LOGISTICS PARK KANSAS CITY (LPKC) SOUTH, FOURTH PLAT

Application FS2022-01
Located East of the Northeast Corner of 207th Street and Gardner Road

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Site Plan for a parcel located east of the northeast corner of 207th Street and Gardner Road.

This application requires a Public Hearing.

Owner and Applicant
Hillsdale Land and Cattle, LLC represented by Brett Powell, Agent for Property Owner

Zoning and Land Use
L-P (Logistics Park) with no existing improvements

Legal Description
The SW ¼ of Section 12, Township 15 South, Range 22 East in Johnson County, Kansas; see attached application for full legal description

Parcel Size
118.783 acres

Staff Report Prepared by
Chris Clinton

BACKGROUND

Subject Site

The subject site is located within the Bull Creek watershed and was annexed into the City of Edgerton on December 17, 2020.

Utilities and service providers:

a. Water Service - Johnson County Rural Water District #7.
b. Sanitary Sewer - City of Edgerton.
c. Electrical Service - Evergy.
d. Gas Service – Kansas Gas Service.
e. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
f. Fire protection is provided by Johnson County Fire District #1.

Site History and Past Approvals

Per the Johnson County AIMS map, the subject site has been undeveloped since 2006.

The parcels comprising the subject were rezoned from Johnson County *RUR* to City of Edgerton *L-P, Logistic Park* on April 22, 2021 (Applications ZA2020-03 and ZA2020-04).

The Planning Commission will be presented with Preliminary Plat Application PP2022-01 and Final Plat Application FP2022-01 during this same meeting.

Proposed Use

The applicant has proposed combining two parcels into one and then dividing that parcel into two (2) lots with both of the lots having access to 207th Street. This Final Site Plan request is being made in preparation for logistics park development.

Project Timeline

- Application submitted to the City: January 18, 2022
- Public Hearing Notice Published: February 16, 2022
- Public Hearing Notices Mailed: February 16, 2022 (sent to 21 properties)

FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements in Section 10.1 of Article 10 and Section 5.2 of Article 5 of the Edgerton Unified Development Code (UDC). Review comments are as follows:

Section 10.1 Contents of Site Plan Drawings

1. A data table which, at a minimum, includes: acreage of the site and number of units per acre (if applicable), gross square feet of the building(s) area, the proposed use of each building, number of employees and the total number of parking spaces to be provided.
   a. *Several parking stalls were removed to add additional berming and landscaping on the west side of the project site. The submitted Final Site Plan does not reflect the changes shown in the Line of Sight drawings submitted for the project.*

   Update Final Site Plan to match the Line of Sight Drawings.

2. Exterior lighting specification including a preliminary photometric plan. A final photometric plan will be required at the time the applicant applies for a Building Permit. Lighting should be installed in an effort to minimize spillover onto adjacent properties and streets. The maximum light level at any point on a property line shall not exceed 0.0 foot-candles when adjacent to an agricultural or residential property or 0.2 foot-candles when adjacent to a nonresidential district, measured five (5) feet above grade. Lights shall be aimed away from adjacent properties and streets and may need to be shielded to meet the foot-candle requirements. The maximum height for luminaries shall not exceed 25 feet as measured between the bottom of the luminaire and grade.
   a. *The provided photometric plan shows a foot-candle reading of 0.0 at the property lines at 5 feet above grade. This measurement shows that no light will be spread across the property line at 5 feet above the grade even though the luminaire itself may be visible at the property line.*

   City staff will monitor the site to ensure this requirement is met at all times. Applicant acknowledges.

3. Connection point for utilities and the location and size of all utility lines including but not limited to sewer lines and manholes; water lines and fire hydrants; telephone, cable, fiber, and electrical systems; and storm drainage systems including inlets, catch basins, lines and other appurtenances, existing and proposed.

   A concept sanitary sewer plan has been provided and is currently being reviewed by City Staff and the City Engineer. All comments arising from this review must be addressed prior to issuance of a building permit. Applicant acknowledges.

4. Scale drawings of all proposed signage including location, height, size, area, material, and design to be used on the premises with construction drawings required when applying for a sign permit in accordance with Article 12, *Sign Regulations*, of the UDC.
   a. *No signage has been proposed with this application.*

   Any proposed signage will be reviewed by City Staff to ensure all requirements set forth in the UDC are met. Applicant acknowledges.

5. 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, public right-of-way, and/or adjacent properties. Ground-based mechanical equipment shall be

located sway from property lines adjacent to public streets and residential property. Include type of screening that will be used around equipment.

a. No ground or roof mounted equipment has been indicated on the Final Site Plan.

City Staff will continue to monitor the site to ensure this requirement is met at all times. Applicant acknowledges.

6. Area or facilities used for trash, trash compacting, recycling containers, service and loading are to be located out of view from streets, adjacent to residential properties, and other highly visible areas such as parking lots, access drives, and similar areas.
   a. The location of trash or recycling dumpsters has not been indicated on the Final Site Plan.

   City Staff will continue to monitor the site to ensure this requirement is met at all times. Applicant acknowledges.

Section 5.2 Logistics Park District

1. **Façade Guidelines**
   a. **Horizontal Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.
      i. Three (3) façades of each building are adjacent to public right-of-way or residentially zoned property. On the east and west façades of the buildings, there are a series of dock doors. Based upon the building measurements, the UDC requires an offset of 4.575 feet (10% of the average wall height of 45.75 feet) after a distance of 183 feet (the first plane calculated at four (4) times the average wall height). Per the calculation method outlined above, this offset should extend for 36.6 feet (20% of the 183-foot first plane).
      ii. The east façade of Inland Port 62 and the west façade of Inland Port 61 have additional horizontal articulation at the mid-entry points due to the building's adjacency to residentially zoned parcels. On the east and west façades of each building, the applicant has provided two sections of five (5) foot changes in depth after spans of thirty-five (35) feet at each corner of the building. These changes in depth at the corners meet the required calculations outlined in the UDC.
      iii. Due to the length of these warehouse facades, the applicant has used paint color changes and the addition of two mid-point entry ways on the facades that are adjacent to residential property to contribute to horizontal articulation.

   City staff feels the articulation provided coupled with the changes in paint colors meets the spirit and intent of the code and recommends approval of this deviation.

   b. **Vertical Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevations. Walls not facing a public right-of-way

or a residentially zoned property and loading dock doors are exempt from the vertical articulation requirement.

i. *Three (3) façades of each building are adjacent to public right-of-way or residentially zoned property. On the east and west façades of the buildings, there are a series of dock doors. The applicant should provide an offset of 4.575 feet (10% of the average wall height of 45.75 feet) after a distance of 183 feet (the first plane calculated at four (4) times the average wall height).*
ii. *On the east and west façades of each building, the applicant has provided a change in height of two (2) feet that spans twenty-six (26) feet for every seventy-eight (78) feet of horizontal wall. At the mid-entry, an additional four (4) feet of vertical change occurs that spans for seventy-eight (78) feet.*
iii. *The applicant has used changes in paint color, the addition of two mid-point entry ways on the façades that are adjacent to residential property, and more frequent, smaller changes in height to contribute to vertical articulation.*

City staff feels the articulation provided coupled with the changes in paint colors meets the spirit and intent of the code and recommends approval of this deviation.

c. **Screening of Rooftop Equipment.** For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls.

City Staff will continue to monitor the site to ensure this requirement is met at all times. Applicant acknowledges.

2. **Landscape Standards.**
   a. **Buffer Composition Requirements.** Required plan material within each type of landscape buffer shall be in accordance with the provisions set forth in Table 3, Buffer Planting Standards.
      i. *The proposed number of plantings meets the requirements in the UDC.*
      ii. *The minimum height/caliper inches at installation have not been provided for the landscaping. All plantings will need to meet the requirements of two and a half (2.5) inch caliper for trees and twenty-four (24) inches in height for shrubs as set by the UDC upon installation.*

   Applicant acknowledges.

   b. **Screening from Residential Uses.** Property adjacent to or across from residential uses shall be landscaped in accordance the standards set forth in this Section.
      i. *The applicant has provided Line of Sight Drawings showing the screening of the trucks and chassis from multiple vantage points from neighboring properties. All landscaping and berms must be maintained to ensure this requirement is met at all times.*
      ii. *The applicant has included a vinyl shadow box fence to be used along the east side of the property to ensure effective screening is accomplished. All fencing must be maintained to ensure this requirement is met at all times.*

   Applicant acknowledges.

General Comments

1. The applicant has requested access to this project be from three access points on West 207th Street. As part of the approval of this project, the applicant will improve 207th Street to a 3-lane section from Waverly Road to approximately ½ mile east of Gardner Road at the east end of the proposed development's property. The City will work with our partners in Johnson County to obtain the necessary easements for this infrastructure improvement. As recommended by the Planning Commission and as referenced by County Commissioner Allenbrand at the February 17, 2022 Board of County Commissioners meeting, Edgerton staff continues to work with our partners as part of the Southwest Traffic Team to review truck routes and road needs.
   Applicant acknowledges.

2. The applicant has submitted a Traffic Impact Study (TIS) which addresses the traffic impact for these two proposed buildings on the existing roadway network. This study evaluated the increased traffic on adjacent streets, access management, intersection sight distance, and auxiliary turn-lane warrants. This TIS, included in the packet, concluded that a southbound left turn lane on Gardner Road at the intersection of 207th Street and Gardner Road is warranted. In addition, it was noted that the existing 207th Street and Gardner Road intersection does not have adequate pavement to accommodate truck traffic and should be improved in order to support a WB-67 truck turning movement. The TIS recommends that intersection improvements and the southbound left turn lane be constructed prior to project completion. The City will work with our partners in Johnson County to obtain the necessary easements for this infrastructure improvement.
   Applicant acknowledges.

3. The City follows National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. The applicant has submitted a stormwater management report to the City Engineer for review. All prior comments have been addressed. An erosion control plan and SWPPP have been submitted and reviewed with no comments noted. The applicant will be held to the same stormwater standards as have been required with other development within the Logistics Park.

   As requested by the Edgerton City Council, City Staff met with representatives from the Kansas Department of Health and Environment (KDHE) to provide a tour of LPKC and the previous stormwater mitigation measures installed. Following the tour, the City received positive feedback regarding the stormwater management practices already in place. In addition, the applicant is proactively working with KDHE to identify and install any additional stormwater mitigation measures requested by KDHE.
   Applicant acknowledges.

4. A land disturbance permit from the City will be required prior to construction.
   Applicant acknowledges.

NOTICE OF CITY CODES AND PERMITS

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

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

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FS2022-01	1/18/2022
1	C01 Title Sheet	03/01/2022
2	C02 Overall General Layout	03/01/2022
3	C03 General Layout NE	03/01/2022
4	C04 General Layout SE	03/01/2022
5	C05 General Layout NW	03/01/2022
6	C06 General Layout SW	03/01/2022
7	C07 Site Dimension Plan NE	03/01/2022
8	C08 Site Dimension Plan SE	03/01/2022
9	C09 Site Dimension Plan NW	03/01/2022
10	C10 Site Dimension Plan SW	03/01/2022
11	C11 Overall Grading Plan	03/01/2022
12	C12 Grading Plan NE	03/01/2022
13	C13 Grading Plan SE	03/01/2022
14	C14 Grading Plan NW	03/01/2022
15	C15 Grading Plan SW	03/01/2022
16	C16 Utility Plan NE	03/01/2022
17	C17 Utility Plan SE	03/01/2022
18	C18 Utility Plan NW	03/01/2022
19	C19 Utility Plan SW	03/01/2022
20	C20 Drainage Area Map	03/01/2022
21	C21 Storm Calculations	03/01/2022
22	C22 Storm Calculations	03/01/2022
23	L01 Overall Landscape	12/10/2021
24	L02 Landscape Notes and Details	12/10/2021
25	L03 Landscape Plan Section 1	12/10/2021
26	L04 Landscape Plan Section 2	12/10/2021
27	L05 Landscape Plan Section 3	12/10/2021
28	L06 Landscape Plan Section 4	12/10/2021
29	L07 Landscape Plan Section 5	12/17/2021
30	L08 Landscape Plan Section 6	12/17/2021
31	E01 Photometric General Layout	03/01/2022
32	E02 Photometric East Building	03/01/2022
33	E03 Photometric West Building	03/01/2022
34	A1.00 Overall Floor Plan for IP 61	12/17/2021

35	A4.01 Elevations for IP 61	12/17/2021
36	A4.02 Elevations for IP 61	12/17/2021
37	A1.00 Overall Floor Plan for IP 62	12/17/2021
38	A4.01 Elevations for IP 62	12/17/2021
39	A4.02 Elevations for IP 62	12/17/2021
40-50	Line of Sight Drawings	02/28/2022
50-63	Traffic Impact Study (Appendix available upon request)	03/02/2022

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FS2022-01** *LPKC South, Fourth Plat*, subject to the following stipulations:

1. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
2. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. The applicant has submitted a drainage easement to the City Engineer for review. Upon approval, the easement will be recorded either before or with the Final Plat.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

Note: For Application FS2022-01 the Planning Commission is the final authority for approval.

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Site Plan Application

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

PROJECT NAME: Inland Port 61 + Inland Port 62

LOCATION OR ADDRESS OF SUBJECT PROPERTY: Northeast of the intersection of 207th Street and S Gardner Road

LEGAL DESCRIPTION: See attached.

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: Vacant

TOTAL AREA: 118.783 ACRES NUMBER OF LOTS: 2 AVG. LOT SIZE: 2,538,267 Sq. Ft.

DEVELOPER NAME(S): Brett Powell PHONE: 816-384-2282

COMPANY: Northpoint Development EMAIL: bpowell@northpointkc.com

MAILING ADDRESS: 4825 NW 41st Street, Suite 500 (Street) Riverside (City) MO (State) 64150 (Zip)

PROPERTY OWNER NAME(S): Hillsdale Land and Cattle, LLC PHONE: 816-888-7380

COMPANY: Hillsdale Land and Cattle, LLC EMAIL: bpowell@northpointkc.com

MAILING ADDRESS: 4825 NW 41st Street, Suite 500 (Street) Riverside (City) MO (State) 64150 (Zip)

ENGINEER NAME(S): Patrick Cassity PHONE: 913-317-9500

COMPANY: Renaissance Infrastructure Consulting EMAIL: pcassity@ric-consult.com

MAILING ADDRESS: 8653 Penrose Ln (Street) Lenexa (City) KS (State) 66219 (Zip)

SIGNATURE OF OWNER OR AGENT: Brett Powell Digitally signed by Brett Powell DN: C=US, E=bpowell@northpointkc.com, O=NorthPoint Development, CN=Brett Powell Date: 2021.12.23 14:05:32-06'00'

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.: FS2022-01 Application Fee Paid: $ 4,387.83 Date Paid: 1-18-22 Receipt #: 62850

Publication Fee Paid: $ 161 Date Paid: 3-1-22 70546491

Received By: Christopher Clinton

v.12.13.19

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PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: PP2022-01; FP2022-01; FS2022-01

I, Brett Powell, of lawful age being first duly sworn upon oath, state:

That I am the owner (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 16th day of February, 20 22.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 28th day of February, 2022.

Notary Public

My Commission Expires: 3/10/2025 (SEAL)
Date

CAMRI M JOHNSON
Notary Public, Notary Seal
State of Missouri
Platte County
Commission # 21584801
My Commission Expires 03-10-2025

vs. 9-9-11

STATE OF KANSAS
JOHNSON COUNTY, SS

Brandon Humble, being first duly sworn, deposes and says: That he is the editor of
THE GARDNER NEWS A weekly newspaper printed in the State of Kansas, and published in and of general circulation in Johnson County, Kansas and that said newspaper is a bi-weekly published at least weekly, 52 times a year; has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office in Gardner, Kansas in said county as second class matter.
That the attached notice is a true copy there of and was published in the regular and entire issue of said newspaper for 1 consecutive weeks(s),
The first publication there of being made as aforesaid on Feburary 16, 2022
Publications being made on the following .

EDITOR----------

SUBSCRIBED AND SWORN TO ME THIS : Feb 18,2022

NOTARY PUBLIC----------

RHONDA K. THUEL
NOTARY PUBLIC
STATE OF KANSAS

MY COMMISSION EXPIRES 3/11/2022

COST----------

ADDITIONAL COPIES----------

IN THE DISTRICT COURT OF JOHNSON, COUNTY KANSAS----------

The within Proof Of Publication approved

----------JUDGE

Public Notice

First published in *The Gardner News* Wednesday, Feb. 16, 2022

CITY OF EDGERTON, KANSAS
NOTICE OF HEARING FOR PRELIMINARY PLAT AND FINAL SITE PLAN
Case Nos.: PP2022-01 and FS2022-01

Notice is hereby given that the Planning Commission of the City of Edgerton, Kansas, will hold a Public Hearing at their regular scheduled meeting on Tuesday, March 8, 2022 at the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas at 7:00 p.m. at which time and place the public may be heard in regards to the Preliminary Plat and Final Site Plan of the following described real property situated in the City of Edgerton, Johnson County, Kansas to wit:

NorthPoint Development, LLC, represented by Brett Powell, requests approval for a Preliminary Plat and Final Site Plan of the real property located on the northeast of the intersection of 207th Street and Gardner Road:

All that part of the Southwest Quarter of Section 12, Township 15 South, Range 22 East, in Johnson County, Kansas, more particularly described as follows:

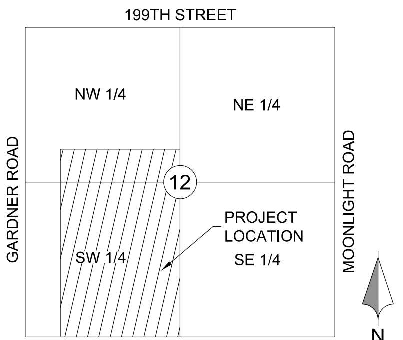
Commencing at the Southeast corner of said Southwest Quarter; thence South 88°29'48" West, along the South line of said Southeast Quarter, a distance of 10.51 feet to the Point of Beginning; thence continuing South 88°29'48" West, along said South line, a distance of 1953.39 feet; thence departing said South line, North 01°50'26" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the South line of the North half of said Southwest Quarter; thence South 88°30'28" West, along said South line, a distance of 9.57 feet; thence departing said South line, North 01°50'26" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the North line of said Southwest Quarter; thence North 88°31'08" East, along said North line, a distance of 1,955.64 feet to the Northeast corner of said Southwest Quarter; thence South 02°13'38" East, along the East line of said Southwest Quarter, a distance of 1323.02 feet to a point on the North line of Lot 1, CASEY'S SUBDIVISION, a platted subdivision in said Johnson County; thence South 88°16'56" West, along said North line, a distance of 5.07 feet to the Northwest corner of said Lot 1; thence South 01°59'28" East, along the West line of said Lot 1 and its southerly prolongation, a distance of 1322.19 feet to the Point of Beginning, containing 5,174,200 square feet or 118.783 acres, more or less.

Dated this 16th day of February, 2022.
John Daley, Chairperson
Edgerton Planning Commission
City of Edgerton, P.O. Box 255, 404 E. Nelson St., Edgerton, KS 66021

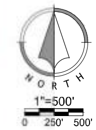
IP 61 & 62

City Of Edgerton, Johnson County, Kansas
Section 12, Township 15S, Range 22E

FINAL SITE PLAN



LOCATION MAP
SECTION 11-15-22
Not to Scale



INDEX OF SHEETS

Legal Description: per "LOGISTICS PARK KANSAS CITY SOUTH, FOURTH PLAT"

All that part of the Southwest Quarter of Section 12, Township 15 South, Range 22 East, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence South 88°29'48" West, along the South line of said Southeast Quarter, a distance of 10.51 feet to the Point of Beginning; thence continuing South 88°29'48" West, along said South line, a distance of 1953.39 feet; thence departing said South line, North 01°50'26" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the South line of the North half of said Southwest Quarter; thence South 88°30'28" West, along said South line, a distance of 9.57 feet; thence departing said South line, North 01°50'26" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the North line of said Southwest Quarter; thence North 88°31'08" East, along said North line, a distance of 1,955.64 feet to the Northeast corner of said Southwest Quarter; thence South 02°13'38" East, along the East line of said Southwest Quarter, a distance of 1323.02 feet to a point on the North line of Lot 1, CASEY'S SUBDIVISION, a platted subdivision in said Johnson County; thence South 88°16'56" West, along said North line, a distance of 5.07 feet to the Northwest corner of said Lot 1; thence South 01°59'28" East, along the West line of said Lot 1 and its southerly prolongation, a distance of 1322.19 feet to the Point of Beginning, containing 5,174,200 square feet or 118.783 acres, more or less.

Project Architect

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

Project Surveyor

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

Project Engineer

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

UTILITIES

ELECTRIC	Sewer
Evergy	City of Edgerton
Phone: 816.471.5275	404 East Nelson
	P.O. Box 255
GAS	Edgerton, Kansas
Kansas Gas Service	Phone: 913.893.6231
11401 West 89th Street	
Overland Park, Kansas	TELEPHONE
Phone: 913.599.8981	Century Link
	Phone: 800.788.3500
WATER	
Johnson Rural Water District 7	CABLE
534 West Main	Century Link
P.O. Box 7	Phone: 877.837.5738
Gardner, Kansas	
Phone: 913.856.7173	

Note:

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

Overhead door position to be used as loading spaces.

LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

SITE DATA TABLE-BUILDING 61 (West)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	57.65 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	969 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	302 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400 / 2,511,414):	44.33%

SITE DATA TABLE - BUILDING 62 (East)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	58.89 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	976 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	309 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400/2,565,120):	43.40%

CERTIFICATE:

Received and placed on record this ________ day of ____________, 20 ___ by

____
Katy Crow, Zoning Administrator

Approved by the Edgerton City Planning Commission, subject to any conditions outlined during the approval process, this _______ day of ______, 20___ by

____
John E. Daley, Chair of the Planning Commission

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

Applicant Signature _______________________________ Date_________
Nathaniel Hagedorn
NPD Management LLC

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0149G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

Kansas 811
Know what's below.
Call 811 before you dig.

Final Site Plan
21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Title Sheet

NO.	DATE	REVISION
	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

DRAWN BY	CHECKED BY
RW	AT

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5015 NW Canal Street, Suite 100
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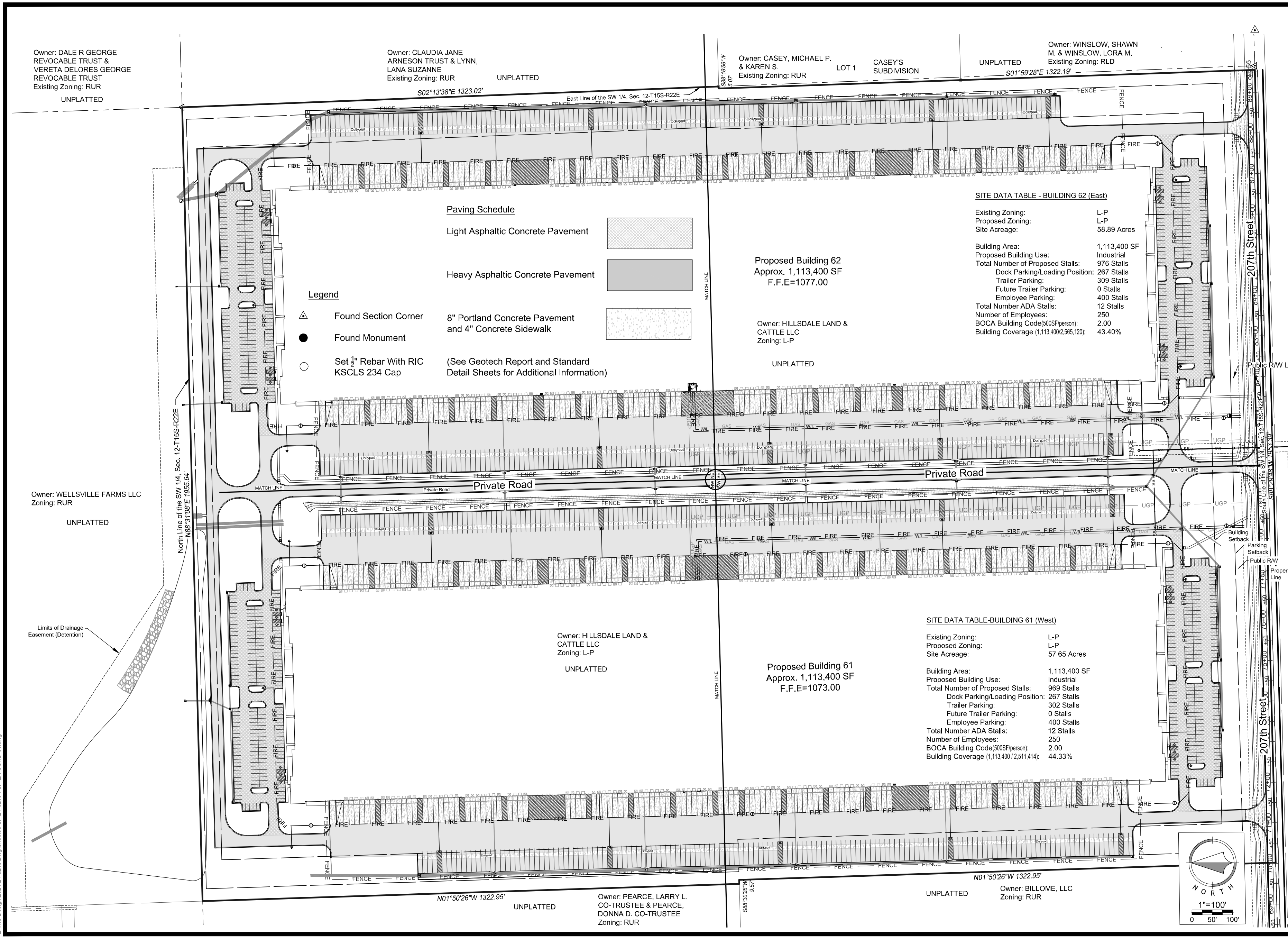
PATRICK N. CASSITY
LICENSED
24975
KANSAS
PROFESSIONAL ENGINEER

Sheet
C01



SITE DATA TABLE - BUILDING 62 (East)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	58.89 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	976 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	309 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400/2,565,120):	43.40%

SITE DATA TABLE-BUILDING 61 (West)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	57.65 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	969 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	302 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400 / 2,511,414):	44.33%

Final Site Plan
21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Overall General Layout

NO.	DATE	REVISION
	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

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C02

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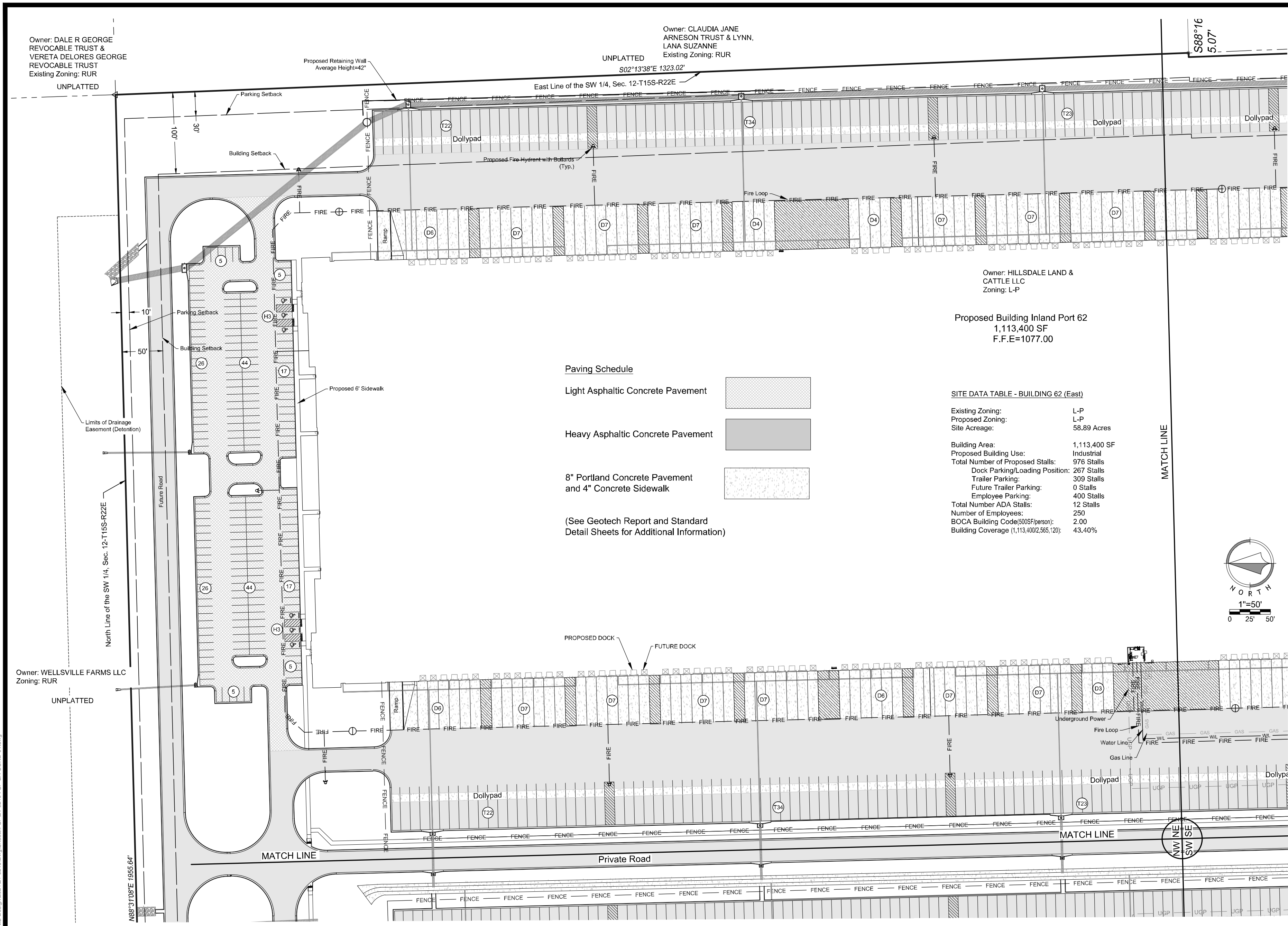

Paving Schedule

Light Asphaltic Concrete Pavement	
Heavy Asphaltic Concrete Pavement	
8" Portland Concrete Pavement and 4" Concrete Sidewalk	

(See Geotech Report and Standard Detail Sheets for Additional Information)

SITE DATA TABLE - BUILDING 62 (East)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	58.89 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	976 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	309 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400/2,565,120):	43.40%

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

General Layout NE

NO.	DATE	REVISION
	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

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PROFESSIONAL ENGINEER

Sheet
C03

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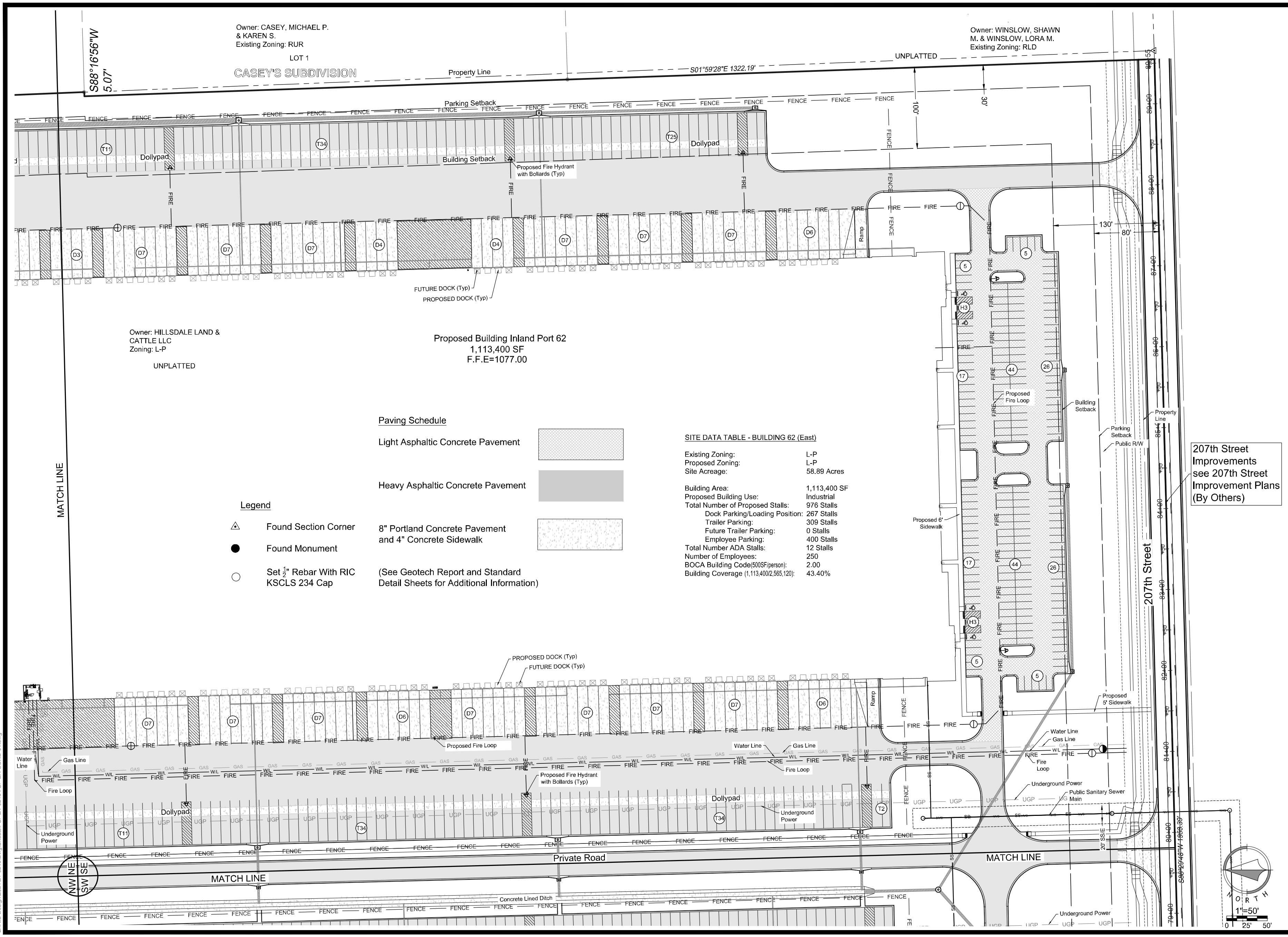

Paving Schedule

Light Asphaltic Concrete Pavement

Heavy Asphaltic Concrete Pavement

8" Portland Concrete Pavement
and 4" Concrete Sidewalk

(See Geotech Report and Standard
Detail Sheets for Additional Information)

Legend

- Found Section Corner
- Found Monument
- Set $\frac{1}{2}$" Rebar With RIC KSCLS 234 Cap

SITE DATA TABLE - BUILDING 62 (East)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	58.89 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	976 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	309 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400/2,565,120):	43.40%

