EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
October 8, 2024
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** ____ Daley _____ Draskovich _____ Mathos _____ Little _____ Mueller
2. **Welcome**
3. **Pledge of Allegiance**

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

4. Minutes from the September 12, 2024 Planning Commission Meeting.
5. FP2024-0003 Edgerton Crossing, Second Plat Located on the Southwest Corner of W. 200th Street and Homestead Lane
6. FP2024-0004 Edgerton Crossing, Third Plat Located on the Northeast Corner of W. 200th Street and Jubilee Street

Regular Agenda

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

Business Requiring Action

New Business

8. **FSP2024-0006: FINAL SITE PLAN APPLICATION FOR MAVERIK LOCATED ON THE NORTHEAST CORNER OF W. 200TH STREET AND JUBILEE STREET**

a. Presentation from Kason Schwalm, Engineer, for Final Site Plan Application FSP2024-0006
b. Presentation from City Staff for Final Site Plan Application FSP2024-0006
c. Public Hearing for Final Site Plan Application FSP2024-0006
d. Discussion of Final Site Plan Application FSP2024-0006
e. Consideration of Final Site Plan Application FSP2024-0006

9. **Future Meeting Reminders**

- November 12, 2024 at 7:00 PM - Regular Session
- December 10, 2024 at 7:00 PM - Regular Session
- January 14, 2025 at 7:00 PM - Regular Session

10. **Announcements**

11. **Adjourn**

PLANNING COMMISSION
September 10, 2024 Minutes

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on September 10, 2024. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

1. **ROLL CALL**

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	absent
John Daley	present
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Chris Clinton, Planning and Zoning Coordinator

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

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

CONSENT AGENDA

4. Minutes from the August 13, 2024 Planning Commission Meeting.
5. PUD2024-0101 Revised Final Plat for Phase II of Dwyer Farms Located on the Southwest Corner of Braun/207th Street and 8th Street/Edgerton Road

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

6. **FUTURE MEETING REMINDERS**

Chairperson Daley stated that the next regular session is scheduled for October 8, 2024; November 12, 2024; and December 10, 2024.

7. **ANNOUNCEMENTS**

Commissioner Little stated he drove by the Dwyer Farms development and stated the roads are constructed and he is anxious to see progress on the homes. Chairperson Daley asked if all the utilities are unground. Mr. Zachary Moore, Development Services Director, stated that the utilities are underground and the property owner is looking to submit building permits by the end of the week.

Commissioner Mathos inquired as to the status of the Maverik site. Mr. Moore replied that a

DRAFT

Revised Final Site Plan has been submitted and will be presented to the Planning Commission in the next few meetings.

8. **ADJOURN**

Commissioner Little moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 7:04 PM, 3-0.

Submitted by Chris Clinton, Planning and Zoning Coordinator

DRAFT

EDGERTON CROSSING, SECOND PLAT

Application FP2024-0003
Southwest Corner of W. 200th Street and Homestead Lane

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat located on the southwest corner of W. 200th Street and Homestead Lane.

Owner and Applicant
Shannon McMurdo, Agent, Woodstone Builders.

Existing Zoning and Land Use
The property was rezoned to City of Edgerton C-2 (Heavy Service Commercial) District on July 14, 2011 (Ord. 905). The property is currently vacant.

Parcel Size
10.28± acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

1. ***Proposal***

   This Final Plat request is being made in preparation for the development of an Interstate Pole Sign for the Edgerton Crossing development. The property owner and applicant are wanting to separate a lot for the sign to draw attention to the development. The lot is proposed to be 9,890± square feet near the southern point of the subject parcel. A Conditional Use Permit will be required for the sign, which will come at a later date. Details for the sign are not part of this application.

2. ***Subject Site History***

   The 10.28± acre subject property was annexed on February 24, 2011 (Ordinance 900) and was rezoned to the C-2 (Heavy Service Commercial) District on July 14, 2011 (Ordinance 905). On October 8, 2019, the Planning Commission approved a Preliminary Plat (PP2019-04) for the subject property and overall Edgerton Crossing development (then known as Lone Star). Pursuant to UDC Section 13.3.E.3, if a Final Plat is not approved for a portion or all of the subject property of a preliminary plat within a one (1) year period from the approval date, the preliminary plat becomes null and void. A Final Plat was not filed prior to the one (1) year expiration and Preliminary Plat PP2019-04 became null and void. On November 19, 2021, the Planning Commission approved Preliminary Plat Application PP2021-03 for the subject property. A Final Plat Application was then presented to the Planning Commission on April 12, 2022 and was recommended for approval to the Governing Body. On April 28, 2022, the Final Plat for Edgerton Crossing First Plat was accepted and later recorded with Johnson County.

FINAL PLAT REVIEW

City staff has reviewed the Final Plat submittal for compliance with the requirements in Sections 13.3.G and 13.8 of the Unified Development Code (UDC). The replat proposes a new Lot being separated from a previous Tract. The proposed Lot 1 of Block 3 is intended to be the location of a future Interstate Pole Sign. The applicant has indicated a 25-foot building line setback on all sides of the proposed lot, as required by the UDC. A 20-foot access easement is proposed to allow access to the property for the installation and maintenance of the sign from Jubilee Street. City staff is in conversations with the applicant as to what the access road is comprised of until the surrounding property develops. This will need to be determined prior to the plat being recorded, as is stipulated as part of staff's recommendation. There is no minimum lot size in the C-2 (Heavy Service Commercial) District therefore, the proposed lot complies with Unified Development Code (UDC) requirements. The setbacks shown on the lot also meets the UDC requirements for C-2 (Heavy Service Commercial) zoned parcels. The applicant has met all UDC requirements for plats and replatting.

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 and the project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
1	Final Plat	09/30/2024

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FP2024-0003** *Edgerton Crossing, Second Plat,* subject to the following stipulations:

1. Prior to the plat being recorded, details of the construction drive within the access easement will be determined by the Zoning Administrator.

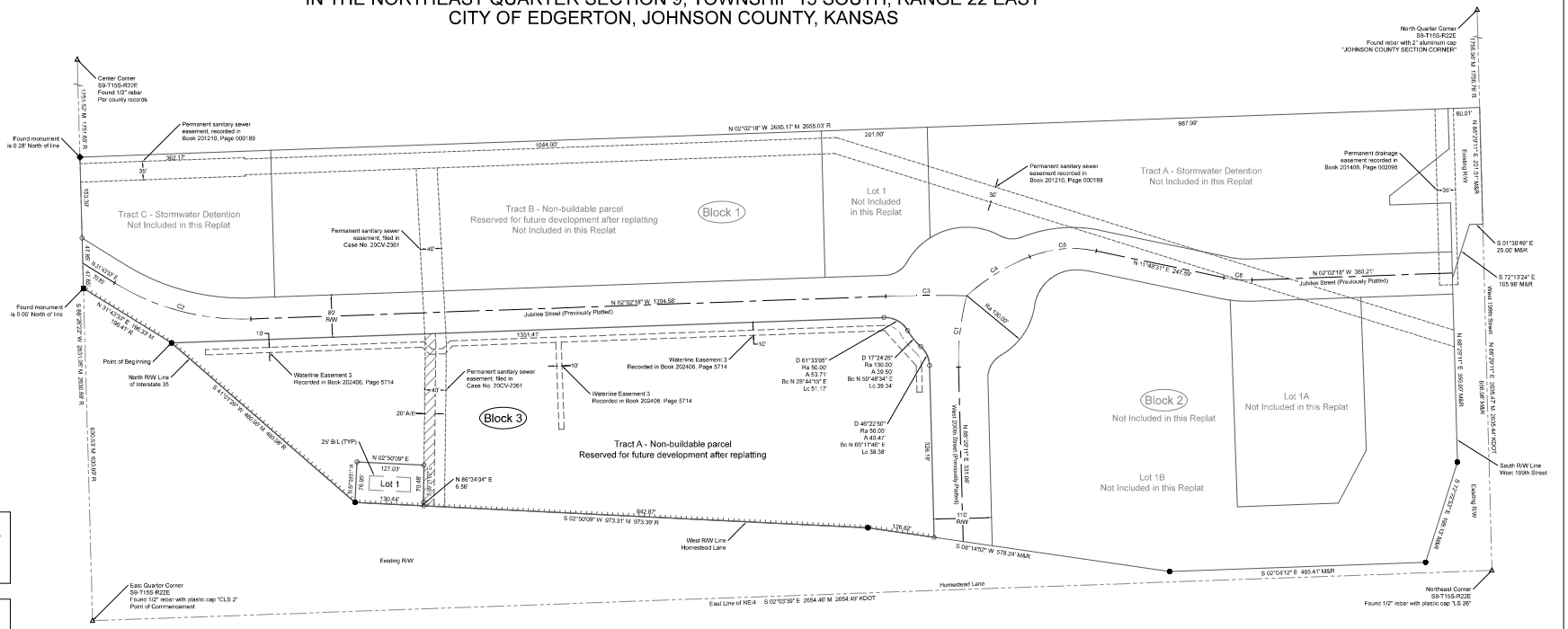
2. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.

