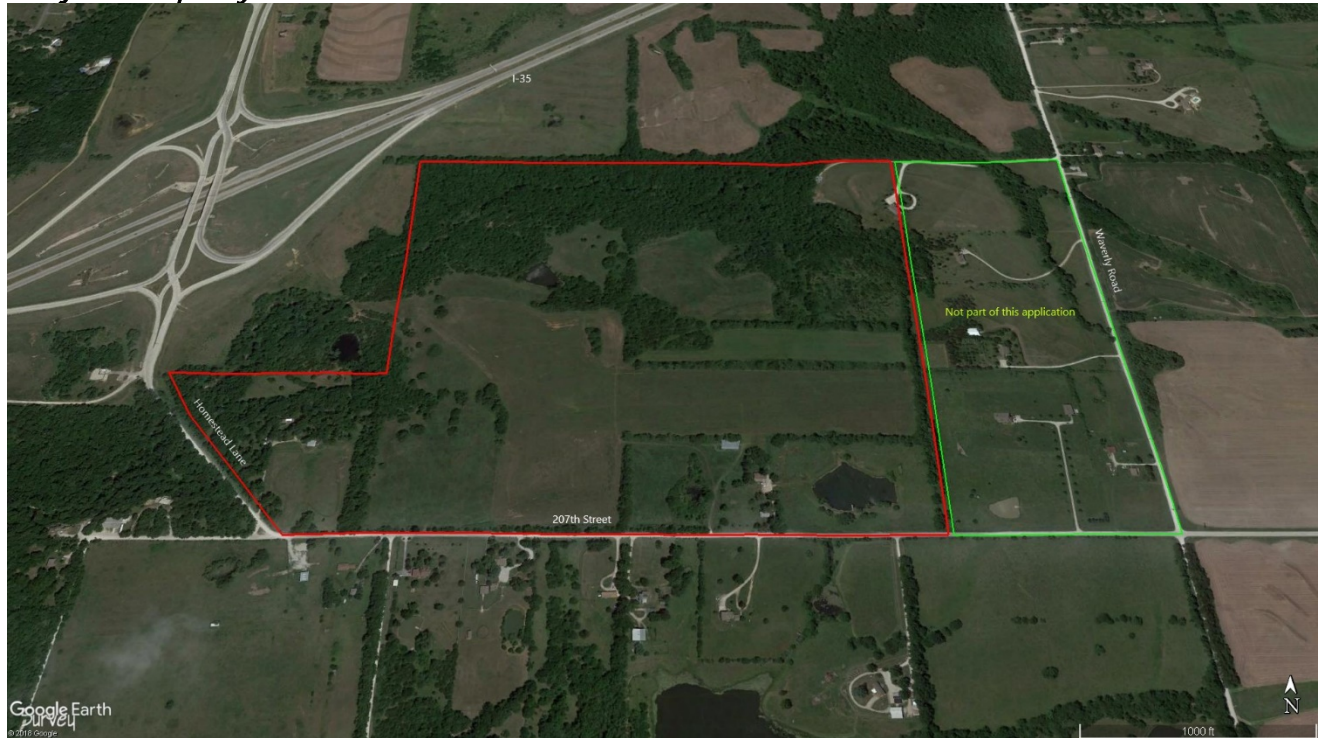
Site Size: Lot 1 - 191.264 acres
Tract A – 3.583 acres
Tract B – 6.024 acres
Total acres 200.871

Background Information

The current Preliminary Development/Site Plan depicts three (3) warehouse buildings on a single lot with associated parking and stormwater detention facilities. The proposed building sizes are as follows; Building 1 – 1,005,000 SQFT, Building 2 – 1,010,000 SQFT, and Building 3 – 1,000,000 SQFT for a total of 3,015,000 SQFT. The plan identifies tracts A & B and are to be utilized as part of the stormwater system. The conceptual building floor plans include conceptual building elevations. No lighting plans have been provided by the applicant.

The Preliminary Development/Site Plan sheets include general information about the development including items such as overall layout, access (including sight distance considerations), circulation and possibly a screening concept where the property is adjacent to rural, residential uses. Additional, more detailed information, shall be submitted as part of the Final Site Plan.

Subject Property



Infrastructure and Services:

1. Access to the property and development will be from Homestead Lane, 207th Street and Waverly Road. Preliminary Plat proposes full access to the property from Homestead Lane, 207th Street and Waverly Road.
2. Utilities and service providers.
 - a. Water - Johnson County Water District #7
 - b. Sanitary Sewer - City of Edgerton
 - c. Electrical Service - Kansas City Power & Light
 - d. Gas Service – Kansas Gas Service
 - e. Police service is provided by the City of Edgerton through the Johnson County Sheriff's Office.
 - f. Fire protection is provided by Johnson County Fire District #1.

2. Located within the Bull Creek watershed.

STAFF ANALYSIS

Staff has reviewed the Preliminary Development/Site Plan submittal. The application is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The combined details of that review are listed below.

Article 10

Section 10.1 - Site Plan requirements

1. Sheet C02 thru C03.

- a) A site map with the following features:
 - i. Topography at reasonable intervals. *Indicate the proposed slope of fill areas on the north and northwest areas of the site. The proposed plan shows fill located in the floodplain. City and State permits are required. Submit copies of the approved permits to the City. **Update Preliminary Development/Site Plan. Applicant acknowledges and will provide required documentation.***
 - ii. Exterior lot lines with any survey pins. *All proposed lots and/or tracts will need appropriate easements. Additional easement dedication along Homestead Lane may be needed depending upon proposed public improvements. Show and label all proposed easements. **Update Preliminary Development/Site Plan. Applicant acknowledges and will provide easements as required.***
 - iii. Exterior lighting specifications. ***Details, locations and photometric plan will be submitted at time of Final Site Plan. Applicant acknowledges and will provide required documentation.***
 - iv. Site entrance and connections to streets. *The preliminary development/site plan contemplates access for the western two-thirds of Lot 1 being provided by private drives and parking lots connected to Homestead Lane and 207th Street. Configuration of the private drive access points for Lot 1 along both Homestead Lane and 207th Street raise sight distance and functionality concerns for the streets. Applicant should indicate the proposed lane configuration for the western most entrance. The truck entrance located between Buildings 2 and 3 is shown at width of 60'. That width exceeds the width typically permitted by the City and needs further investigation. Sheet C16 shows a proposed entrance located east of the eastern most access point. **Applicant acknowledges proximity of the entrances and will work with the City to determine if distance is acceptable. Preliminary site plan deviates from City standard. Applicant has provided support documentation for this deviation. Staff will review with Planning Commission for consideration.***
 - v. Connection point for utilities. *Site utility plan for Building 3 has not been provided. At the time of Final Site Plan, public improvement plans for the proposed sanitary sewer line are required. The proposed storm sewer located on the site does not include any provision for runoff from 207th Street. **Provide site utility plan for Building 3 and proposed sanitary sewer line improvement plans for staff review. Upon receipt of***

sanitary sewer line plan, staff will submit to KDHE for approval once all comments have been addressed. Confirm that provision for runoff from 207th Street is not needed. Applicant acknowledges and will provide required documentation with Final Site Plan.

- b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC. Sheet C01 assigns responsibility for signage and screening to the tenant. Applicant acknowledges.*
- c) Features to facilitate handicapped access. *Accessible parking spaces and access areas are shown on the plan. The grade of the driveway aprons should be constructed so that the cross slope where the future sidewalk crosses shall not exceed 2%. Applicant shall confirm that these spaces not exceed 2% slope in any direction and that the driveway cross slope will not exceed 2%. Applicant acknowledges and will address in Final Site Plan.*

Section 5.2 Logistics Park (L-P) District regulations

DISTRICT REGULATIONS:

- 1. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. The L-P District regulations require that all activities shall be conducted within a totally enclosed building. Any outside activities or outside storage of materials within the L-P District should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines. *Applicant acknowledges.*

DESIGN GUIDELINES:

- 1. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *Current orientation of building 1 will place dock areas and doors facing 207th Street right-of-way. If the Planning Commission allows this orientation, then Lot 1 will have docking doors facing a public street (207th Street). Orientation of building(s) which contain dock doors facing right of way will be mitigated using berms and or landscaping, similar to previously approved applications adjacent to residential uses. See Landscape Standards.*
- 2. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *Orientation of building(s) which contain dock doors facing right of way will be mitigated using berms and or landscaping, similar to previously approved applications adjacent to residential uses. See Landscape Standards.*

ARCHITECTURAL DESIGN STANDARDS:

- 1. Façade Guidelines
 - a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a

minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical facade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement. *The proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Because this wall has dock doors, horizontal articulation would be impossible to achieve. The applicant has used color blocking to help create visual articulation. The applicant has provided right-of-way landscape buffering at this location for that portion adjacent to public right-of-ways. If the Planning Commission determines a variance/waiver from this requirement is appropriate, it is recommended they also determine if the right-of-way landscaping buffering proposed will provide adequate screening for that portion of 207th Street right-of-way exposed to the dock doors. See Landscape Standards.*

- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical facade elevation. *The articulation between the tops of the shortest and tallest walls exceed this requirement, and the overall articulation does not comply with the 10% change in height requirement. Vertical articulation is similar to other approved projects.*
- c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. *Rooftop equipment is not shown on the proposed building elevations. If rooftop equipment is visible from the ground and street level is planned, parapets to conceal it from the ground and the streets shall be required.*

PARKING AND LOADING:

1. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. *The preliminary development/site plan depicts 1,011 employee stalls and 20 ADA parking stalls for a total of 1,031. Based on 3 buildings totaling 3,015,000 sq., City parking standards require 1,508 employees and 26 ADA stalls, of which 5 must be van accessible. The applicant estimates the number of employees at 900. Vehicle Parking Analysis has been submitted by the applicant and is under review by City staff and comments will be shared at Final Site Plan. The Planning Commission must determine if an exception to the parking requirement is warranted.*

OFF-STREET LOADING STANDARDS

1. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. The L-P District regulations require that all activities shall be conducted within a totally enclosed building. Any outside activities or outside storage of materials within the L-P District should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines. ***Applicant acknowledges.***

PHOTOMETRICS:

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. ***A photometric plan has not been provided, so this element cannot be evaluated at this time. Photometric plans submitted in the future shall satisfy the above requirements. Applicant acknowledges.***

LANDSCAPE STANDARDS:

1. Perimeter Landscape Buffer Requirements. The perimeter landscape requirements are based upon the use of the adjacent property. *The southern property line (along 207th Street) abuts property with rural, residential uses including single family residential structures. Due to these adjacent uses as residential, applicant has provided screening on southern property line (achieved using a combination of berm, varied placement of type 4 perimeter buffer and modified type 4 perimeter buffer) to screen trucks (in trailer stalls or at the building) from view of a person just south of the property line. This is the same landscaping recently approved for Inland Port VI and VII north of Interstate 35 directly adjacent to residential uses. Applicant has submitted line of sight drawings to illustrate the additional perimeter screening provided along 207th Street. Landscape buffer submitted exceeds these requirements, staff recommends approval.*
2. Buffer Composition Requirements. Deciduous trees and/or evergreen trees shall be a minimum of 2.5" caliper and 12' in height at installation. Bushes shall be a minimum 24" high and planted on centers a maximum of 48" apart. All plant material needs to comply with these minimum requirements. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site. ***Applicant acknowledges that where possible they will plant landscaping in a way that will appear natural, they will reserve, maintain and utilize the wooded areas on the north and west sides of the site line in lieu of new landscaping, and they will fulfill the requirement for species variety of composition.***
3. Screening from Residential Uses. *Lot 1 of the Preliminary Development/Site Plan abuts residential zoning and land uses. City regulations require Type 4 Landscaping Buffer and the landscape plan provides that. See previous comments concerning requirements.*

4. Dumpster screening. *Trash enclosures and/or screening are not shown. Final location shall be submitted with Final Site Plan to meet dumpster screening requirements in Article 5.2 Section 5.2.K.8.*

OTHER COMMENTS:

1. A storm water management report and SWPPP is required at submission of Final Site Plan.
2. Applicant should meet all UDC requirements related to diesel emissions with the submission of the Final Site Plan.