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

General Layout SE

NO.	DATE	REVISION
	2022-03-01	Per City Comments
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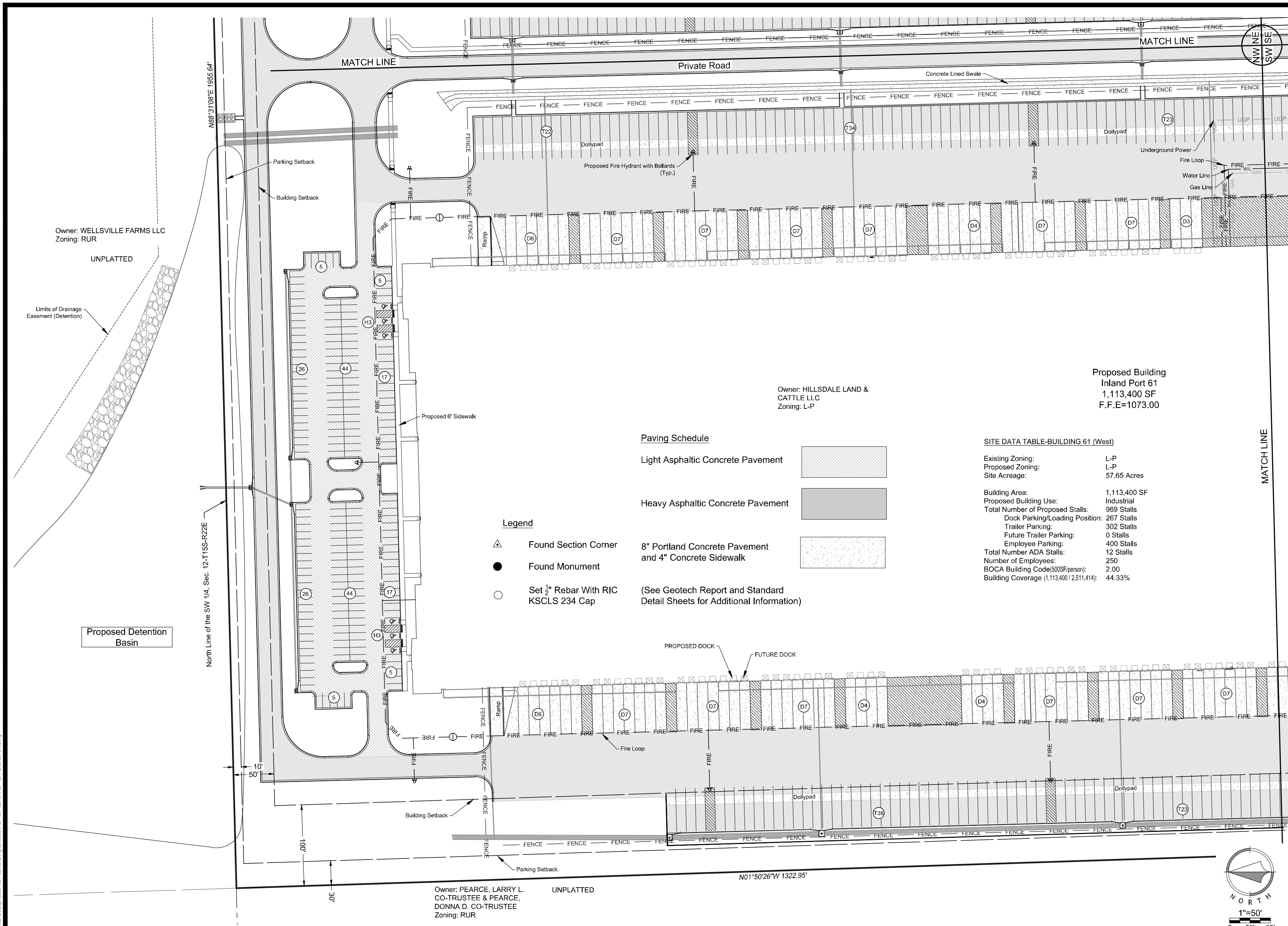
Sheet C04



Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

General Layout NW

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Patrick N. Cassity, Licensed Professional Engineer, 24975, Kansas

Sheet C05

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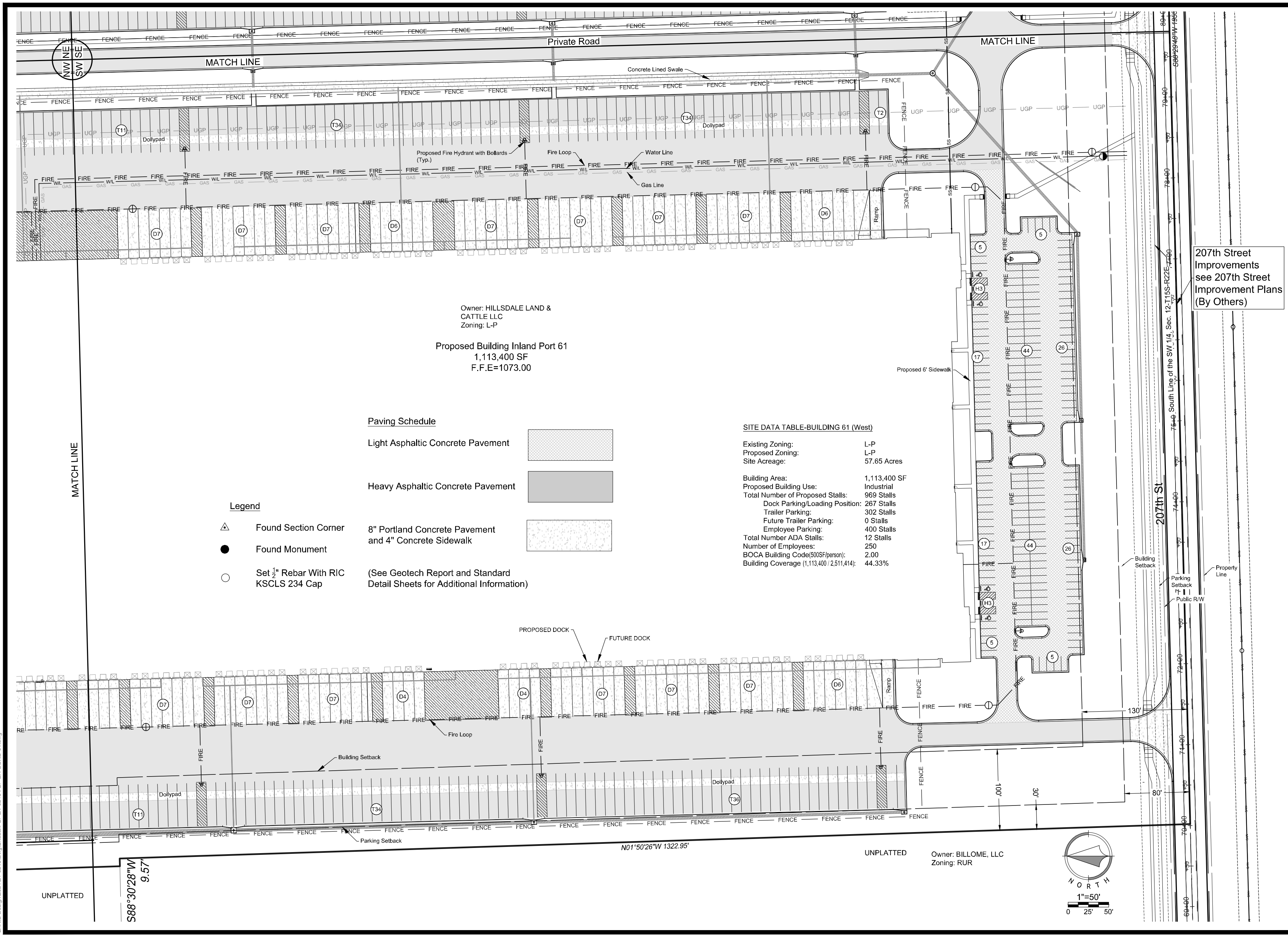

Paving Schedule

Light Asphaltic Concrete Pavement	
Heavy Asphaltic Concrete Pavement	
8" Portland Concrete Pavement and 4" Concrete Sidewalk	

(See Geotech Report and Standard Detail Sheets for Additional Information)

Legend

- Found Section Corner
- Found Monument
- Set ½" Rebar With RIC KSCLS 234 Cap

SITE DATA TABLE-BUILDING 61 (West)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	57.65 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	969 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	302 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400 / 2,511,414):	44.33%

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

General Layout SW

NO.	DATE	REVISION
	2022-03-01	Per City Comments
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C06

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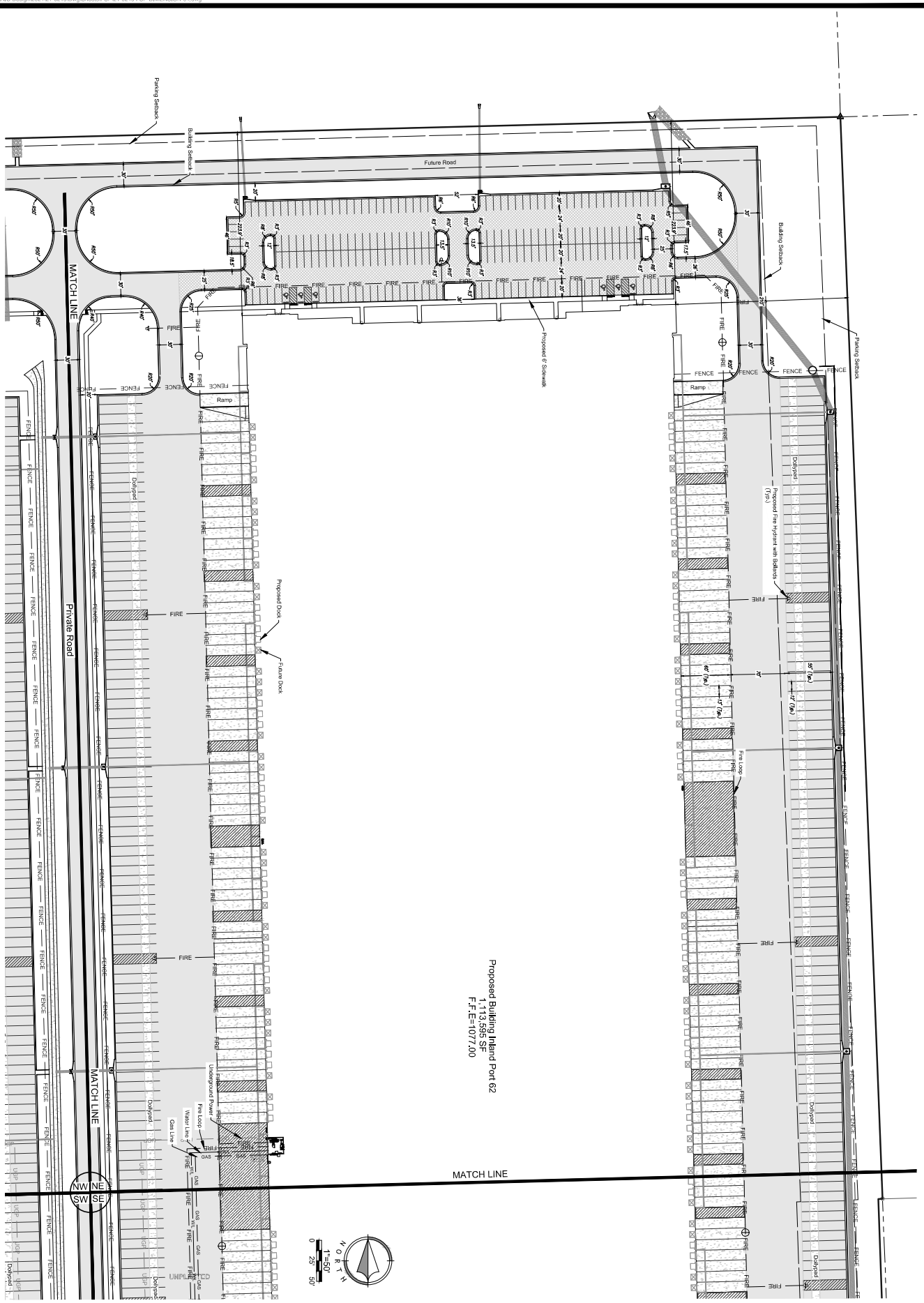

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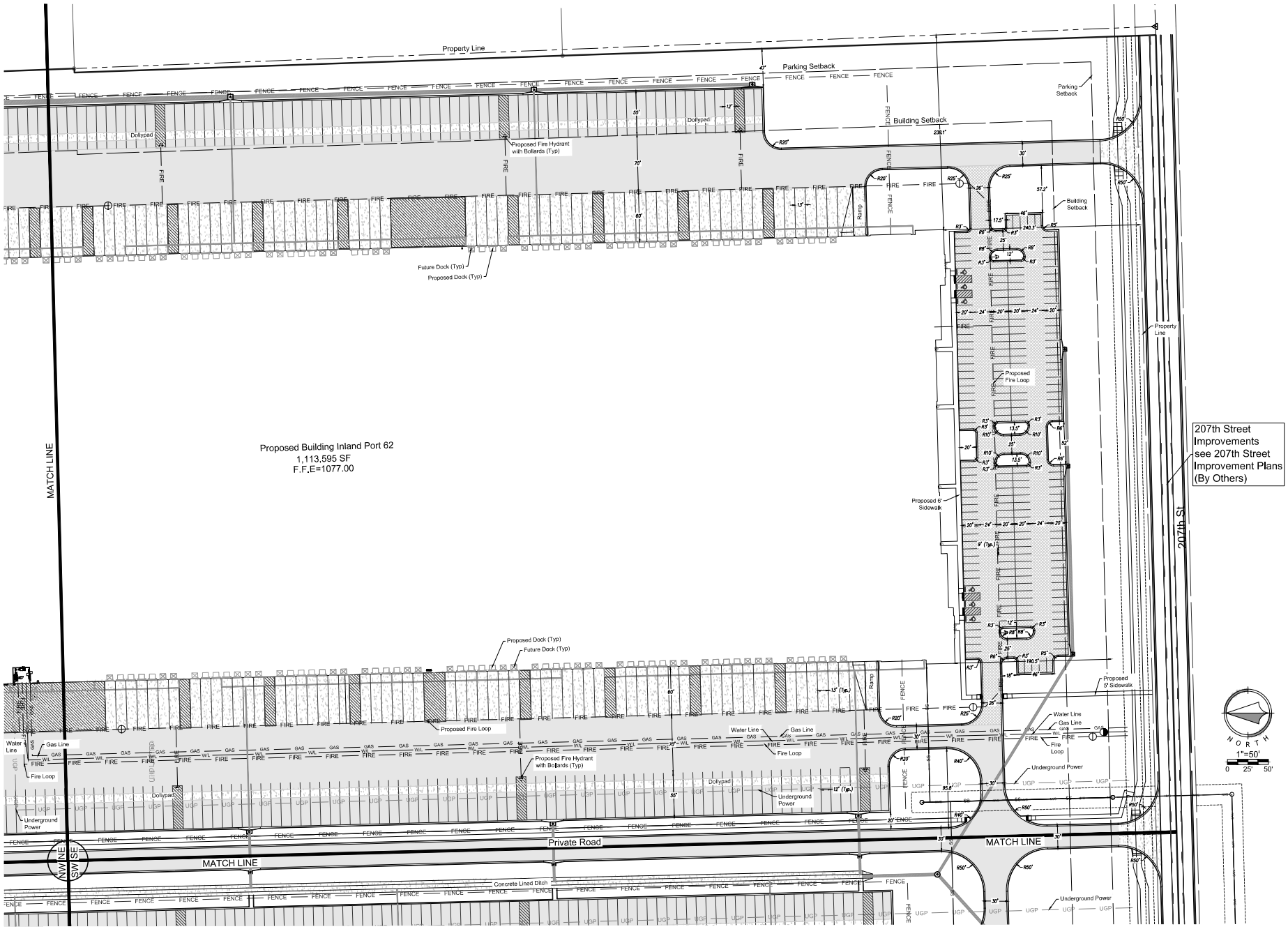
2	02/24/2021	Per City Comments

Site Dimension Plan NE

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas



Final Site Plan
21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Site Dimension Plan SE

NO.	DATE	REVISION
2	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

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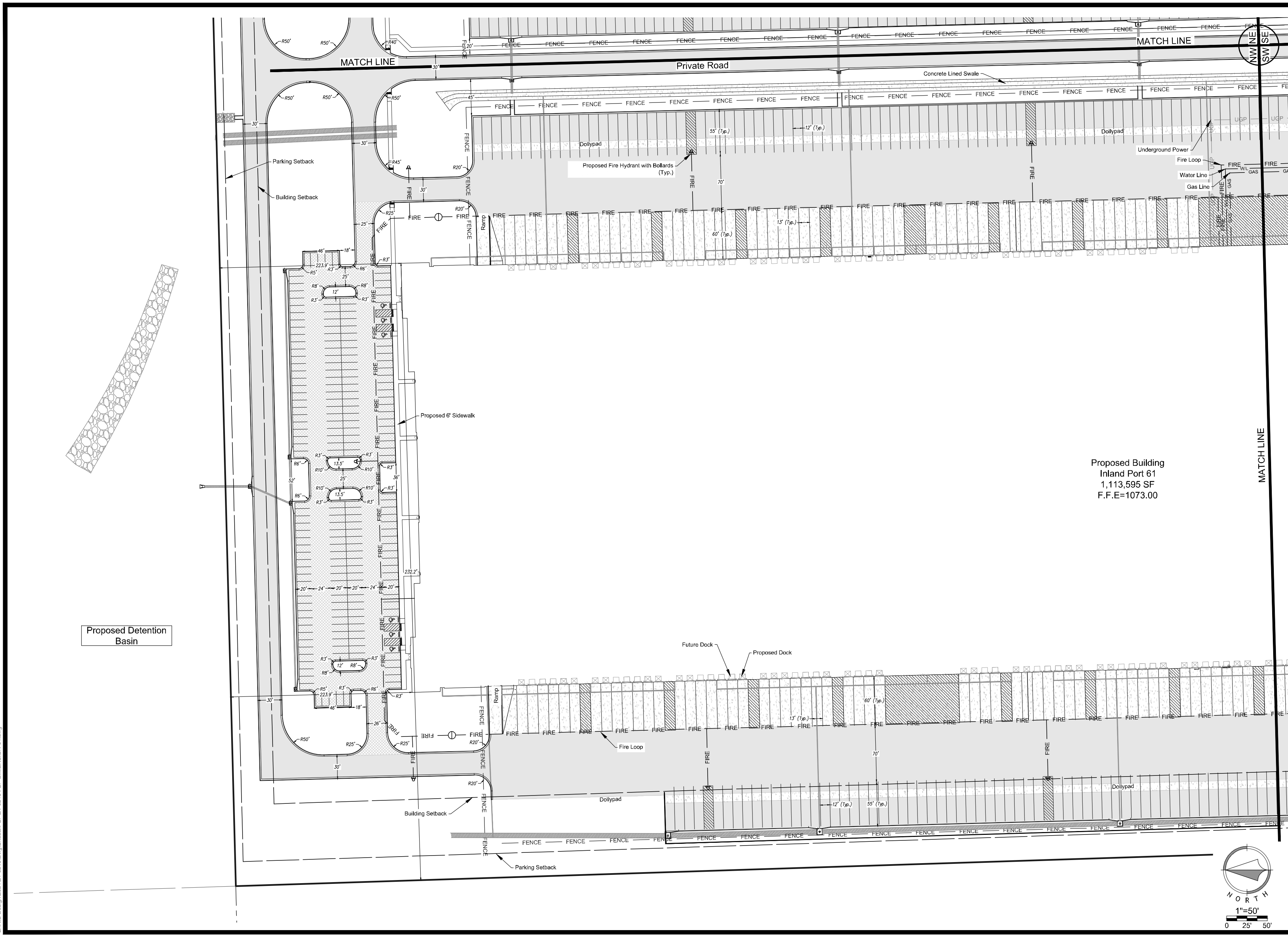
C08



Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Site Dimension Plan NW

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	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

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C09

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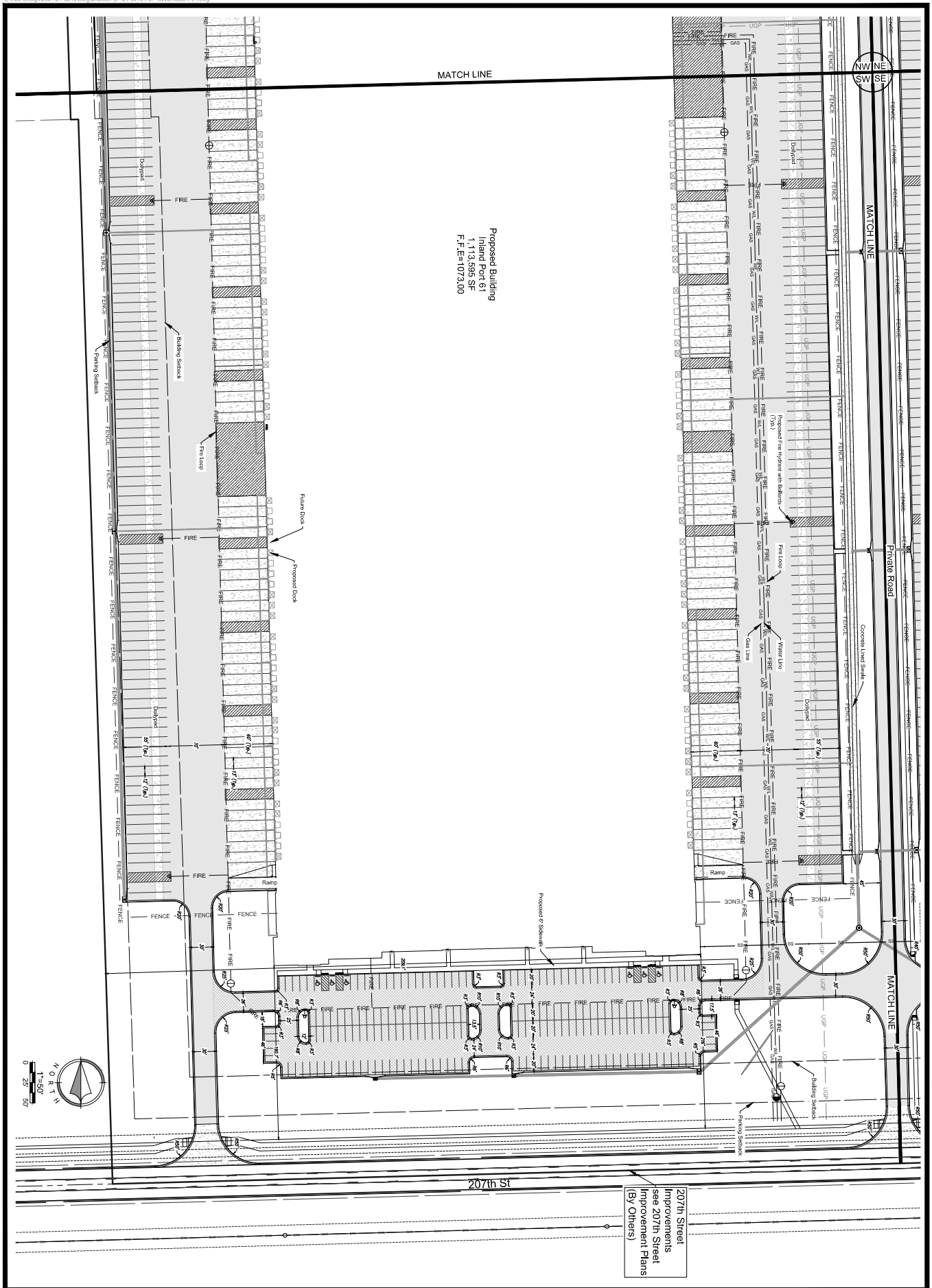

Sheet
C10

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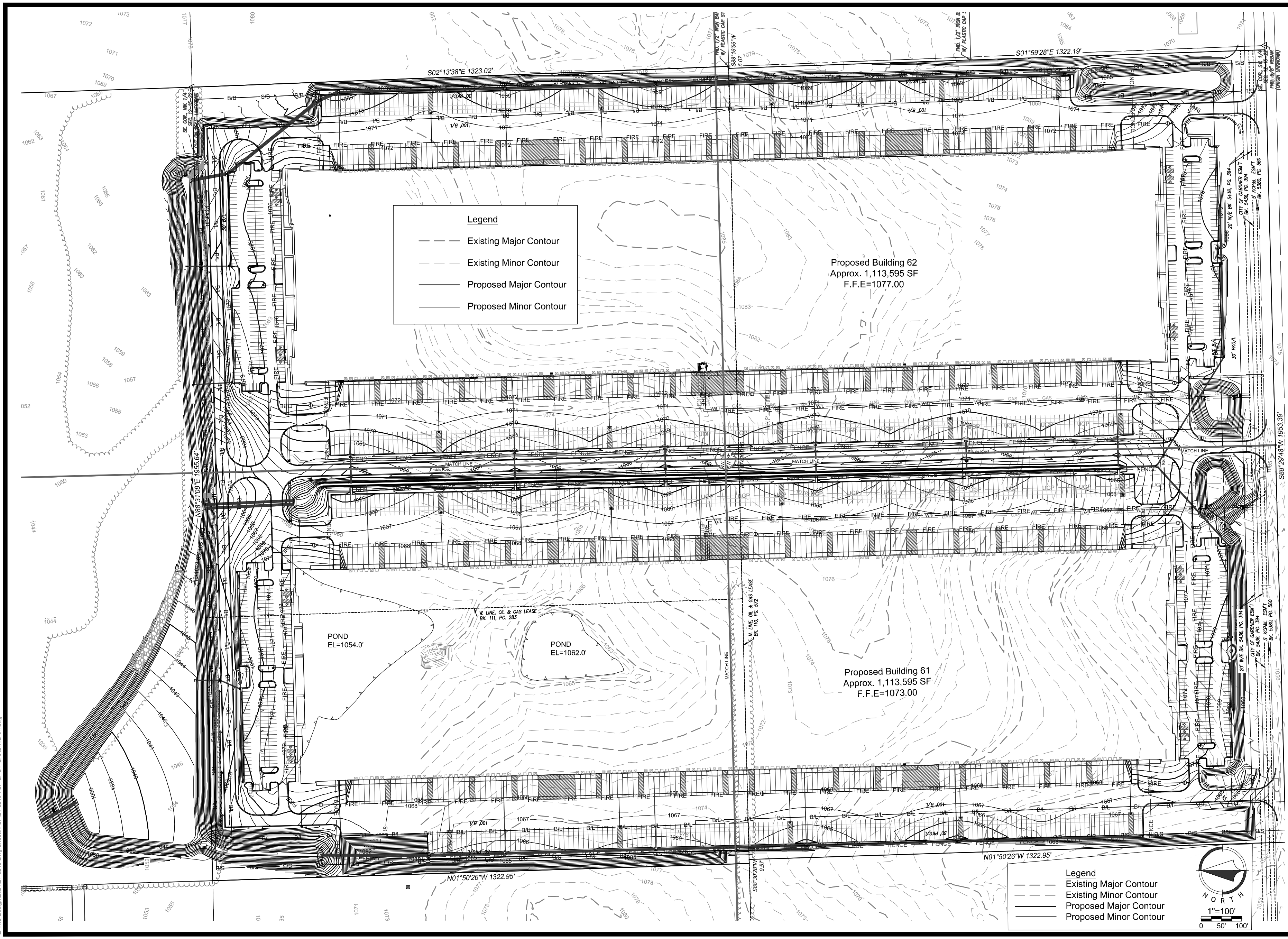
2	02/24/2021	Per City Comments

Site Dimension Plan SW

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas



Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Overall Grading Plan

NO.	DATE	REVISION
	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

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Patrick N. Cassity
Licensed Professional Engineer
Kansas
24075

Sheet
C11

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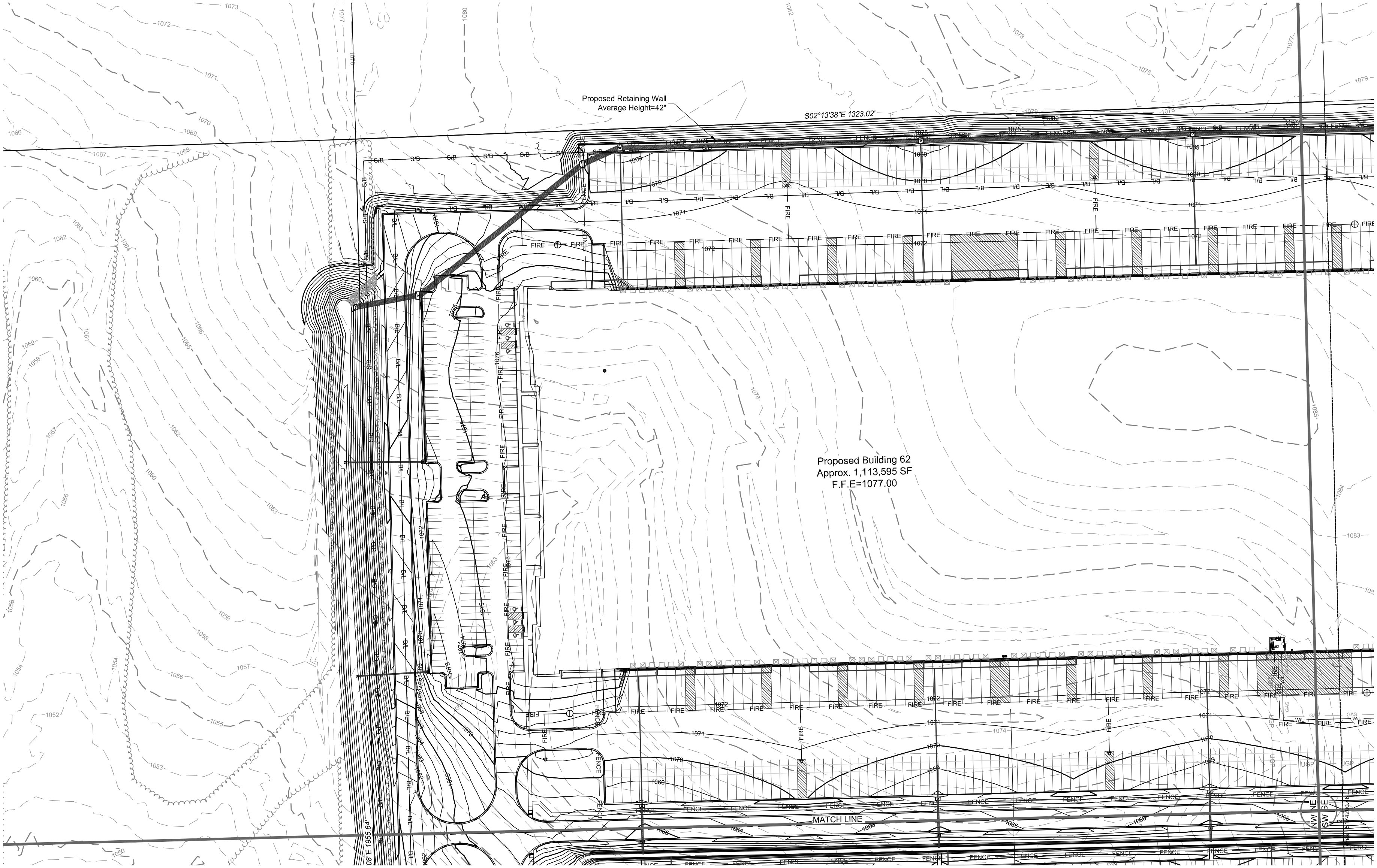

Legend

Existing Major Contour

Existing Minor Contour

Proposed Major Contour

Proposed Minor Contour

NORTH

1"=60'

0 30' 60'

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

Grading Plan NE

NO.	DATE	REVISION
	2022/03/01	Per City Comments
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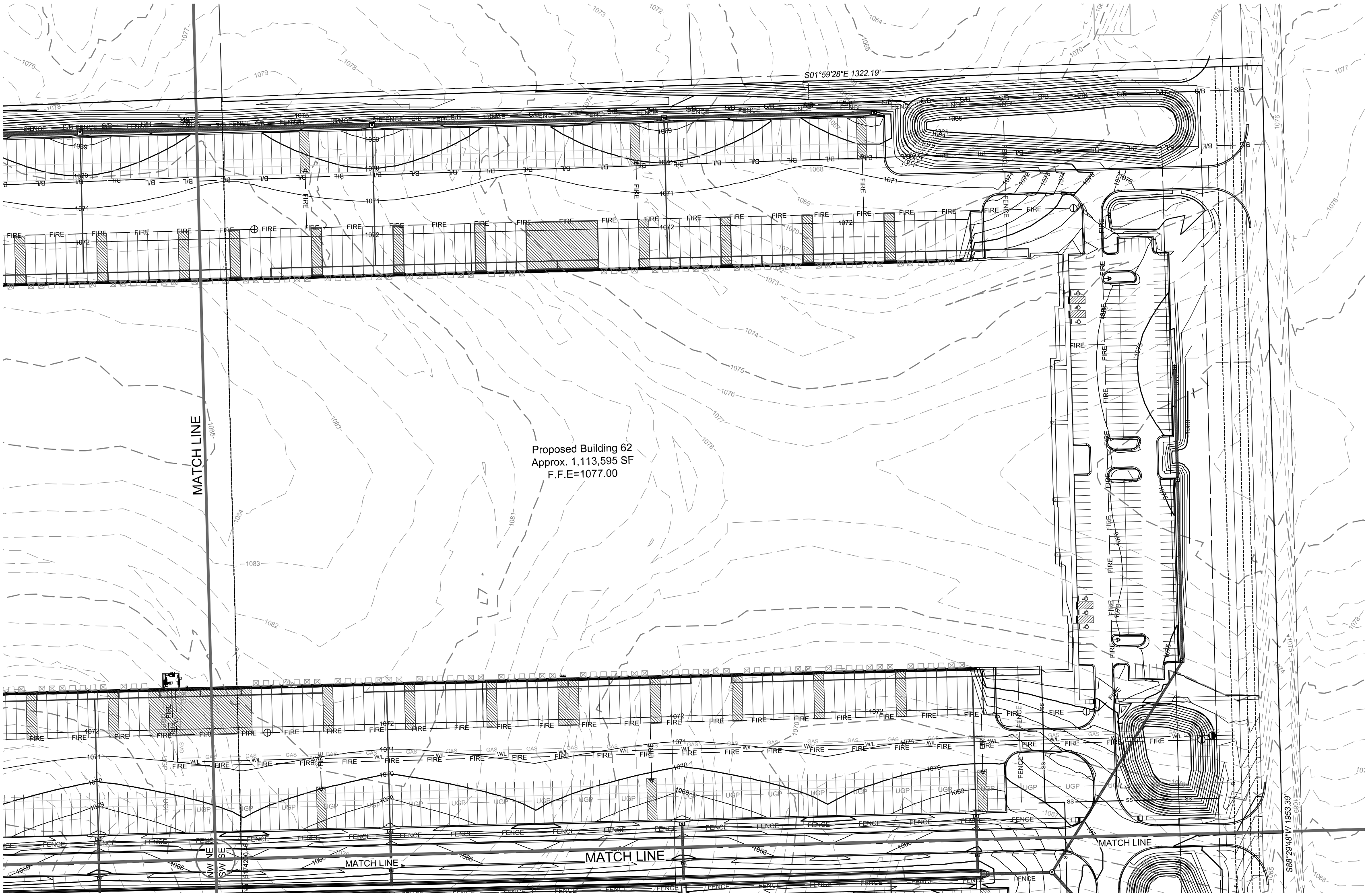

Legend

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=60'

0 30' 60'

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

Grading Plan SE

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	2022/03/01	Per City Comments
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Sheet