3. 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.

Note: For application FP2024-0003 the Planning Commission and the Governing Body must review and approve. The Final Plat will be presented to the Governing Body on October 24, 2024.

EDGERTON CROSSING, SECOND PLAT

BEING A REPLAT OF TRACT A, BLOCK 3, EDGERTON CROSSING FIRST PLAT
IN THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 15 SOUTH, RANGE 22 EAST
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



All bearings shown are grid, Kansas State Plane
North Zone NAD83 (2011)
East Line of NE/4 of S9-T15S-R22E
bearing S 02°03'39" E

LEGEND:

△	Section Corner
●	Found 5/8" rebar with 2" alum num cap "CLS 2"
■	Found 1/2" rebar with cap "CLS 93"
◆	Found 1/2" rebar uncapped - origin unknown
○	Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
M	Measured
R	Record
A	Arc Length
D	Delta
Ra	Radius
Rc	Chord bearing
Lc	Chord length
KDOT	Kansas Department of Transportation Survey
B/L	Building setback line
U/E	Utility easement
A/E	Access easement
D/E	Drainage easement
R/W	Right-of-way
	Access control
	20' Access Easement

FLOOD NOTE:
The replatted lots lie within "ZONE X" defined as areas determined to be outside the 0.2% annual chance, as shown on the flood insurance rate map prepared by the Federal Emergency Management Agency for the City of Edgerton, Johnson County Unincorporated Areas, Map No. 20091C0134G, effective date August 3, 2009.

Error Closure:
North: 0.009' East: 0.002' Precision = 1:354618

LOT AREA TABULATION

LOT NO.	AREA	BUILDING ENVELOPE
Lot 1, Block 3	9,860± SQ. FT. 0.227± ACRES	2,120± SQ. FT
Tract A, Block 3	437,763± SQ. FT. 10.04ac± ACRES	Non-buildable parcel

SETBACK TABULATION
ZONING: C-2: HEAVY SERVICE COMMERCIAL

LOT NO.	FRONT	REAR	SIDE
Lot 1, Block 3	25 FEET	25 FEET	25 FEET
Tract A, Block 3	Non-buildable parcel		

VICINITY MAP
W 199th Street
N.W. 1/4
N.E. 1/4
S.W. 1/4
S.E. 1/4
9
Spoon Creek Road
Homestead Lane
W 207th Street
SCALE: 1" = 2000'
PROJECT LOCATION
SECTION 9-T15S-R22E

LEGAL DESCRIPTION:
All of Tract A, Block 3, Edgerton Crossing, First Plat to the City of Edgerton, Johnson County, Kansas, and being further described as follows by James Meis, PS 1533 on September 30, 2024:

Commencing at the Southeast corner of the Northeast Quarter of Section 9, Township 15 South, Range 22 East, Johnson County, Kansas; Thence South 88 degrees 26 minutes 22 seconds West, along the South line of the Northeast Quarter, a distance of 630.53 feet; Thence North 31 degrees 43 minutes 33 seconds East, a distance of 196.33 feet to the Southwest corner of Tract A, Block 3, Edgerton Crossing, First Plat and the Point of Beginning; Thence North 02 degrees 02 minutes 18 seconds West, a distance of 1351.41 feet; Thence on a curve to the right, having a radius of 50.00 feet, an arc length of 53.71 feet, a chord bearing of North 28 degrees 44 minutes 15 seconds East and a chord length of 51.17 feet; Thence on a curve to the left, having a radius of 130.00 feet, an arc length of 39.50 feet, a chord bearing of North 50 degrees 48 minutes 34 seconds East and a chord length of 39.34 feet; Thence on a curve to the right, having a radius 50.00 feet, an arc length of 40.47 feet, a chord bearing North 65 degrees 17 minutes 46 seconds East and a chord length of 39.38 feet; Thence North 88 degrees 29 minutes 11 seconds East, a distance of 326.16 feet; Thence South 08 degrees 14 minutes 52 seconds West, a distance of 126.82 feet; Thence South 02 degrees 50 minutes 09 seconds West, a distance of 973.31 feet; Thence South 41 degrees 01 minutes 26 seconds West, a distance of 460.90 feet to the Point of Beginning.

DEDICATION:
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 heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby 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.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement" is hereby granted to the City of Edgerton, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located with the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Edgerton, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

A perpetual easement of access over, under, across, and upon the areas designated as "Access Easements" or "A/E" is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress and egress of all owner and occupants of lots and parcels depicted on this plat, their guests and invitees. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access 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.

EXECUTION:
IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed on this _____ day of _____, 2024

Woodstone Properties, LLC

by:_____
Shannon McMurdo, President

ACKNOWLEDGMENT:
STATE OF)
) ss
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for said County and State, came Shannon McMurdo, President of Woodstone Properties, LLC, a Missouri limited liability company, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public:_____ My Appointment Expires:_____

Print Name:_____

APPROVALS:
Approved by the Planning Commission of the City of Edgerton, Johnson County, Kansas on the _____ day of _____, 2024

_____ _____
Chairman: John Daley Secretary: Tina Mathos

Approved by the Governing Body of the City of Edgerton, Johnson County, Kansas on the _____ day of _____, 2024

_____ Attest:_____
Mayor: Donald Roberts City Clerk: Alexandria Clower

Approved by the Zoning Administrator of the City of Edgerton, Johnson County, Kansas on the _____ day of _____, 2024

_____
Zoning Administrator: Zachary Moore

Curve Data

Curve Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	16°08'04"	486.46'	136.70'	S 83°29'23" E	136.25'
C2	33°45'50"	460.00'	271.07'	S 14°50'37" W	267.17'
C3	03°16'36"	2787.24'	153.40'	N 90°28'50" W	153.41'
C4	20°21'09"	397.83'	141.41'	N 31°48'48" W	140.67'
C5	33°21'28"	220.00'	128.08'	N 04°52'12" W	126.28'
C6	13°50'49"	220.00'	53.17'	N 04°53'01" E	53.04'

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

SURVEYOR'S CERTIFICATE:
I, James Meis, Professional Surveyor #1533 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision on September 30th, 2024. This plat is true and correct to the best of my knowledge and belief.

