EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
May 12, 2026
7:00 P.M.

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

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

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

Call to Order

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

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

4. Minutes from the March 10, 2026 Planning Commission Meeting.

Regular Agenda

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

Business Requiring Action

6. **PP2026-0001: PRELIMINARY PLAT FOR EDGERTON PROJECT LOCATED AT 31800 W 196TH STREET**
    a. Presentation from Representatives from DAMAC Digital, applicant for Preliminary Plat Application PP2026-0001
    b. Presentation from City Staff for Preliminary Plat Application PP2026-0001
    c. Public Hearing for Preliminary Plat Application PP2026-0001
    d. Discussion of Preliminary Plat Application PP2026-0001
    e. Consideration Preliminary Plat Application PP2026-0001

7. **<u>FSP2026-0002:</u> FINAL SITE PLAN FOR EDGERTON PROJECT LOCATED AT 31800 W 196TH STREET**
    a. Presentation from Representatives from DAMAC Digital, applicant for Final Site Plan Application FSP2026-0002
    b. Presentation from City Staff for Final Site Plan Application FSP2026-0002
    c. Public Hearing for Final Site Plan Application FSP2026-0002
    d. Discussion of Final Site Plan Application FSP2026-0002
    e. Consideration of Final Site Plan Application FSP2026-0002

8. **Future Meeting Reminders**

    - June 9, 2026 at 7:00 PM – Regular Session
    - July 14, 2026 at 7:00 PM – Regular Session
    - August 11, 2026 at 7:00 PM – Regular Session

9. **Announcements**

10. **Adjourn**

PLANNING COMMISSION
March 10, 2026 Minutes

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on March 10, 2026. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00 PM.

1. **ROLL CALL**

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

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Chris Clinton, Planning and Zoning Coordinator
Hailey Vaughn, Customer Service Representative II

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

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

CONSENT AGENDA

4. Minutes from February 10, 2026, Planning Commission Meeting.
5. Approval of FP2026-0001 Final Plat – Replat of JCCC CDL Training Facility

Commissioner Little moved to approve the Consent Agenda. The motion was seconded by Commissioner Draskovich. The Consent Agenda was approved, 4-0.

Regular Agenda

6. **Declaration.** There were no declarations made.

New Business

7. **UDCA2026-0002 AMENDMENTS TO ARTICLE 5, INDUSTRIAL ZONING DISTRICTS, OF THE CITY OF EDGERTON UNIFIED DEVELOPMENT CODE**

Mr. Zachary Moore, Development Services Director, proposed an update to Article 5 to the Unified Development Code (UDC). Mr. Moore explained that in the recent months during the process of the code update, Staff have identified an area which could use an update prior to the new regulations being fully drafted and ready. While going through the UDC, Staff noticed

the Industrial General and Heavy Industry (I-G and I-H) Districts were lacking in regard to the development regulations. These two districts permit uses that are similar to the uses in the Logistic Park (L-P) District. Staff proposed to adopt the district regulations for the L-P district for both I-G and I-H. The reason why it is important to complete this adjustment before the overall re-write is because if an application was submitted today for a development in the I-G or I-H District, currently are no landscape standards and no architectural standards. There is limited I-G and I-H zoning throughout town, but if someone wants to rezone to one of these districts there would be limited restrictions. Staff found that the L-P District code to be efficient and has been successful. Therefore, until Staff is able to get the specific regulations completed it is recommended that the L-P District regulations be used for anything that may come in the future.

Staff are proposing regulation additions for I-G and I-H including district regulations, design guidelines, architectural design standards, parking and loading standards, off street parking standards, off street loading standards, photometrics, landscape standards, and diesel emission requirements. In the packet, the new text is blue, and anything recommended for removal is in red text.

Chairperson Mathos opened the Public Hearing. Mr. Chris Clinton, Planning and Zoning Coordinator, read written comment that was submitted by email (attached) from Mr. Jason Sowers, 19911 Pepper Tree Lane, Edgerton, KS, expressed his concerns about the language written in the UDCA2026-002. Specifically focusing on the verbiage 'may' and how that term could lead to ambiguity and non-compliance. He recommends the verbiage be changed to 'shall' and he recommends defining the specific criteria that allows for an exception to fencing requirements. He suggests that this could allow developers and City staff to spend less time debating requirements for future developments.

Commissioner Mueller moved to close the public hearing. Commissioner Draskovich seconded the motion. The public hearing was closed, 4-0.

Commissioner Little mentioned that in the Federal Aviation Administration (FAA) there is no mention of the word 'may,' there is only the word 'shall'. Chair Mathos asked if there was a specific reason that the word 'may' was used instead of 'shall'. Mr. Moore explains that this particular section was written prior to his time working here. So, though he can't say for certainty, but his best guess would be that a fence may be required unless a certain situation exists. In the terms of the UDC, the Zoning Administrator may require the fence and present the case to the Commission. If a situation would arise where an industrially zoned property was developed and was adjacent to a residentially zoned property, City staff would likely require a fence. Mr. Moore agrees to Mr. Sowers point, that he typically does not like the term 'may' unless there is a potential for a circumstance where the situation where something might not be required due a certain circumstance. An example that he used was if there was an industrial development on a 60' cliff, hypothetically, that is adjacent to residential property. At this point the eight (8) foot tall fence is not doing anything so having the term 'may' would be a positive in a situation like this. Chairperson Mathos asked if these were the only two (2) places that 'may' is used. Mr. Moore responded he didn't know for certain, but that code written for the L-P District is very clear on defining the words 'shall' and 'must'. Another piece of information that Mr. Moore shared was that having the word required stated in that clause will allow for the Staff some discretion. Commissioner Draskovich mentioned adding some

kind of verbiage like "will require this unless" which could allow for a case-by-case bias. Mr. Moore states something we could do is add "developers must provide an eight (8) foot wall or fence when adjacent to residential properties" giving staff flexibility to adapt to a unique situation. Mr. Moore explains in his experience this kind of verbiage could cause much more push-back in negotiations. He expresses that the language used today could work or Staff could adjust the language but ultimately the language will have the same results.

Mr. Clinton stated that the amendments are a quick fix and the full re-write will be coming later. Chairperson Mathos agreed that the language is only temporary. Mr. Moore pointed out there is limited land in Edgerton that is zoned I-H and it is already developed. He stated a property owner could request to rezone their property, but it is currently unlikely there would be additional industrially zoned property near residential Edgerton. Chairperson Mathos stated when reviewing the code, she did not have any qualms with the term 'may'. Mr. Moore said having flexibility for City staff to enforce the code as they see fit is best. He agrees that the term 'may' is not the best term for development code and prefers terms such as 'must' or 'must not.'

Commissioner Little inquired if Mr. Sowers is concerned that a fence may not be required. Mr. Moore replied he believes that is the case. Mr. Moore explained where Mr. Sowers lives and the development that is adjacent to his property. Mr. Sowers lives near a commercial development, and the commercial section of the UDC uses the terms 'shall' or 'must' provide a fence when adjacent to a residentially zoned property. The commercial section of the UDC is more robust at the current time in terms of fencing requirements. The way Mr. Moore interprets the code, is that a fence may not be required and the developer won't put it on the details of the plans, the City staff will add it as a stipulation, and it is then up to the Commission to include that stipulation or not. Commissioner Draskovich mentioned that the residences next to the Edgerton Crossing development were wanting a fence for security purposes and not to necessarily block the line-of-sight. Commissioner Little stated a lot of farmers use a fence as a marker of boundary lines as well.

Mr. Clinton confirmed that the commercial article of the UDC states that the developer shall provide a fence or wall. Chairperson Mathos stated a commercial property is a lot more likely to abut a residential property than an industrial property so it would make more sense to have stricter language in the commercial zoning districts. Mr. Moore added that during the overall re-write that City staff can add different transitions to protect residential areas from abutting industrial uses. The Future Land Use Map only designates one property with a Future Land Use designation of 'Industrial', which is the BNSF Intermodal Facility.

Commissioner Draskovich moved to recommend approval of Application UDCA2026-0002, Amendments to Article 5, Industrial Zoning Districts, of the City of Edgerton UDC. The motion was seconded by Commissioner Little. Application UDCA2026-0002 was recommended for approval, 4-0.

8. **Future Meeting Reminders**

Chairperson Mathos stated that the next regular sessions are scheduled for; April 14, 2026, at 7:00 PM; May 12, 2026, at 7:00 PM; and June 23, 2026 at 7:00 PM.

9. **ANNOUNCEMENTS**

Mr. Moore stated that the Street and Stormwater tax was passed. The election results were published March 3, 2026. The revenue from the tax will fund future projects related to streets and stormwater.

Mr. Moore explained that the Planned Unit Development article of the UDC was approved by the City Council, and the signage amendments will be presented later this week.

Mr. Moore said Scoopy's Café located in Downtown has closed, but a new business is moving in. Happy Cow Café is opening this upcoming Friday. Chairperson Mathos inquired if it is a local business. Mr. Moore replied it is and will offer cookies, brownies, take and bake pizza. Chairperson Mathos asked if Mr. Moore knew their hours. He replied they will be opening at 11:00 Friday morning with modified hours until around Memorial Day. The City is excited to have a new business located in Downtown.

Commissioner Mueller inquired about another café opening along 56 Highway. Mr. Moore replied that a building permit has been submitted, and they are working with the applicant to get it issued and their goal is to be open as soon as possible. Commissioner Draskovich inquired if they would have a drive thru. Mr. Moore replied he believes that is in the long-term plans.

10. **ADJOURN**

Commissioner Little moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 7:24 PM, 4-0

Submitted by Hailey Vaughn, Customer Service Representative II

EDGERTON
global routes. local roots.

404 East Nelson
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DATE: May 5, 2026

TO: Planning Commission Members

FROM: Beth Linn, City Administrator

SUBJECT: DAMAC Digital Proposed Data Center

The City of Edgerton has received applications for Preliminary Plat (PP2026-0001) and Final Site Plan (FSP 2026-0002) for DAMAC Digital.

This Project is located in an **existing building** at 31800 West 196th Street in Logistics Park Kansas City. The property is currently zoned Logistics Park (L-P) which allows data centers as a permitted use; therefore no annexation or rezoning required.

With the recent boom in data center construction, we know that residents in the area will have questions about the Project that would not necessarily be included in review of either preliminary plat or site plan. With that in mind, Staff included some of the most frequently asked questions related to this project below. Additionally, Staff has enclosed the following information from other agencies:

- Frequently Asked Questions submitted by DAMAC Digital for this Project.
- Evergy Data Cetner Facts and FAQs
- Data Centers in the KC Region published by Kansas City Area Development Council (KCADC)

Q: Will this project use up or contaminate my water supply?
NO. DAMAC Digital is using advanced technology called a closed-loop cooling system. This type of cooling system is very different from systems in older data centers.

A closed-loop system protects the City's water resource. After the initial one-time fill of the system, there is no use of the public water supply for the system. This advanced technology is designed for maximum water efficiency, typically achieving a Water Usage Effectiveness (WUE) near zero.

Q: Will my electric bill be higher because of the Project?
NO. Recently Evergy put out a DATA CENTER FACTS AND FAQS handout for customers. This handout is enclosed after this memo. The handout included this question and many others. In the handout, Evergy states that "data centers reduce future rate increases for existing customers by paying a significant portion of the ongoing costs to operate and maintain the electrical grid." Evergy also has more information about data centers on their website at www.evergy.com/landing/energy-value.

DAMAC Digital is paying for 100% of all direct costs for electrical service to the data center. The company is funding construction of dedicated electrical infrastructure to serve the facility, including an on-site switching station and upstream grid updates.

Q: Will I be able to hear a significant hum from the building?
NO. This facility will be engineered with strict attention to noise management, with measures designed to meet or exceed noise regulations.

The closed-loop cooling system is significantly quieter than older technology. In fact, when we measured the decibel level at the property line for similar projects, we couldn't hear anything beyond normal ambient noise like wind blowing and birds chirping. Standing near the property line, this advanced technology is quieter than a car driving by, your home's exterior air conditioning unit, or even normal conversation. Especially for this Project, traffic travelling on Interstate 35 will be louder than noise produced at this building.

Q: What about noise from the generators?
You will hear occasional noise outside the building from periodic testing of the back-up generators, which are necessary for reliable operation. Advanced noise-reduction technologies, including sound attenuated enclosures and specialized exhaust systems, are used to minimize sound during these brief testing periods.

Back-up generators are necessary to provide emergency power during an outage. These generators will be permitted by Kansas Department of Health and Environment (KDHE) on behalf of Environmental Protection Agency (EPA). That permit regulates the emission, noise level and run time of the generators. Generator manufactures have also developed new technology to reduce noise and vibration including the use of sound-attenuated enclosures, specialized exhaust systems and sound-absorbing materials within the unit.

Chillers are used in data centers to remove heat by servers to prevent overheating. Advanced acoustical technology is used to muffle sound at the source, minimizing disruptive noise.

Q: Will the lights from the building shine in my bedroom window?
NO. This facility must comply with all applicable lighting standards for the L-P zoning district. Lights can be used to illuminate the building and are directed downward and away from residential properties. For this Project, this means light cannot extend beyond the property line onto the property to the west and to the south. While you may be able to see a light pole or fixture from your window, it should not cast a shadow when you are on adjacent property.

Q: What will the building look like?
This is an existing building. DAMAC Digital will add additional equipment, fencing and walls to the building. The Final Site Plan application will include architectural renderings of the building which can be found in this Planning Commission packet.

INFORMATION PROVIDED
BY DAMAC DIGITAL

May 5, 2026

City of Edgerton
Beth Linn, Administrator
Mayor Donald Roberts
404 East Nelson
Edgerton, Kansas 66021

Edgerton Planning Commission
Tina Mathos, Chair
Jeremy Little, Vice Chair
Jordyn Mueller, Secretary
Adam Draskovich, Commissioner
Ray Soemer, Commissioner

RE: Proposed West 196th Street Data Center Project

On behalf of the Developer of the proposed data center located at 31800 West 196th Street, thank you for your time and consideration of the enclosed site plan submittal.

In advance of a public announcement, we have included a brief project overview along with a set of frequently asked questions and answers regarding both the project and the Developer to assist with your review and to provide additional context. These materials are intended to supplement the site plan drawings and support an efficient and informed evaluation of the proposal.

The project is being designed with consideration for applicable zoning and development standards, as well as compatibility with the surrounding area and the long-term objectives of the Village.

We appreciate our continued partnership with Edgerton and the opportunity to present the project next week.

Thank You,
The Project Team

Data Center Project FAQ

Q: What are data centers, and why do they matter?
A: *Data centers are the physical backbone of our digital lives. They are secure facilities that house the servers, networking equipment, and cooling systems that store and process the data behind virtually everything we do online, from streaming video and managing bank accounts to powering 911 dispatch systems, electronic health records, GPS navigation, and cloud-based business tools.*

While data centers are increasingly in the public eye for their role in supporting artificial intelligence (AI) and cloud computing, they have quietly underpinned the apps and services we've relied on every day for years. As demand for digital services continues to grow, modern data center facilities are a critical part of the infrastructure that keeps communities and economies connected.

Q: Who is the Developer?
A: *The Developer is the digital infrastructure division of an international real estate developer and owner. The company has data center projects under various stages of development in 12 countries. Our company designs, builds, and operates large-scale data center facilities that serve major technology and enterprise customers.*

Q: What should neighbors expect during construction?
A: *As with any large-scale construction project, there will be periods of increased activity near the site, including construction vehicle traffic, equipment noise, and related disruption. All construction work will be performed in accordance with local noise regulations and permitted working hours, and relevant schedules and updates will be communicated to the community as the project progresses.*

The Developer is committed to being a considerate neighbor during the construction phase and will coordinate with local authorities to manage impacts on surrounding roads and neighboring industrial areas. Though the site will undergo internal construction and renovations, the exterior will remain virtually unaltered as the project is taking a sustainable approach by retrofitting an existing 400,000-square-foot warehouse structure within an established commercial park. Residents with questions or concerns during construction will have a clear point of contact for raising them.

Q: Who will the data center serve?
A: *The facility is being designed to serve leading technology and enterprise customers with large-scale computing and data storage needs. The Developer is in active discussions with prospective end-users and will share additional details as they become available.*

What Neighbors Can Expect

The project reflects a straightforward commitment: to build and operate world-class digital infrastructure in a way that strengthens the communities where it works. That means designing to meet or exceed requirements on noise, lighting, and environmental performance; investing in local workforce and economic development; and maintaining open, ongoing dialogue with neighbors and local officials throughout every phase of the project.

Water: Advanced cooling technology selected to minimize water consumption across all operating conditions.
Energy: Dedicated power infrastructure funded by the Developer, with no direct impacts on power supply or costs.

Noise: Site-specific acoustic design, low-noise equipment, and building setbacks engineered to meet or exceed local codes.
Lighting: Security lighting oriented downward and contained within property boundaries to minimize the impact to the nearby area.
Traffic: Low-volume operations with infrequent deliveries and staggered employee shifts.
Community: Ongoing engagement with local organizations, transparent communication, and investment in Edgerton's long-term growth.

Q: What will it be like living near the data center?
A: *Data centers are among the quietest and least disruptive types of commercial development a community can host. They produce no manufacturing byproducts, require no heavy freight logistics, and operate with a small on-site workforce distributed across around-the-clock shifts. The result is a facility with minimal vehicle traffic, no large shift-change surges, and limited activity visible from surrounding properties.*

Though the zoning is prescriptive for commercial uses, the Developer is committed to incorporating landscaped buffers and appropriate setback distances from neighboring properties to minimize potential disruptions from day-to-day operations, which take place almost entirely inside the buildings. the Developer is designing the facility with the surrounding community in mind and will be responsive to neighbor feedback throughout the life of the project.

Q: Will there be noise from the data center?
A: *The facility is being designed with strict attention to noise management. The Developer's acoustic design process incorporates site-specific noise modeling developed in coordination with engineering specialists and local authorities, ensuring that sound levels at sensitive locations, particularly adjacent properties, are identified and addressed at the design stage rather than after construction.*

On-site activity is relatively low volume. The primary sound sources are cooling equipment and backup generators. Cooling equipment noise is managed through a combination of acoustic enclosures, barriers, low-noise equipment selection, and strategic building and equipment orientation. Backup generators are designed to run only during actual power outages and for brief periodic testing required by code. In practice, total generator operating time is expected to amount to only a few hours per year. These measures are designed to ensure that noise levels at the property boundary meet or exceed local code requirements.

Q: What about light pollution from the data center?
A: *All exterior lighting will be designed to provide necessary security coverage while respecting the surrounding neighborhood. Fixtures will be oriented to cast light downward onto the site rather than outward or skyward, and lighting layouts will be engineered to contain illumination within the property boundaries. The design will also incorporate dimming controls and motion-activated sensors to reduce unnecessary lighting during low-activity periods, as well as modest fixture heights that limit the reach of glare. The facility will comply with all applicable local lighting regulations.*

Q: Will the data center increase traffic in the area?
A: *Data centers generate very little ongoing traffic compared to similarly sized commercial or industrial developments. Once operational, the facility will have a small on-site workforce spread across rotating shifts, and routine deliveries are uncommon.*

During the construction phase, there will be increased construction vehicle traffic in the area. the Developer and its contractors will coordinate with local authorities to manage construction traffic and minimize disruption to residents and local roadways.

Q: Should the community be concerned about air-quality impacts?
A: *During normal day-to-day operations, the facility does not produce ongoing air emissions. The equipment inside the buildings is electronic and the cooling systems are mechanical. The only equipment with potential air-quality considerations is backup generators, which run only during power outages or brief periodic testing required by code. In practice, total generator operating time is expected to amount to only a few hours per year.*

All backup generation equipment will be permitted and monitored by the EPA Region 7, which includes Kansas. the Developer has engaged environmental specialists to assess and mitigate any potential impacts, and their findings will inform equipment selection and operational standards to ensure the facility meets or exceeds all applicable air-quality regulations. The Developer is also monitoring the development of cleaner generator fuel alternatives, including hydrotreated vegetable oil (HVO) blends and longer-term, hydrogen-based technologies, and will evaluate these options as the facility's fuel procurement strategy is finalized.

Q: Is the data center safe? What about security?
A: *Data centers are designed to the highest safety and security standards. The facility will include 24/7 on-site security personnel, perimeter fencing, controlled access points, and video surveillance. These security measures are standard across the industry and are required to protect the sensitive computing infrastructure housed inside.*

From a community safety perspective, data centers do not store hazardous materials, do not involve chemical processing, and present no explosion or contamination risk. The facility will comply with all applicable fire codes and safety regulations.

Q: How much water will this data center use?
A: *Water efficiency is a central element of the facility's design. The facility cooling strategy is built around minimizing water consumption, with closed-loop technology as a core component. A closed-loop system is a fully sealed, recirculating system that transfers heat efficiently while minimizing water loss and avoiding contamination. It operates in a sealed circuit, similar in concept to radiant floor heating in residential buildings, significantly reducing water use compared to conventional cooling methods. The facility's overall cooling approach may incorporate additional technologies, as needed, to optimize performance across varying conditions, but water efficiency will remain a guiding design priority.*

The data center will be connected the public water supply but will not use extensive water, other than typical back-of-house functions such as restrooms and break rooms, at the same intake level as a standard warehouse facility. Some public water will be required up front for start-up, but the balance of cooling system water will remain in the closed-loop system and will not require additional public water supply. No water and sewer infrastructure upgrades are needed.

For context, the data center industry accounts for a small fraction of U.S. freshwater consumption, and modern facilities are continuously improving efficiency through innovative cooling technologies.

Q: What impact will the data center have on energy resources and electricity rates?
A: *The Developer is funding the construction of a dedicated on-site switching station and substation, ensuring no cost is passed to local ratepayers and enhancing grid reliability for the surrounding area. Research has consistently shown that data center development generally does not drive increases in local electricity rates; rate changes are more commonly linked to factors such as grid maintenance costs, weather events, and fuel prices. The Developer intends to evaluate all available renewable procurement pathways as the facility moves toward operations.*

Q: Will this data center raise my electricity bill?
A: *No. the Developer is funding the construction of dedicated electrical infrastructure to serve the facility, including an on-site switching station and upstream grid upgrades. These costs are borne by the company, not local ratepayers.*

The Developer will pay 100% of all costs for electrical service to the data center. Residents' and local businesses' power availability and rates will not be affected. Evergy is required to have enough power to meet its highest load plus a 15 to 38% reserve margin, depending on the season. Evergy cannot add new customers without already having the capacity to provide the energy they need and keep a higher margin in reserve. Moreover, industry research has consistently found that data center development does not drive increases in residential electricity rates. In many cases, the infrastructure investments made by data center developers can improve grid reliability for the surrounding community.

