

EDGERTON PLANNING COMMISSION
REGULAR SESSION AGENDA **AMENDED**
Edgerton City Hall
April 14, 2020
7:00 P.M.

To reduce the spread of COVID-19, Edgerton City Hall is closed to the public **EXCEPT FOR DURING OPEN PUBLIC MEETINGS.**

In compliance with the guidance issued by the State of Kansas Attorney General, the City of Edgerton remains subject to the Kansas Open Meetings Act (KOMA) and is taking actions as necessary and reasonable under the circumstances of the emergency declaration to advance the conduct of governmental affairs and ensure the transaction of government business is open to the public.

Any resident wishing to attend Planning Commission meetings may do so and is required to practice the social distancing guidelines as established by the State of Kansas and Center for Disease Control (CDC). The room will be set up to be in compliance with these requirements. The Planning Commission members will not be physically present in the room.

Any member of the public wishing to provide comments about an agenda item without attending the meeting in person may do so by email to Chris Clinton (cclinton@edgertonks.org).

If you are unable to email the comments, you may call the following number, and staff will report your comment on your behalf. (913) 893-6231. Any comments should be submitted by phone or email by 4:00 PM on the day of the scheduled meeting.

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. **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.)

A. MINUTES

Consideration of the Planning Commission meeting minutes for March 10, 2020.

B. TEMPORARY CONSTRUCTION USE FOR INLAND PORT VII BATCH PLANT – APPLICATION TU2020-01

Consideration of Application TU2020-01 for renewal of TU2019-08 Temporary Construction Use for Inland Port VII located at 30901 W 185th Street.

Applicant: Concrete Strategies LLC
Agent: Steve Schuering

C. REVISED FINAL SITE PLAN FOR INLAND PORT XII – APPLICATION FS2020-

02

Consideration of Application FS2020-02 for a Revised Final Site Plan of FS-11-06-2014, Inland Port XII located at 30801 W 191st Street.

Applicants: Kadean Construction and NorthPoint Development

Agents: Justin Waters, Kadean Construction and Brett Powell, NorthPoint Development

5. **NEW BUSINESS**

D. TAX INCREMENT FINANCING (TIF) RESOLUTION

Consideration of Resolution No. 04-14-20A Approving of the TIF District located on the east side of Homestead Lane at Interstate 35 (I-35).

6. Future Meetings

- Regular Session – May 12, 2020 at 7:00 PM

7. Adjourn

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
March 10, 2020

The Edgerton Planning Commission met in regular session with Vice Chair Tim Berger calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Commissioner Jeremy Little, Commissioner Deb Lebakken, Commissioner Charlie Crooks, and Vice Chair Tim Berger. Chair John Daley was absent from the meeting. Also present were City Administrator Beth Linn, Mayor Donald Roberts, Development Services Director Katy Crow, and Planning and Zoning Coordinator/City Clerk Chris Clinton.

The Planning and Zoning Coordinator/City Clerk announced a quorum was present.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on February 11, 2020 were considered.

REVISED FINAL SITE PLAN FOR ON THE GO TRAVEL CENTER – APPLICATION FS2020-01

Application FS2020-01 for a revised Final Site Plan for On the Go Travel Center, FS2019-04, was considered.

Mr. Little motioned to approve the consent agenda; Ms. Lebakken seconded the motion. The consent agenda was approved, 4-0.

FUTURE MEETING

Ms. Linn informed the Planning Commission United Community Services (UCS) is conducting a county wide housing study regarding affordable housing. Cities across Johnson County have agreed to be apart of the study. UCS will be holding four (4) community listening sessions in different geographical locations throughout the County. USC is requesting one Planning Commissioner and one Councilmember from each municipality to attend the closest session. Ms. Linn invited one Planning Commissioner to attend the listening session on Wednesday, April 1, 2020 from 7 PM to 8 PM. This would help this area of the county create a housing strategy tailored to the goals of the Southwest portion of Johnson County. Mayor Roberts added that Johnson County has next to no affordable housing and this study will aid in relieving the need for it. He stated grants were made available for this study and could be shared with neighboring states. Vice Chair Berger volunteered to attend the listening session. Ms. Linn stated once the location is finalized, she will forward the information to him.

Ms. Linn said on April 2, 2020, the Johnson County Sheriff's office will be holding a Town Hall meeting. This would allow the Planning Commission and members of the public to meet with Master Deputy Brad Johnson.

The next meeting is scheduled for April 14, 2020 at 7:00 p.m.

ADJOURNMENT

Motion by Ms. Lebakken to adjourn the meeting, Mr Crooks seconded. Motion was approved, 4-0.

The meeting adjourned at 7:06 p.m.

Submitted by: Chris Clinton, Planning and Zoning Coordinator/City Clerk

STAFF REPORT

Date: April 14, 2020
To: Edgerton Planning Commission
From: Chris Clinton, Planning and Zoning Coordinator
Re: Consider Approval of Temporary Construction Activities **Application TU2020-01** to renew Application TU2019-08 on property located at 20520 Waverly Road - Concrete Batch Plant use for construction of Inland Port VII (IP VII)

BACKGROUND INFORMATION

Article 9, Section 9.6E of the Unified Development Code 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 staff.

MATTER TO BE CONSIDERED

On April 9, 2019 the Planning Commission approved a request from Concrete Strategies (CSI) to conduct concrete batch plant operations on property located at 20520 Waverly Road for use in the construction of building IP 51 – Hostess Distribution Center. Permission for these activities was granted with an ending date of June 20, 2020. On August 13, 2019 the Planning Commission approved a request from CSI to utilize this same batch plant to provide concrete to the Phase II rebuild of 207th Street east of Waverly Road. The Planning Commission approved another request from CSI to use the batch plant to construct IP VII on October 8, 2019. These temporary construction uses were all set to expire on April 30, 2020 in conjunction with the expiration of the applicant's permit with the Kansas Department of Health and Environment (KDHE).

On March 17, 2020 City Staff received an application from CSI to utilize the batch plant to continue providing concrete for the construction of IP VII located at 30901 W 185th Street. As part of the request, they have provided correspondence from KDHE which states CSI's permit with them does not expire unless there are changes to the equipment. CSI states there have been no equipment changes.

The property where the batch plant is located is owned by Wellsville Farms, LLC. This property is considered part of Logistics Park Kansas City Phase II. Because this property is privately owned, the property owner's permission is required for temporary construction activities, as allowed by Article 9, Section 9.6E of the Unified Development Code, to occur on that property. With their application, CSI provided a letter from NPD on behalf of Wellsville Farms, LLC dated September 10, 2019. The conditions stipulated by the owner include a fixed end date of November 1, 2020, the restriction that the batch plant only be used for projects for which

explicit permission is granted (IP VII in this case), and the right to evict CSI from the property at any time with 30 days advance notice.

As part of their application, CSI has indicated typical operating hours would be from 6:00 AM to 5:00 PM. However, overnight operations from 10:00 PM to 9:00 AM are requested during warmer months. Applicant has indicated that ambient temperature, wind speeds, solar radiation, and low humidity are all factors which can impair the quality of concrete by accelerating the rate of moisture loss and rate of cement hydration. These conditions are weather dependent. Applicant has agreed to keep City Staff updated with any schedule changes.

The proposed haul route to the project site with mixed concrete will be south on Waverly Road to 207th Street, west on 207th Street to Homestead Lane, east on 191st Street, and north on Waverly Road. Access to the IP VII site will be from Waverly Road, not 185th Street. A map of the haul route has been provided with the application. Raw materials deliveries will use Homestead Lane south to 207th Street, east to Waverly Road and then north to the plant entrance.

As was required on the prior approval for batch plant use, the applicant is required to maintain Waverly Road between the batch plant haul route road and 207th Street. Applicant is also required to provide dust remediation on all haul roads used for the project. Applicant has stated agitator and mixer trucks will be used during this project. Applicant has stated they will clean trucks off on construction site during pours and any concrete dribbled onto City roads will be immediately swept. Applicant has stated all trucks will be rinsed prior to entering public roadway and all detachable chutes will be hung and fastened before leaving the pour site. Applicant will provide personnel to monitor roadway and cleanliness of the trucks. The paving pours will require 9-10 truck per hour. Footing and site work require the least amount of hauling at 1-4 trucks per hour.

With their initial application, the applicant requested the batch plant be allowed onsite through November 1, 2020. However, no additional projects have been approved and the applicant has indicated to staff that depending upon the weather, all concrete work at IP VII should be completed by June 30, 2020. Because temporary construction uses are for active construction activities only, and not for the storage of non-operating equipment, staff is recommending the batch plant only be given permission to operate through September 1, 2020.

On April 6, 2020 the applicant updated their request to propose that upon completion of IP 7 or July 1, 2020 whichever comes first, they would notify the City of Edgerton of any intentions for future use, with application for upcoming projects being made by July 23, 2020, or a plan to demobilize the plant by September 1, 2020. Staff would agree to this revised plan provided that the proposed project be a fully completed site plan application submitted for Planning Commission approval at the September 2020 Planning Commission meeting. The applicant is required to fully restore the site to its original condition prior to batch plant installation, including the planting of seed to deter possible erosion onto adjacent properties and roadways. This site restoration must be completed within 30 days of the batch plant disassembly or by September 30, 2020, whichever comes first.

STAFF RECOMMENDATION

Staff recommends **approval** of batch plant Application **TU2020-01** for property located at 20520 Waverly Road for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by Concrete Strategies, Inc. for operation of a concrete batch plant for the construction of IP VII subject to the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations for the City of Edgerton, including traffic control signage;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or any other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with all City regulations and policies related to the tracking of debris onto public streets. Applicant agrees to not trail concrete onto paved roadways used for haul route and will clean up any spillage due to the improper use/cleaning of equipment;
8. Any damage caused to any public infrastructure along the haul route due to concrete operations is the responsibility of the applicant to repair;
9. Dump trucks cannot be used to transport wet concrete and all possible precautions must be taken to ensure that concrete is not dribbled onto public roadways by mixer or agitator trucks;
10. No trucks of any kind, including delivery of materials, may use Waverly Road north of the site to travel to 199th Street.
11. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
12. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan;
15. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
16. Applicant and any subcontractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
17. Hours of operation shall be limited to from 7:00 AM to 5:00 PM unless otherwise approved by staff for special weather dependent hours;
18. Applicant shall maintain a valid City of Edgerton Business License;
19. This Temporary Construction Use is only for the continued construction of IP VII. Should any other projects be awarded to the applicant, a new Temporary Construction Use permit must be obtained including a new permission letter from the owner;

20. Permission for temporary construction activities is granted for a period **ending September 1, 2020, with permission subject to the revocation before that by the property owner per the letter attached or submittal of a new application for a new project (as defined in the Staff Report) by July 23, 2020; and**
21. **By September 30, 2020 or within 30 days of the removal of the batch plant, the property must be restored to a planted condition** and no debris, equipment, concrete, gravel piles, etc. may be left behind. Applicant must contact city staff for an onsite inspection to review site conditions when the property is vacated. Failure to do so may result in disapproval of future activities.

ATTACHMENTS

- Temporary Construction Use Application
- Request Letter
- Property Owner Permission Letter
- Explanation of Activities
- Map of Haul Route
- Site Map
- Letter from Johnson County Department of Health and Environment
- KDHE Correspondences
- Stormwater Pollution Prevention Plan
- KDHE Permit

☐ NEW/EXPIRED PERMIT (\$500)☐ AMENDED APPLICATION (\$250)PROJECT NAME: Batch PlantLOCATION OR ADDRESS OF SUBJECT PROPERTY: 20520 Waverly Rd Edgerton, KS 66021LEGAL DESCRIPTION: Concrete Batch PlantCURRENT ZONING ON SUBJECT PROPERTY: Com. CURRENT LAND USE: Temporary Batch PlantTOTAL AREA: 3 ACRESAPPLICANT NAME(S): Steve Schuering PHONE: 314-462-2694COMPANY: Concrete Strategies EMAIL: Schuering@concretestrategies.comMAILING ADDRESS: 2199 Innerbelt Business Center Dr St. Louis, MO 63114
Street City State ZipPROPERTY OWNER NAME(S): Nathaniel Hagedorn PHONE: 816-888-7380COMPANY: North Point DevelopmentMAILING ADDRESS: 4825 NW 41st street, Suite 500 Riverside, MO 64150
Street City State ZipEXPLANATION OF ACTIVITIES: Concrete ProductionSIGNATURE OF OWNER OR AGENT: 

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

FOR OFFICE USE ONLYApplication No.: _____ Application Fee Paid: \$ _____ Date Paid: _____ Receipt #: _____
Planning Commission Meeting Date: _____

Received By: _____

March 16, 2020

Ms. Katy Crow
Development Services Director
City of Edgerton
404 East Nelson
Edgerton, KS 66021

Re: Temporary Batch Plant Request

Dear Ms. Crow,

This letter serves as request for the City's approval of Concrete Strategies LLC for use of our temporary concrete batch plant operation on 20520 Waverly Road.

Original correspondence outlined April 30, 2020 being the expiration of KDHE permit. Upon further communication to extend permit timeframe, KDHE advised that there is no expiration unless there have been any changes to the equipment (adding capacity). Concrete Strategies confirmed with KDHE the plant remains unchanged.

Therefore, Concrete Strategies respectfully requests the City add this item to the April Planning Commission session, and that the City recommend the approval of the referenced plant for temporary construction activities through November 1, 2020. This is consistent with the timeframe established by Northpoint, allows for usage through the completion of IP7 project, and allows for a timeframe for extension for future projects (Rhino, Bulldog, Yard, IP10, etc).

Attached to this submittal you can find: Northpoint approval, site plan, batch plant operation overview, current haul route, KDHE permit correspondence, KDHE permit, SWPPP.

We appreciate your consideration of this request and if we can be of further assistance, please contact us.

Sincerely,



Steve Schuering
Director Operations - KC

Attachments:

Site plan, Northpoint approval, KDHE Permit, SWPPP

CC: Jim Berry, Concrete Strategies, Inc.
Joe Vitale, Concrete Strategies, Inc.

September 10, 2019

City of Edgerton, KS
404 East Nelson, Edgerton, KS 66021
Attn: Katy Crow - Development Services Director

RE: Concrete Batch Plant – Near 207th St and Waverly Rd.

Dear Katy:

As the representative for NPD Management, LLC (Manager) on behalf of Wellsville Farms, LLC (Owner) please consider this letter the written permission for Concrete Strategies, LLC (CSI), their subsidiaries or subcontractors to implement a concrete batch plant for the purpose of constructing Inland Port VII. Permission is granted with the following conditions.

Condition 1: The permitted term expires on November 1, 2020.

Condition 2: The batch plant can be used only for projects for which explicit permission has been provided by NPD Management. Permission is being provided by way of this letter for the Inland Port VII listed above.

Condition 4: NPD Management, LLC reserves the right to cancel any written or implied agreement related to the permission of CSI to utilize the noted property for the purpose of operating a concrete batch plant at any time during allotted term, provided a minimum of 30 days' notice of eviction is provided to CSI.

Respectfully,



Nathaniel Hagedorn
NorthPoint Development, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Request for Temporary Construction Activities:

Concrete Strategies request their mobile concrete batch plant to remain at the current location of 20520 Waverly Rd Edgerton, KS.

Traffic Routes:

- Trucks would leave the batch plant site on Waverly road and head south to 207th street, west on 207th street to Homestead lane, north on Homestead lane to 191st street, east on 191st street to Waverly road, north on Waverly road to the construction entrance of Inland Port 7.

Haul Frequency:

- Paving pours will require 9-10 trucks
- Footings and Site Work pours will require 1-4 trucks

Concrete Trucks:

- All trucks (mixers and agitators) are licensed, insured and DOT inspected.
- All drivers must have a valid Commercial Driver License.
- All trucks will be cleaned of any loose or fresh concrete prior to touching public roadways.
- Any detachable chutes must be hung and fastened prior to touching public roadways

Road Cleaning

- A street sweeper will be available at the batch plant to clean the roadway if any concrete dribbles occur. Concrete strategies will monitor the roadways throughout concrete operations. Any issues will be addressed immediately.

Hours of Operation:

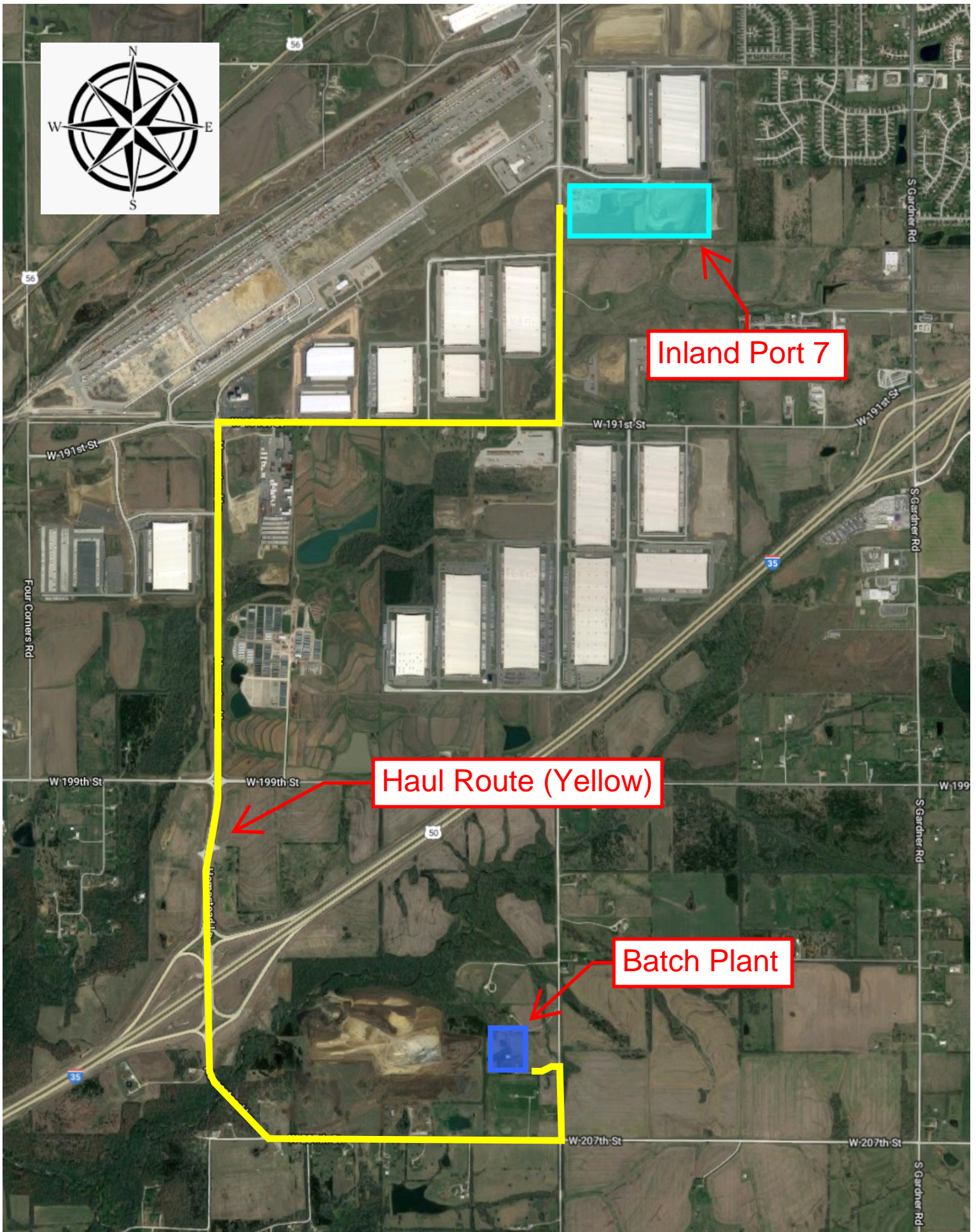
- Typical Hours – Monday through Friday 6:00 am to 5:00 pm
- Overnight Hours - Monday through Friday 10:00 pm to 9:00 am
 - Overnight operations are based on weather conditions. Due to a combination of factors in the summer (ambient temperature, wind speeds, solar radiation, and low humidity). But generally when the ambient temperature is 80 degrees or higher, it can impair the quality of concrete by accelerating the rate of moisture loss and rate of cement hydration.
 - Typical time frame for overnight operations would be June through September. But it can extend further due to unpredictable weather conditions.
- Hours of operation will vary depending of job schedule. Weekend operations are infrequent.
- We will keep the city of Edgerton's staff informed and updated with our schedule pour times

Material Deliveries:

- All material deliveries will use Homestead Lane to 207th street, East on 207th street to Waverly road, North on Waverly road to the Batch Plant Site Entrance.

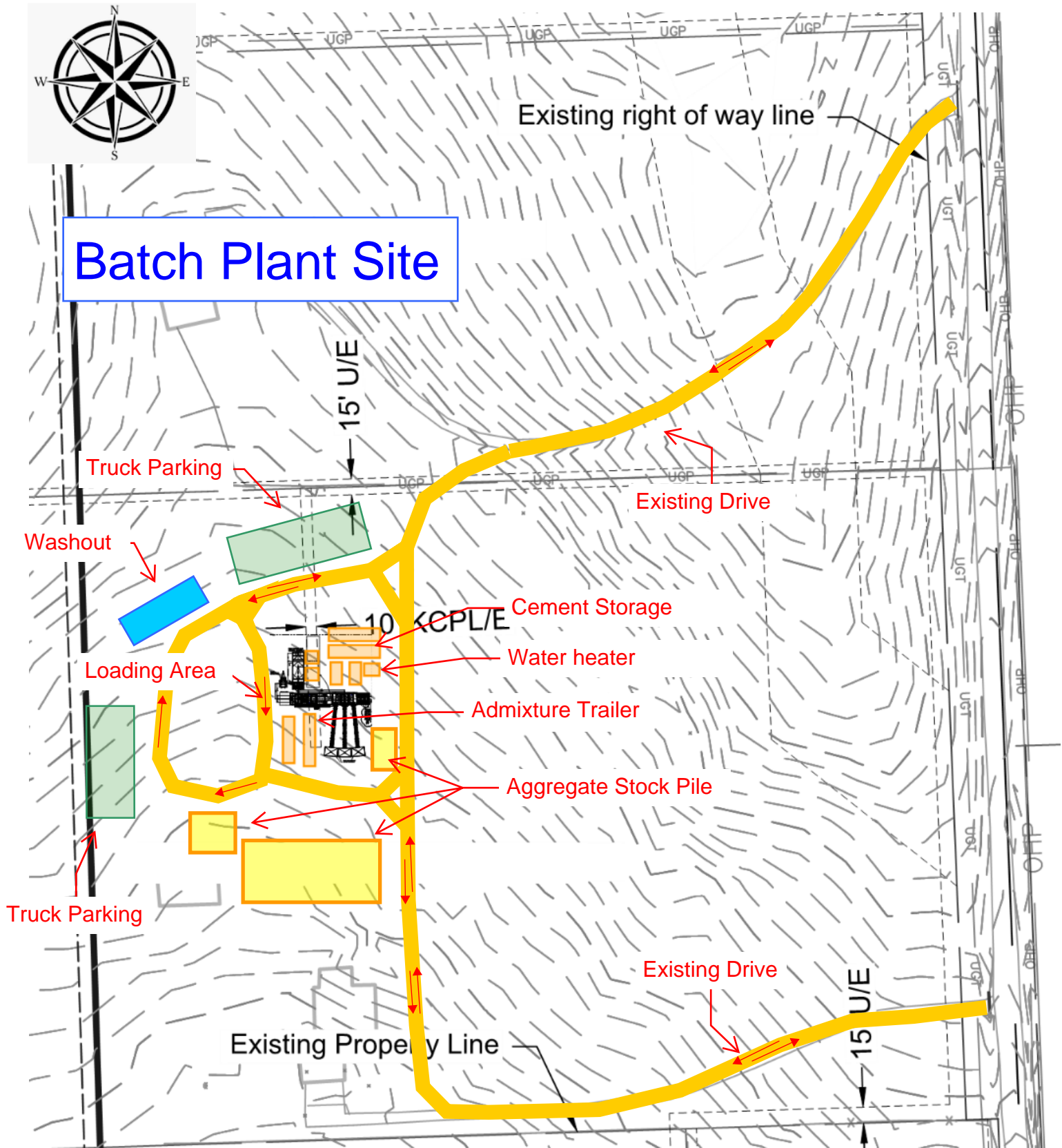
Upcoming Prospective Projects:

- Project Bulldog, Project Rhino, Project Yard, Inland Port 10, Inland Port 52, etc





Batch Plant Site



JOHNSON COUNTY
KANSAS
Health & Environment

March 30, 2018

Mr. Rodney Mills
Concrete Strategies, LLC
2199 Innerbelt Business Center
St. Louis, MO 63114

Re: Relocation of concrete batch plant, #7770938

Dear Mr. Mills:

On March 13, 2018, the Johnson County Department of Health and Environment (JCDHE) was notified by Heider Environmental Consulting on your behalf that your firm's concrete batch plant would be relocated to 20520 Waverly Road, Edgerton, Kansas. Operations of the plant at this location will begin on May 1, 2018. The equipment is expected to be in operation for approximately ten months from that date.

Having been advised of the scheduled relocation, the JCDHE, acting as the designated agent for Kansas Department of Health and Environment, considers that Concrete Strategies, LLC is in compliance with K.A.R. 28-19-9(c) Time Schedule For Compliance for installation/operation of the concrete batch plant at the above location.

When you decide to relocate this portable plant to any location in Kansas, you are required to report the move at least 10 days prior to moving the plant. If it is another location outside of Johnson County, you will need to notify KDHE in Topeka. Please send the notice to Ms. Vivien Smith at the Bureau of Air, Curtis State Office Building, Suite 310, Topeka, KS 66612-1366. The written notification shall include the plant's identification number, manufacturer and model number, description or address of the new location, and provide the estimated date of when the project should be completed.

If you have any questions, please contact Mike Boothe, Environmental Compliance Manager-Air Quality at 913-715-6939. Once the plant is operational, please send an email to Mike at michael.boothe@jocogov.org.

Sincerely,


Todd A. Rogers
Environmental Division Director *by MB*

TR\MB\cmd\G:\Environmental\Admin\Air Quality\2018\Concrete Strategies relocation ltr 7770938.docx

c: Curtis Heider, Heider Environmental Consulting
Vivien Smith, Kansas Department of Health & Environment
Mike Boothe, Environmental Compliance--Air Quality

Health

11875 S. Sunset, Suite 300, Olathe, KS 66061
6000 Lamar, Suite 140, Mission, KS 66202
(913) 826-1200 • fax (913) 826-1300
TDD: 800-766-3777

jocogov.org



Environmental & Child Care Licensing

11811 S. Sunset, Suite 2700, Olathe, KS 66061
Environmental (913) 715-6900 • fax (913) 715-6970
Child Care (913) 477-8339 • fax (913) 477-8035
TDD: 800-766-3777

Jim Berry

From: Curtis Heider <heiderenv@centurytel.net>
Sent: Wednesday, January 22, 2020 11:04 AM
To: Jim Berry
Subject: [EXTERNAL] FW: Concrete Strategies portable batch plant, permit #7770938

Jim,
See KDHE's email below stating that the permit has no expiration date.
Thank you,
Curtis Heider
Heider Environmental Consulting
14 Bright Star Drive
Columbia, MO 65203
Ph: 573-445-3033
Fax: 573-445-3058
Cell: 573-639-1410
Email: Curtis@heiderenv.com

From: Vivien Smith [KDHE] [mailto:Vivien.Smith@ks.gov]
Sent: Wednesday, January 22, 2020 10:44 AM
To: Curtis Heider
Cc: 'Boothe, Michael, DHE'
Subject: RE: Concrete Strategies portable batch plant, permit #7770938

Unless there have been any changes to the equipment (adding capacity) the Air permit is valid. There is no expiration. Please notify Mike Boothe if the plant relocates. There may be local permits that Mike can help you with.
Thank you,
Vivien

Vivien Smith
Environmental Specialist
Air Compliance and Enforcement Section
Facility Inspections, Complaints, Open Burn Exceptions
KDHE, Bureau of Air
1000 SW Jackson, Ste 310
Topeka KS 66612
785-296-0757 office

Paper forms will no longer be accepted by Bureau of Air beginning January 1, 2020. Login or create an account in the Kansas Environmental Information Management System (KEIMS) for all submissions.
<http://www.kdheks.gov/bar/keims-BOA.html>

This electronic communication is from the Kansas Department of Health and Environment and may contain information that is confidential, privileged and intended only for the use of the recipient named above. If you are not the intended recipient or the employee or agent responsible for delivering this information to the intended recipient, unauthorized disclosure, copying, distribution or use of the contents of this transmission is strictly prohibited. If you have received this message in error, please notify the sender immediately at the following email address: vivien.smith@ks.gov or by calling 785-296-0757 and delete the email. Thank you.

From: Curtis Heider [<mailto:heiderenv@centurytel.net>]
Sent: Wednesday, January 22, 2020 10:35 AM
To: Vivien Smith [KDHE] <Vivien.Smith@ks.gov>
Cc: 'Boothe, Michael, DHE' <Michael.Boothe@jocogov.org>
Subject: RE: Concrete Strategies portable batch plant, permit #7770938

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello Vivien,
Concrete Strategies is bidding on another project in the area and would like to know if their permit is good for another year or if they need to do anything to extend their permit through 2021.
Thank you,
Curtis Heider
Heider Environmental Consulting
14 Bright Star Drive
Columbia, MO 65203
Ph: 573-445-3033
Fax: 573-445-3058
Cell: 573-639-1410
Email: Curtis@heiderenv.com

From: Vivien Smith [KDHE] [<mailto:Vivien.Smith@ks.gov>]
Sent: Tuesday, March 12, 2019 4:50 PM
To: Curtis Heider
Cc: Boothe, Michael, DHE
Subject: RE: Concrete Strategies portable batch plant, permit #7770938

I apologize for not being clear, Concrete Strategies may continue operations at the 20250 Waverly Road location.
Thanks for checking in!
Vivien

Vivien Smith
Environmental Specialist
Air Compliance and Enforcement Section
Facility Inspections, Complaints, Open Burn Exceptions
KDHE, Bureau of Air
1000 SW Jackson, Ste 310
Topeka KS 66612
785-296-0757 office

From: Curtis Heider [<mailto:heiderenv@centurytel.net>]
Sent: Tuesday, March 12, 2019 1:13 PM
To: Vivien Smith [KDHE] <Vivien.Smith@ks.gov>
Subject: FW: Concrete Strategies portable batch plant, permit #7770938

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello Vivien,

Concrete Strategies was wondering whether they need to wait for your letter approving the extension of their permit or whether they can go ahead and operate their plant. If they still need to wait, how soon do you expect the letter to be issued?

Thank you,

Curtis Heider

Heider Environmental Consulting

14 Bright Star Drive

Columbia, MO 65203

Ph: 573-445-3033

Fax: 573-445-3058

Cell: 573-639-1410

Email: Curtis@heiderenv.com

From: Curtis Heider [<mailto:heiderenv@centurytel.net>]

Sent: Wednesday, March 6, 2019 4:03 PM

To: 'vivien.smith@ks.gov'

Cc: 'Rodney Mills'; 'Jim Berry'

Subject: Concrete Strategies portable batch plant, permit #7770938

Hello Vivien,

Per your request, in regard to Concrete Strategies portable batch plant (permit #7770938), they expect to remain at their current location, 20250 Waverly Road, Edgerton, Kansas (Johnson County) until April 30, 2020.

Thank you,

Curtis Heider

Heider Environmental Consulting

14 Bright Star Drive

Columbia, MO 65203

Ph: 573-445-3033

Fax: 573-445-3058

Cell: 573-639-1410

Email: Curtis@heiderenv.com

STORM WATER POLLUTION PREVENTION PLAN

**prepared
May 20, 2019**

for

**Concrete Strategies, LLC
20250 Waverly Road
Edgerton, KS 66021**

Prepared By:

**Heider Environmental Consulting
14 Bright Star Drive
Columbia, MO 65203
(573) 445-3033**



STORM WATER POLLUTION PREVENTION PLAN

**prepared
May 20, 2019**

for

**Concrete Strategies, LLC
20250 Waverly Road
Edgerton, KS 66021**

Prepared By:

**Heider Environmental Consulting
14 Bright Star Drive
Columbia, MO 65203
(573) 445-3033**

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ATTACHMENTS

Attachment A	TOPOGRAPHIC MAP
Attachment B	AERIAL PHOTO & SCALED MAPS SHOWING SITE DETAILS
Attachment C	COPY OF NOI AND ASSOCIATED CORRESPONDENCE
Attachment D	COPY OF PERMIT
Attachment E	INSPECTION FORMS
Attachment F	EMPLOYEE TRAINING OUTLINE & RECORDKEEPING FORM
Attachment G	INCIDENT RECORDKEEPING FORM
Attachment H	ADDITIVES LOG
Attachment I	COPIES OF DISCHARGE MONITORING REPORTS

SECTION 1: FACILITY DESCRIPTION AND CONTACT INFORMATION

1.1 Facility Information

Facility Name and Address:

Concrete Strategies, LLC
20250 Waverly Road
Edgerton, Kansas 66021

County: Johnson County
Permit No.: General permit G-CONC-2017-1 (a Notice of Intent is being submitted for this site)
Latitude: 38.756798°N
Longitude: 94.948016°W
Method: Via <https://getlatlong.net/>.
Area: 2.82 acres.

Note: This facility is not a "Federal Facility" and is not located in "Indian Country".

Discharge Information:

Note: Storm water is not discharged into an "MS4".

Receiving stream for discharges: Unnamed tributary to Bull Creek.

Note: Bull Creek and its tributaries are not on the list of impaired waterways.

25-year, 24-hour rainfall event for this location: 6.48".

Primary SIC Code: 3273
MSGP Sector E, Subsector E2

Secondary SIC Code: NA

1.2 Contact Information/Responsible Parties

Facility Operator: Concrete Strategies, LLC
20250 Waverly Road
Edgerton, KS 66021
Ph.: 913-680-5385
Email: berryj@concretestrategies.com

Facility Owner: Concrete Strategies, LLC
2199 Innerbelt Business Center
St. Louis, MO 63144
Ph.: 314-592-2222
Email: millsr@concretestrategies.com
Fax: 314-890-7610

1.3 Stormwater Pollution Prevention Team

Jim Berry, Project Engineer

Responsibilities: Signatory authority; oversee & help conduct inspections; coordinate employee training; spill response coordinator; coordinate implementation of plan.

Reid Lenhart

Responsibilities: Help conduct inspections; help with spill response; help with implementation of plan.

John Loges

Responsibilities: Help conduct inspections; help with spill response; help with implementation of plan.

1.4 Activities at the Facility

Ready mix concrete manufacture.

1.5 General Location Map

See Attachment A.

1.6 Site Maps

See Attachment B.

SECTION 2: POTENTIAL POLLUTANT SOURCES

2.1 Industrial Activity and Associated Pollutants

Activity: Diesel storage—approximately 2,500 gallons total in two tanks.

Associated Pollutants: Oil & grease.

Activity: Lube oil & used lube oil storage—approximately 300 gallons total in a container at the NW section of the plant area.

Associated Pollutants: Oil & grease.

Activity: Fueling of vehicles.

Associated Pollutants: Oil & grease.

Activity: Sand/aggregate storage—approximately 4,800 tons total.

Associated Pollutants: Settleable solids; high pH.

Activity: Hauling sand/aggregate, cement, fuel/oil, & concrete, plus sand/aggregate storage piles.

Associated Pollutants: Settleable solids.

Activity: Washing trucks—300 gallons total truck cleaner in a tote on the west side of the plant.

Associated Pollutants: Settleable solids.

Activity: Storage of ad-mixtures—6,500 gallons total in tanks.

Associated Pollutants: High pH.

2.2 Spills and Leaks

Areas of site where potential spills/leaks could occur:

1. Fuel storage area & lube oil storage area. Outfall affected: #1.
2. Ad-mixtures/truck wash detergent storage areas. Outfall affected: #1.

There have been no known past spills.

2.3 Non-Stormwater Discharges Documentation

Date of evaluation: April 11, 2019

Description of evaluation criteria used: Observations by project engineer, plus knowledge of permit conditions and potential discharges.

List of outfalls/onsite drainage points directly observed during the evaluation: Outfall #1.

Different types of non-stormwater discharges and source locations: Washing of central mixer and concrete trucks; however, all wash water is contained as noted below.

Action taken: A settlement basin was built to contain the wash water so that any discharged wash water will be contained. It is a plastic lined basin located to the northwest of the plant. The basin is in compliance with KDHE Industrial Waste Lagoon Requirements (K.A.R. 28-16-160 through 174). Periodically the solids are cleaned out of the basin, allowed to dry, and hauled offsite.

2.4 Salt Storage

Calcium chloride is stored in solution in a tank at the site. There are no salt storage piles at the site.

2.5 Sampling Data Summary

Copies of discharge monitoring reports are contained in Attachment H.

SECTION 3: STORMWATER CONTROL MEASURES/BEST MANAGEMENT PRACTICES (BMPS)

3.1 Minimize Exposure

Spills and leaks will be cleaned up promptly using dry methods (absorbents). Drip pans will be used under leaky vehicles/equipment when parked and repairs made in a timely manner. Calcium chloride will always be stored inside a tank or other enclosed structure. See also Sections 3.4 and 3.5 of this plan.

3.2 Good Housekeeping

The tank areas are observed whenever the tanks or vehicles are being filled. See also Section 3.11 of this plan.

Any paved areas (and any other areas where sweeping or other cleanup is practical) will be swept/cleaned up regularly to prevent a buildup of sediment, spilled cement, fly ash, aggregate (including sand and gravel), or other materials that would cause visible emissions to cross the property lines. If the plant is inactive, paved areas will be observed during monthly inspections and swept if needed to prevent visible emissions from crossing the property lines.

Cement, fly ash, and any other fine granular solids are stored in enclosed silos, hoppers, buildings, or under other covering. Any other materials will be stored in appropriate containers, which are labeled and stored in an orderly manner. A material inventory will be kept and double-checked during each quarterly inspection to insure that it is up-to-date.

3.3 Preventive Maintenance

Vehicles and equipment are observed daily during normal operations and repairs are made as necessary. While this was done onsite in the past, all maintenance and repairs are now done at a different location. Also, vehicles are serviced after every 500 hours of usage, with maintenance on other equipment performed as needed or as specified in the owner's manual, whichever is more frequent. Equipment will also be checked for any faults during the quarterly inspections.

The settlement basin is cleaned out as needed by removing settlement material, drying the material, and hauling it offsite. This basin and other structural controls will be checked during each quarterly inspection to ensure that they are working as intended.

3.4 Spill Prevention and Response

All tanks will be placed within secondary containment structures as spelled out in the site's Spill Prevention Control and Countermeasure (SPCC) Plan. Tanks and drums are labeled to show what liquid they contain. The secondary containment walls serve as a barrier between the storage area and traffic areas. While the tank areas are observed daily during normal operations, formal monthly inspections are conducted as specified in the SPCC Plan.