JAMES MEIS LICENSED 1533 KANSAS PROFESSIONAL SURVEYOR

James Meis, PS 1533

Woodstone Properties LLC
2131 State Hwy 265
Branson, MO 65616

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning
1017 Downing Avenue, Hays, Kansas 67601
www.driggsdesign.com (785) 621-4280

Project No: 2021-140
Date: 09-30-2024
Scale: 1" = 100'
Sheet No: 1 of 1
Drawn By: DV

EDGERTON CROSSING, THIRD PLAT

Application FP2024-0004
Northwest Corner of W. 200th Street and Homestead Lane

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat located on the northwest corner of W. 200th Street and Homestead Lane.

Owner and Applicant

Nick Halfhill, Agent, Maverik, Inc.

Existing Zoning and Land Use

The property was rezoned to City of Edgerton C-2 (Heavy Service Commercial) District on July 14, 2011 (Ord. 905). The property is currently vacant.

Parcel Size

10.15± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. *Proposal*

This Final Plat request is being made in preparation for the development of a convenience store with fueling stations, which will be owned and operated by Maverik, Inc. A 2.15± acre parcel of land was previously split off from Lot 1 and was retained by the developer of Edgerton Crossing. That parcel is now owned by Maverik, and they wish to add it to their existing lot. This replat rejoins the previously split lot with the currently platted Maverik lot.

2. *Subject Site History*

The 10.15± acre subject property was annexed on February 24, 2011 (Ordinance 900) and was rezoned to the C-2 (Heavy Service Commercial) District on July 14, 2011 (Ordinance 905). On October 8, 2019, the Planning Commission approved a Preliminary Plat (PP2019-04) for the subject property and overall Edgerton Crossing development (then known as Lone Star). Pursuant to UDC Section 13.3.E.3, if a Final Plat is not approved for a portion or all of the subject property of a preliminary plat within a one (1) year period from the approval date, the preliminary plat becomes null and void. A Final Plat was not filed prior to the one (1) year expiration and Preliminary Plat PP2019-04 became null and void. On November 19, 2021, the Planning Commission approved Preliminary Plat Application PP2021-03 for the subject property. A Final Plat Application was then presented to the Planning Commission on April 12, 2022 and was recommended for approval to the Governing Body. On April 28, 2022, the Final Plat was accepted and later recorded with Johnson County. A lot split was submitted and administratively approved, then was recorded with Johnson County on January 18, 2024.

FINAL PLAT REVIEW

City staff has reviewed the Final Plat submittal for compliance with the requirements in Sections 13.3.G and 13.8 of the UDC. The replat proposes adjoining the previously split 2.15± acre lot to the previously platted 8.00± acre lot to total 10.15± acres. There is no minimum lot size in the C-2 (Heavy Service Commercial) District therefore, the proposed lot complies with UDC requirements. The setbacks shown on the lot also meets the UDC requirements for C-2 (Heavy Service Commercial) zoned parcels. The applicant has met all UDC requirements for plats and replatting.

The Area Summary Table on the plat with the building envelope, which is the area of the site that could be built upon, is not accurate. The plat indicates the building envelope of 5,982 square feet, but when measured on the provided plat, the building envelope is 377,841 square feet. The 5,982 square feet reflects the building size for the previously approved Final Site Plan for Maverik (FSP2024-0002). The City Engineer has indicated that an easement to Continental Telephone Company was included on a Title Report but was not shown on the plat. The applicant must provide clarification as to the location of that easement if it has not been vacated.

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 and the project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
1	Final Plat	09/18/2024

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FP2024-0004** *Edgerton Crossing, Third Plat,* subject to the following stipulations:

1. Prior to Zoning Administrator certification of the plat, the following items must be addressed:
   a. The Building Envelope line in the Area Summary Table must be corrected to 377,841 square feet.
   b. The easement to Continental Telephone Company must be shown on the plat if it has not been vacated.

2. The commencement of any improvements shall not 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, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.

3. 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.

Note: For application FP2024-0004 the Planning Commission and the Governing Body must review and approve. The Final Plat will be presented to the Governing Body on October 24, 2024.

Edgerton Crossing, Third Plat

A Replat of Lot 1, Block 2, Edgerton Crossing, First Plat
Located in the Northeast Quarter of Section 9, Township 15 South, Range 22 East of the Sixth Principal Meridian, City of Edgerton, County of Johnson, State of Kansas

LEGAL DESCRIPTION

All of Lot 1, Block 2, Edgerton Crossing, First Plat located in the Northeast corner of the Northeast Quarter of said Section 9, Township 15 South, Range 22 East of the Sixth Principal Meridian, City of Edgerton, Johnson County, Kansas and contains 441,990 square feet or 10.147 acres more or less.

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 Crossing, Third Plat."

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 hereby 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.

OWNERS

Kum & Go, L.C., an Iowa Limited liability company

_____

Niki Mason, Chief Development Officer

Notary Certificate

State of _____)
) §
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2024 by _____ as _____ for Kum & Go, L.C.

_____

Notary Public

My commission expires:_____

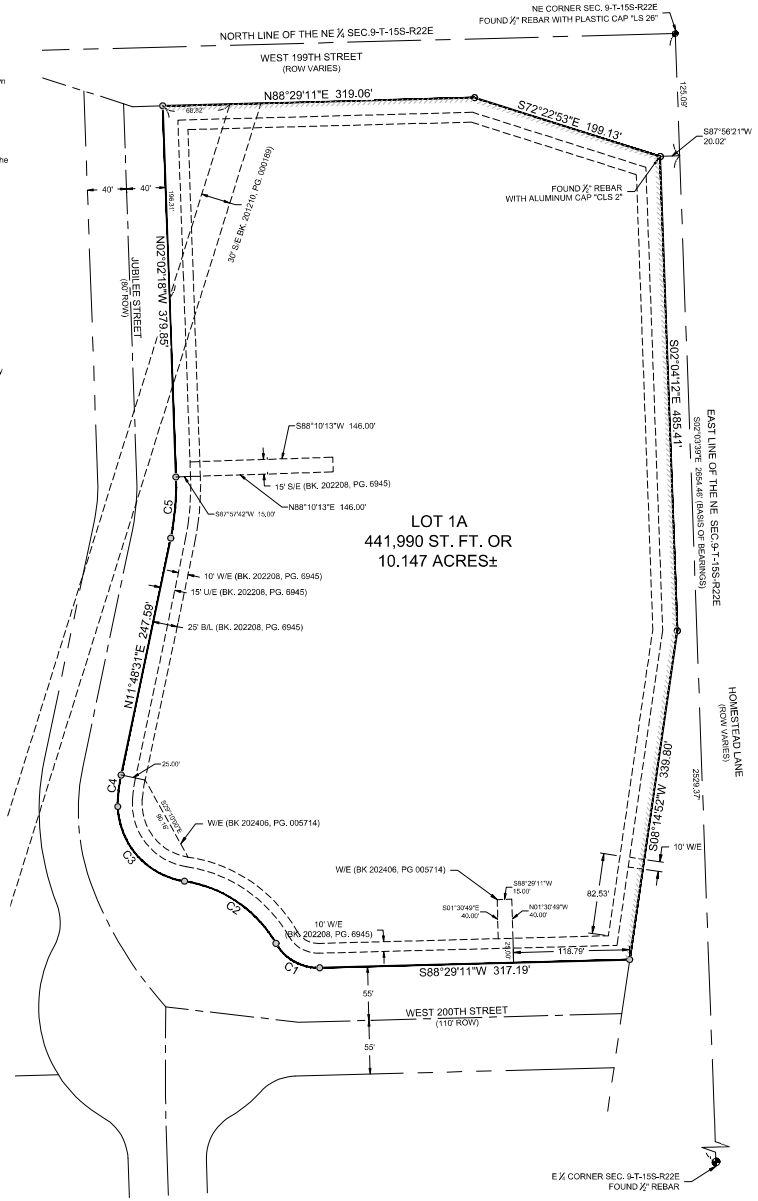
Error Closure Report

North: 0.00162 East: -0.00098 Precision: 1:1393526.32

Area Summary Table			
LOT NO.	BLDG ENV.	BLDG AREA	
Lot 1A	5,982 SQ.FT.	441,990 S.F.	10.147 Ac.
Total		441,990 S.F.	10.147 Ac.
Total Replatted Area		441,990 S.F.	10.147 Ac.