RECOMMENDATION

City staff recommends the Planning Commission **approve** the proposed Preliminary Development/Site Plan, with the following stipulations:

1. The above recommendations are stipulated to as a part of approval and incorporated into the Preliminary Development/Site Plan document set.
2. A Final Development/Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with a Final Development/Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Preliminary Development/Site Plan, as amended by these stipulations, and approved by the City.
3. All Preliminary Development/Site Plan requirements of the City listed above shall be met or addressed during Final Development/Site Plan submittal as identified above.
4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

ATTACHMENTS:

1. **PS2018-02** Application for Preliminary Site Plan
2. Project Mustang Preliminary Site Plans
3. Site Specific Passenger Vehicle Parking Analysis

Prelim.☒ PRELIMINARY SITE PLAN☐ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City South - First Plat (Project Mustang)LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE corner of I-35&Homestead Lane (addresses listed on plan cover sheet)LEGAL DESCRIPTION: See attached sheet and plan cover sheetCURRENT ZONING ON SUBJECT PROPERTY: RUR (Proposed L-P) CURRENT LAND USE: Agricultural/residentialTOTAL AREA: 205.951 Acres NUMBER OF LOTS: 1 lot, 2 tracts AVG. LOT SIZE: 8,320,000 Sq. Ft.DEVELOPER'S NAME(S): John Thomas (representing the developer) PHONE: 816-888-7380COMPANY: NPD Management LLC (represented by NorthPoint Development LLC) FAX: 816-888-7399MAILING ADDRESS: 4825 NW 41st Street, Suite 500 Riverside MO 64150
Street City State ZipPROPERTY OWNER'S NAME(S): See attached sheet and plan cover sheet PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State ZipENGINEER'S NAME(S): Steve Warger/Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: _____MAILING ADDRESS: 5015 NW Canal Street, Suite 100 Riverside MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT: 

If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.

FOR OFFICE USE ONLYCase No.: PS 2018-02 Amount of Fee Paid: \$ 2259.51 Date Fee Paid: 3/19/2018Received By: mm hui Date of Hearing: 4/10/2018**SITE PLAN INSTRUCTIONS****SUBMITTAL DEADLINE:** The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.**NOTICE REQUIREMENTS:** The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

vs. 9-9-11



DESIGN STANDARDS: Applicants within the Logistics Park (L-P) District should abide by the district regulations and design standards set forth in Section 5.2 of the Edgerton Unified Development Code. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

PLANNING COMMISSION REVIEW: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the site plan to determine conformity with the design guidelines and other requirements included within the Edgerton Uniform Development Code.

APPROVAL LIMITATIONS: If the Final Site Plan is in conformance with an Approved Preliminary Site Plan, notice and publication of Planning Commission or City Council meetings is not required.

CHECKLIST

The following items shall be included on the site plan. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 x 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

Front or Cover Sheet

- ☐ A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
- ☐ A project title, zoning designation and project sponsor.
- ☐ A street, lot or tract address of the project.
- ☐ An index to contents and a data table which includes:
 - ☐ Acreage of the site and number of units per acre (if applicable)
 - ☐ Gross square feet of the building(s) area
 - ☐ Proposed use of each building
 - ☐ Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
 - ☐ Total number of parking places
- ☐ Name of the architect, engineer, surveyor or draftsman.
- ☐ Following certificates and signature blocks:

CERTIFICATE:

Received and placed on record this _____ day of _____, 20____ by

_____ (Zoning Administrator).

Approved by the Edgerton City Planning Commission this _____ day of _____, 20____ by

_____ (Chair of Planning Commission).

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

Applicant signature _____ Date _____

Sheet #2

- ☐ A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.
- ☐ A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

- ☐ A site map with the following features:
 - ☐ Topography at reasonable intervals
 - ☐ Exterior lot lines with any survey pins
 - ☐ Location of buildings
 - ☐ Parking areas, paths, walks with sizes and surfaces material specifications
 - ☐ Exterior lighting specifications
 - ☐ Site entrance and connections to streets
 - ☐ Location of easements
 - ☐ Connection point for utilities
- ☐ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
- ☐ Features to facilitate handicapped access
- ☐ Profile and detail for roads (if required)

Sheet #4

- ☐ Scale drawing of building floor plans
- ☐ Dimensions and use of rooms and areas
- ☐ Dimensions of entrances/exits and corridors
- ☐ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance

Sheet #5 (if requested)

- ☐ Scale drawings of all building elevations
- ☐ Roof pitch and materials
- ☐ Siding type and materials, including facie

ADDITIONAL REQUIREMENTS: Depending upon circumstances (especially buildings used for assembly), the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.

LEGAL DESCRIPTION

Project Mustang Preliminary Site Plan Legal Description

Description

All that part of the Southeast and Southwest Quarters of Section 10, Township 15 South, Range 22 East of the Sixth Principal Meridian, together with all that part of Lots 1 thru 4, inclusive, ROCKWALL ESTATES, a platted subdivision, all in Johnson County, Kansas, more particularly described as follows:

Beginning at the South Quarter corner of said Section 10; thence on Kansas State Plane North Zone bearings, South $88^{\circ}11'14''$ West, coincident with the South line of the Southwest Quarter of said Section 10, a distance of 1,686.12 feet; thence departing said South line, North $45^{\circ}15'45''$ West, coincident with the centerline of Homestead Road, as it now exists, a distance of 1,235.76 feet; thence departing said centerline, North $02^{\circ}16'47''$ West a distance of 106.90 feet; thence North $87^{\circ}45'15''$ East a distance of 1,237.62 feet; thence North $02^{\circ}16'53''$ West a distance of 1,626.96 feet to a point on the North line of the Southwest Quarter of said Section 10; thence North $88^{\circ}01'05''$ East, coincident with the North line of said Southwest Quarter, a distance of 1,292.89 feet to the Northwest corner of the Southeast Quarter of said Section 10; thence North $88^{\circ}18'55''$ East, coincident with the North line of said Southeast Quarter, a distance of 1,788.29 feet; thence departing said North line, South $01^{\circ}48'46''$ East a distance of 2,589.48 feet to a point on the North right-of-way line of 207th Street, as it now exists; thence South $88^{\circ}09'59''$ West, coincident with said North right-of-way line, a distance of 223.41 feet; thence departing said North right-of-way line, South $02^{\circ}17'25''$ East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter; thence South $88^{\circ}09'59''$ West, coincident with said South line, a distance of 1,545.62 feet to the Point of Beginning containing 8,971,222 square feet or 205.951 acres more or less.

PROPERTY OWNER(S) INFORMATION

Property Owner:
Wellsville Farms LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

As to the following parcels:

2F221510-2006	32450 W. 207th St. Edgerton, KS 66021
2P74000000 0002	20450 Waverly Rd. Edgerton, KS 66021
2P74000000 0003	20520 Waverly Rd. Edgerton, KS 66021
2P74000000 0004	31300 W. 207th St. Edgerton, KS 66021
2F221510-4005	31700 W. 207th St. Edgerton, KS 66021
2F221510-2004	NO ADDRESS LISTED
2P74000000 0001	20370 Waverly Rd. Edgerton, KS 66021

Project Mustang Preliminary Site Plan

207th St. and Homestead Lane
Edgerton, Johnson County, KS

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0134G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

Description

All that part of the Southeast and Southwest Quarters of Section 10, Township 15 South, Range 22 East of the Sixth Principal Meridian, together with all that part of Lots 1 thru 4, inclusive, ROCKWALL ESTATES, a platted subdivision, all in Johnson County, Kansas, more particularly described as follows:

Beginning at the South Quarter corner of said Section 10; thence on Kansas State Plane North Zone bearings, South 88°11'14" West, coincident with the South line of the Southwest Quarter of said Section 10, a distance of 1,686.12 feet; thence departing said South line, North 45°15'45" West, coincident with the centerline of Homestead Road, as it now exists, a distance of 1,235.76 feet; thence departing said centerline, North 02°16'47" West a distance of 106.90 feet; thence North 87°45'15" East a distance of 1,237.62 feet; thence North 02°16'53" West a distance of 1,626.96 feet to a point on the North line of the Southwest Quarter of said Section 10; thence North 88°01'05" East, coincident with the North line of said Southwest Quarter, a distance of 1,292.89 feet to the Northwest corner of the Southwest Quarter of said Section 10; thence North 88°16'55" East, coincident with the North line of said Southwest Quarter, a distance of 1,788.29 feet; thence departing said North line, South 01°48'46" East a distance of 2,589.46 feet to a point on the North right-of-way line of 207th Street, as it now exists; thence South 88°09'59" West, coincident with said North right-of-way line, a distance of 223.41 feet; thence departing said North right-of-way line, South 02°17'29" East, a distance of 50.00 feet to a point on the South line of said Southwest Quarter; thence South 88°10'59" West, coincident with said South line, a distance of 1,545.62 feet to the Point of Beginning containing 8,971,222 square feet or 205.951 acres more or less.

UTILITIES

ELECTRIC

Kansas City Power & Light
Phone: 816.471.5275

GAS

Kansas Gas Service
11401 West 89th Street
Overland Park, Kansas
Phone: 913.599.8981

WATER

Johnson Rural Water District 7
534 West Main
P.O. Box 7
Gardner, Kansas
Phone: 913.856.7173

SANITARY

City of Edgerton
404 East Nelson
P.O. Box 255
Edgerton, Kansas
Phone: 913.893.6231

TELEPHONE

Century Link
Phone: 800.788.3500

CABLE

Century Link
Phone: 800.788.3500

Project Architect

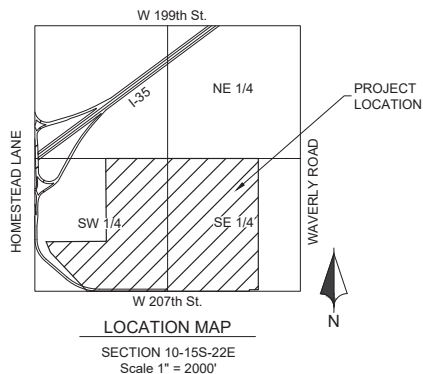
Studio North
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Project Surveyor

Renaissance Infrastructure Consulting, LLC
5015 NW Canal St. Suite 100
Riverside, Missouri 64150

Project Engineer

Renaissance Infrastructure Consulting, LLC
5015 NW Canal St. Suite 100
Riverside, Missouri 64150



PROJECT BENCHMARK

Johnson County Vertical Control Benchmark BM 1021. Elev. =998.68 NAVD 88

LEGEND

---	Existing Section Line	=====	Proposed Right-of-Way
-----	Existing Right-of-Way Line	-----	Proposed Property Line
-----	Existing Lot Line	---	Proposed Lot Line
-----	Existing Easement Line	---	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
---	Existing Waterline	---	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
●	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	-----	Proposed Contour Minor
		-----	Future Curb & Gutter

INDEX OF SHEETS

C01	Title Sheet
C02	Existing Conditions
C03	Overall General Layout
C04-C08	General Layout
C09-C10	Overall Grading Plan
C11-C16	Grading Plan
C17	Overall Storm Layout
C18-C22	Storm Layout
C23-C24	Storm Drainage Map
C25-C26	Storm Drainage Calculations
C27	Overall Site Utility Plan
C28-C32	Site Utility Plan
A4.01-A4.09	Architectural Plans
L01-L03	Landscape Plan

Site is composed of the following Assessor Parcels:

Parcel ID	Address	Owner
2F221510-2006	32450 W. 207th St. Edgerton, KS 66021	Wellsville Farms, LLC
2F221510-2004	Unavailable	Moonlight Farms, LLC
2F221510-4005	31700 W. 207th St. Edgerton, KS 66021	Wellsville Farms, LLC
2P74000000 0001	20370 Waverly Rd. Edgerton, KS 66021	South JOCO Farms, LLC
2P74000000 0002	20450 Waverly Rd. Edgerton, KS 66021	Wellsville Farms, LLC
2P74000000 0003	20520 Waverly Rd. Edgerton, KS 66021	Wellsville Farms, LLC
2P74000000 0004	31300 W. 207th St. Edgerton, KS 66021	Wellsville Farms, LLC

CERTIFICATE:

Received and placed on record this ____ day of ____, 20__ by

_____, Zoning Administrator

Approved by the Edgerton City Planning Commission this ____ day of ____, 20__ by

John Daley, Chair of the Planning Commission

Permission for parking to encroach within setback lines is ____ is not ____ granted according to my marked notations:
_____, Zoning Admin. ____ date

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

Applicant Signature _____ Date _____
Nathaniel Hagedorn
NPD Management LLC

SITE DATA TABLE

Existing Zoning:	RUR
Proposed Zoning:	L-P
Lot 1 Acreage:	191.264 Acres
Tract A Acreage:	3.583 Acres
Tract B Acreage:	6.024 Acres
Total Boundary Area:	205.951 Acres
Less Existing R/W:	2.052 Acres
Less Prop. Adittl R/W:	3.028 Acres
Total Street Right of Way:	5.080 Acres
Net Land Area	200.871 Acres
Total Building Area:	3,015,000 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	2,158 Stalls
Trailer Parking:	707 Stalls
Dock Parking/Loading Position:	388 Stalls
Employee:	1,011 Stalls
Total Number ADA Stalls:	20 Stalls
Number of Employees:	900 (Assumed Projection)
BOCA Building Code(2007)area:	6.7
Building Coverage (3,015,000/748,942.7):	34.46%

Note:
Screening of added site items and site signage will be the responsibility of the tenant. Tenant should adhere to the current City of Edgerton regulations.