The SPCC Plan also contains procedures for training personnel, for containing and cleaning up any leaks, spills, etc., and for notifying the appropriate facility personnel, emergency response agencies, and regulatory agencies. Spills and leaks will be cleaned up promptly using dry methods (absorbents) and spill cleanup equipment will be kept readily accessible.

Water within secondary containment structures will be visually inspected prior to storm water being released to assure that it contains no unnatural turbidity, color, oil films, foams, settleable solids, or deposits before it is discharged. Drip pans will be used under leaky vehicles/equipment when parked and repairs made in a timely manner.

3.5 Erosion and Sediment Prevention/Controls

The terrain at the site is graded toward the outfalls. The terrain next to the outfalls and the plant is kept relatively flat to prevent erosion. Also, grass/vegetation is in place around the edges of the property.

Berms and silt fencing are located around to the outside of the site as shown in the detailed site maps. The settlement basin noted in Section 2.3 is at the northwest corner of the plant site.

3.6 Management of Runoff

As mentioned above, the terrain next to the outfall and the plant is kept relatively flat to prevent erosion. Also, the plant area is graded to ensure that all storm water in the plant area flows toward the outfall.

3.7 Salt Storage Piles or Piles Containing Salt

There are no salt storage piles at the site and no calcium chloride storage tanks.

3.8 MSGP Sector-Specific Non-Numeric Effluent Limits

Section B (page 3) of the permit list the effluent limits of 100 mg/L of total suspended solids (TSS), 15 mg/L of Oil and Grease and pH between 6.0 and 9.0, with monitoring

also required for total recoverable iron and visual water quality.

3.9 Employee Training

All employees who work in areas where industrial materials or activities are exposed to stormwater, who handle any chemicals or materials at this site, or who are responsible for implementing activities necessary to meet the conditions of this permit (e.g., inspectors, maintenance personnel), including all members of the Pollution Prevention Team, will undergo training.

Training will cover both the specific control measures at the site, and monitoring, inspection, planning, reporting, and documentation requirements in other parts of this permit. Training will also include material handling and storage as well as emergency response procedures. Training will be conducted annually and a log will be kept on which specific employees receive training.

3.10 Waste, Garbage, and Floatable Debris

Exposed areas will be kept free of waste, garbage, and floatable debris so that they are not discharged to receiving waters. Trash receptacles and recycling bins are available onsite and trash will be sent to a landfill as needed. The receptacles and bins have lids on them which are closed when they are not in use.

3.11 Dust Generation and Vehicle Tracking of Industrial Materials

All unpaved haul roads and vehicular traffic areas are watered as needed to prevent visible emissions from crossing the property lines (except on days when 0.25" or more of precipitation has occurred within the previous 24 hours, or when freezing conditions would cause such watering to be a safety hazard). Records are kept of such watering as specified in the permit.

SECTION 4: SCHEDULES AND PROCEDURES FOR MONITORING AND REPORTING

The schedules and procedures for monitoring are found in Section B (pp. 3) of General NPDES Permit G-CONC-2017-1, along with Attachment A (page 11) and page 12 of the permit. See Attachment D for a copy of this permit. Page 3 of the permit has a table of pollutant parameters to be sampled (also listed in Section 3.8 of this plan). Benchmark monitoring must be done quarterly as specified on page 3 of the permit, with additional sampling only required during the permit term if monitoring data exceed the benchmarks.

Sampling procedures: Samples will be collected within the first 60 minutes of a discharge occurring as a result of precipitation events in excess of 0.1 inches. Precipitation events include rainfall as well as run-off from the melting of frozen precipitation. Samples will be collected prior to or at the property boundary, or before the discharge enters waters of the state on the property (at outfall #1, shown on the site map). Samples will be taken to a laboratory for analysis in a timely manner, within the holding time limit specified by the lab and following their directions to keep the sample at the proper temperature and conditions so that accurate analyses can be made.

As mentioned in Section 2.3 of this plan, there will be no non-storm water discharges at this site as a containment/washout basin was built to contain the wash water so that any wash water evaporates.

Site-specific visual monitoring is detailed in Section 5 of this plan.

If, as a result of exceedances of benchmarks or for other reasons, there are any major changes to the design, construction, operation, or maintenance of this facility, this plan will be revised as appropriate.

Quarterly reports which include the results of the quarterly monitoring and inspections, including identification of any spills and releases which may have occurred during the year, will be submitted to the Kansas Department of Health & Environment (KDHE) within 28 days after the end of each quarter, as specified on page 3 of the permit. The reports shall remain on file for at least 3 years.

SECTION 5: INSPECTIONS

5.1 Routine Facility Inspections

Routine facility inspections will be performed quarterly (and within 24 hours after any event which could reasonably be expected to affect the integrity of the controls, i.e., 3" or more of rainfall within 24 hours) by qualified personnel with at least one member of the SWPPP team participating. Areas inaccessible during the inspection due to flooding shall be inspected within 72 hours of becoming accessible.

When planning the inspection, inspectors will consider the following:

1. The results of recent past visual and analytical monitoring;
2. Locations where industrial materials, residue, or trash may have or could have come in contact with storm water;
3. Locations where leaks or spills from equipment or storage containers may have occurred;
4. Entrances or exits where industrial materials, waste materials, or sediment may have been tracked offsite.
5. Locations onsite where materials may have been blown or tracked from areas not exposed to storm water to areas exposed to storm water;
6. Control measures which may need replacement, maintenance, or repair.

During an inspection, all control measures mentioned in this plan must be inspected to ensure that they are working properly, along with all outfalls. If any outfalls are inaccessible, nearby downstream locations must be inspected. Inspectors will document the following:

1. The inspection date and time;
2. The name(s) and signature(s) of the inspector(s);
3. Weather information (including flooding events) and a description of any discharges occurring at the time of the inspection;
4. Any outfall not inspected due to flooding conditions;

5. Any previously unidentified discharges of pollutants from the site;
6. Any control measures needing maintenance or repairs;
7. Any failed control measures that need replacement;
8. Any incidents of noncompliance observed (or that have the potential for pollutants entering the drainage system);
9. Any additional control measures needed to comply with the permit requirements; and
10. Any corrective action required as a result of the inspection.

5.2 Quarterly Visual Monitoring/Inspections

A visual assessment of stormwater discharges will be performed once each quarter. These samples should be collected in such a manner that the samples are representative of the stormwater discharge.

The visual assessment must be made:

1. During daylight hours. If no storm event resulted in runoff from the facility during daylight hours on normal work days during a quarter, no visual observation is required for that quarter, provided that Concrete Strategies, LLC keeps documentation (signed by the responsible official) that no observable runoff occurred during that quarter;
2. Of a sample in a clean, clear glass, or plastic container, and examined in a well-lit area;
3. On samples collected within 1 hour of an actual discharge from a storm event equal to or greater than 0.25 inch in 24 hours. If it is not possible to collect the sample within the first hour of discharge, the sample must be collected as soon as practicable after the first hour and documentation must be made as to why it was not possible to take samples within the first hour. In the case of snowmelt, samples must be taken during a period with a measurable discharge from your site; and
4. For storm events, on discharges that occur at least 72 hours (3 days) from the previous discharge: The 72-hour (3-day) storm interval does not apply if it is documented that less than a 72-hour (3-day) interval is representative for local storm events during the sampling period.

5. Qualified personnel must visually inspect the sample for the following water quality characteristics:
 - Unnatural color;
 - Odor;
 - Clarity;
 - Floatable solids;
 - Settled solids;
 - Suspended solids;
 - Foam;
 - Oil sheen; and
 - Other obvious indicators of stormwater pollution.
6. If visual observations indicate any of the above indicators of storm water pollution, a sample shall be obtained and analyzed for the pollutants specified in Sections 1.1, 2.1, and 3.8.

Results of the visual assessments must be maintained onsite with this SWPPP. At a minimum, the documentation of the visual assessment must include:

1. Sample location(s);
2. Visual assessment date and time for each sample;
3. Personnel collecting the sample and performing the visual assessment, and their signatures;
4. Nature of the discharge (i.e., runoff or snowmelt);
5. Visual quality of the stormwater discharge;
6. Probable sources of any observed stormwater contamination; and
7. If applicable, why it was not possible to take samples within the first hour.

A waiver of the visual observation requirement may be exercised if the facility is inactive and unstaffed, as long as there are no industrial materials or activities exposed to storm water. If this waiver is exercised, a certification must be maintained with this SWPPP that the facility is inactive and unstaffed and that there are no industrial materials or activities exposed to storm water.

If this facility has two or more outfalls that are believed to discharge substantially identical effluents, based on similarities of the industrial activities, significant materials, size of drainage areas, and storm water management practices occurring within the drainage areas of the outfalls, visual observations of the discharge may be conducted at just one

of the outfalls and report that the results also apply to the substantially identical outfall(s).

5.3 Annual Comprehensive Site Compliance Evaluation

Annual comprehensive site inspections must be conducted by qualified personnel with at least one member of the stormwater pollution prevention team participating in the comprehensive site inspection. See Attachment E for inspection forms.

Your comprehensive site inspections must cover all areas of the facility affected by the requirements in this permit, including the areas identified in the SWPPP as potential pollutant sources where industrial materials or activities are exposed to stormwater, any areas where control measures are used to comply with the effluent limits, and areas where spills and leaks have occurred in the past 3 years. The inspections must also include a review of monitoring data collected. Inspectors must consider the results of the past year's visual and analytical monitoring when planning and conducting inspections. Inspectors must examine the following:

Industrial materials, residue, or trash that may have or could come into contact with stormwater;

Leaks or spills from industrial equipment, drums, tanks, and other containers;

Offsite tracking of industrial or waste materials, or sediment where vehicles enter or exit the site;

Tracking or blowing of raw, final, or waste materials from areas of no exposure to exposed areas; and

Control measures needing replacement, maintenance, or repair.

Your annual comprehensive site inspection may also be used as one of the routine inspections, as long as all components of both types of inspections are included

You must document the findings of each comprehensive site inspection and maintain this documentation onsite with your SWPPP. At a minimum, your documentation of the comprehensive site inspection must include:

- The date of the inspection;
- The name(s) and title(s) of the personnel making the inspection;
- Findings from the examination of areas of your facility identified in Part 4.3.1;
- All observations relating to the implementation of your control measures including:

previously unidentified discharges from the site,

previously unidentified pollutants in existing discharges,

evidence of, or the potential for, pollutants entering the drainage system;

evidence of pollutants discharging to receiving waters at all facility outfall(s), and the condition of and around the outfall, including flow dissipation measures to prevent scouring, and

additional control measures needed to address any conditions requiring corrective action identified during the inspection.

- Any required revisions to the SWPPP resulting from the inspection;
- Any incidents of noncompliance observed or a certification stating the facility is in compliance with this permit (if there is no noncompliance); and
- A statement (see Section 6), signed by the plant owner, certifying that the inspection was prepared under his direction and is believed to be accurate.

SECTION 6: CORRECTIVE ACTIONS

Qualified personnel will review this plan whenever any of the following conditions occur:

1. An unauthorized release or discharge occurs at the facility;
2. Control measures were not stringent enough for a discharge to meet applicable water quality standards or the conditions of the NPDES permit;
3. A required control measure was never installed, was installed incorrectly, or is not being properly operated or maintained;
4. Visual observations indicate signs of storm water pollution;
5. The average of four quarterly sampling results exceeds any benchmark monitoring concentration—if less than four samples have been taken but the results are such that an exceedance is mathematically certain, this is considered to be a benchmark exceedance, triggering this review;
6. Construction or a change in the design, operation, or maintenance at the facility that modifies the type or concentration of pollutants discharged in storm water from the facility, or increases the quantity of the pollutants discharged.

Corrective actions and deadlines are as follows:

1. If an unauthorized release or discharge occurs at the facility, authorized personnel must immediately take all reasonable steps necessary to minimize or prevent the discharge of pollutants until a permanent solution is installed and made operational, including cleaning up any contaminated surfaces so that the material will not discharge in subsequent storm events.
2. If it is determined that additional changes are necessary beyond those previously implemented as noted above, repairs or new or modified controls must be installed and made operational before the next storm event, if possible, and within 14 calendar days from the time of discovery. If the 14-day deadline is infeasible, documentation must be kept as to why completion of the work is infeasible, along with a schedule for completing the work as soon as practicable but no longer than 45 days after discovery.
3. Documentation of the existence of an unauthorized release or discharge at the facility must occur within 24 hours of personnel becoming aware of such a condition. (Note: Corrective action documentation is not required to be submitted

to the KDHE.) Include the following documentation:

- A. Identification and description of the condition triggering the need for corrective action. For spills and leaks include a description of the incident including material, date/time, amount, location, reason for the spill, and any related discharges of pollutants to waters of the State.
- B. Date the condition was identified.
- C. For any spills/leaks, include response actions, the date/time clean-up completed, notifications made, staff involved, and any measures taken to prevent the recurrence of such releases.
- D. Corrective actions taken as a result of the unauthorized release/discharge, including the dates when each corrective action was initiated and completed (or is expected to be completed). If necessary, document why completion of the work is infeasible within 14 days, along with the schedule for completing the work as soon as practicable after the 14-day deadline.

If the event triggering corrective action occurs at an outfall that represents other substantially identical outfalls, the review must assess the need for corrective action at each outfall represented by the outfall that triggered the review. Any necessary changes to control measures that affect these outfalls must also be made before the next storm event if possible, or as soon as practicable following that storm event. This plan must be modified to include any control measures required as noted in this section.

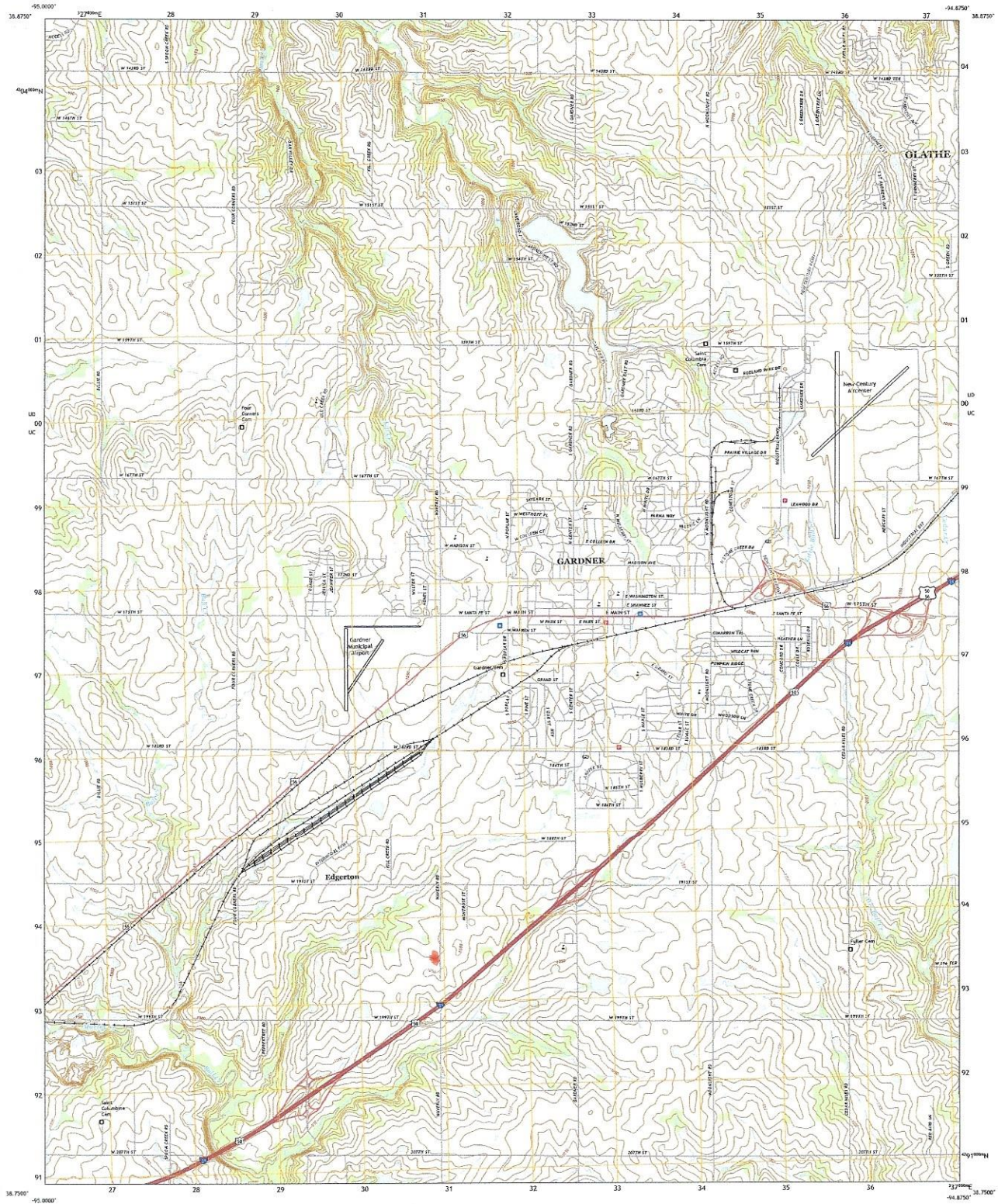
SECTION 7: SWPPP CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information contained therein. I also certify that any waste water discharged from washing trucks or other equipment is contained in a settling basin and recycled. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information contained is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Jim Berry, Project Engineer

Date

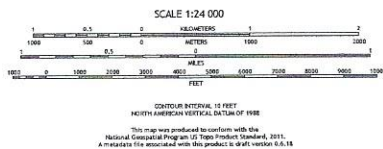
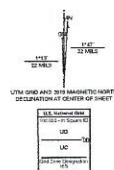
ATTACHMENT A
TOPOGRAPHIC MAP



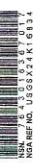
Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
180-meter grid interval. Transverse Mercator, Zone 15S
This map is not a legal document. Boundary lines may be
generalized for the map scale. Private land within government
ownership may not be shown. Official permission is required
for using private land.

Imagery: NAD83, August 2017 - September 2017
Data: U.S. Census Bureau, 2010
Hydrography: National Hydrography Dataset, 2010
Contours: National Elevation Dataset, 2010
Roads: National Road Network, 2010
Public Land Survey System: BLM, 2010
Waterbodies: National Wetlands Inventory, 1985

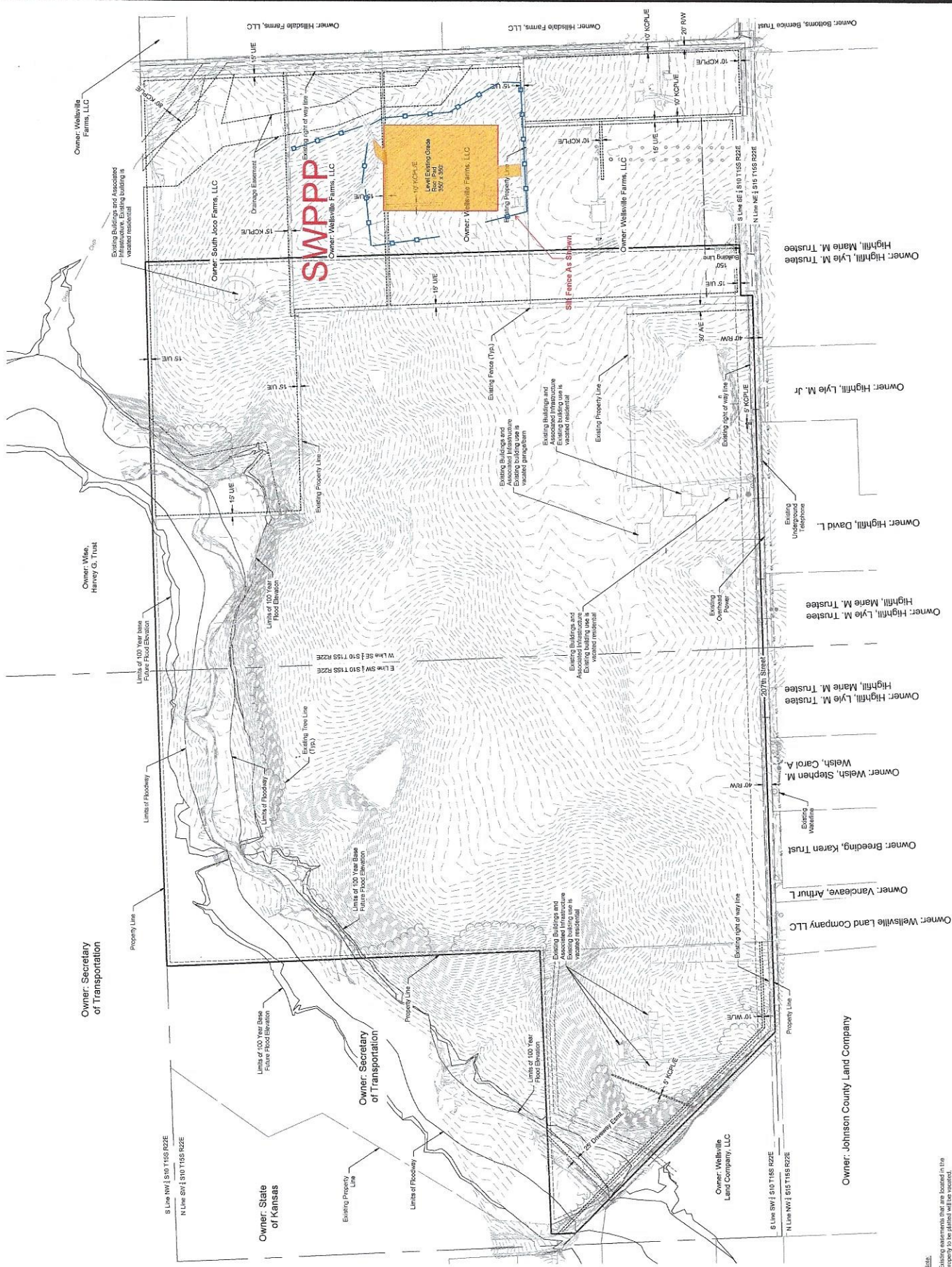


GARDNER, KS
2018



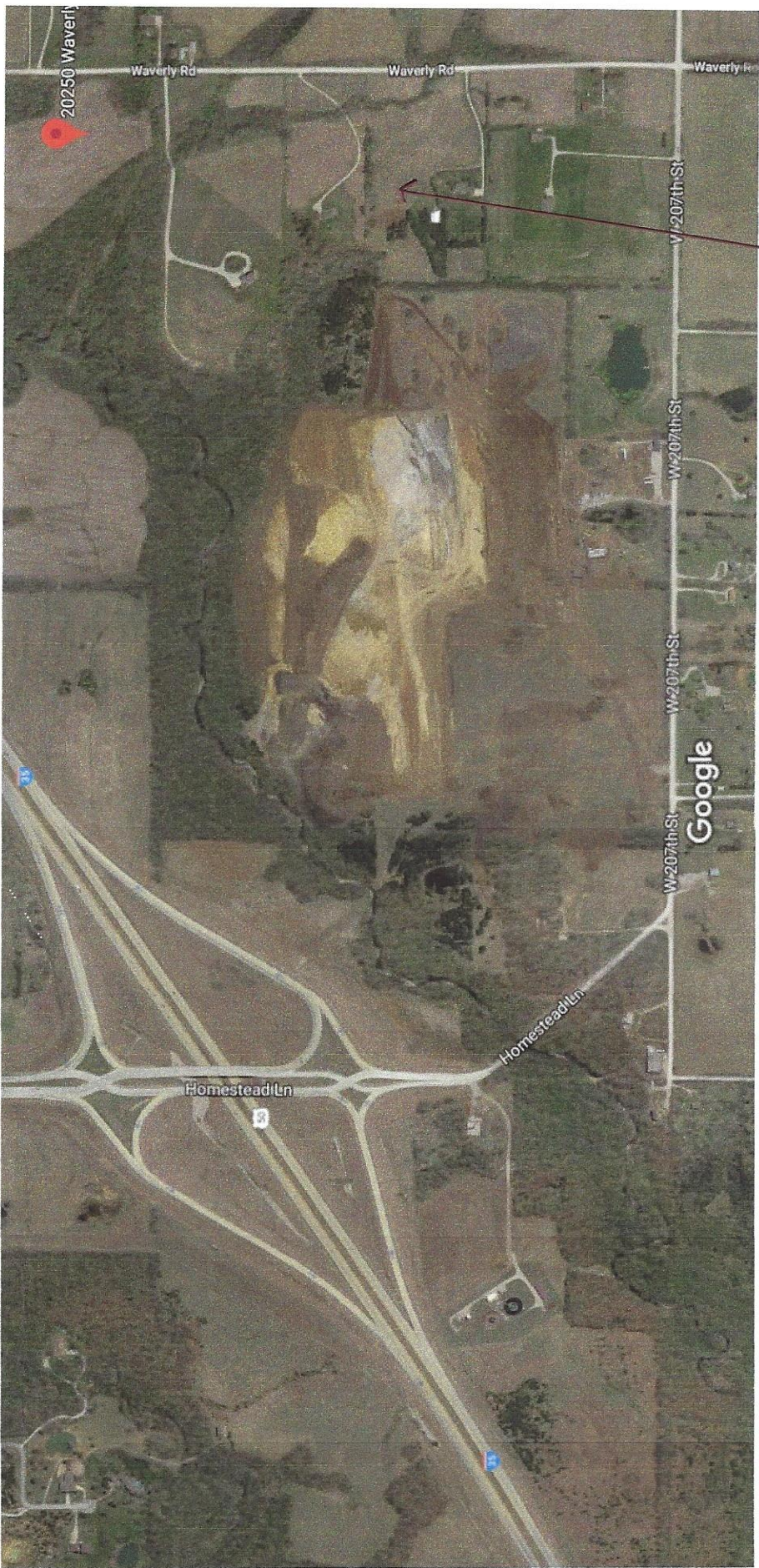
ATTACHMENT B

AERIAL PHOTO & SCALED MAPS SHOWING SITE DETAILS



Note. Existing easements that are located in the property to be platted will be vacated.

Google Maps 20250 Waverly Rd



Imagery ©2019 Google, Map data ©2019 Google 500 ft

Location of concrete plant

Owner: Wellsville Farms, LLC

Existing right of way line

15' U/E

Truck Parking

Containment Basin

Washout

10' KCPL/E

Cement Storage

Admixture Trailer

Aggregate Stock Pile

Diesel Fuel

Existing Drive

Existing Property Line

15' U/E

Owner: Wellsville Farms, LLC

Existing right of way line

15' U/E

Truck Parking

Containment Basin
Washout

Existing Drive

Cement Storage

Admixture Trailer

Aggregate Stock Pile

Diesel Fuel

Existing Drive

Existing Property Line

15 U/E

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367



Phone: 785-296-1535
Fax: 785-559-4264
www.kdheks.gov

Lee A. Norman, M.D., Secretary

Laura Kelly, Governor

June 6, 2019

Concrete Strategies, LLC
2199 Innerbelt Business Center
St Louis, MO 63114

RE: Kansas Water Pollution Control
Permit No. I-MC08-PR02
Concrete Strategies, LLC

Dear Permittee:

You have fulfilled all the filing requirements for a Kansas Water Pollution Control Permit and Authorization to Discharge under the National Pollutant Discharge Elimination System (NPDES). We are pleased to forward your new permit. While it is permissible to make as many copies as needed for monitoring and reporting purposes, you need to retain the original permit for your files.

We suggest you carefully read the terms and conditions of your permit and understand these terms and conditions are enforceable under both State and Federal law.

Please note the reporting paragraph on page 2 of your permit. If required, all discharge monitoring reports are to be processed by the eDMR software program. If KDHE has not contacted you concerning the use of the eDMR software program, please contact Debbie Mendenhall at 785.296.5561 or Deborah.Mendenhall@ks.gov. If this requirement applies to your facility, please share this permit with your certified operator and laboratory.

Any additional reports shall be submitted to the Kansas Department of Health and Environment, Bureau of Water-TSS, 1000 SW Jackson St., Suite 420, Topeka, Kansas 66612-1367.

If you have any questions concerning this permit, contact Shelly Shores-Miller at (785) 296-2856.

Sincerely,

Thomas C Stiles
Director, Bureau of Water

pc: NE - District
ES- Permit File

Kansas Water Pollution Control General Permit & Authorization to Discharge

UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

FOR READY-MIXED CONCRETE PLANTS, CONCRETE PRODUCTS PLANTS AND THEIR ASSOCIATED FACILITIES

Pursuant to the provisions of the Federal Water Pollution Control Act, as amended, 33 U.S.C. '1251 et seq. (the "ACT"), the Kansas Water Pollution Control Statutes Annotated 65-164 and 65-165, and rules and regulations adopted thereunder,

Permittee Name: CONCRETE STRATEGIES, LLC
Permittee Address: 2199 INNERBELT BUSINESS CENTER
City: ST LOUIS State: MO ZIP: 63114

Facility Name: CONCRETE STRATEGIES, LLC
Facility Address: 20250 WAVERLY ROAD
City: EDGERTON State: KS ZIP: 66021

Facility Location: SE¼, SECTION 10, TOWNSHIP 15S, RANGE 22E, JOHNSON COUNTY, KS

Latitude: 38.756798 Longitude: -94.948016

Receiving Stream: BULL CREEK VIA UNNAMED TRIBUTARY
River Basin: MARAIS DES CYGNES

is authorized to discharge stormwater runoff and process wastewater associated with industrial activities from ready-mixed concrete plants, concrete products plants and their associated facilities to surface waters of the State described above, in accordance with the effluent limits, monitoring requirements and other conditions set forth herein.

Permittee is also authorized to operate associated overflowing settlement structures and/or non-overflowing containment structures in accordance with permit conditions as herein described.

This permit is effective June 4, 2019, and expires on September 30, 2022.

A. FACILITY DESCRIPTION:

This facility is a portable concrete batch plant. Make-up water is from City/Rural Water district potable water supply. Wastewater generated from the washout of beds, drums, equipment, and the outside of trucks is directed to a plastic lined basin. Solids are removed, dried and hauled off site. Domestic wastewater is directed to portable toilets. No detergents, cleansers or other process wastewater additives are allowed to be used on-site for washing. No discharge from the plastic lined basin is allowed.

Facility Description Continued on Next Page



Secretary - Kansas Department of Health and Environment

May 31, 2019
Date of Issuance

A. FACILITY DESCRIPTION: (Continued)

1. Description of Stormwater Runoff Associated with Industrial Activity

This permit authorizes stormwater runoff associated with industrial activities at the facility. The stormwater pollution prevention plan (SWP2 Plan), inspection reports, a copy of the permit and any discharge monitoring reports and any laboratory test results shall be kept at the facility or if no office is maintained at the site, at the main office or closest affiliated field office, and shall be made available for review by EPA and KDHE representatives upon request. The SWP2 Plan shall be updated as necessary to comply with state and federal requirements and minimize or eliminate pollutants in from stormwater runoff from the facility using Best Management Practices and other controls. The SWP2 Plan shall include the following minimum measures and controls, in accordance with Attachment "A" of this permit.

- a. Pollution Prevention Team – Individuals or positions who are responsible for implementing the SWP2 Plan must be clearly identified.
- b. Description of Potential Pollution Sources – An inventory and map identifying potential pollution sources associated with industrial activity must be identified in the plan.
- c. Measures and Controls – A description of pollution controls appropriate for the facility must be identified in the plan.
- d. Comprehensive Site Compliance Evaluation – As part of this permit an annual Comprehensive Site Evaluation must be submitted annually by October 1st.
- e. Monitoring and Record Keeping – In addition to discharge monitoring requirement for overflowing structure(s) specified in Part B below, the facility must comply with the inspection and record keeping requirements for stormwater runoff as described in the SWP2 Plan.
- f. Maintaining the SWP2 Plan: The permittee must maintain, modify, and implement the existing stormwater pollution prevention (SWP2) Plan in accordance with the Attachment A. A copy of the SWP2 Plan shall be kept on site and be available for KDHE or EPA inspection upon request.

2. Description of Non-Overflowing Wastewater Facilities (Containment Structures) – The following non-overflowing facilities may receive wastewater containing cleansers, detergents and/or other additives approved by KDHE, and are included in this permit. This wastewater may be comingled with direct rainfall and stormwater runoff associated with industrial activity. Discharge from these structure(s) is not permitted.

Single Cell Plastic Lined Earthen Wash Basin – Basin A: Latitude To Be Determined Longitude To Be Determined

3. Description of Discharging Wastewater Facilities (Settlement Structures)

NONE

B. DISCHARGE LIMITS AND MONITORING REQUIREMENTS

NONE

C. PERMIT SCHEDULES:

1. Permit Renewal/Reissuance - Permit renewals for existing facilities without any proposed modifications shall submit a SWP2 Plan Certification Completion Form and updated site map with the first annual report renewal, within one year of permit issuance. All settlement and containment structures being permitted must be identified in the SWP2 Plan and on the map, and the legal location (latitude and longitude) of each structure must be identified.
2. Permit Modification/New Permit - Permits for new facilities and existing facilities proposing modifications to the site shall submit a SWP2 Plan Certification Completion Form and an up-to-date site map with the NOI. All settlement and containment structures being permitted must be identified in the SWP2 Plan and on the map, and the legal location (latitude and longitude) of each structure must be identified.
3. Settlement and Containment Structure Compliance - At the time of SWP2 Plan Certification Completion, identified settlement and containment structures must indicate whether each structure is in compliance with KDHE Industrial Wastewater Lagoon Requirements (K.A.R. 28-16-160 through 174). For any structure not meeting these requirements, a structure upgrade schedule shall be provided to bring the facility into compliance with the regulations. These regulations include provisions for liners, groundwater separation distance, protection of sensitive groundwater area, and the Equus Beds, maximum seepage rates, wastewater treatment, and variances.

D. SUPPLEMENTAL CONDITIONS

1. Discharging wastewater settlement structures are permitted for washing concrete trucks and chutes, tools, forms and associated concrete handling equipment. Exterior washing of concrete trucks is allowed but no detergents, cleansers, or other additives may be used. Aggregate material from the settlement structure is periodically removed and reused in concrete production, as fill material or in another KDHE acceptable use. Earthen structures must meet the requirements of KDHE lagoon liner regulations or a variance must be issued.
2. Non-Discharging wastewater containment structures are permitted for interior and exterior washing of concrete trucks, tools and equipment. Washing with only KDHE approved detergents, cleansers, and/or additives on file with KDHE is allowed. No discharge from the containment structure to any surface or groundwater is permitted. Earthen structures must meet the requirements of KDHE lagoon liner regulations or a variance must be issued.

Permit Standard Conditions incident operation and reporting requirements, including telephone notifications as written follow up, must be met for any discharge from a non-discharging containment structure (such as a discharge resulting from excessive rainfall, equipment failure, etc.).

3. Permit Reopener - This permit shall be modified, or alternatively, revoked and reissued, to comply with any applicable effluent standard or limitation issued or approved under Sections 301 (b)(2), (C), and (D), 304 (b)(2), and 307 (a)(2) of the Clean Water Act, if the effluent standard or limitation so issued or approved:
 - a. Contains different conditions or is otherwise more stringent than any effluent limitation in the permit, or
 - b. Controls any pollutant not limited in the permit.

The permit as modified or reissued under this paragraph shall also contain any other requirements of the Act then applicable.

4. All containment structures, settlement structures, and stormwater and process wastewater outfalls covered by this permit must be clearly identified on the facility site map and in the field.

D. SUPPLEMENTAL CONDITIONS (Continued)

5. Modification or expansion of facilities must be approved and a new site map must be accepted by the Department prior to construction.
6. Water Quality Standards - Discharge is authorized from the permitted outfall(s) provided the discharge does not cause a violation of Kansas Surface Water Quality Standards, K.A.R. 28-16-28b through 28-16-28e. The permittee shall not discharge the following:
 - a. Oil or grease in concentrations which cause any visible film or sheen to form upon the surface of the receiving water;
 - b. Oil or grease which causes a sludge or emulsion to be deposited beneath the surface of the receiving water, upon submerged substrate, or upon adjoining shorelines;
 - c. Turbidity or color producing substances causing any change in the natural appearance of the stream or water body;
 - d. Substances in the wastewater which cause objectionable odors in the vicinity of the receiving water;
 - e. Floating debris, scum, foam, froth, or other floating material in other than trace amounts; or
 - f. Materials which create deposits of sludge or fine solids causing aesthetic or environmental concerns downstream of the outfall.

The permittee shall, at a minimum, inspect the outfall(s) and receiving stream(s) quarterly to ensure compliance with the above Water Quality Standards. The permittee shall maintain a log documenting the results of any monitoring or inspections performed and shall provide the log to KDHE staff for review upon request.

Any violation of the above general Water Quality Standards shall be reported within 24 hours of discovery, to either the Kansas Department of Health and Environment, Division of Environment at (785) 296-5517 or the appropriate KDHE District Office followed by a letter, within 5 days of discovery, explaining the cause of the water quality violation, the actions taken to correct the violation, and actions taken to prevent recurrence.

7. Changes in Discharges of Toxic Substances - The permittee shall notify the Director as soon as it knows or has reason to believe:
 - a. That any activity has occurred or will occur which would result in the discharge, on a routine or frequent basis, of any toxic pollutant which is not limited in the permit, if that discharge will exceed the highest of the following "notification levels":
 - (1) One hundred micrograms per liter (100 µg/l);
 - (2) Two hundred micrograms per liter (200 µg/l) for acrolein and acrylonitrile; five hundred micrograms per liter (500 µg/l) for 2,4-dinitrophenol and for 2-methyl-4, 6-dinitrophenol; and one milligram per liter (1 mg/l) for antimony;
 - (3) Five (5) times the maximum concentration value reported for that pollutant in the permit application.
 - b. That any activity has occurred or will occur which result in any discharge, on a non-routine or infrequent basis, of a toxic pollutant which is not limited in the permit if that discharge will exceed the highest of the following notification levels".
 - (1) Five hundred micrograms per liter (500 µg/l);
 - (2) One milligram per liter (1 mg/l) for antimony;
 - (3) Ten (10) times the maximum concentration value reported for that pollutant in the permit application.