C13

Legend

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Grading Plan NW

NO.	DATE	REVISION
	2022-03-01	Per City Comments
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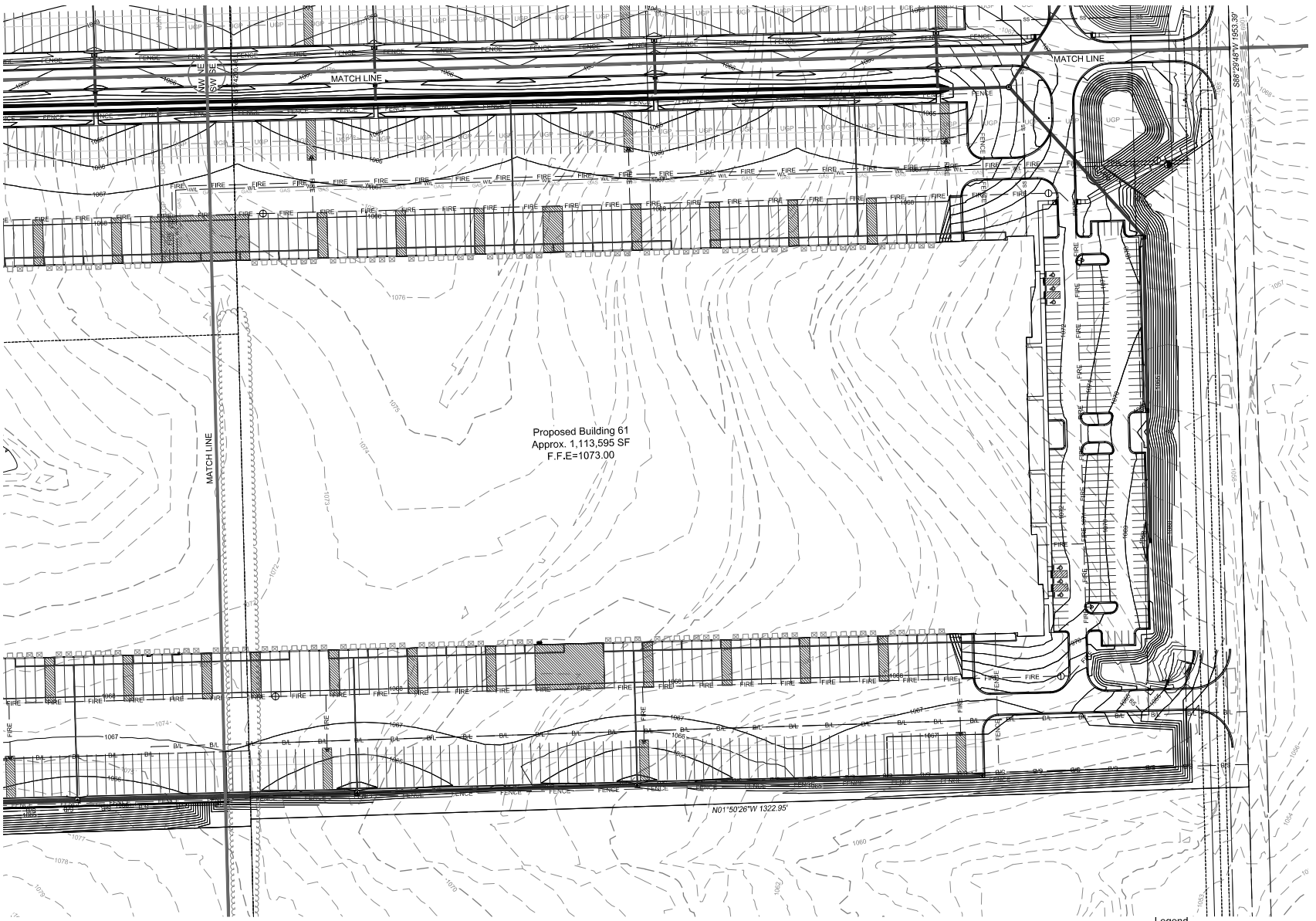
C14



Final Site Plan
21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Grading Plan SW

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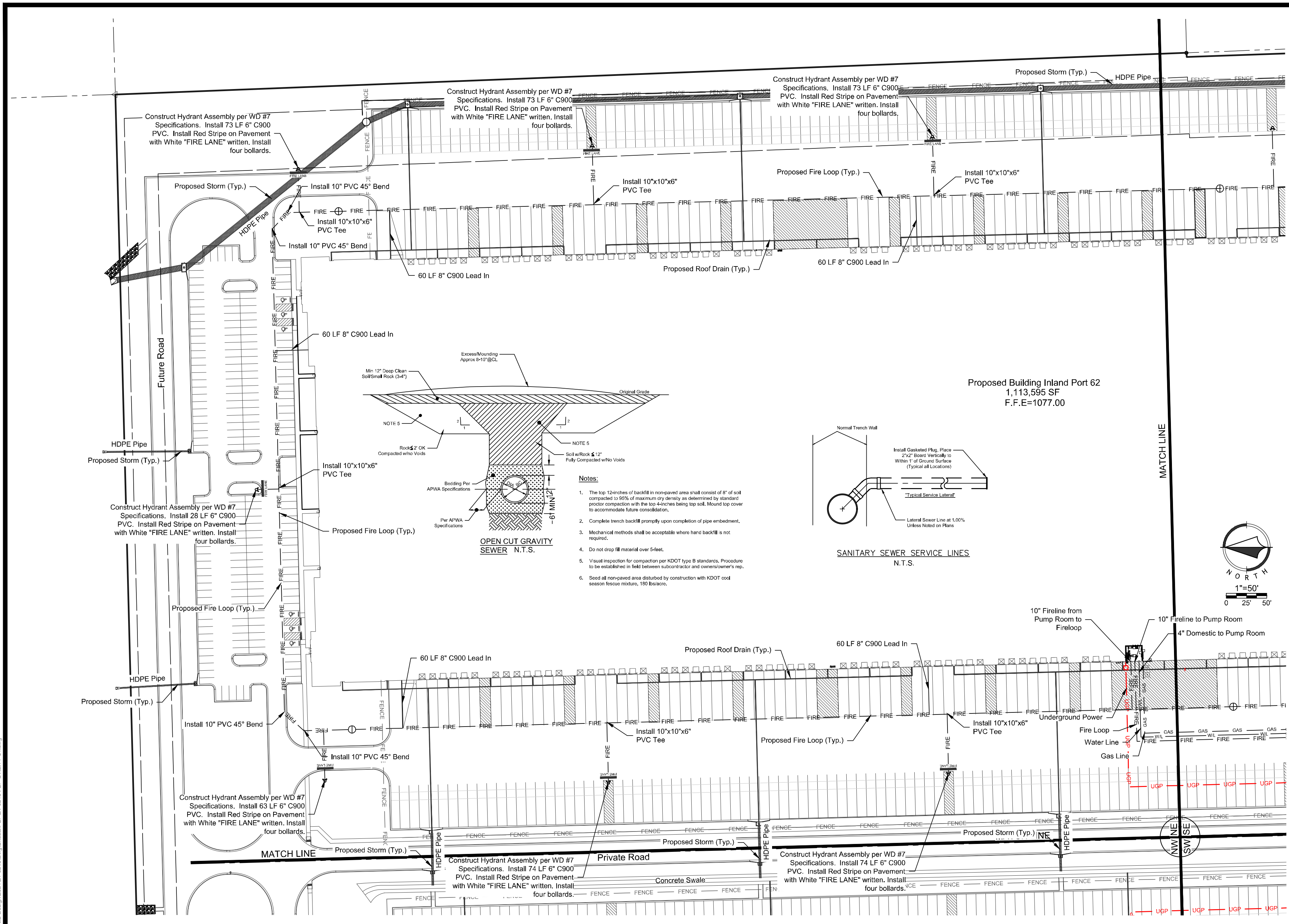

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Utility Plan NE

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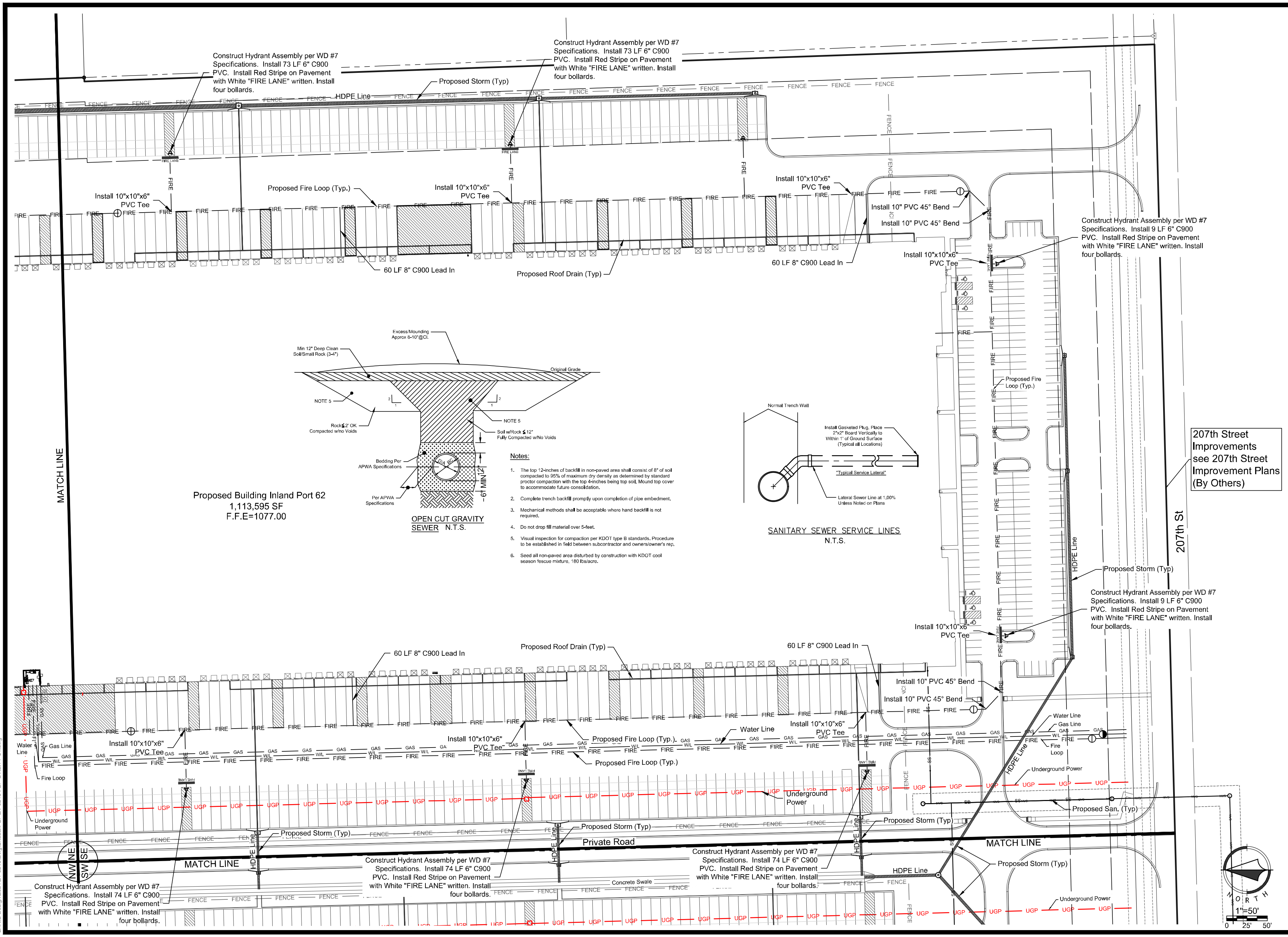

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

Utility Plan SE

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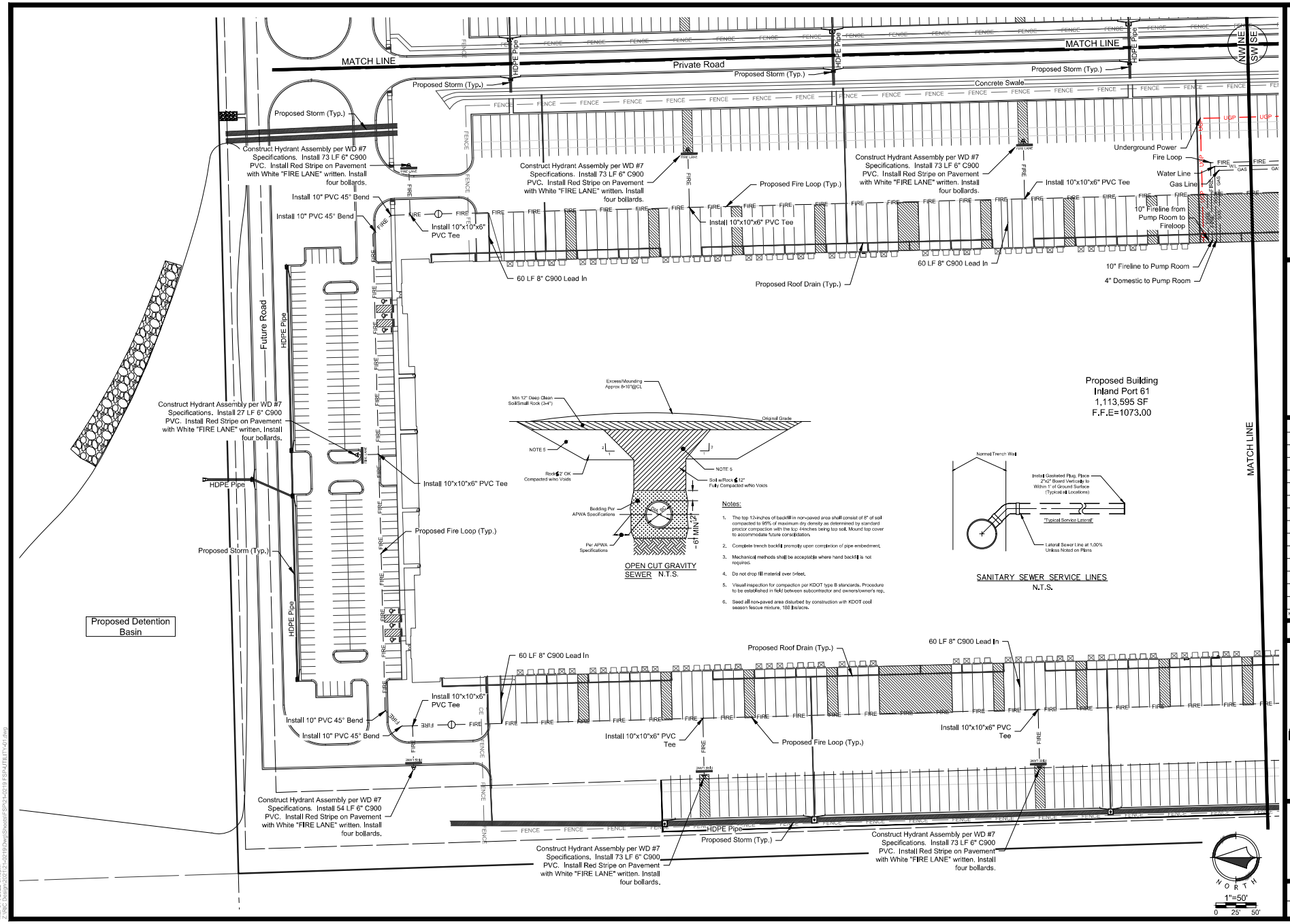
C17



Final Site Plan
21-0219
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City Of Edgerton, Johnson County, Kansas

Utility Plan NW

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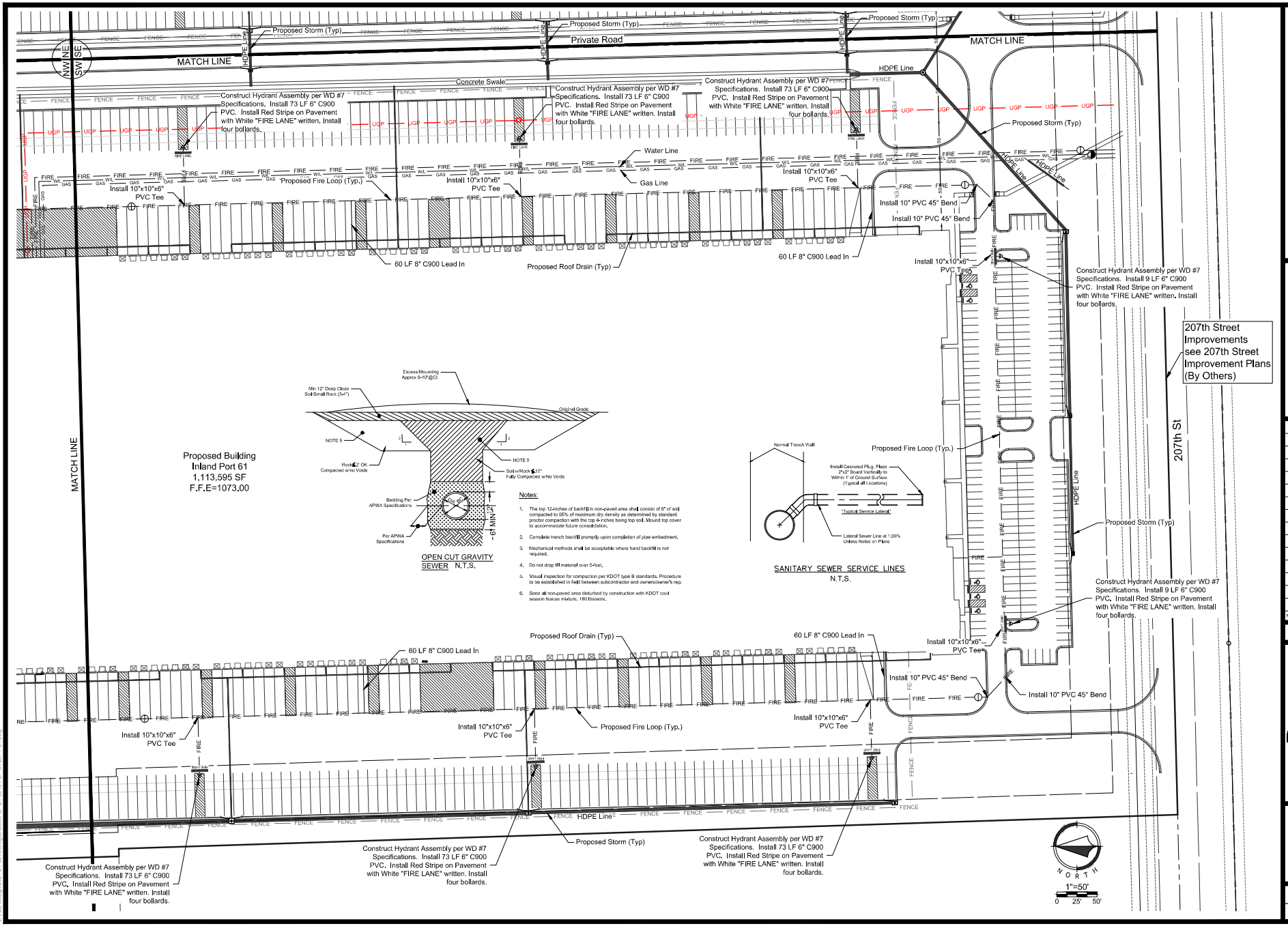

Final Site Plan
21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Utility Plan SW

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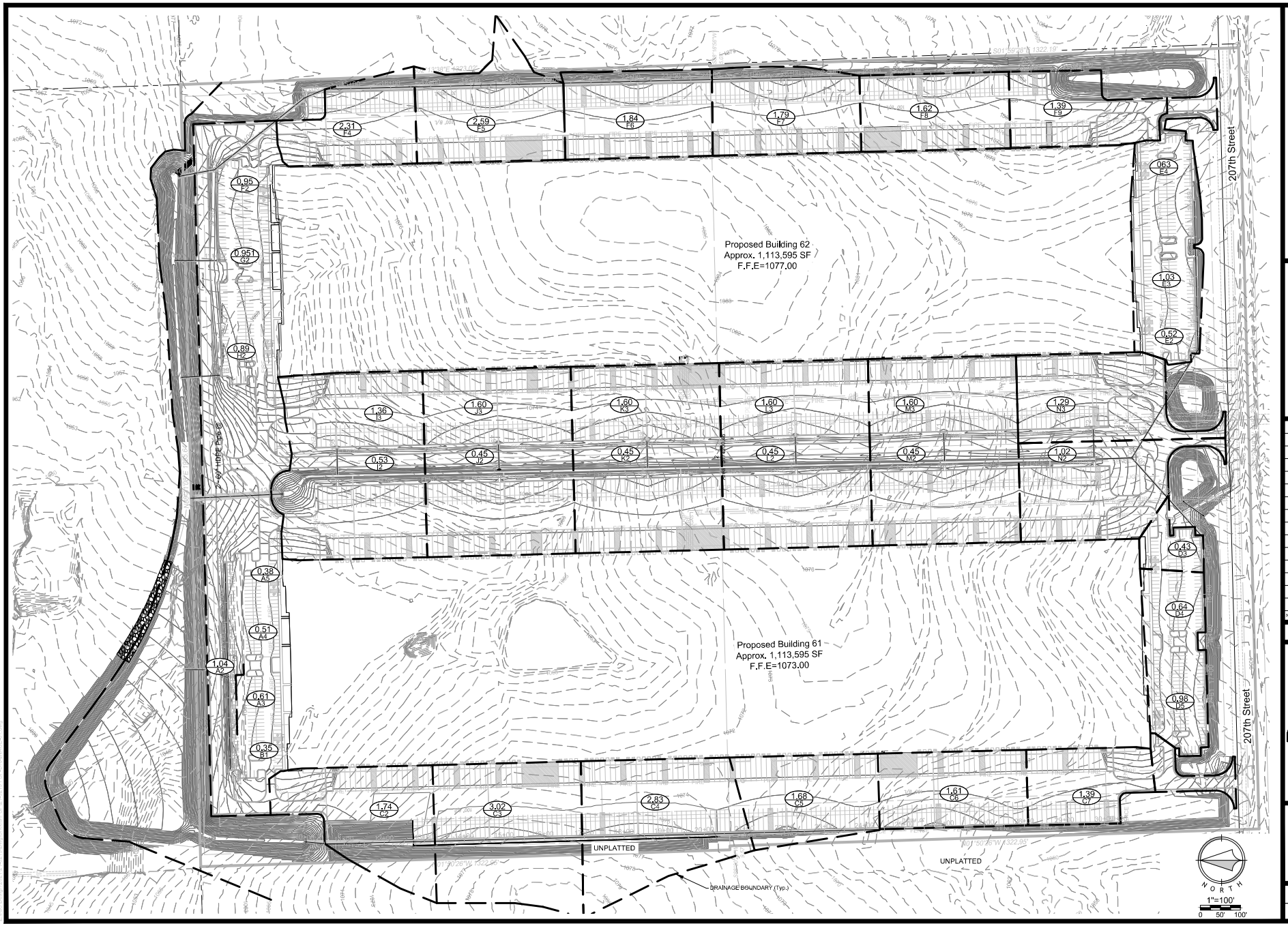

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Drainage Area Map

NO.	DATE	REVISION
2	2025-04-01	Per City Comments
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C20

Overland Flow / System Flow

Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity I (in./hr.)	Trib Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (K*A*C)	Time of Conc. (min.)	Intensity I (in./hr.)	System Discharge (cfs)
A	A5	0.377	0.85	10	1	5.00	7.35	2.35	0.00	2.35	0.377	0.32	5.00	7.35	2.35
				100	1.25		10.32	3.89	0.00	3.89		0.38		10.32	3.89
	A4	0.612	0.85	10	1	5.00	7.35	3.20	0.00	3.20	0.889	0.76	5.97	7.06	5.34
				100	1.25		10.32	5.28	0.00	5.28		0.89		9.93	8.83
	A3	0.609	0.85	10	1	5.00	7.35	3.80	0.00	3.80	1.842	1.57	6.10	7.03	11.00
				100	1.25		10.32	6.28	0.00	6.28		1.84		9.89	18.21
	A2	1.037	0.85	10	1	5.00	7.35	6.48	0.00	6.48	2.879	2.45	6.18	7.01	17.15
				100	1.25		10.32	10.70	0.00	10.70		2.86		9.86	28.37
	A1														
B	B1	0.345	0.85	10	1	5.00	7.35	2.15	0.00	2.15	0.345	0.29	5.00	7.35	2.15
				100	1.25		10.32	3.56	0.00	3.56		0.34		10.32	3.56
	A3														
C	C7	1.386	0.90	10	1	5.00	7.35	9.17	0.00	9.17	1.386	1.25	5.00	7.35	30.77
				100	1.25		10.32	14.31	0.00	14.31		1.39		10.32	35.91
+21.6 CFS to each for roof drains	C6	1.610	0.90	10	1	5.00	7.35	10.66	0.00	10.65	2.998	2.70	5.93	7.08	62.29
				100	1.25		10.32	16.62	0.00	16.62		3.00		9.95	73.02
	C5	1.683	0.85	10	1	5.00	7.35	10.52	0.00	10.52	4.679	4.13	6.64	6.88	93.18
				100	1.25		10.32	17.37	0.00	17.37		4.66		9.68	110.10
	C4	2.825	0.80	10	1	5.00	7.35	16.62	0.00	16.62	7.504	6.39	7.44	6.67	128.99
				100	1.25		10.32	29.16	0.00	29.16		7.50		9.40	156.92
	C3	3.019	0.80	10	1	5.00	7.35	17.76	0.00	17.76	10.523	8.80	8.00	6.53	165.47
				100	1.25		10.32	31.16	0.00	31.16		10.52		9.21	204.89
	C2	1.737	0.85	10	1	5.00	7.35	10.86	0.00	10.86	12.260	10.28	8.58	6.39	195.29
				100	1.25		10.32	17.93	0.00	17.93		12.26		9.02	240.18
	C1														
D	D5	0.981	0.90	10	1	5.00	7.35	6.50	0.00	6.50	0.981	0.88	5.00	7.35	6.50
				100	1.25		10.32	10.13	0.00	10.13		0.98		10.32	10.13
	D4	0.643	0.90	10	1	5.00	7.35	4.26	0.00	4.26	1.625	1.46	5.79	7.12	10.41
				100	1.25		10.32	6.64	0.00	6.64		1.62		10.00	16.26
	D3	0.428	0.90	10	1	5.00	7.35	2.83	0.00	2.83	2.053	1.85	6.73	6.85	12.66
				100	1.25		10.32	4.42	0.00	4.42		2.05		9.65	19.81
	D2	0.000	0.00	10	1	5.00	7.35	0.00	0.00	0.00	4.231	3.34	7.77	6.59	22.00
				100	1.25		10.32	0.00	0.00	0.00		3.71		9.29	34.47
	D1														
E	E4	0.625	0.90	10	1	5.00	7.35	4.13	0.00	4.13	0.625	0.56	5.00	7.35	4.13
				100	1.25		10.32	6.45	0.00	6.45		0.62		10.32	6.45
	E3	1.034	0.90	10	1	5.00	7.35	6.84	0.00	6.84	1.659	1.49	5.74	7.13	10.65
				100	1.25		10.32	10.67	0.00	10.67		1.66		10.02	16.63
	E2	0.519	0.00	10	1	5.00	7.35	0.00	0.00	0.00	2.178	1.49	6.24	6.96	10.43
				100	1.25		10.32	0.00	0.00	0.00		1.66		9.83	16.31
	D2														
F	F8	1.386	0.90	10	1	5.00	7.35	9.17	0.00	9.17	1.386	1.25	5.00	7.35	30.77
				100	1.25		10.32	14.31	0.00	14.31		1.39		10.32	35.91
+21.6 CFS to each for roof	F7	1.619	0.90	10	1	5.00	7.35	10.71	0.00	10.71	3.005	2.70	5.78	7.13	62.48
				100	1.25		10.32	16.71	0.00	16.71		3.01		10.02	73.30
	F6	1.790	0.90	10	1	5.00	7.35	11.85	0.00	11.85	4.796	4.32	6.49	6.92	94.68
				100	1.25		10.32	18.48	0.00	18.48		4.80		9.74	111.51
	F5	1.838	0.90	10	1	5.00	7.35	12.17	0.00	12.17	6.634	5.97	7.26	6.71	126.49
				100	1.25		10.32	18.98	0.00	18.98		6.63		9.46	149.15
	F4	2.592	0.85	10	1	5.00	7.35	16.20	0.00	16.20	9.226	8.17	7.99	6.53	161.40
				100	1.25		10.32	26.75	0.00	26.75		9.23		9.21	192.99
	F3	2.313	0.85	10	1	5.00	7.35	14.46	0.00	14.46	11.539	10.14	8.61	6.38	194.33
				100	1.25		10.32	23.88	0.00	23.88		11.54		9.01	233.57
	F2	0.951	0.90	10	1	5.00	7.35	6.29	0.00	6.29	12.490	11.00	9.22	6.24	198.26
				100	1.25		10.32	9.82	0.00	9.82		12.49		8.82	239.76
	F1														
G	G2	0.951	0.85	10	1	5.00	7.35	5.94	0.00	5.94	0.951	0.81	5.00	7.35	5.94
				100	1.25		10.32	9.82	0.00	9.82		0.96		10.32	9.82
	G1														

Pipe Design / Structure Design

Point	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation
A5	A5	A4	HDPE	Round	15	230.00	0.012	0.50	2.35	4.93	4.02	3.95	7.2	0.97	1064.56	1065.81	1063.41	1064.66	2.75	3.90	1065.22	1064.25	I	1068.56
									3.89			4.43	9.9	0.86										
A4	A4	A3	HDPE	Round	15	57.00	0.012	1.67	5.34	8.00	7.33	7.62	8.3	0.12	1063.21	1064.46	1062.26	1063.51	4.10	5.05	1064.04	1063.85	I	1068.56
									8.83			8.36	12.0	0.11										
A3	A3	A2	HDPE	Round	18	54.60	0.012	3.04	11.00	19.78	11.19	11.46	9.5	0.08	1061.76	1063.26	1060.10	1061.60	5.30	1.05	1062.70	1062.94	O	1068.56
									18.21			12.68	13.5	0.07										
A2	A2	A1	HDPE	Round	24	56.71	0.012	1.94	17.15	34.05	10.84	10.84	12.0	0.09	1045.00	1047.00	1043.90	1045.90	15.65	-2.00	1046.97	1046.72	O	1062.65
									28.37			12.10	16.6	0.08										
A1																								1043.90
B1	B1	A3	HDPE	Round	15	28.00	0.012	5.39	2.15	16.19	13.19	9.03	3.6	0.05	1063.77	1065.02	1062.26	1063.51	4.75	5.05	1064.13	1063.83	I	1069.77
									3.56			10.42	4.7	0.04										
A3																								1068.56
C7	C7	C6	HDPE	Round	30	457.50	0.012	0.66	30.77	36.00	7.33	8.24	21.3	0.93	1060.85	1063.35	1057.84	1060.34	1.50	4.87	1062.86	1064.85	O	1064.85
									35.91			8.36	24.3	0.91										
C6	C6	C5	HDPE	Round	42	371.00	0.012	0.46	62.29	74.00	7.69	8.61	29.4	0.72	1057.64	1061.14	1055.93	1059.43	4.07	5.78	1060.11	1065..21	O	1065.21
									73.02			8.77	33.6	0.71										
C5	C5	C4	HDPE	Round	54	371.00	0.012	0.27	93.18	110.00	6.92	7.74	37.8	0.80	1055.73	1060.23	1054.74	1059.24	4.98	5.97	1058.89	1065..21	O	1065.21
									110.10			7.88	44.3	0.78										
C4	C4	C3	HDPE	Round	54	371.00	0.012	0.54	128.99	157.00	9.87	11.02	37.3	0.56	1054.54	1059.04	1052.52	1057.02	6.17	8.19	1057.66	1065..21	O	1065.21
									156.92			11.25	43.7	0.55										
C3	C3	C2	HDPE	Round	60	403.50	0.012	0.53	165.47	205.00	10.44	11.61	40.8	0.58	1052.32	1057.32	1050.20	1055.20	7.89	11.00	1055.74	1065..21	O	1065.21
									204.89			11.90	48.6	0.57										
C2	C2	C1	HDPE	Round	60	58.32	0.012	0.73	195.29	242.00	12.32	13.71	40.8	0.07	1050.00	1055.00	1049.56	1054.56	11.20	-5.00	1053.41	1065.20	O	1066.20
									240.18			14.05	48.6	0.07										
C1																								1049.56
D5	D5	D4	HDPE	Round	24	172.26	0.012	0.20	6.50	11.00	3.50	3.64	13.2	0.79	1064.22	1066.22	1063.87	1065.87	2.00	3.50	1065.34	1065.18	I	1068.22
									10.13			3.97	18.0	0.72										
D4	D4	D3	HDPE	Round	30	230.00	0.012	0.20	10.41	19.84	4.04	4.08	15.3	0.94	1063.87	1066.17	1063.21	1065.71	3.20	4.13	1064.96	1064.74	I	1069.37
									16.26			4.50	20.4	0.85										
D3	D3	D2	HDPE	Round	30	266.56	0.012	0.20	12.66	19.84	4.04	4.28	17.4	1.04	1062.71	1065.21	1062.18	1064.68	4.63	3.86	1064.18	1063.91	I	1069.84
									19.81			4.61	24.3	0.96										
D2	D2	D1	HDPE	Round	30	83.04	0.012	1.55	22.00	55.28	11.28	10.52	12.9	0.13	1061.68	1064.18	1060.39	1062.89	4.36	-2.50	1062.79	1063.18	O	1068.54
									34.47			11.88	17.1	0.12										
D1																								1060.39
E4	E4	E3	HDPE	Round	24	142.70	0.012	0.20	4.13	10.93	3.48	3.22	10.1	0.74	1070.52	1072.52	1070.23	1072.23	2.00	2.79	1071.38	1071.24	I	1074.52
									6.45			3.62	13.2	0.66										
E3	E3	E2	HDPE	Round	24	230.00	0.012	1.10	10.65	25.67	8.17	7.72	10.6	0.50	1070.03	1072.03	1067.50	1069.50	2.99	5.52	1070.96	1069.30	I	1075.02
									16.63			8.86	13.9	0.44										
E2	E2	D2	HDPE	Round	24	316.38	0.012	1.52	10.43	30.18	9.61	8.67	9.8	0.61	1067.00	1069.00	1062.18	1064.18	6.02	4.36	1067.84	1064.15	I	1075.02
									16.31			9.76	12.5	0.54										
D2																								1068.54
F8	F8	F7	HDPE	Round	30	373.50	0.012	0.66	30.77	36.00	7.33	8.24	21.3	0.76	1065.08	1067.58	1062.62	1065.12	1.50	3.96	1066.89	1065.45	I	1069.08
									35.91			8.36	24.3	0.74										
F7	F7	F6	HDPE	Round	42	371.00	0.012	0.45	62.48	73.30	7.62	8.53	29.4	0.72	1062.42	1065.92	1060.74	1064.24	3.16	4.84	1064.89	1064.32	I	1069.08
									73.30			8.69	34.0	0.71										
F6	F6	F5	HDPE	Round	54	371.00	0.012	0.28	94.68	112.00	7.04	7.89	37.8	0.78	1060.54	1065.04	1059.52	1064.02	4.04	5.06	1063.70	1063.63	I	1069.08
									111.51			8.03	43.7	0.77										
F5	F5	F4	HDPE	Round	60	371.00	0.012	0.28	126.49	150.00	7.64	8.55	42.0	0.72	1059.32	1064.32	1058.27	1063.27	4.76	5.81	1062.83	1062.91	O	1069.08
									149.15			8.71	48.6	0.71										
F4	F4	F3	HDPE	Round	60	410.44	0.012	0.47	161.40	193.00	9.83	10.97	41.4	0.62	1058.07	1063.07	1056.15	1061.15	6.01	7.88	1061.53	1061.47	I	1069.08
									192.99			11.21	48.6	0.61										
F3	F3	F2	HDPE	Round	72	347.57	0.012	0.27	194.33	240.00	8.49	9.44	49.0	0.61	1055.65	1061.65	1054.70	1060.70	7.38	13.38	1059.74	1060.17	O	1069.03
									233.57			9.67	56.9	0.60										
F2	F2	F1	HDPE	Round	72	84.59	0.012	0.27	198.26	240.00	8.49	9.47	49.7	0.15	1054.20	1060.20	1053.97	1059.97	13.88	-4.27	1058.35	1059.51	O	1074.08
									239.76			9.68	58.3	0.15										
F1																								1055.70
G2	G2	G1	HDPE	Round	15	94.12	0.012	5.62	5.94	16.53	13.47	12.30	6.2	0.13	1061.08	1062.33	1055.79	1057.04	11.74	-1.25	1061.75	1058.65	I	1074.08
									9.82			14.00	8.3	0.11										
G1																								1055.79