Sheet
C01

Preliminary Site Plan
17.0272
Project Mustang

Title Sheet

FILE CITY CLERK/ATL
OFFICIAL: KIMMEL
DATE: 10/1/2011

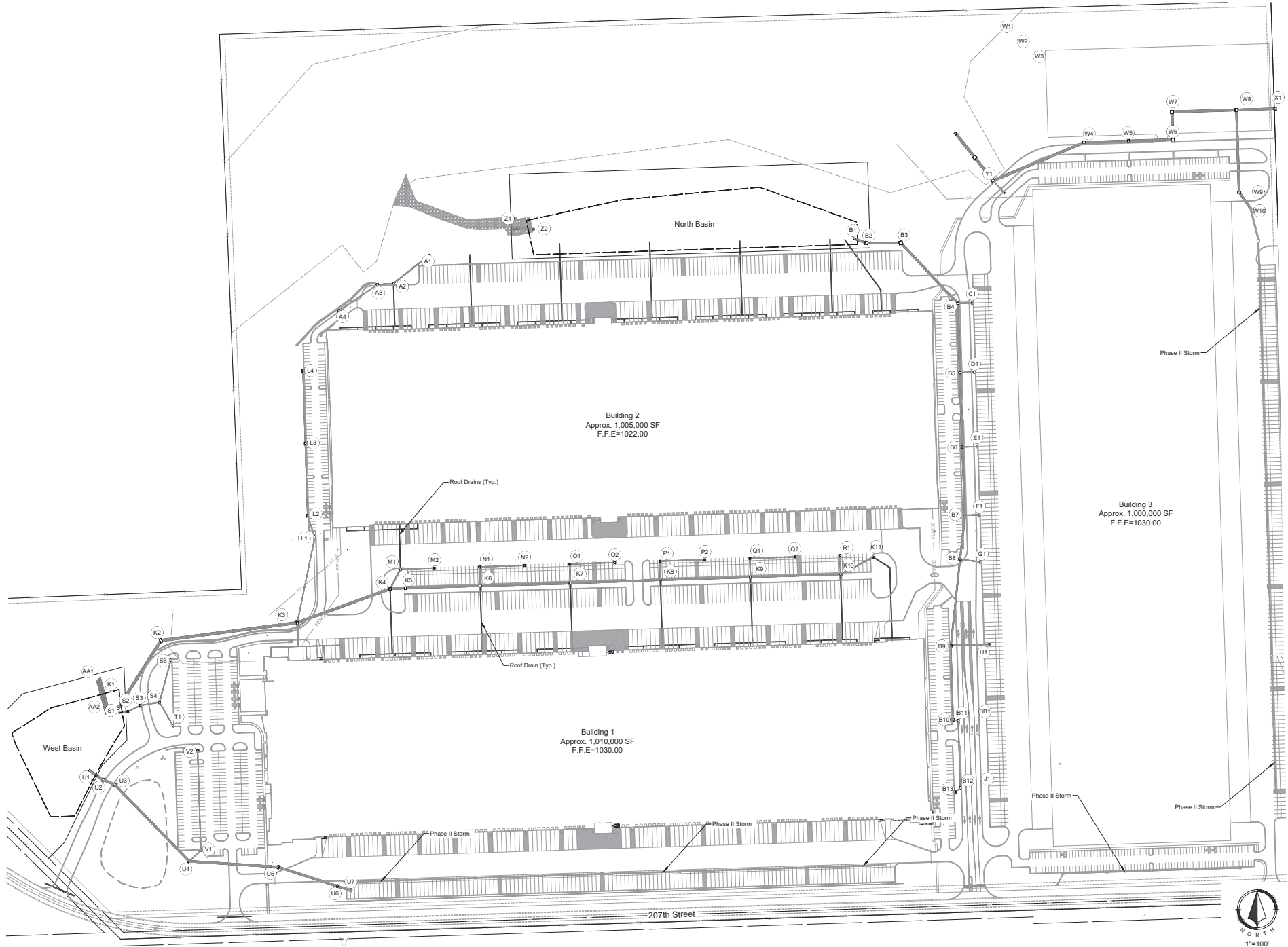
Renaissance
Infrastructure
Consulting
816.800.0900
800 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

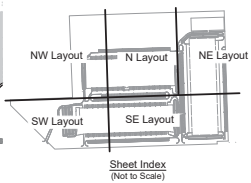
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PLANNING COMMISSION



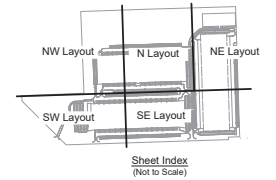
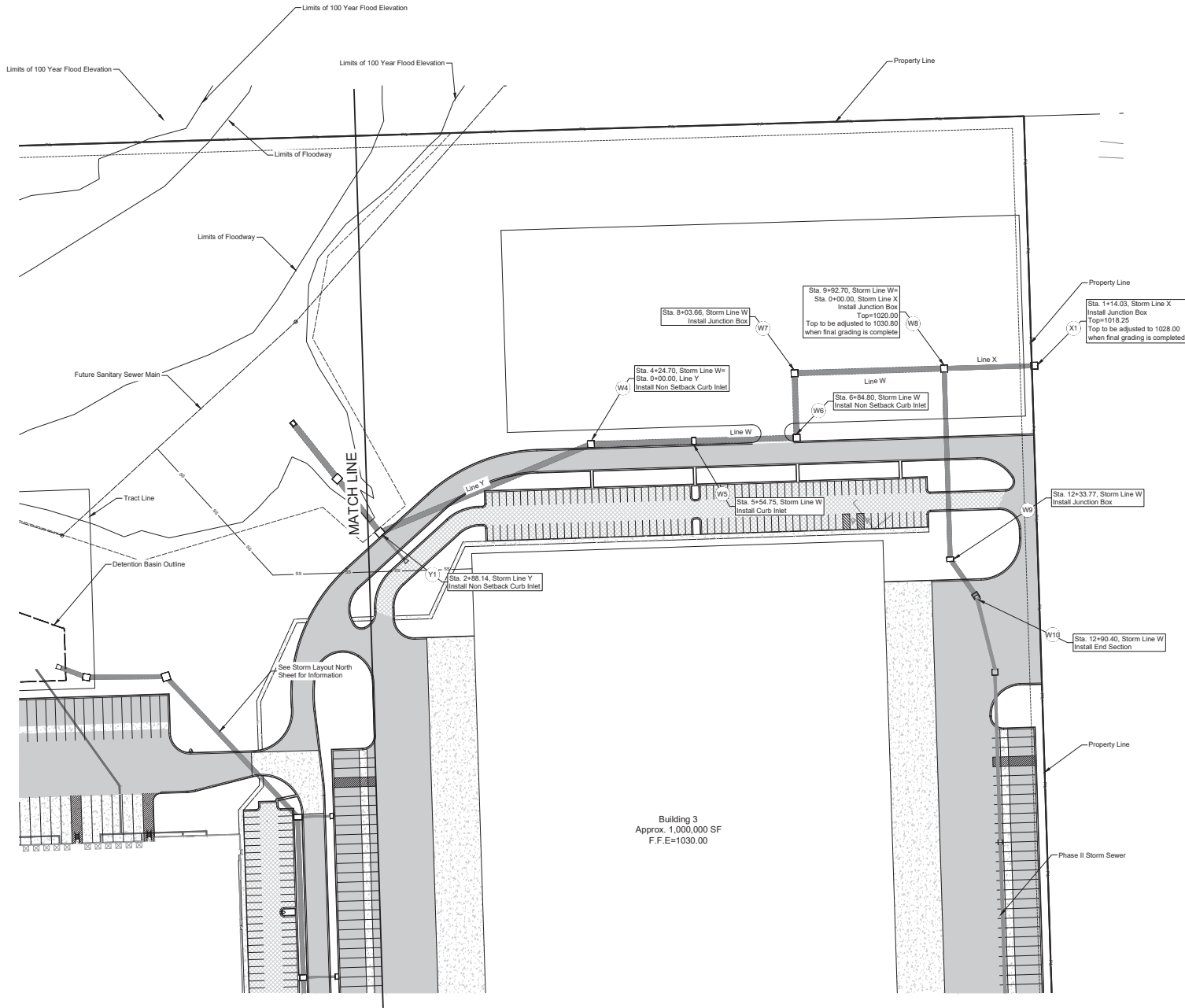


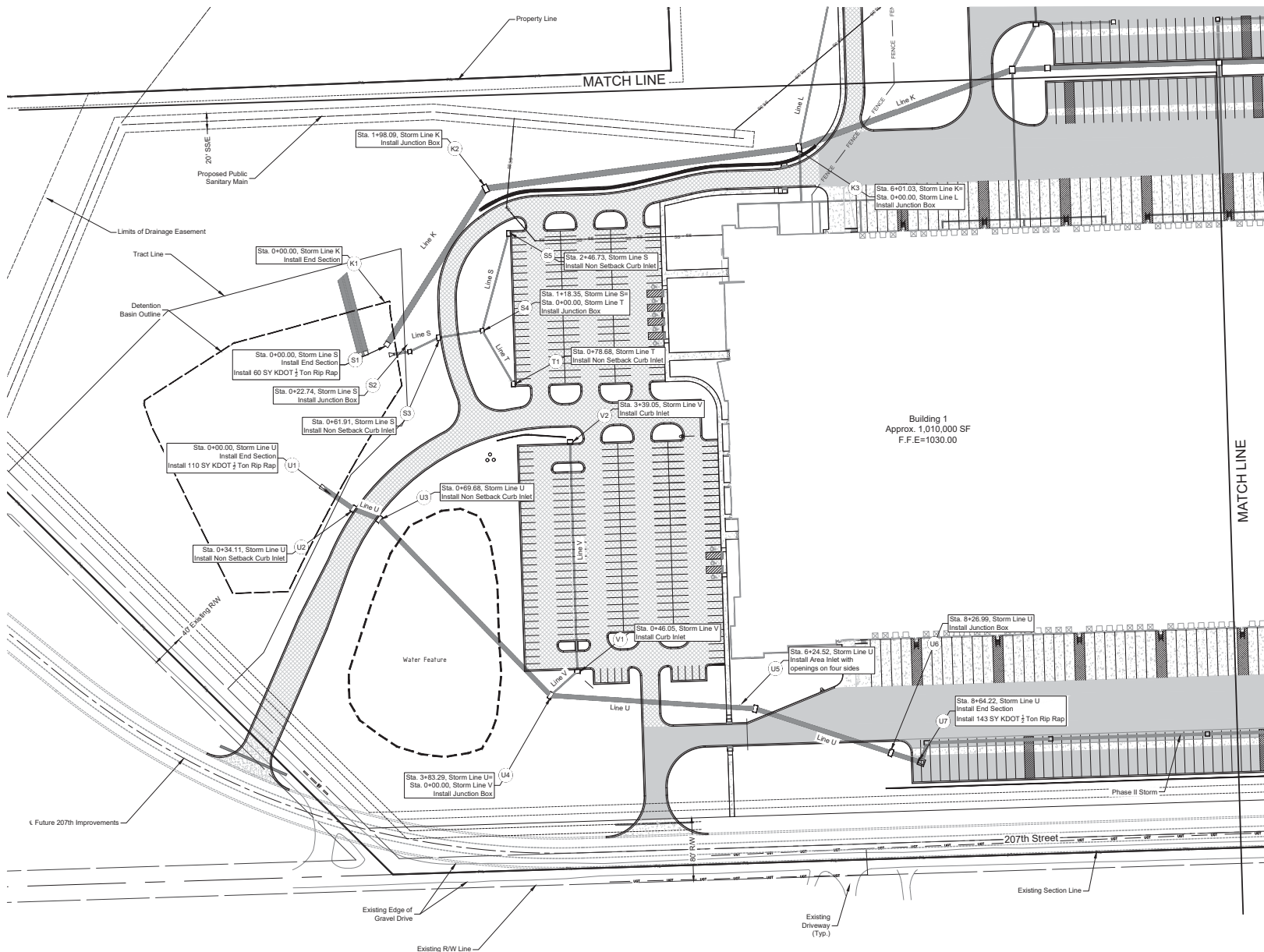
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Sheet
C21