D. SUPPLEMENTAL CONDITIONS (Continued)

8. Reporting "No Discharge" - If no discharge occurs from a permitted outfall during a reporting period, reporting is still required. For each such outfall reporting, the discharge report must state "No discharge" for the permitted outfall.
9. Additional Electronic Data Monitoring Report (EDMR) Information - EPA has promulgated a final rule requiring regulated entities to report DMR data and/or permit applications electronically. Also, KAR 28-16-63 requires permittees to report NPDES information in a form required by KDHE. KDHE has developed electronic reporting tools to assist permittees in complying with the EPA electronic reporting rule and KAR 28-61-63. Unless a waiver has been approved by KDHE, permittees are required to submit reports and/or applications electronically.
10. Limits on Coverage; Director required replacement of this permit with a different NPDES Permit - The Director may require the permittee to request coverage and obtain an alternative individual permit or general NPDES permit if:
 - a. the permittee is not in compliance with the conditions of this general permit;
 - b. the discharge no longer qualifies for this general permit due to changed site conditions;
 - c. Information becomes available indicating water quality standards have been, or may be violated.
11. Discharge to Outstanding Natural Resource Waters (ONRW) - For antidegradation purposes, this general permit does not authorize new discharges to waters designated as Tier 3 Waters (ONRW), as defined in the Kansas Surface Water Register.
12. Issuance of this permit does not relieve the permittee of any responsibility to satisfy any requirements the Kansas Department of Agriculture - Division of Water Resources, Kansas Department of Wildlife, Parks and Tourism, the Kansas Historical Society, the Kansas Department of Transportation or any local, city, county, state or federal government agency may have regarding the facility.
13. Contribution to Existing Impairment - Discharge shall not contribute to existing impairment of a waterbody. KDHE will provide notification of additional limits or controls that are necessary for the discharge to comply with water quality standards or that are necessary to be consistent with wasteload allocations for an established TMDL, or if coverage under an individual NPDES permit is necessary.
14. Facility Relocation - Permittees relocating the facility covered under this general permit to another site must submit a Notice of Permit Termination to terminate this permit, a Notice of Intent to apply for a new general permit at the new location and a construction stormwater general permit if the facility is to continue to operate in the State of Kansas. This includes both permanent and portable facilities.
15. Permit Transfer - This permit may be transferred to a new permit holder using the Permit Transfer Request form from the KDHE website at www.kdheks.gov/water/tech.html.
16. Discharges Ineligible for this permit - This permit does not authorize discharge of waters containing solvents, detergents or other chemical additives. To be permitted, the chemicals used with these waters must be listed in chemical additives log for the facility, and the waters must be contained on-site in a non-discharging containment structure. To discharge such waters, the facility must first apply for and obtain coverage under an individual permit.

D. SUPPLEMENTAL CONDITIONS (Continued)

17. Closure of Settlement & Containment Structures and Abandonment and Closure of Wastewater Retention Basin(s) -
- a. Permittee shall properly maintain the water pollution control structures and keep the permit active until the structures are properly abandoned and the permit terminated.
 - b. Water pollution control structures shall be considered abandoned and shall be properly closed if not used for five years, not properly maintained or if the permit is allowed to become inactive by failure to pay the annual permit fee when due or failure to apply for a permit renewal via the Notice of Intent prior to the permit expiring.
 - c. Permittee shall properly abandon the water pollution control structures according to the procedures provided below.
 - (1) Remove fences and above ground structures around the control structure.
 - (2) Dispose of the water by irrigation on the facility property or road / facility area for dust suppression, re-use, etc. Permittee shall ensure there is no run off of the wastewater beyond the facility boundaries.
 - (3) Unless otherwise required by contract or other legal requirements, permittee may push any concrete walls, asphalt aprons or plastic liners into the bottom of the basin. Cover the debris with at least 24 inches of clean soil. Grade the filled area to its original contours to minimize water accumulation (ponding). Reseed the disturbed area with grass to minimize soil erosion.
 - (4) After completion of the pond closure, inform the appropriate KDHE district office so a post closure inspection can be performed. Locations of the KDHE district offices can be found at www.kdheks.gov/directions/index.html or by calling 785.296.5506.
18. Notice of Permit Termination - A Notice of Permit Termination form can be downloaded from the KDHE website at www.kdheks.gov/water/tech.html.
19. Discharge of Process Wastewater and Sanitary Sewage - This permit does not authorize discharge of sanitary sewage or any process wastewater that is not specifically identified in the permit description. No floor drains shall be discharged to surface drainage. Solid waste accumulations, including mud trap waste, shall be handled in accordance with KDHE Bureau of Waste Management (BWM) policy, guidance, and regulation and records of the quantity, date and disposition of these wastes shall be maintained and made available to KDHE upon request.
20. Quarterly Inspections: The permittee shall inspect the system of pollution controls on a quarterly basis and within 24 hours after any event which could reasonably be expected to affect the integrity of the controls (3" rainfall even within 24 hour, unless another intensity storm event is justified by the permittee based on a written record of past performance). The inspection shall be adequate to verify that the site drainage conditions and potential pollution sources identified in the SWP2 Plan remain accurate, and that the best management practices prescribed in the SWP2 Plan are being implemented, properly operated and adequately maintained. An inspection report shall be completed for each inspection which shall include: the inspection date, inspection personnel, scope of the inspection, major observations, and any revisions needed in the SWP2 Plan.

D. SUPPLEMENTAL CONDITIONS (Continued)

21. Stormwater Pollution Prevention (SWP2) Plan Amendments - The SWP2 Plan shall be re-evaluated and modified in a timely manner, but in no case more than 90 days after:
 - a. site expansion, production increases, process modifications, changes in materials or materials handling or storage or other activities are planned which will result in significant increases in the exposure of pollutants to stormwater discharged either to waters of the state or to stormwater treatment devices. The amendment shall contain a description of the new activities that contribute to the increased pollutant loading, planned source control activities that will be used to control pollutant loads, an estimate of the new or increased discharge of pollutants following treatment and, when appropriate, a description of the effect of the new or increased discharge on existing stormwater treatment facilities;
 - b. the permittee's inspections indicate deficiencies in the SWP2 Plan or in any BMP requiring the BMP to be significantly changed or upgraded;
 - c. a visual inspection of contributing areas or a visual inspection of the stormwater discharges or monitoring of the stormwater discharges indicate the Plan appears to be ineffective in eliminating or significantly minimizing pollutants from the facility;
 - d. written notice that the Department finds the SWP2 Plan to be deficient or stormwater controls to be ineffective in achieving compliance with this permit, Kansas and Federal law.
22. Construction Activity Permit Requirements - This permit does not cover industrial activity specified in 40 CFR 122.26(b)(14)(x), i.e. stormwater runoff from construction activity where new construction is the primary purpose of the request. Development of a new site, expansion of an existing site, and/or closure of an existing site, disturbing 1 acre or more of soil requires a separate Kansas construction stormwater general permit.
23. This general permit is intended to regulate the discharge of facility wastewater and stormwater associated with industrial activities from ready-mix concrete plants, concrete products plants, and their associated facilities (SIC Codes 3271, 3272, and 3273).
24. Discharge On Indian Lands - This permit does not authorize discharge on Indian Lands - For information on permitting and location of Indian Lands, contact the Bureau of Indian Affairs at (785) 486-2161 or the EPA Region VII Office of Tribal Affairs - Regional Indian Coordinator at (913) 551-7969.
25. The permittee is required to have Settlement Structures/Containments Structures meeting or equivalent to the criteria provided on page 3 of the instructions for the Notice of Intent (permit application) under the "Provisions for Construction of Settlement Structures and Containment Structures" as found on the KDHE website at www.kdheks.gov/water/tech.html or available by telephone at 785.296.4347.
26. Forms and Guidance Documents for this permit are available on the KDHE Website at:

www.kdheks.gov/water/tech.html

ATTACHMENT ASTORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS AND GUIDELINES

The Stormwater Pollution Prevention (SWP2) plan shall be specific to the industrial activities and site characteristics occurring at the location described in this permit. The permittee shall fully implement the provisions of the SWP2 plan required under this permit as a condition of this permit.

The purpose of the SWP2 plan is to ensure the design, implementation, management, and maintenance of Best Management Practices (BMPs) in order to reduce the amount of pollutants in stormwater discharges associated with the industrial activities at the facility. The SWP2 plan shall evaluate BMPs from each of three major classes: managerial/administrative; structural controls and non-structural controls.

As guidance, the permittee shall evaluate, select, install, utilize, operate and maintain the BMPs in accordance with best professional judgment, generally accepted and scientifically defensible guidance, and the concepts and methods described in Environmental Protection Agency (EPA) document number EPA 833-B-09-002, entitled *Developing Your Stormwater Pollution Prevention Plan, a Guide for Industrial Operators*, published in February, 2009¹ and the U.S. EPA National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activities (MSGP); as modified effective May 27, 2009, and subsequent modifications.

The SWP2 plan and any amendments shall be developed by an individual knowledgeable in stormwater management and control and familiar with the site characteristics of the facility. Due to technical and site specific requirements in developing a SWP2 plan, KDHE highly encourages and recommends that the SWP2 plan and any amendments be prepared by, or under the supervision of a Kansas licensed professional engineer. The SWP2 plan shall be reviewed and re-certified for compliance with accepted standards for stormwater pollution prevention at least once every five years. If KDHE determines the SWP2 plan to be inadequate KDHE reserves the right to require the permittee to obtain the services of a qualified consultant to correct any deficiencies in the SWP2 plan. The SWP2 plan shall contain, at a minimum, the following items:

1. Pollution Prevention Team - Specific individuals or positions shall be identified within the facility organization as members of a Stormwater Pollution Prevention Team who are responsible for developing, implementing, maintaining and revising the SWP2 plan. Each member's responsibilities shall be clearly identified in the SWP2 plan. The activities and responsibilities of the team shall address all aspects of the facility's SWP2 plan.
2. Description of Potential Pollutant Sources - pollutant sources which may reasonably be expected to add significant amounts of pollutants to the stormwater discharge shall be described. The description shall include, at a minimum:
 - a. Site Map - a site map identifying the following: the outline of drainage area(s) for each stormwater outfall; the location of significant materials exposed to precipitation; storage tanks; scrap yards and general refuse areas; fuel storage and distribution areas; vehicle and equipment maintenance and storage areas; loading/unloading areas; waste treatment, storage or disposal areas; short and long term material storage areas (including but not limited to: supplies, construction materials, plant equipment, oils, fuels, used and unused solvents, cleaning materials, paint, water treatment chemicals, fertilizers, and pesticides); landfills; construction sites; stock piles; major spills or leaks; surface water bodies and existing structural control measures to reduce pollutants in stormwater runoff (such as bermed areas, grassy swales, etc.).
 - b. Inventory of Exposed Materials - a narrative description of significant materials handled, treated, stored, leaked, spilled or disposed of in a manner to allow exposure to stormwater within the period starting three years prior to the date of this permit; existing structural and nonstructural control measures to reduce pollutants in stormwater runoff; and any treatment the stormwater receives. A list of significant spills and leaks of toxic/hazardous materials in exposed areas shall be maintained and kept updated.
 - c. Sampling Data - a summary of existing sampling data, if available.
 - d. Risk Identification and Summary of Potential Pollutant Sources - A narrative description of the potential pollutant sources and pollutant parameter of concern shall be identified.

¹ The EPA Manual entitled *Developing Your Stormwater Pollution Prevention Plan, a Guide for Industrial Operators*, published in February, 2009; and the U.S. EPA National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activities (MSGP); as modified effective May 27, 2009 are available online at: http://cfpub.epa.gov/npdes/stormwater/msgp.cfm#msgp2008_swppp. Additional guidance documents are available on-line at: <http://cfpub.epa.gov/npdes/stormwater/indust.cfm> or <http://nepis.epa.gov/> or the KDHE website: <http://kdheks.gov/stormwater>.

1. Measures and Controls - A description of stormwater management controls appropriate for the facility which addresses the following minimum components, including a schedule for implementing such controls to the extent practical:
 - a. Good housekeeping requiring the maintenance of areas in a clean, orderly manner including handling and storage areas (exposed to precipitation) for raw metals, scrap metals, fuels, paints and other process areas.
 - b. Preventive Maintenance - Including timely inspection and maintenance of stormwater management devices, like oil water separators, catch basins, etc.
 - c. Spill Prevention and Response Procedures - Appropriate material handling procedure, storage requirements, use of equipment such as diversion valves, and procedures for cleaning up spills should be identified. Availability of the necessary equipment to implement a clean-up should be addressed. The following areas should be addressed:
 - (1) Metal fabrication and finishing areas - include measures for maintaining clean, dry, orderly conditions and use of dry clean-up techniques;
 - (2) Receiving, Unloading and Storage Areas and Raw Material Storage Areas - include measures to prevent spills & leaks; easy access for spill clean-up; quick and correct identification of materials; and train employees on clean-up techniques.
 - (3) Storage of Equipment - include procedures for proper clean-up and/or covering of equipment before storing outdoors.
 - (4) Storage of Metal Working Fluids - measures to identify proper controls.
 - (5) Cleaners and Rinse Water - include measures to control spills, build-up and disbursement of sand from sand blasting, and use of less toxic cleaners.
 - (6) Lubricating Oils and Hydraulic Fluids - include procedures for using detecting and control devices to reduce, prevent, and contain leaks and overflows.
 - (7) Chemical Storage Areas - include a program to inspect containers, and identify proper disposal and spill controls to prevent stormwater contamination.
 - d. Inspections: Identification of qualified facility personnel to inspect, at appropriate intervals, designated storage areas for raw metal, finished product, materials and chemicals, recycling, equipment, paint, fueling and maintenance; and loading, unloading, and waste management areas. A set of tracking or follow-up procedures shall be used to ensure that appropriate actions are taken in response to the inspections. Records of inspections shall be maintained on-site for at least three years after the date of the inspection.
 - e. Employee Training: Employee training programs to inform personnel responsible for implementing activities identified in the SWP2 plan or otherwise responsible for stormwater management, at all levels of responsibility, of the components and goals of the SWP2 plan. The SWP2 plan shall provide for training existing and new staff.
 - f. Record keeping and Internal Reporting Procedures: A log, along with other information, needs to be developed and maintained to document a description of incidents (i.e., spills or other discharges) that may impact the quality and quantity of stormwater discharges. Reporting procedures, inspections and maintenance activities shall be developed and included in the SWP2 plan.
 - g. Non-stormwater Discharges - The SWP2 plan must identify all unauthorized, non-stormwater (dry weather) discharges directed to surface or groundwater. KDHE shall be notified of all unauthorized discharge(s) within 5 days, and identify and ensure the implementation of appropriate pollution prevention measures for the dry weather flow component(s) of the discharge. A list of authorized non-stormwater discharges is contained in the *Kansas Water Pollution Control (KWPC) General Permit for Stormwater Runoff from Industrial Activities*².

² The *KWPC General Permit for Stormwater Runoff from Industrial Activities* issued November 1, 2011 is available online at: http://www.kdheks.gov/stormwater/download/KDHE_Complete_SW_Ind_GP_Signed_2011-11-01.pdf.

Attachment A (Continued)

- h. Sediment and Erosion Control: Measures to minimize erosion in areas which, due to topography, activities, or other factors, have a high potential for significant soil erosion. At a minimum consider structural, vegetative, and/or stabilization measures to limit erosion. Must include measures to minimize erosion related to the high volume of traffic from heavy equipment for delivery to and from the facility and for equipment operating at the facility on a daily basis such as forklifts, cranes etc.
 - i. Management of Runoff: Describe existing and/or proposed stormwater management practices (practices other than those which control the generation or source(s) of pollutants) to divert, infiltrate, reuse or otherwise manage stormwater runoff in a manner that reduces pollutants in stormwater discharges from the site. The pollutant sources at the facility identified in Item 2 above, Description of Potential Pollutant Sources, with potential to contribute pollutants to stormwater discharges associated with industrial activity shall be considered when determining reasonable and appropriate measures to implement.
2. Comprehensive Site Compliance Evaluation - Qualified personnel shall conduct site compliance evaluations at least once a year. Such evaluations shall provide for:
- a. Visual inspection of areas contributing to a stormwater discharge associated with industrial activity for evidence of, or the potential for, pollutants entering the drainage system. Evaluation of measures to reduce pollutant loadings to determine whether they are adequate and properly implemented in accordance with the terms of the permit or whether additional control measures are needed. A visual evaluation of equipment needed to implement the plan, such as spill response equipment and containment drums, shall be made to determine it is functioning properly and drums are not corroded.
 - b. A report summarizing the scope of the evaluation, personnel making the evaluation, the date(s) of the evaluation, major observations relating to the implementation of the SWP2 plan, and any actions taken shall be made and retained as part of the SWP2 plan.
 - c. The report shall include resolution to any incident of non-compliance determined from the comprehensive site evaluation within 90 days.
- If the comprehensive site evaluation does not identify any incidents of non-compliance, the report shall include a statement that the facility is in compliance with the SWP2 plan and the conditions of this permit.
3. Monitoring and Record Keeping Requirements.
- a. Visual Examination of Stormwater Quality: The permittee shall periodically perform and document a visual examination of a stormwater discharge associated with industrial activity from each identified stormwater outfall. Visual examination reports shall be maintained on-site and be made available for KDHE & EPA inspection upon request. Each report shall include the date and time, name of the person performing examination, nature of discharge (runoff or snow melt), visual quality of the discharge (i.e., color, odor, clarity, floating solids, suspended solids, foam, oil sheen, and other indicators of stormwater pollution) and probable sources of any observed contamination.
 - b. Records of all stormwater monitoring data³, unless otherwise indicated in this permit, shall be kept on file for three (3) years.
4. The SWP2 plan shall be re-evaluated and modified in a timely manner, but in no case more than 90 days after:
- a. A change in design, construction, operation or maintenance that has a significant effect on the potential for the discharge of pollutants to the waters of the State, or
 - b. the permittee's inspections (including the regular comprehensive site compliance evaluation required herein) indicate deficiencies in the SWP2 plan or any BMP; or
 - c. a visual inspection of contributing areas or a visual inspection of the stormwater discharges or monitoring of the stormwater discharges indicate the plan appears to be ineffective in eliminating or significantly minimizing pollutants from sources identified in the plan.
 - d. Written notification from KDHE or EPA determining the site best management practices are or will not be effective in eliminating or minimizing pollutants in the stormwater discharges.

³ For sampling methods and procedures please refer to *Industrial Stormwater Monitoring and Sampling Guide*, EPA 832-B-09-003, March 2009 Final Draft available online at: http://cfpub.epa.gov/npdes/stormwater/msgp.cfm#msgp2008_swppp.

STANDARD CONDITIONS FOR
KANSAS WATER POLLUTION CONTROL AND
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS

1. Representative Sampling and Discharge Monitoring Report Submittals:

- A. Samples and measurements taken as required herein shall be representative of the quality and quantity of the monitored discharge. Test results shall be recorded for the day the samples were taken. If sampling for a parameter was conducted across more than one calendar day, the test results may be recorded for the day sampling was started or ended. All samples shall be taken at the locations designated in this permit, and unless specified, at the outfall/monitoring location(s) before the wastewater joins or is diluted by any other water or substance.
- B. Monitoring results shall be recorded and reported on forms acceptable to the Division and submitted no later than the 28th day of the month following the completed reporting period. Signed and certified copies of other reports, required herein, prepared in accordance with KAR 28-16-59, may be faxed to 785.296.0086, e-mailed as scanned attachments to dmr4kdhe@kdheks.gov, or sent by U.S. mail to:

Kansas Department of Health & Environment
Bureau of Water-Technical Services Section
1000 SW Jackson Street, Suite 420
Topeka, KS 66612-1367

2. Definitions:

- A. Unless otherwise specifically defined in this permit, the following definitions apply:
1. The "Daily Maximum" is the total discharge by weight or average concentration, measurement taken, or value calculated during a 24-hour period. The parameter, pH, is limited as a range between and including the values shown.
 2. The "Weekly Average" is the arithmetic mean of the value of test results from samples collected, measurements taken or values calculated during four monitoring periods in each month consisting of calendar days 1-7, 8-14, 15-21 and 22 through the end of the month.
 3. The "Monthly Average", other than for E. coli bacteria, is the arithmetic mean of the value of test results from samples collected, measurements taken or values calculated during a calendar month. The monthly average is determined by the summation of all calculated values or measured test results divided by the number of calculated values or test results reported for that parameter during the calendar month. The monthly average for E. coli bacteria is the geometric average of the value of the test results from samples collected in a calendar month. The geometric average can be calculated by using a scientific calculator to multiply all the E. coli test results together and then taking the nth root of the product where n is the number of test results. Non-detect values shall be reported using the less than symbol (<) and the minimum detection or reportable value. To calculate average values, non-detects shall be defaulted to zero (or one for geometric averages). Greater than values shall be reported using the greater than symbol (>) and the reported value. To calculate average values, the greater than reported value shall be used in the averaging calculation.
- B. A "grab sample" is an individual sample collected in less than 15 minutes. A "composite sample" is a combination of individual samples in which the volume of each individual sample is proportional to the flow, or the sample frequency is proportioned to the flow rate over the sample period, or the sample frequency is proportional to time.
- C. The terms "Director", "Division", and "Department" refer to the Director, Division of Environment, Kansas Department of Health and Environment, respectively.
- D. "Severe property damage" means substantial physical damage to property, damage to the treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of an in-plant diversion. Severe property damage does not mean economic loss caused by delays in production.
- E. "Bypass" means the intentional diversion of waste streams from any portion of the treatment facility.

3. **Schedule of Compliance:** No later than 14 calendar days following each date identified in the "Schedule of Compliance," the permittee shall submit via mail, e-mail or fax per paragraph 1.B above, either a report of progress or, in the case of specific action being required by identified dates, a written notice of compliance or noncompliance. In the latter case, the notice shall include the cause of noncompliance, any remedial actions taken, and the probability of meeting the next scheduled requirements, or, if there are no more scheduled requirements, when such noncompliance will be corrected.
4. **Test Procedures:** All analyses required by this permit shall conform to the requirements of 40 CFR Part 136, unless otherwise specified, and shall be conducted in a laboratory accredited by the Department. For each measurement or sample, the permittee shall record the exact place, date, and time of measuring/sampling; the date and time of the analyses, the analytical techniques or methods used, minimum detection or reportable level, and the individual(s) who performed the measuring/sampling and analysis and, the results. If the permittee monitors any pollutant at the location(s) designated herein more frequently than required by this permit, using approved procedures, the results shall be included in the Discharge Monitoring Report form required in 1.B. above. Such increased frequencies shall also be indicated.
5. **Change in Discharge:** All discharges authorized herein shall be consistent with the permit requirements. The discharge of any pollutant not authorized by this permit or of any pollutant identified in this permit more frequently than or at a level in excess of that authorized shall constitute a violation of this permit. Any anticipated facility expansions, production or flow increases, or production or wastewater treatment system modifications which result in a new, different, or increased discharge of pollutants shall be reported to the Division at least one hundred eighty (180) days before such change.
6. **Facilities Operation:** The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with the requirements of this permit and Kansas and Federal law. Proper operation and maintenance also include adequate laboratory controls and appropriate quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems which are installed by a permittee only when the operation is necessary to achieve compliance with the requirements of this permit. The permittee shall take all necessary steps to minimize or prevent any adverse impact to human health or the environment resulting from noncompliance with any effluent limits specified in this permit, including such accelerated or additional monitoring as necessary to determine the nature and impact of the noncomplying discharge. When necessary to maintain compliance with the permit requirements, the permittee shall halt or reduce those activities under its control which generate wastewater routed to this facility.
7. **Incidents:**

"Collection System Diversion" means the diversion of wastewater from any portion of the collection system.

"In-Plant Diversion" means routing the wastewater around any treatment unit in the treatment facility through which it would normally flow.

"In-Plant Flow Through" means an incident in which the wastewater continues to be routed through the equipment even though full treatment is not being accomplished because of equipment failure for any reason.

"Spill" means any discharge of wastewater, sludge or other materials from the treatment facility other than effluent or as more specifically described by other "Incidents" terms.

"Upset" means an exceptional incident in which there is unintentional and temporary noncompliance or anticipated noncompliance with permit effluent limits because of factors beyond the reasonable control of the permittee, as described by 40 C.F.R. 122.41(n).
8. **Diversions not Exceeding Limits:** The permittee may allow any diversion to occur which does not cause effluent limits to be exceeded, but only if it also is for essential maintenance to assure efficient operation. Such diversions are not subject to the Incident Reporting requirements shown below.

9. Prohibition of an In-Plant Diversion: Any in-plant diversion from facilities necessary to maintain compliance with this permit is prohibited, except: (a) where the in-plant diversion was unavoidable to prevent loss of life, personal injury, or severe property damage; (b) where there were no feasible alternatives to the in-plant diversion, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime and (c) the permittee submitted a notice as required in the Incident Reporting paragraph below. The Director may approve an anticipated in-plant diversion, after considering its adverse effects, if the Director determines that it will meet the three conditions listed above.
10. Incident Reporting: The permittee shall report any unanticipated collection system diversion, in-plant diversion, in-plant flow through occurrences, spill, upset or any violation of a permitted daily maximum limit within 24 hours from the time the permittee became aware of the incident. A written submission shall be provided within 5 days of the time the permittee became aware of the incident. The written submission shall contain a description of the noncompliance and its cause, the period of noncompliance, including exact dates and times; and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. An Incident Report form is available at www.kdheks.gov/water/tech.html.
- For an anticipated incident or any planned changes or activities in the permitted facility that may result in noncompliance with the permit requirements, the permittee shall submit written notice, if possible, at least ten days before the date of the event.
- For other noncompliance, the above information shall be provided with the next Discharge Monitoring Report.
11. Removed Substances: Solids, sludges, filter backwash, or other pollutants removed in the course of treatment of water shall be utilized or disposed of in a manner acceptable to the Division.
12. Power Failures: The permittee shall provide an alternative power source sufficient to operate the wastewater control facilities or otherwise control pollution and all discharges upon the loss of the primary source of power to the wastewater control facilities.
13. Right of Entry: The permittee shall allow authorized representatives of the Division of Environment or the Environmental Protection Agency upon the presentation of credentials, to enter upon the permittee's premises where an effluent source is located, or in which are located any records required by this permit, and at reasonable times, to have access to and copy any records required by this permit, to inspect any facilities, monitoring equipment or monitoring method required in this permit, and to sample any influents to, discharges from or materials in the wastewater facilities.
14. Transfer of Ownership: The permittee shall notify the succeeding owner or controlling person of the existence of this permit by certified letter, a copy of which shall be forwarded to the Division. The succeeding owner shall secure a new permit. This permit is not transferable to any person except after notice and approval by the Director. The Director may require modification or revocation and reissuance of the permit to change the name of the permittee and incorporate such other requirements as may be necessary.
15. Records Retention: Unless otherwise specified, all records and information resulting from the monitoring activities required by this permit, including all records of analyses and calibration and maintenance of instruments and recordings from continuous monitoring instruments, shall be retained for a minimum of 3 years, or longer if requested by the Division. Biosolids/sludge records and information are required to be kept for a minimum of 5 years, or longer if requested by the Division. Groundwater monitoring data, including background samples results, shall be kept for the life of the facility regardless of ownership.
16. Availability of Records: Except for data determined to be confidential under 33 USC Section 1318, all reports prepared in accordance with the terms of this permit shall be available for public inspection at the offices of the Department. Effluent data shall not be considered confidential. Knowingly making any false statement on any such report or tampering with equipment to falsify data may result in the imposition of criminal penalties as provided for in 33 USC Section 1319 and KSA 65-170c.

17. Permit Modifications and Terminations: As provided by KAR 28-16-62, after notice and opportunity for a hearing, this permit may be modified, suspended or revoked or terminated in whole or in part during its term for cause as provided, but not limited to those set forth in KAR 28-16-62 and KAR 28-16-28b through g. The permittee shall furnish to the Director, within a reasonable amount of time, any information which the Director may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit or to determine compliance with this permit. The permittee shall also furnish upon request, copies of all records required to be kept by this permit. The filing of a request by the permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any permit condition.
18. Toxic Pollutants: Notwithstanding paragraph 17 above, if a toxic effluent standard or prohibition (including any schedule of compliance specified at such effluent standards) is established under 33 USC Section 1317(a) for a toxic pollutant which is present in the discharge and such standard or prohibition is more stringent than any limitation for such pollutant in this permit, this permit shall be revised or modified in accordance with the toxic effluent standard or prohibition. Nothing in this permit relieves the permittee from complying with federal toxic effluent standards as promulgated pursuant to 33 USC Section 1317.
19. Administrative, Civil and Criminal Liability: The permittee shall comply with all requirements of this permit. Except as authorized in paragraph 9 above, nothing in this permit shall be construed to relieve the permittee from administrative, civil or criminal penalties for noncompliance as provided for in KSA 65-161 et seq., and 33 USC Section 1319.
20. Oil and Hazardous Substance Liability: Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities or penalties to which the permittee is or may be subject to under 33 USC Section 1321 or KSA 65-164 et seq. A municipal permittee shall promptly notify the Division by telephone upon discovering crude oil or any petroleum derivative in its sewer system or wastewater treatment facilities.
21. Industrial Users: A municipal permittee shall require any industrial user of the treatment works to comply with 33 USC Section 1317, 1318 and any industrial user of storm sewers to comply with 33 USC Section 1308.
22. Property Rights: The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights nor any infringements of or violation of federal, state or local laws or regulations.
23. Operator Certification: The permittee shall, if required, ensure the wastewater facilities are under the supervision of an operator certified by the Department. If the permittee does not have a certified operator or loses its certified operator, appropriate steps shall be taken to obtain a certified operator as required by KAR 28-16-30 et seq.
24. Severability: The provisions of this permit are severable. If any provision of this permit or any circumstance is held invalid, the application of such provision to other circumstances and the remainder of the permit shall not be affected thereby.
25. Removal from Service: The permittee shall inform the Division at least three months before a pumping station, treatment unit, or any other part of the treatment facility permitted by this permit is to be removed from service and shall make arrangements acceptable to the Division to decommission the facility or part of the facility being removed from service such that the public health and waters of the state are protected.
26. Duty to Reapply: A permit holder wishing to continue any activity regulated by this permit after the expiration date, must apply for a new permit at least 180 days prior to expiration of the permit.

STAFF REPORT

April 14, 2020

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **FS2020-02** Revised Final Site Plan for FS-11-06-2014 *Logistics Park Kansas City – Southeast Fourth Plat* (IP XII) located at 19351 Montrose Street

APPLICATION INFORMATION

Applicant:	Kadean Construction Justin Waters, Agent 1821 McGee Street Kansas City, MO 64108
Property Owner:	NPD Management Brett Powell, Agent 4825 NW 41 st Street, Apt. 500 Riverside, MO 64150
Requested Action:	Revised Final Site Plan approval for IP XII
Legal Description:	Logistics Park Kansas City – Southeast Fourth Plat
Site Address/Location:	19351 Montrose Street Edgerton, KS 66021
Existing Zoning and Land Uses:	L-P
Existing Improvements:	Warehouse
Site Size:	Approximately 30.96 Acres

INFRASTRUCTURE AND SERVICES

Access to the property is as follows:

- One (1) entrance from 191st Street,
- Two (2) entrances from Montrose Street, and
- One (1) from 193rd Street.

jet.com occupies the majority of the building, with the south east corner being utilized by the Learning and Career Center. The only property access not used specifically for jet.com is the one off of 193rd Street.

The parcel is located within the Bull Creek watershed with utilities and service providers as follows:

- Water - Johnson County Water District #7
- Sanitary Sewer - City of Edgerton
- Electrical Service - Kansas City Power & Light
- Gas Service – Kansas Gas Service
- Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- Fire protection is provided by Johnson County Fire District #1.

Subject Property



PROJECT DESCRIPTION

Application FS2020-02 requests approval for a Revised Final Site Plan at IP XII. This request amends Final Site Plan FS-11-06-2014, approved on December 9, 2014. The project is located at the northeast corner of 193rd Street and Montrose Street in Edgerton, Kansas.

On May 14, 2019, the Edgerton Planning Commission approved a Temporary Construction Use (TCU) for the tenant, jet.com, allowing external cooling units with on trailers with their accompanying generators, to cool the warehouse during the summer months for the safety of their employees. One of the stipulations of the TCU approval was that the applicant must have a permanent solution for cooling in place before the summer of 2020 as the continued use of temporary chiller units was not an acceptable method of operation. The project brought forward on Application FS2020-02 would allow the installation of permanent condensing units to cool the warehouse.

In the accompanying proposal, there are three (3) proposed locations for the equipment pads with a possible fourth location for a unit to be added. Each location will have two (2) units per pad. The cooling units will be located on the north and south ends of the building. The equipment is 8' tall. The applicant has indicated a ten-foot (10') tall vinyl fence will be used in conjunction with landscaping to screen the units from public view. There is a six-foot (6') gap between the fencing and the building. This is necessary to allow appropriate airflow around the condensing units. There will be river rock on the ground between the building and the concrete pad. The connection from the exterior equipment to the interior will be through a pipe approximately 3" in diameter, between 6" and 12" off the ground. Additional landscaping has been added along the gap area to screen this pipe.

Renderings of the fencing provided is shown to be a color which will coordinate with building color. The pad where the units are to be placed is lined with Buffalo River Rock that is one and a half (1.5) inches in diameter. Mulch is proposed to encase the gravel with the landscaping planted in the mulch. The landscaping consists of six (6) Columnar Junipers and twenty-one (21) Karl Forest Grasses. Inside the warehouse, outside of public view, there will be Air Rotation Units (ARU) at each pad site. The condensing units outside will feed one ARU inside. The ARUs will be 29' tall by 22" in length by 7.6' wide.

FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards* and Section 5.2, *L-P Logistics Park District* of the Edgerton Unified Development Code (UDC). Review comments are listed below.

Article 10 – Section 10.1 – Site Plan

- a. The location of any HVAC systems (roof or ground), utility boxes and any other above ground facilities. Include line of sight drawings which indicate view from the street, right-of-way, and/or adjacent properties. Ground-based mechanical equipment shall be located away from property lines adjacent to public streets and residential property. Include type of screening that will be used around equipment. *The condensing units are along a building frontage that faces public right-of-way. Applicant has indicated that 10' vinyl fencing placed along the front and sides of the concrete pad is of a sufficient height to screen the equipment. There will be a 6' opening between the building and the enclosure to allow air circulation around the equipment. Additional landscaping will be provided to help screen the open area between the building and the side panel fence. City Staff will continue to*

monitor the project development to ensure proper screening of all equipment is provided. Applicant acknowledges that the condensing units need to be fully screened from public view.

Article 5 – Section 5.2 – Subsection O – Landscape Standards

- a. Fencing. All fencing visible from a public right-of-way shall be either masonry of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plan material or a combination of these. Fencing containing barbed wire, razor wire, or an equivalent shall be prohibited where adjacent to a residential use or visible from a public right-of-way. No fencing visible from a public right-of-way shall be located within a Parkway Buffer or a Right-of-Way Buffer as described in this Section. *The fencing proposed is vinyl and not masonry. The color of the vinyl fencing is complementary to the façade of the building and allows adequate airflow for the enclosed equipment. Applicant has indicated that the fencing will be of a sufficient height to fully screen the condensing units. Landscaping has been added around the fencing and in the open area between the building and the fence line. The proposed vinyl fencing in lieu of masonry or metal options is an acceptable alternative material.*

OTHER COMMENTS

1. The location of exterior equipment shall not obstruct Fire Access doors or the exit discharge. *They appear to be compliant on the plans but will need to be site verified by Johnson County Fire District #1. Applicant acknowledges.*

RECOMMENDATION

City staff recommends **approval** of **FS2020-02** Revision to Final Site Plan FS-11-06-2014 Final Site Plan for IP XII, subject to compliance with the following stipulations:

1. The staff recommendations and comments noted related to the screening discussed in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
2. Anything done as an exterior building modification must comply with the Edgerton Unified Development Code and it is the building owner's ultimate responsibility to ensure code compliance.
3. 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.
4. The owner, prior to the issuance of any development permit, shall sign all site plans and submit full size renderings to the City for any sheets which have been revised by this application FS2020-02. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein and be signed by the owner.
5. All landscaping shall be property maintained.

ATTACHMENTS

- Application for FS2020-02
- Final Site Plan FS2020-02

☐ PRELIMINARY SITE PLAN☐ FINAL SITE PLAN☐ REVISED SITE PLAN☐ RE-REVIEW

PROJECT NAME: _____

LOCATION OR ADDRESS OF SUBJECT PROPERTY: _____

LEGAL DESCRIPTION: _____

CURRENT ZONING ON SUBJECT PROPERTY: _____ CURRENT LAND USE: _____

TOTAL AREA: _____ ACRES NUMBER OF LOTS: _____ AVG. LOT SIZE: _____ Sq. Ft.

DEVELOPER NAME(S): _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

PROPERTY OWNER NAME(S): _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER NAME(S): _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

SIGNATURE OF OWNER OR AGENT: _____

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

NOTE: Two (2) 34"x42" paper copies plus an electronic copy of the site plan must accompany this application for staff review. All Site Plan requirements may be found in Article 10 of the Edgerton Unified Development Code (UDC).

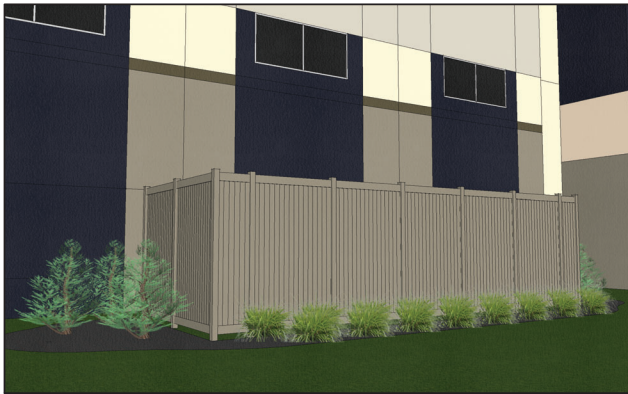
Applicant is to provide the legal description electronically as a Word document to the City of Edgerton.