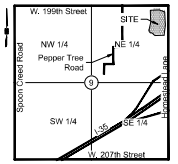
Setback Tabulation Zoning, C-2, Heavy Service Commercial			
Lot No.	Front	Rear	Side
Lot 1A	25 Feet	25 Feet	25 Feet





LEGEND

M	Measured
R	Recorded
ROW	Right-of-Way
SEC.	Section
B/L	Building Setback Line
S/E	Sewer Easement
W/E	Water Easement
U/E	Utility Easement
○	Found ½" with 2" Aluminum Cap "CLS 2" (unless otherwise described)
⊕	Section Corner
○	Set ½" x 24" Rebar with Plastic Cap Stamped "OLSSON KSLC 114"
	Centerline of Right-of-Way
	Easement Line
	Lot Line
	Right-of-Way Line
	Section Line
	Subdivision Boundary Line
	Access Control



SECTION MAP
SECTION 9-T15S-R22E of the Sixth Principal Meridian
-Not To Scale-

SURVEYOR'S NOTES

1. **BASIS OF BEARINGS**: Bearings are based upon the East line of the Northeast Quarter of Section 9, Township, 15 South, Range 22 East of the 6th P.M., said line being monumented on the North end by a ½" Rebar with a Plastic Cap Stamped "LS 26" from which the South end of the line, by a ½" Rebar, having a bearing of S02°03'39"E a ground distance of 2,654.46 feet as shown hereon.
2. Units shown are U.S. Survey Feet, ground distances.
3. This property is not located within the 100-Floodplain as shown on the Flood Insurance Rate Map (FIRM) for Johnson County Kansas Map Number: 20091C0134G, Community Number: 080236, Panel 2080, Effective Date: 008/03/2009.
4. The use of the word "certify" or "certification" by a Registered Professional Land Surveyor, in the practice of Land Surveying, constitutes an expression or professional opinion regarding those facts or findings which are subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
5. Upon and after recordation, this plat shall supersede and replace all subdivision plats previously filed of record with respect to the property described in this plat, with the legal effect that all such previously recorded plats shall be considered void and of no further legal effect as applied to the property described in this plat, and that the property described in this plat shall be conclusively released from the encumbrance of all such recorded plats upon and after recordation of this plat.
6. All dimensions match previously platted values unless otherwise noted.

PLANNING COMMISSION APPROVALS:

Approved by the Planning Commission of the City of Edgerton, Johnson County, Kansas on this _ day of _____, 2024

_____ _____
Chairman: John Daley Date

_____ _____
Secretary: Tina Mathos Date

GOVERNING BODY APPROVALS:

Approved by the Governing Body of the City of Edgerton, Johnson County, Kansas on this ____ day of _____, 2024

_____ _____
Mayor: Donald Roberts Date

_____ _____
City Clerk: Alexandria Clower Date

ZONING ADMINISTRATOR

Approved by the Zoning Administrator of the City of Edgerton, Johnson County, Kansas on this _ day of _____, 2024.

_____ _____
Zoning Administrator: Zachary Moore Date

CONSENT TO LEVY

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

SURVEYOR'S CERTIFICATE

I, Gregory Chad Weller, a Licensed Professional Land Surveyor in the State of Kansas, Do hereby state that this Replat of the Lot Split Survey was prepared from an actual survey under my personal supervision, and that this plat is an accurate representation thereof, that the monumentation as indicated hereon was found or set as shown, all this to the best of my knowledge, information and belief. This is Not a Guaranty or Warranty, either expressed or implied.
On behalf of Olsson,



_____
Gregory Chad Weller
Professional Land Surveyor
Kansas Registration Number: 1417

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	50.00	051°31'24"	53.69	N60°45'07"W	51.15
C2	130.00	051°35'29"	117.06	N55°47'09"W	113.14
C3	80.00	085°49'23"	119.83	N38°40'13"W	108.94
C4	180.00	007°34'03"	23.77	N08°01'31"E	23.76
C5	260.00	013°50'49"	62.84	N04°53'07"E	62.68

SURVEYOR
Gregory Chad Weller
Olsson, Inc.
302 S. Fourth Street, Suite 110
Manhattan, KS 66502
(785) 539-6900

ENGINEER
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(417) 890-8802

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Des Moines, IA 50309
(801) 521-4194

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TEL 785.539.6900
FAX 785.539.6901
Olsson - Survey
Kansas COA #LS-114

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

Replat of Lot Split Survey
NE 1/4 Section 9, Township 15 South, Range 22 East of the 6th P.M.
City of Edgerton, County of Johnson, State of Kansas
2024

drawn by: LMM
designed by: CW
project no.: 023-07156
date: 08.22.2024

SHEET
1 of 1

F:\2023\07\07156-023\09\023-07156\03-Design\Survey\SRVY\Sheets\V_PPLAT_023071560.dwg
DATE: Sep 18, 2024, 2:04pm USER: cweller

MAVERIK

Application FSP2024-0006
Northwest corner of 200th Street and Homestead Lane

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Revised Final Site Plan located on the northwest corner of 200th Street and Homestead Lane.

Owner and Applicant

Nick Halfhill, Agent, Maverik, Inc.

Existing Zoning and Land Use

The property was rezoned to City of Edgerton C-2 (Heavy Service Commercial) District on July 14, 2011 (Ord. 905). The property is currently vacant.

Parcel Size

10.15± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. Proposal

This Revised Final Site Plan request is being made in preparation for the development of a convenience store with fueling stations, which will be owned and operated by Maverik, Inc. This Revised Final Site Plan is related to a Final Plat application that is also on this agenda (FP2024-0004), that will combine a previously split parcel (LS2023-0100) to the existing Lot 1B that Maverik owns and has a previously approved Final Site Plan (FSP2024-0002). As a result of this combination, Maverik has proposed to pave the additional 2.15± acres for truck parking, add lighting, and increase the number of diesel fueling stations from 10 to 14. The proposed convenience store will still be 5,982 square feet with made-to-order food and general merchandise sales. The are no changes proposed to the convenience store and passenger vehicle fueling stations from what was approved with Final Site Plan application FSP2024-0002. The 14 gasoline fueling stations are located in the same area to the south of the store and the 14 diesel fueling stations will be to the north of the store. Just to the north of the diesel stations, a truck scale is also proposed. Due to the additional 2.15± acres of land being added to the proposed development in the Final Site Plan, the requirement of all new developments per Section 10.1.B of the Unified Development Code (UDC) must be considered following a public hearing by the Planning Commission must be met.