Preliminary Site Plan

17-0272
Project Mustang

Storm Layout
Southwest

PREP CITY COMMENTS
ORIGINAL SUBMITTAL
DATE: 01/11/2017

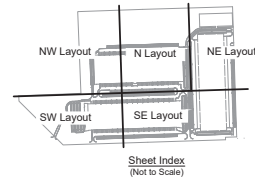
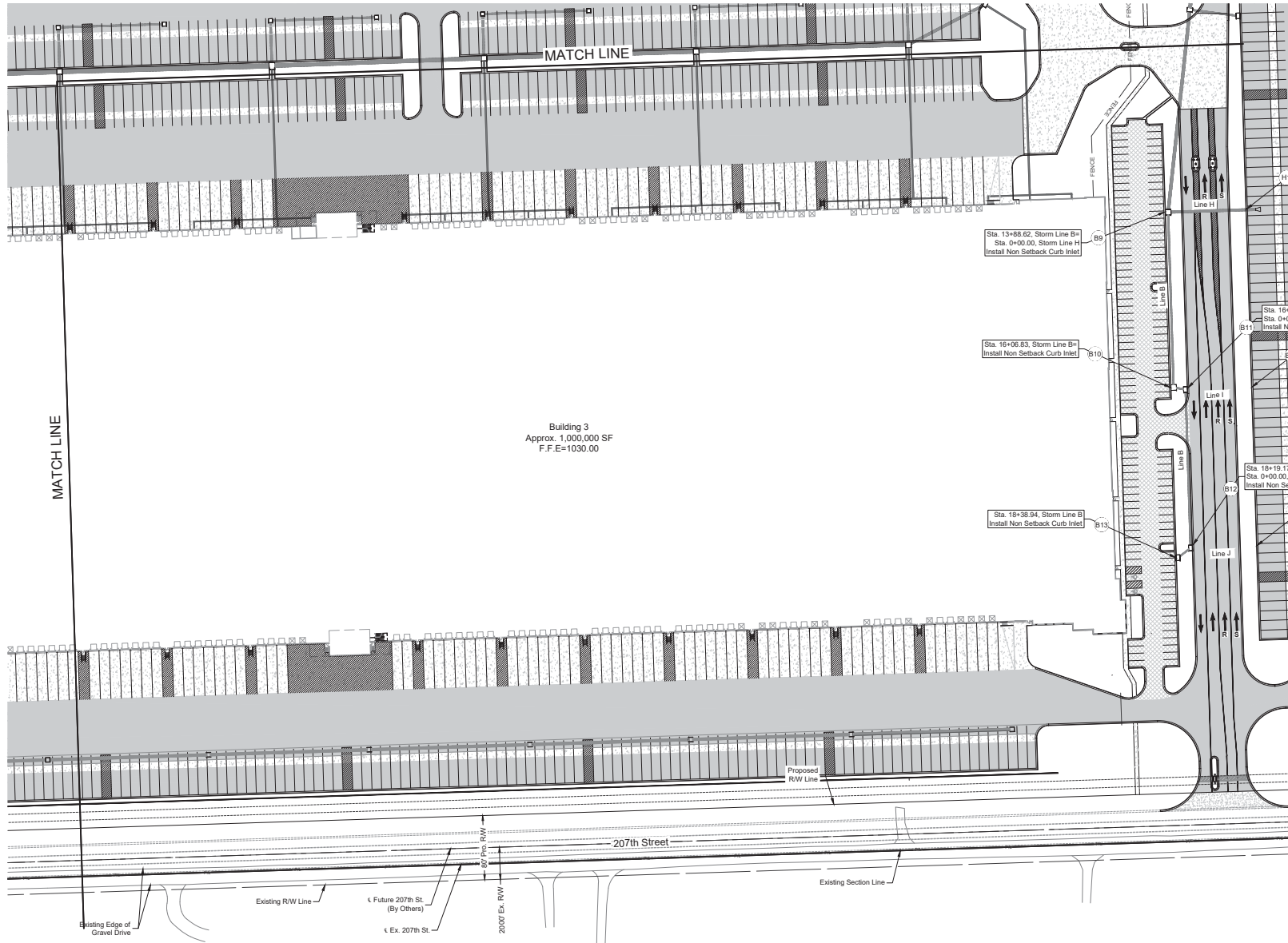
AND FINISH DATE
DATE: 01/11/2017

Renaissance
Infrastructure
Consulting

800.800.0900
800.800.0900
800.800.0900

24675
11/11/2017

Jan 21, 2019 4:00pm
2019-01-21 11:12:02 Modified Project Name: Sheet C22 of 2019-01-21



Sheet C22	Preliminary Site Plan 17.0272 Project Mustang
Storm Layout Southeast	
PREP CITY COMMENTS ORIGINAL, REVISIONS DATE BY CHECKED DATE BY	
REnaissance Infrastructure Consulting 8008 HWY CANAL STREET, SUITE 100 HOUSTON, TEXAS 77054 832.800.0900 WWW.RENAISSANCE-IC.COM	



Overland Flow										System Flow										Pipe Design										Structure Design									
Line	Point	Trib. Area (Ac.)	10' Value	Design Storm	Time of Conc. (min.)	Intensity (in/hr.)	Trib. Runoff (cfs)	Expans. flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total Intensity (in/hr.)	System Discharge (cfs)	LDS Node	LDS Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Manning's "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (ft/s)	Design Flow Velocity (ft/s)	Depth of Flow (in.)	Flow Time (min.)	LDS Inlet E.	LDS Crown E.	LDS Inlet E.	LDS Crown E.	LDS Depth of Cover (ft.)	LDS Depth of Cover (ft.)	Headwater Inlet Elev. (ft.)	Headwater Outlet Elev. (ft.)	Flow Control	Top Elevation			
A	A4	0.714	0.87	10	1	5.00	7.35	4.57	0.00	4.57	0.714	0.00	7.35	4.57	A4	A3	HOPE	Round	15	136.12	0.012	0.44	4.57	4.63	3.77	4.30	12.0	0.53	1011.60	1012.85	1011.00	1012.25	2.50	3.50	1012.72	1012.26	I	1015.35	
				100	1.25	5.00	10.32	7.38	0.00	7.38	0.714	0.00	10.32	7.38									7.38			3.77	13.0	0.60											
				100	1.25	5.00	10.32	14.64	0.00	14.64	2.133	1.80	5.53	10.11	13.56	A3	A2	HOPE	Round	18	47.26	0.012	1.59	13.56	14.29	8.09	9.18	13.7	0.58	1010.75	1012.25	1010.00	1011.50	3.50	4.65	1012.08	1012.45	O	1015.75
				100	1.25	5.00	10.32	0.00	0.00	0.00	2.133	1.80	5.53	10.11	13.56	A2	A1	HOPE	Round	24	129.76	0.012	0.39	21.56	15.18	4.63	4.63	24.0	0.45	1009.50	1011.50	1009.00	1011.00	4.65	0.00	1010.99	1010.90	I	1016.15
B	B13	0.422	0.87	10	1	5.00	7.35	2.70	0.00	2.70	0.422	0.37	5.00	7.35	2.70	B13	B12	HOPE	Round	15	19.77	0.012	9.86	2.70	21.89	17.84	12.18	82.6	0.55	1020.80	1021.25	1019.00	1019.30	6.10	7.10	1020.95	1021.23	O	1027.35
				100	1.25	5.00	10.32	0.00	0.00	0.00	0.422	0.37	5.00	7.35	2.70											69.14	87.6	0.50											
				100	1.25	5.00	10.32	5.98	0.00	5.98	3.384	3.39	5.03	10.31	34.80	B12	B11	HOPE	Round	24	197.27	0.012	0.79	34.80	21.67	6.90	7.86	19.4	0.42	1017.55	1019.35	1016.00	1018.00	7.00	8.40	1018.26	1018.56	I	1026.55
				100	1.25	5.00	10.32	7.97	0.00	7.97	6.65	5.75	5.45	7.22	41.53	B11	B10	HOPE	Round	30	15.06	0.012	1.66	41.53	32.87	57.16	11.64	11.64	30.0	0.52	1015.50	1018.00	1015.25	1017.75	8.40	9.60	1017.14	1019.32	O
B10	B10	0.240	0.87	10	1	5.00	7.35	1.54	0.00	1.54	0.240	0.24	5.00	7.35	1.54	B10	B9	HOPE	Round	36	218.21	0.012	0.46	49.01	48.87	6.91	7.79	25.9	0.47	1014.75	1017.75	1013.75	1016.75	9.60	10.80	1016.94	1016.85	I	1027.35
				100	1.25	5.00	10.32	2.48	0.00	2.48	0.854	0.85	5.46	10.13	69.45											69.45	36.0	0.53											
				100	1.25	5.00	10.32	1.60	0.00	1.60	0.406	0.24	5.03	7.08	98.27	B9	B8	HOPE	Round	36	253.40	0.012	0.73	98.27	61.68	6.73	9.92	27.7	0.43	1013.25	1016.25	1011.40	1014.40	11.10	6.35	1015.61	1015.24	I	1027.35
				100	1.25	5.00	10.32	2.57	0.00	2.57	0.406	0.24	5.03	7.08	98.27												98.27	36.0	0.48										
B8	B8	0.000	0.87	10	1	5.00	7.35	0.00	0.00	0.00	11.613	6.36	0.96	120.28	B8	B7	HOPE	Round	42	130.10	0.012	0.50	120.28	77.01	8.00	9.07	31.5	0.24	1010.90	1014.40	1010.25	1013.75	6.35	5.25	1013.55	1014.15	O	1020.75	
				100	1.25	5.00	10.32	0.00	0.00	0.00	11.613	6.36	0.96	120.28												113.65	42.0	0.27											
				100	1.25	5.00	10.32	15.35	0.00	15.35	14.53	8.70	140.70													98.42	35.3	0.38	1009.75	1013.75	1008.99	1013.95	5.25	6.05	1012.73	1013.13	O	1019.90	
				100	1.25	5.00	10.32	3.49	0.00	3.49	15.35	8.70	140.70													98.42	35.3	0.38	1009.75	1013.75	1008.99	1013.95	5.25	6.05	1012.73	1013.13	O	1019.90	
B6	B6	0.003	0.87	10	1	5.00	7.35	0.00	0.00	0.00	17.595	6.07	0.56	109.24	B6	B5	HOPE	Round	60	218.04	0.012	0.25	109.24	141.81	7.22	7.87	37.8	0.48	1007.95	1012.95	1007.40	1012.40	6.05	6.60	1011.11	1011.51	O	1019.00	
				100	1.25	5.00	10.32	6.23	0.00	6.23	17.595	6.07	0.56	109.24												113.65	60.0	0.50											
				100	1.25	5.00	10.32	3.87	0.00	3.87	20.327	17.69	7.43	0.67	117.93	B5	B4	HOPE	Round	60	232.90	0.012	0.22	117.93	132.87	6.77	7.84	43.9	0.44	1007.30	1012.30	1006.99	1011.85	6.70	7.15	1010.96	1011.41	O	1019.00
				100	1.25	5.00	10.32	6.34	0.00	6.34	20.327	17.69	7.43	0.67	117.93												117.93	60.0	0.44										
B4	B4	0.368	0.87	10	1	5.00	7.35	0.00	0.00	0.00	23.362	7.88	0.56	133.33	B4	B3	HOPE	Round	60	240.35	0.012	0.29	133.33	151.44	7.71	8.69	43.2	0.47	1006.80	1011.80	1005.95	1010.95	7.35	5.05	1010.26	1010.72	O	1019.00	
				100	1.25	5.00	10.32	4.11	0.00	4.11	23.362	7.88	0.56	133.33												151.44	60.0	0.53											
				100	1.25	5.00	10.32	0.00	0.00	0.00	23.362	7.88	0.56	133.33												151.44	60.0	0.53											
				100	1.25	5.00	10.32	0.00	0.00	0.00	23.362	7.88	0.56	133.33												151.44	60.0	0.53											
B2	B2	0.000	0.87	10	1	5.00	7.35	0.00	0.00	0.00	23.362	6.52	0.94	211.16	B2	B1	HOPE	Round	60	37.51	0.012	0.27	211.16	145.79	7.42	8.36	43.6	0.27	1005.10	1010.10	1005.00	1010.00	5.90	0.00	1008.76	1008.74	O	1016.00	
				100	1.25	5.00	10.32	0.00	0.00	0.00	23.362	6.52	0.94	211.16												211.16	60.0	0.27											
				100	1.25	5.00	10.32	0.00	0.00	0.00	23.362	6.52	0.94	211.16												211.16	60.0	0.27											
				100	1.25	5.00	10.32	0.00	0.00	0.00	23.362	6.52	0.94	211.16												211.16	60.0	0.27											
C	C1	2.642	0.87	10	1	5.00	7.35	16.90	0.00	16.90	2.642	2.30	5.00	7.35	16.90	C1	B4	HOPE	Round	18	45.17	0.012	7.76	16.90	31.80	17.86	16.17	9.4	0.04	1013.92	1014.90	1013.85	1011.15	7.50	7.85	1013.99	1015.95	O	1022.00
				100	1.25	5.00	10.32	27.27	0.00	27.27	2.642	2.30	5.00	7.35	16.90												27.27	12.1	0.04										
				100	1.25	5.00	10.32	27.27	0.00	27.27	2.642	2.30	5.00	7.35	16.90												27.27	12.1	0.04										
				100	1.25	5.00	10.32	27.27	0.00	27.27	2.642	2.30	5.00	7.35	16.90												27.27	12.1	0.04										
D	D1	2.122	0.87	10	1	5.00	7.35	13.58	0.00	13.58	2.122	1.85	5.00	7.35	13.58	D1	B6	HOPE	Round	18	42.50	0.012	5.86	13.58	27.51	15.57	15.43	9.8	0.05	1013.80	1014.90	1013.50	1012.00	7.50	7.00	1013.91	1014.90	O	1022.00
				100	1.25	5.00	10.32	21.91	0.00	21.91	2.122	1.85	5.00	7.35	13.58												17.25	12.1	0.04										
				100	1.25	5.00	10.32	21.91	0.00	21.91	2.122	1.85	5.00	7.35	13.58												17.25	12.1	0.04										
				100	1.25	5.00	10.32	21.91	0.00	21.91	2.122	1.85	5.00	7.35	13.58												17.25	12.1	0.04										
E	E1	2.105	0.87	10	1	5.00	7.35	13.85	0.00	13.85	2.105	1.88	5.00	7.35	13.85	E1	B6	HOPE	Round	18	42.47	0.012	3.65	13.85	21.67	12.26	13.00	10.4	0.05	1013.80	1014.90	1011.45	1013.95	7.50	6.05	1014.04	1014.94	O	1022.00
				100	1.25	5.00	10.32	22.36	0.00	22.36	2.105	1.88	5.00	7.35	13.85												13.06	15.3	0.05										
				100	1.25	5.00	10.32	22.36	0.00	22.36	2.105	1.88	5.00	7.35	13.85												13.06	15.3	0.05										
				100	1.25	5.00	10.32	22.36	0.00	22.36	2.105	1.88	5.00	7.35	13.85												13.06	15.3	0.05										
F	F1	1.726	0.87	10	1	5.00	7.35	11.04	0.00	11.04	1.726	1.53	5.00	7.35	11.04	F1	B7	HOPE	Round	18	41.00	0.012	1.63	11.04	15.34	8.69	9.41	11.2	0.57	1013.90	1014.90	1012.25	1013.75	7.50	5.25	1014.01	1014.95	O	1022.00
				100	1.25	5.00	10.32																																