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Storm Calculations

NO.	DATE	REVISION
	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

DRAWN BY	CHECKED BY
RW	AT

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com
KS Certificate of Authority: E-1814

Patrick N. Cassity, Licensed Professional Engineer, Kansas, 24075

Sheet
C21

		Overland Flow									System Flow					Pipe Design													Structure Design								
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity i (in./hr.)	Trib Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (K*A*C)	Time of Conc. (min.)	Intensity i (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation
I	I3	1.382	0.90	10	1	5.00	7.35	9.01	0.00	9.01	1.382	1.23	5.00	7.35	30.61	I3	I2	HDPE	Round	24	49.50	0.012	2.38	30.61	37.75	12.02	13.37	16.3	0.06	1060.39	1062.38	1059.20	1061.20	6.03	3.75	1061.83	1063.33	O	1068.38
				100	1.25		10.32	14.36	0.00	14.36		1.38		10.32	35.65									35.65			13.66	16.5	0.06										
+21.6 CFS to #3 for roof Drains	I2	0.530	0.80	10	1	5.00	7.35	3.12	0.00	3.12	1.860	1.85	5.06	7.33	33.70	I2	I1	HDPE	Round	24	23.85	0.012	2.16	33.70	35.91	11.43	12.58	18.2	0.03	1059.09	1061.00	1058.49	1060.49	3.58	-2.00	1060.62	1062.62	O	1064.98
				100	1.25		10.32	5.47	0.00	5.47		1.89		10.30	41.06									41.06			11.43	24.0	0.03										
	I1																																					1058.49
J	J3	1.690	0.90	10	1	5.00	7.35	10.59	0.00	10.59	1.600	1.44	5.00	7.35	32.19	J3	J2	HDPE	Round	24	49.50	0.012	2.68	32.19	40.09	12.73	14.11	16.1	0.06	1061.23	1063.23	1059.90	1061.90	5.15	3.40	1062.68	1064.33	O	1068.38
				100	1.25		10.32	16.52	0.00	16.52		1.60		10.32	36.12									36.12			14.49	16.7	0.06										
+21.6 CFS to #3 for roof Drains	J2	0.490	0.80	10	1	5.00	7.35	2.65	0.00	2.65	2.050	1.80	5.06	7.33	34.80	J2	J1	HDPE	Round	24	23.85	0.012	3.39	34.80	45.09	14.32	15.81	15.8	0.02	1059.79	1061.70	1058.90	1060.90	3.62	-2.00	1061.13	1064.10	O	1065.32
				100	1.25		10.32	4.65	0.00	4.65		2.05		10.30	42.71									42.71			16.29	18.5	0.02										
	J1																																					1058.90
K	K3	1.690	0.90	10	1	5.00	7.35	10.59	0.00	10.59	1.600	1.44	5.00	7.35	32.19	K3	K2	HDPE	Round	24	49.50	0.012	2.68	32.19	40.09	12.73	14.11	16.1	0.06	1061.69	1063.60	1060.27	1062.27	4.78	3.05	1063.03	1064.70	O	1068.38
				100	1.25		10.32	16.52	0.00	16.52		1.60		10.32	36.12									36.12			14.49	16.7	0.06										
+21.6 CFS to #3 for roof Drains	K2	0.490	0.80	10	1	5.00	7.35	2.65	0.00	2.65	2.050	1.80	5.06	7.33	34.80	K2	K1	HDPE	Round	24	23.85	0.012	3.39	34.80	45.09	14.32	15.81	15.8	0.02	1059.07	1062.07	1059.27	1061.27	3.25	-2.00	1061.83	1064.47	O	1065.32
				100	1.25		10.32	4.65	0.00	4.65		2.05		10.30	42.71									42.71			16.29	18.5	0.02										
	K1																																					1059.27
L	L3	1.690	0.90	10	1	5.00	7.35	10.59	0.00	10.59	1.600	1.44	5.00	7.35	32.19	L3	L2	HDPE	Round	24	49.50	0.012	2.68	32.19	40.09	12.73	14.11	16.1	0.06	1061.97	1063.97	1060.64	1062.64	4.41	2.68	1063.40	1065.07	O	1068.38
				100	1.25		10.32	16.52	0.00	16.52		1.60		10.32	36.12									36.12			14.49	16.7	0.06										
+21.6 CFS to #3 for roof Drains	L2	0.490	0.80	10	1	5.00	7.35	2.65	0.00	2.65	2.050	1.80	5.06	7.33	34.80	L2	L1	HDPE	Round	24	23.85	0.012	3.39	34.80	45.09	14.32	15.81	15.8	0.02	1060.44	1062.44	1059.64	1061.64	2.89	-2.00	1061.87	1064.84	O	1065.32
				100	1.25		10.32	4.65	0.00	4.65		2.05		10.30	42.71									42.71			16.29	18.5	0.02										
	L1																																					1059.64
M	M3	1.690	0.90	10	1	5.00	7.35	10.59	0.00	10.59	1.600	1.44	5.00	7.35	32.19	M3	M2	HDPE	Round	24	49.50	0.012	2.68	32.19	40.09	12.73	14.11	16.1	0.06	1063.34	1065.34	1062.01	1064.01	3.04	1.31	1064.77	1066.44	O	1068.38
				100	1.25		10.32	16.52	0.00	16.52		1.60		10.32	36.12									36.12			14.49	16.7	0.06										
+21.6 CFS to #3 for roof Drains	M2	0.490	0.80	10	1	5.00	7.35	2.65	0.00	2.65	2.050	1.80	5.06	7.33	34.80	M2	M1	HDPE	Round	24	23.85	0.012	3.39	34.80	45.09	14.32	15.81	15.8	0.02	1063.81	1063.81	1061.01	1063.01	1.81	-2.00	1063.24	1066.21	O	1068.32
				100	1.25		10.32	4.65	0.00	4.65		2.05		10.30	42.71									42.71			16.29	18.5	0.02										
	M1																																					1061.01
N	N3	1.297	0.90	10	1	5.00	7.35	8.52	0.00	8.52	1.287	1.16	5.00	7.35	30.12	N3	N2	HDPE	Round	24	49.50	0.012	2.68	30.12	40.09	12.73	13.93	15.4	0.06	1062.74	1064.74	1061.42	1063.42	3.64	1.87	1064.11	1065.71	O	1068.38
				100	1.25		10.32	13.29	0.00	13.29		1.29		10.32	34.69									34.69			14.34	17.3	0.06										
+21.6 CFS to #3 for roof Drains	N2	1.022	0.80	10	1	5.00	7.35	6.01	0.00	6.01	2.309	1.96	5.06	7.33	36.09	N2	N1	HDPE	Round	24	23.85	0.012	3.54	36.09	46.09	14.64	16.16	15.8	0.02	1061.22	1063.22	1060.38	1062.38	2.67	-2.00	1062.65	1066.76	O	1068.29
				100	1.25		10.32	10.55	0.00	10.55		2.31		10.30	45.37									45.37			16.69	19.2	0.02										
	N1																																					1060.38
O	O2	0.345	0.85	10	1	5.00	7.35	2.15	0.00	2.15	0.345	0.29	5.00	7.35	2.15	O2	O1	RCP	Round	15	26.00	0.013	33.93	2.15	37.48	30.54	16.42	2.4	0.03	929.56	930.75	922.90	921.25	4.34	-3.13	926.76	924.39	I	935.09
				100	1.25		10.32	3.56	0.00	3.56		0.34		10.32	3.56									3.56			18.79	3.9	0.02										
	O1																																					918.13
P	P2	0.345	0.85	10	1	5.00	7.35	2.15	0.00	2.15	0.345	0.29	5.00	7.35	2.15	P2	P1	RCP	Round	15	26.00	0.013	33.93	2.15	37.48	30.54	16.42	2.4	0.03	929.56	930.75	922.90	921.25	4.34	-3.13	926.76	924.39	I	935.09
				100	1.25		10.32	3.56	0.00	3.56		0.34		10.32	3.56									3.56			18.79	3.9	0.02										
	P1																																					918.13

Final Site Plan
21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Storm Calculations

NO.	DATE	REVISION
2	2025-04-01	Per City Comments
1	12/11/2024	Original Preparation

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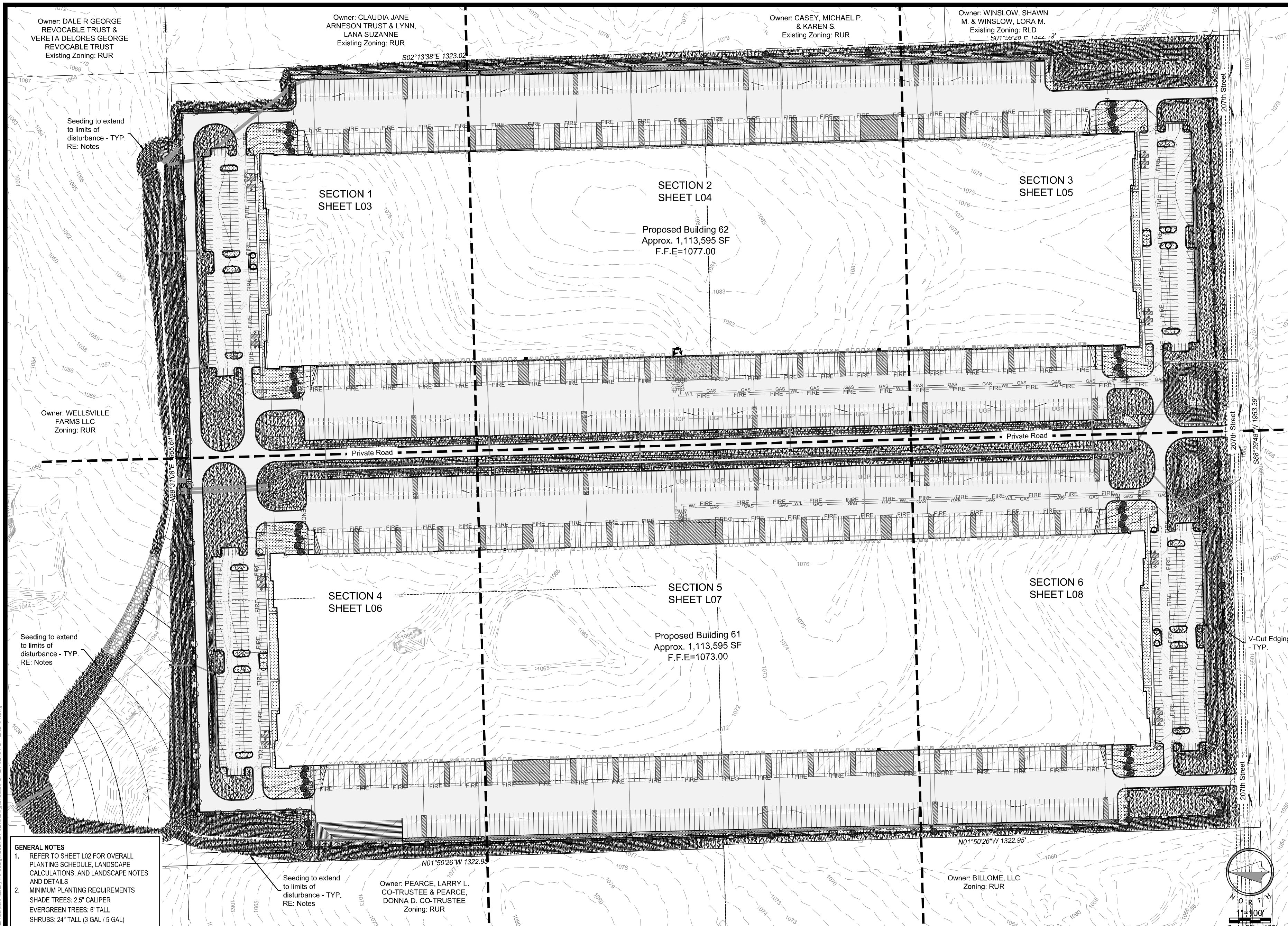

GENERAL NOTES

1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS
   SHADE TREES: 2.5" CALIPER
   EVERGREEN TREES: 8' TALL
   SHRUBS: 24" TALL (3 GAL / 5 GAL)

Final Site Plan
21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Overall Landscape

NO.	DATE	REVISION
1	12/17/2021	Original Preparation

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LANDSCAPE CALCULATIONS

North Property Line - Type 4 Buffer = 1,956'
REQ: 40 Trees (1 Tree / 50') PROV: 40 Trees
Shrub Hedge 305 Shrubs

East Property Line - Type 4 Buffer = 2,645'
REQ: 53 Trees (1 Tree / 50') PROV: 53 Trees
Shrub Hedge 512 Shrubs

South Property Line - 10' ROW Buffer = 1,953'
REQ: 42 Trees (1 Tree / 50') PROV: 42 Trees
Shrub Hedge 321 Shrubs

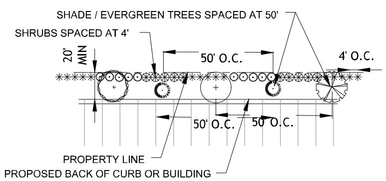
West Property Line - Type 4 Buffer = 2,646'
REQ: 53 Trees (1 Tree / 50') PROV: 53 Trees
Shrub Hedge 507 Shrubs

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
14. DECIDUOUS TREES ARE TO BE SELECTED BY CALIPER INCH. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE SIZE CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY.
15. EVERGREEN TREES ARE TO BE SELECTED BY SIZE OF HEIGHT MINIMUM. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE CALIPER (CAL) CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY.
16. 3' WIDE GRAVEL MOW STRIP SHALL BE INSTALLED BETWEEN BUILDING AND ALL IMPERVIOUS SURFACES. RE: DETAIL.
17. ALL AREAS PROPOSED AS SEED SHALL BE STABILIZED AS FOLLOWS:
   A. SLOPES < 4:1 = PROVIDE STRAW MULCH
   B. SLOPES > 4:1 = PROVIDE EROSION CONTROL BLANKET PER SPECIFICATIONS
   C. CHANNELS = PROVIDE PERMANENT TURF REINFORCEMENT MAT PER SPECIFICATIONS

PLANT SCHEDULE

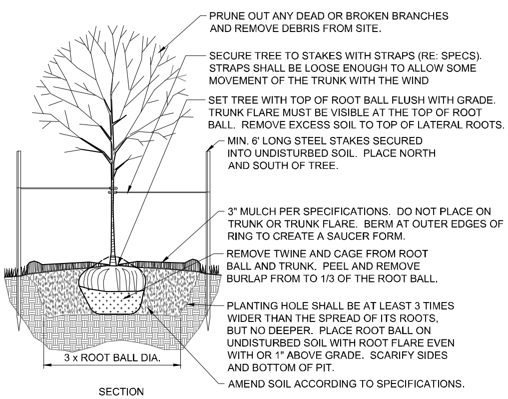
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer saccharum `Autumn Splendor` / Autumn Splendor Sugar Maple		53
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust		34
	Nyssa sylvatica `Haymanred` TM / Red Rage Tupelo		29
	Quercus rubra / Red Oak		34
	Ulmus americana `Valley Forge` / American Elm		26
EVERGREEN	BOTANICAL / COMMON NAME		QTY
	Picea glauca `Densata` / Black Hills Spruce		74
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine		25
ORNAMENTAL TREES	BOTANICAL / COMMON NAME		QTY
	Malus x `Prairifire` / Prairifire Crab Apple		7
SHRUBS	BOTANICAL / COMMON NAME		QTY
	Aronia melanocarpa `Morton` TM / Iroquois Beauty Black Chokeberry		286
	Hypericum frondosum `Sunburst` / Sunburst St. John`s Wort		284
	Juniperus chinensis `Sea Green` / Sea Green Juniper		256
	Miscanthus sinensis `Morning Light` / Morning Light Eulalia Grass		281
	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass		240
	Spiraea japonica `Anthony Waterer` / Anthony Waterer Japanese Spirea		292
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turf-Type Tall Fescue Blend / Re: Specifications	SEED	726,198 sf
	Turf-Type Tall Fescue Blend / Re: Specifications	SOD	192,444 sf



TYPE 4 AND 4A BUFFER PLANTING REQUIREMENTS
SHADE TREES SPACED 50'
EVERGREEN TREES 50'
SHRUBS 4'

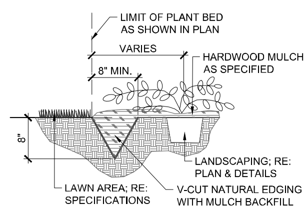
TYPE 4 BUFFER
NTS

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



DECIDUOUS TREE PLANTING DETAIL - NTS

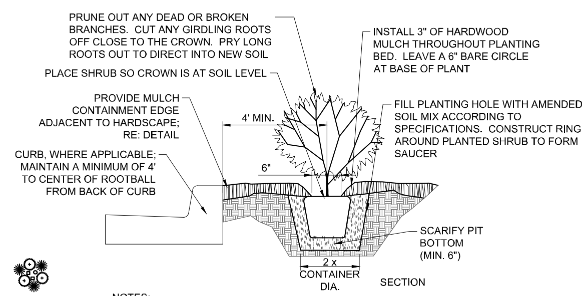
NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR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



V-CUT NATURAL EDGE DETAIL - NTS

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

UTILITY BOX SCREENING DETAILS - NTS



NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

Final Site Plan
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City Of Edgerton, Johnson County, Kansas

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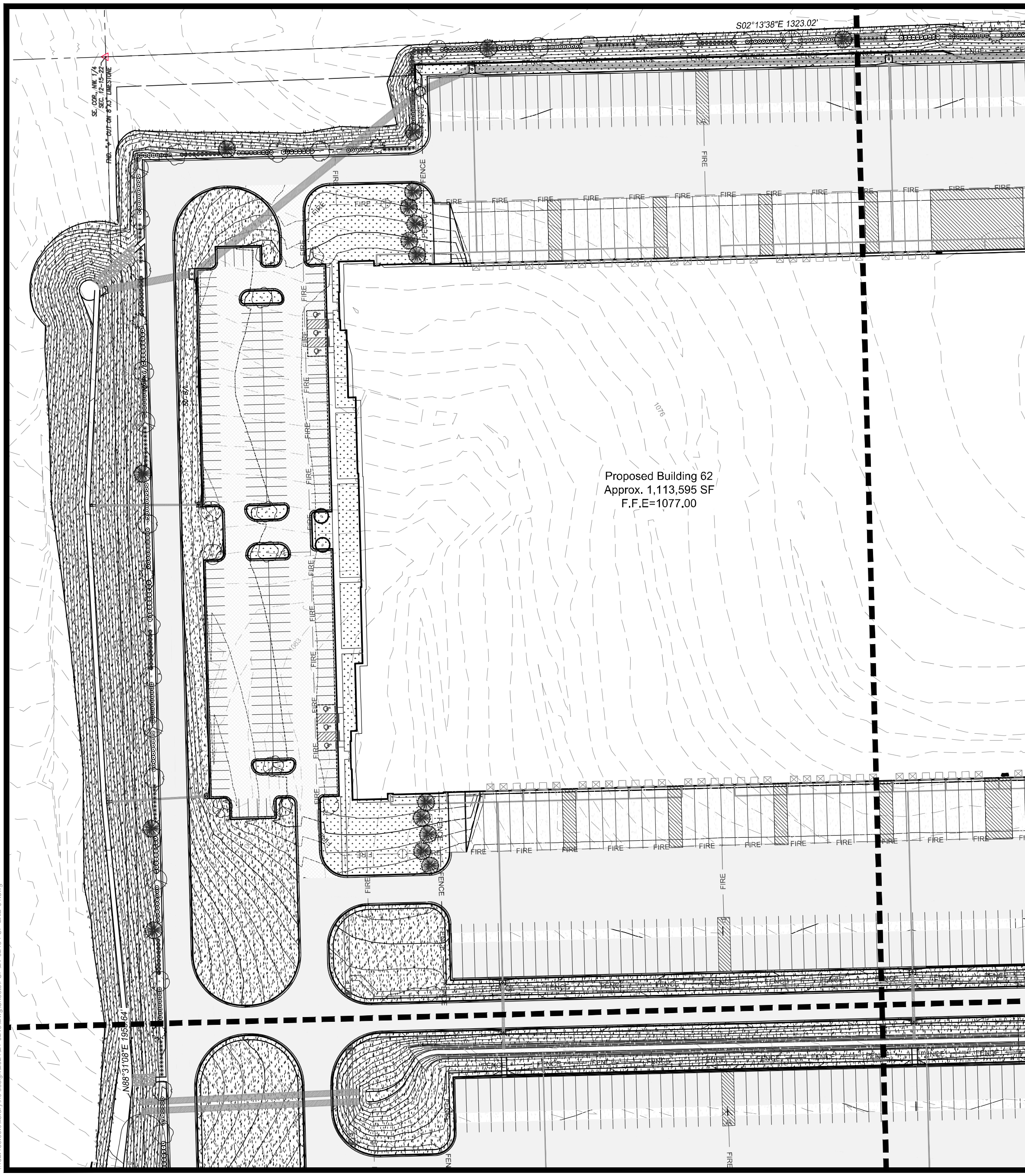
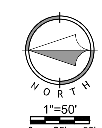


PLANT SCHEDULE SECTION 1

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum `Autumn Splendor` / Autumn Splendor Sugar Maple	10
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	6
	Nyssa sylvatica `Haymanred` TM / Red Rage Tupelo	6
	Quercus rubra / Red Oak	7
	Ulmus americana `Valley Forge` / American Elm	4
EVERGREEN	**BOTANICAL / COMMON NAME**	**QTY**
	Picea glauca `Densata` / Black Hills Spruce	17
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine	4
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**QTY**
	Malus x `Prairifire` / Prairifire Crab Apple	2
SHRUBS	**BOTANICAL / COMMON NAME**	**QTY**
	Aronia melanocarpa `Morton` TM / Iroquois Beauty Black Chokeberry	57
	Hypericum frondosum `Sunburst` / Sunburst St. John`s Wort	54
	Juniperus chinensis `Sea Green` / Sea Green Juniper	45
	Miscanthus sinensis `Morning Light` / Morning Light Eulalia Grass	47
	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	48
	Spiraea japonica `Anthony Waterer` / Anthony Waterer Japanese Spirea	60

GENERAL NOTES

1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS
   SHADE TREES: 2.5" CALIPER
   EVERGREEN TREES: 6' TALL
   SHRUBS: 24" TALL (3 GAL / 5 GAL)



Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

Landscape Plan Section 1

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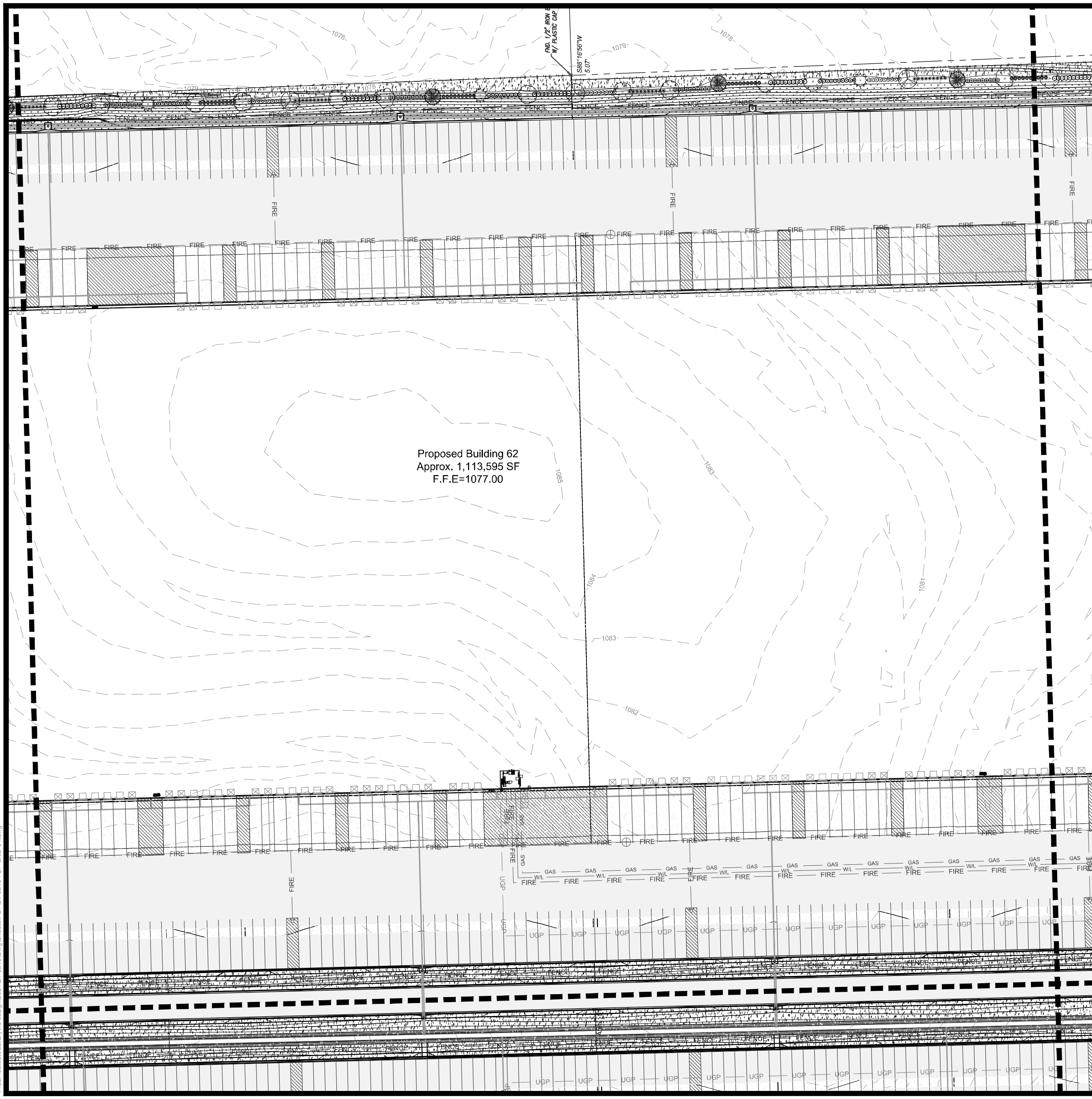

PLANT SCHEDULE SECTION 2

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum `Autumn Splendor` / Autumn Splendor Sugar Maple	5
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	4
	Nyssa sylvatica `Haymanred` TM / Red Rage Tupelo	3
	Quercus rubra / Red Oak	3
EVERGREEN	**BOTANICAL / COMMON NAME**	**QTY**
	Picea glauca `Densata` / Black Hills Spruce	3
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine	3
SHRUBS	**BOTANICAL / COMMON NAME**	**QTY**
	Aronia melanocarpa `Morton` TM / Iroquois Beauty Black Chokeberry	39
	Hypericum frondosum `Sunburst` / Sunburst St. John`s Wort	29
	Juniperus chinensis `Sea Green` / Sea Green Juniper	40
	Miscanthus sinensis `Morning Light` / Morning Light Eulalia Grass	36
	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	29
	Spiraea japonica `Anthony Waterer` / Anthony Waterer Japanese Spirea	34

GENERAL NOTES

1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS
   SHADE TREES: 2.5" CALIPER
   EVERGREEN TREES: 6' TALL
   SHRUBS: 24" TALL (3 GAL / 5 GAL)

NORTH

1"=50'

0 25' 50'

Final Site Plan

21-0219
IP 61 & 62
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Landscape Plan Section 2

NO.	DATE	REVISION
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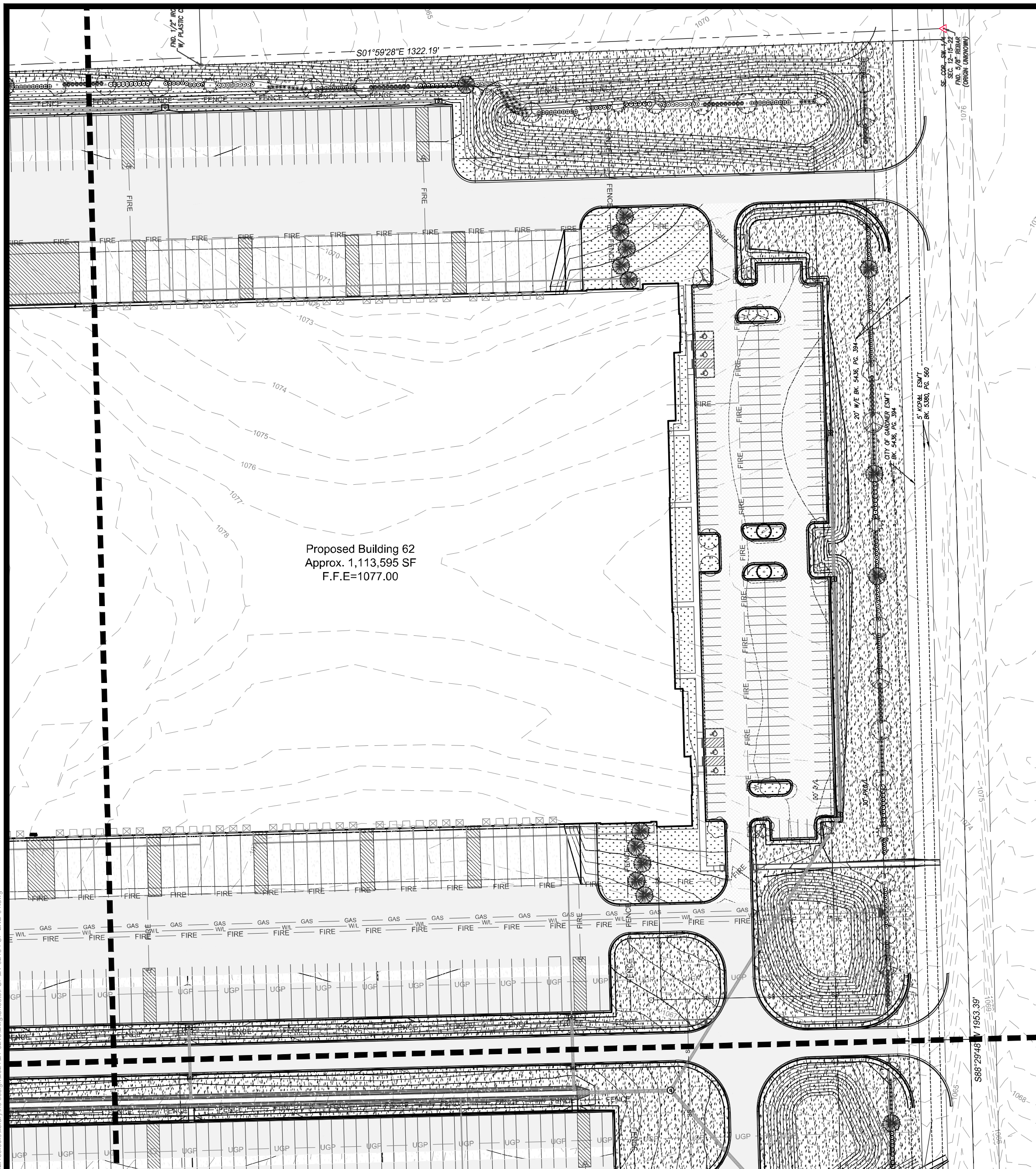
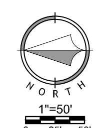


PLANT SCHEDULE SECTION 3

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum `Autumn Splendor` / Autumn Splendor Sugar Maple	11
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	8
	Nyssa sylvatica `Haymanred` TM / Red Rage Tupelo	7
	Quercus rubra / Red Oak	8
	Ulmus americana `Valley Forge` / American Elm	6
EVERGREEN	**BOTANICAL / COMMON NAME**	**QTY**
	Picea glauca `Densata` / Black Hills Spruce	14
	Pinus flexilis `Vanderwolf's Pyramid` / Vanderwolf's Pyramid Limber Pine	5
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**QTY**
	Malus x `Prairifire` / Prairifire Crab Apple	2
SHRUBS	**BOTANICAL / COMMON NAME**	**QTY**
	Aronia melanocarpa `Morton` TM / Iroquois Beauty Black Chokeberry	60
	Hypericum frondosum `Sunburst` / Sunburst St. John`s Wort	54
	Juniperus chinensis `Sea Green` / Sea Green Juniper	45
	Miscanthus sinensis `Morning Light` / Morning Light Eulalia Grass	59
	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	38
	Spiraea japonica `Anthony Waterer` / Anthony Waterer Japanese Spirea	58

GENERAL NOTES

1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS
   SHADE TREES: 2.5" CALIPER
   EVERGREEN TREES: 6' TALL
   SHRUBS: 24" TALL (3 GAL / 5 GAL)



Final Site Plan

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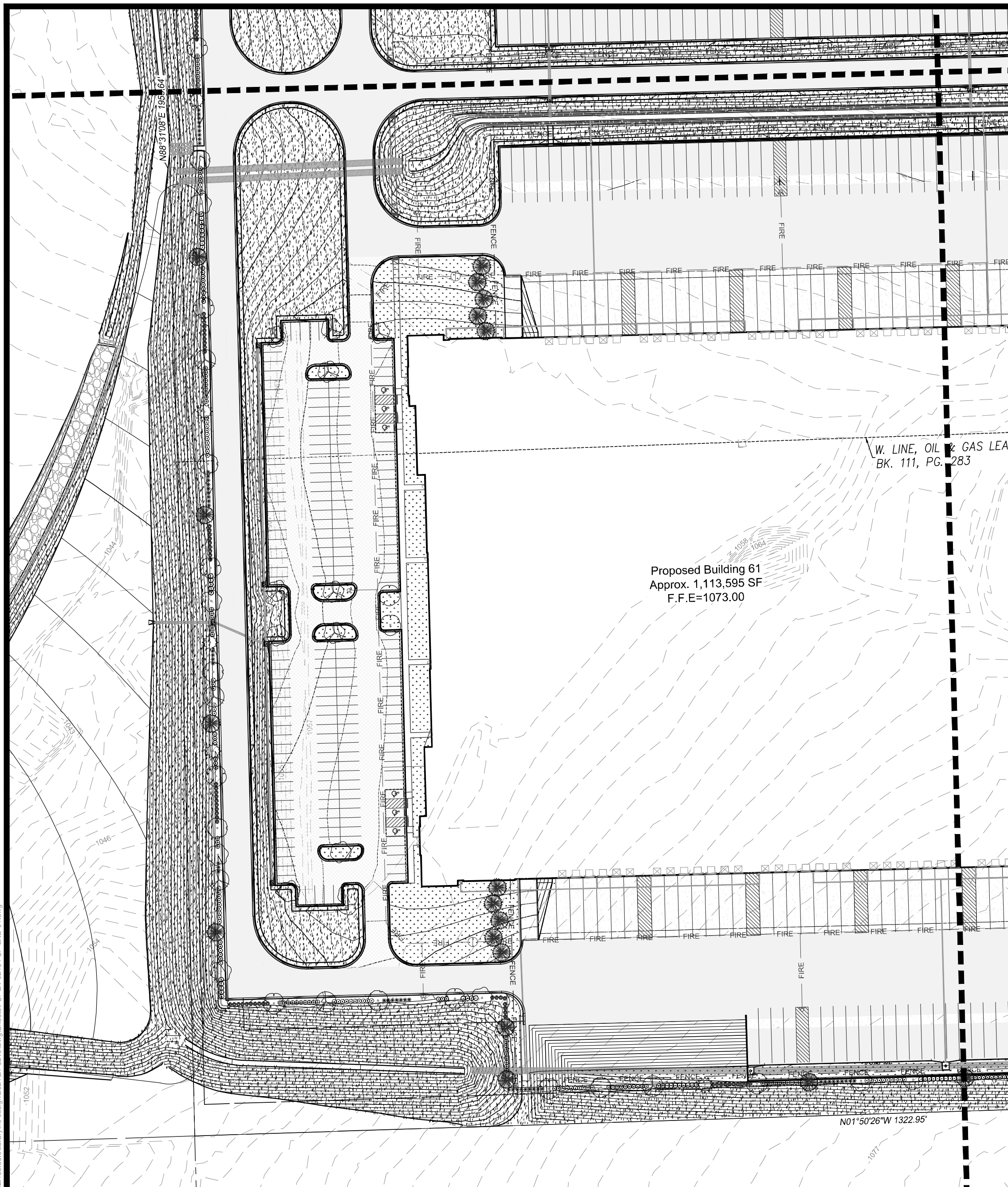