2. Subject Site History

The 10.15± acre subject property was annexed on February 24, 2011 (Ordinance 900) and was rezoned to the C-2 (Heavy Service Commercial) District on July 14, 2011 (Ordinance 905). On October 8, 2019, the Planning Commission approved a Preliminary Plat (PP2019-04) for the subject property and overall Edgerton Crossing development (then known as Lone Star). Pursuant to UDC Section 13.3.E.3, if a Final Plat is not approved for a portion or all of the subject property of a preliminary plat within a one (1) year period from the approval date, the preliminary plat becomes null and void. A Final Plat was not filed prior to the one (1) year expiration and Preliminary Plat PP2019-04 became null and void. On November 19, 2021, the Planning Commission approved Preliminary Plat Application PP2021-03 for the subject property. A Final Plat Application was then presented to the Planning Commission on April 12, 2022 and was recommended for approval to the Governing Body. On April 28, 2022, the Final Plat was accepted and later recorded with Johnson County. The Planning Commission previously approved a Final Site Plan for this development on April 9, 2024 and the applicant has since acquired 2.15± acres that was omitted from the previously approved Final Site Plan

3. Zoning and Development Requirements

A. Landscaping and Screening

The previously approved Final Site Plan included a landscape plan that met the requirements set forth in the UDC. The new lot layout required the applicant to provide landscape buffers along all property lines, as was required with the previously approved plan as well, meeting all UDC requirements. The applicant also shows landscaping in the areas around potential future monument signs. City staff will review the sign applications separately to ensure the signs meet the UDC, including the landscaping requirements.

The proposed dumpster enclosure has increased in height compared to the previously approved Final Site Plan. After discussion with City staff, the applicant revised the dumpster enclosure to ensure it was tall enough to properly screen the dumpster.

B. Lighting

The applicant has provided a preliminary photometric plan for the proposed development. The luminaries are proposed to be installed at 25 feet on top of a two and half (2.5) foot base for a total height of 27.5 feet, exceeding the maximum allowed height of 25 feet. There are also several areas where the foot-candle readings along the property lines exceed the maximum allowance of the UDC. which is 0.2 fc. A photometric meeting the requirements of the UDC must be provided prior to a building permit being issued, which the applicant has acknowledged and indicated a revised photometric plan will be provided prior to the application of the building permit. City staff will review the photometric plan to ensure it is in compliance with the UDC.

C. Parking

The Revised Final Site Plan provides a total of 38 parking stalls for passenger vehicles, exceeding the minimum requirement of 20 parking stalls. The total number of parking stalls for passenger vehicles is unchanged from the previously approved Final Site Plan (FSP2024-0002). Despite the change in truck parking lot layout, the total number of truck stalls provided remains unchanged at 31 truck stalls. The new location allows for a more harmonious flow of traffic in that area due to the increased paved area for truck movement. The applicant must reflect the correct number of parking stalls provided on the Sheet C0.0, prior to certification by the Zoning Administrator, as it does not match what is proposed in the plan. This is included as a stipulation of staff's recommendation.

D. Stormwater

A stormwater management memorandum was provided by the applicant and reviewed by the City Engineer. The City Engineer comments have been provided to the applicant separately. Prior to the Zoning Administrator certification of the Final Site Plan, the stormwater management memorandum must be approved by the City Engineer.

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 and 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	C0.0 Cover Sheet	08/20/2024
2	C1.1 Overall Site Plan	08/20/2024
3	C1.2 South Site Plan	08/20/2024
4	C1.3 North Site Plan	08/20/2024
5	C2.1 South Grading Plan	08/20/2024
6	C2.2 North Grading Plan	08/20/2024
7	C2.3 South Drainage Plan	08/20/2024
8	C2.4 North Drainage Plan	08/20/2024

9	C2.5 Drainage Plan Tables	08/20/2024
10	C2.6 Pre-Construction Erosion Control Plan	08/20/2024
11	C2.7 Site Construction Erosion Control Plan	08/20/2024
12	C2.8 Post-Construction Erosion Control Plan	08/20/2024
13	C2.9 Erosion Control Details	08/20/2024
14	C3.1 North Utility Plan	08/20/2024
15	C3.2 South Utility Plan	08/20/2024
16	L1.1 Landscape Plan	08/20/2024
17	L1.2 Landscape Calculations	08/20/2024
18	L1.3 Landscape Details	08/20/2024
19	SE1.1 Photometric Plan	08/20/2024
20	A-1 Floor Plan	
21	A-2 Roof Plan	
22	A-3 Perspective Views	
23	A-4 Exterior Elevations	
24	A-5 Exterior Elevations	
25	A-6 Canopy Elevations	
26	A-7 Canopy Elevations	
27	A-8 Exterior Material Board	
28	A-9 Trash Enclosure Elevations	

STAFF RECOMMENDATION

Staff recommends approval of Revised Final Site Plan **Application FSP2024-0006** *Maverik* subject to the following stipulations:

1. The following comments must be completed prior to certification by the Zoning Administrator:
   a. A photometric plan meeting all UDC requirements must be submitted.
   b. The parking counts on the Sheet C0.0 must match the number of stalls provided.
   c. The comments by the City Engineer regarding the stormwater management report must be addressed.

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

Note: For application FSP2024-0006 the Planning Commission is the approving authority.

FINAL SITE PLAN DRAWINGS
STORE #0760
HOMESTEAD LN. & 199TH ST.
EDGERTON, KANSAS 66021

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT:
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1150 LOCUST STREET, SUITE 301
DES MOINES, IA 50309
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EMAIL: nick.halfhill@maverik.com

ENGINEER:
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7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213
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534 W. MAIN STREET
GARDNER, KS 66030
CONTACT: ALLAN SOETAERT
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EMAIL: asoetaert@water7.com

SANITARY SEWER:
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710 E. NELSON STREET
EDGERTON, KS 66021
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EMAIL: dmerkh@edgertonks.org

ELECTRIC:
EVERGY
CONTACT: STEVEN CHRONISTER
PH: (786) 508-2682
EMAIL: steven.chronister@evergy.com

STORM SEWER:
CITY OF EDGERTON/BG CONSULTANTS
1405 WAKARUSA DRIVE
LAWRENCE, KS 66049
CONTACT: DAVID HAMBY
PH: (785) 749-4474
EMAIL: david.hamby@bgcons.com

TELEPHONE:
BRIGHTSPEED
CONTACT: ANDY TUTTLE
PH: (913) 856-2232
EMAIL: andy.w.tuttle@brightspeed.com

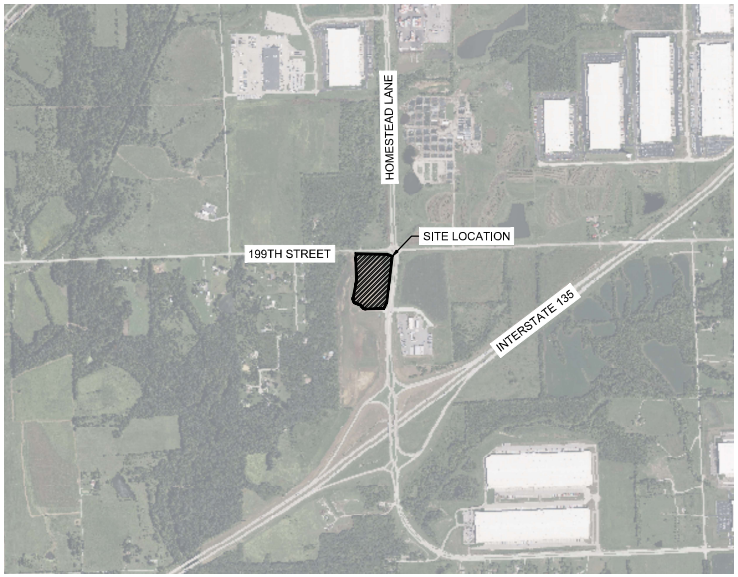
GAS:
KANSAS GAS SERVICE
11401 W. 89TH STREET
OVERLAND PARK, KS 66214
CONTACT: BILL AHRENS
PH: (913) 599-8996
EMAIL: william.ahrens@onegas.com