Q: What will the project's overall environmental impact be?
A: *Environmental responsibility is a priority in the design and operation of this facility. The Developer is working to minimize its environmental footprint through efficient cooling technology, thoughtful site design, and adherence to internationally recognized effectiveness metrics for power, water, and carbon usage.*

Rather than select a greenfield site, the company has opted to retrofit an existing 400,000-square-foot warehouse facility within a legacy industrial zone. By choosing to repurpose existing resources, the Developer is prioritizing sustainable solutions that invite communities to take advantage of growing economic opportunities within and related to the data center industry.

The company will meet or exceed all applicable local, state, and federal environmental regulations. The Developer's compliance and governance framework is designed to ensure that its operations and business activities align with regulatory requirements as well as responsible corporate practices.

Q: How many jobs will the project create?
A: *The economic impact of this project extends well beyond the permanent on-site workforce. The construction phase alone requires a broad range of skilled trades, including civil and structural engineers, electricians, HVAC technicians, mechanical engineers, plumbers and pipefitters, ironworkers, carpenters, concrete workers, roofers, glaziers, fire-suppression specialists, low-voltage cabling technicians, security system installers, landscapers, and project managers and site supervisors. This diversity of trade categories means the construction phase generates employment opportunities across a wide range of skill levels and certifications.*

Once operational, the facility will employ full-time technical and operations staff through highly skilled, well-paying roles in areas such as data center engineering, network operations, security, and facilities management, providing considerable economic and employment opportunities for individuals in Edgerton.

Q: Will residents have access to these jobs?
A: *Yes. The Developer intends to hire from the local and regional workforce for both construction and permanent operations roles. Many data center positions, including technician roles, typically require trade certifications or six to 12 months of specialized training rather than a four-year degree, making them accessible to a broad range of candidates.*

The Developer is exploring partnerships with area educational institutions and workforce development organizations, such as Gardner-Edgerton School District USD 231 and Johnson County Community College, to help connect Edgerton residents with the skills and training needed for careers in data center construction and operations. More details on these programs will be shared as they are finalized.

Q: How else will this project benefit the community economically?
A: *A capital investment of this scale generates substantial economic benefits for the host community. These typically include significant sales tax and property tax revenue that supports local infrastructure, like storm water systems and streets, and school districts; direct spending with local businesses and contractors during construction and ongoing operations; and the potential to attract additional technology-sector investment to Edgerton.*

Beyond direct employment, the facility generates significant indirect and induced economic activity through local procurement of goods and services, contractor relationships, employee spending in the local economy, and property tax contributions that fund public services. Third-party economic impact studies of comparable facilities consistently find that the total economic footprint, including these indirect and induced effects, is a meaningful multiple of the direct employment figure. An extensive economic and fiscal impacts study to assess the benefits of the proposed project is being conducted, and results will be detailed in future releases.

Q: How will this project affect nearby property values?
A: *Large-scale infrastructure investments of this kind have historically been associated with stable or increased property values in surrounding areas, driven by improved infrastructure, increased economic activity, and growth in local tax revenue that funds public services and infrastructure. The investment and associated improvements represent a significant commitment to the area's long-term development.*

Q: Will the Developer be a good neighbor?
A: *The Developer is committed to building a long-term, positive relationship with the Edgerton community. That commitment starts with how the facility is designed, with careful attention to noise, lighting, traffic, and environmental impact, and extends to how the company operates as a member of the community.*

The Developer plans to engage with local organizations and nonprofits, contribute its employees' time and resources, and maintain open, transparent communication with residents throughout the development process and beyond. The company's goal is not simply to renovate an existing facility in Edgerton, but to be a meaningful contributor to the community's long-term well-being.

Q: Where can additional information about this project be found?
A: *The Developer will keep the lines of communication open throughout duration of this important project. the Developer will launch a project website during the first phase of development and will be shared in a project announcement.*

INFORMATION PROVIDED BY EVERGY

evergy

Data Center Facts and FAQs

In the fall of 2025, the Missouri and Kansas utility commissions approved a special electric rate that establishes criteria that all large energy users over 75 MWs (including data centers) must meet before connecting to Evergy's electrical system. Here are some key points to remember about data centers, as Evergy prepares to welcome these new large users to its system.

Data Center Facts

- Data Centers must pay 100% of all direct costs for service to their facilities.
- Data centers must pay a premium rate, that is as much as 20% higher than existing large customer demand rates, to help pay for new investments in generation and transmission and protect existing customers from shouldering those costs.
- Data centers reduce future rate increases for existing customers by paying a significant portion of the ongoing costs to operate and maintain the electrical grid.
- Data centers must sign long-term contracts (up to 17 years) with significant early cancellation penalties to provide stability and protect existing customers.
- Data centers have a monthly MINIMUM BILL that ensures they pay regardless of whether or not they use the energy.
- Data centers SHARE in the cost of utility upgrades, which will happen with or without data centers.
- Data centers PROVIDE millions of dollars in local revenue for our cities, schools and services.
- Data centers ENABLE more investment in the digital economy.
- Data centers CREATE JOBS -- construction jobs, permanent jobs and ongoing maintenance jobs, which provide a continual economic boost to surrounding communities.
- Data centers will be valuable PARTNERS for community priorities and projects.
- Data centers are vital to NATIONAL SECURITY by ensuring the United States has enough computing power and storage to operate vital businesses with military and financial systems and not fall behind other countries in the development of artificial intelligence (AI) capabilities.

Frequently Asked Questions

Does Evergy have the power to serve these new large customers, and will it lead to brownouts?

Evergy is required to have enough power to meet its highest load plus a 15-38% reserve margin, depending on the season. In other words, Evergy cannot add new customers without already having the capacity to provide the energy they need AND keep a higher margin in reserve. That higher margin represents the amount of back-up power Evergy must have to guard against unplanned conditions or events on the regional power grid. If the grid was in danger of becoming overloaded, large customers and data centers would be called on to reduce their energy usage. Evergy's demand response programs help reduce power needs at time of high usage to protect the grid and to manage cost. Evergy averages fewer than 10 days per year where it is required to be in heightened alert status because of strains on the grid. Only once, during Winter Storm Uri in 2021, have we had temporary, controlled interruptions in service.

Will data centers increase MY power costs?

No, data centers reduce future rate increases for existing customers by paying a significant portion of the ongoing costs to operate and maintain the electrical grid.

Operating and maintaining the electrical grid is costly and increasing regardless of large loads. To ensure that data centers bring price and service benefits to our

existing customers, Evergy was proactive and established a new rate for large data centers. This new rate charges data centers a higher rate than other industrial customers. That premium is then applied to existing customer bills to help reduce future rate increases. Also, given the large volume of electricity used continuously by these types of large customers, they will pay MORE of the ongoing costs of operating, upgrading and maintaining the electrical grid. Adding new users or growing Evergy's base of large industrial customers is the best way to hold down costs for everyone.

What are the benefits of data centers for my community?

A data center can increase the amount of property and other tax revenues a community sees without a similar drain on services. Additionally, many communities have a franchise fee assessed on electric usage that can generate millions of additional dollars to fund city services. It also brings in valuable community partners to invest in job training and other community priorities.

Do data centers create jobs?

Yes. While the number of full-time, permanent jobs is smaller than a large manufacturing facility, there is a significant benefit. Thousands of construction jobs are created while the facility is being built. Additionally, many data centers refresh their equipment every three years, adding to the ongoing benefit in jobs and investment at these facilities. That's to say nothing of jobs created by restaurants, suppliers and others that count on the increased traffic.

Do data centers attract other businesses?

AI will be a significant catalyst for the future economy. More of everything that we do will depend on a direct data connection and two-way communication with the internet. Surgery, robotics, automated vehicles, and more, will increasingly depend on immediate interpretation of data and the translation of that data to action. Data centers are the infrastructure of the future that enable both AI and businesses that use it.

And, proximity matters. Having robust data center infrastructure here means the companies in our region will be first in line for the economic activity AI enables.

Do data centers threaten water supply?

Newer data centers are moving toward closed-loop cooling, which dramatically reduces water use by reusing water. In addition, cooling that does not use water, like free-cooling and air-cooling methods, is becoming more common. The impact our water systems are seeing from data centers will continue to shrink as technology is brought to bear on the problem. For example, Meta has said it will be water positive by 2030- meaning it restores more water than it uses.

How much land do data centers use?

Data centers require a footprint of about 10 to 250 acres. Each acre generates millions in economic activity, supports digital services and enables cloud computing. The value per square foot is extremely high. Many data centers are sited in industrial and commercial areas that are used for economic development projects. In addition, data centers frequently move into vacant commercial spaces that housed different industries- revitalizing parts of our community.

Don't data centers increase the need for large transmission lines?

All large projects a utility adds to its system require additional transmission capacity. Data centers usually locate near existing infrastructure, which minimizes local impacts. Data centers directly pay for lines constructed specifically to serve them.

What about the incentives data centers might get from local governments?

Data centers attract billions in investment and help create construction and permanent jobs. Missouri and Kansas both now have policies that require minimum investments and job creation standards for data center incentives. These incentives are similar to other types of economic development. Ultimately, it's up to state and local leaders to decide what types of incentives make sense and at what level.

12NEWS

Kansas regulators OK plan to shield home power bills from data center costs

KWCH, Nov. 6, 2025

KANSAS REFLECTOR

New Kansas rules set guidelines for data centers, big power users to protect smaller customers

NOVEMBER 6, 2025

INFORMATION PROVIDED BY KCADC

DATA CENTERS IN THE KC REGION


Meta in Kansas City, Mo.

What are Data Centers?

Data centers are facilities equipped with computer servers and networking systems that process and store the data powering our daily lives. These services include essential and everyday communications – such as email and video calls, streaming and social media – but much more than that, data centers are the backbone of the economy providing resilience and security for defense, education, emergency services, financial services, healthcare, the global race for AI... and so much more.

The KC region is primed to impact the exponential growth of digital services and cloud computing. Today, nearly ***50 data centers*** operate in the Kansas City region.[1] These facilities range from a few thousand square feet in size to large campuses operated by companies like Meta and Google.

COMMUNITY BENEFITS

Strengthening Local Tax Bases | Data centers generate substantial property tax revenue due to their large physical footprint and high-value equipment. Two recent projects illustrate the scale of potential impact:

- ***Google*** is doubling down on Missouri. Following its 2024 debut, Google announced a second Kansas City data center, committing to cover full energy costs for both campuses. Google fuels more than just data; it enables the development of new, carbon-free energy to the grid and supports local STEAM and trade programs within the North Kansas City School District.
- Similarly, ***Meta***'s data center is projected to contribute approximately $1.5 million in taxes to Smithville Schools in 2026, with payments expected to grow annually and potentially exceed $40 million per year based on early estimates.[3]

Minimal Strain on Public Services | Compared to other industrial developments, data centers place limited demands on roads, schools and public safety resources, while still contributing significant tax revenue.

Diversifying the Regional Economy | Data centers help broaden the Kansas City region's economic base, reducing reliance on any single industry and strengthening resilience during economic downturns.

Revitalizing Underutilized Buildings | Data center projects can transform vacant or underused buildings into productive assets. Lambda, a new $500 million data center near KCI, for example, is converting an unoccupied building into a modern facility that will significantly expand the local tax base.[4]

Investing in Community Partnerships | Major data center operators are often active community partners, supporting schools, hospitals and nonprofit organizations. Meta has contributed more than $1 million to schools and nonprofits in Clay County, Platte County and Kansas City, Missouri.[5] Google has donated $120,000 to the North Kansas City School District[6] and has launched its STAR (Skilled Trades and Readiness) program in Kansas City to strengthen the skilled trades pipeline, particularly among underrepresented communities.[7]

Utility Requirements and Protections

Data centers require large, consistent amounts of ***electricity*** to operate. As the Kansas City region's largest energy provider, Evergy has implemented a dedicated rate class in both Kansas and Missouri to ensure that data centers cover the cost of the electricity they consume, as well as the infrastructure needed to deliver it — a structure designed to protect residential ratepayers.

Water use varies by facility and cooling technology. Some data centers rely on closed-loop systems that are initially filled and then replenished only to offset evaporation. Increasingly, operators are moving toward waterless cooling technologies. Kansas City's proximity to the Missouri and Kansas Rivers also enables utilities to reliably supply water when required.

FACT CHECK

Data center employees are highly skilled and well compensated. This is an eco-shaping moment that advances local innovation, talent and indutry strengths. Data centers consistently pay their employees above average wages. Data center projects also generate thousands of construction and professional-service jobs — an area where Kansas City excels thanks to firms like JE Dunn Construction, Black & Veatch, Burns & McDonnell, Henderson Engineers, MarkOne Electric, U.S. Engineering and GBA Builders. Meta's project in the Northland, for example, is expected to support approximately 2,830 jobs annually during its 11-year buildout and create 326 full-time operational positions afterward.[8]

Data centers are not freeloaders. While large-scale facilities may receive incentives to invest in a community, they often transform lower value sites into high-impact assets, increasing property taxes, employment and local economic activity. The States of Kansas and Missouri have identified data centers as a target industry and aligned incentives to support their growth.

Data centers won't end up on every corner. Regional power capacity and available industrial land naturally limit the number of data centers that can be built. Kansas City is expected to reach a practical saturation point well before every district sees one.

MOVING FORWARD

Target the Right Sites. Certain Kansas City locations are better suited for data center development. Industrial-zoned sites are preferred, and communities should ensure zoning codes are up to date and account for data center uses.

Plan for Impact. Community leaders can strategically invest new tax revenues from data centers — whether in infrastructure, parks, public safety, or reducing property taxes — to maximize local benefit.

Tie Incentives to Performance. Municipalities can structure incentives to be performance-based, ensuring data centers meet their commitments, and communities receive the full return on their investment.

[1] datacentermap.com
[2] https://www.desotoks.us/465/Data-Center-Campus-Project
[3] https://www.desotoks.us/465/Data-Center-Campus-Project
[4] https://www.bizjournals.com/kansascity/news/2025/11/10/lambda-ai-factory-data-center-evergy-lincoln.html
[5] https://about.fb.com/news/2025/08/metas-kansas-city-data-center/
[6] https://www.kctv5.com/2024/11/14/google-partners-with-kcps-expand-educational-opportunities-with-funding/
[7] https://missouripartnership.com/google-announces-1-billion-data-center-in-kansas-city-missouri/
[8] https://www.dropbox.com/scl/fi/oy36zr54ugfnia4w86upx/Golden-Plains-Technology-Park-Data-Center-Development-Impacts.pdf?rlkey=7zqdluk6iu1mzyt3iwbwbhwfx&st=zeedm7fk&dl=0

OneKC | KC Area Development Council
OneKC.org

PRELIMINARY PLAT FOR EDGERTON PROJECT

Application PP2026-0001
31800 W. 196th Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Preliminary Plat for 31800 W. 196th Street.

Owner and Applicant
DAMAC Digital Solutions Kansas, LLC, property owner, represented by Jeff Skidmore, Schlagel Associates

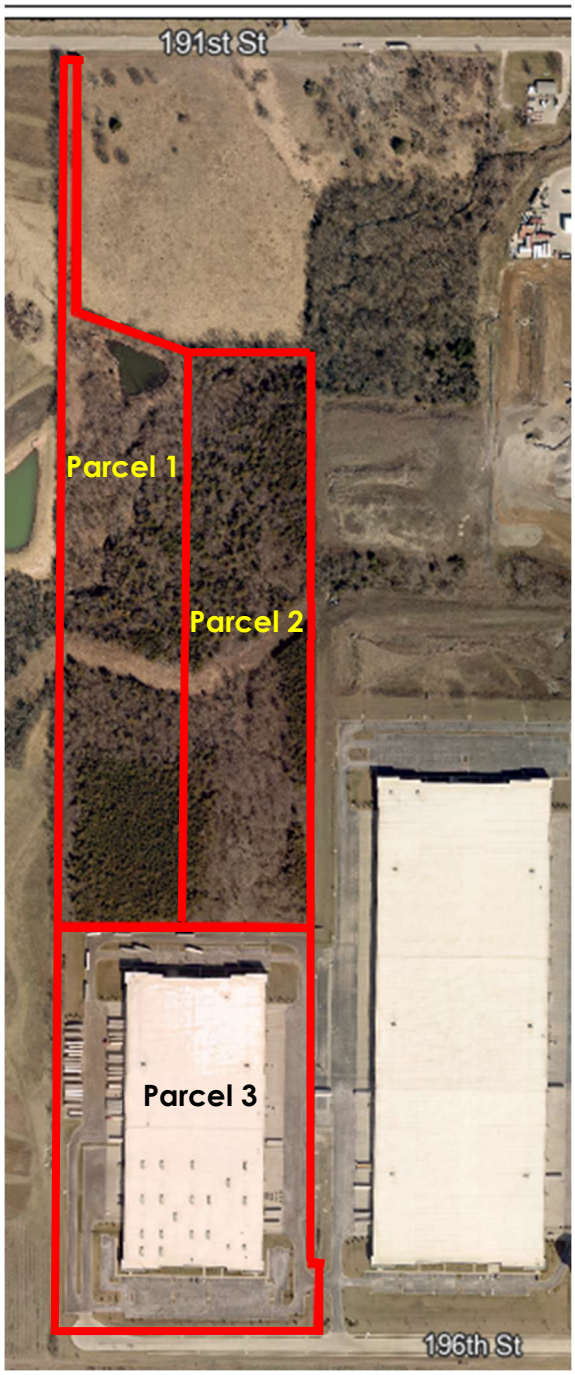
Zoning and Land Use
L-P (Logistics Park) and is currently developed with a warehouse.

Parcel Size
53.79± acres

Staff Report Prepared by
Chris Clinton

1. *Proposal*

The Applicant is requesting a Preliminary Plat application for combining three (3) existing lots into one (1) lot. There are two (2) unplatted lots (Parcel 1 and 2 in Map 1) to the north that would be combined with a platted lot (Parcel 3 in Map 1). Parcel 3 is currently developed with a warehouse. Parcels 1 and 2 contain floodway and floodplain. The existing lot line between Parcels 1 and 2 would be abandoned, as well as the lot line along the north of the Parcel 3.



Map 1

2. *Subject Site History*

Parcel 3 was annexed into the City on March 27, 2014 (Ordinance No. 969) and later rezoned to *L-P, Logistics Park* District on December 11, 2017 (Ordinance No. 986). Additionally, the following applications have been approved for Parcel 3:

- Preliminary Plat PP-10-08-14
  - Approved by the Planning Commission on November 4, 2014
- Preliminary Site Plan PS-10-08-14
  - Approved by the Planning Commission on March 10, 2015
- Final Plat FP2016-01
  - Approved by the Governing Body on April 14, 2016
    - Showed three (3) lots and one (1) tract. Each lot developed with a warehouse.
- Final Site Plan FS2016-04
  - Approved by the Planning Commission on April 19, 2016.
    - Final Site Plan FS2016-04 outlines the requirements that the parcel is currently developed under.

Parcels 1 and 2 were annexed into the City on August 9, 2018 (Ordinance No. 1087) and later rezoned to *L-P, Logistics Park* District on October 25, 2018 (Ordinance No. 1091). There have not been any further planning or zoning applications submitted for Parcels 1 and 2.

3. *Preliminary Plat Review*

The Preliminary Plat has been reviewed in accordance to Unified Development Code (UDC) Section 13.3.C by City staff and the City Engineer. The document shows the three (3) lots becoming one (1) large lot. The lot would have frontage along 191st Street and 196th Street. If approved and the project moves forward with a Final Plat, this document would replace Lot 1 of Logistics Park Kansas City Phase IV, Second Plat. The applicant must put the 100-year floodway and floodplain in a tract or drainage easement. This will be done on the Final Plat, should the Preliminary Plat be approved.

NOTICE OF CITY CODES AND PERMITS

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

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

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
1	Preliminary Plat	03.25.2026

STAFF RECOMMENDATION

City Staff recommends approval of Preliminary Plat **Application PP2026-0001** *Preliminary Plat for Edgerton Data Center*, subject to the following stipulations:

1. The commencement of any improvements cannot occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, stormwater sewers, sanitary sewers, and water mains contained within the Final Plat.
2. The applicant must meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, and all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
3. The 100-year floodway and floodplain must be shown in a drainage easement or tract on the Final Plat.

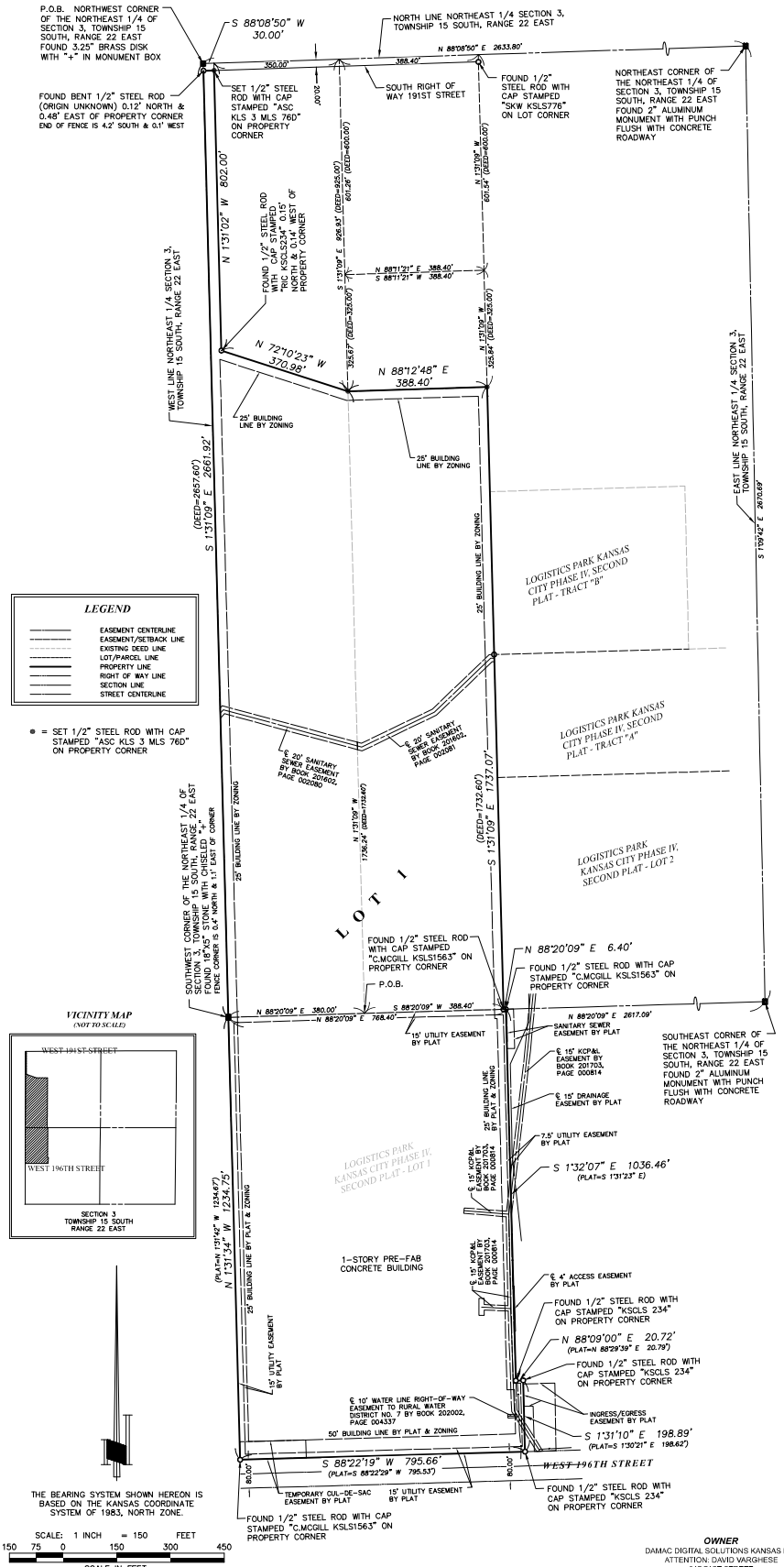
Note: For Application PP2026-0001, the Planning Commission is the Approving Authority.