FOR OFFICE USE ONLY

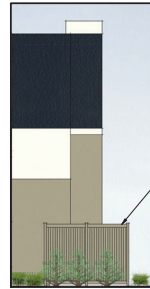
Application No.: _____ Application Fee Paid: \$ _____ Date Paid: _____ Receipt #: _____

Publication Fee Paid: \$ _____ Date Paid: _____

Received By: _____



5
A101
PERSPECTIVE VIEW
NOT TO SCALE



4
A101
TYP. SIDE ELEVATION
1/8" = 1'-0"

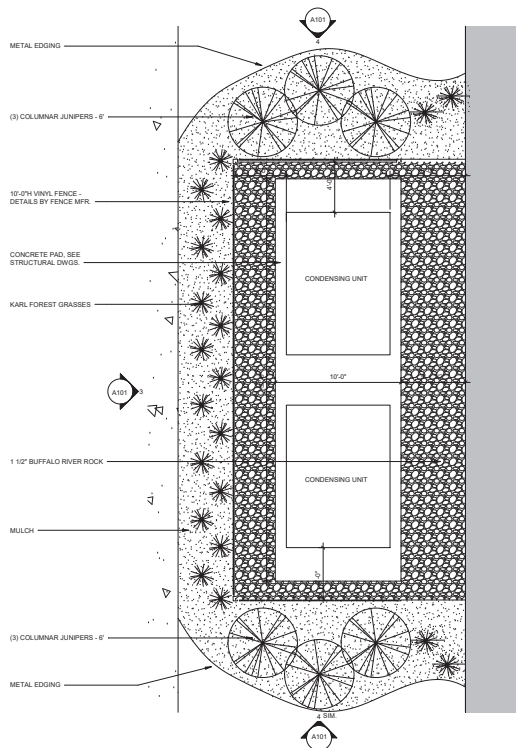


3
A101
TYP. FRONT ELEVATION
1/8" = 1'-0"

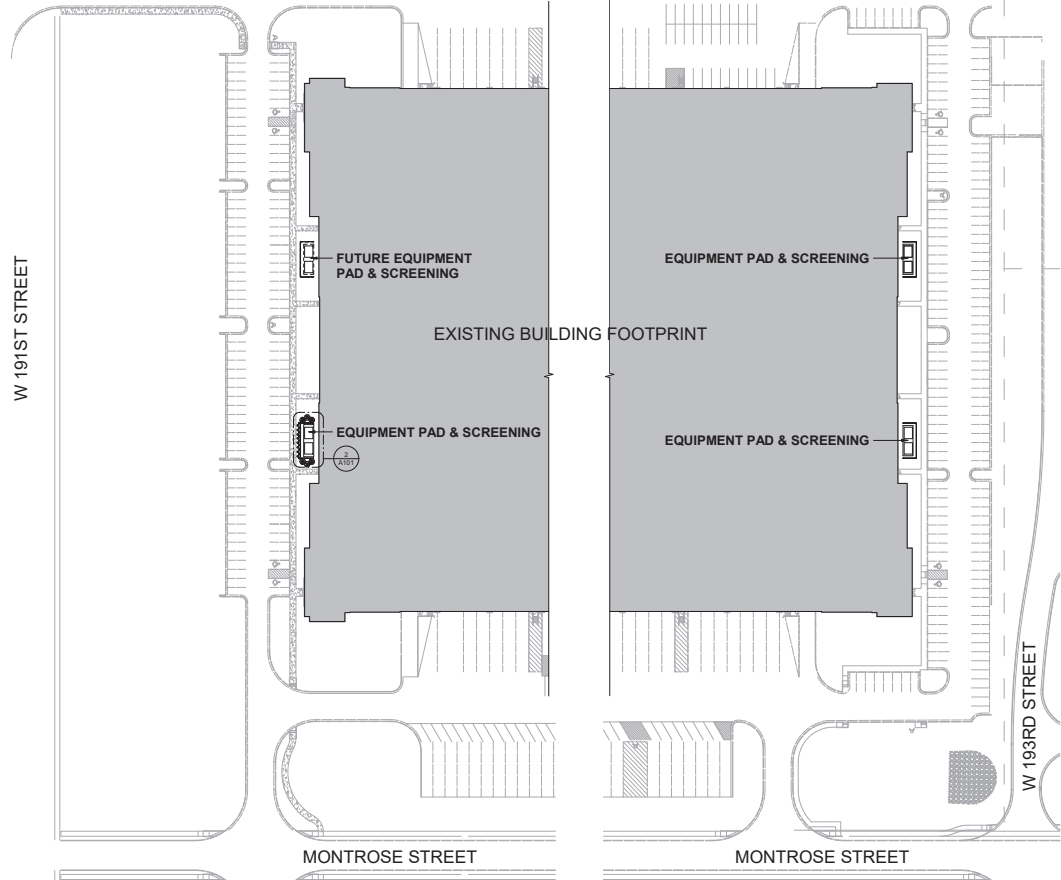
DRAWING INDEX

A101	OVERALL FLOOR PLAN
S001	GENERAL NOTES
S002	GENERAL NOTES
S100	FOUNDATION PLAN & DETAILS
M101	OVERALL MECHANICAL FLOOR PLAN
M201	MECHANICAL SPECIFICATIONS AND DETAILS
E1.0	ELECTRICAL SITE PLAN
E2.0	GENERAL NOTES & RISER DIAGRAMS

NOTE:
ALL PLANS, ELEVATIONS, & RENDERINGS THIS
SHEET FOR INFORMATION ONLY. POST
FOUNDATION BY FENCE PROVIDER.



2
A101
ENLARGED EQUIPMENT PAD PLAN - TYPICAL
1/4" = 1'-0"



1
A101
OVERALL PLAN
1" = 50'-0"

OWNER _____

CONSULTANTS _____

PROJECT _____

**JET.COM EQUIPMENT
SCREENING**
19351 MONTROSE ST., EDGERTON, KS 66021

PROFESSIONAL RECORD

ISSUE	DESCRIPTION	DATE
1	PERMIT SET	03.13.2020

DATE _____

03.13.2020

PROJECT NUMBER _____

20-108

TITLE _____

**OVERALL FLOOR
PLAN**

DRAWN BY / CHECKED BY
NLW AC

SHEET _____

A101



BUILDING CODE LOCAL AMENDMENTS OCCUPANCY CATEGORY		2006 IRC
1.	LIVE LOADS	1
2.	A. SLAB-ON-GRADE	100 PSF
3.	ROOF SNOW LOAD	
A.	GROUND SNOW LOAD, Pg	20 PSF
B.	FLAT ROOF SNOW LOAD, P _f	17 PSF
C.	SNOW EXPOSURE FACTOR, C _e	1.0
D.	SNOW LOAD IMPORTANCE FACTOR, I	1.0
E.	THERMAL FACTOR, C _t (UNHEATED)	1.2
F.	SNOW DRIFT	
4.	PER REFERENCED CODES	
A.	BASIC WIND SPEED (3 SECOND GUST), V	90 MPH
B.	WIND IMPORTANCE FACTOR, I	1.00
C.	WIND EXPOSURE CATEGORY	1
D.	INTERNAL PRESSURE COEFFICIENT, C _{pi}	0.00
E.	DESIGN WIND PRESSURE ON COMPONENTS AND CLADDING	-/- 0.18
1)	WALLS (100 SQUARE FEET EFFECTIVE WIND AREA)	
	END ZONES	13.8 PSF
	INTERIOR ZONES	12.5 PSF
2)	ROOF, ASD (NET UPLIFT)	
	CORNER ZONES	36.8 PSF
	END ZONES	24.4 PSF
	INTERIOR ZONES	14.6 PSF
	F. WIDTH OF END ZONES	3.0 FT
5.	EARTHQUAKE DESIGN DATA	
A.	SEISMIC IMPORTANCE FACTOR, I	1.0
B.	MAPPED SPECTRAL RESPONSE ACCELERATION, S _s	12.6
C.	MAPPED SPECTRAL RESPONSE ACCELERATION, S ₁	5.7
D.	SITE CLASS	1
E.	SPECTRAL RESPONSE COEFFICIENT, S _{ds}	0.135
F.	SPECTRAL RESPONSE COEFFICIENT, S _{d1}	0.091
G.	SEISMIC DESIGN CATEGORY	B
H.	STRUCTURAL SYSTEM (DIRECTION 1)	
1)	BASIC SEISMIC FORCE-RESISTING SYSTEM TYPE	B. BUILDING FRAME SYSTEM
2)	VERTICAL ELEMENT	
3)	DESIGN BASE SHEAR, U _{RD}	0.045
4)	SEISMIC RESPONSE COEFFICIENT, C _s	0.045
5)	SEISMIC MODIFICATION FACTOR, R	3.0
J.	ANALYSIS PROCEDURE	EQUivalent LATERAL FORCE
6.	DEAD LOAD	
A.	STRUCTURE	ACTUAL WEIGHT

GENERAL

7. STRUCTURAL ELEMENTS ARE NON-SELF SUPPORTING AND REQUIRE INTERACTION WITH OTHER ELEMENTS FOR STABILITY AND STRENGTH. CONTRACTOR SHALL VERIFY ALL EXISTING FOUNDATIONS, WALLS, AND SLABS ARE ADEQUATE TO SUPPORT ALL PERMANENT BRACING, FORMING, LOADS AND DECKS, AND WALLS HAVE BEEN INSTALLED AND CONNECTIONS BETWEEN THESE ELEMENTS HAVE BEEN MADE.
8. CONTRACTOR SHALL REVIEW ALL EXISTING DRAWINGS REPRESENTING THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION, UNLESS OTHERWISE NOTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, MATERIALS, AND SEQUENCE OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND INCIDENTAL THEREOF.
9. CONTRACTOR SHALL LOCATE ALL EQUIPMENT PANS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE VERIFIED IN THE FIELD.
10. USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS, OR NOT SCALE DIMENSIONS IN PLACE. USE DIMENSIONS TAKEN FROM EXISTING STRUCTURE. CONTRACTOR SHALL COORDINATE DIMENSIONS WITH ALL DIMENSIONS AND TOLERANCES OF THE RESPECTIVE TRADES.
11. ISSUE ALL CHANGES AS NOTED ON DRAWINGS.
12. THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONNECTION WITH THE STRUCTURAL DRAWINGS, WHERE REQUIREMENTS INDICATED ON THE STRUCTURAL DRAWINGS DIFFER FROM THE SPECIFICATIONS, THE SPECIFICATIONS SHALL PREVAIL.
13. THE STRUCTURAL DRAWINGS ARE NOT INTENDED TO BE AN INDEPENDENT SET OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY COORDINATION OF THE DESIRED DETAILS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
14. ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST SEISMIC FORCES AS DETERMINED IN CHAPTER 17 OF ASCE 7.
15. CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATIONS AND SUPPORTS CAN SUPPORT STABILITY OF EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
16. DIMENSIONS AND DETAILS OF THE EXISTING STRUCTURE ARE BASED UPON DIMENSIONS PROVIDED BY THE OWNER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ANY EXISTING CONDITIONS AND REPORT TO THE ENGINEER ANY VARIATIONS FROM THE DATA SHOWN HEREIN FOR POSSIBLE REVISION.
17. CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATIONS AND SUPPORTS CAN SUPPORT STABILITY OF THE EXISTING STRUCTURE TO THE EXISTING SLAB OF THE EXISTING SLAB AND THE FOUNDATIONS TO PRESENT

FOUNDATIONS

- FOOTING DEIGNS ARE BASED ON AN ASSUMED STABLE, NON-EXPANSIVE SOIL WITH AN ALLOWABLE FOUNDATION BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE SOIL MEETS THIS MINIMUM CRITERIA AND IF IT DOES NOT, SUFFICIENT NOTIFICATION MUST BE MADE TO THE FOUNDATION BY THE CONTRACTOR.
- CONTRACTOR AND TESTING LABORATORY REPRESENTATIVE SHALL READ THE GEOTECHNICAL REPORT AND SIGNATURE OF THE REGISTERED GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF CUT AND FILL FOR ESTIMATING AND CONSTRUCTION. SUBMITTALS SHALL BE MADE TO THE ENGINEER FOR REVIEW AND APPROVAL.
- A QUALIFIED AND REGISTERED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION DESIGN CRITERIA, MOOR, AND ALL OTHER CONTACT DOCUMENTS. TESTING LABORATORY SHALL BE RESPONSIBLE FOR THE TESTING OF THE SOILS AND PROVIDING THE TEST RESULTS TO THE ENGINEER.
- USE ONLY STRUCTURAL FILL MATERIALS AS NOTED ON THE STRUCTURAL, EXTERIOR MOOR SPECIFICATION FOR FILL. FOLLOW THE MINIMUM AND THE FEET VERTICAL BEARING CAPACITY OF THE EXTERIOR MOOR SPECIFICATION FOR FILL. EXTERIOR MOOR SPECIFICATION SHALL BE AS NOTED ON THE MINIMUM BEARING DEPTH. MINIMUM BEARING DEPTH IS 30 INCHES BELOW UNDERPINNING GRADIENT.
- FOOTING SHALL BE POURED IN PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION DESIGN CRITERIA, MOOR, AND ALL OTHER CONTACT DOCUMENTS. TESTING LABORATORY SHALL BE RESPONSIBLE FOR THE TESTING OF THE SOILS AND PROVIDING THE TEST RESULTS TO THE ENGINEER.
- ADD DRAINAGE TO UNDERPINNING FILTERS SUCH AS WATER MAINS, SANITARY SEWERS, BURNING CABLES, ETC.

CONCRETE

1. MINIMUM COMPRESSIVE STRENGTH (F_C) AT THE END OF 28 DAYS SHALL BE AS FOLLOWS:

A. FOOTINGS 3000 PSI

2. REFERENCE TO SPECIFICATIONS FOR MATERIAL WATER/CEMENT RATIO, SLUMP AND MAXIMUM AGGREGATE CONTENTS AND OTHER DESIGN REQUIREMENTS. CONCRETE SHALL BE NORMAL WEIGHT (145 PCF), UNLESS NOTED OTHERWISE.

3. EXTERIOR CONCRETE AND CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL BE AIR-ENTRAINED. REFER TO SPECIFICATIONS FOR FURTHER DETAILS.

4. MATERIALS OF ADJUTURES SHALL NOT CONTAIN ANY CALCIUM CHLORIDE.

5. REINFORCING STEEL SHALL MEET THE FOLLOWING:

A. ESTEEMED BRAND ASTM A615, GRADE 60

B. WELDABLE DEFORMED BARS ASTM A601, GRADE 60

C. WELDED WIRE FABRIC ASTM A604

D. STEEL REINBERS ASTM A604

6. WELDED JOINTS ARE INDICATED BUT NOT SIZE SPECIFIED. REINFORCING BARS THAT MATCH SIZE AND LOCATION OF MAIN REINFORCING STEEL AND LAP SPICES WITH THE MAIN REINFORCING STEEL. REINFORCING BARS SHALL BE SPICED AS SHOWN ON DRAWINGS.

7. REFER TO AS 218 LATEST EDITION FOR CONCRETE CURING, AND AS 315 LATEST EDITION FOR DETAILING, FABRICATION, PLACING AND FINISHING. REFER TO AS 315 LATEST EDITION FOR DETAILING, FABRICATION, PLACING AND FINISHING FOR COLD WEATHER CONCRETE, AND AS 301 LATEST EDITION FOR STANDARDS PRACTICE FOR MIXING AND PLACING CONCRETE.

8. "U.L." INDICATES SUE CONTRACT JOINT OR DOWELED CONNECTION JOINT IN SLAB-ON-GRADE REFERENCE SPECIFICATIONS FOR ACCEPTED SAW CUT JOINTS. SLAB JOINTS SHALL BE SEPARATED BY A DOWELED CONNECTION JOINT AND ANCHORED INTO THE ADJACENT CONCRETE.

9. CONSTRUCTION SHALL MAINTAIN CONTINUOUS REINFORCEMENT SIZE AND QUANTITY AT INTERSECTIONS AND CORNERS OF WALLS AND FOUNDATIONS.

10. CONSTRUCTION SHALL PROVIDE REINFORCING STRUCTURAL DRAWINGS HAVE BEEN DESIGNED FOR THE FINISHED STRUCTURE AND HAVE NOT BEEN DESIGNED FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, FORMS, BRACING, SHORING, AND SCAFFOLDING. THE CONTRACTOR SHALL VERIFY THAT THE SCAFFOLDING MEETS THE REQUIREMENTS AND SHALL SUBMIT TO THE ENGINEER RECORDS FOR REVIEW.

11. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS, ORIGINALS, BLOCKWORK, REINFORCING, ANCHORS, AND ROADS AND LOCATIONS PRIOR TO CONCRETE PLACEMENT. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT/ENGINEER, STRUCTURAL AND REINFORCING FOR LOCATIONS OF REQUIRED CONNECTIONS. CONTRACTOR SHALL PROVIDE ANCHOR BARS AND EMBED PLATES SHALL BE TIED INTO THE REBAR CAGE AND HELD IN PLACE WITH A ROD OR BRACE.

DEFERRED STRUCTURAL SUBMITTALS

1. THE FOLLOWING STRUCTURAL COMPONENTS SHALL BE DESIGNED AND SUBMITTED BY OTHERS FOR APPROVAL, IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
 - A. EXISTING SUPPORT
 - B. SEISMIC ANCHORAGE AND BRACING OF MEP COMPONENTS
2. DOCUMENTS FOR DEFERRED STRUCTURAL SUBMITTALS SHALL BE DESIGNED, SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. THE REFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND RETURN THEM TO THE DESIGNING ENGINEER WITH A NOTATION INDICATING THAT THE REFERRED SUBMITTALS HAVE BEEN REVIEWED AND BEING FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE PROJECT. THE REFERRED SUBMITTALS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
3. MAIN LATERAL FORCE RESISTING SYSTEM STRUCTURAL STEEL CONNECTIONS THAT HAVE BEEN DEFERRED TO THE FABRICATOR'S ENGINEER SHALL BE SUBMITTED IN TANDER WITH THE CORRESPONDING STRUCTURAL STEEL SHOP DRAWINGS.

SHOP DRAWINGS

1. SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL FOR THE ENGINEER'S REVIEW. THE STRUCTURAL ENGINEER'S REVIEW IS TO CHECK THE GENERAL CONFORMANCE OF THE SHOP DRAWINGS WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ANY ALTERATIONS FROM THE CONTRACT DOCUMENTS WHICH MAY INCLUDE QUANTITIES, DIMENSIONAL ERRORS OR OTHER ERRORS AND OMISSIONS IN THE SHOP DRAWINGS.
2. SHOP DRAWINGS SHALL NOT BE REPRODUCTIONS OF THE CONTRACT DOCUMENTS.
3. THE FOLLOWING STRUCTURAL COMPONENTS SHALL BE SUBMITTED AS A SHOP DRAWING FOR REVIEW:
 - A. CONCRETE MIX DESIGN AND MATERIALS
 - B. CONCRETE REINFORCING STEEL
 - C. CONCRETE FORMWORK
 - D. ALL DEFERRED SUBMITTAL ITEMS

A.B. ANCHOR BOLTS
ACI AMERICAN CONCRETE INSTITUTE

- [illegible]

SPECIAL INSPECTION REQUIREMENTS

SPECIAL INSPECTIONS REQUIREMENTS (BC 2015 CHAPTER 17)

1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS PER SECTION 1704.4 OF THE BC. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCY IN THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN THE PROJECT SPECIFICATIONS.
2. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE DESIGN PROFESSIONAL. IN RESPONSIBLE CHARGE REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN PROFESSIONAL. IF THE DISCREPANCIES ARE NOT CORRECTED BY THE DESIGN PROFESSIONAL, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL. IN RESPONSIBLE CHARGE PRIOR TO COMPLETION OF THAT PHASE OF WORK, A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SPECIAL INSPECTOR REGARDING INDIVIDUAL INSPECTION FOR ITEMS LISTED ON THE STATEMENT OF SPECIAL INSPECTIONS AND IS NOTED ON THE BUILDING DEMAND APPROVED PLANS. ADEQUATE NOTICE AND ACCESS TO APPROVED PLANS SHALL BE PROVIDED SO THAT THE SPECIAL INSPECTOR HAS TIME TO BECOME FAMILIAR WITH THE PROJECT.
4. FABRICATORS OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1704.2.5 OF THE BC.

IBC 2015 REQUIRED SPECIAL INSPECTIONS

	CONTINUOUS	PERIODIC
STEEL CONSTRUCTION – STRUCTURAL STEEL (BC SECTION 1705.2.1)		
1. SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING OF STRUCTURAL STEEL ELEMENTS IN BUILDINGS, STRUCTURES AND PORTIONS THEREOF SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE REQUIREMENTS OF AISC 360.		
STEEL CONSTRUCTION – COLD FORMED STEEL DECK (BC SECTION 1705.2.2)		
1. SPECIAL INSPECTION AND QUALIFICATIONS OF WELDING SPECIAL INSPECTORS FOR COLD-FORMED STEEL DECK AND ROOF DECK SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF SDI QA/QC.		
CONCRETE CONSTRUCTION (BC TABLE 1705.3)		
1. INSPECT REINFORCEMENT, INCLUDING REINFORCING TENDONS, AND VERIFY PLACEMENT.		
2. INSPECTION OF REINFORCING BAR WELDING IN ACCORDANCE WITH TABLE 1705.3 ITEM 2.	X	X
3. INSPECT ANCHORS CAST IN CONCRETE.	X	X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.	X	X
5. VERIFY USE OF REQUIRED DESIGN MIX.	X	X
6. PRIOR TO CONCRETE PLACEMENT, FURNISH SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	X
7. INSPECT CONCRETE AND SUFFICIENTLY PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	X
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	X	X
9. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	X	X
SOILS (BC TABLE 1705.6)		
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

AISC 360 SPECIAL INSPECTION REQUIREMENTS

1. QUALITY CONTROL (QC) SHALL BE PROVIDED BY THE FABRICATOR AND ERECTOR.
2. QUALITY ASSURANCE (QA) SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. NONDESTRUCTIVE TESTING (NDT) SHALL BE PERFORMED BY THE AGENCY OR FIRM RESPONSIBLE FOR QUALITY ASSURANCE.
3. NONDESTRUCTIVE TESTING (NDT) SHALL BE PERFORMED BY THE AGENCY OR FIRM RESPONSIBLE FOR QUALITY ASSURANCE (QA).
4. QUALITY ASSURANCE (QA) INSPECTION OF FABRICATED ITEMS SHALL BE MADE AT THE FABRICATOR'S PLANT.
5. QA INSPECTION OF THE ERECTED STEEL SYSTEM SHALL BE MADE AT THE PROJECT SITE.
6. THE QUALITY ASSURANCE INSPECTOR (QAI) SHALL REVIEW MATERIAL, TEST REPORTS AND CERTIFICATIONS AS LISTED IN SECTION NS3.2 FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
7. FOR WORK PERFORMED BY APPROVED FABRICATORS AND ERECTORS:
- A. QA INSPECTIONS, EXCEPT NDT, MAY BE WAIVED WHEN THE WORK IS PERFORMED IN A FABRICATING SHOP OR BY AN ERECTOR APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) TO PERFORM THE WORK WITHOUT QA.
- B. NET OF WELDS COMPLETED IN AN APPROVED FABRICATOR'S SHOP MAY BE PERFORMED BY THAT FABRICATOR WHEN APPROVED BY THE AHJ. WHEN THE FABRICATOR PERFORMS THE NDT, THE QA AGENCY SHALL REVIEW THE FABRICATOR'S TEST REPORTS.
- C. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE AHJ STATING THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- D. AT COMPLETION OF ERECTION, THE APPROVED ERECTOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE AHJ STATING THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE ERECTOR ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

AISC 360-10, CHAPTER N SPECIAL INSPECTION REQUIREMENTS

	FREQUENCY OF INSPECTION	PERFORM	OBSERVE
NS4 – INSPECTION OF WELDING			
ASC 360-10, TABLE NS4.1-1 – INSPECTION TASKS PRIOR TO WELDING			
1. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	X		
2. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	X		
3. MATERIAL IDENTIFICATION (TYPE/GRADE)		X	
4. WELDER IDENTIFICATION SYSTEM (S)		X	
5. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)		X	
A. JOINT PREPARATION		X	
B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)		X	
C. CLEANLINESS (CONDITION OF STEEL SURFACES)		X	
D. TACKING TACK WELD QUALITY AND LOCATION		X	
E. TACKING TACK WELD TO BE (IF APPLICABLE)		X	
F. CONFIGURATION AND FINISH OF ACCESS HOLES		X	
G. FIT-UP OF FILLET WELDS		X	
H. DIMENSIONS (ALIGNMENT, GAPS AT ROOT)		X	
I. CLEANLINESS (CONDITION OF STEEL SURFACES)		X	
J. TACKING (TACK WELD QUALITY AND LOCATION)		X	
ASC 360-10, TABLE NS4.2-2 – INSPECTIONS DURING WELDING			
1. USE OF QUALIFIED WELDERS		X	
2. CONTROL AND HANDLING OF WELDING CONSUMABLES		X	
A. PACKAGING		X	
B. EXPOSURE CONTROL		X	
C. NO WELDING OVER CRACKED TACK WELDS		X	
D. ENVIRONMENTAL CONDITIONS		X	
E. WIND SPEED WITHIN LIMITS		X	
F. PRECIPITATION AND TEMPERATURE		X	
G. WELDING PROCEDURE SPECIFICATION (WPS) FOLLOWED		X	
A. TENSILE AND WELDING EQUIPMENT		X	
B. TENSILE AND WELDING EQUIPMENT		X	
C. SELECTED WELDING MATERIALS		X	
D. TENSILE AND WELDING EQUIPMENT		X	
E. PREHEAT APPLIED		X	
F. INTERPASS TEMPERATURE MAINTAINED (MIN/MAX)		X	
G. PROPER POSITION (A, B, C, D)		X	
H. WELDING TECHNIQUES		X	
I. INTERPASS AND TACK CLEANING		X	
J. EACH PASS WITHIN PROPER LIMITATIONS		X	
K. EACH PASS MEETS QUALITY REQUIREMENTS		X	
ASC 360-10, TABLE NS4.3-3 – INSPECTIONS AFTER WELDING			
1. WELDS CLEANED		X	
2. SIZE, LENGTH AND LOCATION OF WELDS		X	
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA		X	
A. CRACK PREVENTION		X	
B. WELD/BASE-METAL FUSION		X	
C. CENTER CRACKS SECTION		X	
D. WELD PROFILES		X	
E. WELD SIZE		X	
F. UNDERCUT		X	
G. POROSITY		X	
H. ARC STRIKES		X	
I. X-RAY (S)		X	
J. WELDING REMOVED AND WELD TACKS REMOVED (IF REQUIRED)		X	
K. REPAIR ACTIVITIES		X	
L. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER		X	
M. ULTRASONIC TESTING (UT) ON ALL CAP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS, IN MATERIALS 5/16 INCH THICK OR GREATER (S) (Consult in Risk Category II)		X	
N. ULTRASONIC TESTING (UT) ON TOP OF CAP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS, IN MATERIALS 5/16 INCH THICK OR GREATER (S)		X	
O. THERMALLY CUT SURFACES OF ACCESS HOLES SHALL BE TESTED USING MAGNETIC PARTICLE TESTING (MT) OR PENETRANT TESTING (PT) WHEN FLANGE THICKNESS EXCEEDS 2 INCHES FOR ROLLED SHAPES, OR WHEN THE WEB THICKNESS EXCEEDS 2 INCHES FOR BUILT-UP SHAPES (S)		X	
12. (See AISC 360-10, section NS-5.6 for additional special inspections for welded joints subject to fatigue)			
NOTE: FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW STRESS TYPE.			
WHEN WELDS OF LOADED PLATES, MOMENT RESISTING JOINTS OR STIFFENERS HAS BEEN PERFORMED IN THE X-AREA, VISUALLY INSPECT THE WEB X-AREA FOR CRACKS WITHIN 3 INCHES OF THE WELDS.			
** PERFORM – PERFORM THESE TASKS FOR EACH WELDED JOINT OR MEMBER.			
** OBSERVE – OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.			
NS6 – INSPECTION OF HIGH-STRENGTH BOLTS			
ASC 360-10, TABLE NS6.1-1 – INSPECTION TASKS PRIOR TO BOLTING			
1. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	X (QA)	X (QAI)	
2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS		X	
3. FASTENERS SELECTED FOR THE JOINT (SIZE, GRADE TYPE, BOLT LENGTH)		X	
4. PROPER BOLTING PROCEDURES SELECTED FOR JOINT DETAIL		X	
5. CONNECTING ELEMENTS INCLUDING THE APPROPRIATE TYPING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS		X	
6. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED (S)	X	X	
7. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS		X	

AISC 360-10, CHAPTER N SPECIAL INSPECTION REQUIREMENTS

	FREQUENCY OF INSPECTION	PERFORM	OBSERVE
ASC 360-10, TABLE NS6.2-2 – INSPECTIONS DURING BOLTING			
1. FASTENER ASSEMBLIES OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE			X
2. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION			X
3. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING (S)			X
4. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE BOLT SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE ENDS (S)			X
ASC 360-10, TABLE NS6.3-3 – INSPECTIONS AFTER BOLTING			
1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS		X	
NOTE: APPLICABLE FOR SNUG-TIGHT JOINTS.			
NOTE: FOR PERSONNEL JOINTS AND TIGHT-CRITICAL JOINTS, WHEN THE INSTALLER IS USING THE TURN-OF-NUT METHOD WITH MATCHMARKING TECHNIQUES, THE DIRECT-TENSION-INDICATOR METHOD, OR THE TWIST-OFF-TYPE TENSION CONTROL, EOLY METHOD, THE SCL AND ON NEED NOT BE PRESENT DURING THE INSTALLATION OF FASTENERS.			
** PERFORM – PERFORM THESE TASKS FOR EACH BOLTED CONNECTION.			
** OBSERVE – OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.			
NS7 – OTHER INSPECTION TASKS			
1. INSPECT THE STEEL TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE CONSTRUCTION DOCUMENTS SUCH AS BRACINGS, STIFFENERS, MEMBER LOCATIONS AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION		X	
2. INSPECT THE PLACEMENT OF ANCHOR BOLTS AND OTHER DISCREPANCIES SUPPORTING STRUCTURAL STEEL FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE DIAMETER, GRADE, TYPE AND LENGTH OF THE ANCHOR BOLT OR EMBEDDED TIE, AND THE EXTENT OR DEPTH OF EMBEDMENT INTO THE CONCRETE, SHALL BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE.		X	
** PERFORM – PERFORM THESE TASKS FOR EACH CONNECTION.			

SDI QA/QC SPECIAL INSPECTION REQUIREMENTS

1. QUALITY CONTROL (QC) AS SPECIFIED IN THE STANDARD SHALL BE PROVIDED BY THE INSTALLER.
2. QUALITY ASSURANCE (QA) AS SPECIFIED IN THE STANDARD SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
3. THE QUALITY ASSURANCE INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE AHJ, IN THE CONDUCTING THE INSPECTIONS NOTED IN SECTION 3.2 OF THE STANDARD.
- ** PERFORM – PERFORM THESE TASKS PRIOR TO FINAL ACCEPTANCE FOR EACH ITEM OR ELEMENT.
- ** OBSERVE – INSPECT THESE ITEMS ON AN INTERMITTENT BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. FREQUENCY OF OBSERVATIONS SHALL BE ADEQUATE TO CONFIRM THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPLICABLE DOCUMENTS.

SDI QA/QC – 2011 STANDARD FOR QUALITY CONTROL AND QUALITY ASSURANCE FOR INSTALLATION OF STEEL DECK

	FREQUENCY OF INSPECTION	PERFORM	OBSERVE
TABLE 1.1 INSPECTION OR EXECUTION TASKS PRIOR TO DECK PLACEMENT			
A. VERIFY COMPLIANCE OF MATERIALS (DECK AND DECK ACCESSORIES) WITH CONSTRUCTION DOCUMENTS, INCLUDING PROFILES, MATERIAL PROPERTIES, AND BASE METAL THICKNESS.		X	
B. DOCUMENT ACCEPTANCE OR REJECTION OF DECK AND DECK ACCESSORIES		X	
TABLE 1.2 INSPECTION OR EXECUTION TASKS AFTER DECK PLACEMENT			
A. VERIFY COMPLIANCE OF DECK AND ALL DECK ACCESSORIES INSTALLATION WITH CONSTRUCTION DOCUMENTS		X	
B. VERIFY DECK MATERIALS ARE REPRESENTED BY THE MILL CERTIFICATIONS THAT COMPLY WITH THE CONSTRUCTION DOCUMENTS		X	
C. DOCUMENT ACCEPTANCE OR REJECTION OF DECK AND DECK ACCESSORIES		X	
TABLE 1.3 INSPECTION OR EXECUTION TASKS PRIOR TO WELDING			
A. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE		X	
B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE		X	
C. MATERIAL IDENTIFICATION (TYPE/GRADE)		X	
D. CHECK WELDING EQUIPMENT		X	
TABLE 1.4 INSPECTION OR EXECUTION TASKS DURING WELDING			
A. USE OF QUALIFIED WELDERS		X	
B. CONTROL AND HANDLING OF WELDING CONSUMABLES		X	
C. ENVIRONMENTAL CONDITIONS (WIND SPEED, MOISTURE, TEMPERATURE)		X	
D. WPS FOLLOWED		X	
TABLE 1.5 INSPECTION OR EXECUTION TASKS AFTER WELDING			
A. VERIFY SIZE AND LOCATION OF WELDS, INCLUDING SUPPORT, SIDEPLAT, AND PERIMETER WELDS		X	
B. WELDS MEET VISUAL ACCEPTANCE CRITERIA		X	
C. VERIFY REPAIR ACTIVITIES		X	
D. DOCUMENT ACCEPTANCE OR REJECTION OF WELDS		X	
TABLE 1.6 INSPECTION OR EXECUTION TASKS PRIOR TO MECHANICAL FASTENING			
A. MANUFACTURER'S INSTALLATION INSTRUCTIONS AVAILABLE FOR MECHANICAL FASTENERS		X	
B. PROPER TOOLS AVAILABLE FOR FASTENER INSTALLATION		X	
C. PROPER STORAGE FOR MECHANICAL FASTENERS		X	
TABLE 1.7 INSPECTION OR EXECUTION TASKS DURING MECHANICAL FASTENING			
A. FASTENERS ARE POSITIONED AS REQUIRED		X	
B. FASTENERS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS		X	
TABLE 1.8 INSPECTION OR EXECUTION TASKS AFTER MECHANICAL FASTENING			
A. CHECK SPACING, TYPE, AND INSTALLATION OF SUPPORT FASTENERS		X	
B. CHECK SPACING, TYPE, AND INSTALLATION OF SIDEPLAT FASTENERS		X	
C. CHECK SPACING, TYPE, AND INSTALLATION OF PERIMETER FASTENERS		X	
D. VERIFY REPAIR ACTIVITIES		X	
E. DOCUMENT ACCEPTANCE OR REJECTION OF MECHANICAL FASTENERS		X	

OWNER _____

CONSULTANTS _____

Wallace Engineering
Structural & Civil Engineers, Inc.
1741 Oakdale Avenue
St. Louis, MO 63103
314.611.5323, 800.880.0088

PROJECT _____

Jet Warehouse
Cooling
Edgerton, KS

PROFESSIONAL RECORD

ISSUE
DESCRIPTION DATEDATE
02/28/2020PROJECT NUMBER
2020053

TITLE

GENERAL
NOTESDRAWN BY / CHECKED BY
JMM AJG

SHEET

S002

Jet Warehouse Cooling Edgerton, KS

PROFESSIONAL RECORD



ISSUE
DESCRIPTION DATE

DATE 02/28/2020

PROJECT NUMBER 2020053

TITLE

**FOUNDATION
PLANS AND
DETAILS**

DRAWN BY / CHECKED BY
JJM AJG

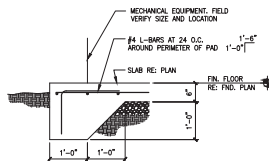
SHEET

S100

STEEL REINF. LAP SCHEDULE (INCHES)				
BAR SIZE	CONCRETE			
	f _c = 3000 PSI		f _c = 4000 PSI	
	TOP	OTHER	TOP	OTHER
#3	22	17	20	16
#4	29	22	27	21
#5	36	28	33	26
#6	43	33	40	31
#7	53	48	58	45
#8	72	55	66	51
#9	91	70	79	61

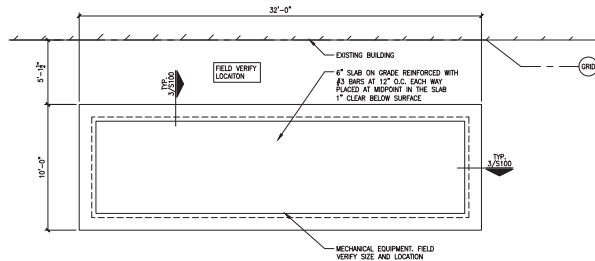
4 REINFORCING BAR LAP SCHEDULE

3/4" = 1'-0"



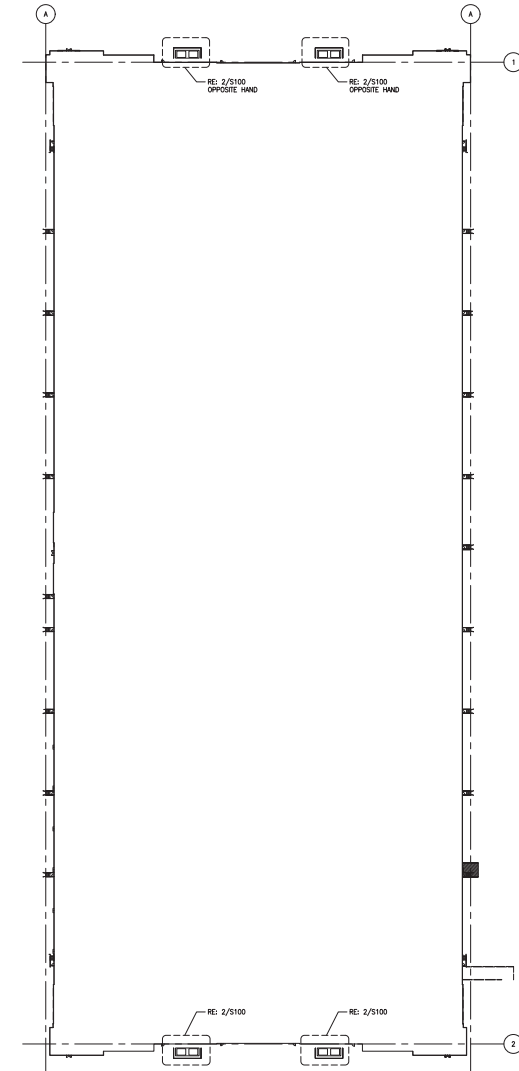
3 EXTERIOR FOUNDATION

3/4" = 1'-0"



2 EQUIPMENT PAD PLAN

SCALE: 1/4"=1'-0"



1 SITE PLAN

SCALE: 1/4"=1'-0"

MECHANICAL AND PLUMBING SYMBOL LEGEND

SHOW TRUNKS AND BRANCHES IN THE LEGEND MAY NOT BE TEST

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES EXISTING
- SUPPLY AIR FLOW INDICATOR
- RETURN AND EXHAUST AIR FLOW INDICATOR
- TEMPERATURE SENSING
- TEMPERATURE SENSOR
- CONDENSING SENSING

MECHANICAL PIPING

- RL REFRIGERANT LIQUID
- RS REFRIGERANT SUCTION
- D DRAIN CONDENSATE
- PD FROM CONDENSATE PUMP DISCHARGE

PIPING SYMBOLS

- SHUTOFF VALVE
- BRANCHING VALVE
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE
- PIPING ELBOW
- INCREASER / REDUCER
- UNION
- STRAINER
- CHECK VALVE
- NEUTRAL STRAINER
- TEST PLUG
- ISOLATING VALVE
- PRESS / TEMP GAUGE WITH COOL
- TEMPERATURE
- PRESSURE REDUCING VALVE

GENERAL NOTES

1. SOME ROOM SHEETS MAY NOT BE SHOWN FOR PURPOSE OF CLIPPING PLAN. REFER TO ARCHITECTURAL PLANS FOR REFERENCE TO ROOM SHEET NOT SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF "RECORD DRAWINGS" SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE CONTRACTOR SHALL RELEAVE THE RECORD DRAWINGS TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT ELECTRONICALLY.
3. THESE DRAWINGS ARE INFORMATIONAL. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS (NEW AND EXISTING) DIMENSIONS, AND CLEARANCES PRIOR TO THE COMMENCEMENT OF WORK AND SHALL INCLUDE ALL ITEMS, EQUIPMENT, MATERIAL, ACCESSORIES, ETC. REQUIRED FOR A FULLY COMPLETE, FUNCTIONAL AND CODE COMPLANT RECOVERED.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, LICENSES, ETC. AS NEEDED FOR THE COMPLETE INSTALLATION AND PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ALL TESTS AND DATA NEEDED FOR THIS.