BUILDING DEPARTMENT:
CITY OF EDGERTON
404 E. NELSON ST.
EDGERTON, KS 66021
CONTACT: JIM BROWN
PH: (913) 893-6231
EMAIL: jamesbrown@edgertonks.org

HEALTH DEPARTMENT:
KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
1000 SW JACKSON ST.
TOPEKA, KS 66612
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E: kdhe.info@ks.gov

MAVERIK

ADVENTURE'S FIRST STOP



VICINITY MAP
NOT TO SCALE

BENCHMARKS:

BENCHMARK #1-UNOFFICIAL JOHNSON COUNTY BENCHMARK I.D. 1026, 2" ALUMINUM CAP IN RCB HEADWALL
ELEV=964.72 (NAVD 88)

BENCHMARK #2-SANITARY MANHOLE LID LOCATED ALONG JUBILEE STREET. BENCHMARK #2 IS BASED ON AN ITEM THAT WILL BE ADJUSTED WITH THE CONSTRUCTION SHOWN ON THESE PLANS. CONTRACTOR SHALL ESTABLISH NEW PERMANENT BENCHMARK PRIOR TO ANY PROJECT DEMOLITION.
ELEV=986.62 (NAVD 88)

FLOOD ZONE:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 20091C0134G, EFFECTIVE DATE: AUGUST 3, 2009. THIS PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION:

ALL OF LOT 1, BLOCK 2, EDGERTON CROSSING, FIRST PLAT LOCATED IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 15 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF EDGERTON, JOHNSON COUNTY, KANSAS AND CONTAINS 441,990 SQUARE FEET OR 10.147 ACRES MORE OR LESS.

GENERAL NOTES:

1. SURVEYED PROPERTY IS ZONED C-2 HEAVY SERVICE COMMERCIAL. ZONING CONFIRMATION LETTER WAS MAILED ON 01/23/2024.
2. THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY.
3. NO BUILDINGS WERE OBSERVED ON THE SURVEYED PROPERTY.
4. NO DIVISION OR PARTY WALLS WERE OBSERVED ON THE SURVEYED PROPERTY.
5. THERE ARE NO PLANNED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, SEE SURVEY NOTE 10 FOR MORE INFORMATION.
6. THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED ON THE SURVEYED PROPERTY, BUT THERE WAS ONE LOCATION THAT HAD STANDING WATER AND CATTAILS GROWING.

CERTIFICATE:

RECEIVED AND PLACED ON RECORD THIS_____DAY OF _____,20_____.

_____
ZONING ADMINISTRATOR

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS DAY OF_____, 20 ____.

_____
CHAIR OF THE PLANNING COMMISSION

UTILITY COORDINATION BLOCK: DATE SUBMITTED:

WATER COMPANY.....ALLAN SOETAERT
ELECTRIC COMPANY.....STEVEN CHRONISTER
GAS COMPANY.....BILL AHRENS
PHONE COMPANY.....ANDY TUTTLE
SANITARY SEWER.....DAN MERKH
STORM SEWER.....DAVID HAMBY

REV		SHEET INDEX	
	1	COVER SHEET	C0.0
	2	OVERALL SITE PLAN	C1.1
	3	NORTH SITE PLAN	C1.2
	4	SOUTH SITE PLAN	C1.3
	5	NORTH GRADING PLAN	C2.1
	6	SOUTH GRADING PLAN	C2.2
	7	NORTH DRAINAGE PLAN	C2.3
	8	SOUTH DRAINAGE PLAN	C2.4
	9	DRAINAGE PLAN TABLES	C2.5
	10	PRE-CONSTRUCTION EROSION CONTROL PLAN	C2.6
	11	SITE CONSTRUCTION EROSION CONTROL PLAN	C2.7
	12	POST-CONSTRUCTION EROSION CONTROL PLAN	C2.8
	13	EROSION CONTROL DETAILS	C2.9
	14	NORTH UTILITY PLAN	C3.1
	15	SOUTH UTILITY PLAN	C3.2
	16	LANDSCAPE PLAN	L1.1
	17	LANDSCAPE CALCULATIONS	L1.2
	18	LANDSCAPE DETAILS & NOTES	L1.3
	19	PHOTOMETRIC PLAN	SE1.1
	20	FLOOR PLAN	A1.1
	21	ROOF PLAN	A1.2
	22	PERSPECTIVE VIEWS	A1.3
	23	EXTERIOR ELEVATIONS	A1.4
	24	EXTERIOR ELEVATIONS	A1.5
	25	CANOPY ELEVATIONS	A1.6
	26	DIESEL CANOPY ELEVATIONS	A1.7
	27	EXTERIOR MATERIALS BOARD	A1.8
	28	TRASH ENCLOSURE ELEVATIONS	A1.9

SITE DATA		
STORE TYPE		60 SERIES
CANOPY / DISPENSER ARRANGEMENT		FUEL - 7 DISPENSERS (SINGLE) DIESEL - 7 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	HIGHEST BUILDING ELEVATION	29'-1" (MIN.)
	TOP OF PARAPET ELEVATION	20'-0" & 19'-0" (MIN.)
	CANOPY	HIGHEST ELEVATION 19'-3" (MIN.) 16'-0" CLEARANCE (MIN.)
GROSS FLOOR AREA		5,982 S.F.
GROSS CANOPY AREA		4,940 S.F. (FUEL) 3,198 S.F. (DIESEL)
FUTURE CANOPY AREA		1,404 S.F. (DIESEL)
GROSS LOT AREA		±441,990 S.F. ±10.15 ACRES
FAR		0.03
BICYCLE PARKING		2
REQUIRED PARKING	STANDARD	28
	ADA	2
	TOTAL	30
	PARKING RATIO = 1 CAR / 200 S.F.	
PROVIDED PARKING	STANDARD	30
	ADA	2
	TRUCK	31
	TOTAL	63
	PARKING RATIO = 2.10 CARS / 200 S.F.	

PROPERTY SURFACE SUMMARY			
SUMMARY OF EXISTING CONDITIONS		PROPOSED SUMMARY	
TOTAL BUILDINGS	0 S.F.	TOTAL BUILDINGS	5,982 S.F.
TOTAL PAVEMENT	0 S.F.	TOTAL PAVEMENT	259,607 S.F.
TOTAL IMPERVIOUS	0 S.F.	TOTAL IMPERVIOUS	265,589 S.F.
TOTAL PERVIOUS	441,990 S.F.	TOTAL PERVIOUS	176,401 S.F.
TOTAL PROPERTY AREA	441,990 S.F.	TOTAL PROPERTY AREA	441,990 S.F.