3-15-22
26-03-43626-2
43626_Final Plat.dwg

FINAL PLAT OF

"EDGERTON PROJECT"

A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS
LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, AND
PART OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST



DESCRIPTION:

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 380.00 FEET EAST OF THE SOUTHWEST CORNER OF THE NE/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, SAID POINT BEING ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 1732.60 FEET AND PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION; THENCE EAST 388.40 FEET AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 1732.60 FEET AND PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST 388.40 FEET AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, ALL BEING IN THE W/2 NE/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS, CONTAINING 15.45 ACRES, MORE OR LESS;

AND ALSO

BEGINNING AT THE NORTHWEST CORNER OF THE NE/4 OF SECTION 3, TOWNSHIP 15, RANGE 22 EAST, CITY OF EDGERTON, JOHNSON COUNTY, KANSAS; THENCE SOUTH 2657.6 FEET AND ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST 380.0 FEET AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 1732.6 FEET AND PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY 370.98 FEET; THENCE NORTH 802.0 FEET AND PARALLEL TO WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST 30.0 FEET AND ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, ALL BEING A PART OF THE W/2 W/2 NE/4 OF SECTION 3, TOWNSHIP 15, RANGE 22, JOHNSON COUNTY, KANSAS;

EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY.

TOGETHER WITH:

LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO, NCS-1283970-KCTY, DATED OCTOBER 30, 2025, AND A COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO, NCS-1275204-CHI2, DATED AUGUST 19, 2025.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "EDGERTON PROJECT".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLE HEREFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HERBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF EDGERTON, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTERESTS NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE UPON FILING OR RECORDING OF THIS PLAT.

ZONING INFORMATION:

ACCORDING TO THE AUTOMATED INFORMATION MAPPING SYSTEM (AIMS) FOR JOHNSON COUNTY, KS, AT HTTPS://AIMS.JOCOGOV.ORG/, THE SUBJECT PROPERTY IS ZONED L-P (LOGISTICS PARK DISTRICT).

NOTES:

- THE SUBJECT PROPERTY CONTAINS 2,344,212 SQUARE FEET OR 53.816 ACRES, MORE OR LESS.
- REFERENCES TO "BY PLAT" SHOWN HEREON REFER TO LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT (BOOK 201705, PAGE 004226)

OWNERS:

DAMAC DIGITAL SOLUTIONS KANSAS LLC

_____
DAVID VARGHESE

NOTARY CERTIFICATION:

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHOM HAS ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE, THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

_____ _____
NOTARY PUBLIC PRINTED NAME

PLANNING COMMISSION APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

_____
CHAIR: TINA MATHOS DATE

CITY ENGINEER APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

_____
DAVID HAMBY DATE

GOVERNING BODY APPROVALS:

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

_____
MAYOR: DONALD ROBERTS DATE

_____
CITY CLERK: DUSTI CALLAHAN DATE

ZONING ADMINISTRATOR:

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

_____
ZONING ADMINISTRATOR: ZACHARY MOORE DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL PLAT OF "EDGERTON PROJECT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

DATE OF PREPARATION: MARCH 25, 2026

3-15-22
26-03-43626-2
43626_Final Plat.dwg

ERROR CLOSURE TABLE		
NORTH	EAST	PRECISION
0.03409	-0.00525	1: 269,157.73

LOT INFORMATION					
LOT NO.	BUILDING ENVELOPE	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	2,112,642 SQ. FT 48.500 ACRES	2,344,212 SQ. FT 53.816 ACRES	50 FEET	25 FEET	25 FEET

DRN. MWW	P.C. MWW	CHK. RJA	P.M. RJA

OWNER
DAMAC DIGITAL SOLUTIONS KANSAS LLC
ATTENTION: DAVID VARGHESE
317 71ST STREET
MIAMI BEACH, FLORIDA 33141
PHONE: (864)634-1888
E-MAIL: David.Varghese@damacdigital.com

SURVEYOR
ANDERSON SURVEY COMPANY
ATTENTION: ROBERT J. ANDERSON, PLS
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816)246-5050
E-MAIL: bob@andersonsurvey.com

F I N A L P L A T

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS DEFINED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
KANSAS STATE CERTIFICATE OF AUTHORITY, LS-3

ROBERT J. ANDERSON, PLS #1648

FINAL SITE PLAN FOR EDGERTON PROJECT

Application FSP2026-0002
31800 W. 196th Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Revised Final Site Plan for 31800 W. 196th Street.

Owner and Applicant
DAMAC Digital Solutions Kansas, LLC, property owner, represented by Mark Breuer, Schlagel Associates

Zoning and Land Use
L-P (Logistics Park) and is currently developed with a warehouse.

Parcel Size
53.79± acres

Staff Report Prepared by
Zachary Moore

1. Proposal

The Applicant is requesting a Revised Final Site Plan application for exterior improvements to a previously developed property to accommodate a proposed data center. Improvements to the property include the addition of two (2) new approximately 2,053 square foot medium-voltage (MV) intake buildings, a guard shack, outdoor generators, mechanical equipment screening, an electrical substation, and an Evergy electrical switching station. These site improvements are proposed to be made to the subject property which was originally developed with a 378,038 square foot warehouse in 2016. The total building square footage as proposed will total in 382,924 square feet.

Generators are proposed along the east and west sides of the proposed building in 'pods' of 15. Both the east and west sides of the existing building will have two 'pods', each of which will be screened from public view with a wall and will be gated.

North of the existing building, the Applicant is proposing electrical improvements to be made to previously undeveloped land. On the western portion of the land to the north of the building, an electrical switching station to be owned and maintained by Evergy is proposed, while the eastern portion of the property is proposed to include a developer owned and maintained electrical sub-station.

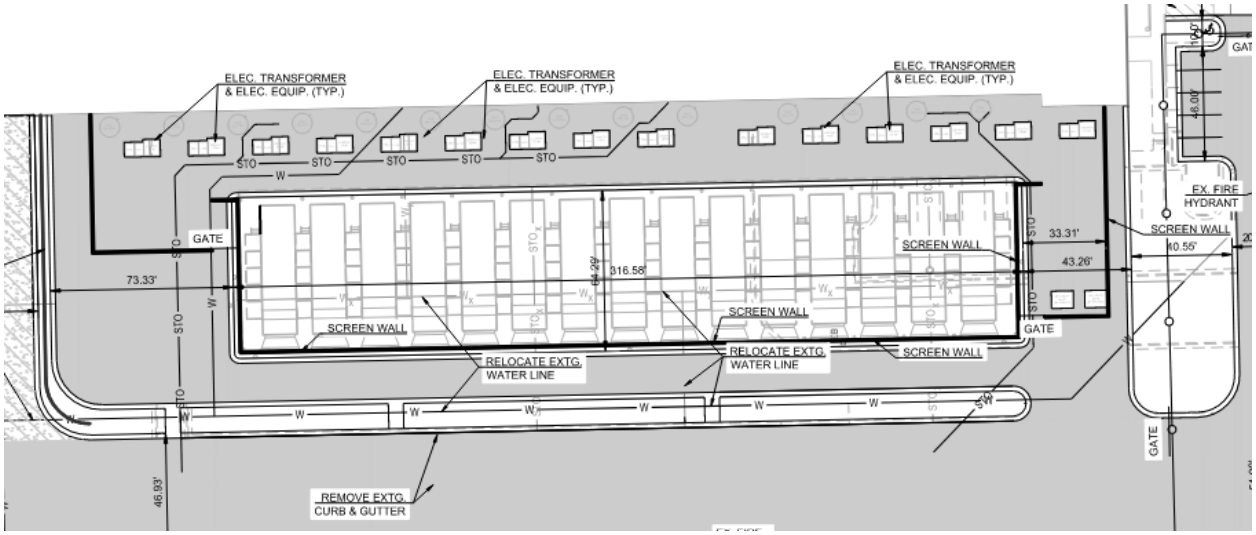


Figure 1 - Example of Generator 'Pod' (SW Corner)

2. Subject Site History

The three (3) parcels included in the Final Site Plan are noted on the map on the following page.

Parcel 3 was annexed into the City on March 27, 2014 (Ordinance No. 969) and later rezoned to *L-P, Logistics Park* District on December 11, 2017 (Ordinance No. 986). Additionally, the following applications have been approved for Parcel 3:

- Preliminary Plat PP-10-08-14
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- Approved by the Governing Body on April 14, 2016
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3. *Zoning Standards*

A. **Land Use** – The proposed use of a data center is considered to be "Warehousing/Distribution centers, including trucking and courier services; public warehousing and storage; and motor freight transportation terminals and maintenance facilities", which is a use permitted by right in the L-P District. Other permitted uses within the L-P District similar to data center include internet service providers; sale, servicing, and repair of electrical and other electronic devices; radio and television broadcasting stations.

B. Setback, Yard and Area Regulations

1. Minimum Open Space: A minimum of 50% of a property must be open space for any property zoned L-P District. The subject property totals 2,343,242 square feet in size, of which, approximately 1,579,168 square feet (67.39%) is existing open space. The proposal includes a total of 1,219,417 square feet (52.04%) of open space proposed at build-out, compliant with the L-P District open space requirement.
2. Maximum Building Height: The L-P District has a maximum height allowance of 110 feet. The existing building height is not proposed to change with this application, and will remain at 46 feet. The new MV intake buildings are each proposed to be 20 feet in height, and the new guard shack is proposed to be 13 feet and 6 inches in height. The wall proposed to screen the generators and mechanical equipment is proposed to be 35 feet in height where adjacent to the generators, and will step down to 25 feet at the north and south portion of each pod of generators. Each of the new structures on the property will be compliant with the maximum height allowance in the L-P District.
3. Floor Area Ratio (FAR): The maximum FAR allowed in the L-P District is 3:1. The proposed development has a FAR of 0.16:1, which is less than the maximum allowed by the Unified Development Code (UDC).
4. Building Coverage: The maximum building coverage permitted in the L-P District is 50%. The total square footage of all buildings (existing and proposed new) is 382,924

square feet, which is 16.34% of the overall subject property, which is less than the maximum allowed by the UDC.

5. Setbacks:
   a. Front: The minimum front yard setback in the L-P District is 50 feet.
      a. The existing building is approximately 180 feet and 3 inches from the front property line, and is not proposed to be modified. The new proposed guard shack in the southwest corner of the property will be set back from the front property line by approximately 95 feet. Each building on the property meets or exceeds the required minimum front yard setback.
   b. Side: The minimum side yard setback in the L-P District is 25 feet for side yards not adjacent to a residential district (east) and 100 feet for side yards that are adjacent to a single-family residential district for buildings greater than 45 feet in height (west).
      a. The proposal exceeds the minimum side yard setback requirements by providing an approximately 45-foot setback to the eastern property line from the screen wall, and an approximately 110-foot setback to the western property line.
   c. Rear: The minimum rear yard setback in the L-P District is 25 feet for yards not adjacent to a residential district.
      a. The northern property line is approximately 1,227 square feet from the northernmost edge of the proposed electrical substation and approximately 1,811 feet from the northernmost edge of the eastern MV intake building, exceeding the minimum UDC requirements.
6. Building Separation: All buildings in the L-P District must have a minimum building separation of 20 feet.
   a. The two MV intake buildings are separated from the main building by approximately 38 feet and the guard shack is separated from the main building by approximately 65 feet, exceeding the minimum UDC requirements for building separation.

C. Architectural Design Guidelines

The main building on the subject property was originally approved and developed under the terms and conditions of Final Site Plan application FS2016-04, with which the architecture for the main building was approved. The Applicant is proposing that there be no architectural modifications to the existing building on site, therefore, the building may remain as is without modifications being required.

The two (2) MV intake buildings and new guard shack are considered accessory structures, and pursuant to UDC, Section 5.2.G.8, must have a façade similar in character with the façade of the main building, including the utilization of similar fenestration and materials.

1. Large Expanses: Building façades greater than 100 feet long facing public right-of-way or residential property must break up the façade by using a minimum of three (3) architectural elements provided in UDC, Section 5.2.J.2.
   a. Each façade of each of the three (3) new accessory structures on the subject property are less than 100 feet in length, therefore, elements to break up the façade as indicated above are not required.
2. Building Materials: Buildings in the L-P District must consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete

(tilt-up walls), glass, or a combination of these materials. Accessory structure must be clad with materials similar to those used on the main building.

a. The existing building on the subject property is made of tilt-up concrete walls and glass. Each of the two (2) new MV intake buildings will be made of concrete walls, and the guard shack will be made with concrete and glass. The proposed building materials are compliant with the UDC requirements.

3. Horizontal Articulation: Walls facing a public right-of-way or residentially zoned property shall not extend for a distance greater than four (4) times the wall's height, without having an off set of 10% of the wall's height (maximum of 5 feet); the new plane shall extend for a distance equal to a minimum of 20% of the maximum length of the first plane.
   a. The guard shack and western MV intake building's western elevations face residentially zoned property and the guard shack's southern elevation faces public right-of-way. Of these three (3) identified façades, none of them include a span where the wall extends for a distance greater than four (4) times the wall's height, therefore, horizontal articulation is not required.
4. 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 10% of the wall's height (maximum 5 feet).
   a. The guard shack and western MV intake building's western elevations face residentially zoned property and the guard shack's southern elevation faces public right-of-way. Of these three (3) identified façades, none of them include a span where the wall extends for a distance greater than four (4) times the wall's height, therefore, horizontal articulation is not required.
5. Screening of Rooftop Equipment: All rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment must not be visible on buildings within the L-P District. Rooftop equipment must 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.
   a. The parapets on the existing building screen existing rooftop mounted equipment. Any new proposed rooftop equipment must be full screened as stated above, and a stipulation has been added to staff's recommendation accordingly.
6. Color Palette: Buildings in the L-P District are permitted to utilize muted hues, natural and earth tones as the color palette, with use of brighter hues limited to use as an accent color.
   a. The existing building colors are proposed to remain as they exist today, which include various shades of beige and gray. The proposed MV intake buildings, guard shack, and screen wall will utilize colors that are used on the existing main building, compliant with the UDC requirements.

D. Parking, Loading, Access

1. Parking: Buildings in excess of 100,000 square feet or users with specific parking needs may provide an independent parking study to the City for approval.
   a. The existing development on the subject property currently includes 316 total parking stalls for passenger vehicles, 11 of which are ADA accessible. With this proposal, the Applicant will reduce the number of parking spaces for passenger vehicles to 153 total parking stalls, with 87 south of the existing building and the remaining 66 stalls north of the existing building.

b. The Applicant has indicated on the Site Plan that the maximum number of employees per shift will be 30 employees. The proposal includes parking stalls for five (5) times the amount of the maximum employees in one shift, therefore staff finds the proposed amount of parking to be sufficient.
c. The UDC requires all parking areas to be paved with concrete or asphalt. The substation area is proposed to be gravel. The applicant provided information documenting the technical safety reasons why substation is designed with gravel. This documentation was reviewed by GBA, the City's Building Code and Plan Review Consultant, and GBA confirmed gravel is both the industry standard for installation at electrical substations and the preferred material from a safety perspective. City staff is supportive in this deviation from the UDC.

2. Maneuvering: The UDC requires that all maneuvering of vehicles shall take place on site or within a mutual access easement.
   a. A gate is proposed at the northern portion of 196th Street on private property, approximately 38 feet from the public right-of-way, where vehicles and trucks may enter the property. From that gate, drivers would turn right to drive past the guard shack, to another gate, which is approximately 165 feet of travel distance from the first gate. The applicant has indicated that all drivers entering the site will be pre-authorized to enter the site, reducing the wait time to enter the facility and reducing the amount of vehicle or truck queuing on the property and the adjacent 196th Street.

3. Loading: Per Section 5.2.M.2.f, one (1) loading space is required to be provided adjacent to a public access-way or private service drive, as the building exceeds 10,000 square feet in size.
   a. An existing loading dock is proposed to remain on the west side of the existing building, meeting this UDC requirement.

4. Access: The access points that exist on the development today are proposed to remain, with one (1) located at the southwest corner of the property and the other being provided via a cross-access easement to the adjacent property to the east. A private access drive will connect to 191st Street to the north where there is an existing curb cut today. This access drive will provide access to the electric switching yard and electric sub-station from the north. Cross-access will be provided from the existing developed property to the electric switching yard and electric sub-station from the south as well.

E. Landscaping and Fencing

The subject property is adjacent to Johnson County Rural (CTY RUR) zoned property to the west, Edgerton L-P (Logistics Park) zoned property to the north and east, and City public right-of-way for 196th Street to the south. The only changes proposed to the existing landscaping are along the east and western sides of the existing building. The applicant is proposing to remove a total of 50 existing trees and planting 79 new trees and 203 new shrubs. 55 of the new 79 trees are to be evergreens, white pines, and will be planted along the east and west of the new substation that is proposed just north of the existing warehouse. The shrubs are shown to be placed along the west side of the warehouse with 24 deciduous trees to aid in screening the parcel to the west, which is zoned Johnson County Rural (CTY RUR). The northern part of the development is to be screened by the existing vegetation. The landscaping is to be used for screening the development and

must be maintained to ensure proper screening is sustained along each side of the substation. The proposed landscaping plan meets the City's landscape requirements.

The applicant is proposing a 10' tall black fence designed to prevent any kind of damage that can easily be caused by common tools. The fence will help ensure the security of the facility and is proposed to be around the perimeter of the property. The fence is compliant with the City's fencing requirements.

F. Traffic

In the Applicant's Statement of Purpose for this proposal, they indicate that traffic generated once the proposed improvements are completed and the facility is operational, that traffic is anticipated to generate approximately 20 vehicle trips per day, which include employee commuter trips for workforce, occasionally delivery and service vehicles, and periodic equipment replacement deliveries on a multi-year cycle. This facility will not have any public-facing or customer-facing traffic.

G. Stormwater

The applicant has provided a stormwater management study and plan. The City Engineer has reviewed the study and plan. There are comments that the City Engineer has that must be addressed prior to the issuance of a building permit. The City Engineer also noted that the future access road from 191st Street will cross the floodway area. In order to cross the floodway, a bridge will need to be constructed. Specifications of the bridge must be provided for review. A floodplain development permit, which requires a no-rise certification, will be required, as will state and federal permits. The applicant is aware of the required documents and has acknowledged the requirement of having the stormwater study approved by the City Engineer and the required documents.

H. Photometrics

The UDC specifies the allowable footcandles allowed on property lines, as measured five (5) feet above grade, adjacent to residential properties as 0.0. The submitted photometric plan for the existing building meets all of the requirements.

The applicant has also submitted a photometric plan for the electrical substation. The substation photometric plan does not extend to the north or southern property lines; however, there is enough distance and screening between the substation that the readings do not need to extend to those property lines. The readings on the east and west sides exceed the maximum allowed light at the property lines and does not indicate the mounting height of the luminaries. The photometric plan for the substation must meet the UDC requirements prior to certification of the Final Site Plan of the Zoning Administrator and issuance of a building permit.

I. Equipment

The UDC requires all ground or roof mounted equipment to be screened from public view. Public view is defined as view from public right-of-way or adjacent property. The applicant has indicated that there are four (4) areas equipment to be installed, two (2) on the east side and two (2) on the west side. A screen wall comprised of concrete tilt-up walls matching that of the existing building. The equipment must remain screened at all times, and if there are lapses in screening upon inspection, the applicant must correct the screening.

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
C0.0	Cover Sheet	05.01.2026
C1.0	Overall Master Site Plan	05.01.2026
C1.1	Enlarged Scale Site Plan (South)	05.01.2026
C1.2	Enlarged Scale Site Plan (North)	05.01.2026
C2.0	Grading Plan (North)	05.01.2026
C2.1	Grading Plan (South)	05.01.2026
C3.0	Storm Sewer Plan & Profiles	05.01.2026
C3.1	Storm Sewer Plan & Profiles	05.01.2026
L.0.0	Existing Landscape Plan	05.01.2026
L1.0	Overall Landscape Plan	05.01.2026
L1.1	Landscape Plan (South)	05.01.2026
L1.2	Landscape Plan (North)	05.01.2026
E-410	Photometric Plan – Overall	
E-411	Photometric Plan – HV Substation	04.16.2026
DD-100.00	Building Plan	04.20.2026
DD-200.00	Building Elevations	04.20.2026
DD-300.00	3D Views	04.20.2026
DD-301.00	3D Views	04.20.2026
FD-01	Ingress/Egress Analysis	05.01.2026
20-21	Statement of Purpose	04.14.2026
22-23	Substation Gravel Response	04.20.2026

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FSP2026-0002** *Final Site Plan for Edgerton Data Center*, subject to the following stipulations:

1. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A Final Site Plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

2. Prior to the certification of the Final Site Plan by the Zoning Administrator and the issuance of a building permit for exterior site improvements on the subject property, the following must occur:
   a. A photometric plan for the substation must be submitted and approved by the Zoning Administrator.
   b. The stormwater management report must be revised by the Applicant and approved by the City Engineer.
   c. The proper floodplain and floodway permits must be obtained from all applicable jurisdictions and the details for the required bridge must be provided.
3. All outdoor mechanical equipment must be fully screened from public view as defined in the Unified Development Code. If, following construction of the improvements indicated on the Final Site Plan, it is found in the built environment that mechanical equipment is not adequately screened upon inspection by the Zoning Administrator or their designee, the Applicant will be required to adequately screen said equipment.