Overland Flow										System Flow										Pipe Design										Structure Design										
Line	Point	Trib. Area (Ac.)	"C" Value	Design Slope	"C" Value	Time of Conc. (min)	Intensity (in./hr.)	Trib. Runoff (cfs)	System Flow (cfs)	Total Area (Ac.)	Total Flow (cfs)	Intensity (in./hr.)	System Flow (cfs)	System Diameter (in.)	URS Node	URS Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft)	Manning's "n"	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Pipe Velocity (ft/s)	Design Flow Velocity (ft/s)	Depth of Flow (ft)	Flow Time (min)	URS Inlet (E)	URS Open (E)	URS Inlet (E)	URS Open (E)	URS Depth of Cover #1	URS Depth of Cover #2	Headwater Inlet Elev. (ftGL)	Headwater Outlet Elev. (ftGL)	Flow Control	Trip Elevations		
M	M2	1.484	0.87	10	1	5.00	7.35	9.49	0.00	9.49	1.484	1.29	5.00	7.35	9.49	M2	M1	HOPE	Round	18	86.96	0.012	1.82	9.49	15.30	8.68	9.12	10.3	0.18	1012.20	1013.70	1010.40	1011.60	2.00	4.25	1013.17	1012.55	I	1015.70	
				100	1.25		10.32	15.32	0.00	15.32	1.48	1.48	10.32	15.32									15.32	15.32		9.81	14.8	0.17												
				100	1.25		7.35	30.53	0.00	30.53	2.968	2.968	7.35	30.53									30.53	30.53		21.34	31.7	0.22												
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
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				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26	49.26		23.28	34.4	0.25	1010.80	1011.30	1009.40	1010.40	4.25	9.75	1011.18	1013.61	Q	1016.15		
				100	1.25		10.32	49.26	0.00	49.26	6.356	6.356	10.32	49.26									49.26.																	



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Kansas Certificate of Authorization No. A-1088

CIVIL RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE RENAISSANCE INFRASTRUCTURE CONSULTING
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STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



Project Mustang Parts Building 1

Interstate 27 and Homestead Lane
Edgemoor, KS

Project No.		
Date:	12.22.17	
Issued For:	PRICING SET	
Revisions:		
No.	Date	Description

Preliminary
Not For Construction

Revised: Dean Schaeffer - Architect
Revised: Lauren No. 389

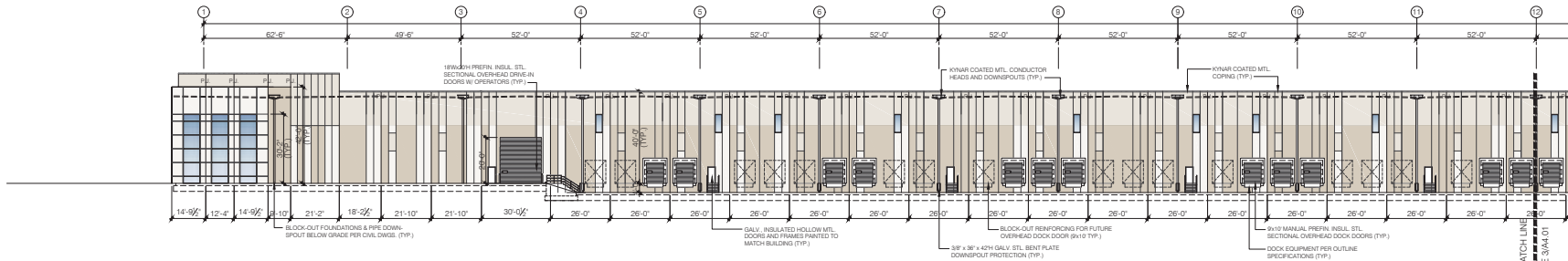
A4.01

SOUTH BUILDING ELEVATIONS



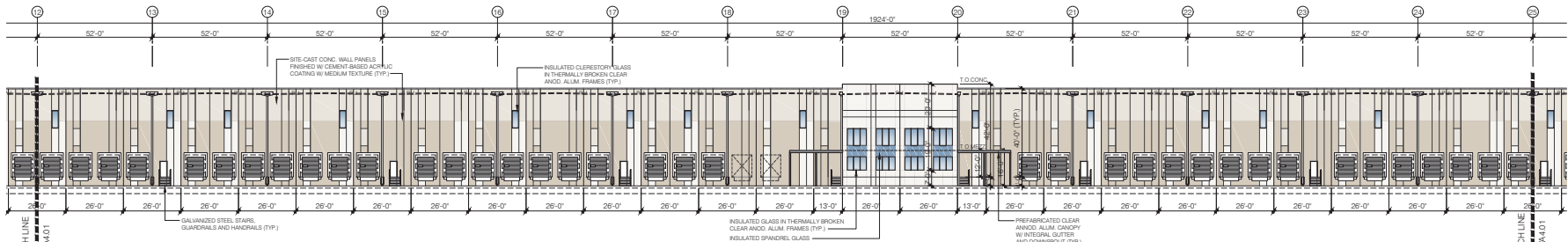
1 OVERALL SOUTH ELEVATION

Scale: 1"=20'



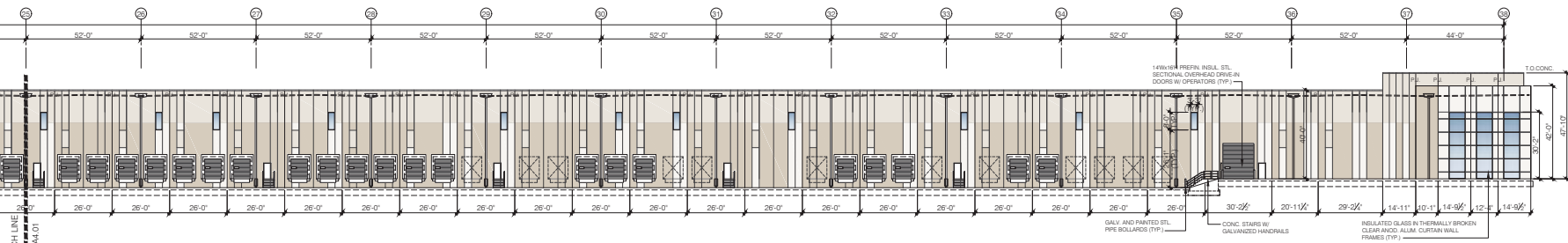
2 PARTIAL SOUTH ELEVATION

Scale: 1"=20'



3 PARTIAL SOUTH ELEVATION

Scale: 1"=20'



4 PARTIAL SOUTH ELEVATION

Scale: 1"=20'



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NORTHPOINT DEVELOPMENT, LLC
Kansas Certificate of Authorization No. A-1098

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LANDSCAPE RENOVATION INFRASTRUCTURE CONSULTING
FOUNDATIONS
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



Project Mustang
Parts Building 1

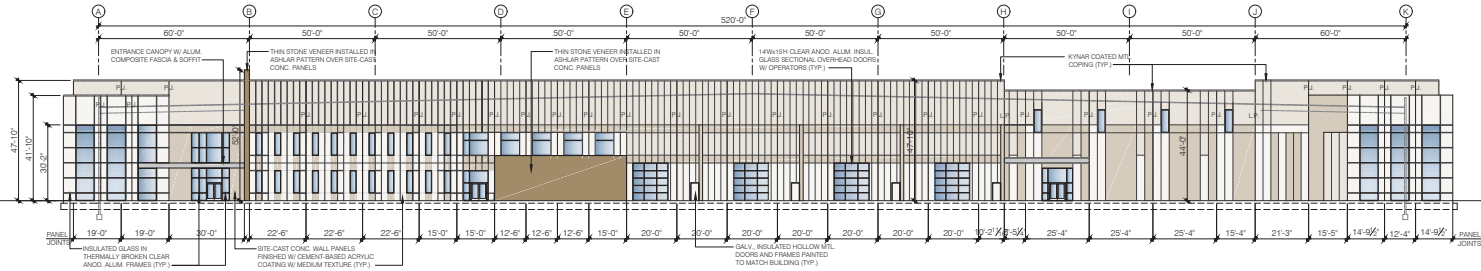
Interstate 27 and Homestead Lane
Edgemoor, KS

Project No.		
Date:	12-22-17	
Issued For:	PRICING SET	
Revisions:		
No.	Date	Description