COORDINATION NOTES

1. COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
2. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUCITS, PIPES, DUCTS, ETC. WITH THE POSITION AND LOCATION OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY STRUCTURAL, TRUSS, ROOF AND GABLES FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS IN CLEAR, UNOBSTRUCTED, GENERAL ETC. OTHER SYSTEMS IN POTENTIAL CONFLICT WITH ROUTING.
3. TURNOUT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLE TIME FOR INSTALLATION.
4. COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND RETAIN OF SURFACES, ROOF AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
6. ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCE, BOTH ANTICIPATED AND UNANTICIPATED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO INSTALLATION. MAKE ALL CHANGES, TOLERANCES AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.

ENLARGED MECHANICAL PLAN (TYPICAL)

GENERAL MECHANICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AIA.
2. ANY POWER FOR CONTROL SYSTEMS TO BE PROVIDED BY E/E IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE A/E OF SUBCONTRACTORS TO MAKE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE A/E CONTRACTOR OR SUBS.
3. ALL EQUIPMENT SHALL BE PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
4. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY THE REQUIREMENTS OF THE BUILDING CODE AND ARE REQUIRED.
5. EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SERVICE ACCESS DOOR TO THE UNIT FOR SERVICE AND REPAIR AS REQUIRED BY AIA. COORDINATE WITH OTHER TRADES.
6. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL SYSTEMS IN EXISTENCE IN ACCORDANCE WITH THEIR INTENDED PURPOSES. VERIFY BALANCE AND START UP REPORTS TO THE A/E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

HVAC PLAN KEYED NOTES

1. FURNISH AND INSTALL NEW AIR COOLED CONDENSING UNIT ON CONCRETE HANGERS/STAYS. FUL CONDENSATE PUMP REQUIREMENTS WITH STRUCTURE.
2. FURNISH AND INSTALL NEW AIR HANDLING UNIT ON FLOOR. INSTALL AND SECURE UNIT TO WALL / FLOOR FOR MANUFACTURER'S RECOMMENDATIONS.
3. REFRIGERANT PIPING CONNECTION TO AN AIR HANDLING UNIT COOLING COIL.
4. REFRIGERANT PIPING PENETRATION THROUGH EXTERIOR WALL. FIELD VERIFY EXACT ROUTING. SEAL PENETRATION WEATHER TIGHT.
5. CONDENSATE DRAIN CONNECTION TO AN AIR HANDLING UNIT. ROUTE TO EXISTING STORM DRAIN PIPING. FIELD VERIFY EXACT ROUTING.



1588 FENPARK DRIVE
FENTON, MO 63026
636.305.0099

OWNER

CONSULTANTS



1420 W. 9TH STREET
KANSAS CITY, MO 64101
816-421-4143

S & S ENGINEERING INC.
1000 W. 9TH STREET
LEWISIA, KANSAS 66205
PH: 913-754-0875
FAX: 913-754-0874
E-MAIL: sss@ss-engineering.com
Web: www.sss-engineering.com

PROJECT

Jet Warehouse Cooling
EDGERTON, KS

PROFESSIONAL RECORD



ISSUE

DESCRIPTION DATE

DATE

PROJECT NUMBER

TITLE

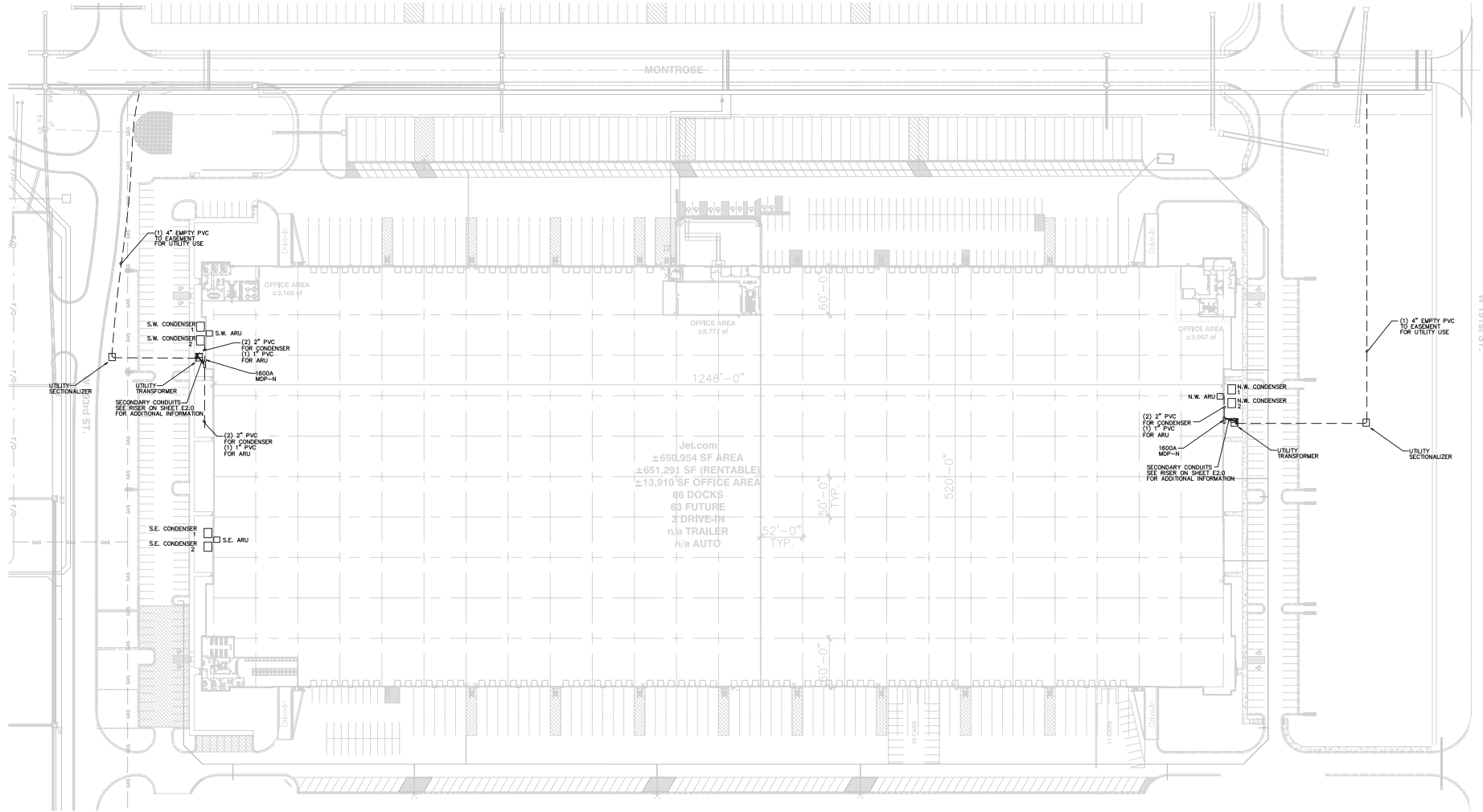
MECHANICAL FLOOR PLAN

DRAWN BY / CHECKED BY

S&S S&S

SHEET

M101



01 SITE PLAN
E1.0 Scale: 1" = 50'



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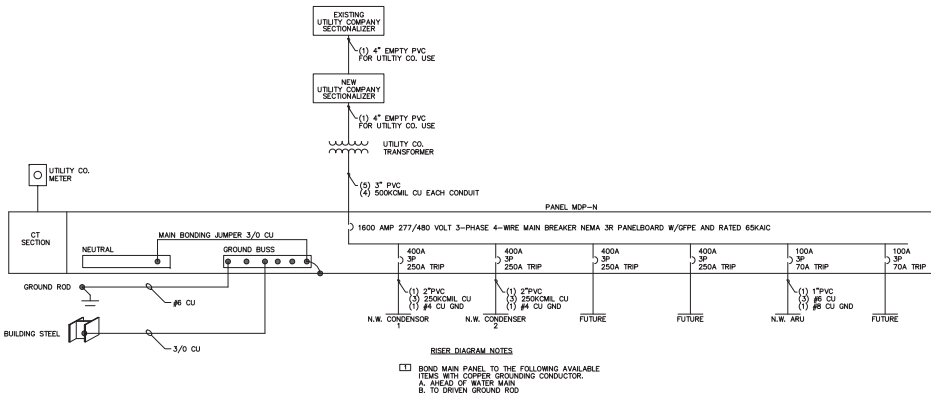


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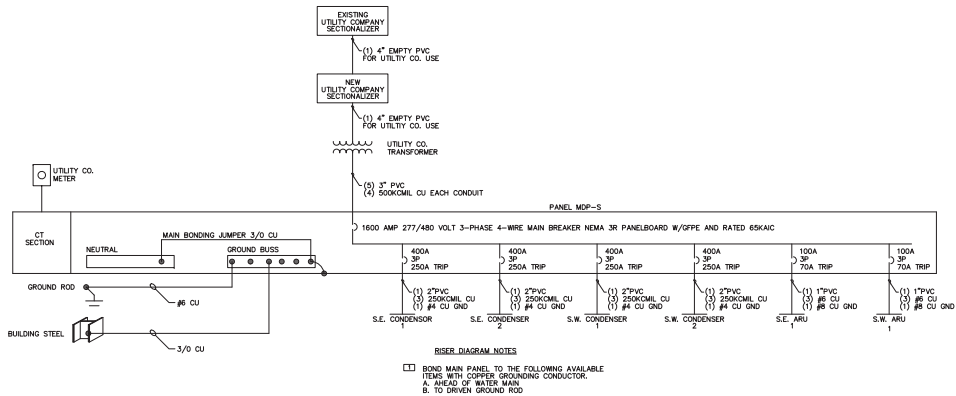
JET.COM
19351 MONTROSE
EDGERTON, KANSAS 66030

DRAWN BY: KG
CHECKED BY: JV
DATE: 3-13-2020
SCALE:
CAD FILE NAME: JET.COM
SHEET:

E1.0



NORTH RISER DIAGRAM



SOUTH RISER DIAGRAM

SYMBOL / ABBREVIATION	DESCRIPTION
←	HOMERUN
---	UNDERGROUND WIRING
---	WIRING, HOT
---	WIRING, NEUTRAL
---	WIRING, GROUND
---	ISOLATED GROUND
⇒	DUPLEX RECEPTACLE
⇒	ABOVE COUNTER DUPLEX RECEPTACLE
⇒	QUADPLEX RECEPTACLE
⇒	ABOVE COUNTER QUADPLEX RECEPTACLE MOUNT @ 44" A.F.F.U.N.O.
⇒	DATA COMMUNICATIONS OUTLET
⇒	STRING AND RING TO ABOVE CEILING
⇒	TELEPHONE OUTLET
⇒	STRING AND RING TO ABOVE CEILING
⇒	WALL TELEPHONE / DATA OUTLET
⇒	RECESSED POWER / TELEPHONE / DATA OUTLET
⇒	PER PLAN NOTES
⇒	FLUSH FLOOR DATA OUTLET
⇒	FLUSH FLOOR TELEPHONE OUTLET
⇒	PUSH BUTTON
⇒	DISCONNECT SWITCH
⇒	FUSED DISCONNECT SWITCH
⇒	COMBINATION MOTOR STARTER
⇒	MANUAL MOTOR STARTER
⇒	MOTOR
⇒	JUNCTION BOX
⇒	SIMPLEX
⇒	TOWNSTONE STYLE FLOOR DATA/POWER RECEPTACLE
⇒	ADA AMERICANS WITH DISABILITIES ACT
⇒	NOT IN CONTRACT
⇒	N.I.C.
⇒	EXISTING TO REMAIN
⇒	PP POWER POLE
⇒	GFI GROUND FAULT INTERRUPTER
⇒	WP WEATHER PROOF
⇒	IG ISOLATED GROUND
⇒	A.F.F. ABOVE FINISHED FLOOR
⇒	U.N.O. UNLESS NOTED OTHERWISE

SYMBOL / ABBREVIATION	DESCRIPTION
↑	SWITCH
↑	THREE-WAY SWITCH
↑	4-WAY SWITCH
↑	DIMMER
↑	OCCUPANCY/MOTION SENSOR SWITCH
↑	60 MINUTE TIMER
↑	CEILING MOUNTED MOTION SENSOR
↑	MOTION SENSOR POWER PACK
↑	NEW 2"x4" FLUORESCENT
↑	SAME AS 2"x4" EXCEPT CONNECTED TO EMERGENCY CIRCUIT
↑	FLUORESCENT STRIP (TYPE "T" U.N.O.)
○	DOWN LIGHT
○	SHADED AREA INDICATES ILLUMINATED FACE
○	PROVIDE J-BOX AND 3/4" CONDUIT FOR TELEPHONE AND DATA RUNS ALSO PROVIDE GROUTING TO J-BOX AS INDICATED ON DRAWINGS. PROVIDE STAINLESS STEEL PLATE FOR CONNECTION OF MODULAR FURNITURE WHP.
○	ADA APPROVED FIRE ALARM PULL STATION DEVICE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM.
○	SMOKE DETECTOR
NOTE:	ALL LIGHT SWITCHES SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
NOTE:	ALL WALL MOUNTED OUTLETS (POWER, DATA, TELEPHONE, ETC.) SHALL BE MOUNTED NO LESS THAN 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

GENERAL NOTES

- ALL WIRING SHALL BE INSTALLED IN CONDUIT OR CABLES. CONDUIT BELOW FLOOR SHALL BE RIGID PVC. TYPE MC CABLE IS ALLOWED IN CONCEALED AREAS.
- ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
- ALL CONDUCTORS SHALL HAVE THHN/THW INSULATION. ALL CONDUCTORS SHALL BE #12 UNLESS NOTED OTHERWISE.
- REFER TO MECHANICAL PLAN FOR EXACT LOCATION OF HVAC & REFRIGERATION EQUIPMENT.
- AVAILABLE FAULT CURRENT AT TRANSFORMER PER THIS DESIGN - 65KAIC

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ENGINEER SEAL



1558 FENPARK DRIVE
FENTON, MO 63026
636.305.0099

JET.COM
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EDGERTON, KANSAS 66030

DRAWN BY:
KG
CHECKED BY:
JV
DATE:
3-13-2020
SCALE:
CAD FILE NAME:
JET.COM
SHEET:

E2.0



Submittal for Review:

Attached is the submittal for your order. Please review this submittal at your earliest convenience, and advise if any changes are required. Please be sure to take note of the following items, as applicable to the unit(s) on your order:

- Unit voltage and power requirements
- Equipment SCCR rating
- Unit height and footprint dimensions
- Maximum section height and width (for door clearance)
- Unit Color
- Unit location (Indoor/Outdoor)
- Service and intake / outlet clearances required
- Intake and discharge configuration
- Quantity and size of gas and flue pipe connections
- Location and quantity of coil connections, coil circuiting and size
- Location / quantity of cooling drain connections
- Location of electrical enclosure(s)
- Location of burner
- Inlet gas pressure and gas flow
- Combustion air source
- Heating and/or cooling capacity
- Optional items
- Unit controls, interface, and sequence of operation



SUBMITTAL FOR APPROVAL

Project Name: Jet.com
Location: Edgerton, KS
Order Entry Date: February 19, 2020
Original Submittal Date: February 25, 2020
Sales Order Number: J22402

Revision Number: 0
Revision Date: N/A

Submitted to: TMI
Keith Koudele
913-206-3641

Prepared by: Christy Conway
cconway@arizoncompanies.com
314-754-2335

Johnson Heater Corporation, d/b/a
Johnson MarCraft
11880 Dorsett Road
St. Louis, MO 63043
314-739-0037
314-739-1556 Fax
www.johnson-marcraft.com

Jet.com - Edgerton, KS

SUBMITTAL TABLE OF CONTENTS

MISCELLANEOUS

----	Revision Log
CLAR-22402	Clarifications, Building Information, & Location Detail

UNIT DATA DRAWINGS

ES-22402	AIR-ROTATION Unit Equipment Detail Schedule
GA-22402-1-2	AIR-ROTATION Unit General Arrangement, ARUs 1 & 2
GA-22402-3	AIR-ROTATION Unit General Arrangement, ARU-3
----	Fan Specification
----	Coil Specification Sheet
EL-N2000 VFD	AIR-ROTATION Unit - Power Circuitry
EL-NX322 VFD	AIR-ROTATION Unit - Control Circuitry
EL-COND	Condensate Pump Circuitry
EL-STAGES	Staging Circuitry
----	Sequence of Operation

CUT SHEETS

AS-9902	Filter Maintenance Instructions
----	Farr 30/30 Filter Specification Sheet
----	Condensate Pump Specification Sheet
AS-9915	ARU Clearance Requirements
AS-3300	Installation & Rigging Instructions
----	Product Arrival Checklist, Startup Checklist, Startup Supervision Request Form

RELATED DOCUMENTS

----	Terms & Conditions
----	Limited Warranty
----	Submittal Statement

[illegible]

AIR-ROTATION" UNIT DATA

CLARIFICATIONS:

- Three ARUs are included in the scope of this order. Unit throw does not provide complete coverage of the space.
- Condensing unit, expansion valves, refrigeration specialties, piping, etc are field provided by others
- Seismic analysis is not considered in the installation recommendations of this unit. Structural support or sway bracing, if determined to be required by others, is by others.
- Freezestats are not included.
- Convenience circuit / lights / GFI are not included.

BUILDING INFORMATION:

- Building design/envelope information not received, capacities are as specified by others.

LOCATION DETAIL:

- Units constructed for indoor installation.
- 3-sided discharge for wall mount locations.
- See AS-9915 for generic unit clearance requirements.

CLARIFICATIONS

Page 1 of 1

			<div style="font-weight: bold;">CLARIFICATIONS</div> <div style="margin-top: 20px; font-weight: bold;">JET.COM</div> <div style="font-weight: bold;">EDGERTON, KS</div>		
NO.	REVISION	DATE			

JOHNSON MARCRAFT

ST. LOUISMISSOURI

BY: CC	APP:	DATE: 2/20/20	NO: CLAR-22402
-----------	------	------------------	-------------------

AIR-ROTATION" UNIT DATA			DRAWING & DATA SHEETS	
"AIR-ROTATION" UNIT MODEL (U.L. Listed and Labeled)		AR135XX-30-DX201-F	#GA-22402-1-2 General Arrangement #GA-22402-3	
MAXIMUM AIR MOVING CAPACITY:		62,500 CFM	Fan Specification	
AIR CONDITIONING COIL(S): Evaporator Coils, 410A Refrigerant		2406.3 MBH Four (4) 48" FH x 97" FL	Coil Specification Sheet	
Suction Connection(s)		(4) 2.625" per ARU		
Liquid Connection(s)		(4) 1.375" per ARU		
Drain Pan Connection(s) Per Unit		One (1) 1.5"		
Condensing Unit(s)		By Others		
ELECTRICAL SUPPLY: Voltage/Phase/Cycle (Installer-Include Separate Gnd. Cond.) Full Load Ampacity Minimum Circuit Ampacity Maximum Circuit Protective Device		460/3/60 47.6 amp 57 amp 70 amp (Time Delay Type)	#EL-N2000 VFD Power Circuitry #EL-NX322 VFD Control Circuitry #EL-Stages #EL-Condensate Pump Sequence of Operation	
SCCR Rating		5 KAIC, 600 Vmax		
OPERATING WEIGHT: (APPROXIMATE) Air Outlet Section Fan Section Coil Base Section Total Operating Weight		3,562 # 4,186 # 6,183 # 13,931 #		
CONSTRUCTION DETAILS Indoor Insulated Single Wall Construction		0.5" faced insul.		
Total Unit Height to 29'-0"				
Exterior Finish – Painted Gray, Air Dry Enamel				

NO.

REVISION

DATE

JOHNSON MARCRAFT

ST. LOUIS

MISSOURI

EQUIPMENT DETAIL SCHEDULE

JET.COM

EDGERTON, KS

TAG: ARU-1, ARU-2, ARU-3

MODEL: AR135XX-30-DX201-F

BY: CC

APP:

DATE: 2/20/20

NO: ES-22402

Page 1 of 2

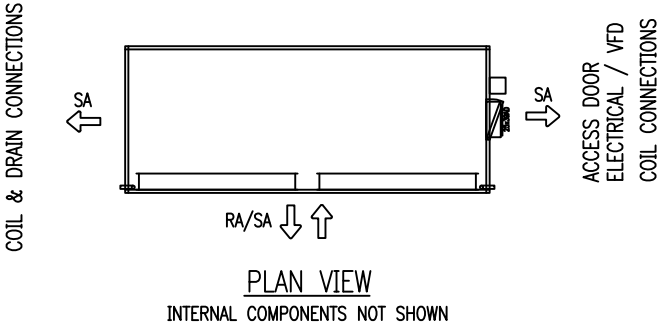
AIR-ROTATION" UNIT DATA				DRAWING & DATA SHEETS									
<p>ELECTRICAL DETAILS</p> <p>Single Point Power Connection with Main Unit Non-Fused Disconnect Switch</p> <p>Fire Protection Interlocks</p> <p>Variable Frequency Drive for Soft Start and Constant Volume, One per ARU</p> <p>Inductive Absorbers Included for Shaft Grounding</p> <p>Programmable Return Air Thermostat + Staging Controller for Cooling Controls`</p> <p>COIL BASE SECTION</p> <p>Return Air Filter Tracks w/ (1) Set of Filters, and Magnehelic Gauge for Dirty Filter Indication</p> <p><i>Note: Recommended Filter Change Out Point is 0.45" w.c.</i></p> <p>Draw Through DX Cooling Coils</p> <p>Stainless Steel Triple-Pitch Drain Pan with Walk On Grating</p> <p>Internal Condensate Pump, Sized for up to 50' Head</p> <p>FAN SECTION</p> <p>Johnson Premium Belt Driven Fans, 2 @ 15 HP</p> <p>OUTLET SECTION</p> <p>Integral Turning Vane in Discharge Plenum</p> <p>Horizontal and Vertical Outlet Louvers, Painted to Match Cabinet Finish</p>		<p>Re-connection of wiring between section splits is by others</p> <p>Manual controls, no bypass</p> <p>24-Hr / 7-Day Scheduling Capable</p> <p>MERV 8 Disposable 2" Pleated Filters</p> <p>Copper tubes, aluminum fins, galvanized casing</p> <p>All welded 304 SS, double wall, insulated</p> <p>TEFC Prem. Efficiency Motors</p>		<p>#AS-9902 Filter Maintenance Instructions</p> <p>Filter Specification Sheet</p> <p>Condensate Pump Specification Sheet</p>									
				EQUIPMENT DETAIL SCHEDULE									
				JET.COM									
				EDGERTON, KS									
JOHNSON MARCRAFT		ST. LOUIS		MISSOURI		TAG: ARU-1, ARU-2, ARU-3		MODEL: AR135XX-30-DX201-F					
						BY: CC		APP:		DATE: 2/20/20		NO: ES-22402	

GENERAL NOTES:

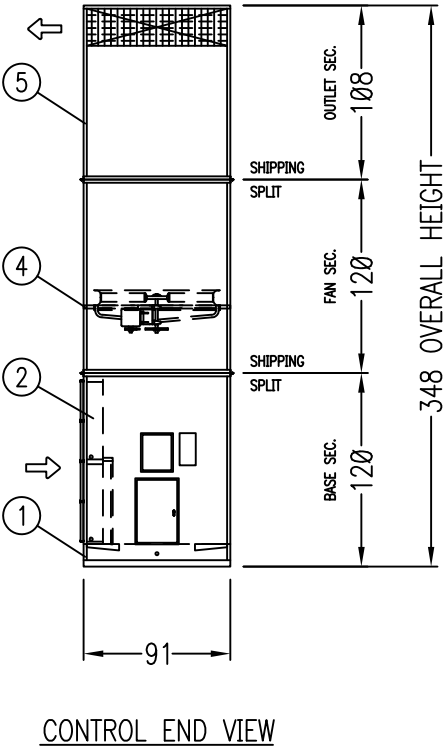
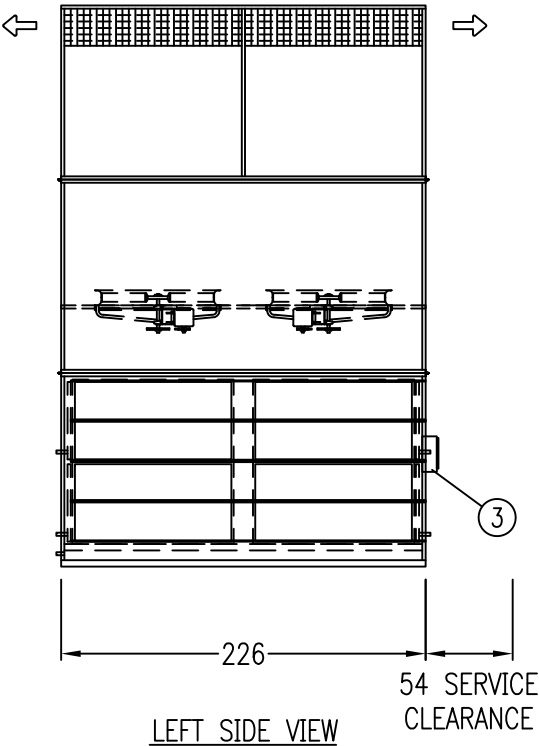
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2. OVERALL UNIT DIMENSIONS ARE NOMINAL AND DO NOT ACCOUNT FOR MATING FLANGES, EXTENDED CONNECTIONS, MANUFACTURING TOLERANCES, ETC. CONTRACTOR TO VERIFY ACCEPTABLE CLEARANCES FOR INSTALLATION OF THIS EQUIPMENT.
3. REFERENCE UNIT DATA SHEETS FOR PERFORMANCE DATA AND ESTIMATED SHIPPING WEIGHTS.
4. SEISMIC LOAD OR WIND LOAD ARE NOT CONSIDERED IN THE INSTALLATION RECOMMENDATIONS OF THIS UNIT. IF SEISMIC OR WIND LOADING ANALYSIS IS REQUIRED, IT IS TO BE PROVIDED BY OTHERS UNLESS STATED OTHERWISE IN THE SUBMITTAL. STRUCTURAL SUPPORT OR SWAY BRACING, IF DETERMINED TO BE REQUIRED, IS BY OTHERS UNLESS STATED OTHERWISE IN THE SUBMITTAL.




* REFERENCE UNIT DATA SHEETS FOR COMPONENT DETAILS.

NO	QTY	DESCRIPTION	NOTES
1	1	COOLING SECTION	
2	2	COOLING COIL	SEE COIL SELECTION SHEET
3	2	POWER/ CONTROL PANEL & VFD	
4	2	SUPPLY FANS	
5	1	OUTLET SECTION	H&V ADJ. LOVERS



- NOTES:
- INDOOR SINGLE WALL CONSTRUCTION
- MOUNTING FEET LOCATED EXTERNAL TO ARU BASE FRAME (2) PER LONG SIDE, EXT. APPROXIMATELY 3.5"



REV	DATE	INIT			
DATE:	2/20/20	DRAWING TITLE:	AR135XX-30-DX201-F	<div>ARIZON[®] FAMILY OF BRANDS</div> <div></div>	
SCALE:	NTS	UNIT TAG NO:	ARU-1 (NW), ARU-2 (SE)		
DRAWN:	CC	PROJECT NAME:	JET.COM		
ENGR:		PROJECT LOCATION:	EDGERTON, KS		
SALES:		CUSTOMER:			
APPROVED BY:		FIELD REP.:			
JMI QUOTE NO:	Q11295	JMI ORDER NO:	J22402	DWG NO.:	SHEET: 1 OF 1
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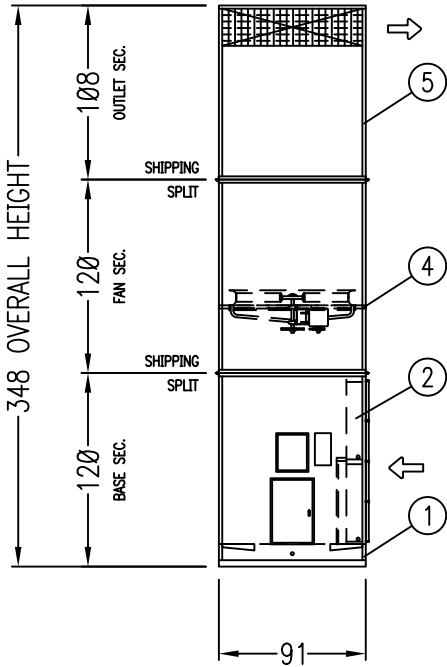
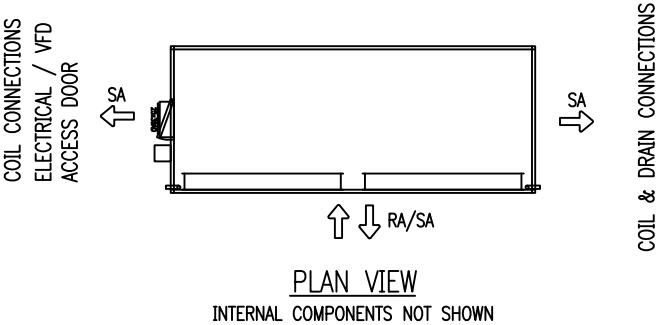
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NO	QTY	DESCRIPTION	NOTES
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2	2	COOLING COIL	SEE COIL SELECTION SHEET
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4	2	SUPPLY FANS	
5	1	OUTLET SECTION	H&V ADJ. LOVERS

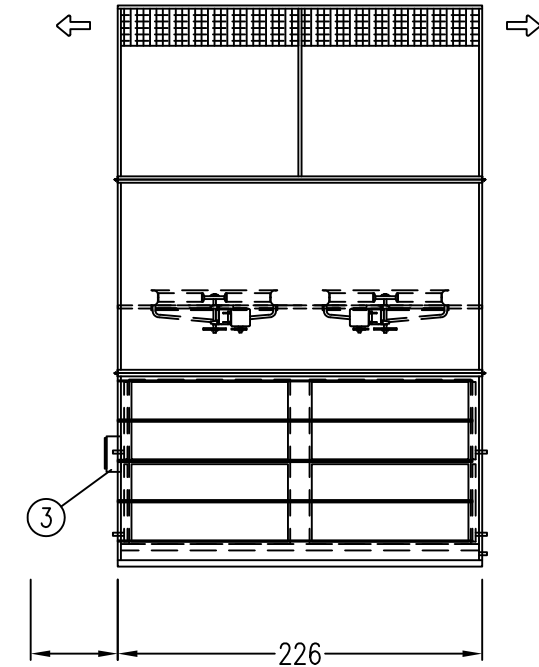
NOTES:

INDOOR SINGLE WALL CONSTRUCTION

MOUNTING FEET LOCATED EXTERNAL TO ARU BASE FRAME
(2) PER LONG SIDE, EXT. APPROXIMATELY 3.5"



CONTROL END VIEW



RIGHT SIDE VIEW

REV				DATE	INIT
DATE:	2/20/20	DRAWING TITLE:	AR135XX-30-DX201-F		
SCALE:	NTS	UNIT TAG NO:	ARU-3 (SW)		
DRAWN:	CC	PROJECT NAME:	JET.COM		
ENGR:		PROJECT LOCATION:	EDGERTON, KS		
SALES:		CUSTOMER:			
APPROVED BY:		FIELD REP.:			
JMI QUOTE NO:	Q11295	JMI ORDER NO:	J22402		
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				GA-22402-3	
				SHEET: 1 OF 1	
				REV.: 0	

Johnson Premium Fan

Jet.com		Ref No.: J22402		Item No: ARUs 1,2,3	
Class:	Premium	Hub Type:	HD	Blade Type:	SC
Blade Tip:	VT	Adjustment:	MAN	Rotation:	RH
Series:	24	Diameter:	72 inches	Blades:	4
Temperature:	58 Deg. F	Elevation:	0 feet	Density Ratio:	1.023
Volume:	31250 ACFM	Air Vel.:	1189.77 fpm	Speed:	540 RPM
Static Pressure:	1.21 in H2O	Pv:	0.090 in H2O	Pt:	1.327 in H2O
Power Req'd.:	10.14 bhp	Motor:	15 bhp	Total Eff:	64.4%
Power @ 0 deg.	11.42 bhp			Static Eff:	58.8%
Blades Required:	3.56	API Blds Req.:	0.00	Blade Load:	0.890
Tip Speed:	10178.8 fpm	Deflection Angle:	66.3 deg.	Pitch Number:	1.10
Entry Correction:	1.3	Tip Clearance:	0.4 inches	Design Angle:	18.938 deg
Exit Correction:	1	Draft:	Forced		
Starting Torque:	2	Max Torque:	292 ft. lbs	Torq/Bld:	73 ft. lbs
Appr fan weight:	74 lbs		34 kg	Bore Size:	1.4375 inches
WR2	107 lb-ft2		4.5 kg m2	Bushing Type:	U
Thrust Load:	195 lbs		89 kg	Qty required:	2
Noise Levels Per Fan (Horizontal Orientation)					
Sound Power Level					
dBA	HZ	63	125	250	500 1000 2000 4000 8000
93.5		99.5	98.5	95.5	90.5 88.5 82.5 76.5 70.5
Sound Pressure Level 1 meter from fan					
83.2		89.2	88.2	85.2	80.2 78.2 72.2 66.2 60.2
Sound Pressure Level 1 meter from blade tip					
77.5		83.5	82.5	79.5	74.5 72.5 66.5 60.5 54.5
Estimated Sound Pressure Level Multiple Fans (1 fans at 6 ft from core)					
76.0		82.0	81.0	78.0	73.0 71.0 65.0 59.0 53.0
Manual Adjustment, Heavy Duty, Standard Chord, Right Hand Rotation,					

Customer:
Contact:
Telephone:
Cell:
Fax:
Job:
Quote #:

Date: 2/21/2020
From:
Company:
Return Tel:
Return Fax:

Construction

Item: J22402
Coils Per Bank: 4
Tube OD IN: 5/8
Style: EN
Fins Per Inch: 12
Rows: 4
Fin Surface: B
Fin Height (IN): 48.00
Finned Length (IN): 97.00
Tubing Mat. (IN): 0.020 Copper
Fin Mat. (IN): 0.0075 Aluminum
Circuiting: Optimize
Face Area (SQ FT): 129.33

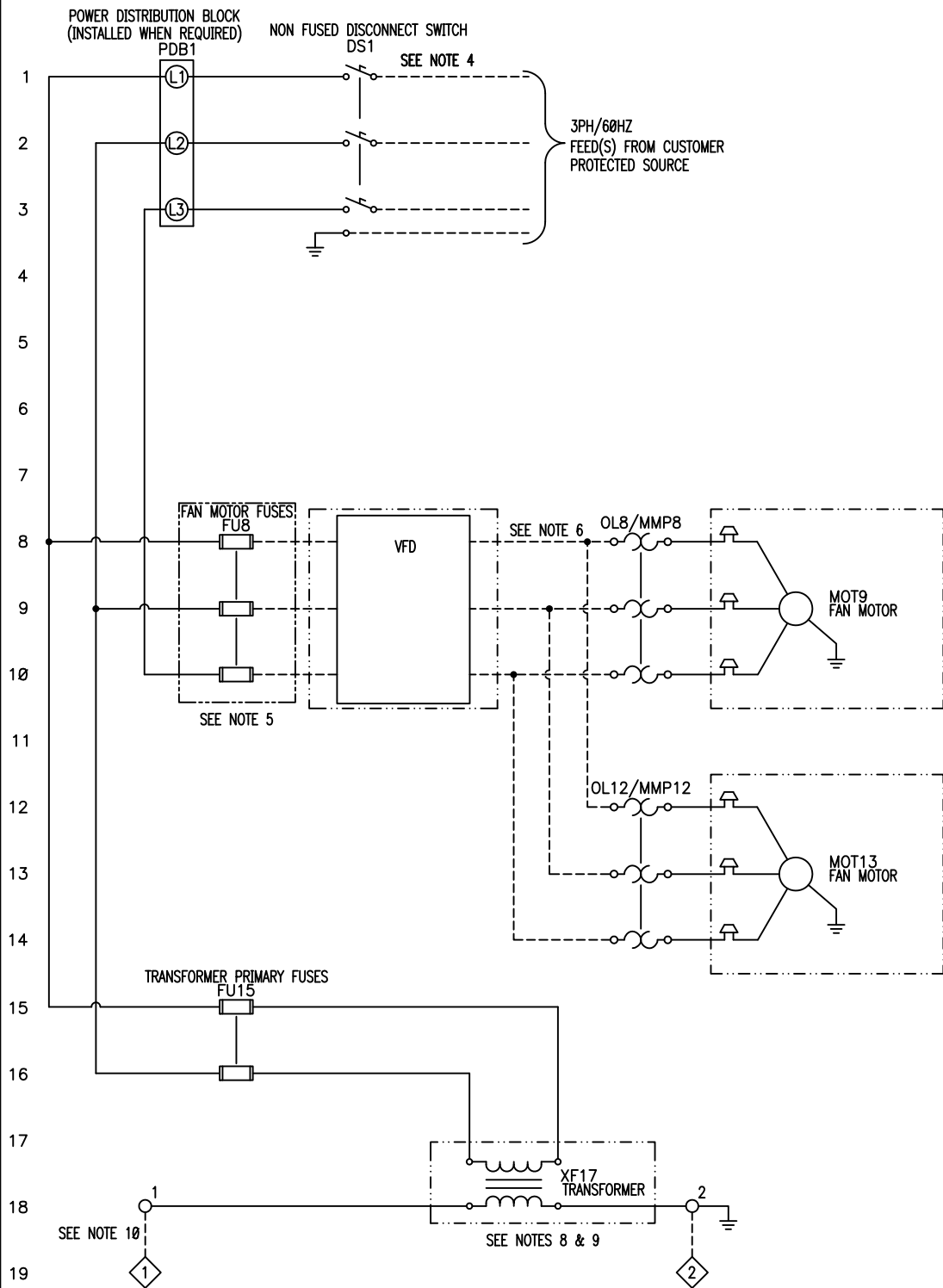
Air Side

Air Flow (Sft^3/min) 62500.0
Altitude FT: 0.00
Ent. Air DB/WB °F: 80.00 / 67.00
Lvg. Air DB/WB °F: 0.00 / 0.00
Total / Sensible MBH: 2400.0 / 0.00
Max Air PD "H2O: 0.00

Refrigerant Side

Refrigerant: 410A
Super Heat °F: 8.00
Saturated Suction Temp °F: 44.00
Liquid Temp °F: 110.0

O U T P U T D A T A			O P T I O N S	
Model Number:		5EN1204B	Casing Material:	Galvanized
FPI Rows Surf:		12 04 B	Casing Type:	Flanged
Circuiting:		Normal	Hand:	Right
Air Velocity:	(Sft/min)	483.2	Connection Material:	Copper
Total Capacity:	MBH	2406.3	ByPass Kit Quantity:	0
Sens. Capacity:	MBH	1652.4	ByPass Kit Size:	0
Lvg. Air DB:	°F	55.52	Label Kit:	No
Lvg. Air WB:	°F	54.71	Coating: None	
Standard APD	"H2O	0.51	Mounting Holes:	No
Code 18/19:		8016/50	Drain Headers:	No
Code 18/19_2:		N/A	Boxed Headers:	No
Suction Conn.:	IN	(1) 2.625		
Distributor Conn 1:	IN	(1) 1.375		
Distributor Conn 2:	IN	N/A		
Refg. PD:	lbf/in^2	6.80		
Refg. Velocity:	ft/min	1964.9		
Internal Volume:	in^3	3879.5		
Weight:	lbm	440.9		



- FACTORY WIRING
- - - FIELD WIRING / FIELD CONNECTIONS
- - - OPTIONAL COMPONENTS/WIRING
- ⏏ WIRE SPLICE NUT
- ◇ TERMINAL IN CONTROL PANEL
- TERMINAL IN BURNER PANEL
- TERMINAL IN POWER PANEL (SEE NOTE 10)

NOTES:

- 1) REFER TO "CONTROL CIRCUITRY" DRAWING FOR CONTROL SCHEMATIC.
- 2) REFER TO "EQUIPMENT COMPONENT LISTING" FOR MOTOR HORSEPOWER.
- 3) USE COPPER CONDUCTORS ONLY.
- 4) NON-FUSED DISCONNECT STANDARD OTHER MAIN DISCONNECTS OPTIONAL, CHECK DOCUMENTATION.
- 5) VFD FUSE PROTECTION SHOWN, VFD CIRCUIT BREAKER DISCONNECT IS OPTIONAL AND MAY BE PROVIDED, DEPENDING ON UNIT LOCATION AND REQUIREMENTS, FUSE PROTECTION IS PROVIDED WHEN VFDs ARE PROVIDED BY OTHERS.
- 6) WIRING FOR FIELD INSTALLED VFDs IS BY OTHERS.
- 7) AIRFLOW MUST BE HIGH TO FIRE BURNER.
- 8) THIS TRANSFORMER MAY BE MOUNTED IN OR ON THE ENCLOSURE OR IT MAY BE INSIDE THE UNIT.
- 9) FOR MOST 24V SECONDARY TRANSFORMERS, SECONDARY PROTECTION IS BUILT-IN. FOR 120V SECONDARY, SECONDARY PROTECTION IS INCLUDED ON A SEPARATE DIAGRAM.
- 10) FOR SINGLE PANEL INSTALLATIONS OR INSTALLATIONS WHERE POWER AND CONTROL PANELS ARE IN THE SAME LOCATION THE POWER PANEL TERMINALS SHOWN ARE IN THE CONTROL PANEL ONLY AND THIS WIRING IS FACTORY INSTALLED.