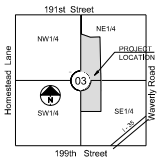
Note: For Application FSP2026-0002, the Planning Commission is the Approving Authority.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

CITY OF EDGERTON
JOHNSON COUNTY, KANSAS

LEGEND:

- A/E - ACCESS EASEMENT
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- FFE - FINISHED FLOOR ELEVATION
- G/E - GAS LINE EASEMENT
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- ROW or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SME - STORM MANAGEMENT EASEMENT
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT
- ASPHALT PAVEMENT - EXISTING
- ASPHALT PAVEMENT - PROPOSED
- HEAVY DUTY ASPHALT PAVEMENT - PROPOSED
- CONCRETE PAVEMENT - EXISTING
- CONCRETE PAVEMENT - PROPOSED
- CONCRETE SIDEWALK - EXISTING
- CONCRETE SIDEWALK - PROPOSED
- CURB & GUTTER
- CURB & GUTTER-PROPOSED DRY
- CURB & GUTTER - EXISTING
- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- PROPERTY LINES
- RIGHT-OF-WAY
- SANITARY SEWER MAIN-PROPOSED
- SANITARY SEWER MAIN - EXIST.
- STORM SEWER
- STORM SEWER - EXISTING
- CABLE TV - EXISTING
- FIBER OPTIC CABLE - EXISTING
- TELEPHONE LINE - EXIST.
- ELECTRIC LINE - EXISTING
- OVERHEAD POWER LINE - EXIST.
- UNDERGROUND ELECTRIC - EX.
- GAS LINE - EXISTING
- WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING AREA INLET
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING ELECTRICAL EQUIP.
- EXISTING STORM MANHOLE



SECTION 03-T15-R22
LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

City of Edgerton
404 E. Nelson
P.O. Box 255
Edgerton, Kansas
(913) 893-6231
Edgertonks.org

EVERGY
16215 WEST 108TH STREET
LENEXA, KS 66219
(913) 894-3075
Evergy.com

Century Link (Cable)
(800) 788-3500
fast.centurylink.com

KANSAS GAS SERVICE
Attn: Lyn Lee
11404 W. 89th Street
Overland Park, Kansas 66213
(913) 344-8938
kansasgasservice.com

Johnson County Rural Water District #7
534 W. Main Street
Gardner, Kansas
(913) 856-7375
water7.com

Century Link (Phone)
(800) 788-3500
fast.centurylink.com

Kansas One Call
811
www.kansasonecall.com

CITY OF EDGERTON NOTES:

1. THE EDGERTON DESIGN AND CONSTRUCTION MANUAL SHALL GOVERN THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS FOR THIS PROJECT.
2. THE CITY OF EDGERTON'S PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE EDGERTON MUNICIPAL CODE AND THE DESIGN AND CONSTRUCTION MANUAL. THE APPROVAL OF THESE IMPROVEMENT PLANS SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF ANY VIOLATION OF THE CITY OF EDGERTON'S MUNICIPAL CODE, INCLUDING BUILDING AND ZONING CODES, AND ANY OTHER CITY ORDINANCE. THE CITY OF EDGERTON IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OR DIMENSIONS AND ELEVATIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT THE PROJECT SITE. THE CITY OF EDGERTON THROUGH ITS APPROVAL OF THESE IMPROVEMENT PLANS ASSUMES NO RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR ACCURACY AND COMPLETENESS.
3. THESE IMPROVEMENT PLANS ARE APPROVED INITIALLY FOR ONE (1) YEAR AFTER WHICH THEY ARE AUTOMATICALLY VOID AND MUST BE UPDATED AND RE-APPROVED BY THE CITY ENGINEER BEFORE ANY CONSTRUCTION WILL BE PERMITTED.
4. ALL EXISTING UTILITIES SHOWN ON THESE IMPROVEMENT PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE DESIGN ENGINEER, HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
5. ALL EXISTING DRIVEWAYS, PARKING LOTS, SIDEWALKS, FENCES AND UNDERGROUND SPRINKLER SYSTEMS DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL OPERATING CONDITION AT THE EXPENSE OF THE CONTRACTOR, ALL AFFECTED SURFACES, FENCES, PIPES AND FITTINGS SHALL BE REPLACED WITH NEW MATERIALS AT THE ORIGINAL LOCATION. ALL RESTORATION WORK SHALL BE ACCEPTABLE TO THE CITY ENGINEER AND THE PROPERTY OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST AND COORDINATION WITH ELECTRICAL COMPANY TO SUPPLY POWER HOOK-UP TO CONTROLLER. THIS SHALL INCLUDE ANY CONDUIT, WIRING, METER, AND OTHER REQUIREMENTS BY THE ELECTRICAL UTILITY COMPANY.
7. MINOR RELOCATION OF STREET LIGHT POLES, JUNCTION BOXES, AND CONTROLLERS TO AVOID CONFLICTS WITH EXISTING UTILITIES AND FEATURES MAY BE ALLOWED UPON APPROVAL OF THE ENGINEER.

UTILITIES:

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY SEWER LINES, MANHOLES, AND SANITARY SEWER SERVICE LATERALS, AS MEASURED FROM EDGE TO EDGE. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
5. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
7. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC., SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.
8. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED, UNLESS NOTED OTHERWISE. UNCLASSIFIED EXCAVATION FOR UTILITY TRENCHING IS SUBSIDIARY TO THE UNIT PRICE PROVIDED FOR THE PIPE. ANY QUANTITY PROVIDED FOR ROCK EXCAVATION IS ESTIMATED BASED ON THE BEST INFORMATION PROVIDED TO THE PROJECT ENGINEER. THE ENGINEER HAS THE AUTHORITY TO IDENTIFY AND DEFINE THE PHYSICAL CHARACTERISTICS TO DETERMINE THE CLASSIFICATION. UNIT PRICE QUANTITIES FOR ROCK EXCAVATION WILL BE PAID AT A TRENCH WIDTH OF THE NOMINAL PIPE DIAMETER OF THE INSTALLED MAIN PLUS 18 INCHES. CONTRACTOR IS REQUIRED TO DISPOSE OF EXCESS ROCK FROM THEIR TRENCHES BY DISPOSING IT IN AREAS AS SPECIFIED BY THE PROJECT ENGINEER.

GENERAL NOTES:

1. ANY PUBLIC SANITARY SEWERS, ASSOCIATED WITH THIS PROJECT SHALL BE OBSERVED BY THE CITY OF EDGERTON OR ITS REPRESENTATIVES.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES PRIOR TO BIDDING, AS WELL AS BECOMING FAMILIAR WITH AND SATISFYING HIMSELF AS TO THE GENERAL, LOCAL AND SITE CONDITIONS THAT MAY AFFECT COST, PROGRESS, AND PERFORMANCE OF WORK.
3. CONTRACTOR SHALL PROMPTLY GIVE ENGINEER WRITTEN NOTICE OF ALL CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES THAT THE CONTRACTOR DISCOVERS IN THE BIDDING DOCUMENTS AND CONFIRM THAT THE WRITTEN RESOLUTION THEREOF BY THE ENGINEER IS ACCEPTABLE TO CONTRACTOR.
4. CONTRACTOR IS RESPONSIBLE FOR THE JOBSITE SAFETY OF THE PROJECT AND THE SAFETY OF THE PUBLIC AND SHALL ADHERE TO ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH OTHER CONTRACTORS CONCURRENTLY WORKING ONSITE. CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTOR ACTIVITIES, AND SHALL BE THE SOLE CONTACT FOR THE OWNER.
6. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS INSURANCE REQUIREMENTS AND BONDING PRIOR TO CONSTRUCTION. INSURANCE CERTIFICATES SHALL NAME OWNER AND ENGINEER AS ADDITIONAL INSURED.
7. WATER FOR USE ON SITE MUST BE PURCHASED FROM THE LOCAL WATER UTILITY HAVING JURISDICTION, AND SHALL BE PURCHASED PER THEIR REQUIREMENTS.
8. ALL TRAFFIC CONTROL REQUIRED IN CONJUNCTION WITH THE PROPOSED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT.
9. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL MATERIAL TESTING REQUIRED FOR THEIR WORK. THIS INCLUDES SCHEDULING OF TESTS, COORDINATING AND PROVIDING ACCESS TO SAMPLE LOCATIONS, AND SATISFYING ALL TEST RESULT REPORTING REQUIREMENTS.
10. CONSTRUCTION OF IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OR DRAWINGS SHALL NOT BE INITIATED OR ANY PART THERE OF UNDERTAKEN UNTIL THE ENGINEER IS NOTIFIED OF SUCH INTENT AND ALL REQUIRED AND PROPERLY EXECUTED BONDS ARE RECEIVED AND APPROVED.

EARTHWORK:

1. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater then 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
10. Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
11. Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
12. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
13. The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
    a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
    b. Paved Areas – 1.2% Minimum, 5% Maximum
15. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
17. All disturbed areas in the right-of-way shall be sodded.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL MASTER SITE PLAN
C1.1	ENLARGED SCALE SITE PLAN (SOUTH)
C1.2	ENLARGED SCALE SITE PLAN (NORTH)
C2.0	GRADING PLAN (NORTH)
C2.1	GRADING PLAN (SOUTH)
C3.0	STORM SEWER PLAN & PROFILES
C3.1	STORM SEWER PLAN & PROFILES
L1.0	EXISTING LANDSCAPE PLAN
L1.1	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN (SOUTH)
L1.2	LANDSCAPE PLAN(NORTH)
E-410	PHOTOMETRIC PLAN - OVERALL
E-411	PHOTOMETRIC PLAN - HV SUBSTATION
DD-100.00	BUILDING PLAN
DD-200.00	BUILDING ELEVATIONS
DD-300.00	3D VIEWS
DD-301.00	3D VIEWS
FD-01	INGRESS/EGRESS ANALYSIS

CONSULTANT CONTACTS:

Civil Engineering/Planning
Schlagel and Associates
14920 W. 107th Street
Lenexa, Kansas 66215
(913) 492-5158
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Landscape Architect
Schlagel and Associates
14920 W. 107th Street
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(913) 492-5158
Daniel J. Foster, L.A.

Surveyor
Anderson Survey Company
1270 N.E. Delta School Road
Lee's Summit, Missouri 64064
(816) 246-5100
Robert J. Anderson, P.L.S.

ENGINEER
Robert Derector Mission Critical
19 W. 45th Street
New York, New York 10022
(212) 764-7272
Robert Zulli, P.E.

OwnerDeveloper
Damac Digital Solutions Kansas, LLC
317 71st Street
Miami Beach, Florida 33141
(864) 634-1888
David Varghese, V.P. Development

AERIAL MAP

CERTIFICATION:

RECEIVED and placed on record this _____ day of _____, 2026 by

_____
(Zoning Administrator)

APPROVED by the Edgerton Planning Commission this _____ day of _____, 2026 by

_____
(Chair of Planning Commission)

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

Applicant signature:_____ Date:_____

JOHNSON COUNTY BENCHMARK:

JCVCN BM1181

Bernste Alum. Disk - Stamped: BM1181. Located on center west end of the North headwall RCB - From intersection of Waverly Road & 191st Street - West 0.10 Miles to RCB.

ELEV. = 1010.97

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

JEFFREY T. SKIDMORE
10510
PROFESSIONAL ENGINEER
SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

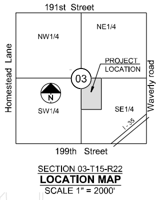
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION	DATE
1st Planning Review	3-4-2026
City Planning Review	3-24-2026

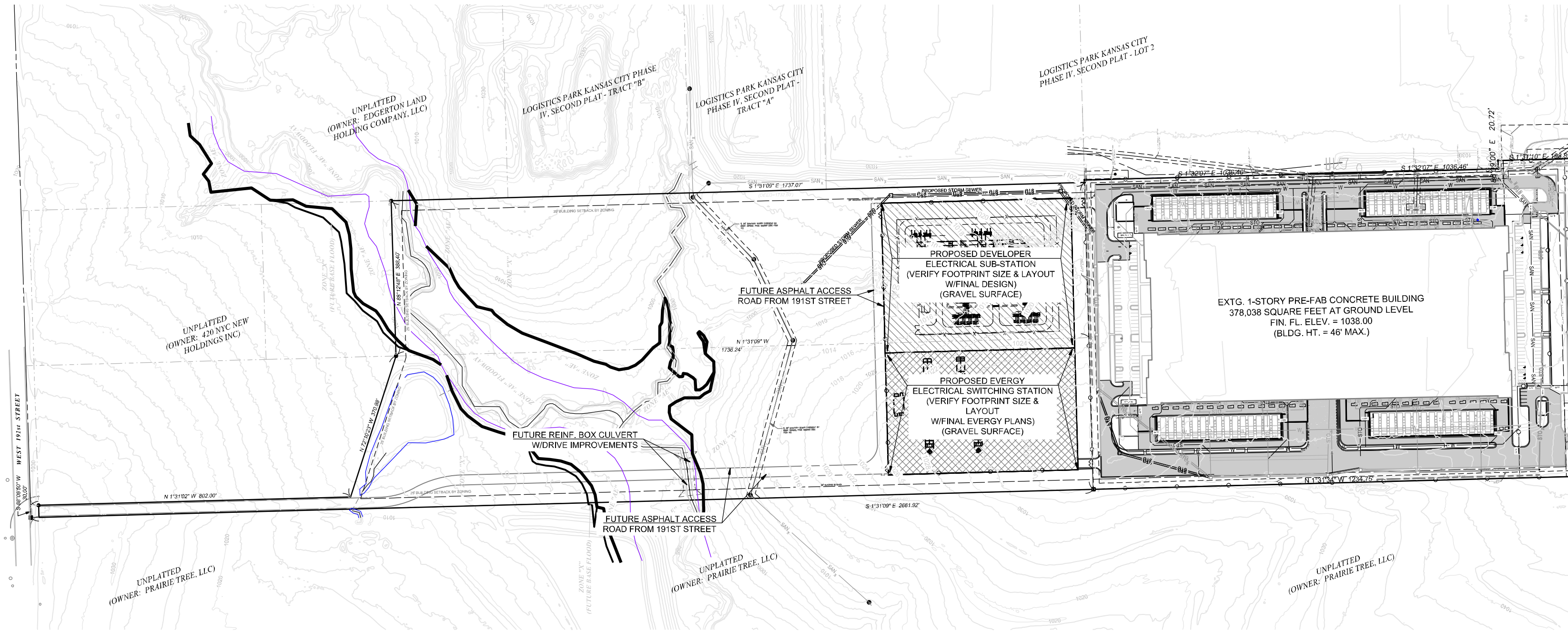
DRAWN BY: BBP
CHECKED BY: JTS
DATE: 03-24-2026
PROJ. NUMBER: 24-320

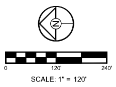
COVER SHEET

C0.0



SECTION 03-T15-R22
LOCATION MAP
SCALE 1" = 2000'





SCALE: 1" = 120'

<u>Site Information:</u>

Property Address
31800 West 196th Street
Edgerton, Kansas 66021

Existing Building Floor Area: 378,038 Square Feet
Existing Floor Area Ratio: 0.16

Proposed Building Floor Area 382,924 Square Feet
Proposed Floor Area Ratio: 0.16

Current Zoning: L-P (Logistics Park)
Proposed Zoning: L-P (Logistics Park) - No Change

Current Use: Office/Warehouse/Distribution
Proposed Use: Data Center

Net Site Area: 2,343,242 Sqaure feet (53.79 Acres)

<u>Parking Review:</u>
Max Number of employees per shift = 30
Parking Required (30 x 1.5) = 45 Stalls
Parking Provided: = 153 Stalls

SITE DATA TABLE

LOT AREA:		2,343,242 SQ. FT. (53.79 AC)
	EXISTING	PROPOSED
BUILDING AREA	378,038 S.F. (16.14%)	382,924 S.F. (16.34%)
PAVEMENT/WALK AREA	386,036 S.F. (16.48%)	417,901 S.F. (17.83%)
GRAVEL PAD AREA	0.00 S.F. (0.00%)	323,000 S.F. (13.78%)
OPEN/LANDSCAPE AREA	1,579,168 S.F. (67.39%)	1,219,417 S.F. (52.04%)
PROPOSED USE:		DATA CENTER
# OF EMPLOYEES: 30 (MAX. SHIFT) (24 hr. OPERATION)		PARKING REQ'D. = 45

SITE LEGEND:

░	4" CONCRETE SIDEWALK
▨	CONCRETE DRIVE
▩	ASPHALT DRIVE
═	TYPE B CURB & GUTTER
═	TYPE B CURB & GUTTER - DRY
═	24" WIDE, CONC. RIBBON CURB
═	EXISTING CURB & GUTTER
—○—	10' AMERISTAR IMPASSE STEEL SECURITY FENCE
—x—x—	10' BLACK VINYL-COATED CHAIN LINK FENCE

<u>Legal Description:</u>

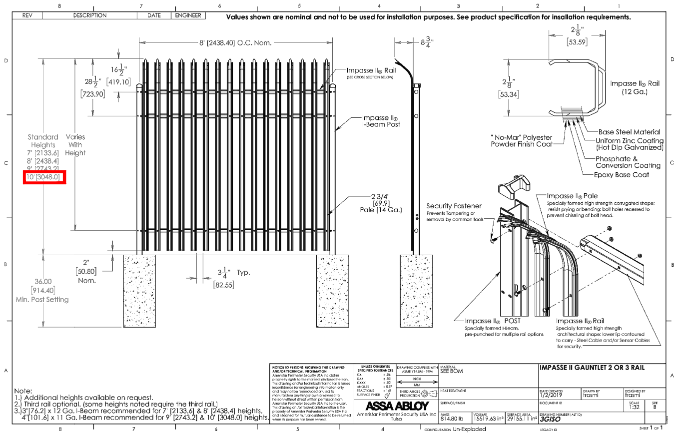
Legal Description:
Lot 1, Logistics Park Kansas City Phase IV, Second Plat, a Subdivision in the City of Edgerton, Johnson County, Kansas

And also
All that part of the northeast 1/4 of section 3, township 15 south, range 22 east, in the city of edgerton, johnson county, kansas, being more particularly described as follows:

Beginning at a point 380.00 feet east of the southwest corner of the ne/4 of Section 3, Township 15 south, Range 22 east, City of Edgerton, Johnson County, Kansas, said point being on the south line of said quarter section; thence north 1732.60 feet and parallel to the west line of said quarter section; thence east 388.40 feet and parallel to the south line of said quarter section; thence south 1732.60 feet and parallel to the west line of said quarter section to a point on the south line of said quarter section; thence west 388.40 feet and along the south line of said quarter section to the point of beginning, all being in the w/2 ne/4 of Section 3, Township 15 south, Range 22 east, Johnson County, Kansas, containing 15.45 acres, more or less;

And also
Beginning at the northwest corner of the ne/4 of Section 3, Township 15, Range 22 east, City of Edgerton, Johnson County, Kansas; thence south 2657.6 feet and along the west line of said quarter section to the southwest corner of said quarter section; thence east 380.0 feet and along the south line of said quarter section; thence north 1732.6 feet and parallel to the west line of said quarter section; thence northwesterly 370.98 feet; thence north 802.0 feet and parallel to west line of said quarter section to a point on the north line of said quarter section; thence west 30.0 feet and along the north line of said quarter section to the point of beginning, all being a part of the w/2 w/2 ne/4 of Section 3, Township 15, Range 22, Johnson County, Kansas;

Except any part used or dedicated for streets, roads or public rights of way.



Values shown are nominal and not to be used for installation purposes. See product specification for insallation requirements.

Security Fastener: Prevents Tampering or removal by common tools

Impasse II® Pale: Specially formed high strength corrugated shape; resists prying or bending; bolt holes recessed to prevent chiseling of bolt head.

Impasse II® POST: Specially formed I-Beam, pre-punched for multiple rail options

Impasse II® Rail: Specially formed high strength architectural shape; lower lip contoured to carry - Steel Cable and/or Sensor Cables for security.

Note:
1.) Additional heights available on request.
2.) Third rail optional. (some heights noted require the third rail.)
3.) 3"[76.2] x 12 Ga. I-Beam recommended for 7' [2133.6] & 8' [2438.4] heights.
4"[101.6] x 11 Ga. I-Beam recommended for 9' [2743.2] & 10' [3048.0] heights.