ZONING INFORMATION	
C-2 HEAVY SERVICE COMMERCIAL	
MINIMUM LOT AREA	NO REQUIREMENT
MINIMUM LOT WIDTH	NO REQUIREMENT
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	25'
MAXIMUM HEIGHT	3 STORIES
MAXIMUM BUILDING COVERAGE	NO REQUIREMENT
MAXIMUM IMPERVIOUS COVERAGE	NO REQUIREMENT
MAXIMUM FLOOR AREA	NO REQUIREMENT

Kansas 811

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Kansas COA #E-516

MITCH A. PLEAK
LICENSED
PROFESSIONAL ENGINEER
KANSAS

MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.
COVER SHEET

KS-MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

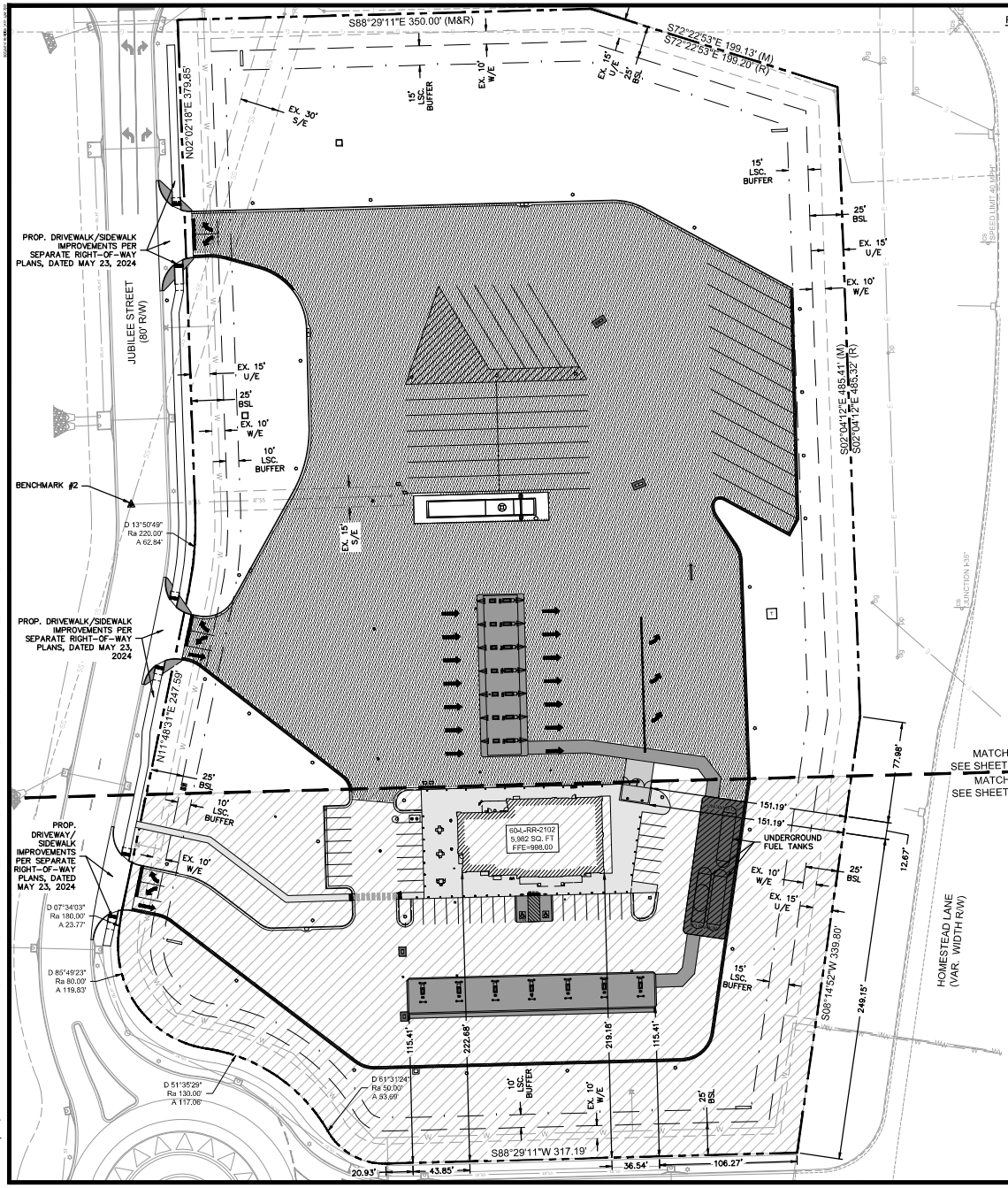
REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 08.20.2024

SHEET NUMBER:
C0.0
1 OF 28

DWG: F:\2023\07001-07500\023-07156\40-Design\AutoCAD\Final Plans\Sheets\GNCVC_COV_02307156.dwg
DATE: Sep 18, 2024 11:54am
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USER: kschwalm



FIRE FLOW CALCULATIONS:

PER 2018 IFC SECTION B105, THE REQUIRED FIRE FLOW IS AS FOLLOWS:

PROPOSED BUILDING 5,982 S.F., TYPE V-B CONSTRUCTION, NON-SPRINKLED.

PER 2018 IFC SECTIONS C103, C104 AND C105, THE NUMBER OF HYDRANTS REQUIRED IS 2. THERE ARE TWO NEW HYDRANTS WITHIN 400' OF THE BUILDING. ONE HYDRANT IS LOCATED APPROXIMATELY 170' TO THE SOUTHEAST OF THE BUILDING ALONG 200TH STREET, WHILE THE OTHER IS LOCATED APPROXIMATELY 250' WEST OF THE BUILDING ALONG JUBILEE STREET. ADDITIONALLY, THERE IS A THIRD NEW HYDRANT LOCATED APPROXIMATELY 435' NORTHWEST OF THE BUILDING ALONG JUBILEE STREET.

RWD #7 PROVIDED FLOW TEST INFORMATION ON THE TEST HYDRANT WHICH IS LOCATED 170' SOUTHEAST OF THE BUILDING:
PITOT PRESSURE 72 PSI
FLOW 1,430 GPM
RESIDUAL PRESSURE 90 PSI
STATIC PRESSURE 115 PSI
CALCULATED AVAILABLE FIRE FLOW AT LOCATION OF THE READ HYDRANT (SEE CALCULATION BELOW)

$QR = QF \times (HR/HF)^{0.54}$

QR = FLOW AVAILABLE AT DESIRED RESIDUAL PRESSURE (DESIRED RESIDUAL PRESSURE = 20 PSI)
QF = FLOW OBTAINED DURING FLOW TEST
HR = PRESSURE DROP TO THE DESIRED RESIDUAL PRESSURE
HF = PRESSURE DROP DURING THE TEST

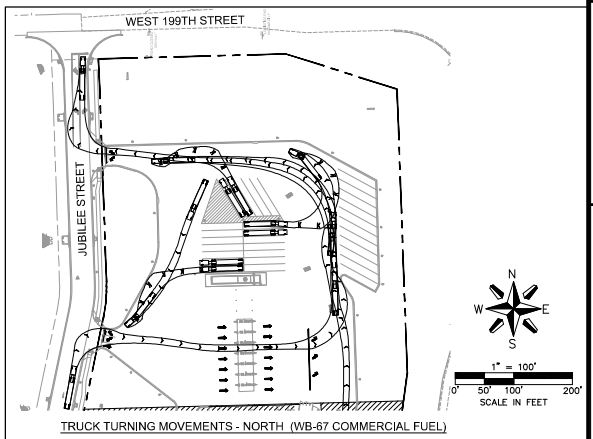
$QR = 1{,}430 \text{ GPM} \times [(115 \text{ PSI} - 20 \text{ PSI})/(115 \text{ PSI} - 90 \text{ PSI})]^{0.54}$

$QR = 2{,}940 \text{ GPM}$

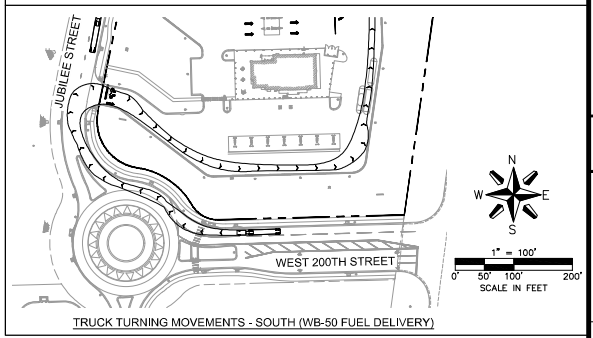
WITH THE FRICTION AND FITTING LOSSES, FLOWS AT EXISTING HYDRANTS WILL BE EXCEEDING THE MINIMUM OF 2,000 GPM AS REQUIRED IN SECTION B105 OF THE 2018 IFC.