PLANT SCHEDULE SECTION 4

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum `Autumn Splendor` / Autumn Splendor Sugar Maple	9
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	7
	Nyssa sylvatica `Haymanred` TM / Red Rage Tupelo	5
	Quercus rubra / Red Oak	9
	Ulmus americana `Valley Forge` / American Elm	8
EVERGREEN	**BOTANICAL / COMMON NAME**	**QTY**
	Picea glauca `Densata` / Black Hills Spruce	17
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine	6
SHRUBS	**BOTANICAL / COMMON NAME**	**QTY**
	Aronia melanocarpa `Morton` TM / Iroquois Beauty Black Chokeberry	47
	Hypericum frondosum `Sunburst` / Sunburst St. John`s Wort	62
	Juniperus chinensis `Sea Green` / Sea Green Juniper	42
	Miscanthus sinensis `Morning Light` / Morning Light Eulalia Grass	50
	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	34
	Spiraea japonica `Anthony Waterer` / Anthony Waterer Japanese Spirea	57

GENERAL NOTES

1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS
   SHADE TREES: 2.5" CALIPER
   EVERGREEN TREES: 6' TALL
   SHRUBS: 24" TALL (3 GAL / 5 GAL)

NORTH

1"=50'

0 25' 50'

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

Landscape Plan Section 4

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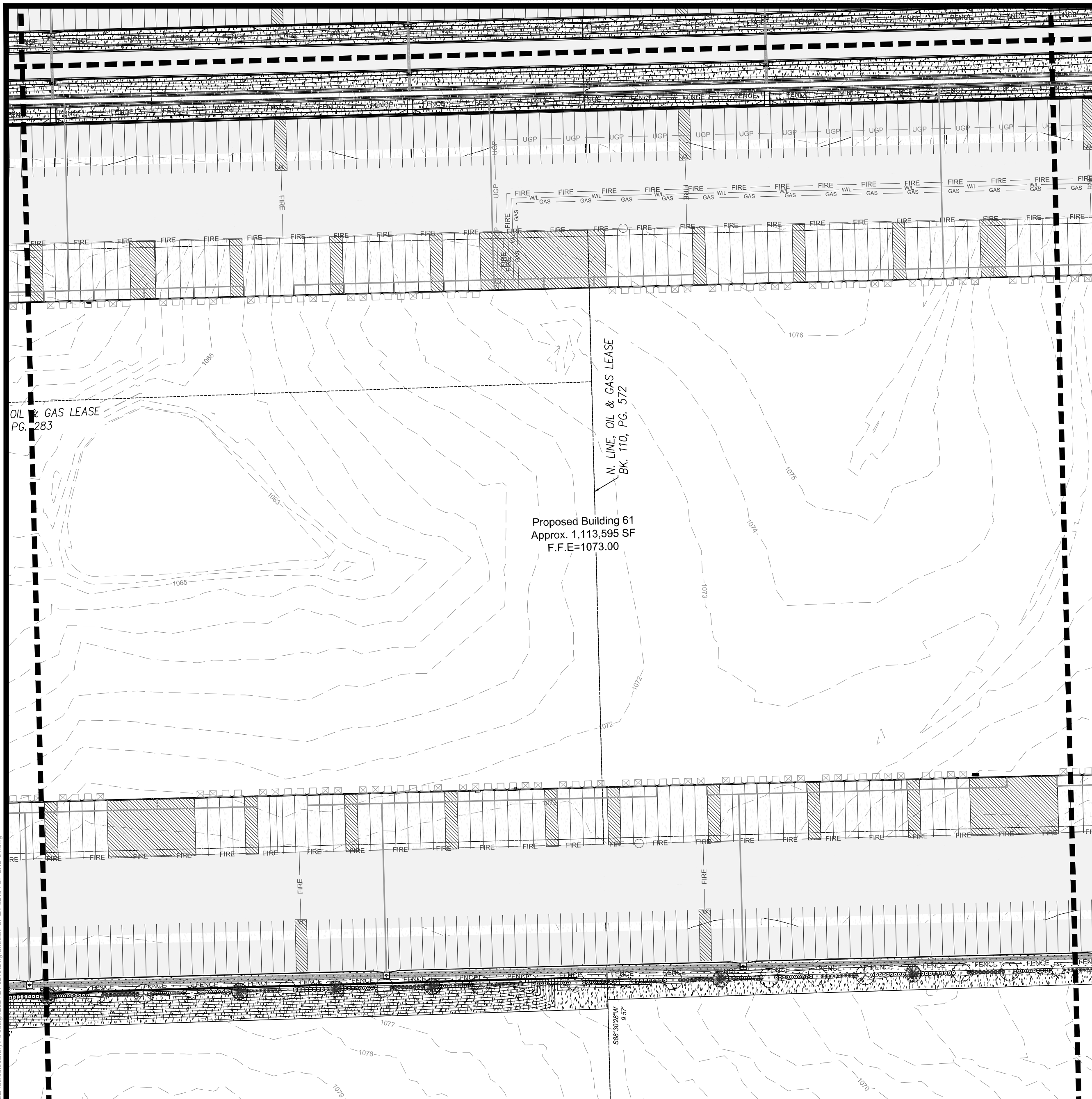

PLANT SCHEDULE SECTION 5

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum `Autumn Splendor` / Autumn Splendor Sugar Maple	4
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	3
	Nyssa sylvatica `Haymanred` TM / Red Rage Tupelo	3
	Quercus rubra / Red Oak	3
EVERGREEN	**BOTANICAL / COMMON NAME**	**QTY**
	Picea glauca `Densata` / Black Hills Spruce	6
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine	3
SHRUBS	**BOTANICAL / COMMON NAME**	**QTY**
	Aronia melanocarpa `Morton` TM / Iroquois Beauty Black Chokeberry	38
	Hypericum frondosum `Sunburst` / Sunburst St. John`s Wort	28
	Juniperus chinensis `Sea Green` / Sea Green Juniper	27
	Miscanthus sinensis `Morning Light` / Morning Light Eulalia Grass	32
	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	37
	Spiraea japonica `Anthony Waterer` / Anthony Waterer Japanese Spirea	38

GENERAL NOTES
1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS
   SHADE TREES: 2.5" CALIPER
   EVERGREEN TREES: 6' TALL
   SHRUBS: 24" TALL (3 GAL / 5 GAL)

NORTH
1"=50'
0 25' 50'

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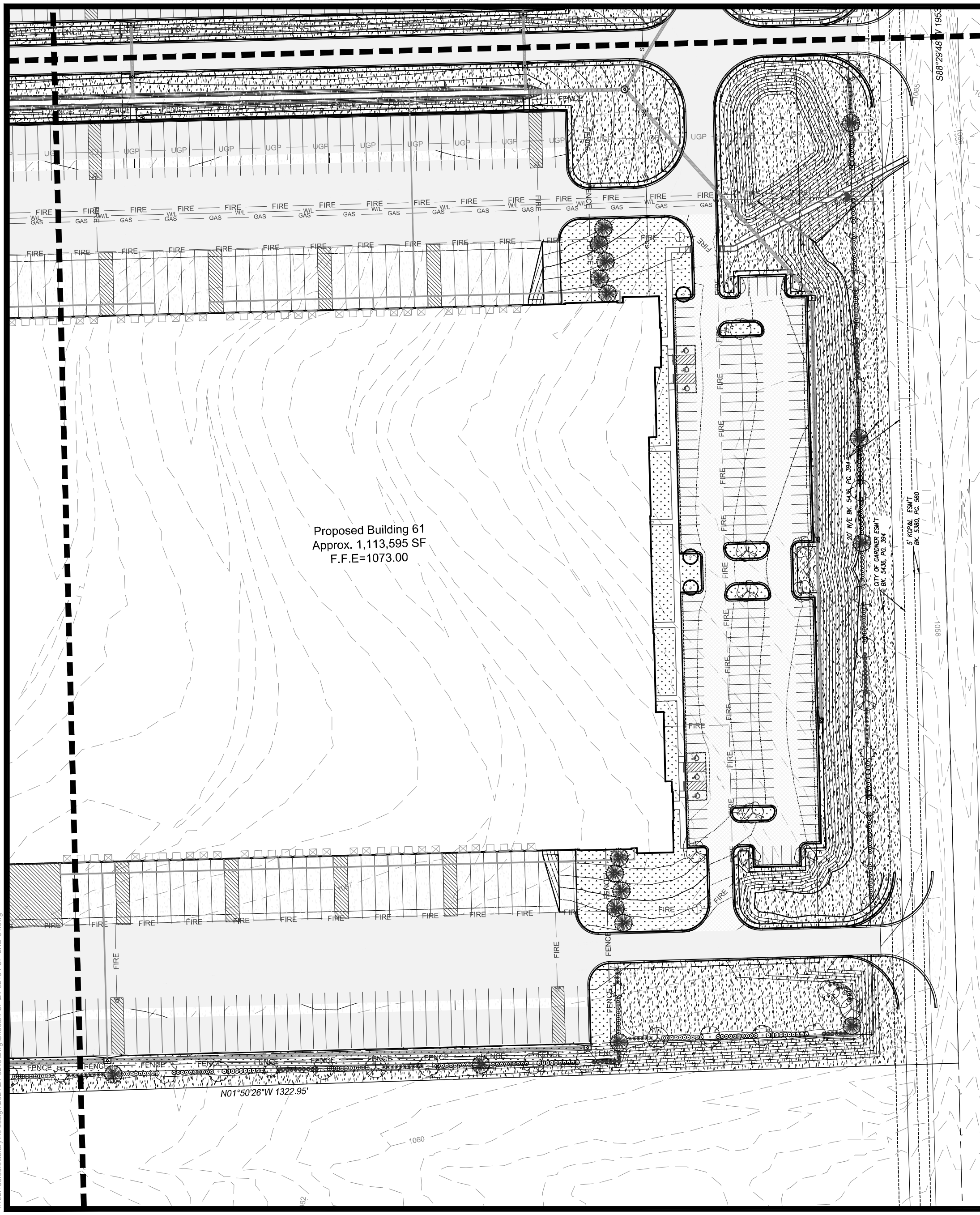
L07



PLANT SCHEDULE SECTION 6

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum `Autumn Splendor` / Autumn Splendor Sugar Maple	14
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	6
	Nyssa sylvatica `Haymanred` TM / Red Rage Tupelo	5
	Quercus rubra / Red Oak	4
	Ulmus americana `Valley Forge` / American Elm	8
EVERGREEN	BOTANICAL / COMMON NAME	QTY
	Picea glauca `Densata` / Black Hills Spruce	17
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine	4
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	QTY
	Malus x `Prairifire` / Prairifire Crab Apple	3
SHRUBS	BOTANICAL / COMMON NAME	QTY
	Aronia melanocarpa `Morton` TM / Iroquois Beauty Black Chokeberry	45
	Hypericum frondosum `Sunburst` / Sunburst St. John`s Wort	57
	Juniperus chinensis `Sea Green` / Sea Green Juniper	57
	Miscanthus sinensis `Morning Light` / Morning Light Eulalia Grass	57
	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	54
	Spiraea japonica `Anthony Waterer` / Anthony Waterer Japanese Spirea	45

GENERAL NOTES

1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS
   SHADE TREES: 2.5" CALIPER
   EVERGREEN TREES: 6' TALL
   SHRUBS: 24" TALL (3 GAL / 5 GAL)

NORTH

1"=50'

0 25' 50'

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

Landscape Plan Section 6

NO.	DATE	REVISION
1	12/17/2021	Original Preparation

DRAWN BY	CHECKED BY
%%	%%

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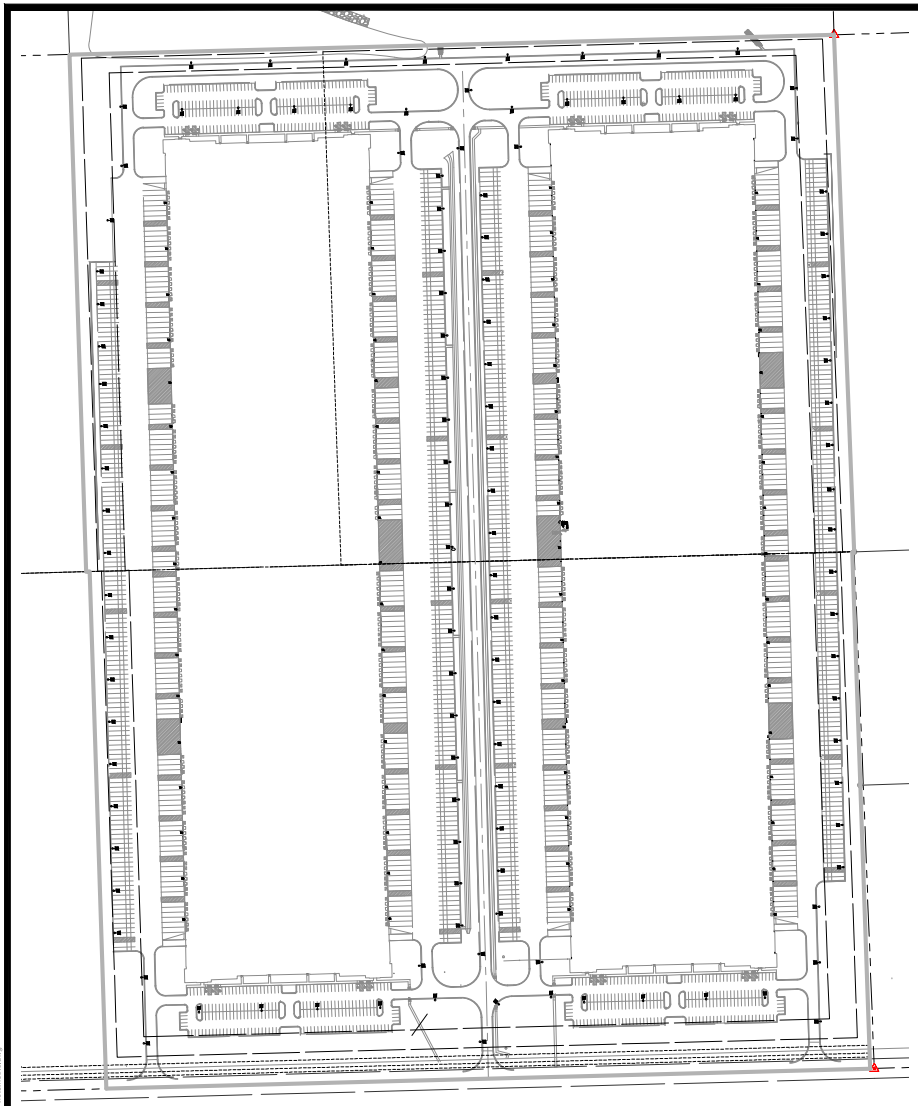
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
KS Certificate of Authority: E-1814

Sheet

L08



VIPER L

LARGE VIPER LUMINAIRE

FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace HID lighting up to 1000W M1 or HPS
- Suitable for wet locations

See Certification Specifications

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE · wiSCAPE · enerpriser · SiteSync

SPECIFICATIONS

CONSTRUCTION

- Corrosion resistant, die-cast aluminum housing with powder coat paint finish rated for 1000 hour salt spray.
- External hardware is corrosion resistant.

OPTICS

- Cartridge is held together with internal brass standoffs so deree to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, 0-10V dimming leads available for use with control devices (provided by others)
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

ELECTRICAL (CONTINUED)

- Fixture electrical compartment contains all LED driver components.
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photocontrol receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Utilshield® Circuit (see Electrical Data)

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Enerpriser for additional set dimming, timed dimming with simple delay, or timed dimming based on time of night.

CONTROLS (CONTINUED)

- In addition, Viper can be specified with SiteSync® wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7.

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with NAF mounting
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020. See Buy American Solutions.

WARRANTY

- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	14,283–39,900
Wattage Range	84–395
Efficacy Range (LPW)	98–135
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.3–4.0

PROPERTY LINE	
AVERAGE FOOT–CANDLES	0.00
MAXIMUM FOOT–CANDLES	0.0
MINIMUM FOOT–CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	0.02 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.00 / 0.00

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MODEL	WATTAGE	MOUNTING	HEIGHT	LAMP DEPRECIATION
L1	▪	68	BEACON, VP-L-64L-135-4K7-4-BC	135 W	WALL	25 FT.	0.9
L2	○▪	29	BEACON, VP-L-64L-135-4K7-2-BC	135 W	POLE	25 FT.	0.9
L3	○▪	2	Hubbell Lighting Inc, dba Beacon Products, VP-L-80L-235-4K7-3	180 W	POLE	25 FT.	0.9
L4	○▪	53	BEACON, VP-L-64L-135-4K7-4-BC	135 W	POLE	25 FT.	0.9
L5	○▪	34	Hubbell Lighting Inc, dba Beacon Products, VP-L-80L-180-4K7-5QM	180 W	POLE	25 FT.	0.9

NORTH

1"=150'

0 75' 150'

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

General Layout

NO.	DATE	REVISION
2	20240401	Per City Comments
1	12/11/2023	Original Preparation

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400 E 17th Street
Kansas City, Missouri 64108
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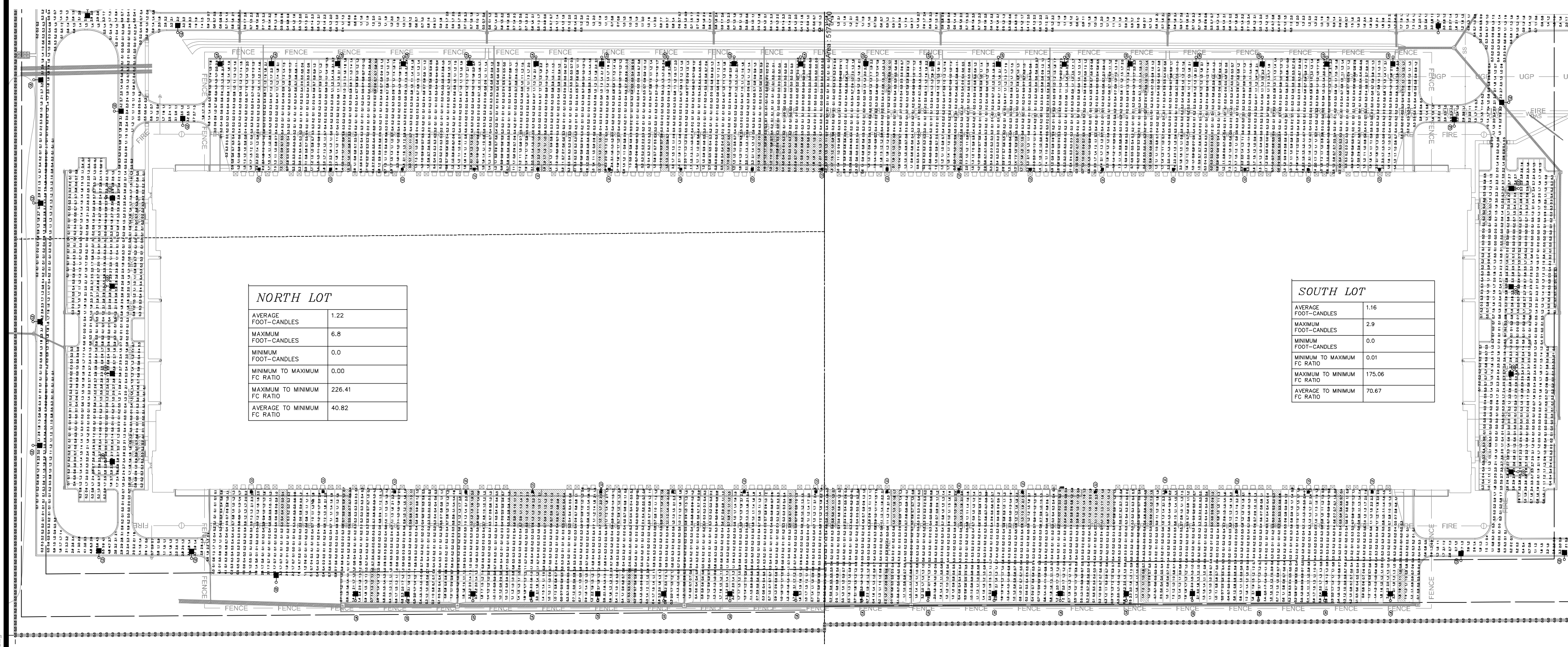
www.RenaissanceCG.com
MO Certificate of Authority: E-2010033630

GRANT NIEHUS LICENSED 03/02/2022 28830 KANSAS PROFESSIONAL ENGINEER

Sheet E01

EAST LOT

AVERAGE FOOT-CANDLES	0.76
MAXIMUM FOOT-CANDLES	3.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	437.51
AVERAGE TO MINIMUM FC RATIO	94.38



NORTH LOT

AVERAGE FOOT-CANDLES	1.22
MAXIMUM FOOT-CANDLES	6.8
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	226.41
AVERAGE TO MINIMUM FC RATIO	40.82

SOUTH LOT

AVERAGE FOOT-CANDLES	1.16
MAXIMUM FOOT-CANDLES	2.9
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	175.06
AVERAGE TO MINIMUM FC RATIO	70.67

WEST LOT

AVERAGE FOOT-CANDLES	0.79
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	102.67
AVERAGE TO MINIMUM FC RATIO	23.78

1"=80'
0 40' 80'

Final Site Plan

21-0219
IP 61 & 62
City Of Edgerton, Johnson County, Kansas

West Building

NO.	DATE	REVISION
	2022-03-01	Per City Comments
1	12/17/2021	Original Preparation

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RW	AT

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GRANT NIEHUS LICENSED 03/02/2022 26830 KANSAS PROFESSIONAL ENGINEER

Sheet
E03

EAST LOT	
AVERAGE FOOT-CANDLES	0.81
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	295.79
AVERAGE TO MINIMUM FC RATIO	69.49

NORTH LOT	
AVERAGE FOOT-CANDLES	1.22
MAXIMUM FOOT-CANDLES	6.8
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	226.41
AVERAGE TO MINIMUM FC RATIO	40.82

SOUTH LOT	
AVERAGE FOOT-CANDLES	1.19
MAXIMUM FOOT-CANDLES	3.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	154.20
AVERAGE TO MINIMUM FC RATIO	57.17

WEST LOT	
AVERAGE FOOT-CANDLES	0.93
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	99.89
AVERAGE TO MINIMUM FC RATIO	27.78

NORTH

1"=80'

0 40' 80'

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

East Building

NO.	DATE	REVISION
2	20220401	Per City Comments
1	12/17/2021	Original Preparation

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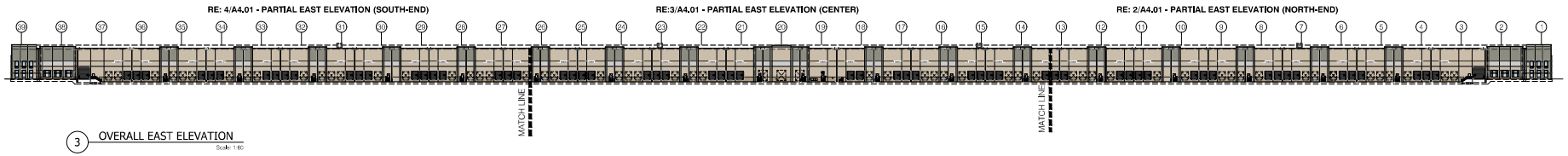
Sheet E02



3 OVERALL EAST ELEVATION
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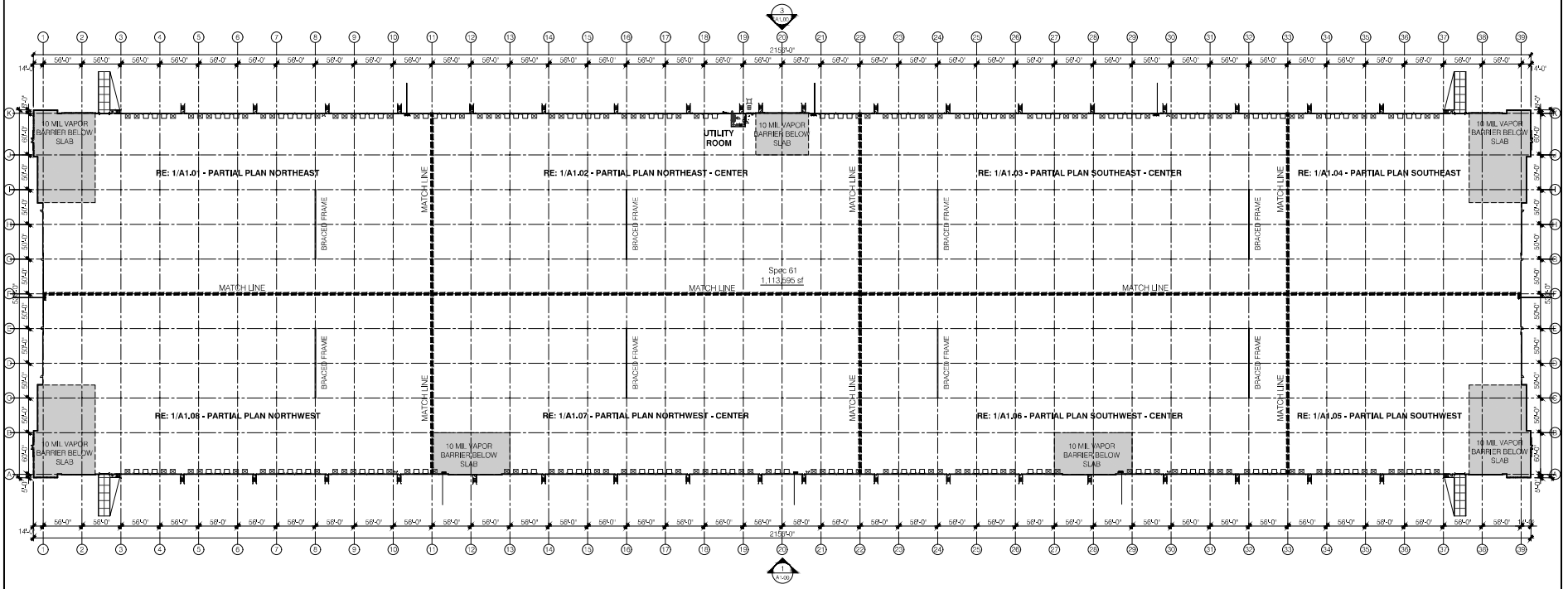
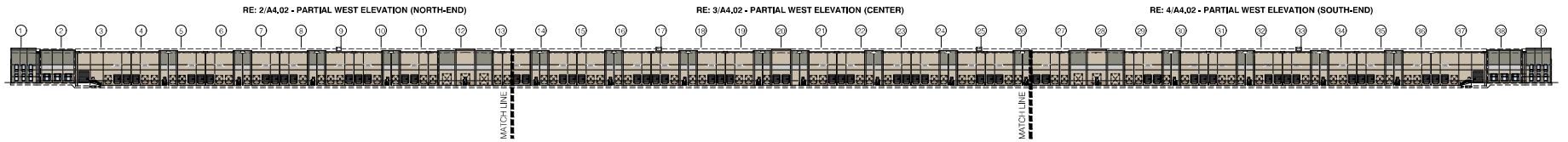


2 OVERALL FLOOR PLAN
Scale: 1:60



1 OVERALL WEST ELEVATION
Scale: 1:60

studio North ARCHITECTURE
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816 | 888 | 7300

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 61

NE Corner 207th & Gardner Road
Edgerton, KS

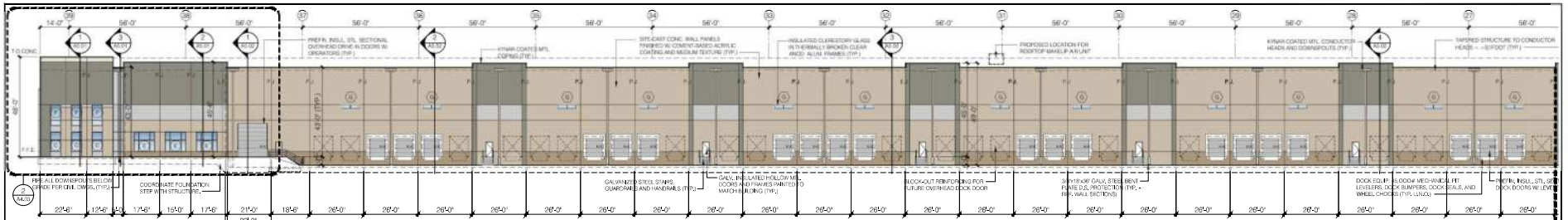
Project No. 2021-178
Date: 12.10.21
Issued For: PERMIT/PLANNING SET
Revisions:

No.	Date	Description

Robert H. Watkins III
Licensed
4297
Professional Architect
Kansas
12.10.21

A1.00

OVERALL FLOOR PLAN



4 PARTIAL EAST ELEVATION
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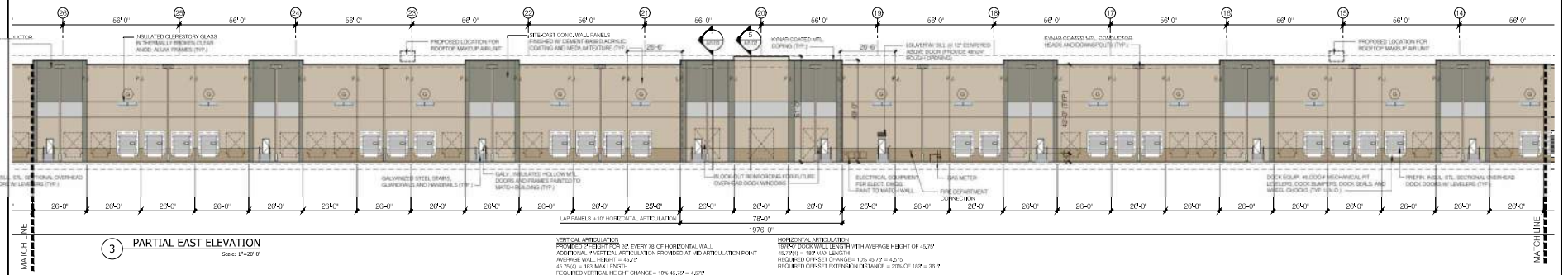

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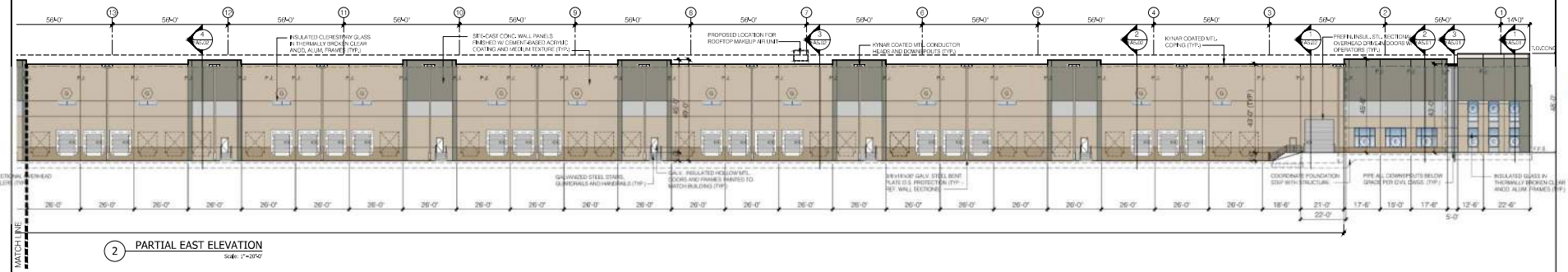

2 PARTIAL EAST ELEVATION
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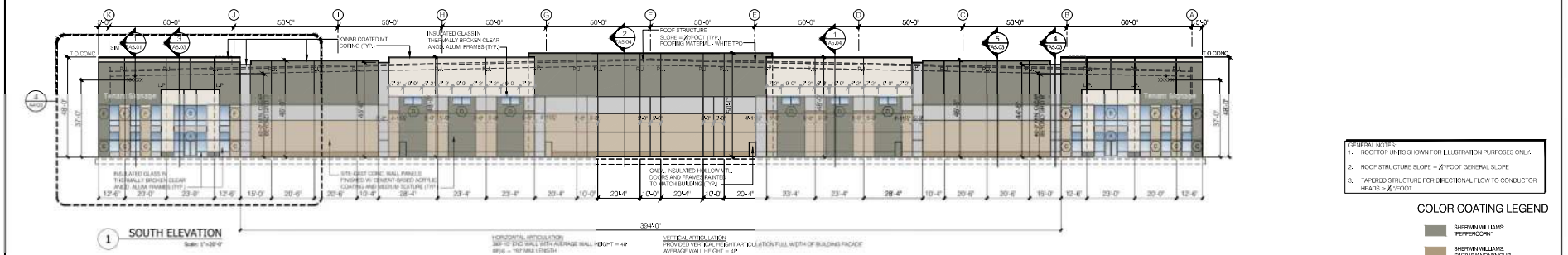

1 SOUTH ELEVATION
Scale: 1"=20'-0"

GENERAL NOTES:
1. ROOFTOP UNITS SHOWN FOR ILLUSTRATION PURPOSES ONLY.
2. ROOF STRUCTURE SLOPE = ¼"/FOOT GENERAL SLOPE
3. TAPERED STRUCTURE FOR DIRECTIONAL FLOW TO CONDUCTOR HEADS > ½"/FOOT

COLOR COATING LEGEND

- SHERWIN WILLIAMS "PEPPERCORN"
- SHERWIN WILLIAMS SW7046 "ANONYMOUS"
- SHERWIN WILLIAMS SW7036 "TONY TAUPE"
- SHERWIN WILLIAMS SW7043 "WORLDLY GRAY"
- SHERWIN WILLIAMS "KNITTING NEEDLES"

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LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
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STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 61