NOTICE TO PERSONS RECEIVING THIS DRAWING AND/OR TECHNICAL INFORMATION
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UNLESS OTHERWISE SPECIFIED TOLERANCES
X.X ± .06
X.XX ± .03
X.XXX ± .02
ANGLES ± 0.5°
FRACTIONS ± 1/8
SURFACE FINISH

DRAWING COMPLIES WITH ASME Y14.5M - 1994
INCH
MM
THIRD ANGLE PROJECTION

ASSA ABLOY
Ameristar Perimeter Security USA Inc
Tulsa

MATERIAL SEE BOM
HEAT TREATMENT
SURFACE/FINISH
MASS 814.80 lb
VOLUME 15519.63 in³
SURFACE AREA 29155.11 in²

IMPASSE II GAUNTLET 2 OR 3 RAIL
DATE CREATED 1/2/2019
DRAWN BY trasmi
DESIGNED BY trasmi
DOCUMENT ID
SCALE 1:32
SIZE B
DRAWING NUMBER (ALT ID) 3GISO
CONFIGURATION Un-Exploded
LEGACY ID
SHEET 1 OF 1

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Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PREPARED BY:

JEFFREY T. SKIDMORE
16516
5-1-26

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

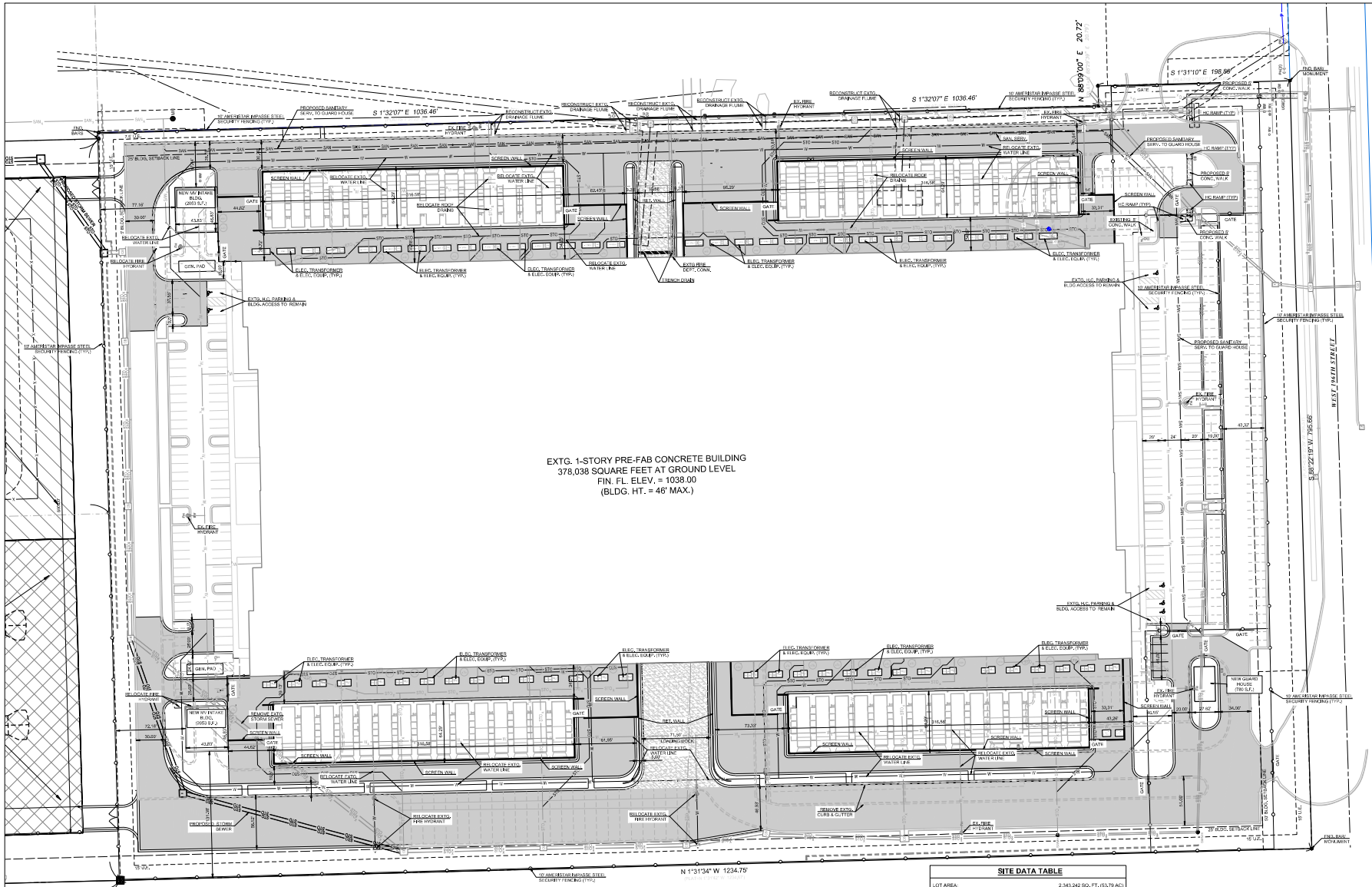
31800 W. 196TH STREET EDGERTON, KANSAS

REVISION DATE	DESCRIPTION
1 04-21-2026	City Planning Review
2 05-01-2026	City Planning Review
3	
4	
5	
6	
7	
8	
9	

DRAWN BY: ####
CHECKED BY: ####
DATE PREPARED: 03-24-2026
PROJ. NUMBER: 26-030

OVERALL
MASTER SITE
PLAN

C1.0



SUMMARY OF EXTG. CONDITIONS		SUMMARY - PROJECT COMPLETION	
	AREA (S.F.)		AREA (S.F.)
TOTAL BUILDINGS	378,038	TOTAL BUILDINGS	382,924
TOTAL PAVEMENT	386,036	TOTAL PAVEMENT	740,901
TOTAL IMPERVIOUS *	764,074	TOTAL IMPERVIOUS	1,123,825
TOTAL PERVIOUS	1,579,168	TOTAL PERVIOUS	1,219,417
TOTAL PROPERTY AREA	2,343,242	TOTAL PROPERTY AREA	2,343,242

* - IMPERVIOUS AREA INCLUDES 323,000 SQ. FT., OF GRAVEL SURFACE AREA

Site Information:

Property Address
31800 West 196th Street
Edgerton, Kansas 66021

Existing Building Floor Area: 378,038 Square Feet
Existing Floor Area Ratio: 0.16

Proposed Building Floor Area 382,924 Square Feet
Proposed Floor Area Ratio: 0.16

Current Zoning: I-P (Logistics Park)
Proposed Zoning: I-P (Logistics Park) - No Change

Current Use: Office/Warehouse/Distribution
Proposed Use: Data Center

Net Site Area: 2,343,242 Square feet (53.79 Acres)

Parking Review:
Max Number of employees per shift = 30
Parking Required (30 x 1.5) = 45 Stalls
Parking Provided: = 153 Stalls

SITE DATA TABLE

LOT AREA: 2,343,242 SQ. FT., (53.79 AC)

	EXISTING	PROPOSED
BUILDING AREA	378,038 S.F., (16.14%)	382,924 S.F., (16.34%)
PAVEMENT/WALK AREA	386,036 S.F. (16.48%)	417,901 S.F., (17.83%)
GRAVEL PAD AREA	0.00 S.F., (0.00%)	323,000 S.F., (13.78%)
OPEN/LANDSCAPE AREA	1,579,168 S.F., (67.39%)	1,219,417 S.F., (52.04%)
PROPOSED USE:		DATA CENTER
# OF EMPLOYEES: 30 (MAX. SHIFT) (24 hr. OPERATION)		PARKING REQD. = 45

SITE LEGEND:

- 4" CONCRETE SIDEWALK
- CONCRETE DRIVE
- ASPHALT DRIVE
- TYPE B CURB & GUTTER
- TYPE B CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER
- 10' AMERISTAR IMPASSE STEEL SECURITY FENCE
- 10' BLACK VINYL-COATED CHAIN LINK FENCE

Legal Description:

Legal Description:
Lot 1, Logistics Park Kansas City Phase IV, Second Plat, a Subdivision in the City of Edgerton, Johnson County, Kansas

And also
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Except any part used or dedicated for streets, roads or public rights of way.

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Kansas State Certificate of Authority
Missouri State Cert. No. 2003014

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

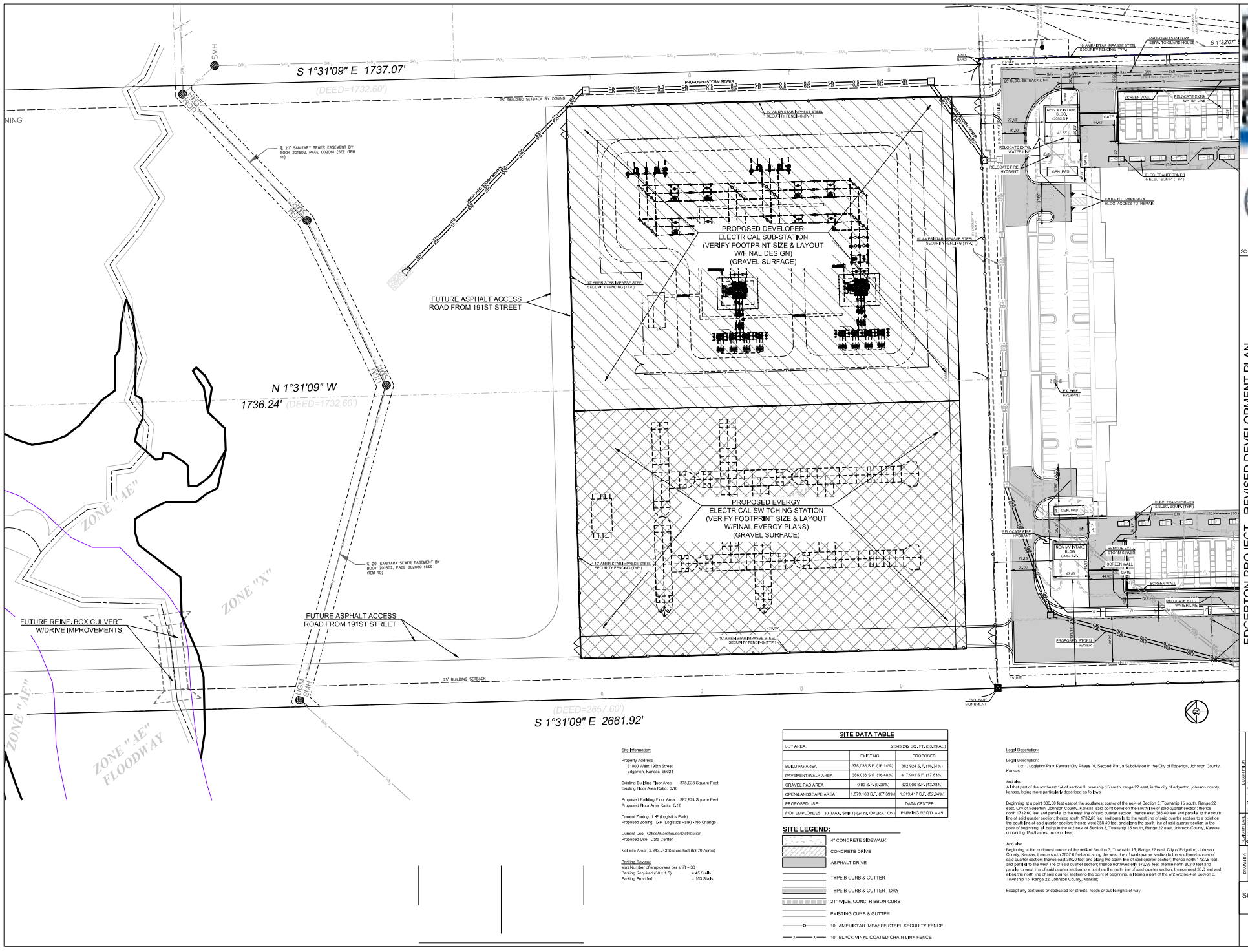
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION	DATE
1st Planning Review	04-14-2023
City Planning Review	04-24-2023

DRAWN BY: BBR
CHECKED BY: ARH
DATE: 04-24-2023
PROJ. NUMBER: 34-20

ENLARGED SCALE SITE PLAN (SOUTH)

C1.1



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Proposed Use: Data Center

Net Site Area: 2,343,242 Square feet (53.79 Acres)

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Parking Required (30 x 1.5) = 45 Stalls
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SITE DATA TABLE

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GRAVEL PAD AREA	0.00 S.F. (0.00%)	323,000 S.F. (13.78%)
OPEN/LANDSCAPE AREA	1,579,168 S.F. (67.38%)	1,219,417 S.F. (52.04%)
PROPOSED USE:		DATA CENTER
# OF EMPLOYEES: 30 (MAX. SHIFT) (24 hr. OPERATION)		PARKING REQD. = 45

SITE LEGEND:

- 4" CONCRETE SIDEWALK
- CONCRETE DRIVE
- ASPHALT DRIVE
- TYPE B CURB & GUTTER
- TYPE B CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER
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- 10' BLACK VINYL-COATED CHAIN LINK FENCE

Legal Description:

Legal Description:
Lot 1, Logistics Park Kansas City Phase IV, Second Plat, a Subdivision in the City of Edgerton, Johnson County, Kansas

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Kansas State Certificate of Authority
Missouri State C.A.-2001

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

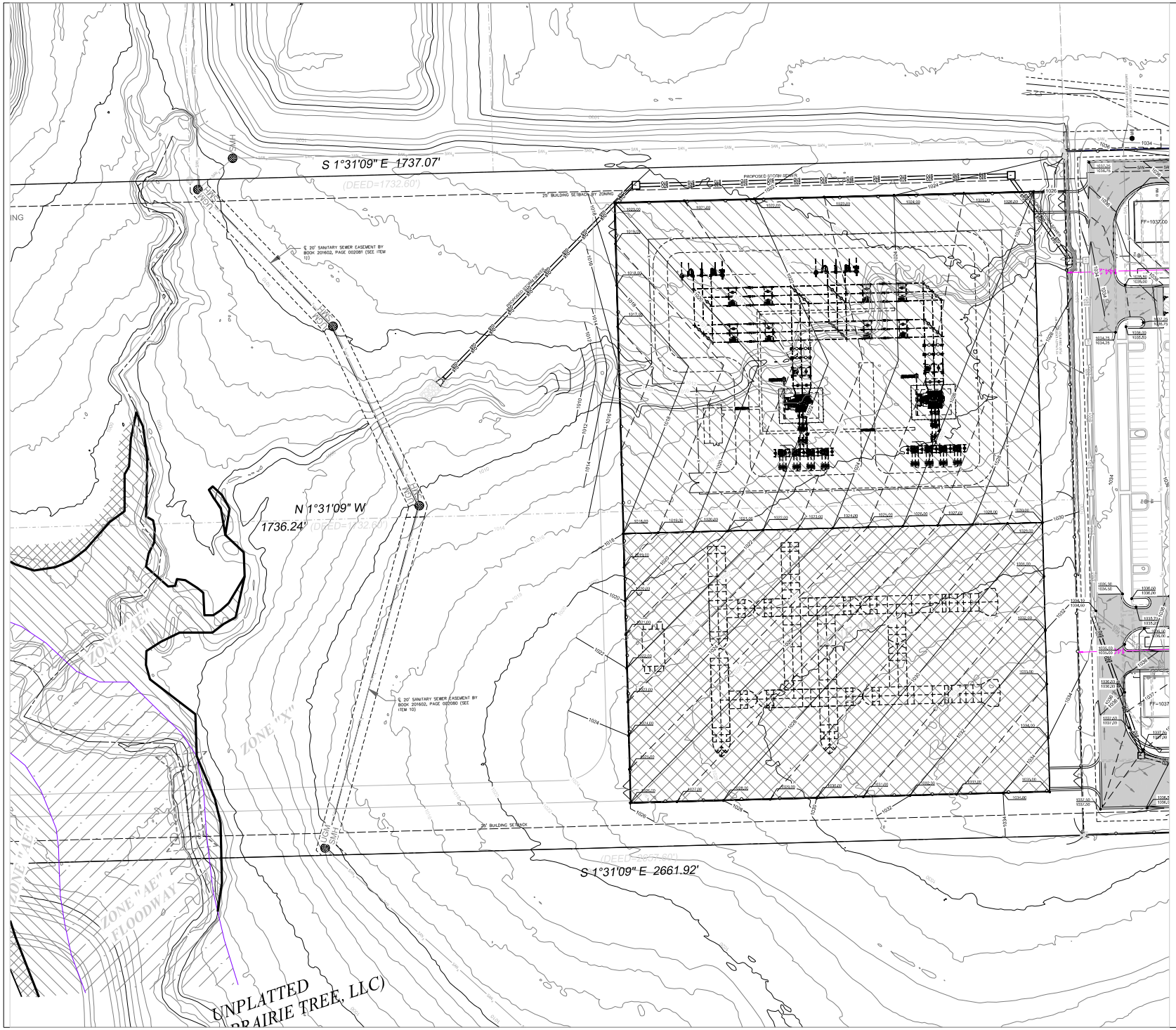
31800 W. 196TH STREET EDGERTON, KANSAS

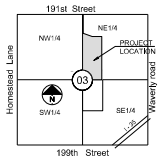
DESCRIPTION:	DATE:
1st Planning Review	3-24-2023
City Planning Review	4-24-2023

DRAWN BY: BBP
CHECKED BY: ABG
DATE: 04-24-2023
PROJ. NUMBER: 3420

ENLARGED SCALE SITE PLAN (NORTH)

C1.2





SECTION 03-T15-R22
LOCATION MAP
SCALE 1" = 2000'

GENERAL GRADING/EARTHWORK NOTES:

1. All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established per ALTA Survey prepared by Schlagel & Associates, P.A., dated as well as JOCO AIMS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater then 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 8-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.
10. Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable material and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
11. Subgrade for building pads shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
12. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
13. The Contractor shall be responsible for redistributing the topsoil over disturbed turf and landscaped areas to a minimum depth of 6-inches below final grade.
14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
    a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
    b. Paved Areas – 1.2% Minimum, 5% Maximum
15. A.D.A. parking stalls shall not be sloped greater then 2% in any direction and constructed per A.D.A. requirements.
16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
17. All disturbed areas in the right-of-way shall be sodded, per city requirements.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

GRADING LEGEND:

EXCO	EXTG. SPOT ELEVATION
XX.XX	PROPOSED SPOT OF CURB ELEV.
F.F.E.	FINISHED FLOOR ELEVATION
1024	EXISTING CONTOUR
1024	PROPOSED EVEN NUMBER CONTOUR
1023	PROPOSED ODD NUMBER CONTOUR
	GENERAL DRAINAGE PATTERN

SCALE: 1" = 40'

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Kansas State Certificate of Authority
Kansas Firm #E-2045

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

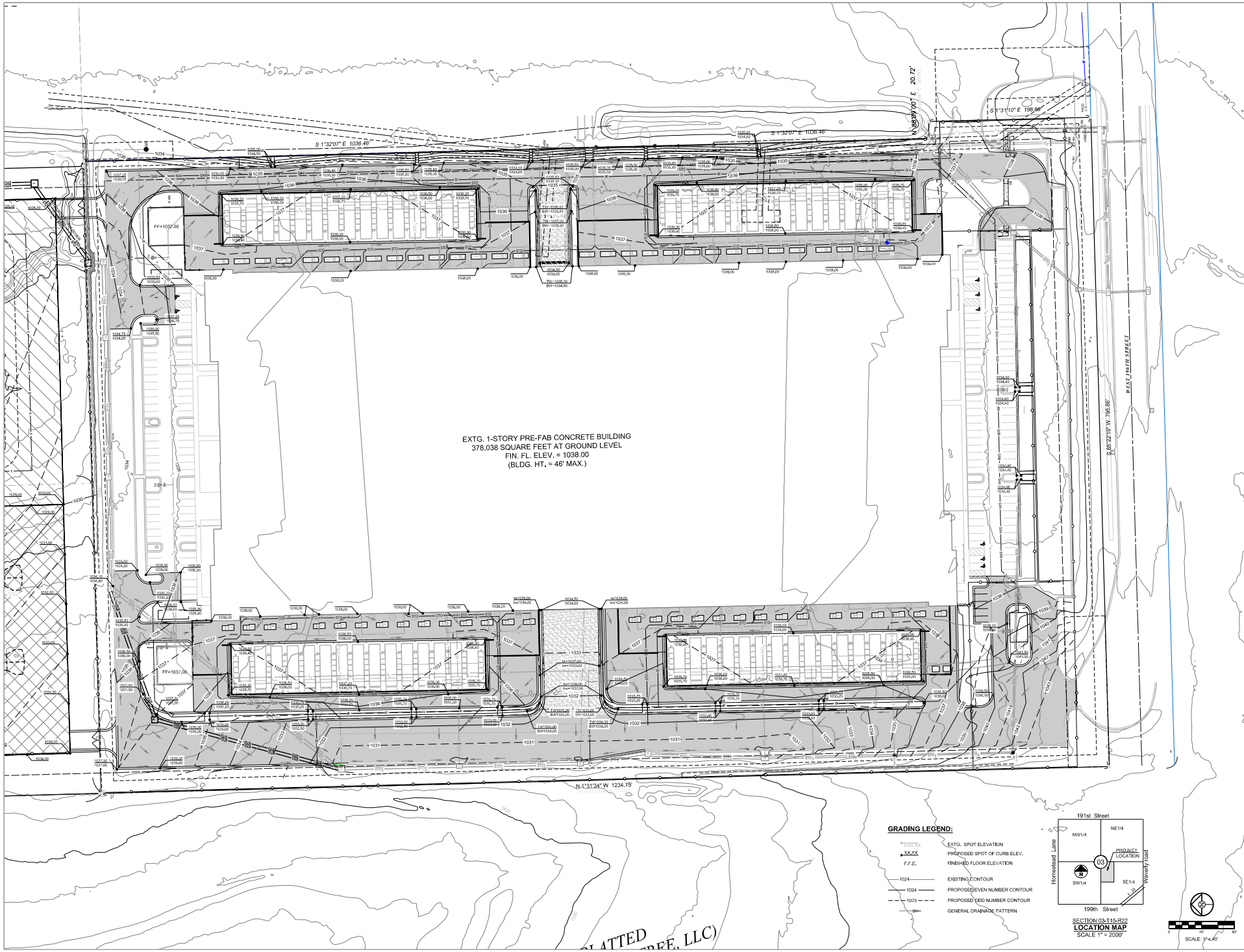
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION:
1st Planning Review
City Planning Review

DRAWN BY: BBP
CHECKED BY: MRS
DATE: 04-24-2020
PROJ. NUMBER: 04-20

GRADING PLAN (NORTH)

C2.0



SCHLAGEL
14920 West 107th Street ■ Lenexa, Kansas 66215
(913) 492-5158 ■ Fax: (913) 492-8400
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Kansas State Certificate of Authority
Missouri State Cert. #2005014

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

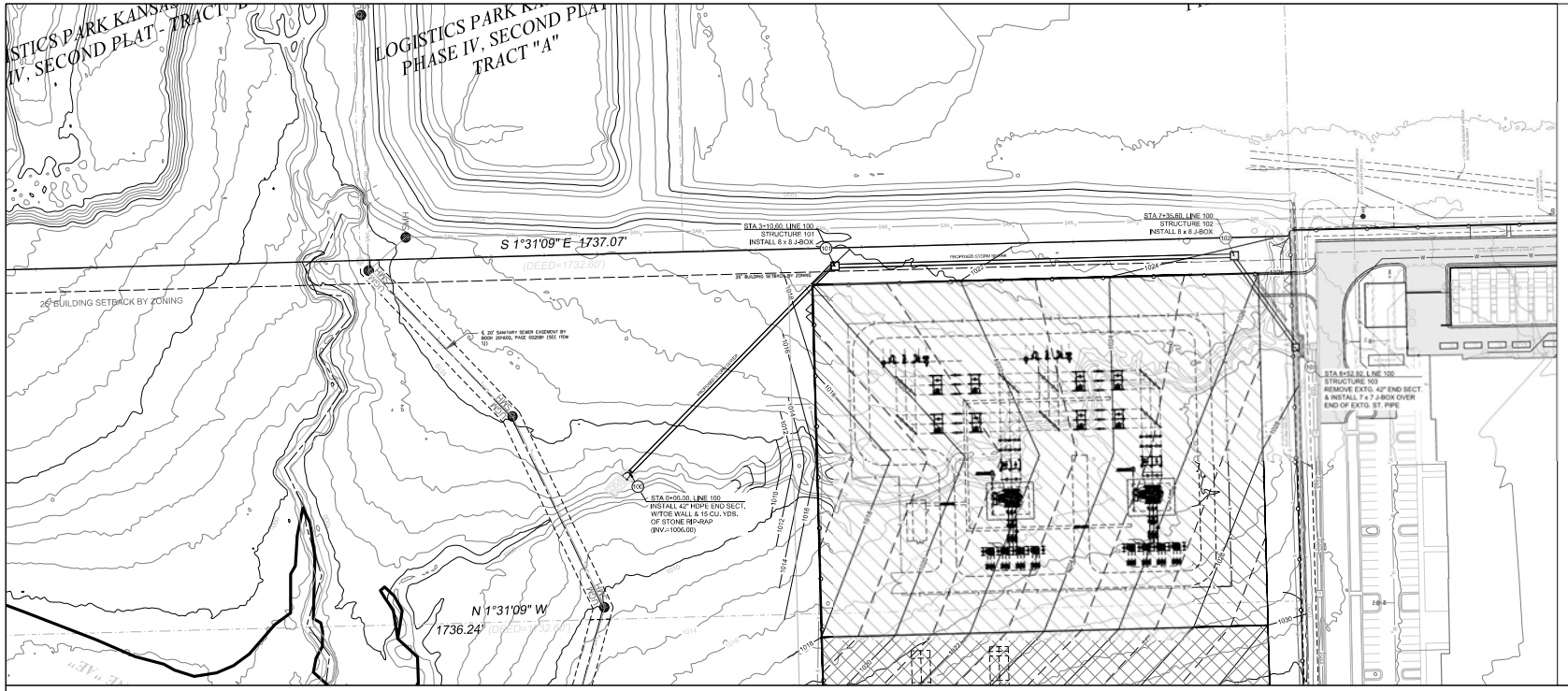
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION:
1st Planning Review
City Planning Review