REV4	03/23/17	GM
REV3	03/03/17	GM
REV2	09/14/16	GM
REV1	04/15/16	GM

MANUAL MOTOR PROTECTORS OR OVERLOADS
MANUAL MOTOR STARTERS INSTEAD OF OVERLOADS
POWER TERMINALS & ADDITIONAL NOTES
OPTIONAL CASES AND NOTES

DATE:	03/27/14	DRAWING TITLE:	POWER_WIRING_FOR_DOUBLE_FAN WITH_VFD_NO_3PH_HEAT
SCALE:	NTS	UNIT TAG NO:	-
DRAWN:	GM	PROJECT NAME:	-
ENGR:	GM	PROJECT LOCATION:	-
SALES:	-	JMI ORDER NO:	-
JMI QUOTE NO:	-		

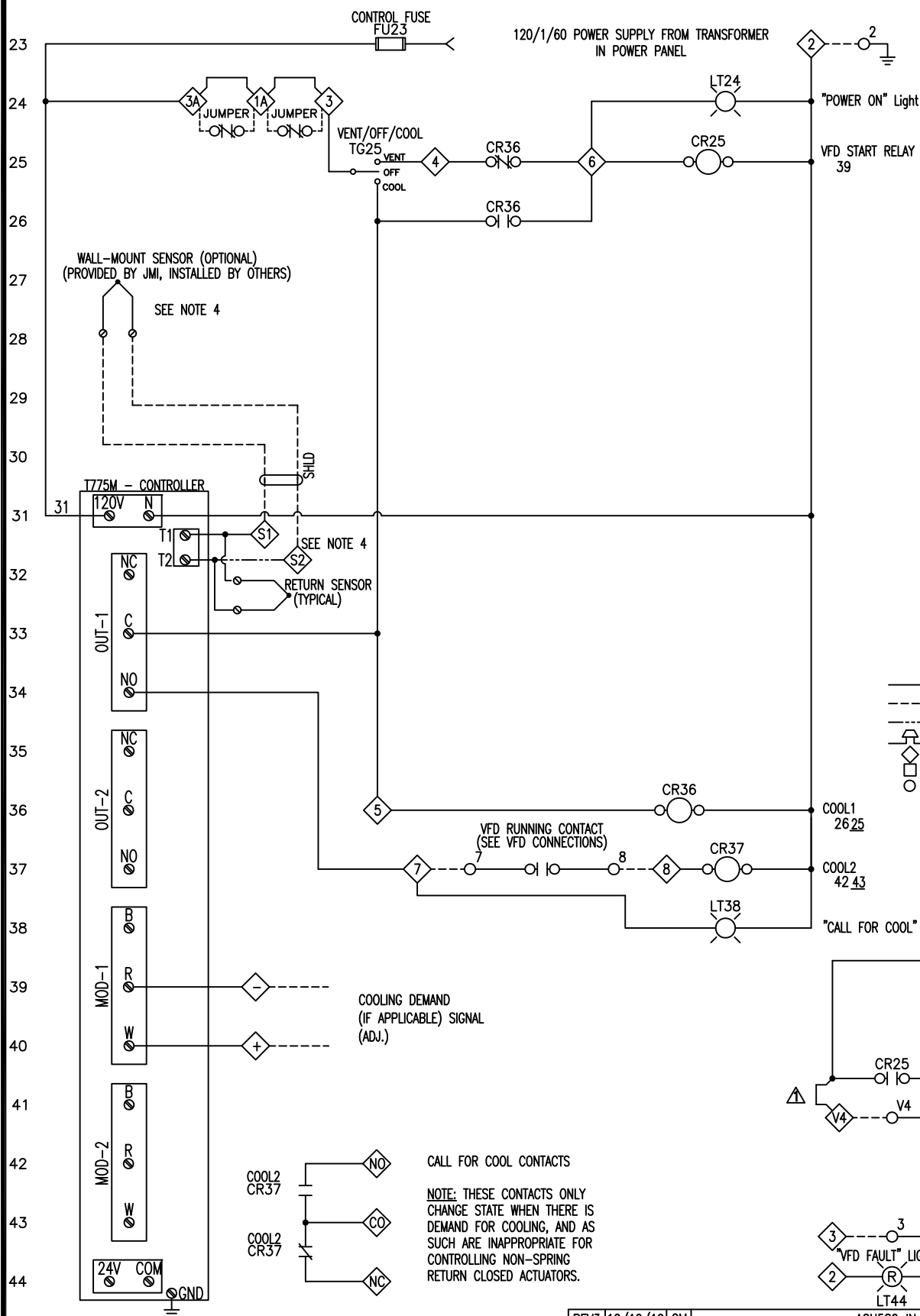
ARIZON
COMPANIES

DWG NO.:

EL-N2000-VFD

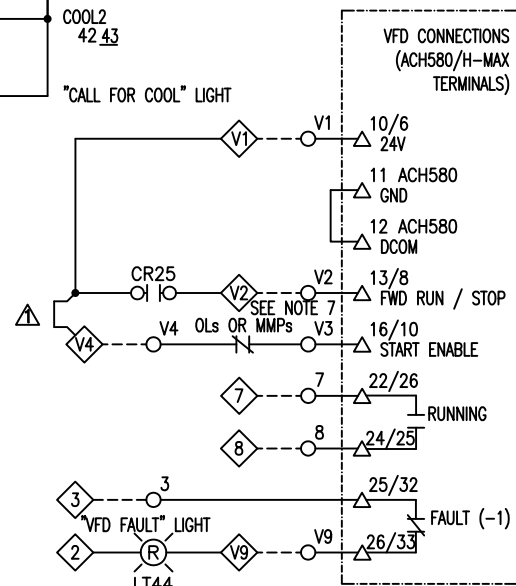
SHEET: 1
REV.: 4

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- NOTES:**
- 1) REFER TO "EQUIPMENT COMPONENT LISTING" FOR MOTOR HORSEPOWER.
 - 2) USE COPPER CONDUCTORS ONLY.
 - 3) VFD TERMINALS NUMBERS SHOWN ARE FOR STANDARD DRIVE. REFER TO VFD DOCUMENTATION FOR DRIVES WITH BYPASS OR DRIVES PROVIDED BY OTHERS.
 - 4) WALL-MOUNT SENSOR IS OPTIONALLY PROVIDED FOR INSTALLATION BY OTHERS IN LIEU OF FACTORY INSTALLED RETURN SENSOR. TERMINALS S1 & S2 ARE ONLY PROVIDED IN UNITS WHERE A REMOTE SENSOR IS EMPLOYED.
 - 5) FOR SINGLE PANEL INSTALLATIONS OR INSTALLATIONS WHERE POWER AND CONTROL PANELS ARE IN THE SAME LOCATION THE POWER TERMINALS SHOWN ARE IN THE CONTROL PANEL AND FIELD WIRING IS NOT REQUIRED.
 - 6) VFD TERMINAL NUMBERS SHOWN ARE FOR STANDARD ACH580 & H-MAX DRIVES. FOR DRIVES WITH BYPASS, DRIVES PROVIDED BY OTHERS OR DRIVES OTHER THAN ACH580 OR H-MAX REFER TO VFD DOCUMENTATION.
 - 7) FOR ONE MOTOR THERE ARE NO OVERLOADS OR MANUAL MOTOR PROTECTORS. OTHERWISE THERE IS ONE O.L. OR MMP CONTACT PER MOTOR.
- ▲ FIRE EMERGENCY SHUTDOWN INTERLOCK(S) (FIELD OPTIONAL)**
REMOVE JUMPER FROM #12 TO #13. REPLACE WITH ISOLATED OPEN ON ALARM CONTACT.

- | | |
|-----------|--------------------------------------|
| ———— | FACTORY WIRING |
| ----- | FIELD WIRING / FIELD CONNECTIONS |
| - - - - - | OPTIONAL COMPONENTS/WIRING |
| | WIRE SPLICE NUT |
| | TERMINAL IN CONTROL PANEL |
| | TERMINAL IN BURNER PANEL |
| | TERMINAL IN POWER PANEL (SEE NOTE 5) |



REV3	12/19/19	GM
REV2	04/11/18	GM
REV1	07/19/17	GM

ACH580 IN LIEU OF ACH550
TERMINALS TO DRIVE RUNNING
DRIVE TERMINALS & ASSOCIATED NOTES

DATE:	02/06/17	DRAWING TITLE:	ANY_QUANTITY_FAN_COOLING_ONLY WITH_THERMOSTAT_&_VFD
SCALE:	NTS		
DRAWN:	GM	UNIT TAG NO:	-
ENGR:	GM	PROJECT NAME:	-
SALES:	-	PROJECT LOCATION:	-
JMI QUOTE NO:	-	JMI ORDER NO:	-

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COMPANIES

DWG NO.:

EL-NX322_VFD

SHEET:	2
REV.:	3

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1



1. KEEP THIS WIRING SEPARATE FROM OTHER AC WIRING.
2. INCREASE WIRE GAUGE ACCORDINGLY FOR RUN LENGTHS OVER 50'. (MIN 18AWG)
3. USE OF TWISTED PAIR AND/OR SHIELDED WIRE IS RECOMMENDED FOR SIGNAL WIRES.
5. FOR SINGLE PANEL INSTALLATIONS OR INSTALLATIONS WHERE POWER AND CONTROL PANELS ARE IN THE SAME LOCATION, THE POWER TERMINALS AND ASSOCIATED FIELD WIRING SHOWN ARE NOT REQUIRED.
6. COOLING SIGNAL FROM CONTROLLER OR THERMOSTAT. REFER TO CONTROL WIRING DIAGRAM TO CONFIRM TERMINAL NUMBERS.
7. REFER TO STAGE CONTROLLER DOCUMENTATION FOR DETAILS.

- 20
21
22

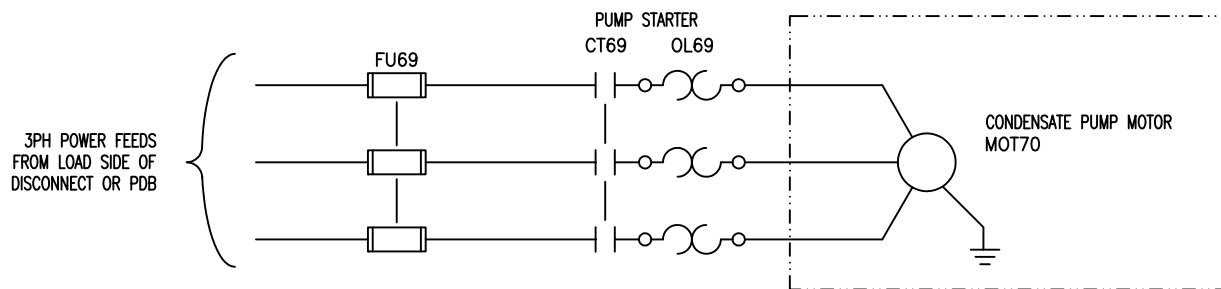
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COMPANIES

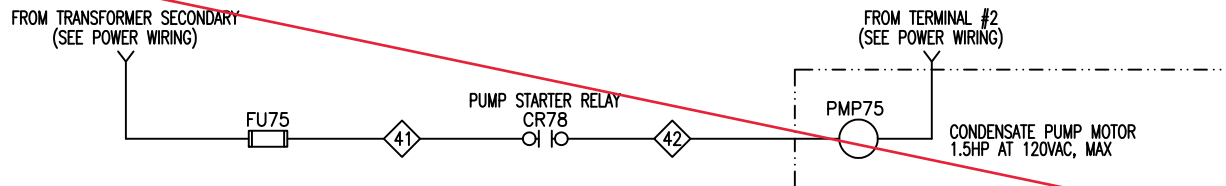
DWG NO.:

SHEET:	1
REV.:	0

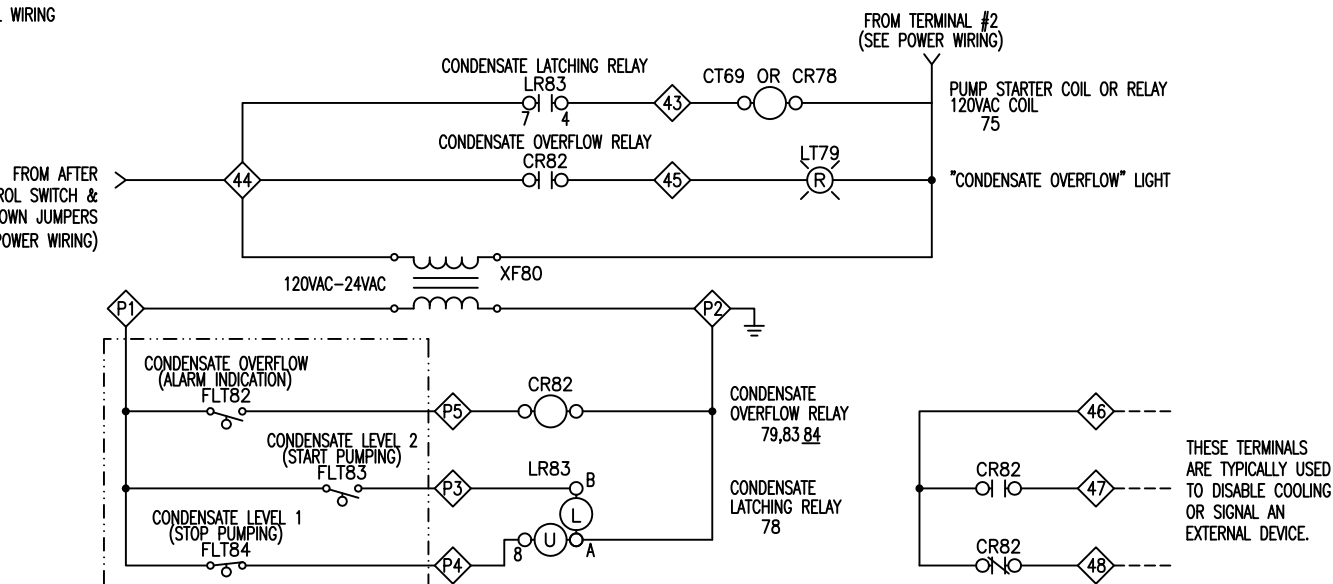
THREE PHASE POWER WIRING



SINGLE PHASE POWER WIRING



CONTROL WIRING



SEQUENCE:

PUMP START:

ON CONDENSATE RISE, FLT83 WILL CLOSE, ENERGIZING THE LATCHING RELAY AND INDIRECTLY ENERGIZING THE PUMP MOTOR.

PUMP STOP:

ON CONDENSATE DROP, FLT84 WILL CLOSE CAUSING THE LATCHING RELAY TO UNLATCH, STOPPING THE PUMP.

OVERFLOW ALARM:

ON CONDENSATE RISE NEAR TO THE TOP OF THE DRAINPAN, FLT82 WILL CLOSE ENERGIZING CR82 AND INDIRECTLY ILLUMINATING AN ALARM LIGHT.

NOTES:

- 1) REFER TO "EQUIPMENT COMPONENT LISTING" FOR MOTOR HORSEPOWER.
- 2) USE COPPER CONDUCTORS ONLY.
- 3) CONFIRM MINIMUM WATER LEVELS ARE MAINTAINED AT PUMP SHUTOFF. IF A MINIMUM LEVEL IS NOT MAINTAINED, PUMP DAMAGE WILL OCCUR.
- 4) CONFIRM PROPER OPERATION EACH SEASON BEFORE STARTING COOLING.
- 5) FLOAT SWITCHES MAY REQUIRE PERIODIC CLEANING BY WIPING WITH A SOFT CLOTH.
- 6) USE APPROPRIATE DRAINPAN TREATMENTS.

- FACTORY WIRING
- - - FIELD WIRING / FIELD CONNECTIONS
- OPTIONAL COMPONENTS/WIRING
- WIRE SPLICE NUT
- TERMINAL IN CONTROL PANEL
- TERMINAL IN BURNER PANEL

REV3	05/02/18	GM
REV2	11/15/16	GM
REV1	07/21/15	GM

DEVICE DESIGNATIONS, REMOVED MANY RELAY TERMINALS
1-PH & 3-PH POWER WIRING SHOWN, GENERAL
24V TERMINAL DESIGNATIONS

DATE:	09/23/14	DRAWING TITLE:	OPTIONAL_DIRECT-WIRED_CONDENSATE_PUMP WITHOUT_INTERNAL_FLOAT_SWITCHES
SCALE:	NTS	UNIT TAG NO:	-
DRAWN:	GM	PROJECT NAME:	-
ENGR:	GM	PROJECT LOCATION:	-
SALES:	-	JMI ORDER NO:	-
JMI QUOTE NO:	-		

ARIZON
COMPANIES

DWG NO.:

EL-COND_PUMP_2

SHEET: 1
REV.: 3

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JOHNSON MARCRAFT



SEQUENCE OF OPERATION J22402 R0

Unit Controls – Double fan Cooling: Refer to drawing EL-NX322_VFD

With the unit disconnect closed, set the “Vent/Off/Cooling” switch to either “Vent” or “Cool”, the VFD Start Relay is energized, the “Power On” light is illuminated and the VFD starts to spin the motors.

Cool: If the thermostat generates a “Call for Cool” and the safeties are satisfied, the “Cool2” relay is energized and the cooling contacts change state, enabling a cooling device to receive the thermostat cooling demand signal.

Shutdown: To properly shutdown, set the “Vent/Off/Cool” switch to “Off”.

Cooling Stage Control: Refer to drawing EL-J22402-STAGES

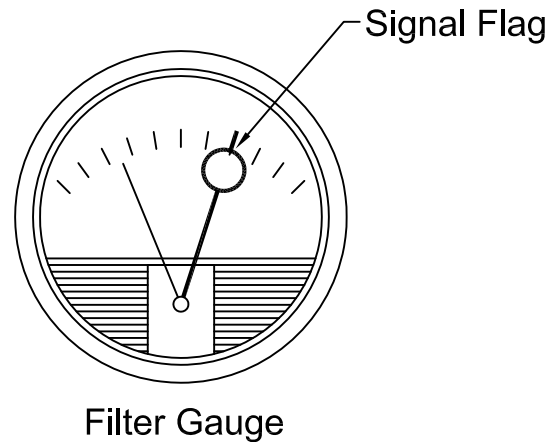
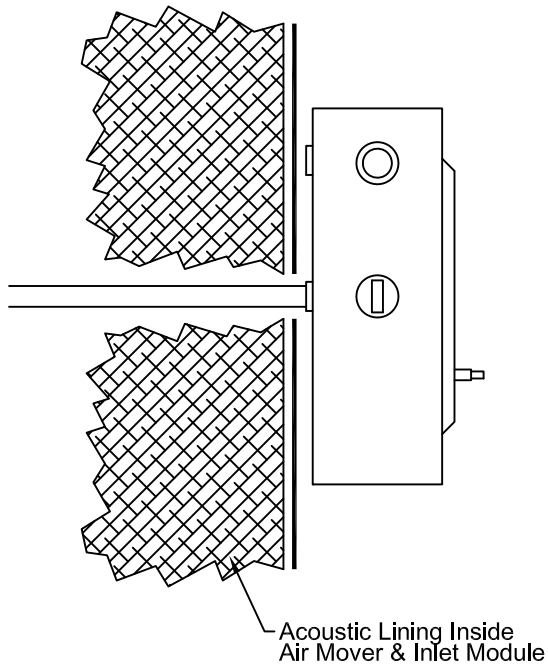
With the unit disconnect closed, the “Control Circuit On/Off” switch set to “On”, and the “Heat/Vent/Cool” switch set to “Cool” the stage controller is powered and will open and close stage contacts based on the the input signal and stage controller settings. Two dry contacts provided per stage of control.

Condensate Pump with Overflow Switch: Refer to drawing EL-COND_PUMP_2

When the unit disconnect is closed “On”, and the condensate level rises beyond a level, the pump runs till the condensate level drops below a lower level. If the condensate level rises to the condensate overflow level, an alarm light is illuminated. The provided contacts may be used to disable cooling.

Filter Indicator Gauge w/Adjustable Signal Flag, Factory Set
OR Filter Indication via DDC Interface
Refer to Submittal for Maintenance Point & Type of Indication

Side High Pressure Port, Open
To Atmosphere
Rear Low Pressure Port,
Piped Inside To Inside Unit
All Other Ports Are Plugged



FILTER MAINTENANCE

Cleaning Or Replacement of The Filter Media Will Be Required Periodically
As Indicated By The Measuring Device. Satisfactory Air Flow
Will Not Be Maintained When Air Pressure Drop Exceeds Recommended Setting

Washable Filters: Cleaning By Cold Water Washing Is Recommended. Replacement
With Originally Supplied Media May Be Required When Water Washing Is Not Effective
Due To The Nature Of Contaminants.

The Filter Media Supplied With This®AIR-ROTATION" Unit Is Specifically Selected
For This Application. For Replacement, Order From:

JOHNSON HEATER CORP.
11880 DORSETT ROAD
ST. LOUIS, MO 63043
1-800-325-1303

1	1/02/18	CC	UPDATED
REV	DATE	INIT	REVISIONS

AIR ROTATION® Filter Maintenance Instructions

ARIZON
FAMILY OF BRANDS

JOHNSON
AIR ROTATION® HEATERS

MAR-CRAFT
CUSTOM HVAC SYSTEMS

ARIZON
BUILDING SYSTEMS

DATE: 1/02/18

Drawing Number:

AS-9902

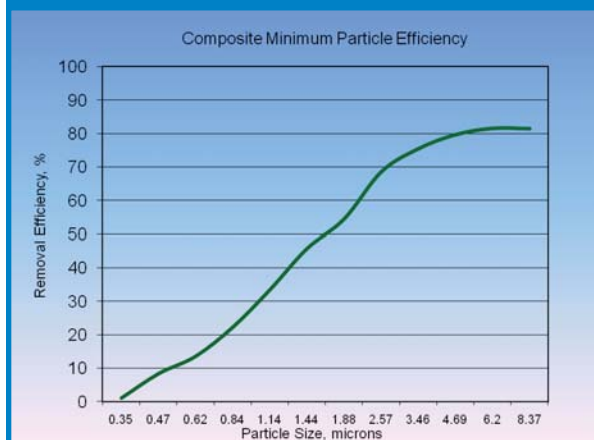


30/30®

High-Capacity MERV 8 Pleated Panel Filter



The best performing
pleated panel filter
— guaranteed!



Composite minimum efficiency values of the 30/30 when evaluated per ASHRAE Standard 52.2. The 30/30 has a MERV of 8 and MERV-A of 8 when tested per appendix J.

The Camfil Farr 30/30 has set the industry standard for pleated panel filters. With over 45 design enhancements, it continues to provide the industry's best value for medium efficiency filtration.

Setting the standard by which other pleated filters are judged, modern media manufacturing techniques and proprietary technological advancements ensure that the Camfil Farr 30/30 is:

- *Guaranteed to perform at the rated efficiency, or better, throughout the life of the filter.*
- *Guaranteed to last longer than any other pleated panel filter.*



Performing at MERV 8, using a mechanical particle capture principle, the 30/30 will not drop in efficiency while in service, as will other pleated panel filters that incorporate an electret charge to obtain a MERV 8 value.

Its radial pleat design provides the longest life and lowest average pressure drop, reducing the number of filter changes, so your facility will use less fan power to move air through the filter.

The high wet-strength beverage frame and welded wire media backing provide structural integrity in any HVAC application, virtually eliminating the additional costs associated with filter bypass or filter failure.

Available in 1", 2" or 4" deep configurations, the 30/30 is ideal for commercial, industrial, institutional or any application where the ultimate level of protection of equipment and indoor air quality is a concern.

The Camfil Farr 30/30 has an Energy Cost Index (ECI) of five stars, the highest performance rating available.

¹ A 5-star rating indicates that this filter performs in the top 20% of all products of similar construction in the HVAC industry. Factors of consideration include maintained efficiency, energy usage and resistance to air flow. Detailed evaluation information is available from your Camfil Farr sales outlet or on the web at www.camfilfarr.com.



Camfil Farr	Product Sheet
30/30®	1002 - 0909
Camfil Farr - clean air solutions	



The highest media weight, more than any other pleated panel filter, and uniform lofting for high dust holding capacity, ensure that the 30/30 will last longer in any HVAC application.

The 30/30 media is manufactured from a proprietary blend of fibers that incorporate a mechanical principle of particle capture. The filter does not require an electret charge which would dissipate and reduce filter efficiency after minimal hours of operation in a system. The media is lofted to a uniform depth to enhance the depth-loading characteristic and ensure the longest life of any pleated filter available. The high-loft also offers a lower resistance to airflow, so fan horsepower required to move air through the filter is minimized. Camfil Farr evaluates the quality of all incoming raw materials to maintain product integrity as part of a rigorous quality control program.

Welded Wire Grid Maintains Radial Pleat Design

The media is formed into a radial pleat for uniform dust loading and full use of the media area. V-style pleats will blind with bridging contaminant, when loading, preventing full utilization of the media area and increasing the filter's pressure drop, resulting in increased energy usage. A welded wire grid, spot welded on one-inch centers maintains each radial pleat and maintains media stability through varying airflows.



Rounded radial pleats, instead of v-shape pleats, allow full usage of media area.



High Wet-Strength Beverage Board Frame

The high wet-strength beverage board frame, the thickest board in the industry, creates a stable and non-yielding media pack. Filter bypass is virtually eliminated because the filter fits securely in the filter holding mechanism. The media is bonded to the frame, ensuring that all of the air seen by the filter will be treated by the filter. Diagonal support members are bonded to each pleat to maintain pleat spacing and add stability to the pack through bridge-style engineering. The 30/30 is guaranteed to 2.0" w.g. of pressure filter without failure. Costly filter blowouts and compromising of HVAC system cleanliness is eliminated.

Diagonal support members, glued to each pleat at its apex, help maintain pleat stability and filter rigidity.



ISO 9001:2000 Certified Quality Control

Every 30/30 filter is identified on the frame with a unique manufacturing code that allows us to analyze every component of construction, from raw materials to the point where the product is boxed for shipping. Filters are inspected for structural integrity, so they are capable of operating in the harshest HVAC system conditions. The adhesion of diagonal support members to pleat apexes is inspected, so pleat spacing is uniform to provide longer filter life. Each media lot is laboratory tested to confirm consistent performance and individual filters are submitted from each manufacturing facility on a strict schedule for ASHRAE 52.2 testing in our world-class testing facility.

The standard of the industry, by Camfil Farr

Used in many systems as a prefilter, the 30/30 extends the life of final filters by capturing larger contaminant and thereby allowing the final filters to concentrate on moving smaller particles, such as those that are respirable and can cause lung damage. The 30/30 is also an excellent choice when used as the only filter in a system to keep coils clean and maintain efficiency, and protect building occupants from annoying contaminants such as pollen, plant spores, atmospheric dusts and other indoor air irritants.

Unprecedented Industry Guarantee

If our filters don't outlast and outperform your current filters, we'll replace them, FREE. For guarantee details and a distributor list, visit www.camfilfarr.com.



2" Deep Filter (actual filter depth 1.75")

Part Number	Nominal Depth (inches)	Nominal Size (inches)	Actual Size (inches)			Initial Resistance (inches w.g.)	Airflow Capacity (cfm)	Total Media Area (sq. ft.)	Pleats per Linear Foot
			Depth	Height	Width				
049880-019	2	16 x 16	1.75	15.50	15.50	0.31	890	7.8	15 pleats per linear foot
049880-008		20 x 10		19.50	9.50		700	6.0	
049880-009		20 x 14		19.50	13.50		975	8.3	
049880-007		20 x 12		19.50	11.88		835	7.4	
049880-011		20 x 15		19.50	14.50		1045	9.3	
049880-001		20 x 16		19.50	15.50		1100	9.9	
049880-013		20 x 18		19.50	17.50		1250	10.8	
049880-002		20 x 20		19.50	19.50		1390	11.9	
049880-006		24 x 12		23.38	11.38		1000	8.4	
049880-015		24 x 18		23.50	17.50		1500	13.0	
049880-012		24 x 20		23.50	19.50		1670	14.3	
049880-005		24 x 24		23.38	23.38		2000	17.3	
049880-010		25 x 14		24.50	13.50		1220	10.4	
049880-020		25 x 15		24.50	14.50		1300	11.6	
049880-016		24 x 16		24.50	15.50		1335	11.8	
049880-004		25 x 16		24.50	15.50		1390	12.4	
049880-014		25 x 18		24.50	17.50		1565	13.5	
049880-003		25 x 20		24.50	19.50		1740	14.9	
049880-018		25 x 25		24.50	24.50		2170	19.0	

1" Deep Filter (actual filter depth 0.88")

Part Number	Nominal Depth (inches)	Nominal Size (inches)	Actual Size (inches)			Initial Resistance (inches w.g.)	Airflow Capacity (cfm)	Total Media Area (sq. ft.)	Pleats per Linear Foot
			Depth	Height	Width				
054862-018	1	10 x 10	0.88	9.50	9.50	0.23	240	1.6	16 pleats per linear foot
054862-025		12 x 12		11.50	11.50		350	2.5	
054862-012		16 x 16		15.50	15.50		620	4.3	
054862-009		20 x 7		19.50	6.50		340	2.4	
054862-016		20 x 10		19.50	9.50		490	3.3	
054862-019		20 x 12		19.50	11.50		580	4.1	
054862-006		20 x 14		19.50	13.50		680	4.6	
054862-008		20 x 15		19.50	14.50		730	5.1	
054862-001		20 x 16		19.50	15.50		780	5.4	
054862-020		20 x 18		19.50	17.50		880	6.1	
054862-002		20 x 20		19.50	19.50		970	6.6	
054862-021		22 x 22		21.50	21.50		1180	8.2	
054862-022		24 x 10		23.50	9.50		580	4.0	
054862-010		24 x 12		23.50	11.50		700	4.9	
054862-015		24 x 16		23.50	15.50		910	6.7	
054862-028		24 x 18		23.50	17.50		1050	7.3	
054862-011		24 x 20		23.50	19.50		1170	8.0	
054862-005		24 x 24		23.50	23.50		1400	9.8	
054862-023		25 x 10		24.50	9.50		610	4.1	
054862-024		25 x 12		24.50	11.50		730	5.2	
054862-007		25 x 14		24.50	13.50		850	5.7	
054862-013		25 x 15		24.50	14.50		910	6.4	
054862-004		25 x 16		24.50	15.50		970	6.7	
054862-017		25 x 18		24.50	17.50		1100	7.6	
054862-003		25 x 20		24.50	19.50		1215	8.3	
054862-014		25 x 25		24.50	24.50		1520	10.5	

Data Notes:

1.0" w.g. recommended final resistance for all depths. System design may dictate an alternative changeout point. Contact factory for guidance.

Qualified by Underwriters Laboratories as UL Class 2.

Maximum continuous operating temperature 180° F (82° C), intermittent maximum of 200° F (93° C).

2" and 4" deep filters rated at 500 feet per minute (fpm), 1" deep filters rated at 350 fpm.

Performance tolerance in accordance with ARI Standard 850.

For product specifications in RTF format, please go to www.camfilfarr.com.

PERFORMANCE DATA (continued)
4" Deep Filter (actual filter depth 3.75")

Farr 30/30®

Part Number	Nominal Depth (inches)	Nominal Size (inches)	Actual Size (inches)			Initial Resistance (inches w.g.)	Airflow Capacity (cfm)	Total Media Area (sq. ft.)	Pleats per Linear Foot
			Depth	Height	Width				
059413-004	4	20 x 16	3.75	19.38	15.38	0.27	1100	15.7	11 pleats per linear foot
059413-003		20 x 20		19.38	19.38		1390	18.9	
059413-002		24 x 12		23.38	11.38		1000	13.9	
059413-009		24 x 18		23.38	17.38		1500	20.2	
059413-008		24 x 20		23.38	19.38		1670	22.7	
059413-001		24 x 24		23.38	23.38		2000	27.7	
059413-005		25 x 16		24.38	15.38		1390	19.7	
059413-006		25 x 20		24.38	19.38		1740	23.6	
059413-010		25 x 25		24.38	24.38		2170	30.0	
059413-007		25 x 29		24.38	28.38		2520	35.4	

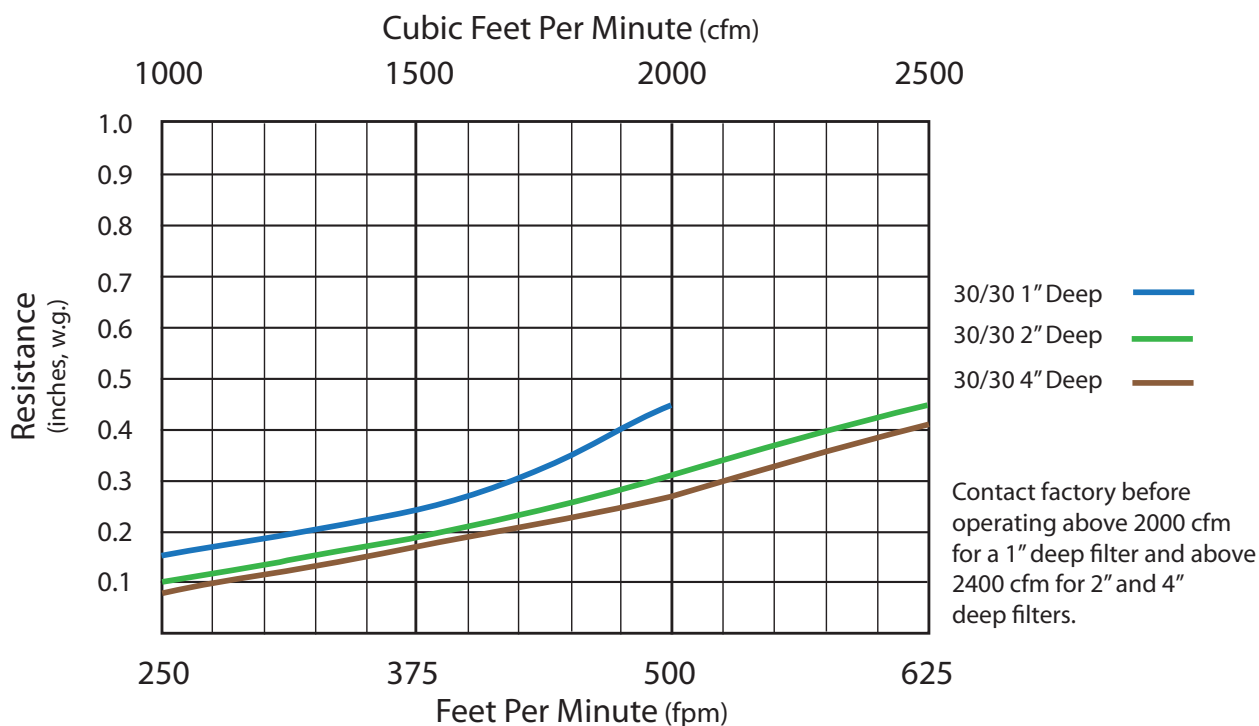
Data notes on previous page.



4" deep 30/30 is available with a header for side-access housing installation. Request Product Sheet 1003.

Available in UL Class One for locations having this building code requirement. Request Product Sheet 1002CL1.

Initial Resistance Versus Airflow



Detailed specifications for Camfil Farr products are available at www.camfilfarr.com.

Camfil Farr is committed to continuous research, development and product improvement. We reserve the right to change designs and specifications without notice.

Camfil Farr, Inc.

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 E-mail: camfilfarr@camfilfarr.com

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<http://www.camfilfarr.com>





1DS

SUBMERSIBLE DEWATERING PUMP



Bell & Gossett

a xylem brand

FEATURES

Impeller: AISI 304 SS open impeller.