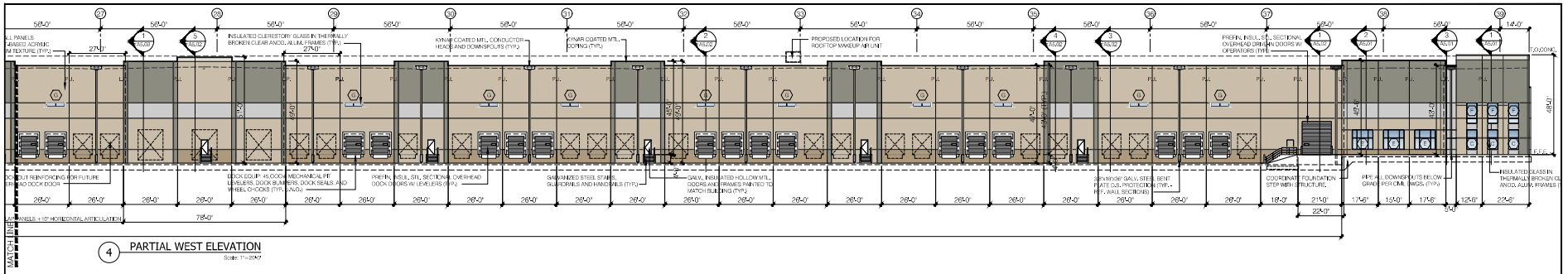
NE Corner 207th & Gardner Road
Edgerton, KS

Project No:	2021-178
Date:	12.10.21
Issued For:	PERMIT/PLANNING SET
Revisions:	

No.	Date	Description

ROBERT W. WATERS III LICENSED 4297 PROFESSIONAL ARCHITECT KANSAS
12.10.21

A4.01
ELEVATIONS



4 PARTIAL WEST ELEVATION
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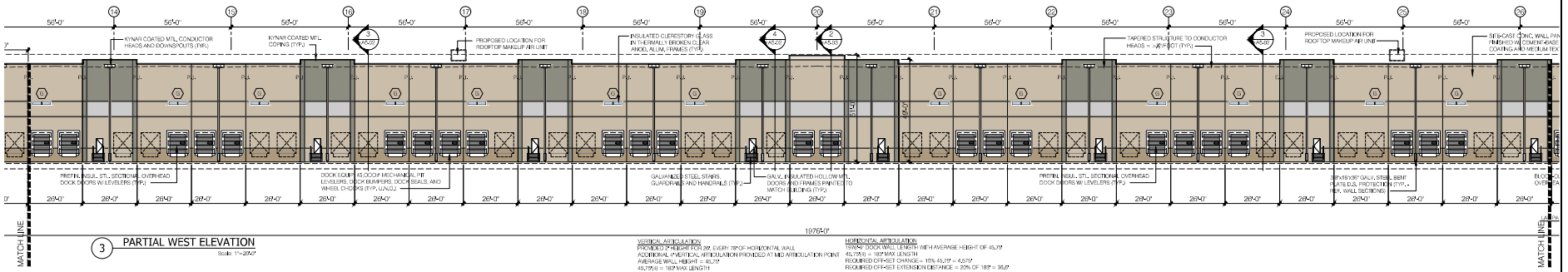

3 PARTIAL WEST ELEVATION
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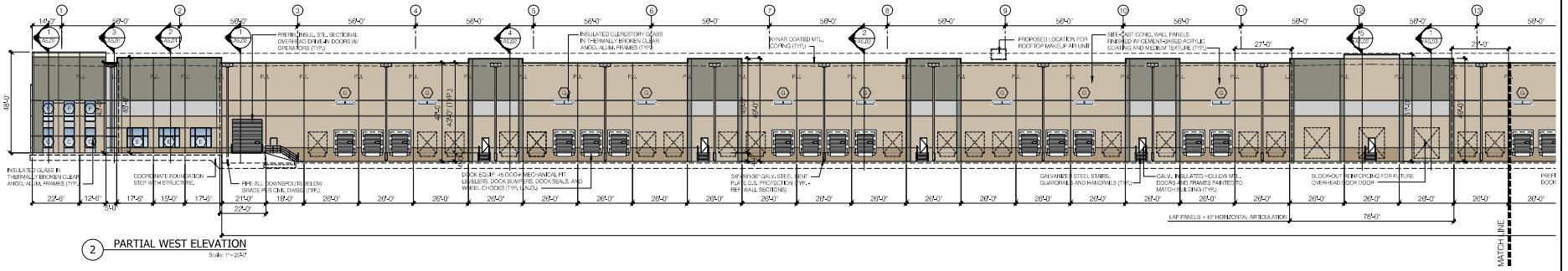

2 PARTIAL WEST ELEVATION
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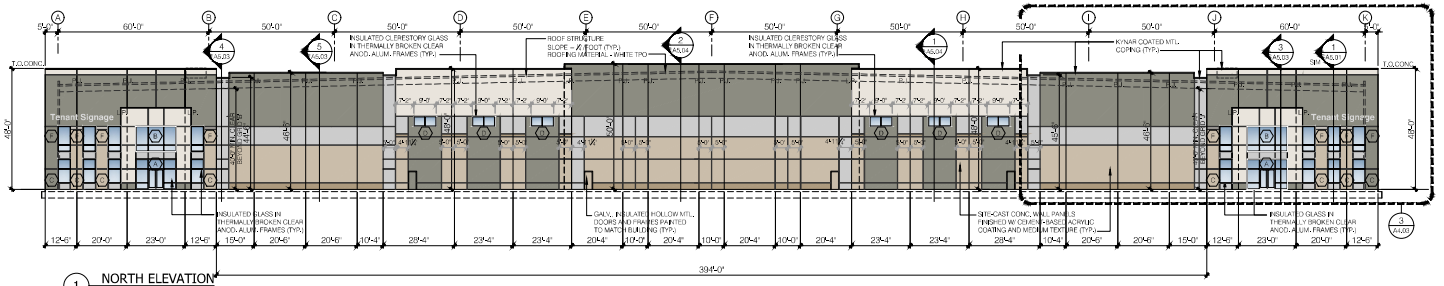

1 NORTH ELEVATION
Scale: 1"=20'-0"

GENERAL NOTES:
1. ROOFTOP UNITS SHOWN FOR ILLUSTRATION PURPOSES ONLY.
2. ROOF STRUCTURE SLOPE = ¼"/FOOT GENERAL SLOPE
3. TAPERED STRUCTURE FOR DIRECTIONAL FLOW TO CONDUCTOR HEADS = ¼"/FOOT

COLOR COATING LEGEND

- SHERWIN WILLIAMS "PEPPERCORN"
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- SHERWIN WILLIAMS SW7043 "WORLDLY GRAY"
- SHERWIN WILLIAMS "KNITTING NEEDLES"

studioNorth ARCHITECTURE
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 556 | 7300

Civil: RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE: RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS: KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL: KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING: DESIGN-BUILD
MECHANICAL: DESIGN-BUILD
ELECTRICAL: DESIGN-BUILD
FIRE PROTECTION: DESIGN-BUILD
CONTRACTOR: TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 61

NE Corner 207th & Gardner Road
Edgerton, KS

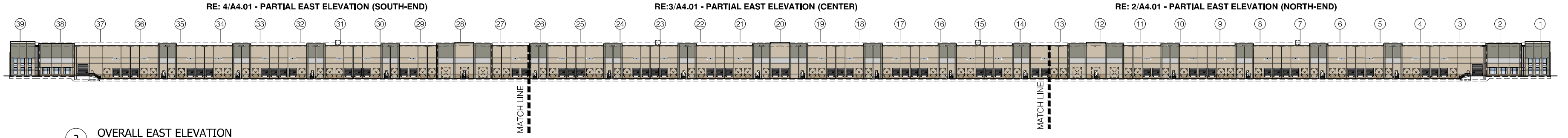
Project No. 2021-178
Date: 12.10.21
Issued For: PERMIT/PLANNING SET
Revisions:

No.	Date	Description

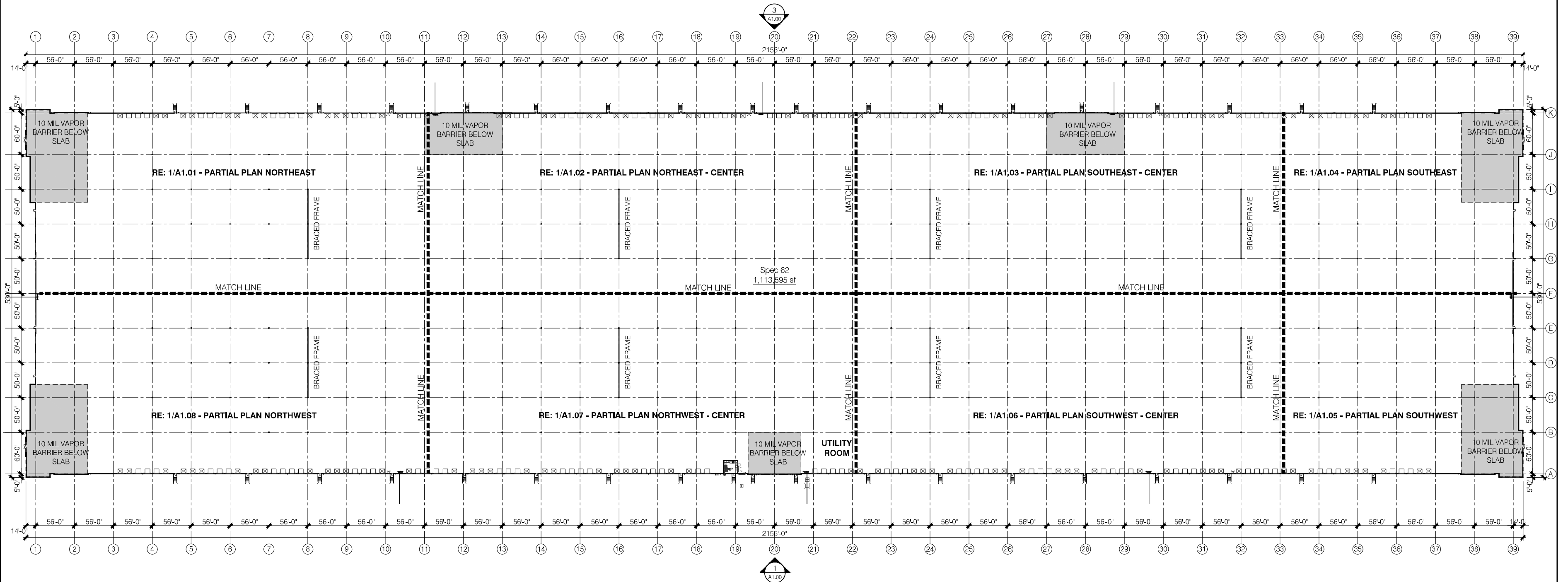
ROBERT M. WATKINS III LICENSED PROFESSIONAL ARCHITECT 4297 KANSAS
12.10.21

A4.02

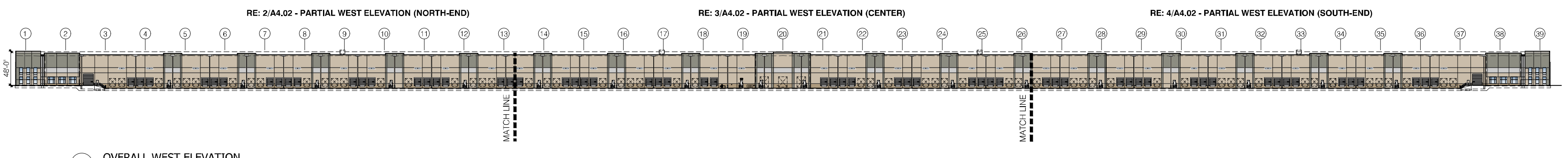
ELEVATIONS



3 OVERALL EAST ELEVATION
Scale: 1:60



2 OVERALL FLOOR PLAN
Scale: 1:60



1 OVERALL WEST ELEVATION
Scale: 1:60

studio North ARCHITECTURE

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816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

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LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 62

NE Corner 207th & Gardner Road
Edgerton, KS

Project No. 2021-179
Date: 12.10.21
Issued For: PERMIT/PLANNING SET
Revisions:

No.	Date	Description

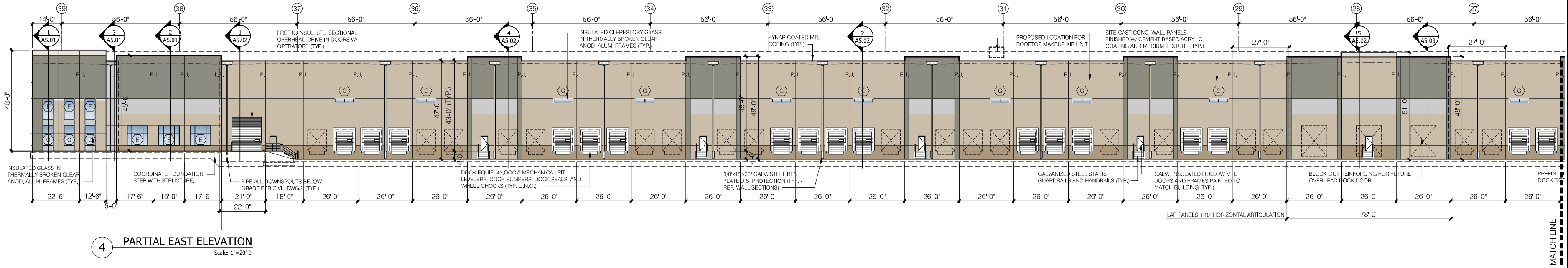
C=US, E=rwaters@studionorthkc.com, O=studioNorth Architecture, CN="Robert H. Waters, III" 2021.12.10 14:10:16-06'00'

ROBERT H. WATERS III LICENSED 4297 KANSAS PROFESSIONAL ARCHITECT
12.10.21

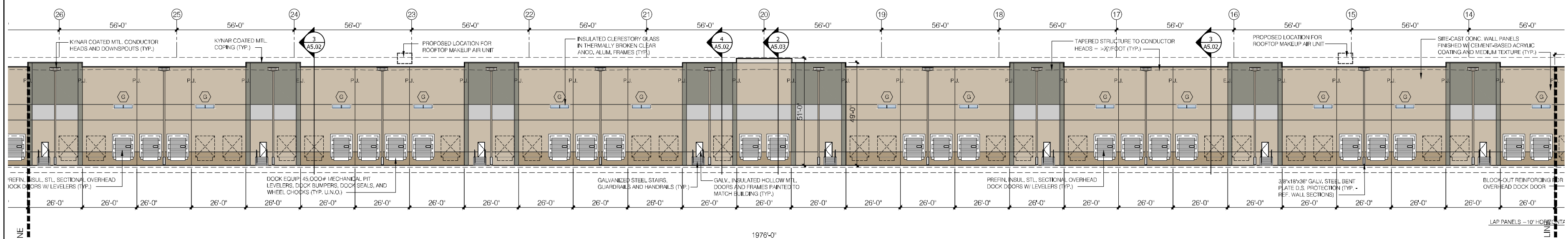
Robert H. Waters III - Architect
Kansas License No. 4297

A1.00

OVERALL FLOOR PLAN



4 PARTIAL EAST ELEVATION
Scale: 1"=20'-0"

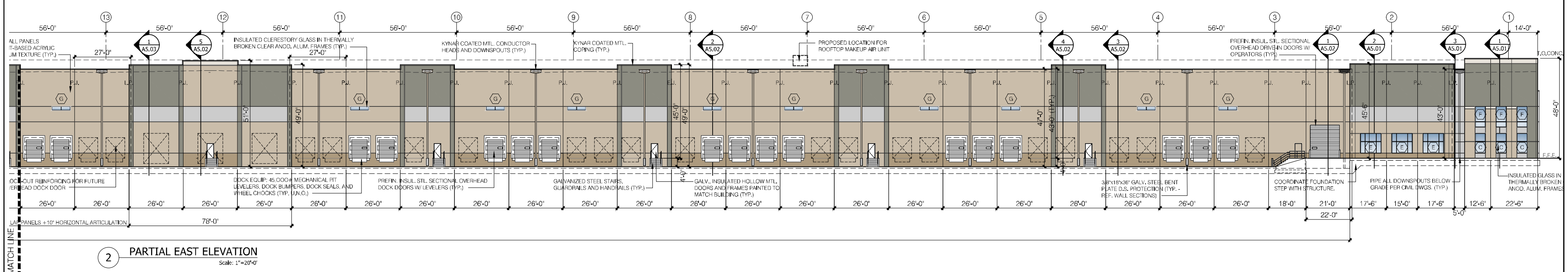


3 PARTIAL EAST ELEVATION
Scale: 1"=20'-0"

1976'-0"

VERTICAL ARTICULATION
PROVIDED 2' HEIGHT FOR 26', EVERY 78' OF HORIZONTAL WALL
ADDITIONAL 4' VERTICAL ARTICULATION PROVIDED AT MID ARTICULATION POINT
AVERAGE WALL HEIGHT = 45.75'
45.75'(4) = 183' MAX LENGTH
REQUIRED VERTICAL HEIGHT CHANGE= 10% 45.75' = 4.575'

HORIZONTAL ARTICULATION
1976'-0' DOCK WALL LENGTH WITH AVERAGE HEIGHT OF 45.75'
45.75'(4) = 183' MAX LENGTH
REQUIRED OFF-SET CHANGE= 10% 45.75' = 4.575'
REQUIRED OFF-SET EXTENSION DISTANCE = 20% OF 183' = 36.6'



2 PARTIAL EAST ELEVATION
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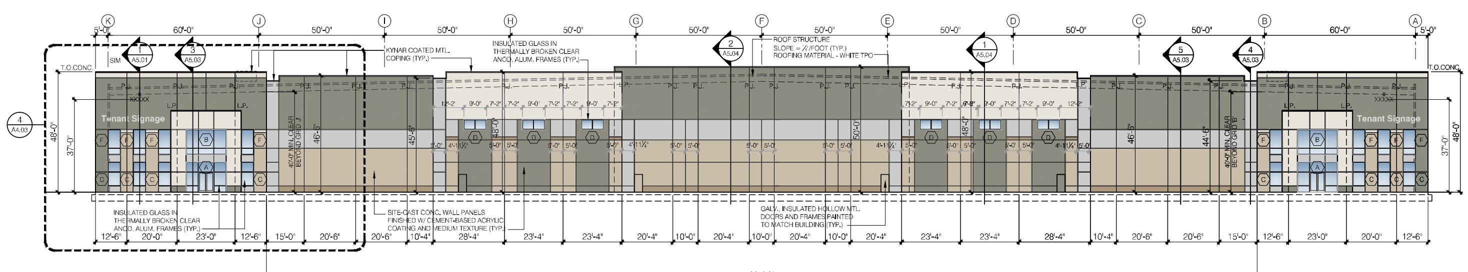

1 SOUTH ELEVATION
Scale: 1"=20'-0"

394'-0"

HORIZONTAL ARTICULATION
389'-10" END WALL WITH AVERAGE WALL HEIGHT = 48'
48'(4) = 192' MAX LENGTH
REQUIRED OFF-SET CHANGE= 10% 48' = 4.8'
REQUIRED OFF-SET EXTENSION DISTANCE = 20% OF 192' = 38.4'

VERTICAL ARTICULATION
PROVIDED VERTICAL HEIGHT ARTICULATION FULL WIDTH OF BUILDING FACADE
AVERAGE WALL HEIGHT = 48'
48'(4) = 192' MAX LENGTH
REQUIRED VERTICAL HEIGHT CHANGE= 10% 48' = 4.8'
5.5' VERTICAL HEIGHT CHANGE PROVIDED BETWEEN LOW AND HIGH POINTS AT BUILDING WIDTH ELEVATION

GENERAL NOTES:
1. ROOFTOP UNITS SHOWN FOR ILLUSTRATION PURPOSES ONLY.
2. ROOF STRUCTURE SLOPE = $\frac{1}{4}$"/FOOT GENERAL SLOPE
3. TAPERED STRUCTURE FOR DIRECTIONAL FLOW TO CONDUCTOR HEADS > $\frac{1}{8}$"/FOOT

COLOR COATING LEGEND

- SHERWIN WILLIAMS: "PEPPERCORN"
- SHERWIN WILLIAMS: SW7046 "ANONYMOUS'
- SHERWIN WILLIAMS: SW7038 "TONY TAUPE'
- SHERWIN WILLIAMS: SW7043 "WORLDLY GRAY"
- SHERWIN WILLIAMS: "KNITTING NEEDLES"

studioNorth ARCHITECTURE
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816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 62

NE Corner 207th & Gardner Road
Edgerton, KS

Project No. 2021-179
Date: 12.10.21
Issued For: PERMIT/PLANNING SET
Revisions:

No.	Date	Description

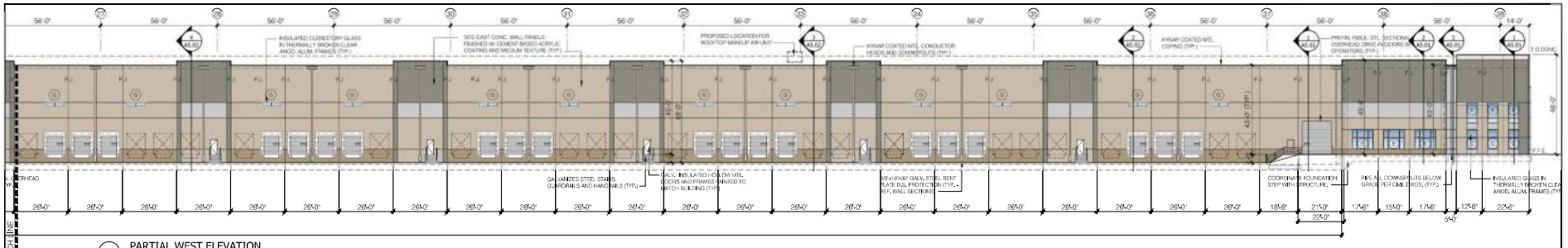
C=US, E=rwaters@studionorthkc.com, O=studioNorth Architecture, CN="Robert H. Waters, III" 2021.12.10 14:10:21-06'00'

ROBERT H. WATERS III LICENSED 4297 KANSAS PROFESSIONAL ARCHITECT
12.10.21

Robert H. Waters III - Architect
Kansas License No. 4297

A4.01

ELEVATIONS



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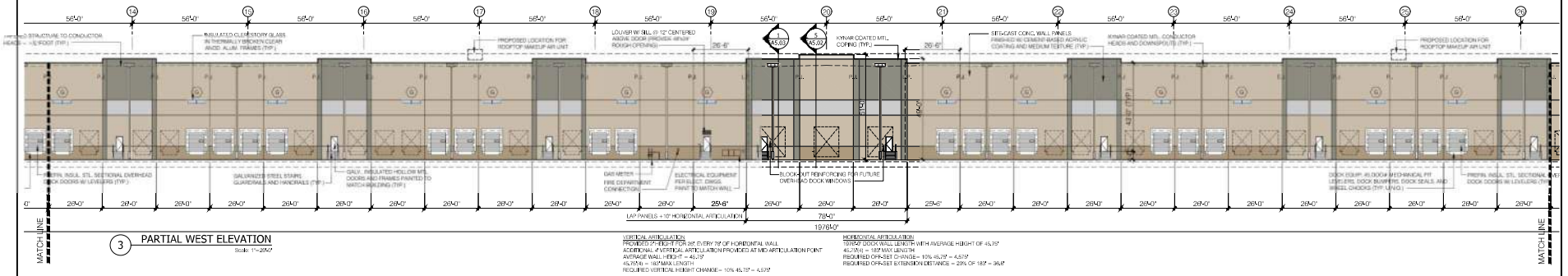

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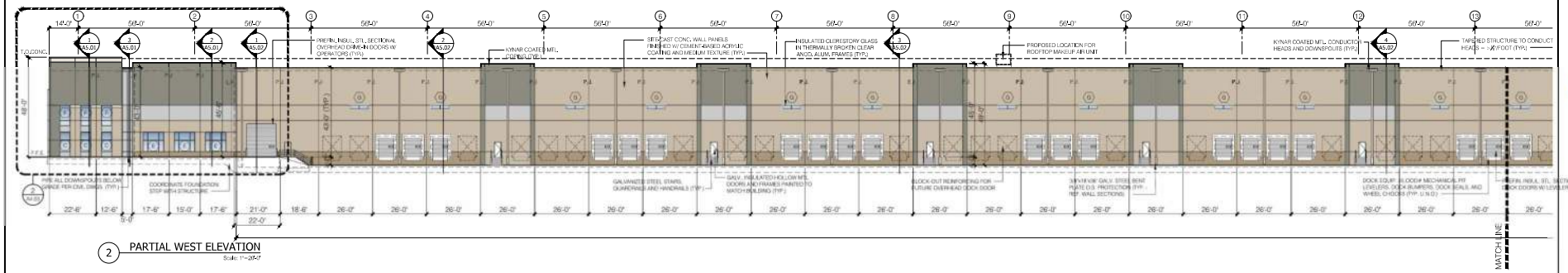

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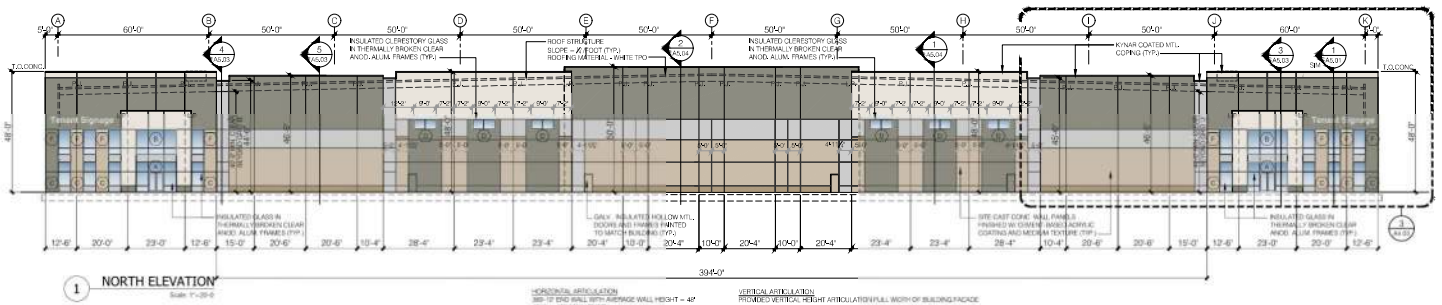

1 NORTH ELEVATION
Scale: 1"=20'-0"

GENERAL NOTES:
1. ROOFTOP UNITS SHOWN FOR ILLUSTRATION PURPOSES ONLY.
2. ROOF STRUCTURE SLOPE = ¼"/FOOT GENERAL SLOPE
3. TAPERED STRUCTURE FOR DIRECTIONAL FLOW TO CONDUCTOR HEADS = ¼"/FOOT

COLOR COATING LEGEND

- SHERWIN WILLIAMS "PEPPERCORN"
- SHERWIN WILLIAMS SW7046 "ANONYMOUS"
- SHERWIN WILLIAMS SW7039 "FONY TAUPE"
- SHERWIN WILLIAMS SW7043 "WORLDLY GRAY"
- SHERWIN WILLIAMS "KNITTING NEEDLES"

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MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 62
NE Corner 207th & Gardner Road
Edgerton, KS

Project No: 2021-179
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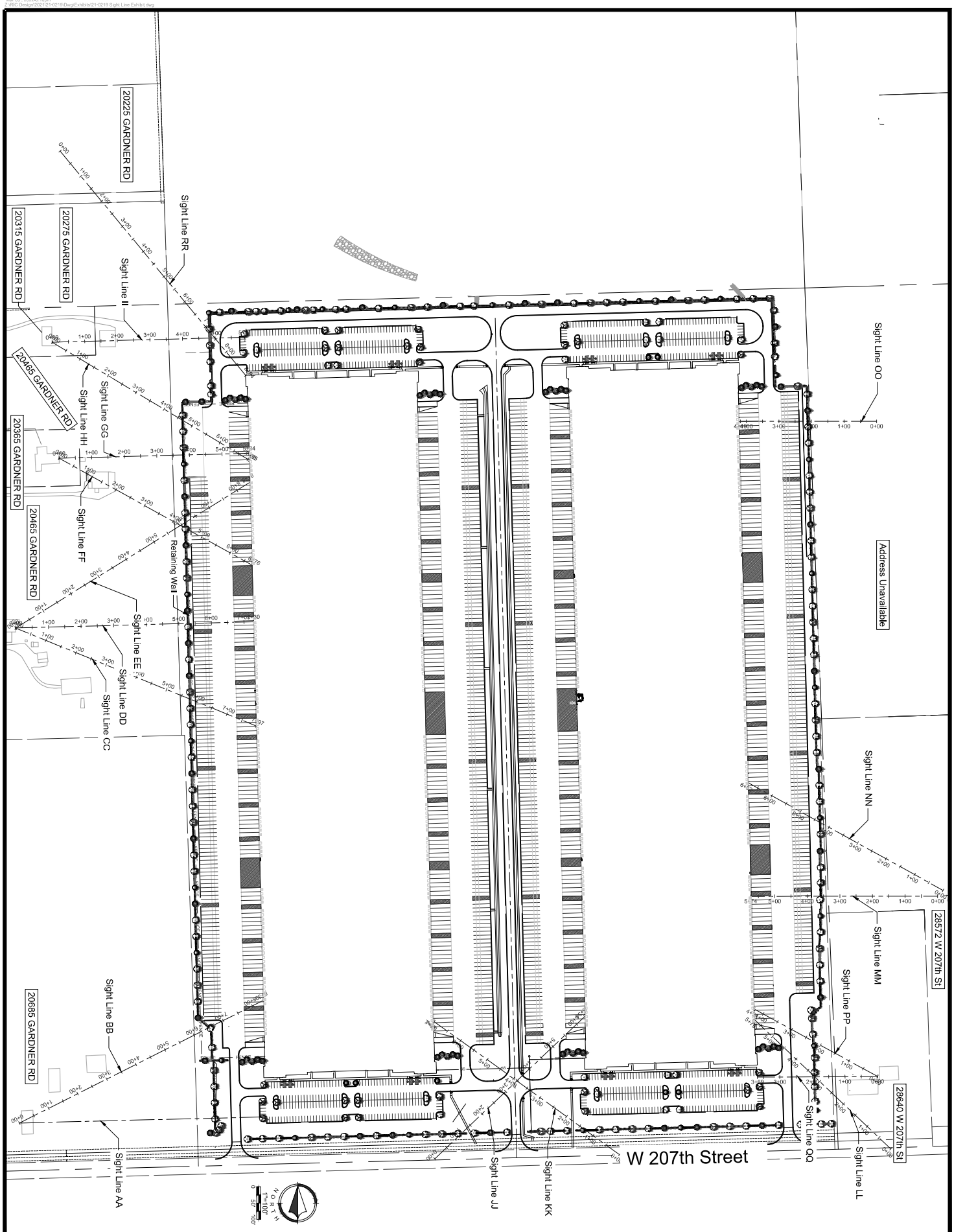
Issued For: PERMIT/PLANNING SET
Revisions:

No.	Date	Description

ROBERT M. WATERS III LICENSED 4297 PROFESSIONAL ARCHITECT KANSAS
12.10.21

Robert M. Waters III - Architect
Kansas License No. 4297

A4.02
ELEVATIONS



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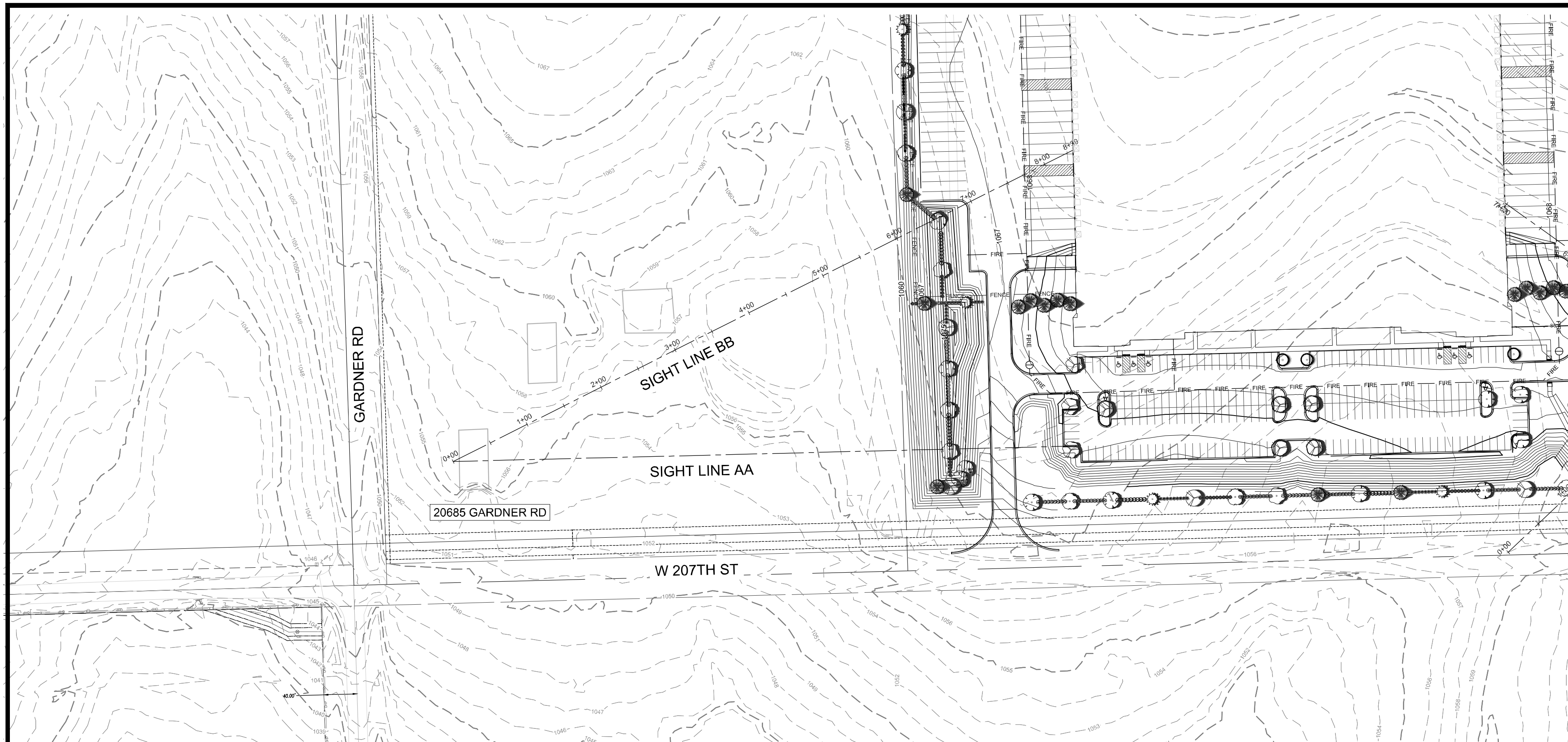
1	ROW, PNC	02/28/22	ORIGINAL SUBMITTAL

Overall Layout

Project Exhibit

21-0219
Northpoint Inland Ports 61 & 62

Sheet
1 of 11



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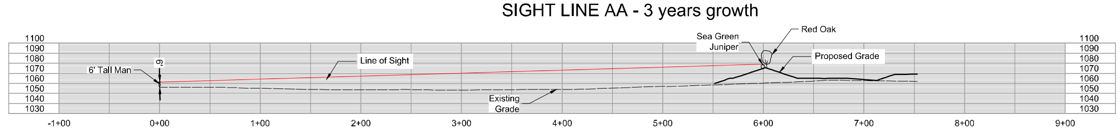

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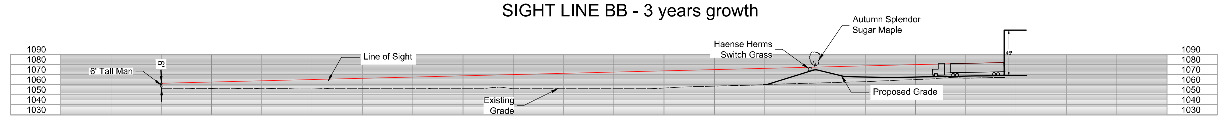