DRAWN BY: WRF
CHECKED BY: MRH
DATE: 04-24-2023
PROJ. NUMBER: 04-20

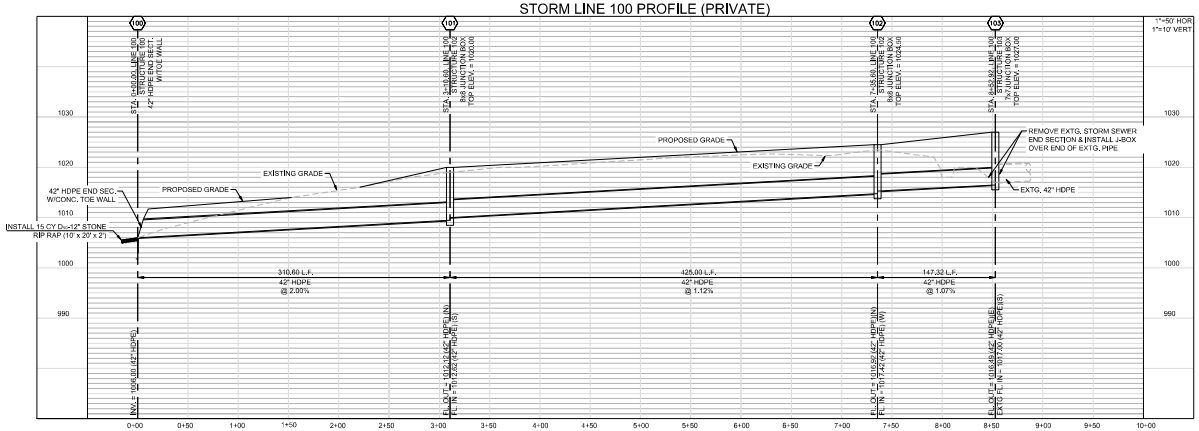
GRADING PLAN (SOUTH)

C2.1



GRADING LEGEND:

EXXXX	EXTG. SPOT ELEVATION
XX.XX	PROPOSED SPOT OF CURB ELEV.
F.F.E.	FINISHED FLOOR ELEVATION
1024	EXISTING CONTOUR
1024	PROPOSED CONTOUR



SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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PREPARED BY:

SCHLAGEL & ASSOCIATES P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

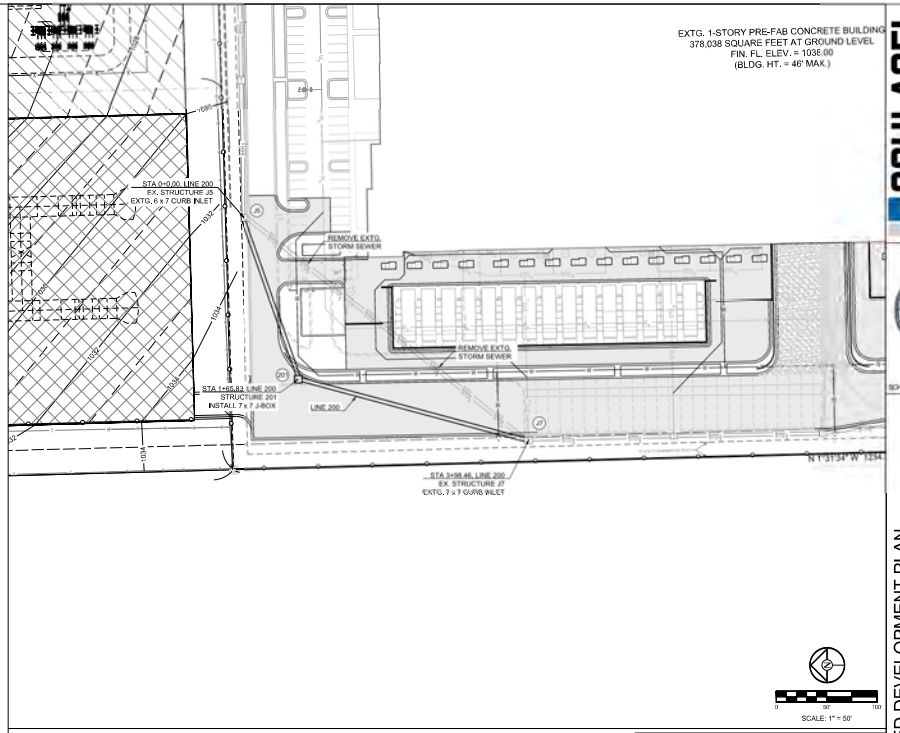
31800 W. 196TH STREET EDGERTON, KANSAS

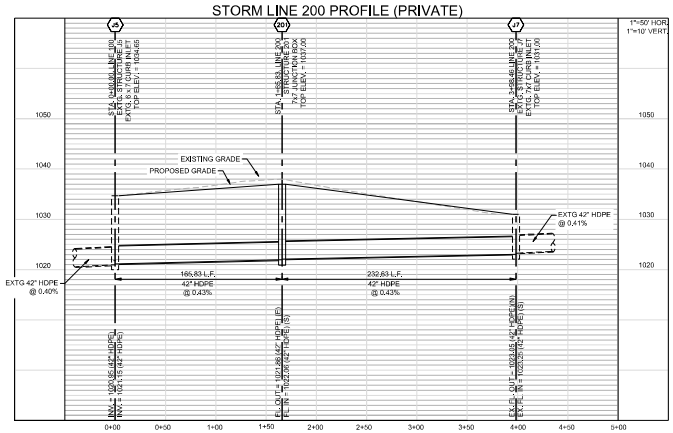
DESCRIPTION:	DATE:
City Planning Review	04-14-2020
City Planning Review	04-24-2020

DRAWN BY: BBP
CHECKED BY: MMS
DATE: 04-24-2020
PROJ. NUMBER: 04-20

STORM SEWER PLAN & PROFILES

C3.0





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PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

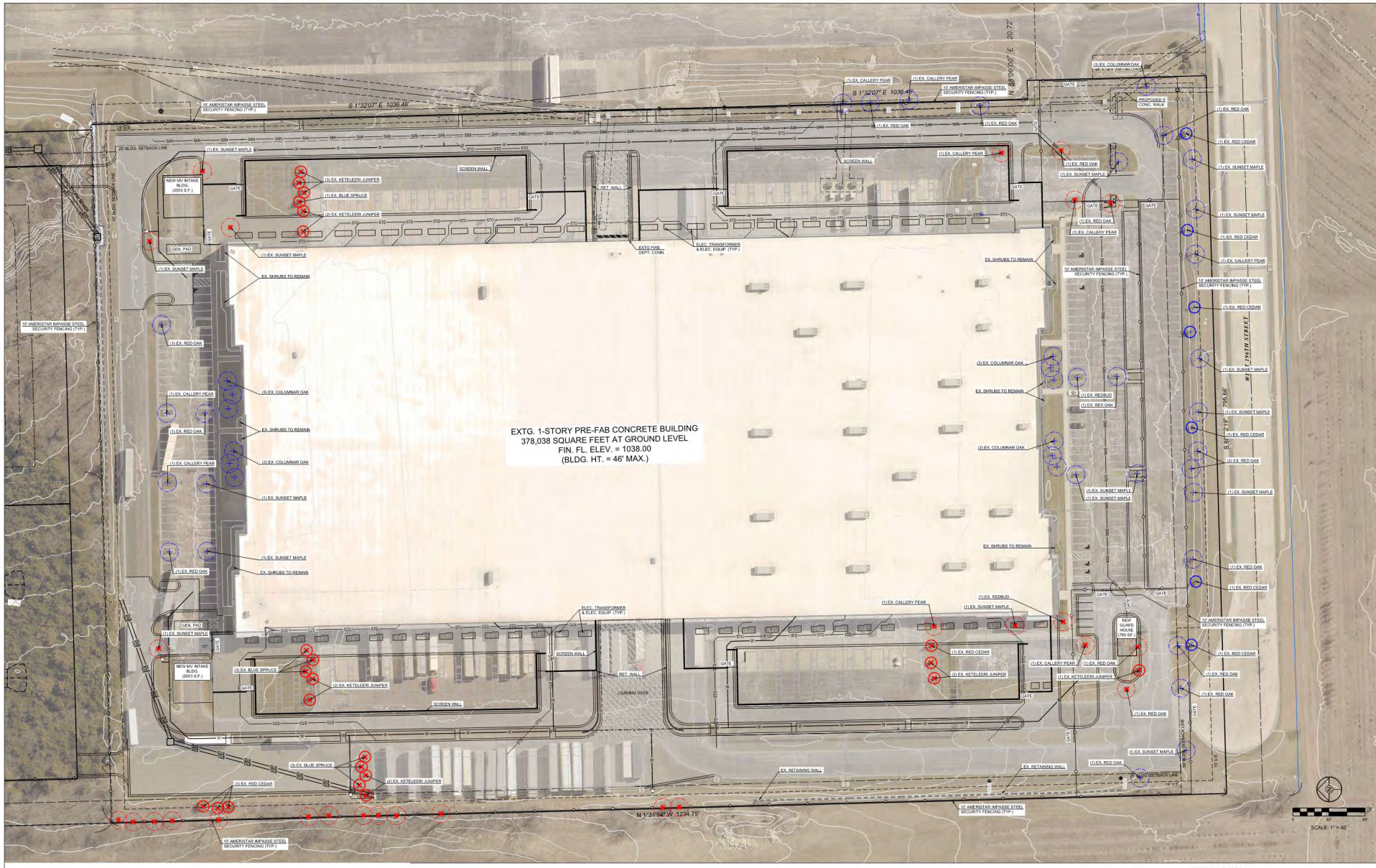
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION	DATE
City Planning Review	04-14-2020
City Planning Review	04-24-2020

DRAWN BY: BBP
CHECKED BY: MMS
DATE: 04-24-2020
PROJ. NUMBER: 19-420

STORM SEWER PLAN & PROFILES

C3.1



SITE LEGEND:

- 4" CONCRETE SIDEWALK
- CONCRETE DRIVE
- ASPHALT DRIVE
- TYPE B CURB & GUTTER
- TYPE B CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER
- 10' AMERISTAR IMPASSE STEEL SECURITY FENCE
- 10' BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING SIGNIFICANT TREES TO REMAIN
- EXISTING SIGNIFICANT TREES TO BE REMOVED

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INCORPORATED IN KANSAS 1987
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(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
E-2008, LA-2, A-544

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

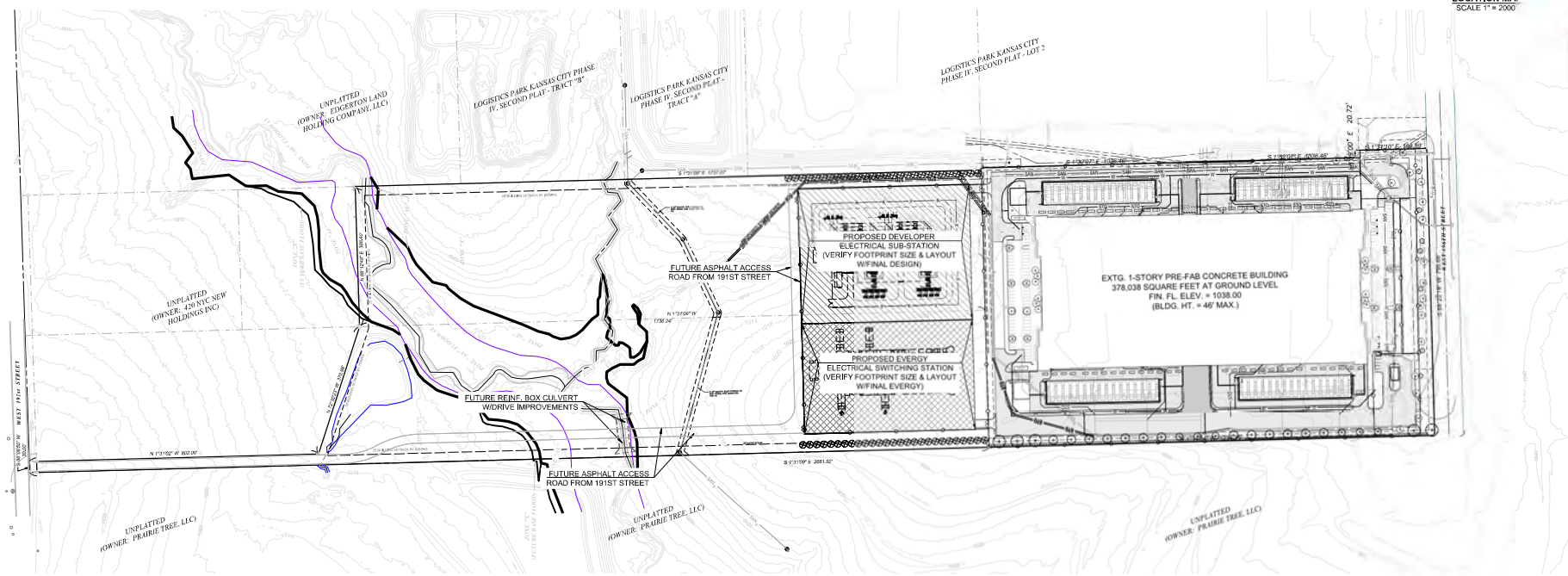
31800 W. 196TH STREET EDGERTON, KANSAS

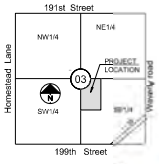
DESCRIPTION	DATE
City Planning Review	03-13-2020
City Planning Review	04-01-2020

DRAWN BY: BBF
CHECKED BY: ###
DATE ISSUED: 03-24-2020
PROJ. NUMBER: 2A120

EXISTING LANDSCAPE PLAN

L.0.0





SECTION 03-T15-R23
LOCATION MAP
SCALE 1" = 2000'

LANDSCAPE DATA:

PARKWAY BUFFER (ARTICLE 5-2.O.3)
NOT REQUIRED

RIGHT-OF-WAY BUFFER (ARTICLE 5-2.O.4)

BUFFER REQUIRED (1 TREE / 50LF OF R/W)	16 TREES
BUFFER PROVIDED	16 TREES (EXISTING TREES MEET REQUIREMENT)

PERIMETER LANDSCAPE BUFFER (ARTICLE 5-2.O.5)

NORTH PERIMETER (ADJ. TO I-P)	
BUFFER TYPE REQUIRED - TYPE 1	NOT REQUIRED ALONG PROPERTY REAR PER ARTICLE 5-2.O.5.A)
EAST PERIMETER (ADJ. TO I-P)	
BUFFER TYPE REQUIRED - TYPE 1	NOT REQUIRED ALONG PROPERTY INTERIOR SIDE PER ARTICLE 5-2.O.5.A
WEST PERIMETER (ADJ. TO RUR)	
BUFFER TYPE REQUIRED - TYPE 4	20' WIDTH / MIN. HEIGHT 6' TREE / EVERGREEN MAX. SPACING 50' HEDGE / SHRUB MAX. SPACING 48"

SITE LEGEND:

- 4" CONCRETE SIDEWALK
- CONCRETE DRIVE
- ASPHALT DRIVE
- TYPE B CURB & GUTTER
- TYPE B CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER
- 10' AMERISTAR IMPASSE STEEL SECURITY FENCE
- 10' BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING SIGNIFICANT TREES TO REMAIN

0 320' 640'
SCALE: 1" = 120'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	QM	5	QUERCUS MACROCARPA / BURR OAK	2.5" CAL.	B&B
	QR	13	QUERCUS RUBRA / NORTHERN RED OAK	2.5" CAL.	B&B
	QS	6	QUERCUS SHUMARDII / SHUMARD OAK	2.5" CAL.	B&B
EVERGREEN TREES					
	PS	55	PINUS STROBUS / WHITE PINE	6' HT.	B&B
SHRUBS					
	RAGC	102	RIBES AUREUM / GOLDEN CURRANT	5 GAL.	CONT.
	VT	101	VIBURNUM TRILOBUM / AMERICAN CRANBERRYBUSH	5 GAL.	CONT.

LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL BE PLANTED AND PERPETUALLY MAINTAINED BY THE PROPERTY OWNER, EXCEPT WHERE MAINTAINED BY ANOTHER ENTITY SUCH AS A PROPERTY OWNERS ASSOCIATION.
2. NEWLY PLANTED HEDGES/SHRUBS MUST ACHIEVE THEIR MINIMUM HEIGHT WITHIN THREE (3) GROWING SEASONS.
3. NO SINGLE SPECIES OF TREE OR PLANT MATERIAL SHALL COMPRISE MORE THAT 30% OF THE CUMULATIVE TOTAL OF PLANTINGS ON A SITE.

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PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

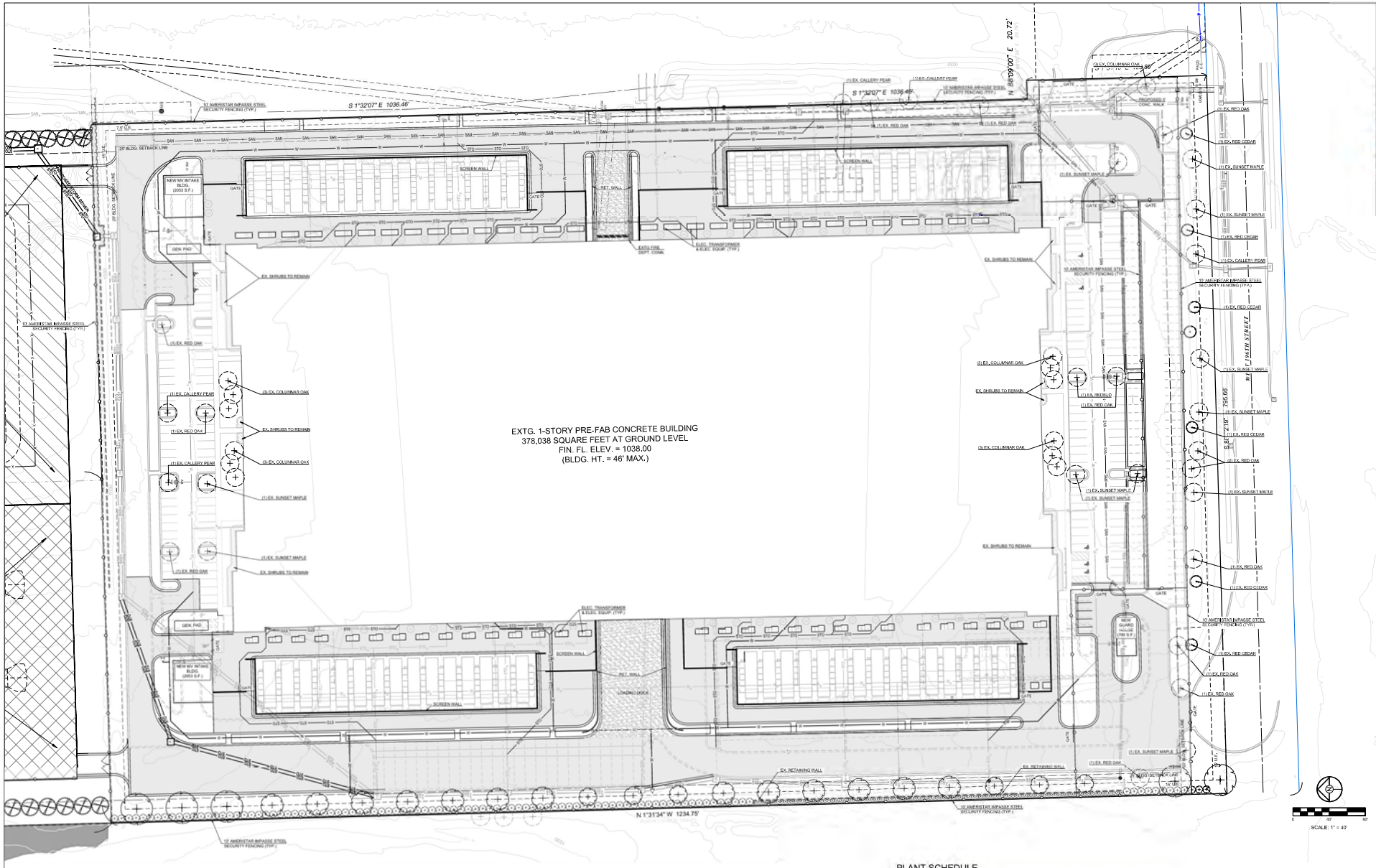
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION	DATE
1st Planning Review	04-14-2023
City Planning Review	04-24-2023

DRAWN BY: BBP
CHECKED BY: ABS
DATE: 04-24-2023
PROJ. NUMBER: 3420

OVERALL LANDSCAPE PLAN

L1.0



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	QM	5	QUERCUS MACROCARPA / BURR OAK	2.5" CAL.	B&B
	QR	13	QUERCUS RUBRA / NORTHERN RED OAK	2.5" CAL.	B&B
	QS	6	QUERCUS SHUMARDII / SHUMARD OAK	2.5" CAL.	B&B
EVERGREEN TREES					
	PS	55	PINUS STROBUS / WHITE PINE	6' HT.	B&B
SHRUBS					
	RAGC	102	RIBES AUREUM / GOLDEN CURRANT	5 GAL.	CONT.
	VT	101	VIBURNUM TRILOBUM / AMERICAN CRANBERRYBUSH	5 GAL.	CONT.