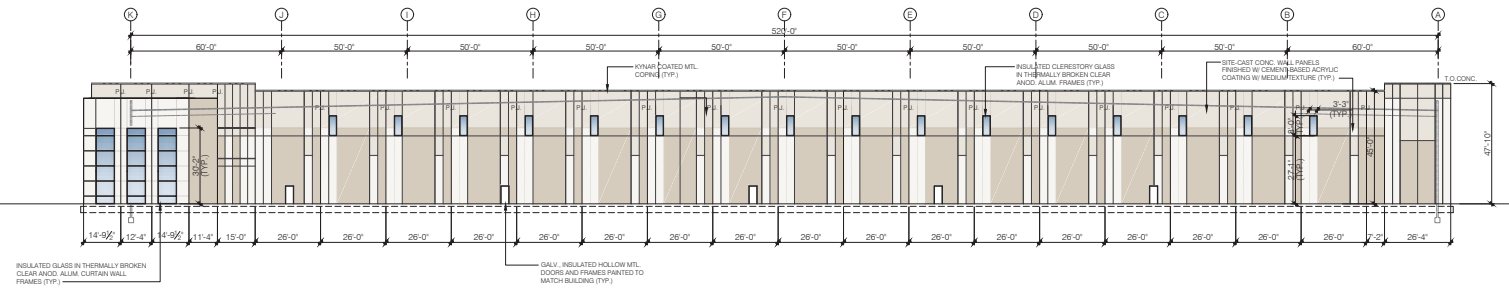
Preliminary
Not For Construction

Revised Design Submittal - Architect
Revised Layout No. 304

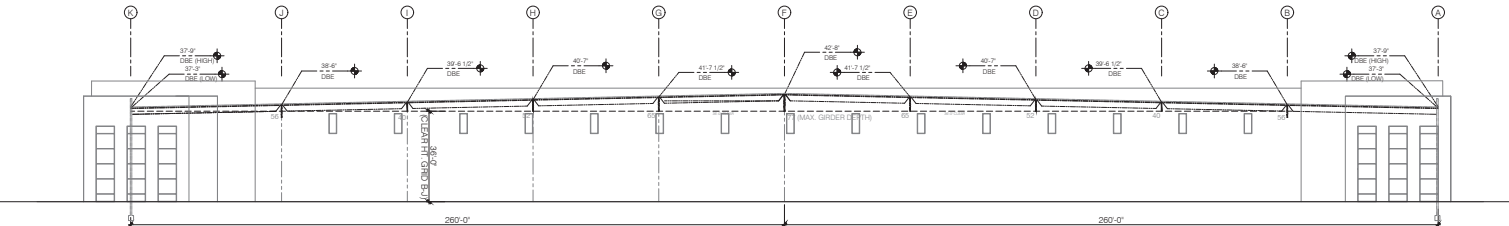
A4.03
EAST & WEST ELEVATIONS



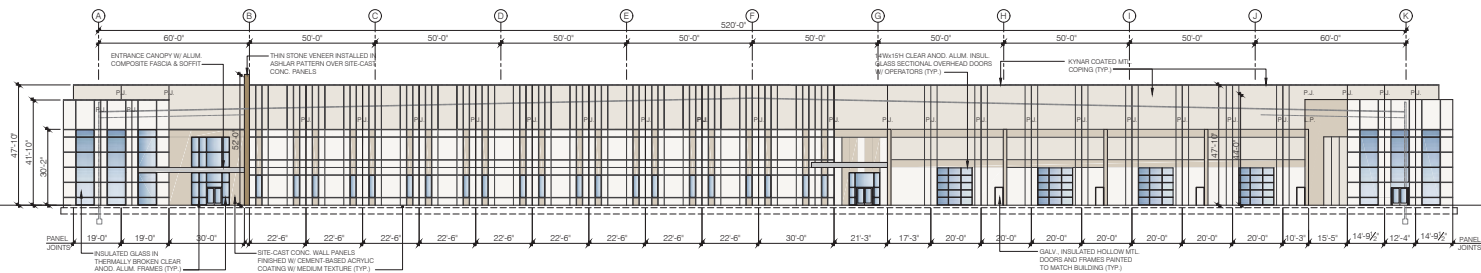
1 WEST ELEVATION
Scale: 1/16" = 1'-0"



2 EAST ELEVATION
Scale: 1/16" = 1'-0"



3 BUILDING SECTION
Scale: 1/16" = 1'-0"



1 WEST ELEVATION (ALTERNATE)
Scale: 1/16" = 1'-0"



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MECHANICAL
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FIRE PROTECTION
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Project Mustang
Whole Goods Building 2

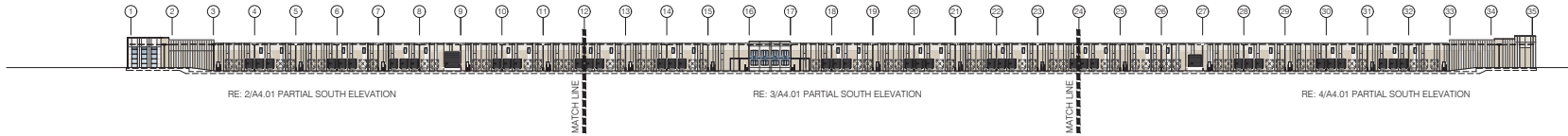
Interstate 27 and Homestead Lane
Edgemoor, KS

Project No.		
Date:	12-22-17	
Issued For:	PRICING SET	
Revisions:		
No.	Date	Description

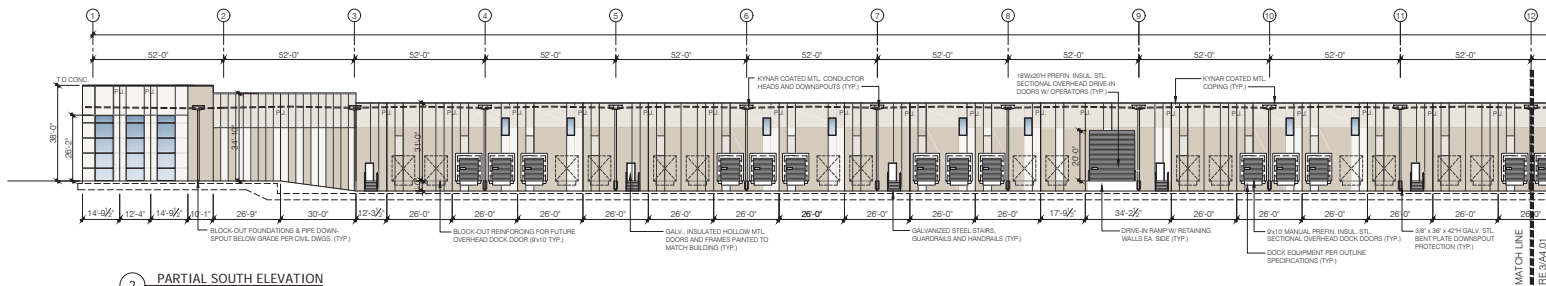
Preliminary
Not For Construction

Revised: Dean Schaeffer - Architect
Revised: Lauren No. 384

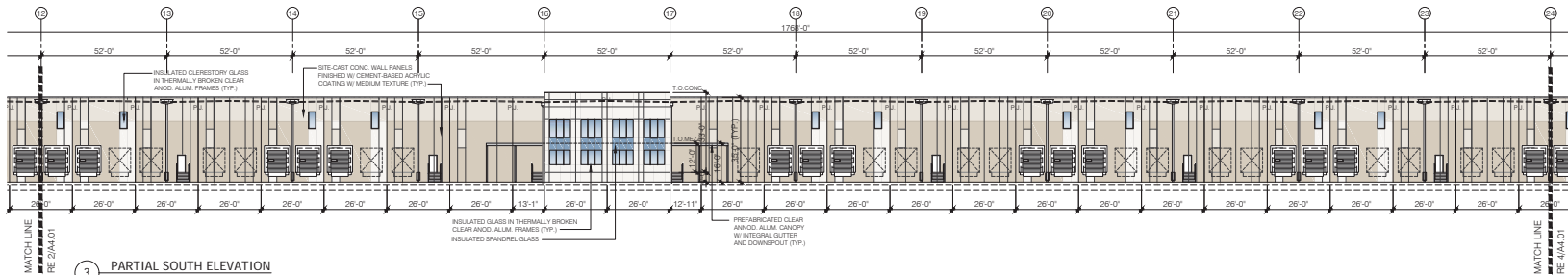
A4.04
SOUTH BUILDING ELEVATIONS



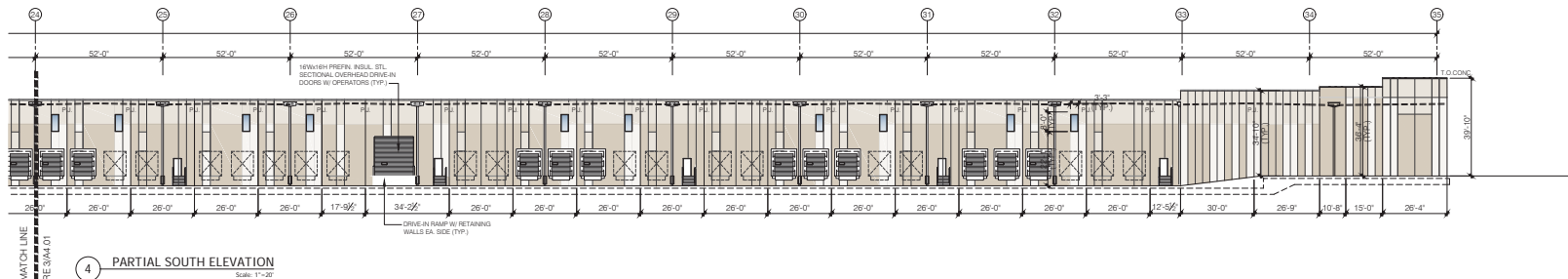
1 OVERALL SOUTH ELEVATION
Scale: 1"=20'



2 PARTIAL SOUTH ELEVATION
Scale: 1"=20'



3 PARTIAL SOUTH ELEVATION
Scale: 1"=20'



4 PARTIAL SOUTH ELEVATION
Scale: 1"=20'



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ELECTRICAL
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Project Mustang
Whole Goods Building 2

Interstate 35 and Homestead Lane
Kilgus, KS

Project No.		
Date:	12-22-17	
Issued For:	PRICING SET	
Revisions:		
No.	Date	Description