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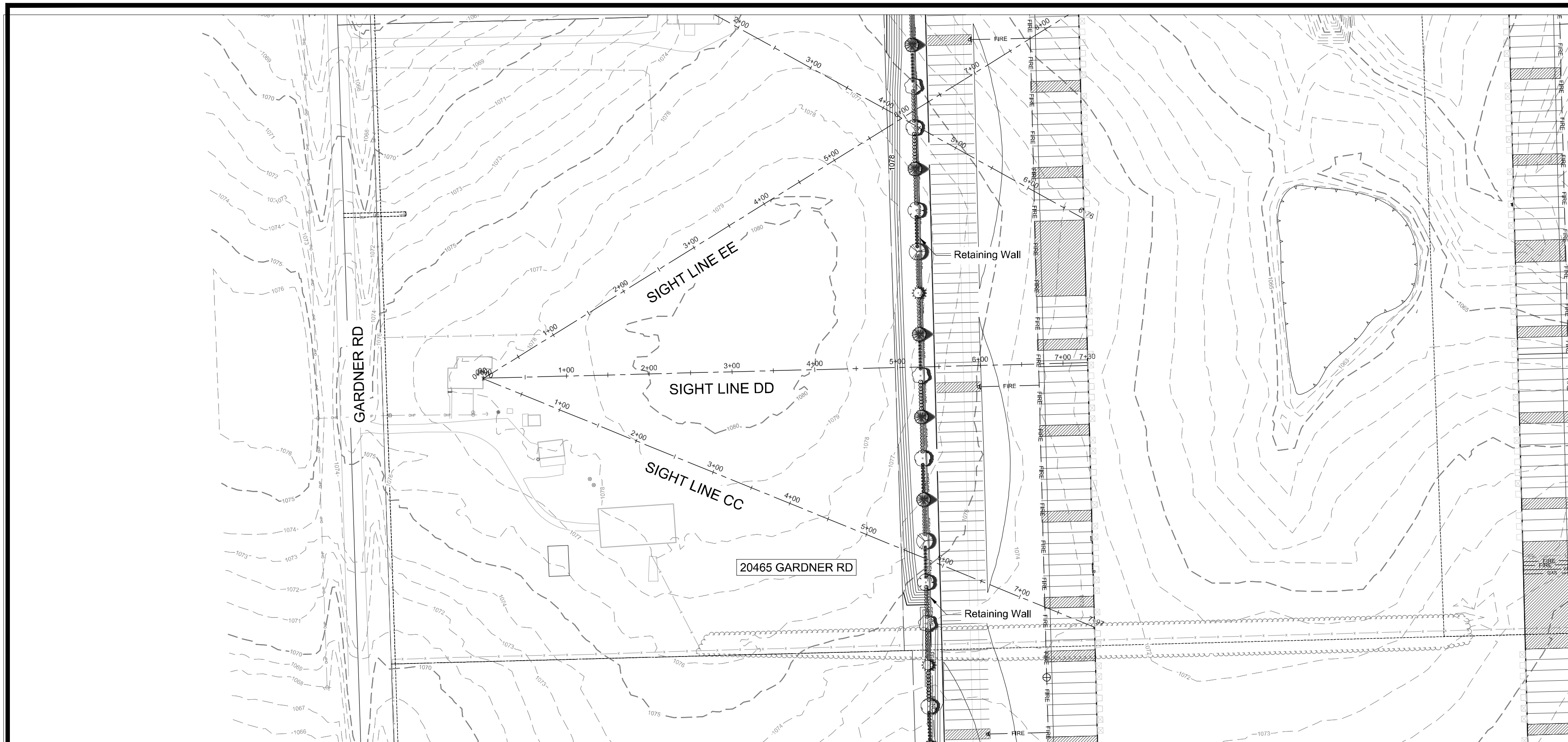
Sheet
2 of 11

Project Exhibit

21-0219
Northpoint Inland Ports 61 & 62

Site Sections 1 of 10

Renaissance Infrastructure Consulting



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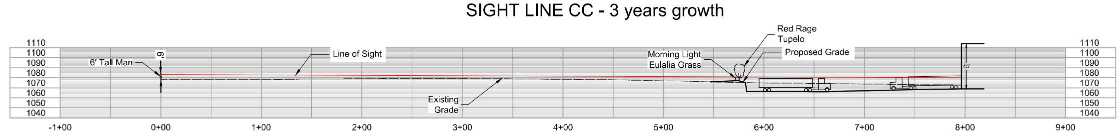

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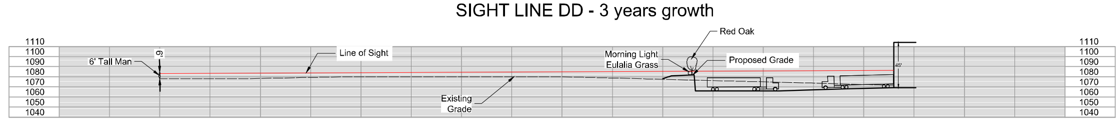

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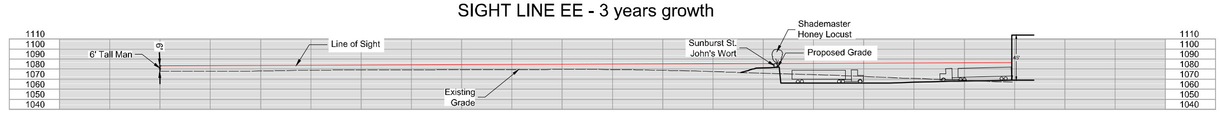

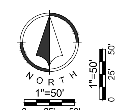

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Project Exhibit

21-0219
Northpoint Inland Ports 61 & 62

Site Sections 2 of 10

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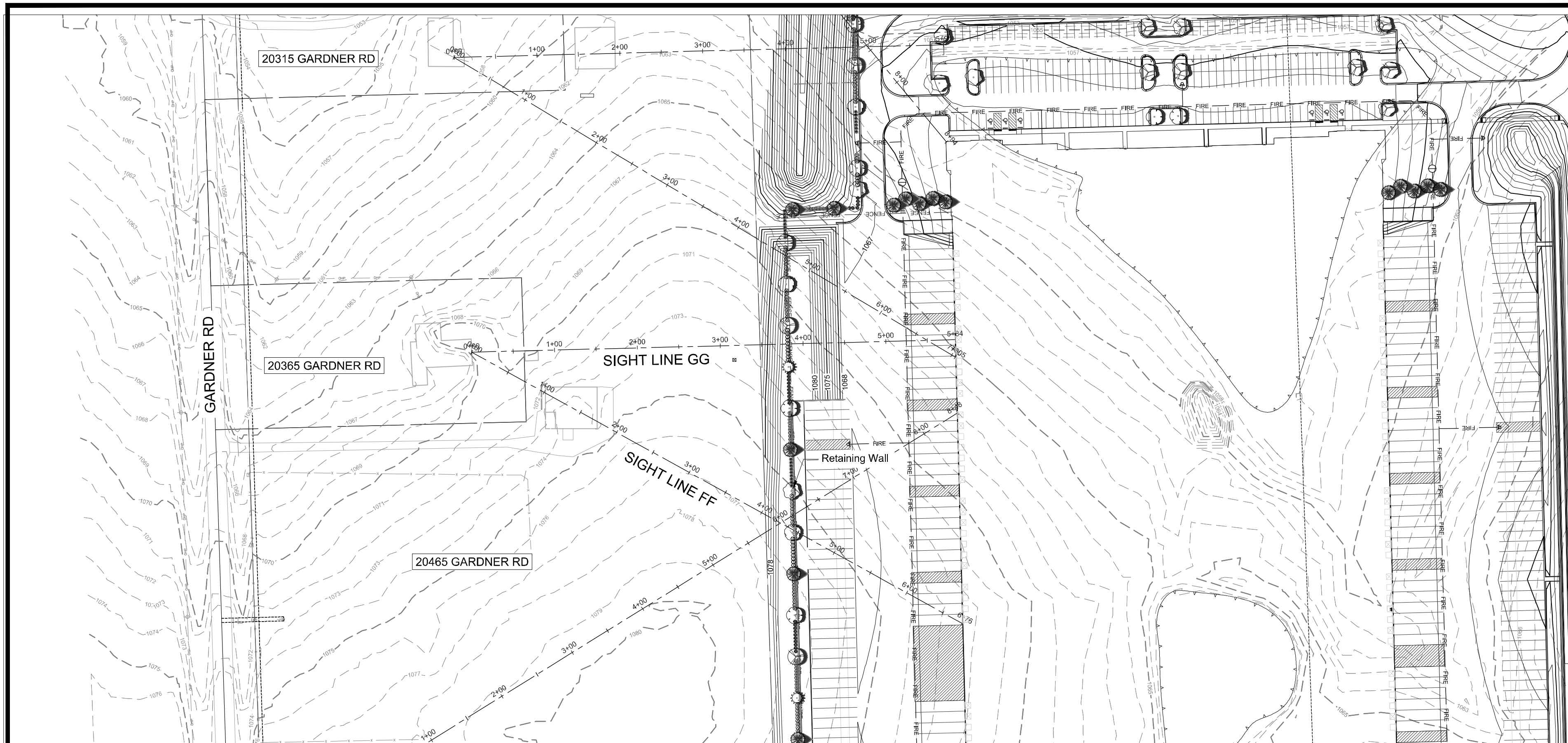

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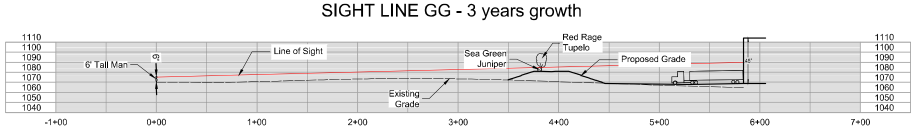

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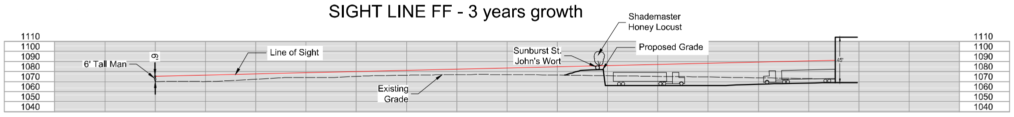

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Sheet
4 of 11

Project Exhibit
21-0219
Northpoint Inland Ports 61 & 62

Site Sections 3 of 10

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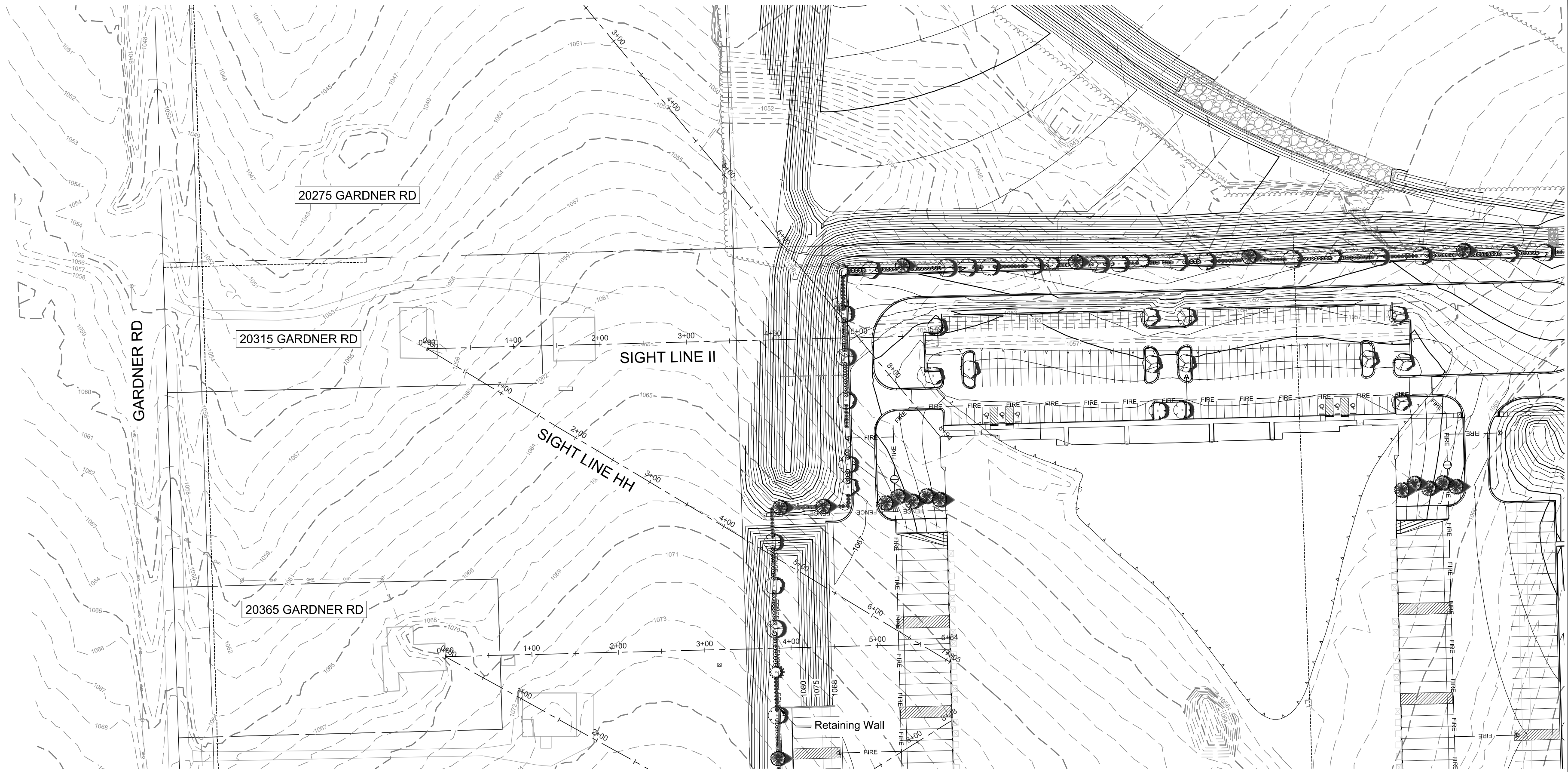

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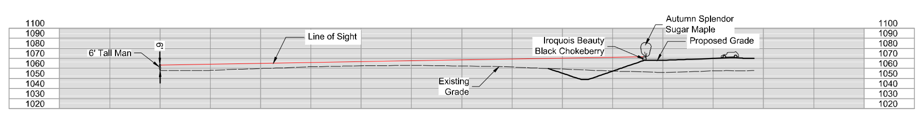

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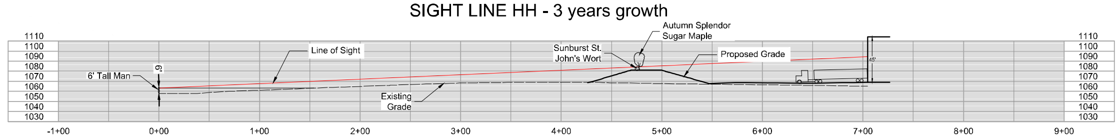

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Sheet
5 of 11

Project Exhibit

21-0219
Northpoint Inland Ports 61 & 62

Site Sections 4 of 10

NO.	BY	QD	DATE	REVISION
1	RCW	PNC	02/28/22	ORIGINAL SUBMITTAL

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816.800.0950
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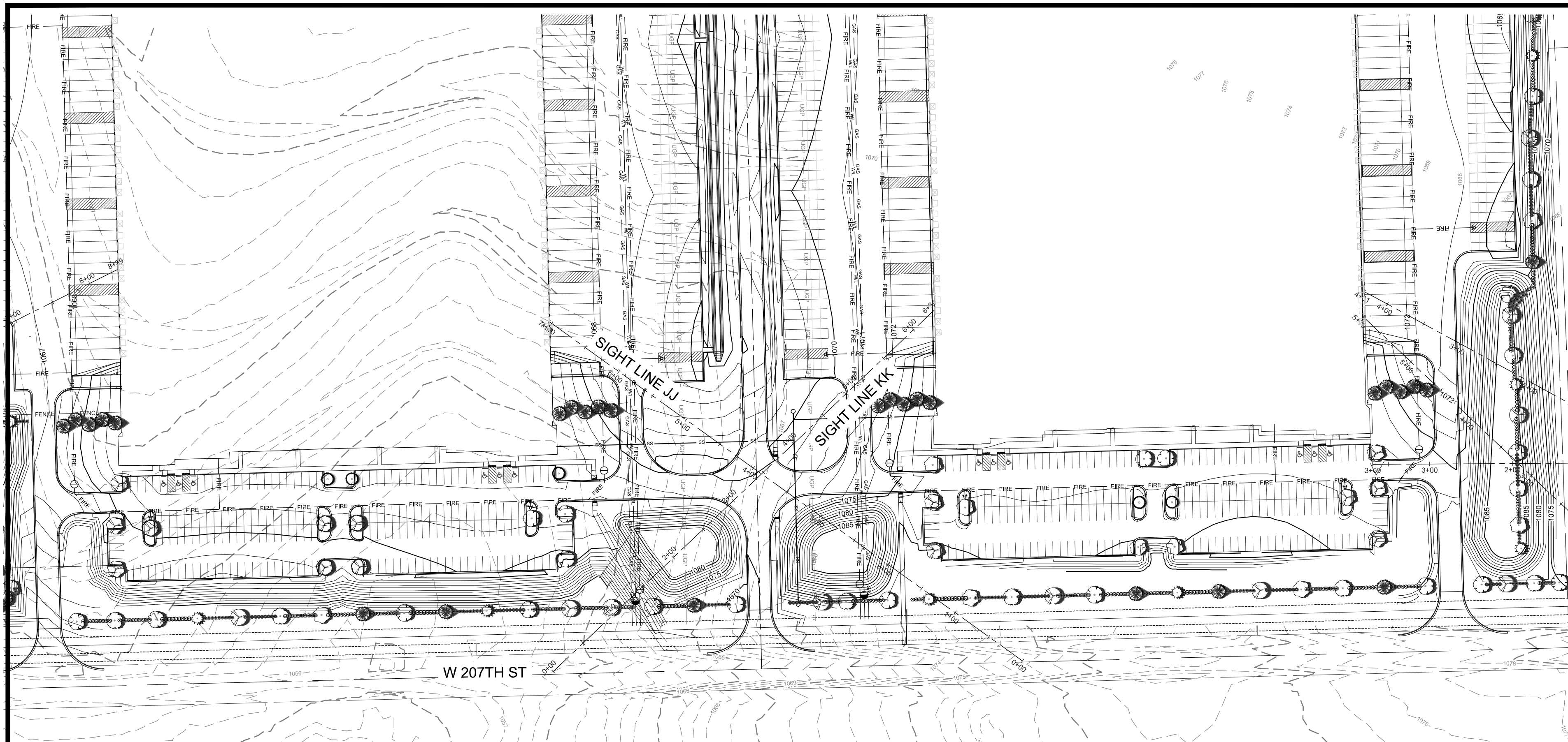

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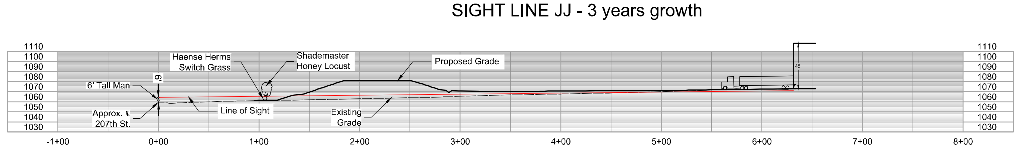

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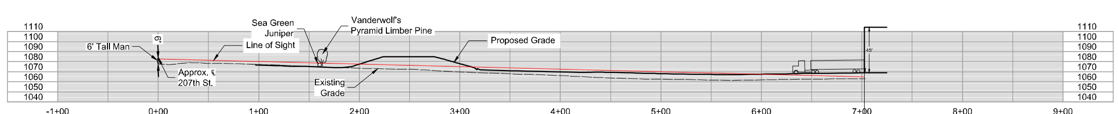

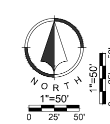

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Project Exhibit

21-0219
Northpoint Inland Ports 61 & 62

Site Sections 5 of 10

NO.	BY	QD	DATE	
1	RCW	PNC	02/28/22	ORIGINAL SUBMITTAL
				REVISION

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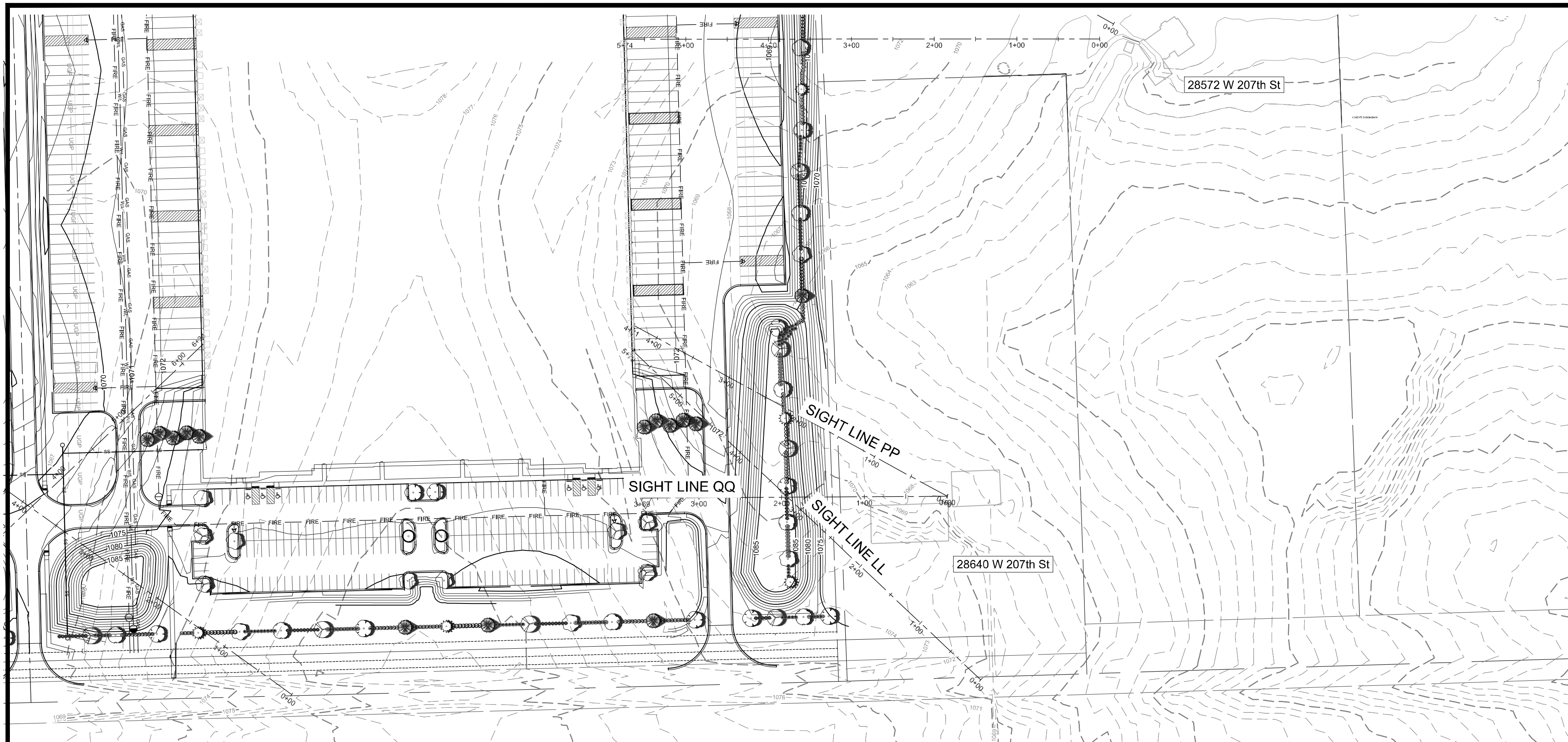

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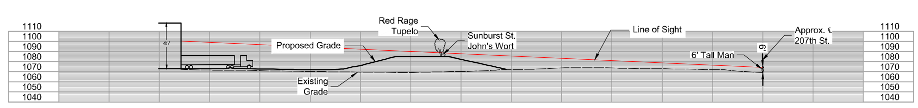

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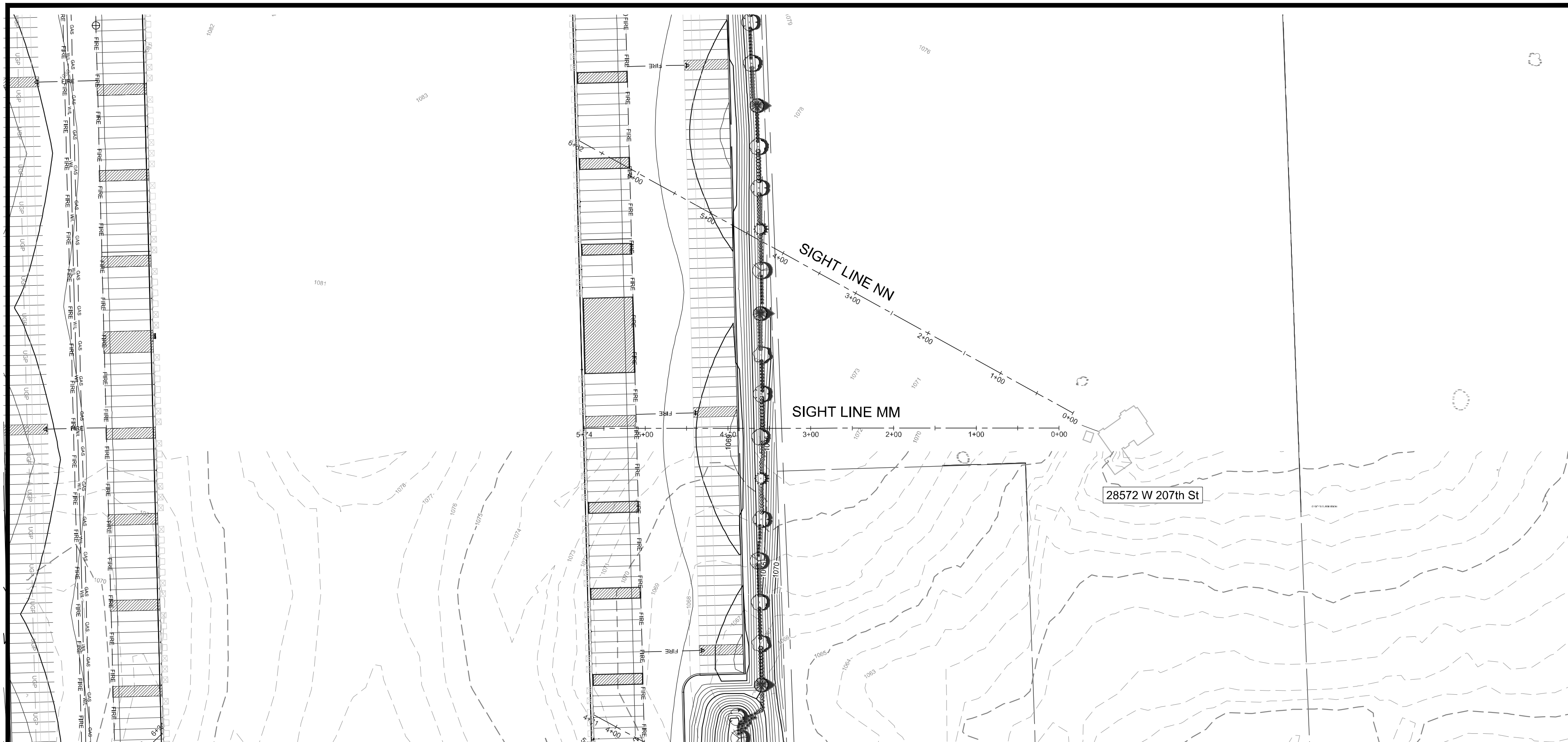
Sheet 7 of 11

Project Exhibit

21-0219
Northpoint Inland Ports 61 & 62

Site Sections 6 of 10

Renaissance Infrastructure Consulting



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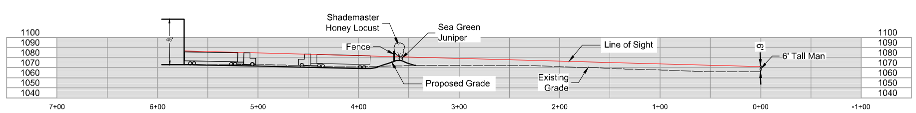

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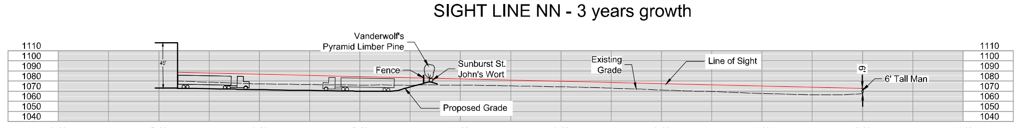
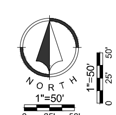


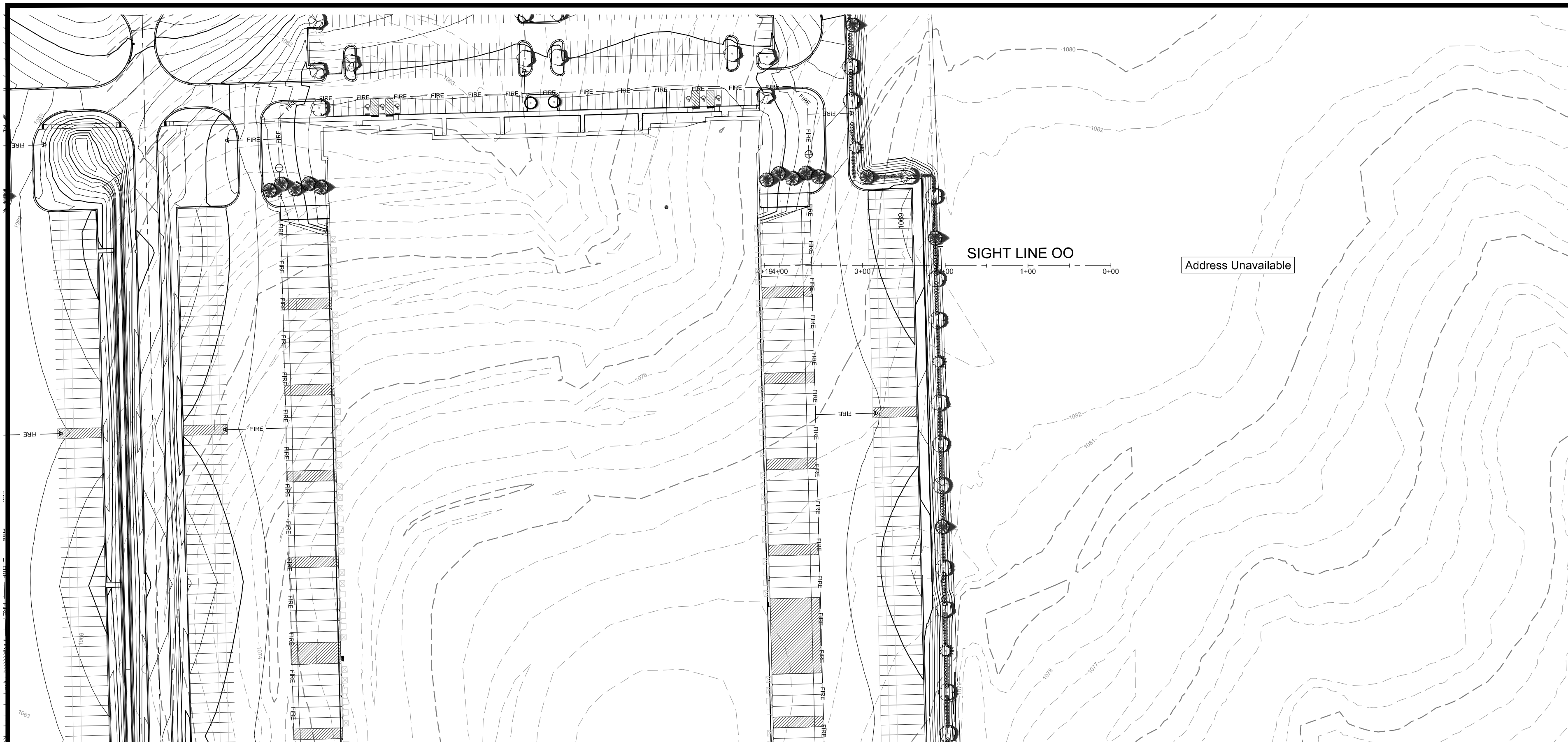


Project Exhibit

21-0219
Northpoint Inland Ports 61 & 62

Site Sections 7 of 10

Renaissance Infrastructure Consulting



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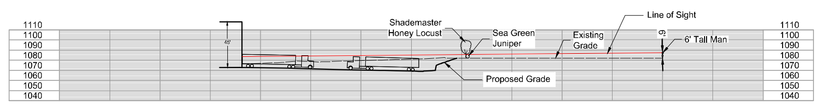

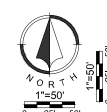

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9 of 11

Project Exhibit

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Northpoint Inland Ports 61 & 62

Site Sections 8 of 10

NO.	BY	QD	DATE	REVISION
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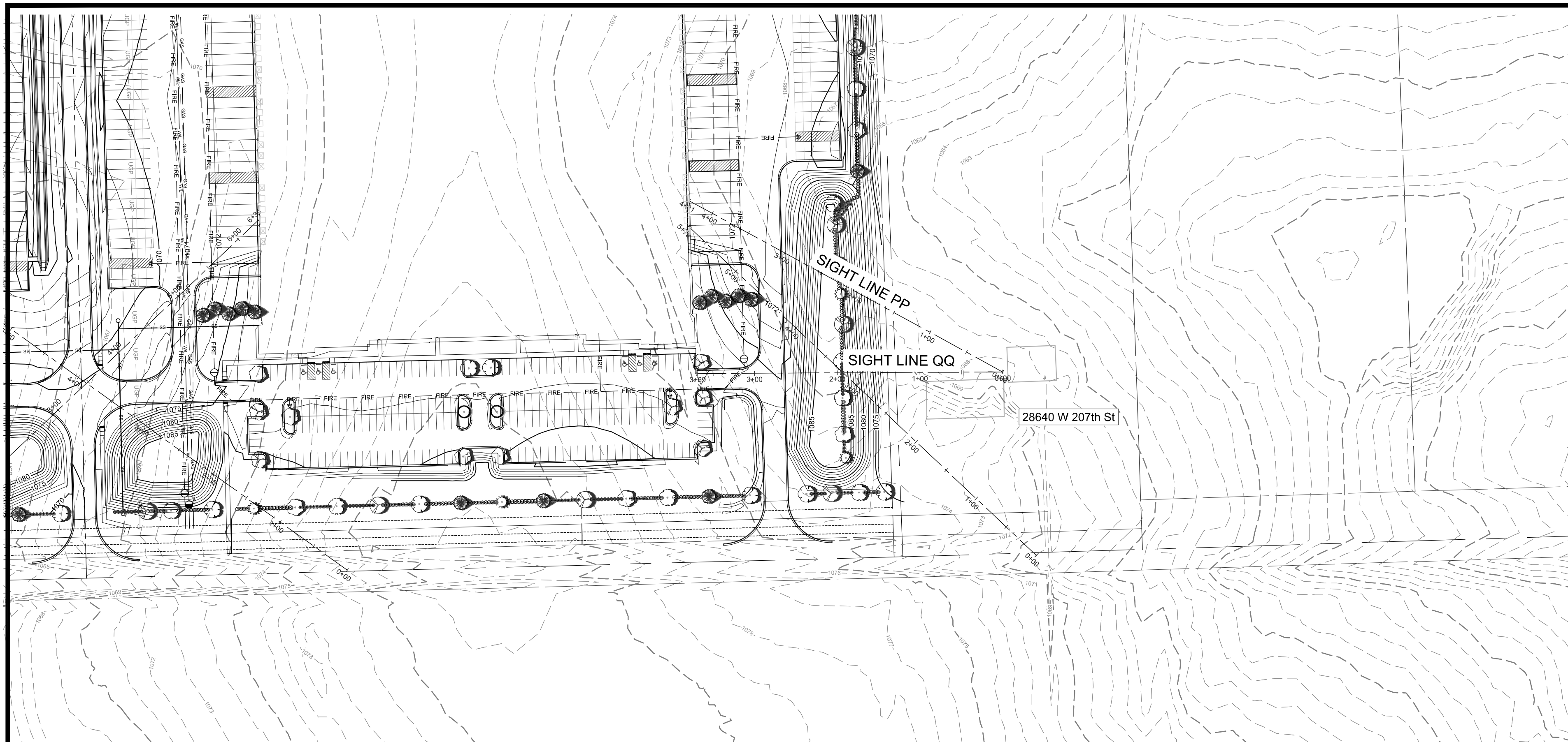