SITE LEGEND:

- 4" CONCRETE SIDEWALK
- CONCRETE DRIVE
- ASPHALT DRIVE
- TYPE B CURB & GUTTER
- TYPE B CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER
- 10' AMERISTAR IMPASSE STEEL SECURITY FENCE
- 10' BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING SIGNIFICANT TREES TO REMAIN

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PREPARED BY
SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

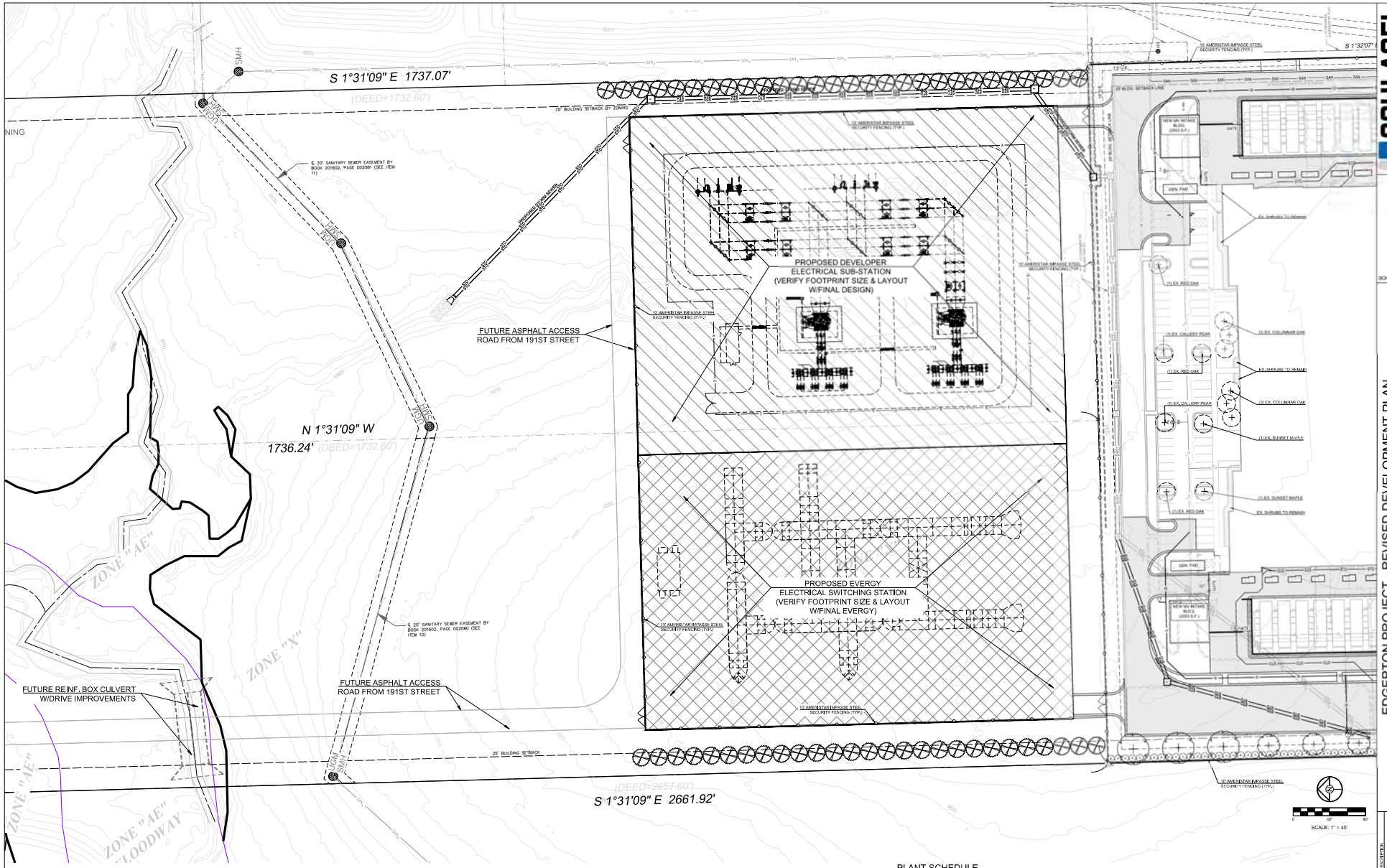
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION	DATE
City Planning Revision	04-14-2020

DRAWN BY: BWP
CHECKED BY: MRS
DATE: 04-14-2020
PROJ. NUMBER: 19-420

LANDSCAPE PLAN (SOUTH)

L1.1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	QM	5	QUERCUS MACROCARPA / BURR OAK	2.5" CAL.	B&B
	QR	13	QUERCUS RUBRA / NORTHERN RED OAK	2.5" CAL.	B&B
	QS	6	QUERCUS SHUMARDII / SHUMARD OAK	2.5" CAL.	B&B
EVERGREEN TREES					
	PS	55	PINUS STROBUS / WHITE PINE	6' HT.	B&B
SHRUBS					
	RAGC	102	RIBES AUREUM / GOLDEN CURRANT	5 GAL.	CONT.
	VT	101	VIBURNUM TRILOBUM / AMERICAN CRANBERRYBUSH	5 GAL.	CONT.

SITE LEGEND:

- 4" CONCRETE SIDEWALK
- CONCRETE DRIVE
- ASPHALT DRIVE
- TYPE B CURB & GUTTER
- TYPE B CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER
- 10' AMERISTAR IMPASSE STEEL SECURITY FENCE
- 10' BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING SIGNIFICANT TREES TO REMAIN

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PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

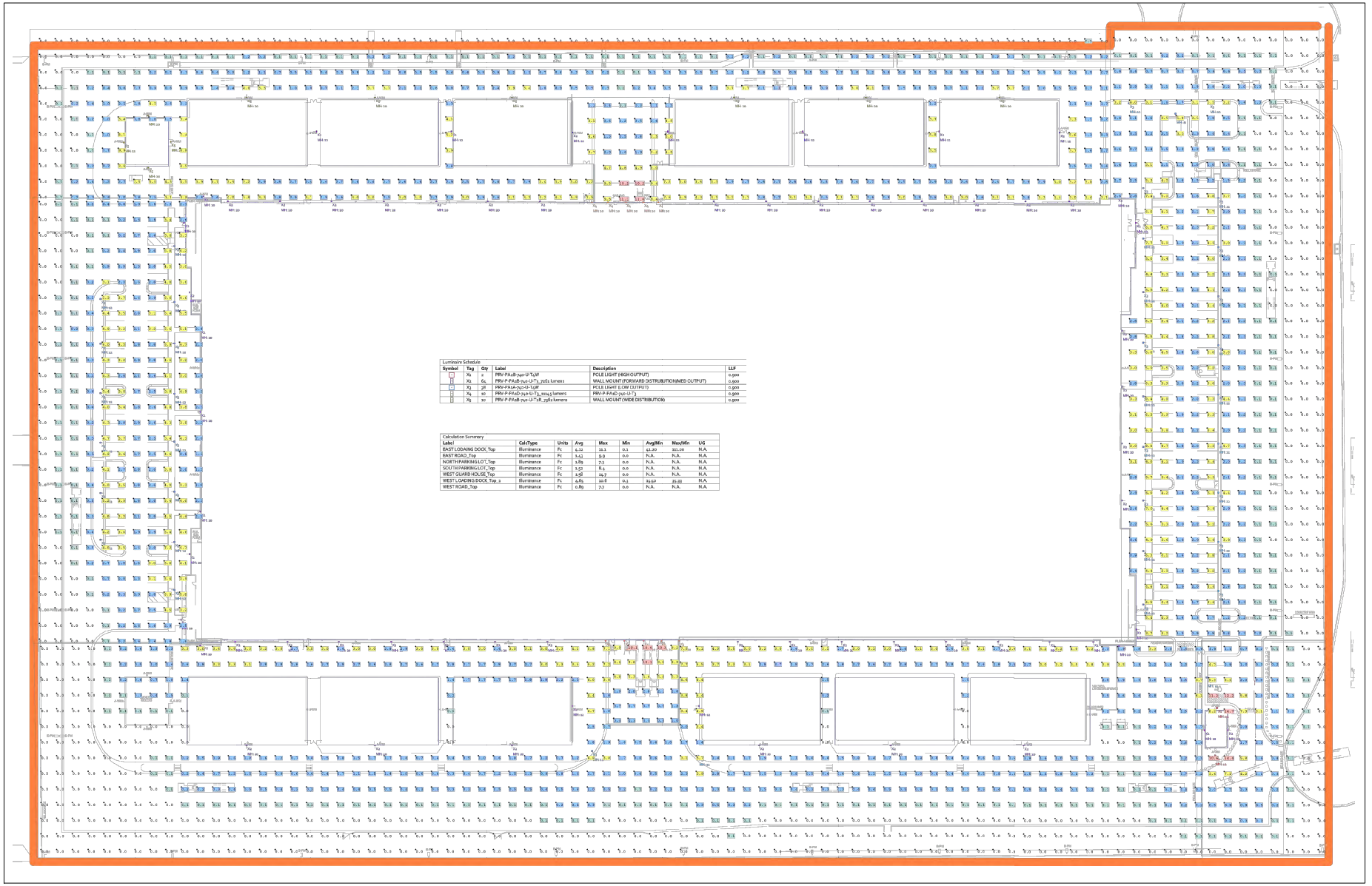
31800 W. 196TH STREET EDGERTON, KANSAS

DESCRIPTION	DATE
City Planning Revision	04-04-2019
City Planning Revision	04-24-2019

DRAWN BY: BWP
CHECKED BY: MRS
DATE ISSUED: 04-24-2019
PROJ. NUMBER: 3420

LANDSCAPE PLAN(NORTH)

L1.2



Luminaire Schedule

Symbol	Tag	Qty	Label	Description	LLF
□	X1	2	PRV-PAAB-740-U-T4W	PCILE LIGHT (HIGH OUTPUT)	0.900
□	X2	64	PRV-P-PAAB-740-U-T3_7956 lumens	WALL MOUNT (FORWARD DISTRIBUTION)(MED OUTPUT)	0.900
□	X3	38	PRV-PAAB-740-U-T4W	PCILE LIGHT (LOW OUTPUT)	0.900
□	X4	16	PRV-P-PAAD-740-U-T3_10145 lumens	PRV-P-PAAD-740-U-T3	0.900
□	X5	10	PRV-P-PAAB-740-U-T3R_7582 lumens	WALL MOUNT (WIDE DISTRIBUTION)	0.900

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	UG
EAST LODAING DOCK_Top	Illuminance	Fc	4.32	32.3	0.1	43.20	323.00	N.A.
EAST ROAD_Top	Illuminance	Fc	1.43	9.9	0.0	N.A.	N.A.	N.A.
NORTH PARKING LOT_Top	Illuminance	Fc	2.89	7.3	0.0	N.A.	N.A.	N.A.
SOUTH PARKING LOT_Top	Illuminance	Fc	1.57	8.4	0.0	N.A.	N.A.	N.A.
WEST GUARD HOUSE_Top	Illuminance	Fc	2.98	14.7	0.0	N.A.	N.A.	N.A.
WEST_LOADING DOCK_Top_3	Illuminance	Fc	4.69	32.6	0.1	31.67	326.00	N.A.
WEST ROAD_Top	Illuminance	Fc	0.89	7.7	0.0	N.A.	N.A.	N.A.

1 **LEVEL 01 - GROUND PLAN - OVERALL**
1/32" = 1'-0"

SCALE: 1" = 1'

SCHLAGEL
ENGINEERS ■ PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
4630 West 137th Street ◆ Leawood, Kansas 66224
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ARCHITECT
Carlton Architecture PC
150 East 52nd Street,
3rd Floor, New York, NY 10022
212.973.9500
carltonpc.com

MEP
RDMC

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

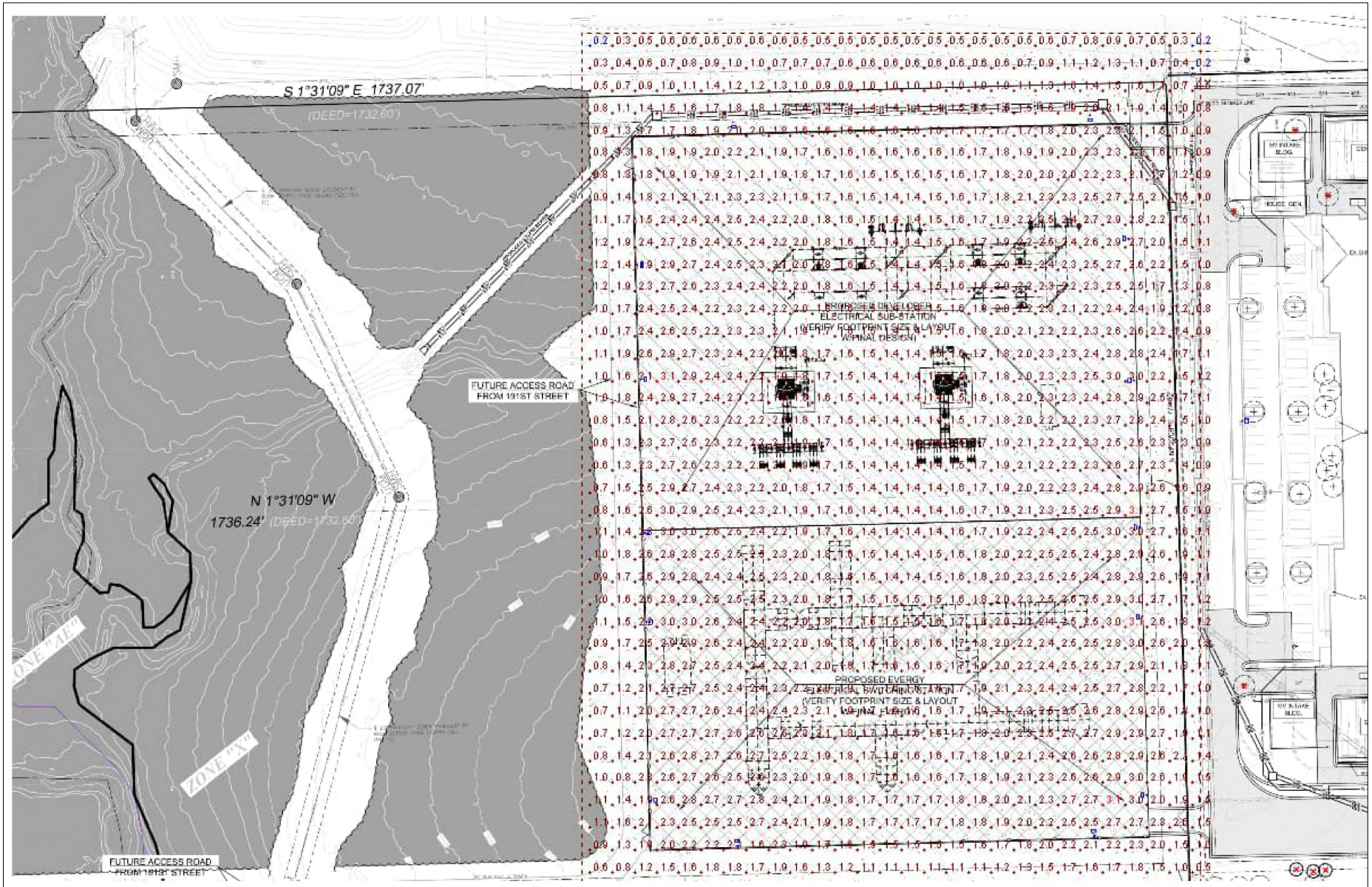
31800 W 196TH St. EDGERTON, KS 66021

NO.	DESCRIPTION

DRAWN BY
DES. CHECKED
DATE PRINTED
PROJ. NUMBER
PROJECT #

PHOTOMETRIC PLAN - OVERALL

SHEET
E-410



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
HV Substation Area	+	1.8 fc	3.1 fc	0.2 fc	15.5:1	9.0:1

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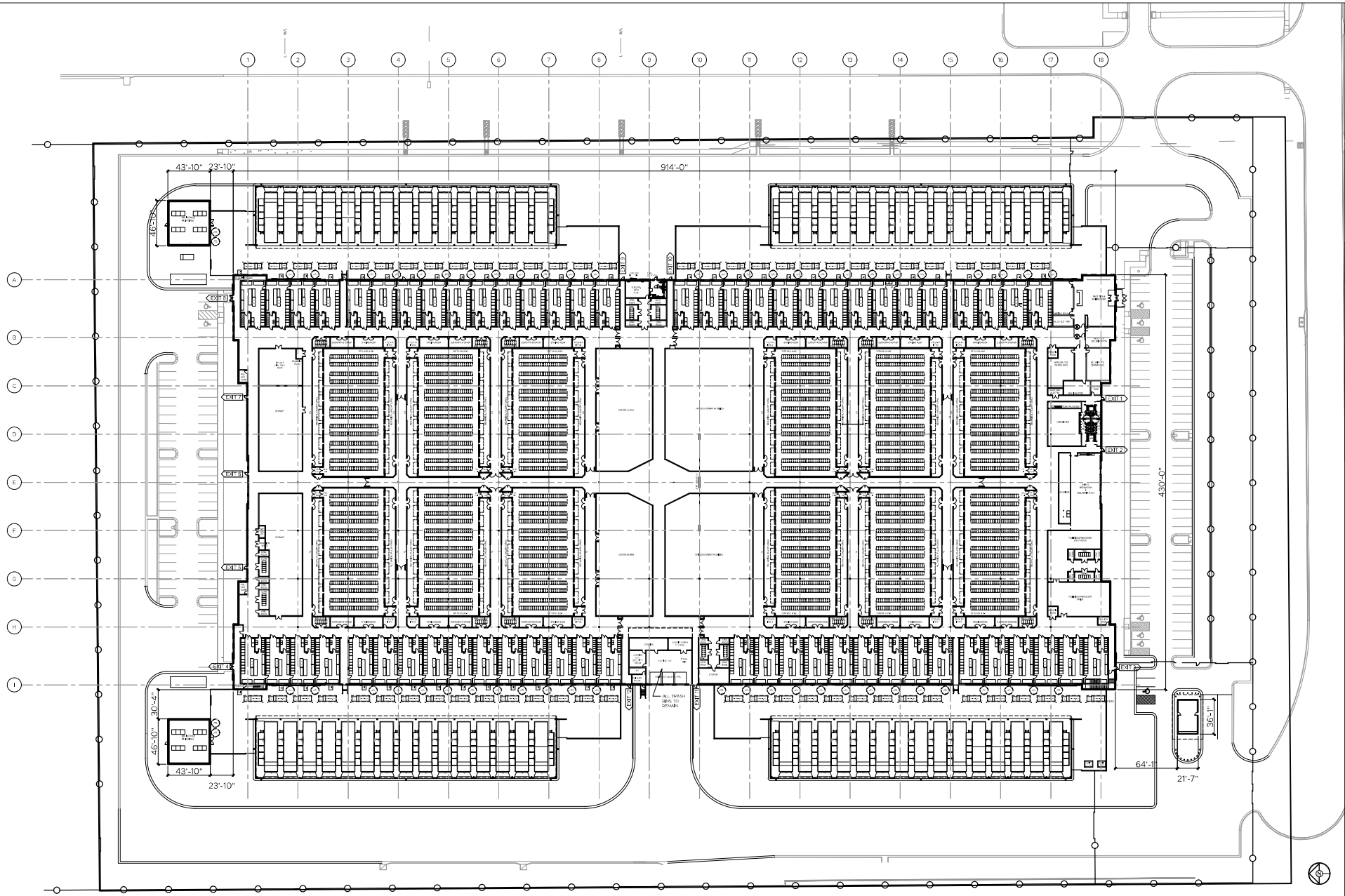
EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

31800 W. 196th St. EDGERTON, KS 66021

PHOTOMETRIC PLAN
HV SUBSTATION

SHEET
E-411



1 BUILDING PLAN
1/32" = 1'-0"

CALCULATED AREA & OCCUPANT LOAD	
TOTAL AREA	378,622 SF
BUSINESS AREA (150 SF/OCCUPANT)	221,460 SF / (150 SF/OCCUPANT) = 1,480 OCCUPANTS
ACCESSORY STORAGE AREA, MECHANICAL EQUIPMENT ROOM (300 SF/OCCUPANT), STORAGE, STOCK, SHIPPING AREAS (300 SF/OCCUPANT)	80,660 SF / (300 SF/OCCUPANT) = 272 OCCUPANTS
TOTAL OCCUPANT LOAD:	1,480 + 272 = 1,752 OCCUPANTS

14520 West 107th Street ◆ Lenexa, Kansas 66215
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Kansas State Contractor's Authority
#CAR #CAR-1042

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON DATA CENTER - REVISED DEVELOPMENT PLAN

31800 W. 96TH STREET EDGERTON, KANSAS

ISSUE/REVISIONS	DESCRIPTION
1	00
2	00
3	00
4	00
5	00
6	00
7	00
8	00
9	00

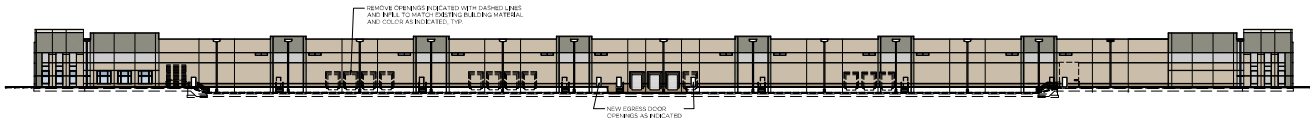
DRAWN BY:
CHECKED BY:
DATE PREPARED:
3/2/2023
PROJ. NUMBER:
21-043

BUILDING PLAN

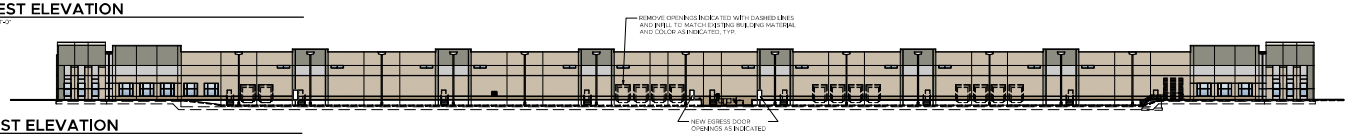
SHEET
DD-100

1 SOUTH ELEVATION @ SCREEN WALLS
1/32" = 1'-0"

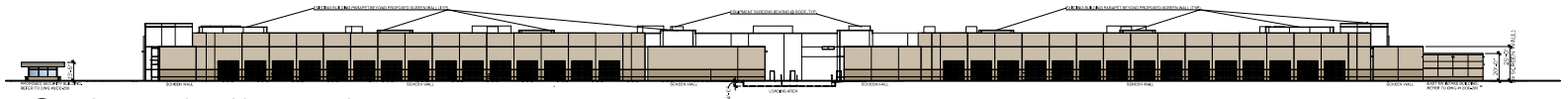
2 NORTH ELEVATION @ SCREEN WALLS
1/32" = 1'-0"



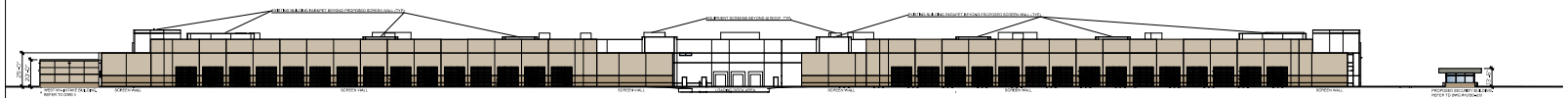
3 WEST ELEVATION
1/32" = 1'-0"



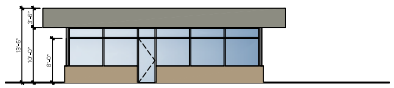
4 EAST ELEVATION
1/32" = 1'-0"



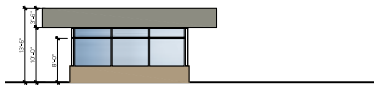
5 EAST ELEVATION @ SCREEN WALLS
1/32" = 1'-0"



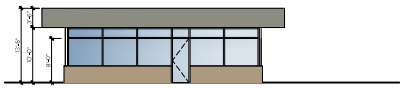
6 WEST ELEVATION @ SCREEN WALLS
1/32" = 1'-0"



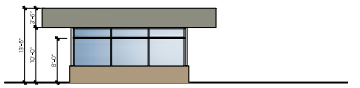
7 PROPOSED SECURITY BUILDING NORTH ELEV.
1/8" = 1'-0"



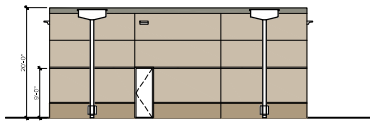
8 PROPOSED SECURITY BUILDING EAST ELEV.
1/8" = 1'-0"



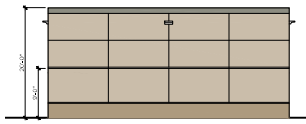
9 PROPOSED SECURITY BUILDING SOUTH ELEV.
1/8" = 1'-0"



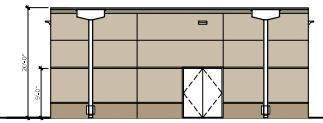
10 PROPOSED SEC. BUILDING WEST ELEV.
1/8" = 1'-0"



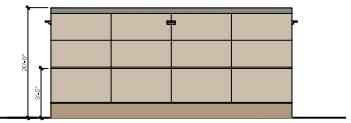
11 EAST MV INTAKE BUILDING NORTH ELEV.
1/8" = 1'-0"



12 EAST MV INTAKE BUILING EAST ELEV.
1/8" = 1'-0"

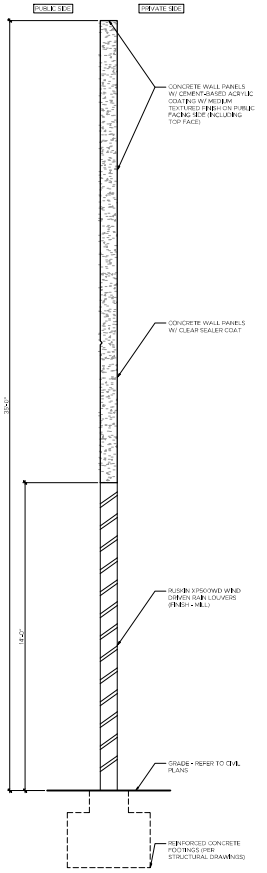


13 EAST MV INTAKE BUILDING SOUTH ELEV.
1/8" = 1'-0"



14 EAST MV INTAKE BUILDING WEST ELEV.
1/8" = 1'-0"

COLOR COATING LEGEND
(TO MATCH EXIST.)