Diffuser Plate: AISI 304 SS with Polyurethane coating for maximum resistance to abrasion.

Casing: AISI 304 SS.

Mechanical Seal: Silicon carbide sealing faces, all metal components of AISI type 300 stainless steel running in protected oil chamber.

Elastomers: BUNA-N.

Shaft: AISI type 304 stainless steel high strength pump shaft with keyed and locking cap screw impeller fastening.

Motor: Air filled class F insulated design for continuous use.

Designed for Continuous Operation: Pump ratings are within the motor's working limits and can be operated continuously without damage.

Bearings: Upper and lower heavy duty ball bearing construction.

Component	Material
Pump body and motor casing	Stainless steel (AISI 304)
Outer sleeve	Stainless steel (AISI 304)
Impeller	Stainless steel (AISI 304)
Motor shaft	Stainless steel (AISI 304)
Suction strainer	Stainless steel (AISI 304)
Front diffuser plate	Stainless steel (AISI 304) coated with polyurethane elastomer
Lower mechanical seal	Silicon carbide/silicon carbide
Upper lip seal	Nitrile rubber
Handle	Stainless steel (AISI 304) coated with polyacetalic resin

APPLICATIONS

Specifically designed for the following uses:

- Handling dirty waters
- Draining ditches and pits
- Excavating in the building trades
- Water transfer
- Industrial water drainage or transfer

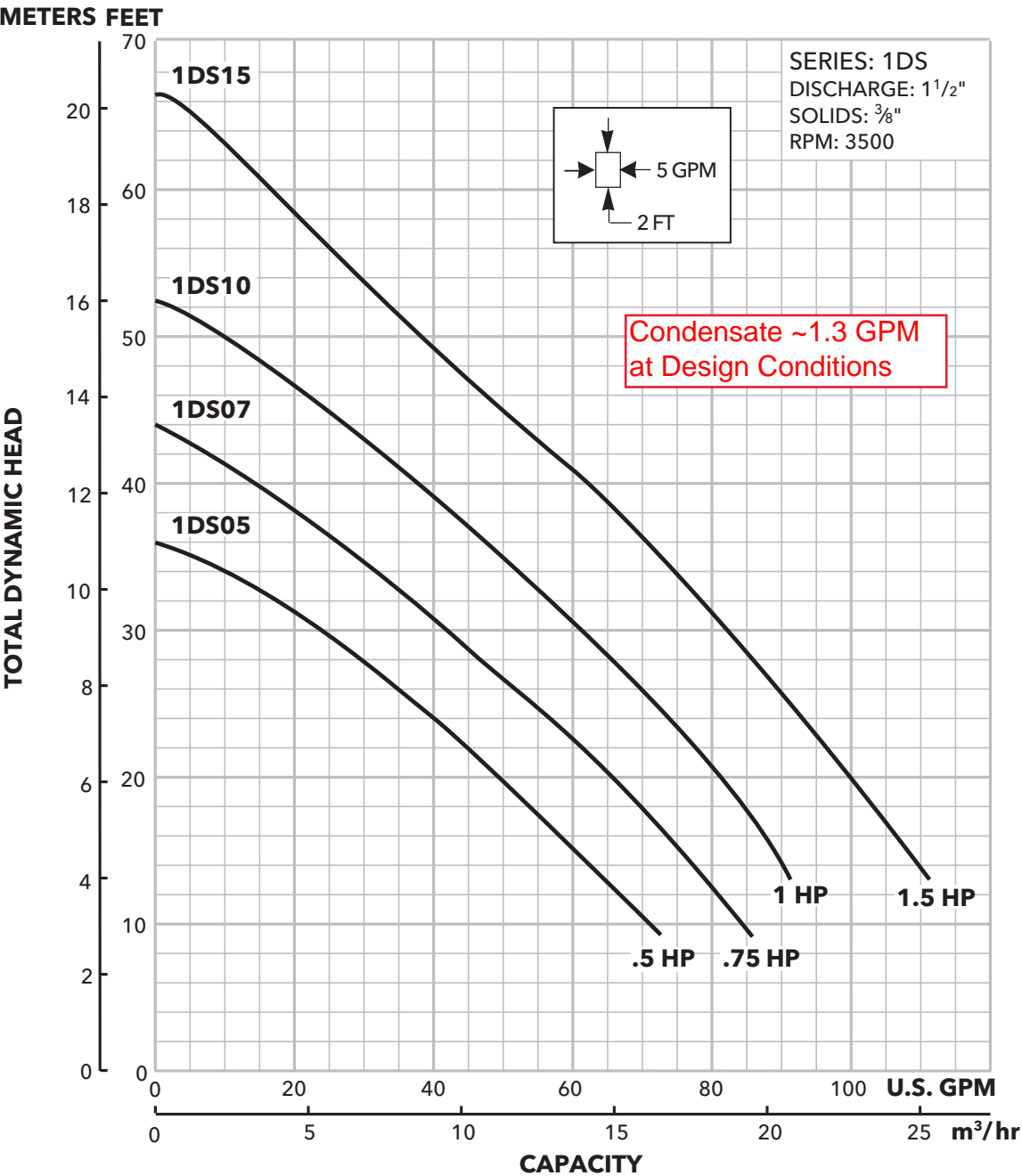
SPECIFICATIONS

Pump:

- Discharge size: 1½" NPT.
- Capacities: up to 110 GPM.
- Total heads: up to 66 feet TDH.
- Max. solids: ¾" spherical.
- Mechanical seal: Silicon carbide rotary/silicon carbide stationary, 300 series stainless steel metal parts, BUNA-N elastomers.
- Maximum submergence: 23'.
- Temperature limit: 120°F (50°C) maximum.
- Fasteners: 300 series stainless steel.

Motor:

- Single phase: 60 Hz, 3500 RPM, ½ HP, 115 and 230 V; ¾ and 1 HP, 230 V only.
- Three phase: 60 Hz, 3500 RPM, ½ to 1½ HP, 230 or 460 V.
- Built-in thermal overload protection with automatic reset on single phase models.
- Three phase: Overload protection must be provided in starter unit with three phase pumps.
- Power cord: 20 feet long. Single phase 115 V and 230 V models are supplied with molded NEMA plugs and built-in capacitors. Three phase models are supplied with bare leads.
- Class F insulation.

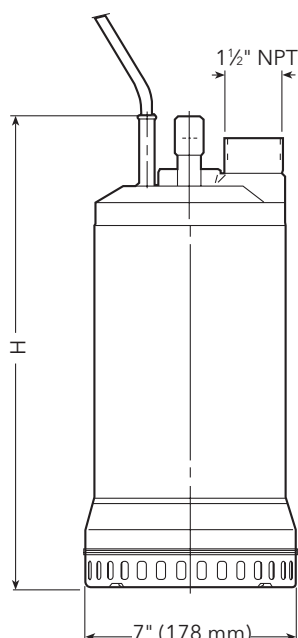


MODEL INFORMATION

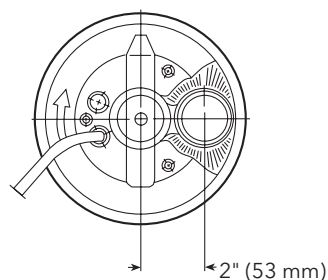
Order No.	HP	Volts	Phase	Max. Amps.	RPM	Weight (lbs.)
1DS0511	½	115	1	10.3	3450	29
1DS0512		230		4.5		
1DS0532			460	2.5		27
1DS0534		1.3				
1DS0712	¾	230	1	5.7		32
1DS0732		460	3	3.6		29
1DS0734				1.8		
1DS1012	1	230	1	6.3		38
1DS1032		460	3	4.0		33
1DS1034				2.0		
1DS1532	1½	230	3	5.6		37
1DS1534		460		2.7		

DIMENSIONS

(All dimensions are in inches. Do not use for construction purposes.)



Series	HP	Phase	Dimensions in inches (mm)	Discharge Size
			H	
1DS	1/2	1	14 7/8 (363)	1 1/2"
		3	13 3/8 (348)	
	3/4	1	15 1/8 (383)	
		3	14 1/8 (363)	
	1	1	15 7/8 (403)	
		3	15 1/8 (383)	
	1 1/2	3	15 7/8 (403)	



TYPICAL SPECIFICATIONS

The contractor shall furnish and install quantity _____, Model 1DS _____ Dewatering pump(s) as illustrated on the plans and in accordance with the following specifications.

Single-phase models are available in: 1/2 HP/115 or 230V; 3/4 and 1 HP/ 230V only. All single phase units are supplied with 20' power cords with grounding plugs. They feature built-in capacitors and automatic reset, on-winding overload protection.

Three phase units from 1/2 to 1 1/2 HP are available in 230 or 460V, they require Class 10 overload protection in a starter which is ordered separately. A 20' power cord with bare leads is supplied.

The air-filled, Class F insulated motors can be operated continuously without damage. Upper and lower heavy duty ball bearings are provided. Maximum pump submergence is 23'.

Pumps shall be designed to pass 3/8" maximum spheres and are suitable for draining ditches and pits on construction sites, water transfer and industrial water draining.

Materials of Construction: Pumps shall be constructed of stainless steel. Water intrusion shall be prevented by an outer silicon carbide/silicon carbide/BUNA/SS mechanical seal and an upper



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Fax: (888) 322-5877
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STANDARD AIR ROTATION UNIT CLEARANCE REQUIREMENTS:

STANDARD ACCESS DOOR(S) REQUIRE APPROX. 25" TO OPEN FULLY. SEE GA FOR AD LOCATIONS

SECTION MATING FLANGES EXTEND APPROXIMATELY 2.25" PAST FOOTPRINT ON ALL SIDES

STD ELECTRICAL ENCLOSURE DOOR SWING REQUIRES APPROX. 30". DETERMINATION / ADHERENCE TO CODE CLEARANCE REQUIREMENTS DETERMINED BY OTHERS.

BURNER / GAS TRAIN CLEARANCE PER GA DRAWING. ADHERENCE TO LOCAL CODE REQUIREMENTS BY OTHERS.

INTAKE OPENINGS – WIDTH OF UNIT OPENING, FULL HEIGHT OF UNIT OPENING, AND EXTENDING A MINIMUM 10 FT FROM FACE RECOMMENDED

DISCHARGE OPENINGS – WIDTH AND HEIGHT OF UNIT DISCHARGE OPENING, AND EXTENDING FULL LENGTH OF CONDITIONED SPACE (NO LOW HANGING PIPES OR STRUCTURAL STEEL, NO HIGH STORAGE, OR ANY OTHER OBSTRUCTIONS)

COIL CONNECTIONS EXTEND OUT OF UNIT APPROX. 4", CLEARANCE AS REQ'D FOR PIPING CONNECTIONS (BY OTHERS)

EXTERNALLY MOUNTED OA DAMPER WITH FILTERED COLLAR EXTENDS FROM FACE OF UNIT APPROX. 18", FOR 2" FILTER

EXTERNALLY MOUNTED OA DAMPER WITH UNFILTERED COLLAR EXTENDS FROM FACE OF UNIT APPROX. 14"

EXTERNALLY MOUNTED RA DAMPER EXTENDS FROM FACE OF UNIT APPROX. 7" (NOT INCLUDING FILTERS)

EXTERNAL FILTER TRACKS EXTEND FROM MOUNTING FACE (UNIT, DAMPER, ETC) BY AGGREGATE FILTER DEPTH + 0.25"

FOR UNITS SET BY WALL – ADJUST CLEARANCES FOR DAMPERS AS DESCRIBED ABOVE (IF APPLICABLE), AND DUCTWORK / TRANSITIONS AS REQ'D (BY OTHERS)

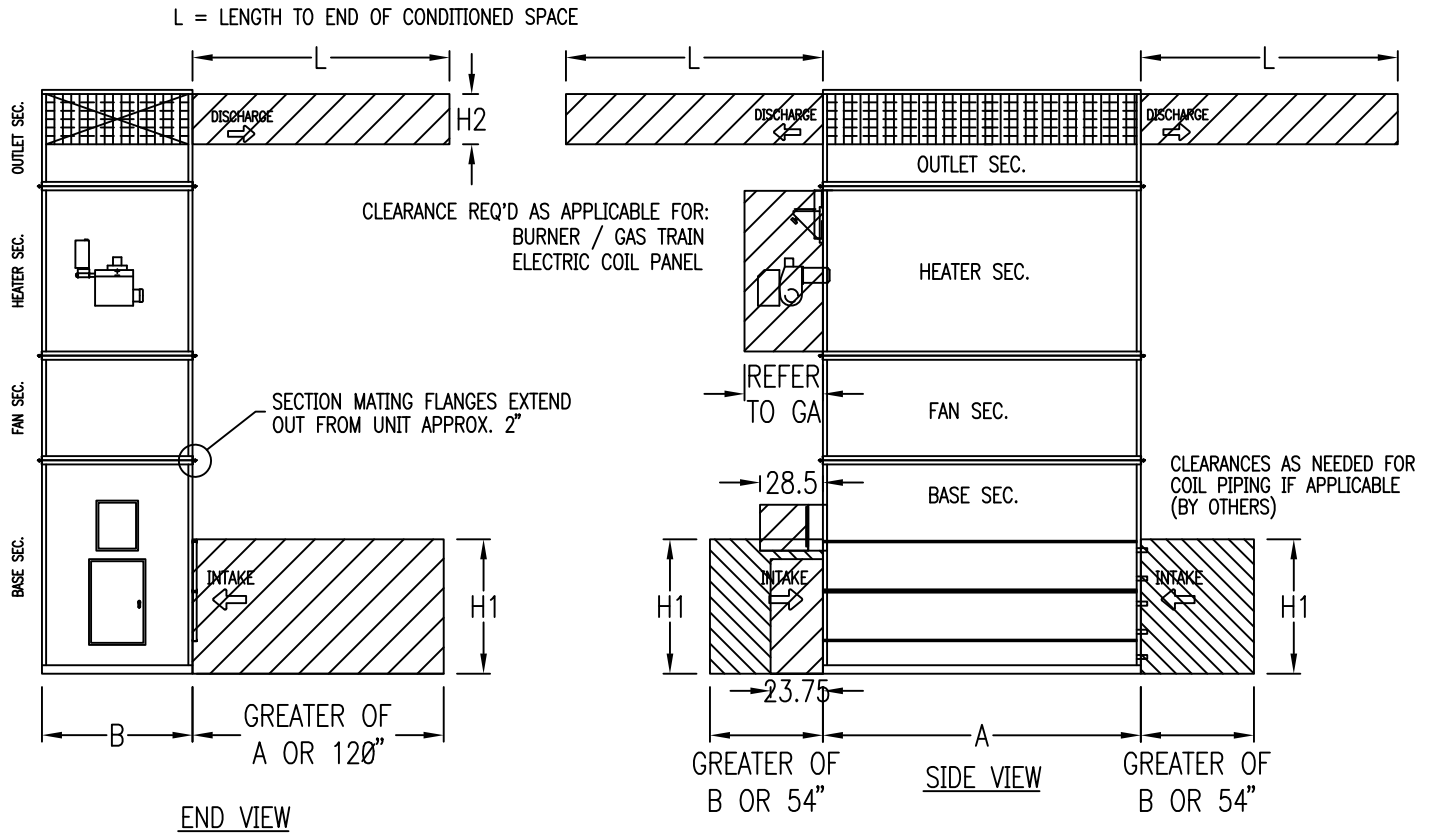
FOR UNITS SET BY WALL – ALLOW ROOM FOR ACCESS TO MAKE CONNECTIONS ON MATING FLANGES BETWEEN SECTIONS AND FOR HOUSEKEEPING

SEE GA FOR ALL INTAKE / OUTLET OPENING LOCATION(S)

ALL OTHER CLEARANCE REQUIREMENTS PER GA DRAWING

IF THESE CLEARANCES CAN NOT BE ADHERED TO, CONSULT FACTORY FOR SPECIAL ACCEPTANCE

NOTE: NONE OF THE LISTED CLEARANCES INCLUDE A CONTINGENCY FOR REMOVAL OF COMPONENTS FROM ARU



H1 = HEIGHT OF INTAKE OPENING
H2 = HEIGHT OF DISCHARGE OPENING

AIR ROTATION® Unit Clearance Requirements

REV	DATE	INIT	REVISIONS

ARIZON
FAMILY OF BRANDS

JOHNSON
A HANSON OF MACCARTHY

MARCAFT
CUSTOM HVAC SYSTEMS

ARIZON
BUILDING SYSTEMS

DATE: 8/28/15

Drawing Number.:

AS-9915



AIR-ROTATION® Installation Procedure

- QUALIFICATIONS** All personnel performing unloading and erection should be skilled at the requisite tasks.
- UNLOADING** Modules are shipped directly on a flat bed truck and can be lifted off of the truck using an appropriate overhead lifting device. When lifting you must use a spreader bar and the lifting eyes provided. Refer to Rigging Instructions sheet.
Note: Modules are not crated and are not placed on skids.
Note: Units must be unwrapped before unloading, to check for damage incurred during shipment. If damage is found, it should be documented (photos, description) for insurance purposes.
- STORAGE** Stretch wrap must be removed from unit sections before storage. Failure to removed wrapping may result in damage to components or finish.
If immediate installation is not possible and unit storage is required, the unit should be stored in an indoor temperature controlled environment and protected from outdoor conditions and moisture. The wrapping materials used for shipment are **not** weather proof, and storage without removal of wrapping may result in damage. Improper storage will void the unit warranty.
- ERECTION** Ensure correct unit location in the building. Confirm adequate clearance for assembled unit. If there is a difference between the information provided with the unit and any other location directions, call Johnson Air-Rotation Systems before erecting unit. If there is more than one unit, be sure to match the factory numbered sections. All sections are labeled with unit tag number and side.
- Position the Base Section in the agreed upon location. Correctly orient the control panel end of the unit. Ensure that all subsequent module orientation labels line-up on the front end, and according to the General Arrangement (GA-prefix) drawing.
 - Ensure floor is level (shim unit if required) then anchor the unit to the floor. Use Hilti "Kwikbolt". It is also highly recommended that the Johnson Air-Rotation® System is braced to the building structure (in addition to the floor).
 - Erect additional sections per Unit General Arrangement (GA) drawing. Bolt the flanges together with the hardware provided. Install bolts in all accessible holes. For Outdoor units only, install gaskets between modules and caulk all around (gaskets are not provided or required for indoor units.)
 - For outdoor units, or tall units, structural support / sway bracing may be required. Determination and installation of requirements is the responsibility of others unless stated otherwise in the submittal



AIR-ROTATION® Installation Procedure

- When installing the Outlet, note the louver orientation of the Outlet on the Unit General Arrangement (GA-prefix) drawing. Some louver panels are pushed close for shipment, reopen louvers as required to appropriately direct air. See video at following link for instructions: <http://youtu.be/3ap67pVxz78>
- See the General Arrangement (GA-prefix) and Equipment Schedule (ES-prefix) drawings for any other field installed options. Complete other specified work regarding field installed options (makeup air fans, etc.)
- Complete other specified work regarding the electrical hook up as required.
- For Cooling Units, complete other specified work regarding refrigeration or water piping and specialties. Note that unless specified otherwise in the submittal, these items are provided by others.
- For Heating Units, complete other specified work regarding the flue gas vent, the gas piping, and the gas train as required. It is very important that the gas supply piping and flue gas vent piping be supported independently of the heater. Note that unless specified otherwise in the submittal, these items are provided by others.
- For units with Gas Heating and Cooling modules, install the heat exchanger drain pipe per the "Air-Rotation Cooling Drain Pipe Assembly" instructions, AS-9301. The drain pipe will be secured and shipped in the base section of the unit.
- For units with slide in disposable filters, refer to the Equipment Specification sheet of the submittal and the filter layout drawing of the unit for filter sizes and quantities required. Filter maintenance is per AS-9902, located in the submittal.

FOR ASSISTANCE Call Arizon Companies Customer Service at 800-325-1303

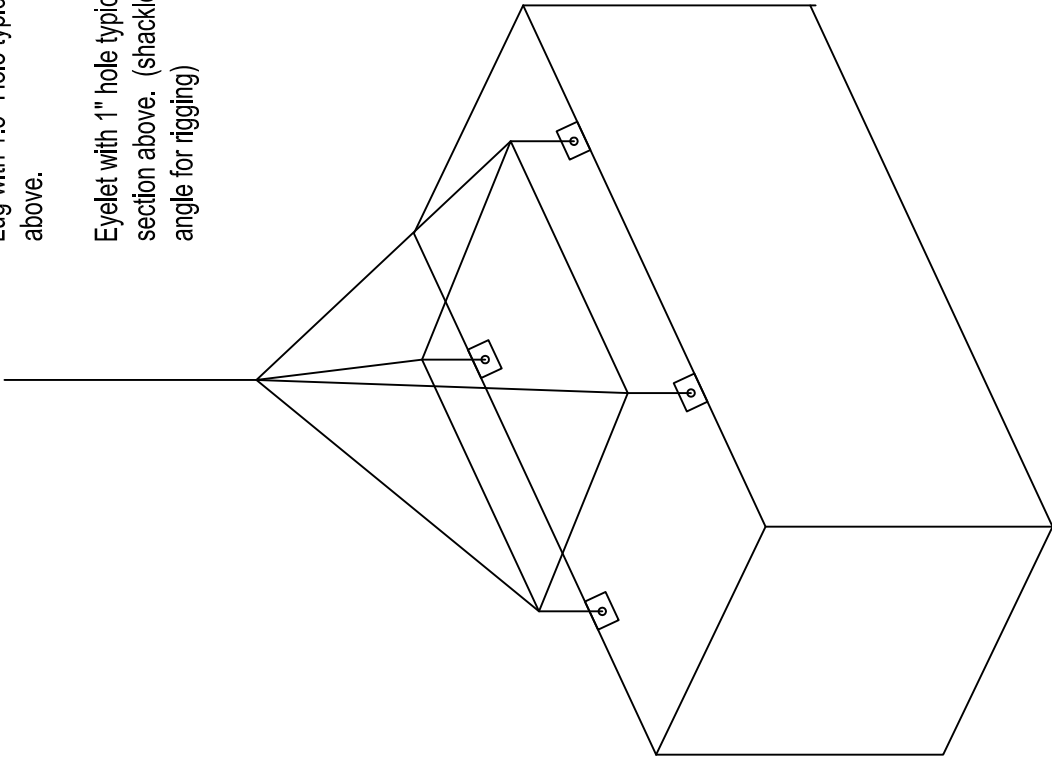
NOTE: ALL JOHNSON AIR ROTATION SECTIONS HAVE
(4) LIFTING LUGS AT TOP OF EACH SECTION

RIGGING PROCEDURE:

1. Reference the submittal drawings as you prepare for rigging the unit.
2. Lift section into place utilizing rig and spreader bars as required to safely lift section without damage from chains, cables, or straps. Section must be balanced level before lifting. Adjust chains, cables, or straps as required. Lifting rig to be provided by others.
3. Secure the section to the section it sits on (or to floor or pad.) Refer to installation instructions.
4. Remove lifting lugs if unit is equipped with removable lifting lugs. (Typically, lug removal is not necessary for Air Rotation units.)

Lug with 1.5" Hole typical for sections with mating section above.

Eyelet with 1" hole typical for sections with no mating section above. (shackles recommended, i.t. 45 degree angle for rigging)



	<div>ARIZON[®] FAMILY OF BRANDS</div> <div><div>JOHNSON AIR ROTATION SYSTEMS</div><div>MARCCRAFT CUSTOM INAC SYSTEMS</div><div>ARIZON[®] BUILDING SYSTEMS</div></div>		TYPICAL LIFTING / RIGGING DETAILS FOR SINGLE JOHNSON ARU SECTION WITH 4 LIFTING LUGS
DATE	REVISIONS		DATE: 2/05/15 Drawing Number: RIGGING

Johnson MarCraft Product Arrival Checklist



11880 Dorsett Rd, St Louis, MO 63043 | Main: (800) 325.1303 | Fax: (314) 739.1556

www.arizoncompanies.com

JMI Equipment Information:	Project Name:		Model #:	
	Equipment Arrival Date:		Cust. Tag #:	Serial #:

Arrival Checklist

(1) Condition of JMI Unit(s)

Has any damage been noticed? If so, explain below.	Y	N	N/A
If shipping damage has been noticed, has customer BOL been sent to JMI?	Y	N	N/A
Is the paint condition acceptable?	Y	N	N/A
Was the unit wrapping in good condition upon receipt at site?	Y	N	N/A
Was the unit wrapping removed immediately upon receipt at site?	Y	N	N/A
Are there any visible leaks or stains, standing water, wet areas?	Y	N	N/A
Were all openings protected upon arrival (i.e. coil, air, piping)?	Y	N	N/A
Any visible damage from rigging?	Y	N	N/A

(2) DX Piping

Confirm orifices were included at each DX liquid connection on ARU?	Y	N	N/A
Confirm DX coils arrived fully charged?	Y	N	N/A

(3) Gas Heating

Does gas train piping appear to be in good condition?	Y	N	N/A
Has the correct fuel been verified with equipment submittal and nameplate?	Y	N	N/A
Has the correct incoming pressure been verified with equipment submittal and nameplate?	Y	N	N/A
Is the high temperature limit free from being in contact with heat exchanger (if applicable)?	Y	N	N/A

(4) Power Wiring

Are all electric components and panels securely mounted?	Y	N	N/A
Has the correct supply power been verified with equipment submittal and nameplate?	Y	N	N/A

(5) Fans

Rotate fan by hand at least one turn, Is the rotation smooth/non-dragging?	Y	N	N/A
Is the fan centered within shroud?	Y	N	N/A
Are the fan blades free to turn without rubbing against shroud?	Y	N	N/A
Are the fan belts correctly aligned with sheaves?	Y	N	N/A
Are bearing locking collars in place and tightened?	Y	N	N/A
Have all fan bearings been properly lubricated?	Y	N	N/A
Have all motor bearings been properly lubricated?	Y	N	N/A
If extended grease lines are provided, make sure they are primed (or purge and re-grease per IOM).	Y	N	N/A

(6) Other

Was all hardware for installation found and in good condition? Verify against BOL	Y	N	N/A
Were all ship loose accessories found and in good condition? Verify against BOL	Y	N	N/A
Do all door handles operate and seal correctly?	Y	N	N/A
Has the IOM been received, reviewed and completely understood?	Y	N	N/A

NOTES: _____

If more room is required please use back side of this page...

Thoroughly inspect this equipment immediately upon arrival before signing the bill of lading. If equipment is received in damaged condition it is important you notify the carrier and insist on a notation of the damage across the face of the freight bill. Without this notation no claim can be enforced against the transportation company. If concealed damage is discovered, notify the carrier at once and request an inspection. A concealed damage claim must be filed within 5 working days after delivery. If you give the transportation company a clear receipt for goods that have been damaged you do so at your own risk and expense. JMI is not responsible for products damaged through mishandling or improper installation.

Name (Print): _____ Company: _____ Phone Number: _____

Signature _____ Date _____

Last Updated 1/5/16

Johnson MarCraft Product Start Up/Service Checklist



11880 Dorsett Rd, St Louis, MO 63043 | Main: (800) 325.1303 | Fax: (314) 739.1556

www.arizoncompanies.com

JMI Equipment Information:	Project Name:		Model #:	
	SO#:		Cust. Tag #:	Serial #:

NOTE: A pre-startup report must be filled out for each individual unit.

Pre Startup/Service

(1) Condition of JMI Unit(s)

Has any damage been noticed? If so, explain below.	Y	N	N/A
If shipping damage has been noticed, will this prevent start-up?	Y	N	N/A
If shipping damage has been noticed, has customer BOL been sent to JMI?	Y	N	N/A
Is the paint condition acceptable?	Y	N	N/A
Was the unit wrapping removed immediately upon receipt at site?	Y	N	N/A
Have the shipping braces been removed (note: gas train brace is not to be removed)?	Y	N	N/A
Are there any visible leaks or stains, standing water, wet areas?	Y	N	N/A
Are unit(s) mechanically installed in the location agreed to by JMI?	Y	N	N/A
Have sections been installed in the correct order and matches GA drawings?	Y	N	N/A
Has the unit been installed level?	Y	N	N/A
Have the sections been mated with caulk and gaskets per JMI IOM (if applicable)	Y	N	N/A
Have rain hoods/louvers been installed (if applicable)?	Y	N	N/A
Is all ductwork installed (if applicable)?	Y	N	N/A
Any visible damage from rigging?	Y	N	N/A
Have all section split bolts been installed?	Y	N	N/A
Have all anchor lugs been secured (around perimeter of base)?	Y	N	N/A
Have all anchor lugs been secured (along side of unit)?	Y	N	N/A

(2) Piping

Confirm orifices have been installed at each DX liquid connection on ARU	Y	N	N/A
All DX, Chilled water, or other cooling media installed and tested for leaks and flow (if applicable).	Y	N	N/A
Does piping appear to be in good condition?	Y	N	N/A
Has all of the piping been connected and installed correctly?	Y	N	N/A
Has a leak test been performed on all piping?	Y	N	N/A
If any leaks found, note below. Have all leaks been repaired?	Y	N	N/A
Have all heating/cooling traps and control valves been installed (if applicable)?	Y	N	N/A
Has all piping insulation been installed?	Y	N	N/A
Steam or hot water supply available and operational (if applicable).	Y	N	N/A
Condensate or hot water return system fully installed (if applicable).	Y	N	N/A

(3) Gas Heating

Does piping appear to be in good condition?	Y	N	N/A
Has all of the piping been connected and installed correctly?	Y	N	N/A
Has a dirt leg been installed before the unit connection?	Y	N	N/A
Has the gas supply been turned on by local utility company?	Y	N	N/A
Verify the correct gas pressure regulators have been installed at equipment gas train and generator (if applicable)	Y	N	N/A
Has the correct fuel been verified with equipment submittal and nameplate?	Y	N	N/A
Has the correct incoming pressure been verified with equipment submittal and nameplate?	Y	N	N/A
Has a leak test been performed on all piping?	Y	N	N/A
If any leaks found, note below. Have all leaks been repaired?	Y	N	N/A
All gas safety vents for diaphragm devices in place and piped (if applicable).	Y	N	N/A
If cooling, has the summer drain line been connected and run to drain pan?	Y	N	N/A
Are neutralizers provided and connected to acidic drain connections (if applicable)?	Y	N	N/A
Are flues installed?	Y	N	N/A

MUST BE FILLED OUT FOR GAS FIRED EQUIPMENT:

Local gas utility has verified inlet gas pressure to be _____ "w.c. / _____ PSIG
Local gas utility has verified gas flow rate to be _____ CFH

(4) Power Wiring

Are all electric components and panels securely mounted?	Y	N	N/A
Have electrical connections been made with the correct power supply?	Y	N	N/A
The supply power to the unit is _____ Volts _____ Phase _____ Hz _____ Amps			
Has the electrical supply been turned on by local utility company?	Y	N	N/A
Has a properly sized ground wire been connected?	Y	N	N/A
Has the circuit protection been sized and installed properly?	Y	N	N/A
Have the motor starter overloads been installed?	Y	N	N/A
Are the power wires to the unit sized and installed properly?	Y	N	N/A
Has wiring been installed per applicable code/standard?	Y	N	N/A
Has power wiring terminals been checked for tightness?	Y	N	N/A
Have all ancillary devices been wired and tested?	Y	N	N/A
Have all wiring connections be made between AHU/ARU section splits?	Y	N	N/A

(5) Controls

Have all controls been installed correctly and in compliance with wiring diagrams?	Y	N	N/A
Are thermostat and AHU/ARU fan control wiring connections made and checked?	Y	N	N/A
Has continuity test been run on all wiring runs?	Y	N	N/A
Have all control wiring terminals been checked for tightness?	Y	N	N/A
Is the high temperature limit free from being in contact with heat exchanger (if applicable)?	Y	N	N/A
Verify the remote control panels has been installed and wired per electrical schematics?	Y	N	N/A
DDC/BAS Controls (if equipped): Network communications cable connected?	Y	N	N/A
On units with pressure controls, pressure tubing is run and pitched correctly?	Y	N	N/A

(6) Fans

Rotate fan by hand at least one turn, Is the rotation smooth/non-dragging?	Y	N	N/A
Is the fan centered within shroud?	Y	N	N/A
Are the fan blades free to turn without rubbing against shroud?	Y	N	N/A
Have the belt tensions been checked, and re-checked after 24 hours of running?	Y	N	N/A
Are the fan belts correctly aligned with sheaves?	Y	N	N/A
Are bearing locking collars in place and tightened?	Y	N	N/A
Circulation fan, pressurization fan and burner fan (if applicable) have all been bump tested and rotations have all been checked	Y	N	N/A
Have all fan bearings been properly lubricated?	Y	N	N/A
Have all motor bearings been properly lubricated?	Y	N	N/A
If extended grease lines are provided, make sure they are primed (or purge and re-grease per IOM).	Y	N	N/A

(7) Other

Have all the discharge louvers been opened / directed as required?	Y	N	N/A
Has voltage imbalance been checked? If over 2% call power company, do not start system!	Y	N	N/A

L1-L2:	V	L1-L3:	V	L2-L3:	V
L1-G:	V	L2-G:	V	L3-G:	V

Have all ship-loose accessories been installed properly (if applicable)?	Y	N	N/A
Do all door handles operate and seal correctly?	Y	N	N/A
Have the air filters been installed?	Y	N	N/A
Has damper linkage been checked for tightness?	Y	N	N/A
Have all dampers been checked for proper operation?	Y	N	N/A
Fire Protection system is in-place and approved (if required)	Y	N	N/A
All auxiliary equipment necessary for operation in place and tested.	Y	N	N/A
Has the IOM been received, reviewed and completely understood?	Y	N	N/A

(*) Provide rough sketch of facility, contents, JMI equipment location and facility description with this form

NOTES: _____

If more room is required please use back side of this page...

Name (Print): _____ Company: _____ Phone Number: _____

Signature _____ Date _____

Last Updated 1/5/16



REQUEST FOR START-UP SUPERVISION

Please provide minimum **two weeks advance notice** of requested dates. Make sure Owner or Owner Representative will be on-site during start-up supervision for training purposes. If additional trip(s) are required to perform Owner training consult factory for additional charges for those trip(s).

To: **Arizon Companies** Date: _____ FAX: **314-739-1556**
ATTN: Customer Service (customerservice@arizoncompanies.com)

Arizon Companies Equipment:

Model /Tag # (s) _____ Serial # (s) _____

Job Name _____

Complete Jobsite Address _____

Jobsite Contact Person and Phone # _____

Owner Contact Person and Phone # _____

Installing Contractor Name and Phone # _____

Service Company/Contractor Name and Phone # _____

Equipment had been stored / out of use for _____ days Equipment has been operating / in use for _____ days

We request a technician for scheduled Start-up Service on: (date) _____, 2017. I understand that this date is not guaranteed, and Johnson's Customer Service department will do everything in its power to meet this date. If Johnson cannot meet this date they will promptly let you know the next available service date. By signing below, you are acknowledging that the Arizon Companies Equipment installation will be completed prior to the arrival of our start-up technician. **Please also see attached "Johnson MarCraft Product Start Up/Service Checklist", which must be filled out to completion, signed and sent in with this paperwork prior to scheduling start-up services.** If multiple units are provided by JMI, one pre-startup report must be filled out for each individual unit prior to scheduling start-up services.

By signing this document, we agree to have all pre-startup requirements completed and ready for all equipment above (as listed in the Arizon Companies submittal, IOM, and "Johnson MarCraft Product Start Up/Service Checklist") by the scheduled Arizon Companies authorized startup date and time. Any and all charges which extend beyond services purchased, as described in Arizon's quote and submittal, will be billed at Arizon Companies standard rates. Billable services include added days and non-contract field labor, trips that are cancelled less than one week from the scheduled start up date will be charged a \$350 cancellation fee. By signing this document, we agree that the project has been paid in full, or will be paid in full by the scheduled Arizon Companies authorized startup date and time.

The Johnson Air Rotation Systems technician will require access to all unit wiring & controls during start-up, and also must be permitted to operate or dictate operation of equipment during startup. If equipment is not ready when the Johnson Air Rotation Systems technician(s) arrives, additional labor and travel cost will be invoiced. It is suggested that all maintenance personnel as well as servicing company/contractor be on-site the same day(s) as our start-up technician for training and warranty purposes. It is required that the Customer (or an authorized representative of the Customer) be on-site to sign off that our training and start-up have been completed for warranty purposes.