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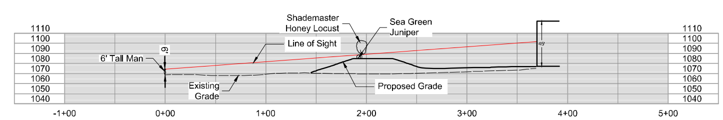

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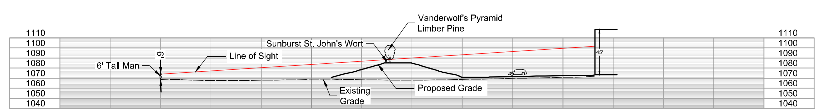

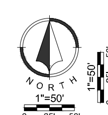

Sheet
10 of 11

Project Exhibit
21-0219
Northpoint Inland Ports 61 & 62

Site Sections 9 of 10

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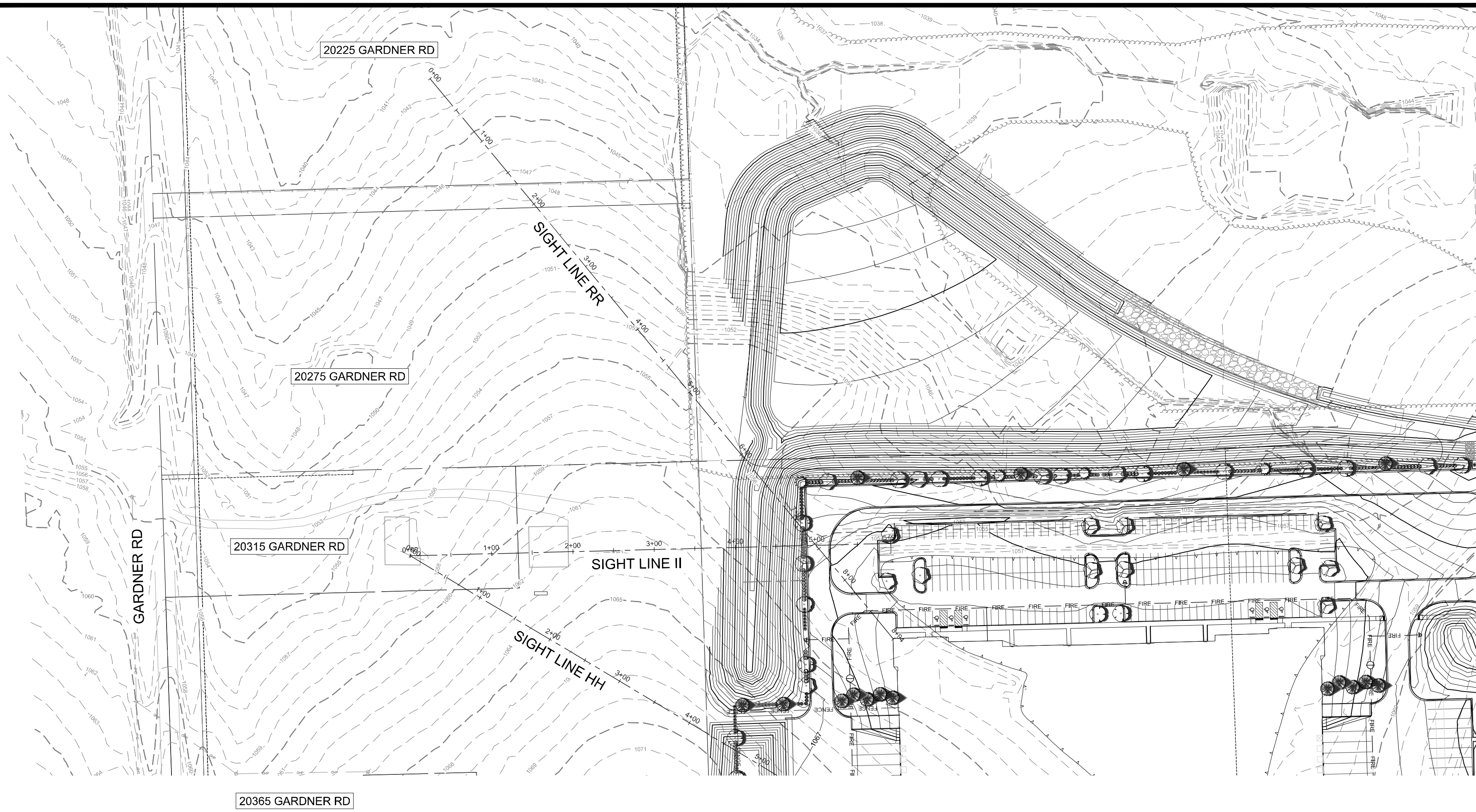

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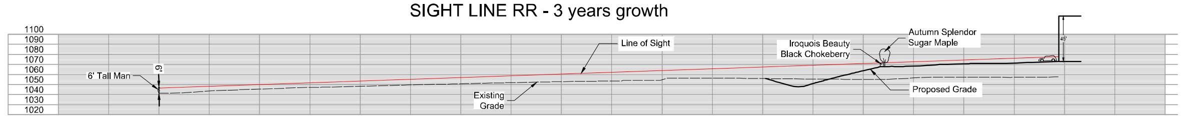

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Sheet 11 of 11

Project Exhibit

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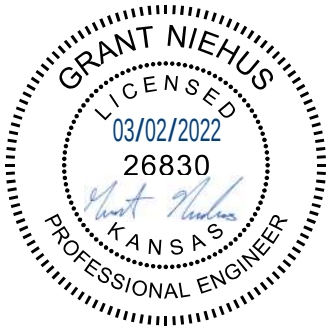
TRAFFIC IMPACT STUDY

Industrial Park 61 and 62

Edgerton, KS



Prepared For:

NorthPoint Development

Prepared By:

Renaissance Infrastructure Consulting

March 2022

March 2, 2022

Northpoint Development
Attn: Brett Powell
4825 NW 41st St., Suite 500
Riverside, MO 64150

RE: IP 61 & 62 Traffic Impact Study
Edgerton, KS

Dear Brett Powell,

In response to your request, RIC has completed a traffic study for the proposed industrial facility to be located northeast of 207th Street & Gardner Road in Edgerton, Kansas. The purpose of this study is to evaluate the projected traffic impacts and the scope of any necessary public street improvements needed to support the new development.

The following report documents our analysis and recommendations for the initial phase of construction that includes Industrial Park buildings 61 and 62. A second phase of the traffic analysis that includes anticipated future industrial developments to the south of 207th Street will be provided at a later date.

Please do not hesitate to contact us should you have any questions.

Sincerely,

Renaissance Infrastructure Consulting

Grant Niehus, PE, PTOE
Traffic Engineer

Contents

Introduction

In response to your request, Renaissance Infrastructure Consulting (RIC) has completed the following Traffic Impact Study (TIS) for a proposed industrial facility to be located northeast of 207th Street & Gardner Road in Edgerton, Kansas. The purpose of this study was to assess the impact of the proposed development on the existing roadway network. To evaluate the increase of traffic on adjacent streets, the number of trips in the AM and PM peak periods were estimated. Existing traffic counts were collected to conduct a capacity analysis at the study intersections. The study also includes analysis on access management, intersection sight distance, auxiliary turn-lane warrants and provides recommendations for proposed geometric and traffic control improvements that may be necessary for the proposed development.

Figure 1 – Project Location

Study Scope

Guidance provided by the City of Edgerton and KDOT Access Management Policy were used in the development of this study and its associated scope.

Study Area

Based on discussions with the city, the study area for this TIS includes the following intersections:

- *W 207th Street & S Gardner Road*
- *W 207th Street & West Driveway*
- *W 207th Street & Private Road*
- *W 207th Street & East Driveway*

Analysis Scenarios

For this traffic study, analysis was completed for the following scenarios:

- *Existing Conditions*
- *Existing plus Proposed Conditions*

Analysis Methodology

For all study intersections, trip generation estimates were developed for both the AM and PM peak hour. Intersection sight distance checks were conducted for the proposed access point using AASHTO's A Policy on Geometric Design of Highways and Streets. An auxiliary turn-lane warrant analysis was performed using KDOT Access Management Policy. Intersection Capacity Analysis was performed using PTV VISTRO 2021 which uses Highway Capacity Manual (HCM) methodology for the analysis.

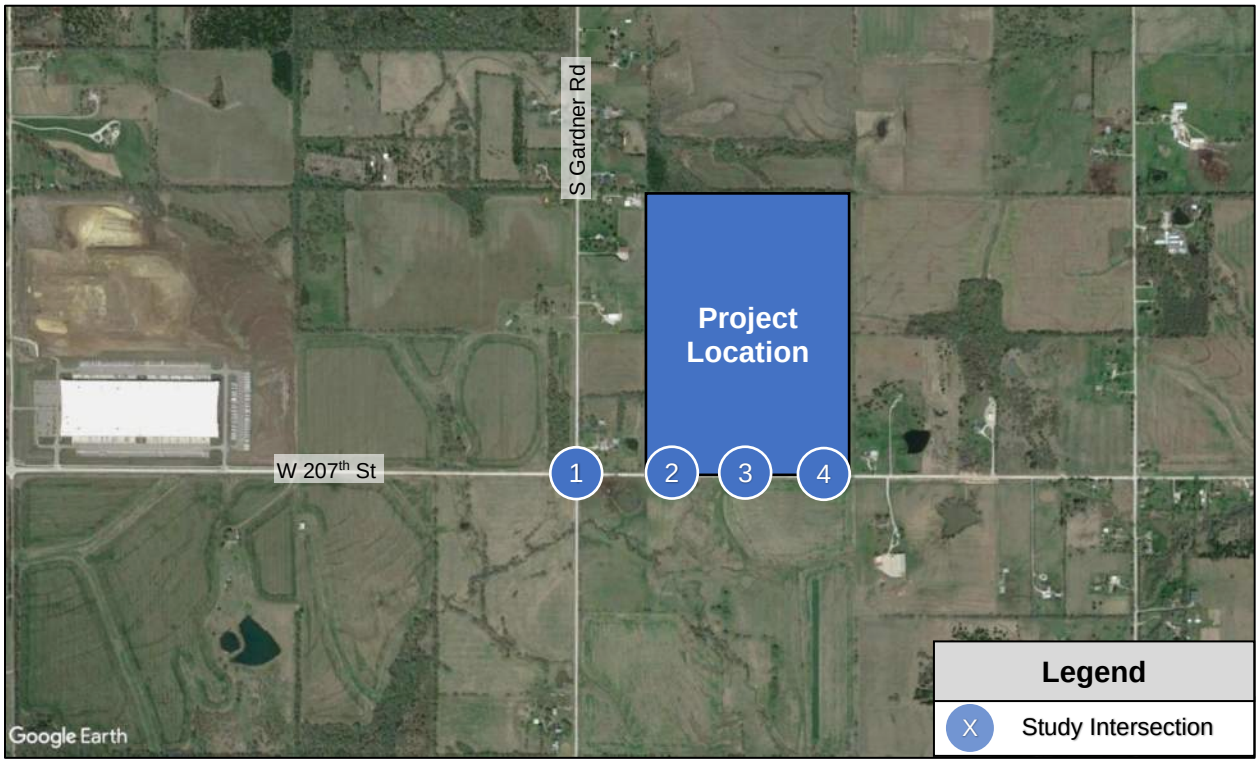
Project Description

A transloading warehousing facility with a combined building footprint of approximately 2,226,800 square feet is proposed to be located south of Interstate 35 and northeast of W 207th Street & S Gardner Road in Edgerton, Kansas.

The proposed site is currently zoned as L-P, Logistics Park. The proposed facility will be accessed through three proposed driveways on W 207th Street. The first will be located approximately 790 feet east of W 207th Street & S Gardner Road measured from the centerline of the driveway to the centerline of S Gardner Road. The other two driveways are proposed to be located approximately 1,650 and 4,280 feet from S Gardner Road. The proposed site plan is included in **Appendix A.**

This study will analyze the intersections as shown in **Figure 2**.

Figure 2 – Study Intersections



Existing Conditions

S Gardner Road is located to the west of the proposed development. It is a 2-lane roadway supporting northbound and southbound traffic. The Mid-American Regional Council (MARC) Roadway Functional Classification System classifies S Gardner Road as a 'Major Collector' south of I-35. It has a posted speed limit of 45 mph.

W 207th Street is located to the south of the proposed development. It is a 2-lane gravel roadway supporting eastbound and westbound traffic. MARC classifies it as a 'Major Collector' west of S Gardner Road and as 'Local Road' to the east. It has a posted speed limit of 35 mph.

Table 1 – Roadway Characteristics

Roadway	Functional Classification	Posted Speed	Travel Lanes	Sidewalks
S Gardner Road	Major Collector	45	2	No
W 207th Street	Local Road (1)	35	2	No

(1) Classified as 'Major Collector' west of S Gardner Road.

W 207th Street & S Gardner Road is a two-way stop-controlled intersection with eastbound and westbound approaches being stop controlled.

Existing Traffic Volumes

Traffic Counts were collected at W 207th Street & S Gardner Road on February 22nd, 2022. The collected traffic data revealed the peak hours windows as shown in **Table 2** below.

Table 2 – Peak Hour Windows

Intersection	Peak Hour	
	AM	PM
W 207th Street & Gardner Road	7:00 - 8:00 AM	4:00 – 5:00 PM

A summary of existing traffic counts is included in **Appendix B.**

Proposed Conditions

Trip Generation

Trip generation estimates developed for this study are based on the 10th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). The Manual is the most widely used industry resource for this type of data. The trip generation data are organized by land use types, with more than 170 different categories of land uses. For each category, the manual provides a data set for use in estimating the number of vehicle and person trips generated by a site based on its characteristics such as physical size or intensity. Trips may be estimated by direction (entering or exiting the site) and for time periods typically pertaining to a full day (weekday or weekend), peak hours of the adjacent roadway, and peak hours of the particular land use. Used properly, the Trip Generation Manual provides an objective basis for estimating trips generated by a proposed development.

The ITE category High-Cube Transload and Short-Term Storage Warehouse was used to project traffic volumes for the proposed development using the listed intensity. Both the AM and PM Peak hour trips were estimated based on projections from various studies included in ITE's Trip Generation Manual. An average of 3,118 vehicles per day are expected to access the development.

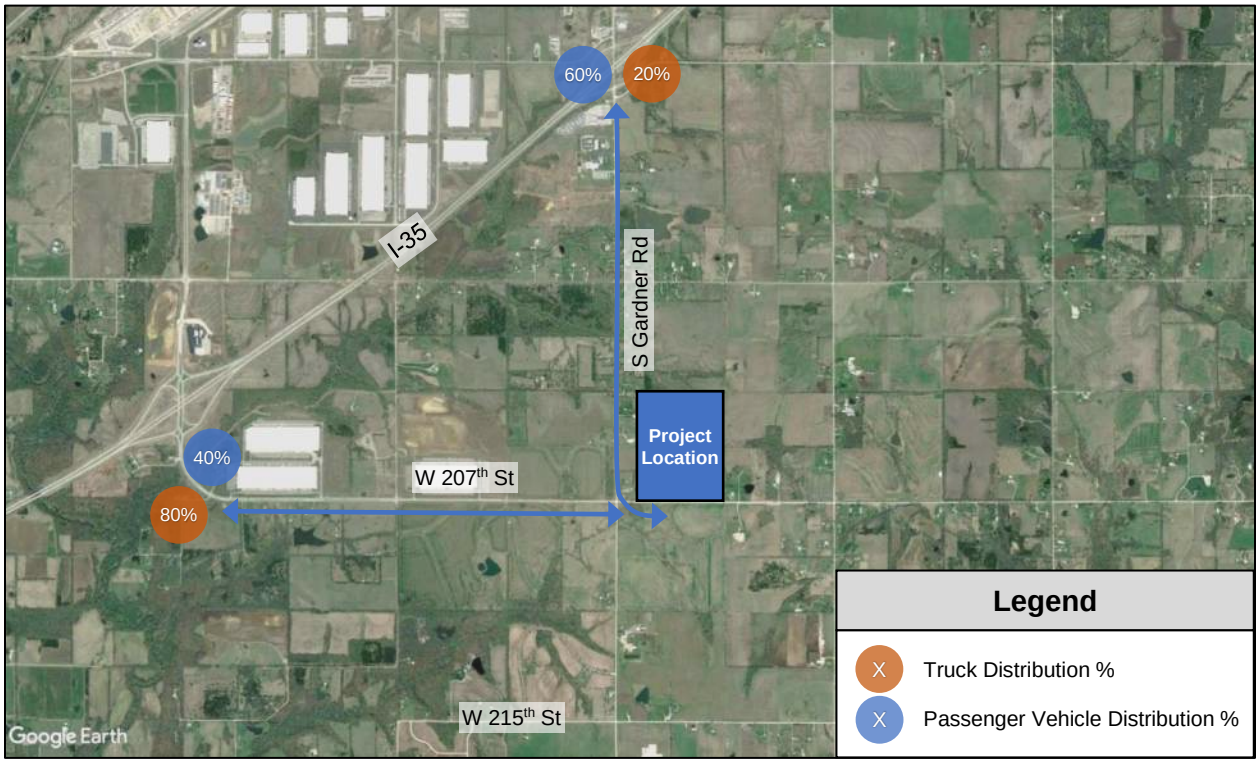
Table 3 – Trip Generation

Land Use	Intensity	ITE Code	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
High-Cube Transload and Short-Term Storage Warehouse	2,226,800 SF	154	222	46	268	118	242	360

Trip Distribution

The traffic generated by the proposed development was distributed to the adjacent roadway system based on engineering judgement. It is anticipated that the majority of traffic will be arriving from the northeast and will use the I-35 ramps on Gardner Road to go south due to the proposed development's proximity to the interchange. However, some traffic is expected to use the I-35 ramps on Homestead Lane to go east on 207th Street.

Figure 3 – Trip Distribution



Shipping and receiving operations of businesses within an industrial park generally include heavy vehicle (truck) trips. ITE provides data for truck trips from surveyed industrial parks with a truck percentage varying between 1 to 31% with an average of 13%. Using a conservative estimate of 20%, the number of new truck trips accessing the development is estimated to be 624 heavy vehicles per day.

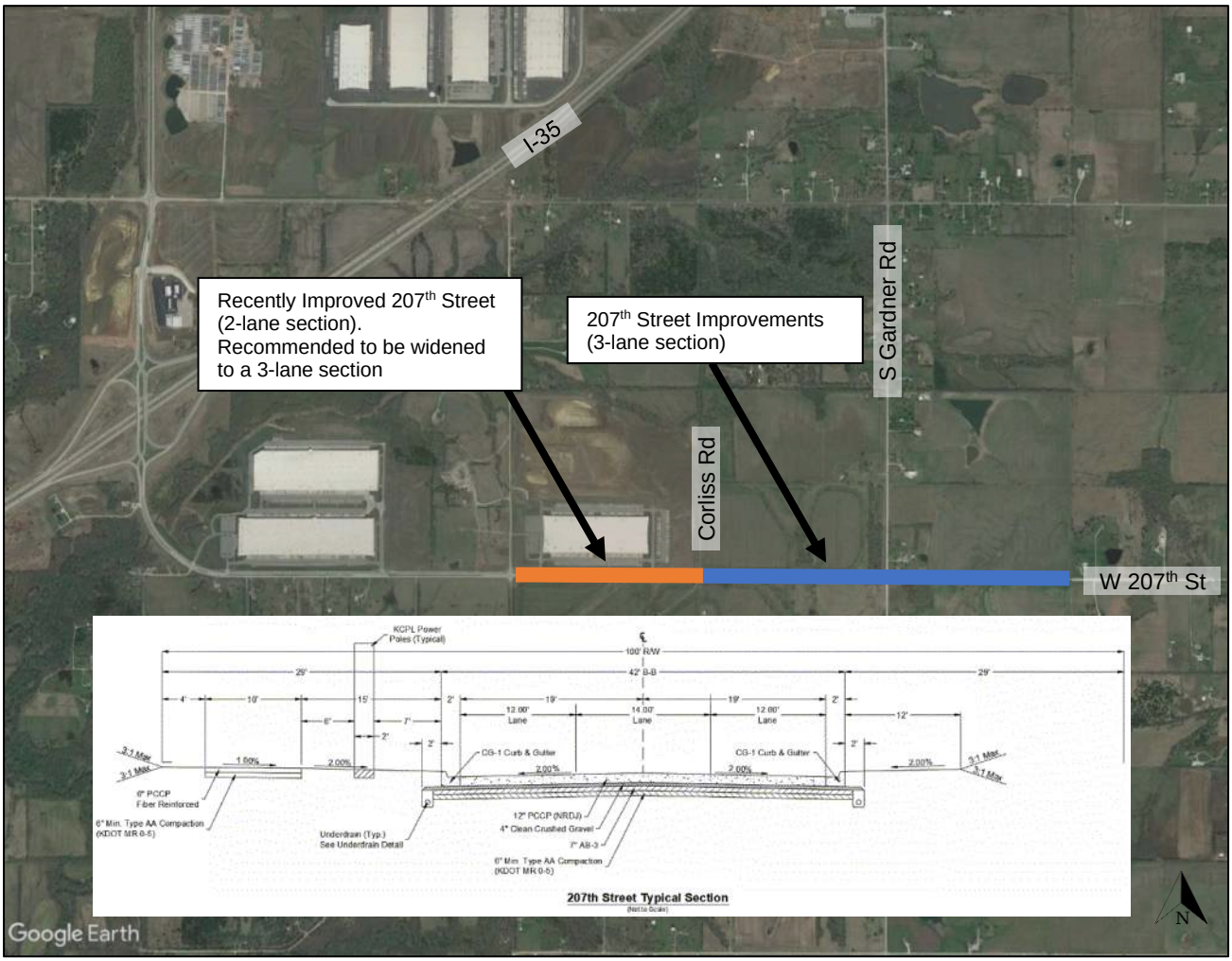
Truck traffic is expected to primarily use 207th Street which will be a designated truck route and will be improved as part of this project. A scenario that assumes a higher truck percentage on Gardner Road was also analyzed and can be found in the Intersection Capacity Analysis section.

Proposed W 207th Street Improvements

As part of this project, W 207th Street is proposed to be improved to a three-lane section east of W 207th Street & Waverly Road. It is proposed as a 3-lane roadway with 12-foot-wide travel lanes and 14-foot-wide two-way center turn lane with curb and gutter on both sides of the road. The roadway should be designed as a Collector Street according to City of Edgerton and Kansas City APWA standard specifications and design criteria.

Recently, the stretch of 207th Street between Waverly Road and Corliss Road was improved from a gravel road to a 2-lane, improved roadway. However, it was originally intended to be a 3-lane section but ran into property acquisition issues on the south side of 207th Street. If property is still unable to be acquired, the improvements on 207th Street should be transitioned from a 2-lane road to a 3-lane road east of Corliss Road.

Figure 4 – 207th Street Improvements



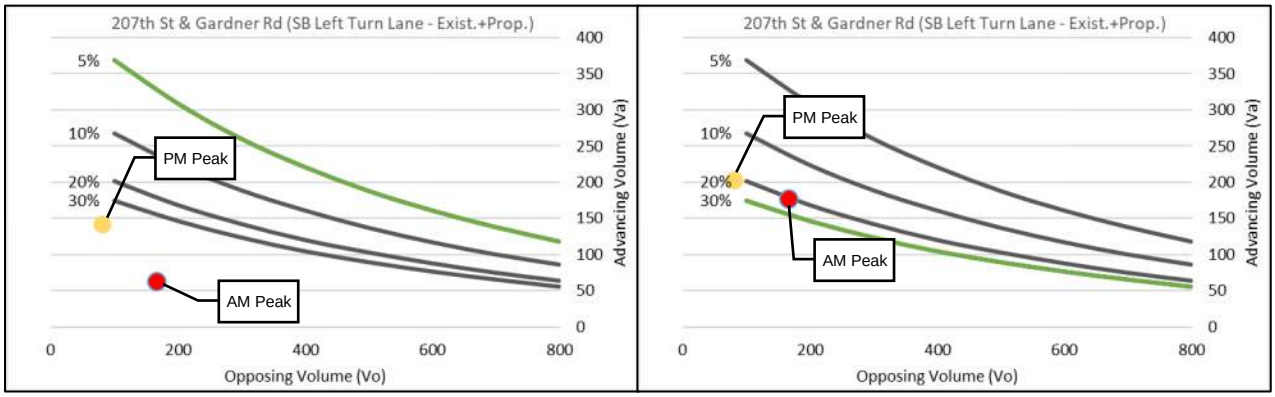
Auxiliary Turn Lane Warrants

Dedicated left and right-turn lanes (auxiliary lanes) are to be provided in situations where traffic volumes and speeds are relatively high, and conflicts are likely to develop at intersections between through and turning traffic. Auxiliary lanes are an asset in promoting safety and improved traffic flow in such situations.

In order to determine if auxiliary turn lanes were recommended for this development, a turn-lane warrant analysis was performed using guidelines in the KDOT Access Management Policy. Southbound left turn-lane and eastbound left turn-lane were warranted for Existing plus Proposed condition at W 207th St & Gardner Road and W 207th Street & West Driveway, respectively.

Table 4 - Auxiliary Turn-Lane Warrant

Intersection	Turn-Lane	AM	PM
		Exist/Proposed	Exist/Proposed
W 207th St & S Gardner Rd	SB Left	No / Yes	No / Yes
W 207th St & West Dr	EB Left	NA / Yes	NA / No
W 207th St & Private Rd	EB Left	NA / No	NA / No
W 207th St & East Dr	EB Left	NA / No	NA / No



Intersection Sight Distance

Using AASHTO's guidelines for the proposed driveways on W 207th Street with a design speed of 45 mph, the minimum recommended sight distance of 530 feet for the left-turn movement and 430 feet for the right-turn movement was used to determine if there were any intersection sight distance issues at the proposed access points. The same distances were also used to determine if there were any intersection sight distance issues at W 207 Street & S Gardner Road.

Intersection sight distance was measured from the perspective of a passenger vehicle exiting the driveway 14.5 ft back from the end of the curb. The available intersection sight distance on a

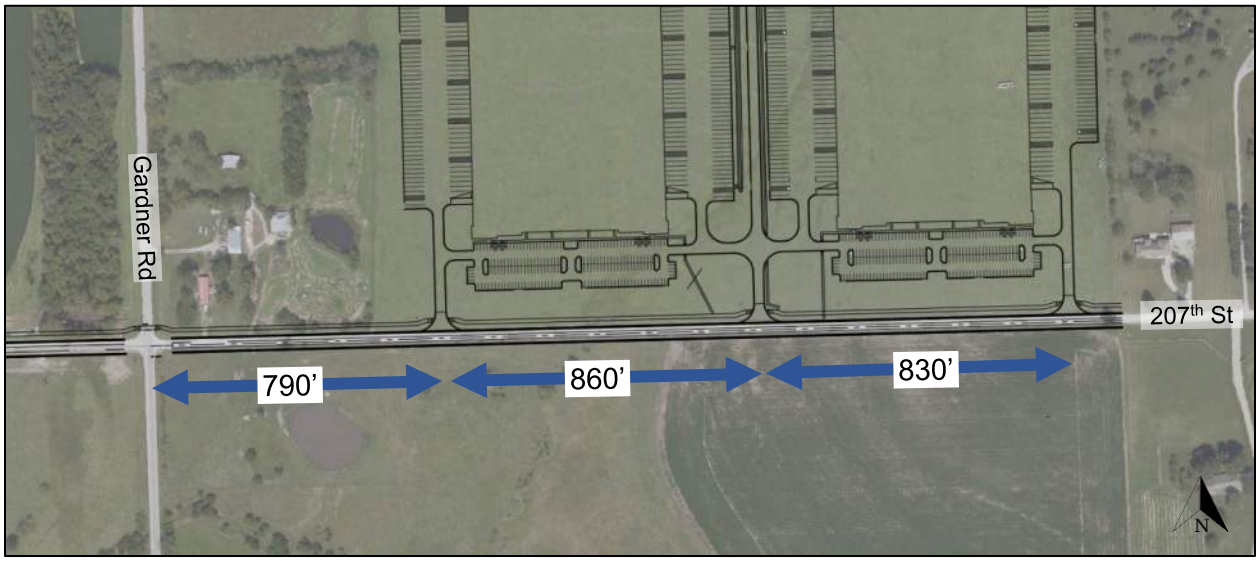
driveway should provide drivers a sufficient view of the intersecting roadway to allow vehicles to exit the driveway without excessively slowing vehicles traveling at or near the operating speed on the intersecting mainline.

No intersection sight distance issues were observed for the proposed driveways on W 207th Street and at W 207th Street & S Gardner Road. However, during the design of the proposed and recommended improvements it should be verified that they do not introduce any additional intersection sight distance obstructions.

Access Management

The proposed access drives on W 207th Street were analyzed against the Access Management guidelines in KDOT's Access Management Policy for intersection spacing and corner clearance. The nearest proposed driveway to Gardner Road is located approximately 790 feet to the east. The second is spaced approximately 1,650 feet from Gardner Road and the third spaced approximately a half mile. The spacing between the proposed access points satisfy the minimum spacing requirement of 245 feet for a Class D access route in a developed area with a posted speed limit of 40 mph (as described in KDOT's Access Management Policy).

Figure 5 – Access Management



Swept Path Analysis

An on-site visit was conducted to determine if the proposed access routes have adequate infrastructure to support a design vehicle of WB-67. The existing intersection at Gardner Road & 207th Street does not have adequate pavement for trucks turning southbound left and westbound right without encroaching onto oncoming traffic lanes or grass shoulders. The proposed

improvements to 207th Street, as well as the recommended improvements to the southbound approach on Gardner Road will provide adequate space for trucks to make a safe turning movement. Truck turning exhibits for the existing conditions and proposed conditions are shown in **Appendix D**.

Intersection Capacity Analysis

To analyze the existing traffic, operating conditions were analyzed using PTV Vistro, a macroscopic analysis and optimization software. PTV Vistro is based on study procedures outlined in the Highway Capacity Manual, 6th edition. The analysis determines the "Level of Service" of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. This manual, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service: Level A ("Free Flow") to Level F ("Fully Saturated").

Table 5 – Level of Service Criteria

Level of Service	Unsignalized Intersection (sec/veh)
A	< 10 seconds
B	< 15 seconds
C	< 25 seconds
D	< 35 seconds
E	< 50 seconds
F	≥ 50 seconds

Level of Service "D" is typically considered the minimum acceptable LOS, however in some cases Level of Service "E" is acceptable in peak times. The above table shows the thresholds for Levels of Service A through F for unsignalized intersections.

Existing Conditions

Intersection capacity analysis was performed for existing weekday AM peak hour and PM peak hour traffic conditions at W 207th Street & S Gardner Road**.** Detailed capacity analysis can be found in **Appendix C**.

Table 6 – Capacity Analysis (Existing)

Intersection	Traffic Control	Time Period	95th Percentile Queue Length				
			Overall	NB	SB	EB	WB
W 207th St & S Gardner Rd	EB/WB Stop Controlled	AM Peak	B*	A (25')	A (25')	B (25')	B (25')
		PM Peak	B*	A (25')	A (25')	B (0')	B (25')

* Overall Level of Service is reported for stop-controlled intersections as the worst performing individual turning movement (See Appendix for detailed analysis)

Overall, the intersection currently operates adequately in the AM and PM peak hours.

Existing Plus Proposed Conditions

Intersection capacity analysis was performed for Existing Plus Proposed Conditions. This analysis takes into account the recommended southbound left turn lane and the proposed 207th Street improvements at Gardner Road & 207th Street as well as the increased traffic generated by the development and the projected distribution on the existing roadway. Detailed capacity analysis can be found in **Appendix C**.

Table 7 – Capacity Analysis (Existing + Proposed)

Intersection	Traffic Control	Time Period	95th Percentile Queue Length				
			Overall	NB	SB	EB	WB
W 207th St & S Gardner Rd	EB/WB Stop Controlled	AM Peak	C*	A (25')	A (25')	C (50')	B (25')
		PM Peak	C*	A (25')	A (25')	B (0')	B (75)
W 207th St & West Driveway	SB Stop Controlled	AM Peak	A*	-	A (25')	A (25')	A (0')
		PM Peak	A*	-	B (25')	A (25')	A (0')
W 207th St & Private Road	SB Stop Controlled	AM Peak	A*	-	A (25')	A (25')	A (0')
		PM Peak	A*	-	A (25')	A (25')	A (0')
W 207th St & East Driveway	SB Stop Controlled	AM Peak	A*	-	A (25')	A (25')	A (0')
		PM Peak	A*	-	A (25')	A (25')	A (0')

* Overall Level of Service is reported for stop-controlled intersections as the worst performing individual turning movement (See Appendix C for detailed analysis)

Overall, the intersections are expected to operate adequately in the AM and PM peak hours.

An additional scenario, with a conservative assumption that 100% of proposed truck traffic will use Gardner Road to access the development was analyzed. While this scenario did slightly increase the amount of traffic expected on Gardner Road, it did not change the recommended improvements.

Summary

RIC completed the analysis to study the traffic impacts associated with the proposed transloading warehousing facility to be located northeast of 207th Street & Gardner Road in Edgerton, KS. Based on the traffic analysis completed, the following summary is provided:

- The proposed development is estimated to generate a total of 3118 total trips on an average weekday including 268 trips for the AM peak hour and 360 trips in the PM peak hour.
- Access to the development is provided through three access points on W 207th Street, with half of the traffic expected to use the middle access point.
- 207th Street is proposed to be improved to a 3-lane section from Waverly Road to approximately ½ mile east of Gardner Road at the east end of the proposed development's property. However, property acquisition issues on the south side of 207th Street may limit the 3-lane section improvements to the stretch from Corliss Road to ½ mile east of Gardner Road.
- A southbound left turn lane on Gardner Road at 207th Street & Gardner Road is warranted and is recommended to be constructed prior to project completion.
- The existing 207th Street & Gardner Road intersection does not have adequate pavement for trucks turning southbound left and westbound right without encroaching onto oncoming traffic lanes or onto grass shoulders. The proposed and recommended improvements should be designed in order to support a WB-67 truck turning movement.
- All intersections are expected to operate with an acceptable level of service for all study scenarios.
- No intersection sight distance issue was observed for the proposed access points on W 207th Street.

Please do not hesitate to contact us should you have any questions.