15 PROPOSED SCREEN WALL SECTION DTL
1/2" = 1'-0"

14000 West 107th Street ■ Lenexa, Kansas 66215
(913) 492-6868 ■ Fax: (913) 492-6500
www.schlagelassociates.com
Kansas State Certificate of Authority
#168 ■ Exp. 31 Dec 2021

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON DATA CENTER - REVISED DEVELOPMENT PLAN

31800 W. 96TH STREET EDGERTON, KANSAS

NO.	DESCRIPTION	DATE
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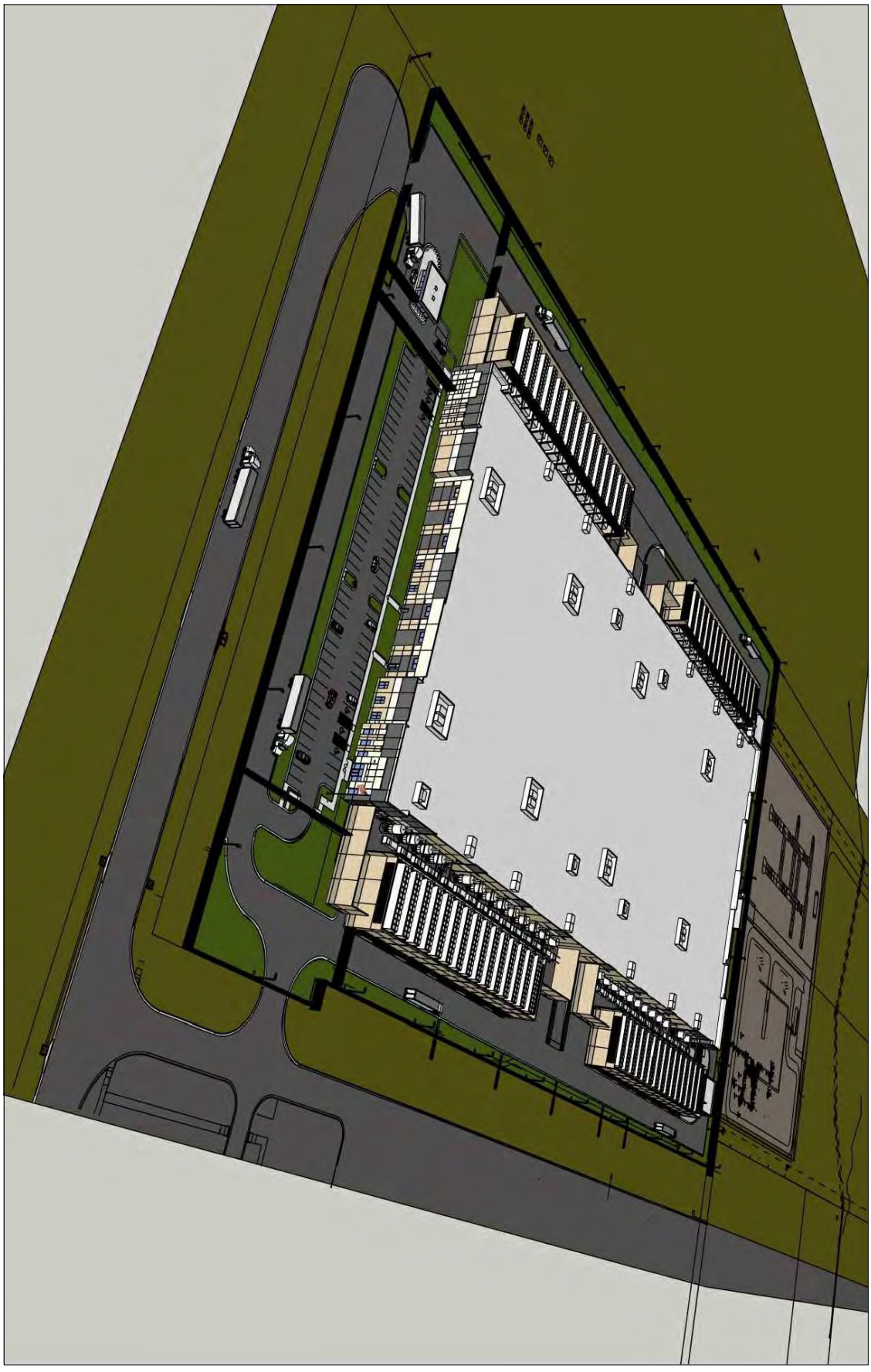
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE:
PROJ. NUMBER:
DWG #:

BUILDING ELEVATIONS

SHEET
DD-200



SHEET	3D VIEWS	DRAWN BY:	
DD-300		CHECKED BY:	
		DATE PREPARED: 04/29/05	
		PROJ. NUMBER: 25-00	

NO.	REVISION DATE	DESCRIPTION
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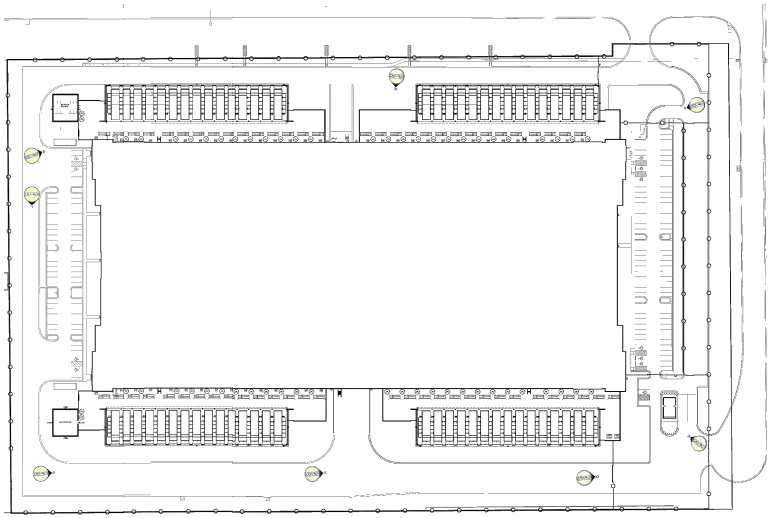
8	## ## ##	
9	## ## ##	

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

31800 W. 96TH STREET EDGERTON, KANSAS

14920 West 107th Street ◆ Lenexa, Kansas 66215
(913) 492-5158 ◆ Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
#E-206 #LA-29 #LS-24

1 AERIAL VIEW @ MAIN ENTRANCE
NOT TO SCALE



2 KEY PLAN
NOT TO SCALE
INDICATES DIRECTION OF VIEW

3 VIEW @ MAIN ENTRANCE
NOT TO SCALE

4 VIEW @ SOUTH EAST OF SITE
NOT TO SCALE

5 VIEW @ EAST LOADING DOCK
NOT TO SCALE

6 VIEW @ EAST MV INTAKE BLDG
NOT TO SCALE

7 VIEW @ NORTH EAST OF SITE
NOT TO SCALE

8 VIEW @ WEST MV INTAKE BLDG
NOT TO SCALE

9 VIEW @ WEST LOADING DOCK
NOT TO SCALE

10 VIEW @ SOUTH WEST EXIT
NOT TO SCALE

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#CAE-#CAC-#CAA

EDGERTON PROJECT - REVISED DEVELOPMENT PLAN

31800 W. 96TH STREET EDGERTON, KANSAS

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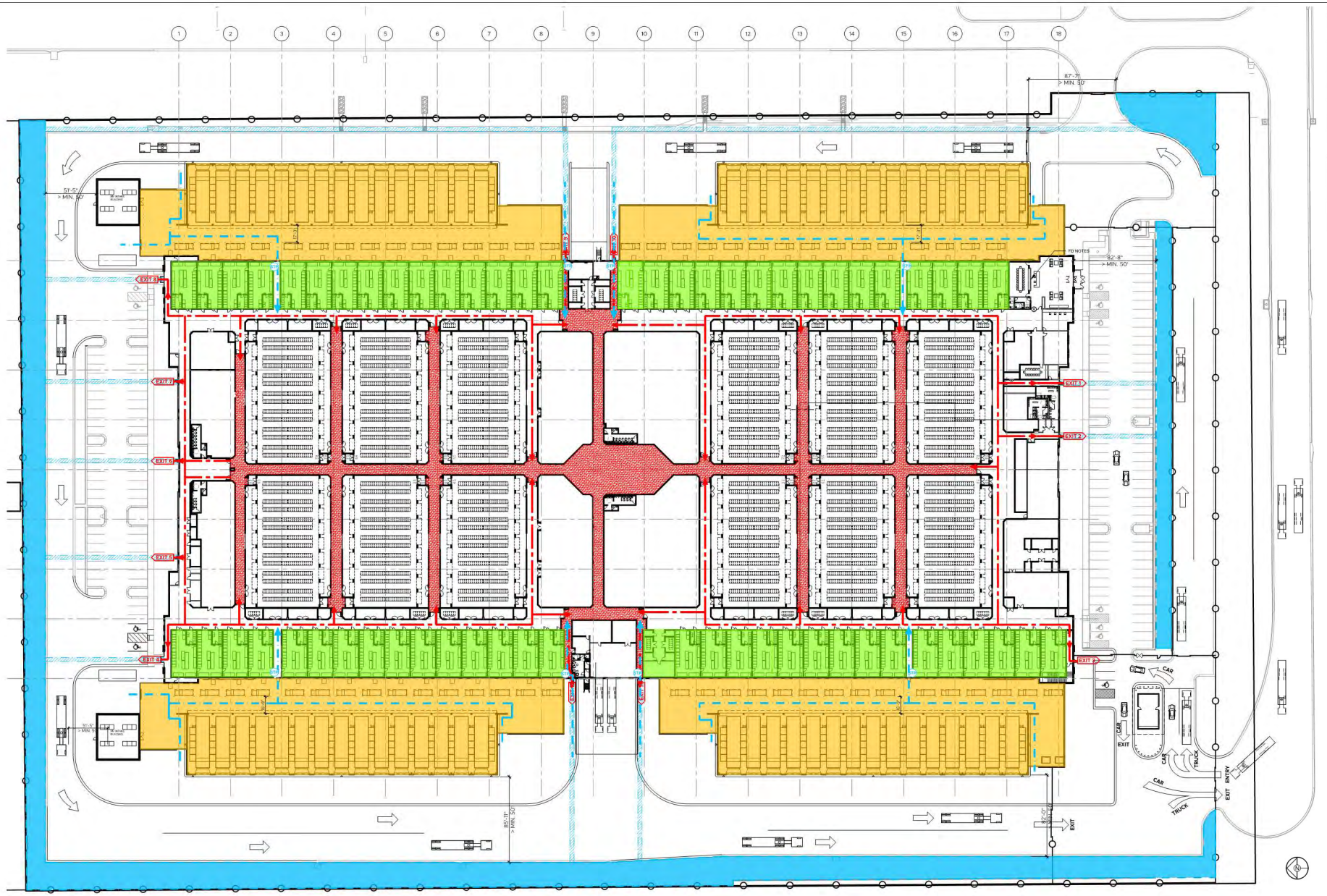
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCHOOL:
PROJECT MANAGER:
JOB NO.:

3D VIEWS

SHEET
DD-301



DSPERSAL AREA			
TOTAL OCCUPANT LOAD	MIN. DISPERSAL AREA REQUIRED	PROPOSED DISPERSAL AREA	MIN. DISTANCE (FT) FROM BUILDING ENCLOSURE
1,752	1,752 X 5 SF (PER PERSON) = 8,760 SF	57,393.7 SF	50

LEGEND	
	INGRESS ROUTE - FIREFIGHTING
STP	STANDPIPE
	GENERATOR YARD
	H-2 GROUP AREA
	REFUGE AREA
	DISPERSAL AREA
	DISPERSAL ROUTE
	EGRESS PRIMARY TRAVEL ROUTE

1 INGRESS/EGRESS PLAN - ONLY FOR FD REFERNCE
1/32"=1'-0"

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Kansas State Certificate of Authority
#E-296 • #CAE-2.2243

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

EDGERTON DATA CENTER - REVISED DEVELOPMENT PLAN

13800 W. 196TH STREET EDGERTON KANSAS

REVISION DATE	DESCRIPTION
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DRAWN BY:
CHECKED BY:
DATE PREPARED:
VERSION:
PROJ. NUMBER:
SCALE:

INGRESS/EGRESS ANALYSIS - ONLY FOR FD REFERENCE

SHEET
FD-01

STATEMENT OF PURPOSE

Edgerton Project — Site Plan Application

Applicant: DAMAC Digital Solutions Kansas LLC
Project Address: 31800 W. 196th Street, Edgerton, Kansas 66021
Zoning District: L-P (Logistics Park) — No Change Proposed
Date: April 14, 2026

I. Project Overview

DAMAC Digital Solutions Kansas LLC ("DAMAC Digital") submits this Statement of Purpose in connection with its Site Plan Application for the development of a high-performance data center located at 13800 W. 196th Street, Edgerton, Kansas, within the Logistics Park Kansas City development.

The project will convert an existing warehouse, located within Logistics Park Kansas City, into a data center engineered for artificial intelligence, cloud, and enterprise workloads. Construction is expected to begin in summer 2026, with operations commencing in the 2027. The existing structure is a one-story pre-fabricated concrete building of 378,038 square feet at ground level.

The scope of work extends beyond the building envelope. DAMAC Digital will construct a dedicated electrical substation north of the site and install advanced power distribution and closed-loop liquid and air-cooling systems engineered to significantly reduce water consumption compared to conventional data center methods. The facility will also house high-density server infrastructure and enterprise-grade networking throughout.

II. Average Day-to-Day Operation

The Edgerton Data Center will operate continuously, 24 hours per day, 7 days per week. The operational profile of this facility differs substantially from other industrial uses that may be familiar to the City.

Physical Activity. Day-to-day operations will be managed by a permanent technical and operations workforce. The facility is not open to the public and has no customer-facing or visitor-facing activity.

Computing Infrastructure. The facility will house high-density server racks, networking equipment, uninterruptible power supply systems, and associated power distribution infrastructure. All computing operations occur entirely within the enclosed building envelope.

Cooling Systems. DAMAC Digital will install advanced power distribution and closed-loop liquid and air-cooling systems engineered to significantly reduce water consumption compared to conventional data center methods. These systems circulate water internally in a sealed loop, materially reducing the freshwater demand and thermal discharge associated with the facility relative to conventional evaporative cooling designs.

Security and Access. The site will be fully enclosed by a 10-foot Ameristar Impasse Steel Security Fence perimeter, with controlled gate access at designated entry points. The site will be monitored continuously by on-site security personnel and electronic surveillance systems.

Power Infrastructure. The site includes a proposed applicant owned electrical substation. A proposed Evergy electrical switching station is also included in the development program. Power is delivered via dedicated high-voltage infrastructure coordinated directly with Evergy. The facility is served by a dedicated on-site substation.

Screening of External Equipment. External mechanical equipment, including generator and chiller units, is screened by a generator/chiller gantry with screenwall on each side of the building. All site lighting is addressed in the photometric plan included in the development plan set.

III. Equipment Replacement Schedule

The facility will house a significant inventory of computing hardware, including server racks, storage arrays, networking equipment, cooling infrastructure, and uninterruptible power supply systems. Industry practice for facilities of this type involves equipment replacement on an approximate 3-to-5-year cycle following initial installation.

Equipment replacement is a periodic, pre-scheduled activity and is not a source of daily traffic or continuous site activity. Replacement deliveries will be coordinated in advance via freight carrier arrangements and will be managed to minimize any disruption to surrounding roadways. Decommissioned equipment will be removed via freight pickup and responsibly redeployed or recycled.

IV. Generator Testing Hours

Generator systems will be subject to routine periodic testing to verify operational readiness, consistent with industry-standard practice for mission-critical facilities. Routine scheduled testing is generally conducted during normal weekday business hours. In the event of an unplanned utility outage, generators will operate as necessary to maintain facility continuity; such events are unscheduled and are a function of utility grid conditions rather than planned facility operations.

V. Traffic Generation

Traffic generated by the Edgerton Data Center will differ materially in character from other large-scale industrial or logistics uses within Logistics Park Kansas City. The Planning Commission is asked to consider two distinct phases.

Construction Phase. Construction is anticipated to commence in summer 2026. During this period, the site will experience traffic associated with material deliveries, contractor workforce commuting, and specialty subcontractor mobilizations. At peak construction activity, site-generated traffic is anticipated and will be primarily concentrated during morning and afternoon shift changes. All traffic control measures required in connection with the proposed construction will be implemented in conformance with applicable standards, and construction vehicle staging and delivery scheduling will be managed to minimize conflicts with existing traffic on surrounding roadways.

Operational Phase. Once operational, traffic generation will be minimal and predictable. Operational traffic is anticipated to generate approximately 20 vehicle trips per day, consisting of: employee commuter trips for a permanent technical and operations workforce; occasional delivery and service vehicles for routine consumables and maintenance; and periodic equipment replacement deliveries on a multi-year cycle, as described in Section III. The facility has no public-facing or customer-facing traffic component of any kind, which distinguishes this use materially from other commercial and industrial uses of comparable building area.

VI. Additional Pertinent Information

Economic Impact. The project represents one of the largest private investments in Johnson County in recent years and is being advanced in partnership with state and local economic development programs. The facility will generate significant property and sales tax revenue for the City of Edgerton and Johnson County while placing relatively low demand on public services compared to other developments of similar scale. A comprehensive economic and fiscal impact study is underway and will be shared with the community upon completion.

Water Design. The facility employs closed-loop liquid cooling systems that circulate water internally in a sealed loop, eliminating the need for evaporative cooling towers and materially reducing ongoing freshwater consumption relative to conventional data center cooling designs.

Fuel Storage. Each generator pod is equipped with an integral belly tank — a sub-base fuel tank housed within the generator skid — for on-site diesel fuel storage. The applicant acknowledges the requirement under the L-P District regulations that exterior fuel tanks be located below ground and that all below-ground fuel tanks meet, at a minimum, International Building Code, International Fire Code, and Kansas Department of Health and Environment requirements.
Stormwater Management. A Preliminary Stormwater Management Report has been prepared in connection with this application and is submitted as a companion document. The development plan incorporates proposed storm sewer infrastructure designed to manage stormwater runoff in compliance with applicable City of Edgerton and Johnson County requirements.

Zoning Compliance. The proposed data center use has been confirmed as permitted by-right in the L-P (Logistics Park) Zoning District by the City of Edgerton's Development Services Director. No rezoning, variance, or special use permit is requested in connection with this application.

Edgerton Project – Revised Development Plan

4/20/26

Response to submission comment regarding proposed use of gravel received 4/14/26.

Comment:

13. Provide details regarding the development of the proposed transfer yard and substation.

a. Information regarding the use of gravel as a mandated material by the electrical company was requested by the City at a pre-application meeting but has yet to be provided. The City does not allow gravel as a surface finish material unless mandated for safety reasons.

Response as provided by Applied High Voltage, LLC:

This is due to the requirements of IEEE / ANSI Standard 80 entitled "Safety in AC Substation Grounding". The technical reason is that substations must be designed with a "ground grid" to facilitate a low resistance return path to the source whenever an unbalanced short circuit occurs. Please note that the overwhelming majority of short circuits are unbalanced. Without this low resistance return path a very dangerous high voltage will build up that can cause serious injury and equipment damage in and nearby the substation. This is because a high voltage builds up whenever current flows through a high resistance (Ohm's Law).

The Ground Grid is a series of bare conductors and ground rods (either copper or copper coated steel) under the substation to create a low resistance path to "deep earth" and allows the short circuit current to return to it' source. This also allows protective devices in the system to quickly identify the short circuit and open the associated circuit breakers and disconnect the part of the system where the short circuit is located.

The amount of current flowing through the ground grid can be extremely high and when a person is in the area, a very high voltage can be induced between parts of the body called step (between the person's legs) and touch (between the person and whatever they touch) voltages. The stone in a substation is installed on top of the ground grid to insulate personnel from these voltages for safety. Step and Touch potentials are one of the key calculation results determined by the Grounding Study performed during detailed engineering of a substation. The ANSI / IEEE Standard defines allowable step and touch

potentials in a substation. These values were determined in cooperation with a series of medical professionals several years ago.

The reason this is done in substations and not in lower voltage areas is that since the system in those areas is at a lower voltage and the equipment is grounded the worst case step and touch voltages that can arise are much lower and an installation layer like the crushed stone in a substation is not necessary (as defined by the National Electric Code).