Company Name: _____

Address: _____

City, State, Zip: _____

Phone / Fax: _____ Email: _____

Signature: _____

Name (please print): _____



JOHNSON HEATER CORPORATION TERMS AND CONDITIONS OF SALE

1. Goods, Equipment, and Services ("goods") sold by Johnson Heater Corp. d/b/a Arizon Companies or its affiliates ("Seller" or "Manufacturer") are made solely on the terms and conditions hereof notwithstanding any additional or conflicting terms or conditions that may be contained in any purchase order, specifications, contract or contract documents, or other form of purchase, all of which additional or conflicting terms and conditions are hereby objected to and rejected by Seller. No representations or warranties other than those contained herein shall be binding upon Seller unless in writing and signed by an officer of Seller. In any event, acceptance of a shipment by Buyer shall constitute acceptance of these terms and conditions. Goods sold hereunder are custom manufactured and are exclusively described in Seller's Submittal.
2. All quotations ("quotation") or proposals for the sale of goods, unless otherwise specified, are subject to acceptance by a Buyer ("Buyer") within thirty (30) days from date of quotation and are subject to Seller's approval of Buyer's credit.
3. Terms of payment are shown on the Schedule of Payments in Seller's quotation, but if not, terms of payment are cash in full within thirty (30) days of invoice date. Progress payments are invoiced by Seller upon approval of Submittals, ordering of materials, commencement of manufacturing and final completion of manufacturing of all or any part of Buyer's order. All past due accounts will be subject to a service charge of one and one-half percent (1-1/2%) per month (or, if less, the maximum rate permitted by applicable law.) All orders and shipments at all times are subject to the approval of Seller's Credit Department. Seller may require partial or total payment in advance of production or shipment if, in the judgment of Seller, the payment terms or financial condition of Buyer does not justify other terms. If Buyer delays shipment for any reason, payments shall become due from the date on which Seller tenders shipment, and storage thereafter shall be at Buyer's risk and expense. Acceptance by Seller of Buyer's partial payments shall not constitute a release of Buyer from any balance due claimed by Seller. Buyer shall pay all Seller's attorney fees and collection expenses in the event Buyer is in breach of the Terms of Payment or any other provision of these Terms and Conditions of Sale. Seller shall have an ongoing security interest in the goods and Buyer agrees to execute any forms requested by Seller to reflect this security interest. In addition to all other remedies, Seller may reclaim and repossess the goods. Seller does not waive its right to file a mechanics lien or bond claim under applicable state law. Buyer irrevocably appoints Seller as its Power of Attorney to effectuate Seller's security interest in the goods.
4. Delivery shall be made EXW (Incoterms 2000) Seller's plant or origination, unless otherwise agreed in writing. All goods are shipped at Buyer's risk. Any claims for damage or shortage in transit when goods are shipped by common carrier must be filed by Buyer against the carrier. Claims for factory damages or shortages are waived by Buyer unless made in writing to Seller within ten (10) days after shipment of the goods by Seller, and accompanied by reference to Seller's bill of lading and factory order numbers. Delivery dates or times which may be specified are not guaranteed. Seller shall not be responsible for any delay or failure to meet a shipment date caused by circumstances beyond the reasonable control of Seller or others, including but not limited to, acts of God, riots, strikes, accidents, lack of transportation, or shortages of fuel, power, labor or equipment. Buyer agrees to pay for the goods notwithstanding the fact that Buyer may be unable to receive or provide suitable storage space for any delivery. If stored by Seller, Buyer agrees to pay storage charges to Seller as an extra.
5. Buyer is responsible for all value added tax, and sales and use taxes, if any, related to the goods. Any taxes (except Seller's income tax) are the obligation of the Buyer, and Buyer agrees to indemnify and hold Seller harmless therefrom, including all expenses and attorney fees incurred by Seller related hereto.
6. Buyer's orders accepted by Seller shall not be cancelled or placed on hold by Buyer, unless Seller consents in writing. In the event of cancellation, Buyer shall promptly pay to Seller as fixed, agreed and liquidated damages, and not as a penalty, a sum equal to direct and indirect costs of Seller plus ten percent (10%) of the total amount of Schedule of Payments in the quotation. In the event Buyer places its order on hold and Seller consents, Seller shall invoice Buyer for the portion of the work completed, including but not limited to, Seller's direct and indirect costs (storage, opportunity and all other costs) as solely determined by Seller, and Buyer shall pay said invoice as provided for in these Terms and Conditions of Sale.
7. All Field and Job-Site Services provided by Seller, if any, are set forth by the later of Seller's Quotation or Submittal, are payable at Seller's current per diem rates plus expenses, are for one (1) trip to the jobsite, are non-refundable, are subject to two (2) weeks minimum advance notice in writing from Buyer stating Seller's goods and the jobsite are prepared for Seller's field services, and are subject to Buyer providing requested tools/equipment and qualified technicians to work with and be available to Seller's field service representative(s). Field Service work and all start-up of Seller's goods will be by authorized technicians. Seller is not responsible for field service work beyond the number of days listed in the Submittal. Start-up of the goods is solely and exclusively determined by and deemed acceptable by Seller.
8. Seller extends to Buyer the warranties received by Seller from the original manufacturers and suppliers of the components of the goods sold to Buyer. All other components of the goods manufactured by Seller shall be free from defects in material or workmanship for a period of one (1) year from the date of Seller's shipment or tender of shipment. A Bill of Sale and a warranty certificate will be provided to Buyer upon payment of Seller's invoices. If Buyer notifies Seller within the warranty period of a defect, Seller, at its option, will repair or replace the defect FCA (Incoterms 2000) at the location selected by Seller. This limited warranty extends only to the original Buyer from Seller. Any damage from improper handling, storage, abuse, misuse, or alteration of the goods in any manner voids Seller's warranty obligation. THIS LIMITED WARRANTY CONSTITUTES BUYER'S SOLE REMEDY. IT IS GIVEN IN LIEU OF ALL OTHER WARRANTIES. ALL IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT IN NO EVENT AND UNDER NO CIRCUMSTANCE SHALL SELLER BE LIABLE FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, WHETHER THE THEORY BE BREACH OF THIS OR ANY OTHER WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE. Labor or service costs, refrigerant losses, the physical or chemical effect on the goods from improper storage, weather, foreign substances, mold, mildew, or chemicals in air, water or steam, including costs for removing or installing parts, and any shipping charges, are expressly excluded from this limited warranty. No person (including any agent or salesperson) has authority to expand Seller's obligation beyond the terms of this limited warranty, or to state that the performance of the goods is other than that published by Seller. Failure by Buyer to pay Seller's invoices in accordance with the Terms and Conditions of Sale voids all warranties provided for herein. Any lawsuit or claim other than a warranty claim shall be brought within one (1) year from tender of shipment.
9. Goods may not be returned except by written permission of an authorized Corporate Officer of Seller. Goods returned without prior authorization shall be at Buyer's risk and expense with no obligation by Seller. Seller is not responsible for rework, repairs or modifications of the goods without advance written agreement.
10. Seller reserves the right to change specifications and/or designs of the goods or their components based on Seller's interpretation of Seller's Approved Submittal at no cost to Buyer. Failure by Buyer to promptly approve Seller's Submittal may result in added charges or change orders on behalf of Seller.
11. If any goods shall be manufactured or sold by Seller to meet Buyer's specifications or requirements and are not a part of Seller's standard product offering, Buyer agrees to indemnify and save harmless Seller from any and all damages, and for claims and demands for actual or alleged infringement of any United States or foreign patents because of such goods.
12. Any controversy or claim arising out of or relating to payment, or to Seller's Submittal, Buyer and Seller's Contract, including these Terms and Conditions of Sale, or any other matter, shall be settled exclusively in St. Louis County Missouri Circuit Court, or at Seller's option, by arbitration administered by the American Arbitration Association (AAA) under its Construction Industry Arbitration Rules in St. Louis County, Missouri, and Buyer hereby waives any appeal from the arbitration award and consents to the confirmation and entry of judgment thereon with or without notice in any court having jurisdiction over either Buyer or Seller. Buyer and Seller agree to use the Fast Track Procedures provided for by AAA Rules and Procedures and to be governed by the laws of the State of Missouri.

Effective: 01/01/2014

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LIMITED WARRANTY

Seller extends to Buyer the warranties received by Seller from the original manufacturers and suppliers of the components of the goods sold to Buyer. All other components of the goods manufactured by Seller shall be free from defects in material for a period of one (1) year from the date of Seller's shipment or tender of shipment. A Bill of Sale and a warranty certificate will be provided to Buyer upon payment of Seller's invoices. If Buyer notifies Seller within the warranty period of a defect, Seller, at its option, will repair or replace the defect FCA (Incoterms 2000) at the location selected by Seller. This limited warranty extends only to the original Buyer from Seller. Any damage from improper handling, storage, abuse, misuse, or alteration of the goods in any manner voids Seller's warranty obligation. THIS LIMITED WARRANTY CONSTITUTES BUYER'S SOLE REMEDY. IT IS GIVEN IN LIEU OF ALL OTHER WARRANTIES. ALL IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT IN NO EVENT AND UNDER NO CIRCUMSTANCE SHALL SELLER BE LIABLE FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, WHETHER THE THEORY BE BREACH OF THIS OR ANY OTHER WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE. Labor or service costs, refrigerant losses, the physical or chemical effect on the goods from improper storage, weather, foreign substances, mold, mildew, or chemicals in air, water or steam, including costs for removing or installing parts, and any shipping charges, are expressly excluded from this limited warranty. No person (including any agent or salesperson) has authority to expand Seller's obligation beyond the terms of this limited warranty, or to state that the performance of the goods is other than that published by Seller. Failure by Buyer to pay Seller's invoices in accordance with the Terms and Conditions of Sale voids all warranties provided for herein. Any lawsuit or claim other than a warranty claim shall be brought within one (1) year from tender of shipment.

Warranty will not be considered valid unless payment in full has been made, start-up has been properly performed by an approved and certified technician, and all Johnson Marcraft start-up documentation has been signed by an authorized agent of the Buyer and approved by Johnson Marcraft.



SUBMITTAL STATEMENT

IN CONSIDERATION OF THE RECEIPT OF THIS DOCUMENT, THE RECIPIENT AND ANY USER AGREE NOT TO REPRODUCE, COPY, USE OR TRANSMIT THIS DOCUMENT AND/OR THE INFORMATION THEREIN CONTAINED, IN WHOLE OR IN PART, OR TO SUFFER SUCH ACTION BY OTHERS, FOR ANY PURPOSE, EXCEPT WITH THE ADVANCE WRITTEN PERMISSION OF ARIZON COMPANIES, OR ITS JOHNSON, MARCRAFT OR ARIZON STRUCTURES DIVISIONS, AND FURTHER AGREES TO SURRENDER SAME TO ARIZON COMPANIES UPON DEMAND.

RECIPIENT AND/OR USER IS SOLELY RESPONSIBLE FOR COSTS AND COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND PERMITS, INCLUDING BUT NOT LIMITED TO LOCAL ZONING ORDINANCES AND BUILDING CODES.

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Planning Commission Item

Agenda Item: A Resolution Finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan A1 Is Consistent With The City Of Edgerton's Comprehensive Plan For Development

Background/Description of Item:

On August 22, 2019, the City of Edgerton adopted Ordinance No. 2021 establishing a Redevelopment District known as Homestead Lane TIF District. This TIF District is generally located at the northeast corner and northwest corner of Interstate 35 and Homestead Lane.

The City of Edgerton has prepared Project Plan A1 that includes the On the Go Travel Center being developed by My Store III, Inc. Kansas Statute requires the Planning Commission to find that any Project Plan is consistent with City of Edgerton Comprehensive Plan.

On March 10, 2015, the Edgerton Planning Commission recommended for approval the rezoning of this parcel from A-G to C-2 Heavy Service Commercial. On March 26, 2015, the Edgerton City Council approved Ordinance No. 997 adopting the recommendation by Planning Commission to rezone this parcel to C-2 Heavy Service Commercial. Ordinance No. 997 states that that the Governing Body, in making its decision on the rezoning, considered City Staff 's comments and recommendations as were presented during the public hearing held by the Planning Commission. The Planning Commission and the Governing Body based their decisions on the following criteria known as the "Golden Criteria" that included "Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of Edgerton."

Related Ordinance(s) or Statue(s): K.S.A. 12-1772

Recommendation: Approve a Resolution Finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan A1 Is Consistent With The City Of Edgerton's Comprehensive Plan For Development

RESOLUTION NO. 04-14-20A

A RESOLUTION FINDING EDGERTON HOMESTEAD LANE RETAIL DISTRICT REDEVELOPMENT (TIF) DISTRICT PROJECT PLAN A1 IS CONSISTENT WITH THE CITY OF EDGERTON'S COMPREHENSIVE PLAN FOR DEVELOPMENT

WHEREAS, the Edgerton, Kansas City Council on August 22, 2019 adopted Ordinance No. 2021 establishing a Redevelopment District pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Homestead TIF District"); and

WHEREAS, the Homestead TIF District is generally located at the northeast corner and the northwest corner of Interstate 35 and Homestead Lane; and

WHEREAS, pursuant to K.S.A. 12-1772, as amended, the City prepared Redevelopment Project Plan A1 for the Homestead TIF District ("Project Plan A1"); and

WHEREAS, Project Plan A1 covers an area of approximately 25.162 acres located at the northeast corner of Interstate 35 and Homestead Lane; and

WHEREAS, K.S.A. 12-1772(b), as amended, requires the Planning Commission to make a finding that Project Plan A1 is consistent with the City of Edgerton, Kansas (the "City") Comprehensive Plan before said Plan may be considered at a public hearing and officially adopted by the City Council of the City; and

WHEREAS, as required by law, the Planning Commission has reviewed Project Plan A1 in light of the City's Comprehensive Plan for development; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission finds and determines that Project Plan A1 is consistent with the intent of the comprehensive plan for development of the City.

ADOPTED by the City of Edgerton, Kansas Planning Commission this 14th day of April, 2020.

Chairman

ATTEST:

Secretary

**EDGERTON HOMESTEAD LANE RETAIL DISTRICT
REDEVELOPMENT (TIF) DISTRICT
PROJECT PLAN A1**

(On the Go Travel Plaza)

In accordance with K.S.A. 12-1770 *et seq.*, as amended (the “**Act**”), to promote, stimulate and develop the general and economic welfare of the city of Edgerton, Kansas (“**City**”), the Edgerton City Council adopted Ordinance No. 2021 on August 22, 2019, establishing a Redevelopment (TIF) District (the “**District**”). The District is legally described in attached **Exhibit A**. The City has identified multiple development projects located within the District.

The Act allows one or more TIF projects to be undertaken by a city within an established district and any such project plan may be implemented in separate development stages. To date, the City has not approved any TIF project plans in the District.

The City desires to establish Project Plan A1 as described herein (the “**Project Plan**”). The Project Plan will incorporate approximately 12.162 acres located in the northeast corner of Interstate 35 and Homestead Lane and is legally described on **Exhibit B** (the “**Project Plan Area**”). The Developer for the Project Plan is My Store III Inc., a Kansas corporation (the “**Developer**”). The Developer entered into an Amended and Restated Development Agreement with the City dated December 2, 2019 (“**Development Agreement**”) and, in accordance with the terms and conditions of the Development Agreement, the Developer will develop the Project Plan Area.

Anticipated within the Project Plan is construction of a truck stop, truck parking, truck maintenance facility, truck wash, restaurants, and associated infrastructure, all of which are more specifically described in **Section 5** herein (the “**Private Project**”).

The Project Plan shall extend for a period of twenty years from the date the Project Plan is approved by the City (the “**Project Plan Term**”). The incremental ad valorem property taxes (as defined by the Act) generated from the real property within the Project Plan Area during the Project Plan Term in excess of the amount of real property taxes collected for the base year assessed valuation shall constitute the “**TIF Revenues.**” In accordance with the Act and in cooperation with the Planning Commission, the City prepared the Project Plan.

1. Financial Feasibility.

Columbia Capital Management, LLC prepared a Financial Feasibility Study (“**Feasibility Study**”) for the Project Plan, a copy of which is attached hereto as **Exhibit E**. Projections on development in the Project Plan Area were provided by the Developer. The Feasibility Study incorporates a number of assumptions, including a constant mill levy of 118.567, which excludes the 20 mill school levy, the 8 mill school capital levy and the 1.5 State mill levy. The mill levy may vary each year of the TIF Term based on legislative

actions and budgetary decisions made by the individual taxing jurisdictions. The Feasibility Study also assumes property tax collection at 100%, Private Project completion by December 31, 2020, and a 0% annual increase in appraised valuation after the Private Project is fully constructed and stabilized.

The Developer will advance funds necessary to construct the Private Project and to pay the costs associated with the estimated and approved private TIF eligible reimbursable costs set forth generally on **Exhibit C** attached hereto (the “**Private TIF Reimbursable Costs**”). The Developer will subsequently be reimbursed with TIF Revenues received by the City on a “pay-as-you-go” basis. Such advances and reimbursements will be made in accordance with the terms of a Disposition and Development Agreement to be entered into between the City and the Developer (the “**DDA**”). The Private TIF Reimbursable Costs are set forth in more detail in the DDA. The City also identified various public reimbursable costs set forth generally on **Exhibit C** which include reimbursement for the cost associated with public infrastructure in, adjacent to or substantially for the benefit of the District (the “**Public TIF Reimbursable Costs**”), which costs are eligible for TIF reimbursement in accordance with the TIF District Plan and the terms of the DDA. Collectively, the Private TIF Reimbursable Costs and Public TIF Reimbursable Costs are referred to as the “**TIF Reimbursable Costs**”.

There is an estimated total of \$3,147,395 in TIF Reimbursable Costs identified with the Project Plan, but reimbursement of TIF Reimbursable Costs is dependent upon the amount of TIF Revenues generated within the Project Plan Area during the Project Plan Term and received by the City, and shall be paid in accordance with the amount, priority and duration set forth in the DDA. In no event will any TIF Reimbursable Costs be reimbursed in an amount that exceeds the amount of TIF Revenues available.

The Feasibility Study indicates that if projected development, assessed values and tax revenues are accurate, TIF Revenues will be sufficient to reimburse the Developer for a portion of the approved Private TIF Reimbursable Costs. Other revenue sources, including but not limited to private equity, are available to meet Private TIF Reimbursable Costs and other private development costs associated with the Private Project. TIF Reimbursable Costs must (1) be reasonably approved by the City in accordance with the terms of the DDA; (2) meet the definition of “redevelopment project cost” set out in K.S.A. 12-1770a(o), as amended; (3) be authorized in this Project Plan and in the TIF District Plan; and (4) be in compliance with the terms for reimbursement and prioritization described with particularity in the DDA.

The City has authorized a maximum reimbursement of \$1,440,362 to Developer for Private TIF Reimbursable Costs and anticipates reimbursing Developer for such Private TIF Reimbursable Costs incurred and paid by the Developer with available TIF Revenues generated during the twenty (20) year Project Plan Term. The Public TIF Reimbursable Costs total \$1,707,033 plus the annual TIF Administrative Fee and will be reimbursed to the City with available TIF Revenues in the time and priority set forth in the DDA. Based on the current projections and cash flow analysis contained in the Feasibility Study, it is determined that the Project benefits, TIF Revenues and other available revenues, exceed the TIF Reimbursable Costs, and that the TIF Revenues and other available revenue

sources, including private revenue sources for the private costs, should be sufficient to pay for such TIF Reimbursable Costs. For any improvements constructed by Developer in the Project Plan, the Developer is responsible for all expenses, including but not limited to, Private TIF Reimbursable Costs, even if they exceed the amount of available TIF Revenues. The City reserves the right to amend the specific approved TIF Reimbursable Costs, and the amount, duration and prioritization thereof, to conform to the provisions of the DDA. The City may also amend this Project Plan in accordance with state law and the DDA.

In summary, assuming the Project Plan approval in the second quarter of 2020 with construction commencing mid-year 2020 and complete by December 31, 2020, the City anticipates the ad valorem property tax increment will generate approximately \$_____ over the Project Plan Term (the “**Estimated Total TIF Revenue Projection**”). The Developer will be responsible for all expenses of Developer, including the Private TIF Reimbursable Costs, above the TIF Revenue generated from the Project Plan and allocated to the Private TIF Reimbursable Costs during the Project Plan Term. If the TIF Revenue does not meet the estimated total TIF Reimbursable Costs, the City shall be under no obligation to provide financial assistance to Developer beyond the TIF Revenues actually generated from the Project Plan Area in accordance with the distribution formula and term set out in the DDA. A summary of the feasibility assumptions and Estimated Total TIF Revenue Projection is included in **Exhibit E**.

2. Redevelopment District Plan and Redevelopment (TIF) Project Plan A1.

Redevelopment District Plan

The TIF District area includes the land within the City of Edgerton, Kansas as legally described on **Exhibit A**, but generally described as an area located at the northeast and northwest corners of Interstate 35 and Homestead Lane. The Redevelopment (TIF) District Plan for the Homestead Lane Retail TIF District contemplates development of truck stops, truck maintenance facilities, restaurants, hotels and other transportation and workforce related services (the “**Homestead TIF Projects**”). The Homestead TIF Projects serve The Logistics Park – Kansas City and the BNSF Railway Intermodal.

In accordance with the Homestead Lane Retail TIF District Plan, TIF increment may be used to pay for eligible project expenses within specific project areas for such items including, but not limited to, public infrastructure, land acquisition, site preparation, street improvements and their appurtenances, sidewalks, storm and sanitary sewers, utility improvements as permitted in the Act, parks, parking facilities, landscaping, water mains, storm water detention, sculptures and public art, and plazas.

Redevelopment (TIF) Project Plan A1

The Project Plan incorporates approximately 12.162 acres located in the northeast corner of Interstate 35 and Homestead Lane, all within the Homestead Lane Retail TIF District. The Project Plan Area is legally described in **Exhibit B**. The Project Plan consists of a truck stop, truck parking, truck maintenance facility, truck wash, restaurants, and

associated infrastructure improvements, all of which are more specifically described in **Section 5** herein.

3. Map of Redevelopment Project Plan Area.

A map of the Project Plan Area is attached as **Exhibit D**.

4. Relocation Assistance Plan.

No relocation is required with the Project Plan. Accordingly, there is no relocation assistance plan.

5. Description of the Buildings and Facilities Proposed to be Constructed or Improved.

The Private Project part of Project Plan A1 consists of a truck stop, convenience store, truck maintenance facility, truck wash and restaurants. Private TIF Reimbursable Costs incurred as a result of Project Plan A1 include, but are not limited to, land acquisition within the Project Plan area, architectural and engineering costs associated with the site improvements (but excluding all other vertical buildings to be owned or leased by the Developer), infrastructure improvements, site development, surface parking, lighting, landscaping, hardscape, utilities located within the right-of-way, sidewalks, and related site amenities (insofar as landscaping, hardscaping, utilities, sidewalks and related amenities are not contained in the Public Project Improvements), interest during construction and TIF Fee. The Private Project part of Project Plan A1 also consists of a public street, sidewalks, storm sewer, curbs, street lighting and sanitary sewer. The Private TIF Reimbursable Costs are described in more detail in the DDA.

The Public Project part of Project Plan A1 consists of certain public infrastructure improvements, adjacent to or substantially for the benefit of the District, including a new interchange and traffic signals (the “**Public Project Improvements**”). The Public TIF Reimbursable Costs are described in more detail in the DDA.

6. Other Relevant Information.

- a. Reimbursement of TIF Reimbursable Costs shall be made from ad valorem property tax increment (as defined in the Act) actually received by the City from the Project Plan Area and deposited into the special fund established by the City in accordance with K.S.A. 12-1778 (the “**Homestead Lane Project Plan Fund**”).
- b. If sufficient TIF Revenues are not available to pay all of the Private TIF Reimbursable Costs, the City is under no obligation to reimburse Private TIF Reimbursable Costs from any other public source. It is contemplated that TIF Reimbursable Costs also will be reimbursed by proceeds from a Community Improvement District that will be formed later.

- c. Prior to any reimbursement of Private TIF Reimbursable Costs, Developer and City shall enter into a separate, valid and enforceable DDA. A detailed description of all TIF Reimbursable Costs, and the procedure for distribution, reimbursement amount and priority of payment of the TIF Reimbursable Costs is set out in the DDA and consistent with the Project Plan.
- d. The City does not anticipate issuing TIF Bonds. Upon future request of Developer, the City shall reasonably consider any such request to issue TIF Bonds if the market can feasibly support such a bond issue and if the TIF Revenues and any other collateral provided for such TIF Bonds, provide reasonable assurance that the principal of and interest on the TIF Bonds will be paid on a timely basis. A decision on whether or not a TIF Bond issue is feasible and adequately secured will be the City's final decision and within the City's sole discretion. The City is under no obligation to issue TIF Bonds and makes no commitment to do so.

EXHIBIT A

LEGAL DESCRIPTION OF HOMESTEAD LANE RETAIL REDEVELOPMENT DISTRICT

Kansas Uniform Parcel # 046-202-09-0-10-01-009.02-0

TRACT I:

All that part of the Southeast Quarter of Section 9, Township 15, Range 22, Johnson County, Kansas, described as follows: Commencing at the Northeast corner of the Southeast Quarter of Section 9; thence North 89 degrees 50 minutes 55 seconds West, along the North line of the Southeast Quarter of said Section 9, 150 feet to the point of beginning, said point being on the Northerly right-of-way line of I-35 Highway; thence South 0 degrees 34 minutes 28 seconds East, along the Northerly right-of-way line of said I-35 Highway, 278.50 feet; thence South 54 degrees 55 minutes 40 seconds West, along the Northerly right-of-way line of said I-35 Highway, 255.31 feet; thence South 61 degrees 00 minutes 19 seconds West, along the Northerly right-of-way line of said I-35 Highway, 100.51 feet; thence South 55 degrees 17 minutes 10 seconds West, along the Northerly right-of-way of said I-35 Highway, 300.00 feet; thence South 49 degrees 33 minutes 32 seconds West, along the Northerly right-of-way line of said I-35 Highway, 100.45 feet; thence South 55 degrees 17 minutes 10 seconds West, along the Northerly right-of-way line of said I-35 Highway, 332.33 feet; thence Southwesterly along the Northerly right-of-way line of said I-35 Highway on a curve to the Right having a radius of 22,768.30 feet, 1,865.80 feet, to a point on the West line of the Southeast Quarter of said Section 9; thence North 0 degrees 27 minutes 14 seconds West, along the West line of the Southeast Quarter of said Section 9, 1,904.32 feet to the Northwest corner of the Southeast Quarter of said Section 9; thence South 89 degrees 50 minutes 55 seconds East, 2,480.69 feet to the Point of Beginning, except those parts in streets or roads.

And except

A tract of land lying in the Southeast Quarter of Section 9, Township 15, Range 22, Johnson County, Kansas, being more particularly described as follows:

Commencing on the Northeast corner of the Southeast Quarter of said Section 9; thence North 89 degrees 50 minutes 55 seconds West, along the North line of the Southeast Quarter of said Section 9, 150.00 feet to the Northerly right-of-way line of I-35 Highway; thence along said Northerly right-of-way line South 00 degrees 34 minutes 28 seconds East, 278.50 feet; thence continuing along said Northerly right-of-way line South 54 degrees 55 minutes 40 seconds West, 255.31 feet; thence continuing along said Northerly right-of-way line South 61 degrees 00 minutes 19 seconds West, 100.51 feet; thence continuing along said Northerly right-of-way line South 55 degrees 17 minutes 10 seconds West, 300.00 feet; thence continuing along said Northerly right-of-way line South 49 degrees 33 minutes 32 seconds West, 21.40 feet to the point of beginning; thence continuing South 48 degrees 33 minutes 32 seconds West along said Northerly right-of-way line of I-35 Highway, 79.05 feet; thence continuing along said Northerly right-of-way line South 55 degrees 17 minutes 10 seconds West, 332.23 feet; thence Southwesterly, along said Northerly right-of-way line, along a curve to the Right, having a radius of 22,768.30 feet, a central angle of 04 degrees 41 minutes 43 seconds, 1,865.80 feet to the West line of the Southeast Quarter of Section 9; thence North 00 degrees 27 minutes 14 seconds West along said West line of the Southeast Quarter of Section 9, 1,242.01 feet; thence South 89 degrees 54 minutes 42 seconds East, 1,918.60 feet to the point of beginning, except that part in road and highway.

TRACT II:

Beginning at a point 679.74 feet West of the Southeast corner of the Northeast Quarter of Section 9, Township 15, Range 22, Johnson County, Kansas; thence North 330 feet; thence West 1320 feet; thence South 330 feet;

thence East 1320 feet to the point of beginning, except those parts in streets or roads.

And:

A tract of land in the South Half of the Northeast Quarter of Section 9, Township 15, Range 22, Johnson County, Kansas, being more particularly described as follows:

Beginning at a point 879.74 West and 330.00 feet North of the Southeast corner of the Northeast Quarter of Section 9, Township 15, Range 22, Johnson County, Kansas; thence West 1320.00 feet to the center of a cul-de-sac; thence North 330.00 feet along the center line of an access road; thence East 330.00 feet and along the center line of said access road; thence continuing East 990.00 feet; thence South 330.00 feet to the point of beginning, except that part thereof in streets, roads or public right-of-way.

Except:

All that part of the Northeast Quarter of Section 9, Township 15, Range 22, Johnson County, Kansas described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 9; thence North 89 degrees 50 minutes 55 seconds West along the South line of the Northeast Quarter of said Section 9, 879.74 feet to the true point of beginning; thence North 00 degrees 21 minutes 18 seconds West parallel to the East line of said Section 9, 680.00 feet; thence North 89 degrees 50 minutes 55 seconds West 980.53 feet; thence South 00 degrees 27 minutes 14 seconds East along the Easterly right-of-way line of Pepper Tree Lane, 25.00 feet; thence North 89 degrees 50 minutes 55 seconds West along the Southerly right-of-way line of Pepper Tree Lane, 300.00 feet; thence South 00 degrees 27 minutes 18 seconds East, 50.00 feet; thence South 89 degrees 50 minutes 55 seconds East, 350.00 feet; thence South 31 degrees 48 minutes 49 seconds East, 63.40 feet; thence South 01 degrees 02 minutes 55 seconds East, 107.74 feet; thence South 39 degrees 42 minutes 31 seconds West, 27.31 feet; thence South 12 degrees 18 minutes 34 seconds East, 32.12 feet; thence South 39 degrees 22 minutes 58 seconds East, 35.76 feet; thence South 88 degrees 39 minutes 55 seconds East, 48.26 feet; thence North 78 degrees 35 minutes 27 seconds East, 29.31 feet; thence North 53 degrees 35 minutes 10 seconds East, 26.17 feet; thence North 43 degrees 04 minutes 52 seconds East, 17.52 feet; thence South 51 degrees 56 minutes 36 seconds East, 76.15 feet; thence South 89 degrees 50 minutes 55 seconds East, 252.55 feet; thence South 00 degrees 21 minutes 18 seconds East, 330.00 feet; to a point on the South line of the Northeast Quarter of said Section 9; thence South 89 degrees 50 minutes 55 seconds East along the South line of the Northeast Quarter of said Section 9, 442.00 feet to the point of beginning.

Kansas Uniform Parcel # 046-202-09-0-10-01-001.00-0

The East One-Third (1/3) of the Northeast Quarter (NE 1/4) excluding that part in roads and Highways of Section 9, Township 15, Range 22, in the City of Edgerton, Johnson County, Kansas.

Kansas Uniform Parcel # 046-202-10-0-20-01-002.00-0

Part of the Northwest One-Quarter of Section 10, Township 15 South, Range 22 East of the 6th Principal Meridian, Johnson County, Kansas. Lying North of Highway 35 as now established, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4, Section 10, Township 15 South, Range 22 East; thence South 02 degrees 03 minutes 46 seconds East along the West line of the said Northwest 1/4 a distance of 991.99 feet to a point; thence North 87 degrees 35 minutes 22 seconds East, 280.86 feet to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 35 minutes 22 seconds East, 362.18 feet to a point; thence South 02 degrees 03 minutes 46 seconds East, 342.19 feet (deeded 342.20 feet) to a point on the North line of the South 1/2 of the said Northwest 1/4; thence North 88 degrees 12 minutes 35 seconds East along the said North line, 1487.52 feet to a point on the Northwestern right-of-way of Highway I-35 as recorded in Book 201108, Page 001191; thence South 53 degrees 32 minutes 58 seconds West along the said highway right-of-way, 737.13 feet (deed 737.07 feet) to a point; thence South 64 degrees 51 minutes 34 seconds West along said highway right-of-way, 509.90 feet to a point; thence South 85 degrees 06 minutes 40 seconds West along said highway right-of-way, 821.52 feet to a point; thence North 10 degrees 04 minutes 47 seconds West along said highway right-of-way, 802.50 feet to a point; thence North 15 degrees 12 minutes 50 seconds East along said highway right-of-way, 141.15 feet to a point; thence North 88 degrees 57 minutes 08 seconds East along said highway right of way, 116.36 feet to a point; thence North 0 degrees 38 minutes 21 seconds West along said highway right-of-way, 76.41 feet to the TRUE POINT OF BEGINNING. Except part in road and highway.

Kansas Uniform Parcel # 046-202-10-0-20-01-001.00-0

The North Half of the Northwest Quarter of Section 10, Township 15, Range 22, in Johnson County, Kansas, and

The North 25 Acres of Southeast Quarter, Northwest Quarter Section 10, Township 15, Range 22, Johnson County, Kansas, and

The West Half (W 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4), and the South Fifteen Acres (S 15 Acres) of the East Half (E 1/2) of the South Half (S 1/2) of the Northwest Quarter of Section Ten (10), Township Fifteen (15) Range Twenty Two (22), Johnson County, Kansas, containing Fifty Five (55), acres, more or less, and

All of Lot 6 Except the South 514.50 feet of the east 121.7 feet; and except the South 145 feet of the West 100.3 feet of the East 222 feet of County Clerk's subdivision of the NW 1/4 of Section 7, Township 15, Range 22, in Johnson County, Kansas.

EXHIBIT B
LEGAL DESCRIPTION OF PROJECT PLAN AREA

All that part of the NW 1/4 of Section 10, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW 1/4 of said Section 10; thence S 2° 03' 46" E, along the West line of the NW 1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35' 22" E, a distance of 280.86 feet, to a point on the North right-of-way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35' 22" E, a distance of 185.94 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 390.00 feet, a central angle of 32° 01' 48" and whose initial tangent bearing is S 69° 47' 26" E, an arc distance of 218.02 feet, to the point of tangency; thence S 37° 45' 38" E, a distance of 93.64 feet, to a point of curvature; thence Southeasterly and Easterly, along a curve to the left having a radius of 320.00 feet and a central angle of 21° 31' 36", an arc distance of 120.23 feet; thence S 30° 41' 48" W, a distance of 59.41 feet, to a point on the North line of the South Half of the NW 1/4 of said Section 10; thence S 1° 47' 20" E, a distance of 638.10 feet, to a point on the North right-of-way line of said Interstate Highway No. 35; thence S 85° 06' 40" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 509.79 feet; thence N 10° 04' 47" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12' 54" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57' 08" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38' 21" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 12.162 acres, more or less.

EXHIBIT C
TIF Reimbursable Costs– Project Plan A1

The following items are estimated TIF eligible private and public costs for reimbursement with TIF Revenues generated from Project Plan A1. The priority and duration of reimbursement is set forth in the DDA.

Description of Expenditure		Reimbursement to:	Maximum Reimbursement
Eligible TIF Fees (excluding Annual Administrative Fee)		Developer ¹	\$14,403.62
Private TIF Reimbursable Costs paid by Developer, including:	Estimated Costs	Developer	\$4,143,271 ^{2,3}
a. Public Street Improvements	594,220		
b. Land Acquisition	850,000		
c. Site Work Improvements	1,869,051		
d. Parking	780,000		
e. Architecture and Engineering	50,000		
f. Annual Administrative TIF Fee (0.5% of annual TIF Revenues Reimbursed to Developer)	TBD		
Maximum Aggregate Private TIF Reimbursable Costs			\$1,440,362⁴
Public TIF Reimbursable Costs paid by City, including: The City's costs associated with public infrastructure improvements, adjacent to or substantially for the benefit of the District, including a new interchange and traffic signals	1,600,000	City	
Sanitary Sewer Easements	100,000	City	
TIF Study	7,033		
Maximum Aggregate Public TIF Reimbursable Costs			\$1,707,033
Maximum Aggregate TIF Reimbursable Costs (excluding the City Annual Administrative Fee which is TBD)			\$3,147,395

Notwithstanding any other provision of this Plan to the contrary, reimbursable expenditures shall at all times be consistent with the Act, including judicial interpretation of the Act.

¹ The TIF Fee is based upon 1% of the Private TIF reimbursable Costs in the estimated amount of \$1,440,362 (which amount represents the Total Private TIF Reimbursable Costs less the TIF Fee). This total excludes the Annual Administrative TIF Fee as it is TBD based upon eligible TIF Revenue disbursed. This sum shall be reimbursed to Developer if it has been paid by Developer and if not, it shall be deducted from the first Private TIF Reimbursable Cost payment (and thereafter until paid in full) and paid to the City.

- ² This amount includes sums which may be included in a subsequent Community Improvement District. At the time of certifying its costs to the City, Developer must elect the Project Plan and the incentive source for which it desires reimbursement and it shall not submit those same costs for reimbursement from any other reimbursement source.
- ³ The amount of the total Public TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer.
- ⁴ The Total Maximum Aggregate of TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer.

EXHIBIT D

TIF PROJECT PLAN A1 AREA

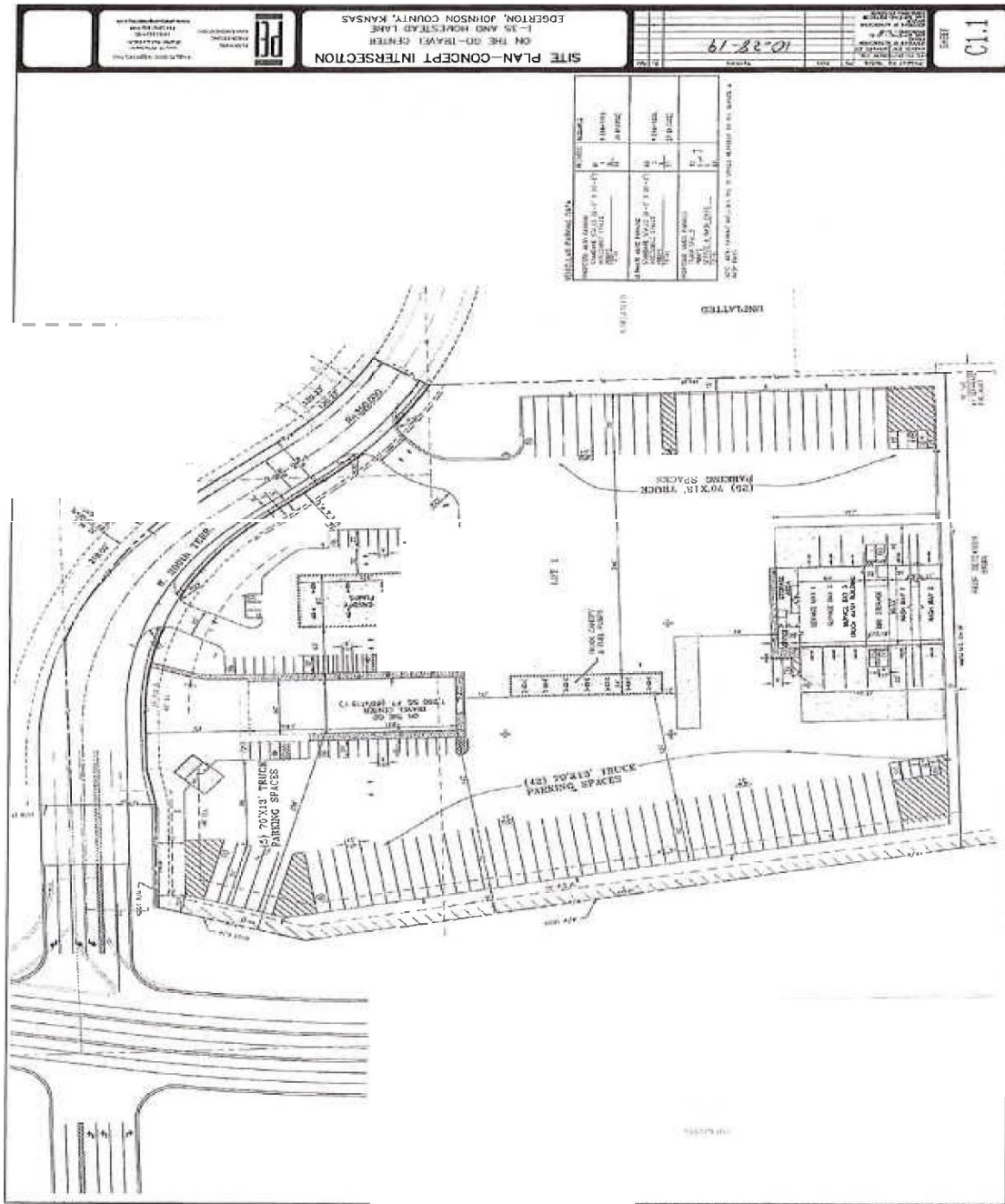


EXHIBIT E

FINANCIAL FEASIBILITY STUDY