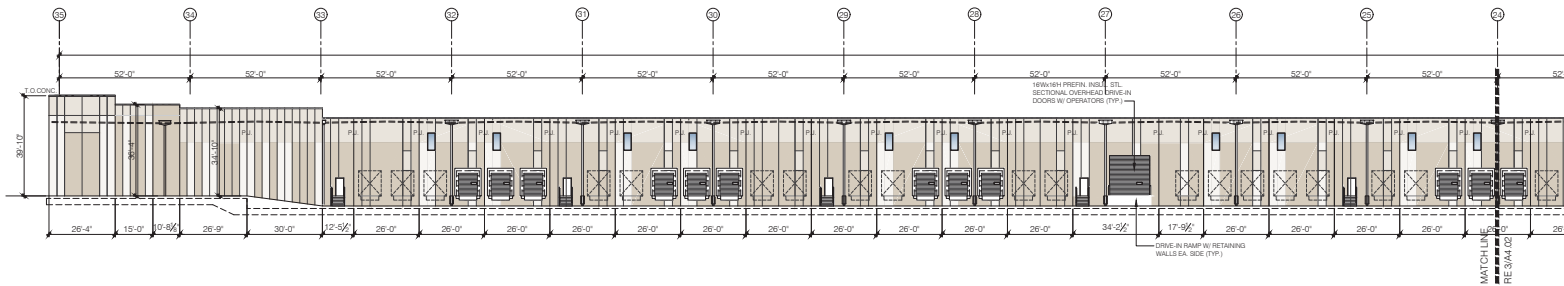
Preliminary
Not For Construction

Revised Date: 12/22/17
Revised By: 1001

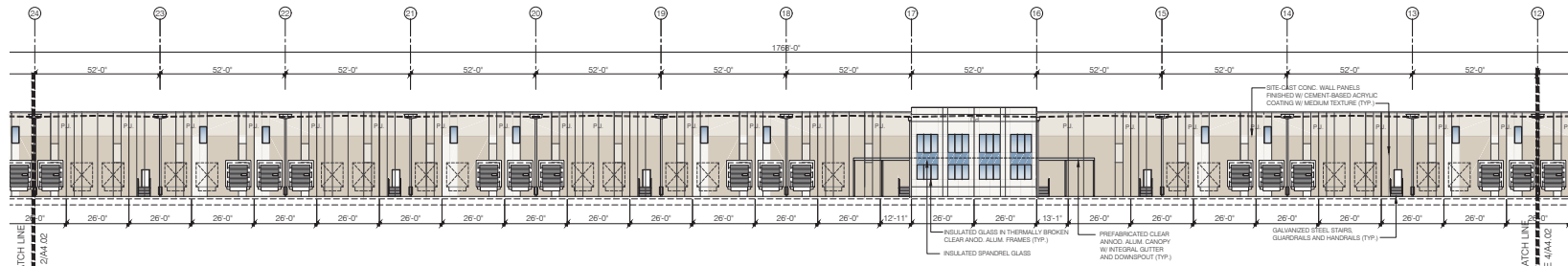
A4.05
NORTH BUILDING ELEVATIONS



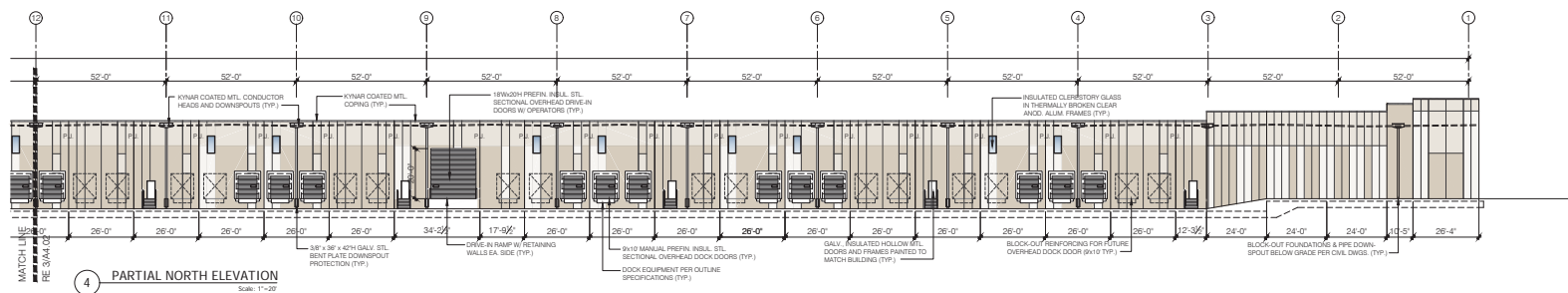
1 OVERALL NORTH ELEVATION
Scale: 1"=20'



2 PARTIAL NORTH ELEVATION
Scale: 1"=20'



3 PARTIAL NORTH ELEVATION
Scale: 1"=20'



4 PARTIAL NORTH ELEVATION
Scale: 1"=20'



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STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



Project Mustang
Whole Goods Building 2

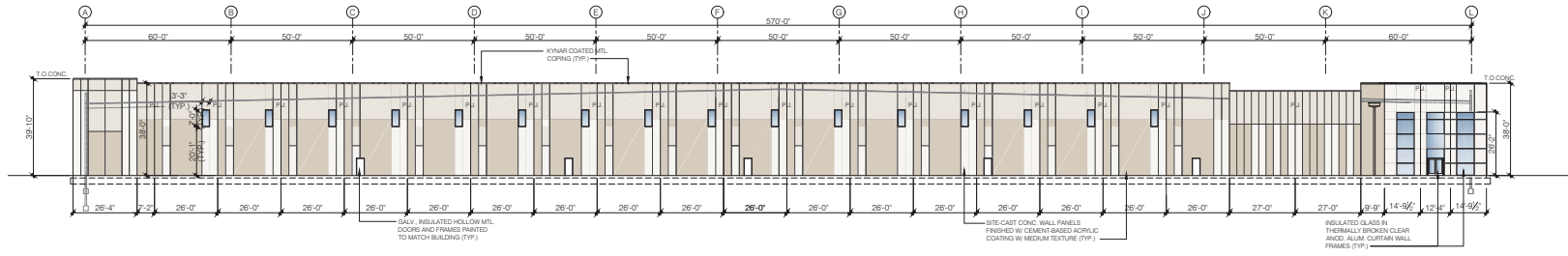
Interstate 27 and Homestead Lane
Edgemoor, KS

Project No.		
Date:	12-22-17	
Issued For:	PRICING SET	
Revisions:		
No.	Date	Description
_____	_____	_____
_____	_____	_____
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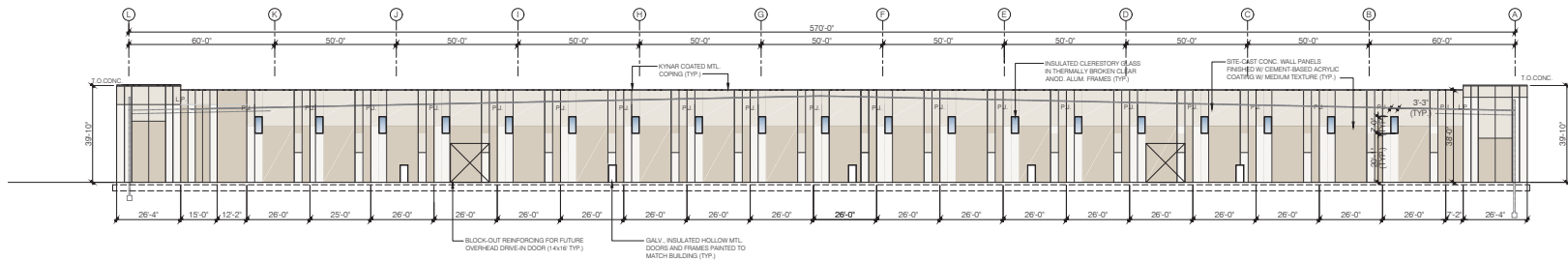
Preliminary
Not For Construction

Revoked Dean Schaeffer - Architect
Kansas License No. 3894

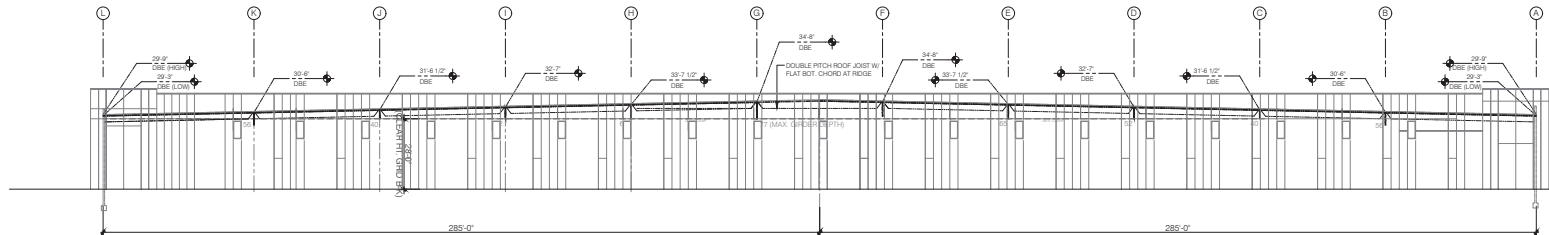
A4.06
EAST & WEST ELEVATIONS



1 WEST ELEVATION
Scale: 1/16" = 1'-0"



2 EAST ELEVATION
Scale: 1/16" = 1'-0"



3 BUILDING SECTION
Scale: 1/16" = 1'-0"



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STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



Project Mustang Maint. Building 3

Interstate 27 and Homestead Lane
Edgemoor, KS

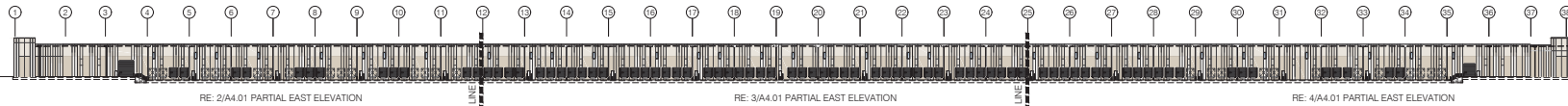
Project No.		
Date:	12-22-17	
Issued For:	PRICING SET	
Revisions:		
No.	Date	Description

Preliminary
Not For Construction

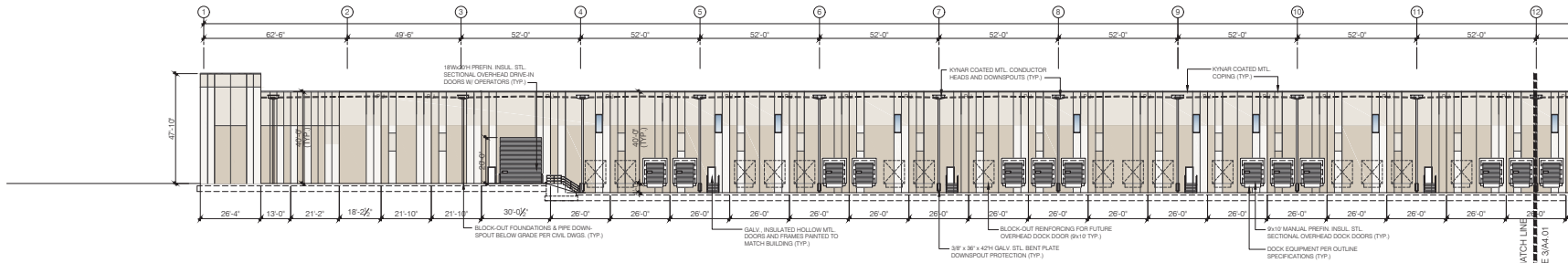
Revised: Dean Schaeffer - Architect
Revised: Lauren No. 389

A4.07

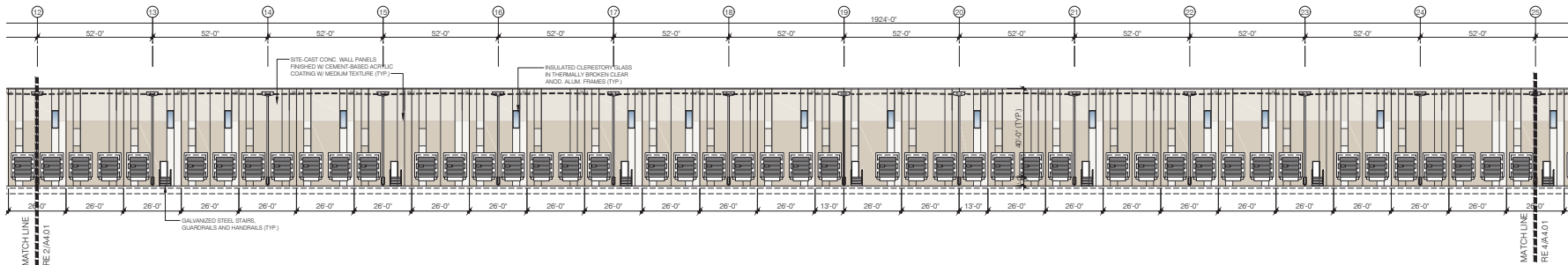
SOUTH BUILDING ELEVATIONS



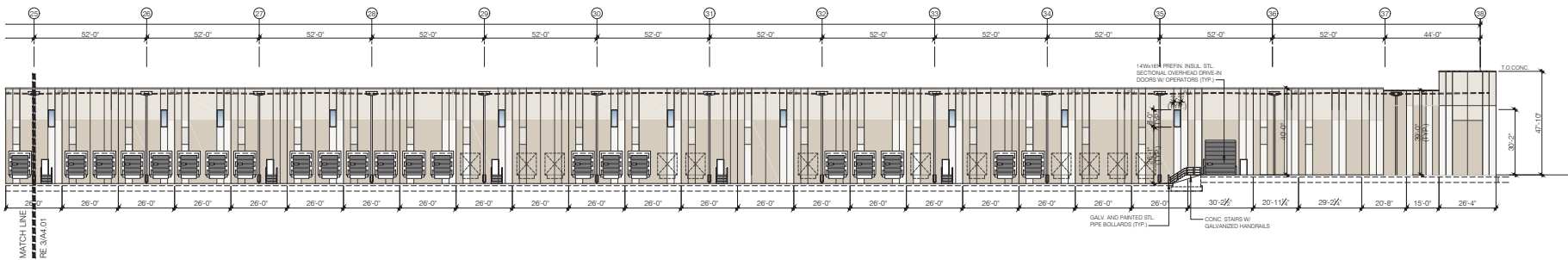
1 OVERALL EAST ELEVATION
Scale: 1"=20'



2 PARTIAL EAST ELEVATION
Scale: 1"=20'



3 PARTIAL EAST ELEVATION
Scale: 1"=20'



4 PARTIAL EAST ELEVATION
Scale: 1"=20'



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LANDSCAPE RENAISSANCE INFRASTRUCTURE CONSULTING
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STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



Project Mustang
Maint. Building 3

Interstate 27 and Homestead Lane
Edgemoor, KS

Project No.		
Date:	12-22-17	
Issued For:	PRICING SET	
Revisions:		
No.	Date	Description

Preliminary
Not For Construction

Revised: Dean Schaeffer - Architect
Revised: Lauren No. 3054

A4.08
NORTH BUILDING ELEVATIONS

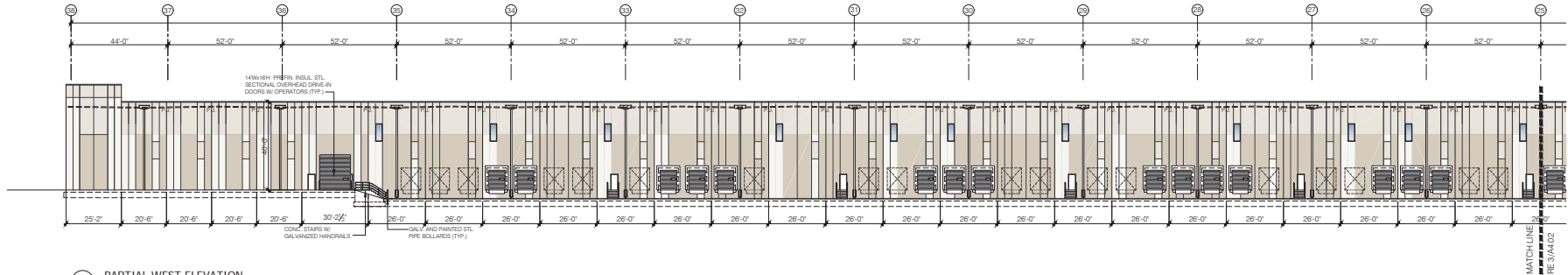


RE: 2/A4.02 PARTIAL WEST ELEVATION

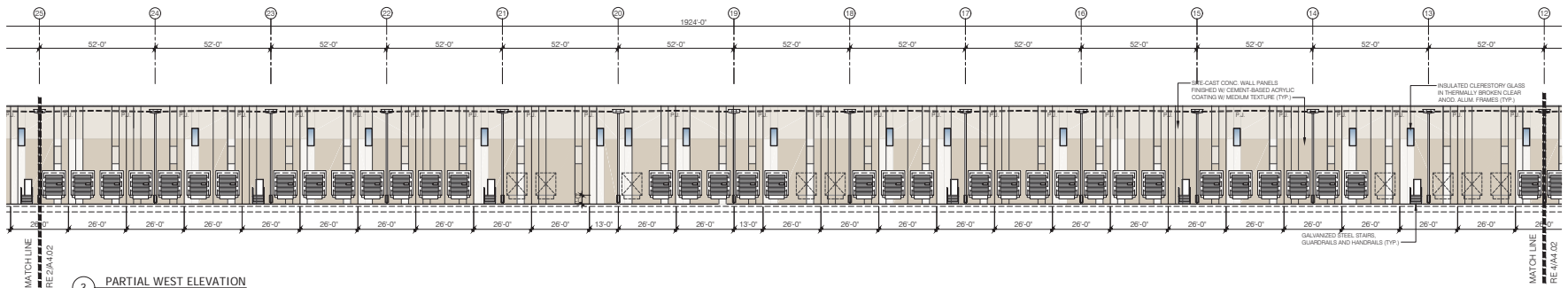
RE: 3/A4.02 PARTIAL WEST ELEVATION

RE: 4/A4.02 PARTIAL WEST ELEVATION

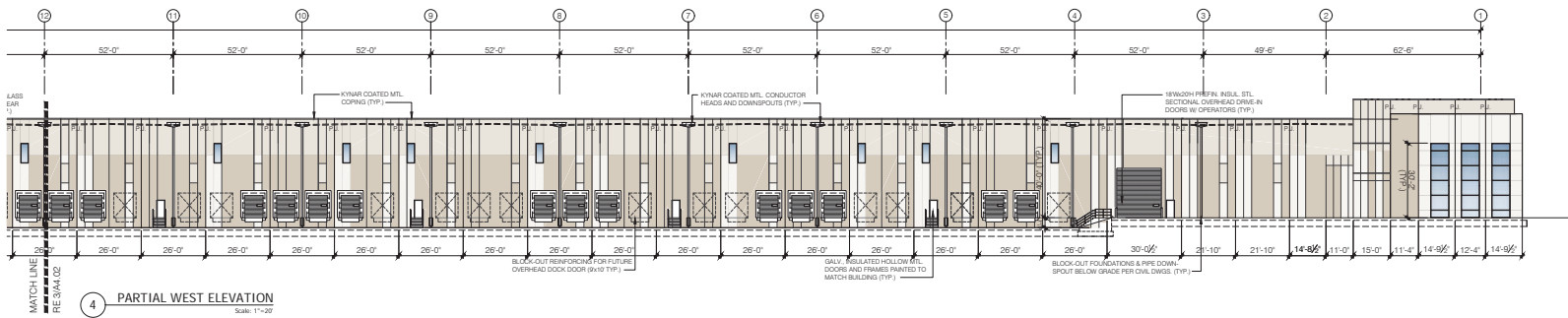
1 OVERALL WEST ELEVATION
Scale: 1"=20'



2 PARTIAL WEST ELEVATION
Scale: 1"=20'



3 PARTIAL WEST ELEVATION
Scale: 1"=20'



4 PARTIAL WEST ELEVATION
Scale: 1"=20'



NorthPoint
DEVELOPMENT

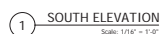
Interstate 25 and Homestead Lane
Boulder, CO

Project No. _____
 Date: 12.22.17
 Issued For: PRICING SET
 Revisions:
 No. Date Description

Preliminary
Not For Construction

Ronald Dean Schausenck - Architect

A4.09
EAST & WEST ELEVATION

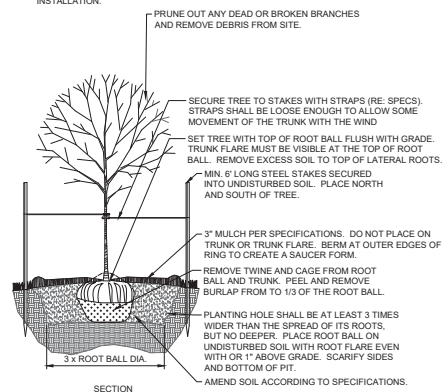






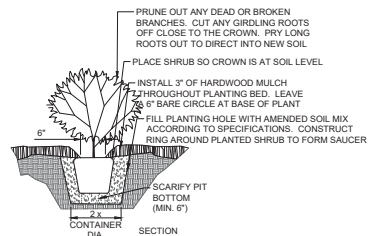
NOTES:

1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



TREE PLANTING DETAIL
NTS

NTS

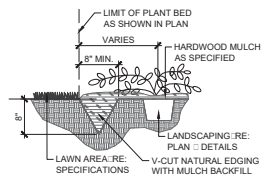


- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL

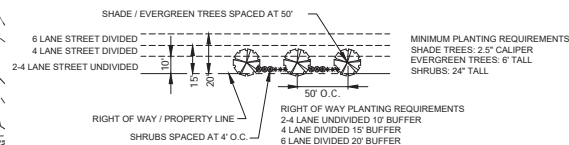
NTS

- NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS ☐ SIDEWALKS. RE: DETAIL, THIS SHEET.
 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

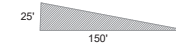


V-CUT / CULTIVATED EDGE
NTS

NTS

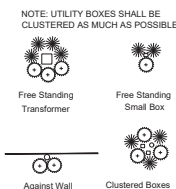
RIGHT OF WAY BUFFER

NTS



SITE TRIANGLE
PLANTING TIME TABLE
Fall 2018 - Spring 2019

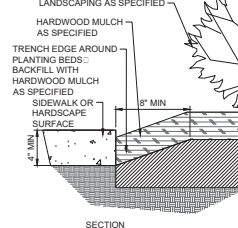
Fall 2018 - Spring 2019



Typical Utility Box Screening Details

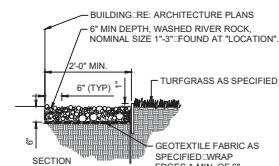
No Scale

- NOTES:
1. TRENCH ALL EDGES ADJACENT TO
SIDEWALK OR OTHER HARDSCAPE
SURFACES FOR MULCH CONTAINMENT.



MULCH CONTAINMENT DETAIL
NTS

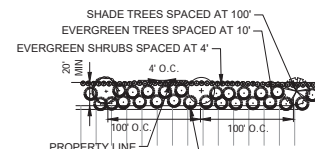
NTS



- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE
 3. ALL JOINTS SHALL BE SECURELY STAKED
 4. CONTRACTOR SHALL CUT TOP EDGES AS NEEDED TO BE PARALLEL WITH GRADE.

MOW EDGE DETAIL
NTS

NTS



PROPOSED BACK OF CURB OR BUILDING

Note: Where topography requires, evergreen trees to be placed linear to prevent trees from being placed too high or low on a slope

Site Specific Passenger Vehicle Parking Analysis

NorthPoint Development, LLC has contracted with a built to suit warehouse user on a site generally located at the northeast corner of Homestead Lane and W 207th Street, known as Project Mustang. The project is planned to be phased, with two (2) buildings being constructed initially and a third, future building to be constructed as needed. Initially, buildings 1 and 2 will be utilized as follows:

Building 1 - 1,010,000 SF warehouse building which incorporates approximately 25,000 SF of general office space and 18,500 SF of demonstration and training space within the building envelope.

Building 2 – 1,005,000 SF warehouse building which incorporates minor office and break area components more typical of standard storage warehouse uses.

Building 1 (1,010,000 SF)

Of the two initial warehouse buildings to be constructed, Building 1 will have the higher demand for passenger vehicle parking. Based upon our discussion with the beneficial user, it is determined that 300 passenger vehicle parking stalls located at the west end of the building will be necessary to support the uses described within Building 1 for the determinable future. Future work process flows may generate up to another 150 passenger vehicle stalls (PVS), the majority of which would be constructed at the east end of Building 1. While not initially required, the stalls have been shown on the site plan to be constructed as needed. The user anticipates the breakdown of the initial 300 vehicle stalls to be as follows:

Use	Current Need
General Office (incl. visitors)	150
Demonstration/Training	100
Warehouse	50
Total	300

Parking Provided 486 (as shown on preliminary site plan)

Parking Required* 505 (1 stall per 2,000 SF of building area)

*per section 5.2.K.3 of the City of Edgerton, Kansas Unified Development Code

Building 2 (1,005,000 SF)

Building 2 will have a lower demand for passenger vehicle parking. Based upon our discussion with the beneficial user, it is determined that 60 PVS located at the west end of the building will be necessary to support the uses described within Building 2 for the determinable future. Future work process flows may generate up to 100 additional stalls. Additional stalls are shown on the site plan based upon the beneficial user's projected needs and are generally split with equivalent amounts of parking stalls located at both the east and west ends of the building. While not initially required, the stalls have been shown on the site plan to be constructed as needed.

Parking Provided 264 (116 East / 148 West) (as shown on preliminary site plan)

Parking Required* 503 (1 stall per 2,000 SF of building area)

*per section 5.2.K.3 of the City of Edgerton, Kansas Unified Development Code

Building 3 (1,000,000 SF)

Currently, the specific programming and use within the building is unknown. Specific analysis of needed passenger vehicle parking will be further studied closer to construction of the building and in conjunction with Final Site Plan approvals to affirm the parking count shown on the plan is sufficient for their needs.

Parking Provided 261 (as shown on preliminary site plan)

Parking Required* 500 (1 stall per 2,000 SF of building area)

*per section 5.2.K.3 of the City of Edgerton, Kansas Unified Development Code

Per Article 5 of the City of Edgerton, Kansas Unified Development Code (Article 5.2.K.3), buildings in excess of 100,000 square feet or users with specific parking needs may provide an independent parking study to the City for approval. Each of the above described buildings is over the minimum size requirement set forth within the development code and qualifies for an independent parking study.

This letter shall serve as such study, based upon the operational needs and the recommendations of the beneficial user of the campus. We respectfully request approval of this letter in satisfaction of the above referenced development code requirement.

NORTHPOINT DEVELOPMENT, LLC

John Thomas

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