SITE PLAN LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- ADA ACCESSIBLE ROUTE
- CURB & GUTTER BY OTHERS
- EXIST. CURB & GUTTER
- EXIST. ASPHALT PAVEMENT
- PROPOSED BOLLARDS
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- PARKING STALL COUNT PER BAY
- BENCHMARK
- SITE IMPROVEMENTS PREVIOUSLY APPROVED PER FINAL SITE PLAN APPLICATION FSP2024-0002 ON APRIL 9, 2024



TRUCK TURNING MOVEMENTS - NORTH (WB-67 COMMERCIAL FUEL)



TRUCK TURNING MOVEMENTS - SOUTH (WB-50 FUEL DELIVERY)

BENCHMARKS:

BENCHMARK #1-UNOFFICIAL JOHNSON COUNTY BENCHMARK
I.D. 1026, 2" ALUMINUM CAP IN RCB HEADWALL
ELEV=964.72 (NAVD 88)

BENCHMARK #2-SANITARY MANHOLE LID LOCATED ALONG JUBILEE STREET. BENCHMARK #2 IS BASED ON AN ITEM THAT WILL BE ADJUSTED WITH THE CONSTRUCTION SHOWN ON THESE PLANS. CONTRACTOR SHALL ESTABLISH NEW PERMANENT BENCHMARK PRIOR TO ANY PROJECT DEMOLITION
ELEV.=986.62 (NAVD 88)



Kansas 811

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MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

OVERALL SITE PLAN

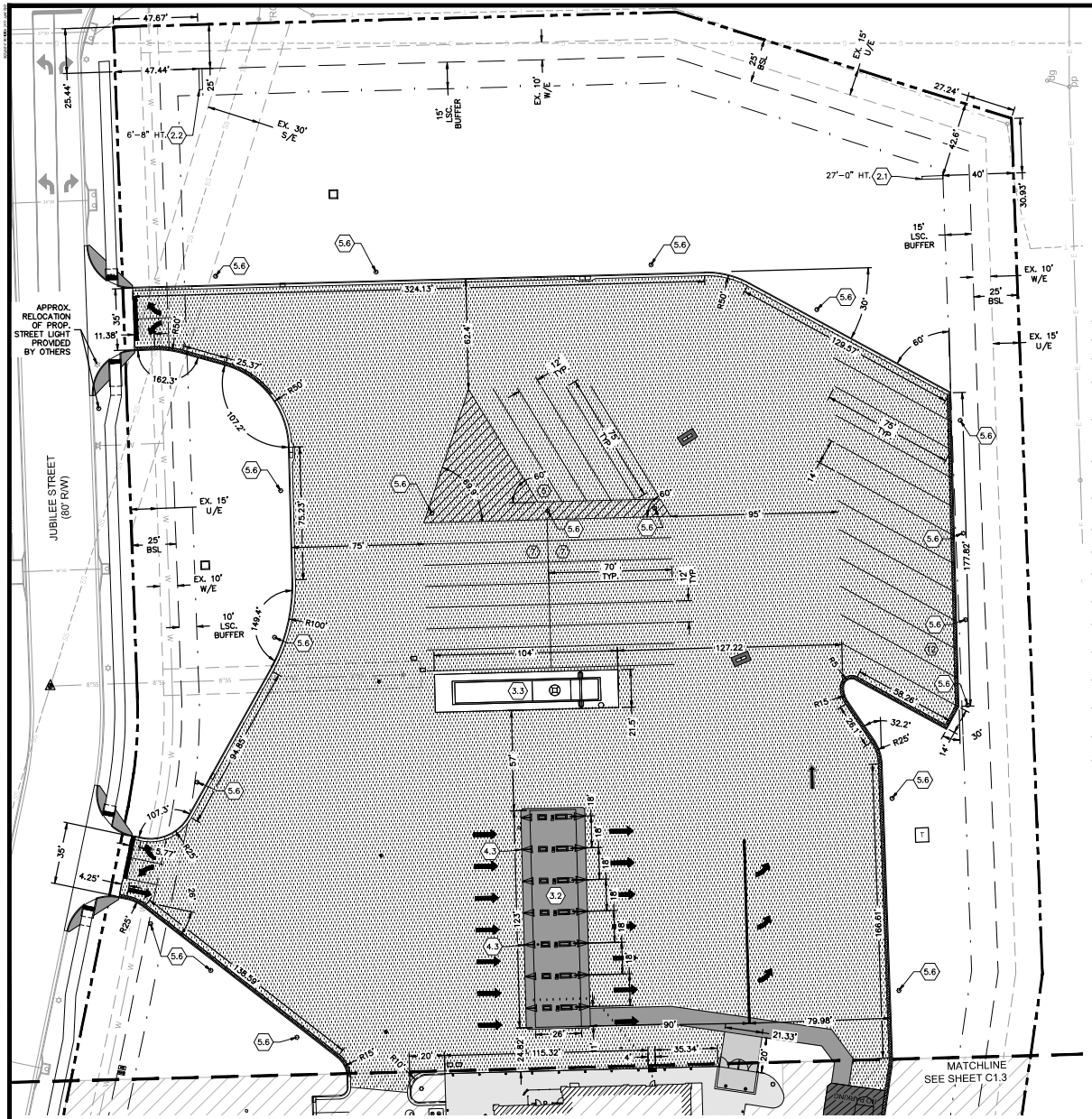
KS/MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

△	DATE	REVISION DESCRIPTION
		REVISIONS

DATE: 08.20.2024

SHEET NUMBER: C1.1
2 OF 28

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USER: kschwinn



KEYNOTES:

- INSTALL CONCRETE SIDEWALK PAVEMENT (SEE DETAIL SHEET C7.0)
- INSTALL LIGHT DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C7.0)
- INSTALL MEDIUM DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C7.0)
- INSTALL HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C7.0)
- INSTALL LIGHT DUTY ASPHALT (SEE DETAIL SHEET XXX)
- INSTALL HEAVY DUTY ASPHALT (SEE DETAIL SHEET XXX)
- *CONSTRUCT "WET" CURB & GUTTER (SEE DETAIL SHEET C7.0)
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1.9 LIMITS OF PROPOSED PAVEMENT
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3.3 CAT SCALE INSTALLED BY OTHERS

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5.3 PROPOSED TRANSFORMER PAD LOCATION (SEE SHEET CX.X)
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* PROVIDE 5' MIN. TRANSITIONS BETWEEN DIFFERING CURB TYPES UNLESS NOTED OTHERWISE ON PLANS.

SITE PLAN LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- ADA ACCESSIBLE ROUTE
- CURB & GUTTER BY OTHERS
- EXIST. CURB & GUTTER
- EXIST. ASPHALT PAVEMENT
- PROPOSED BOLLARDS
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- PARKING STALL COUNT PER BAY
- BENCHMARK
- SITE IMPROVEMENTS PREVIOUSLY APPROVED PER FINAL SITE PLAN APPLICATION FSP2024-0002 ON APRIL 9, 2024

SITE SIGNAGE NOTE:

SEE SEPARATE PLANS FOR SITE SIGNAGE LAYOUT & DETAILS, PREPARED BY OTHERS

ROW IMPROVEMENT NOTES:

ALL WORK ASSOCIATED WITH ENTRANCE & SIDEWALK IMPROVEMENTS HAS BEEN REVIEWED & APPROVED PER PREVIOUS PUBLIC IMPROVEMENT PLANS, DATED MAY 23, 2024

UTILITY EASEMENT NOTE:

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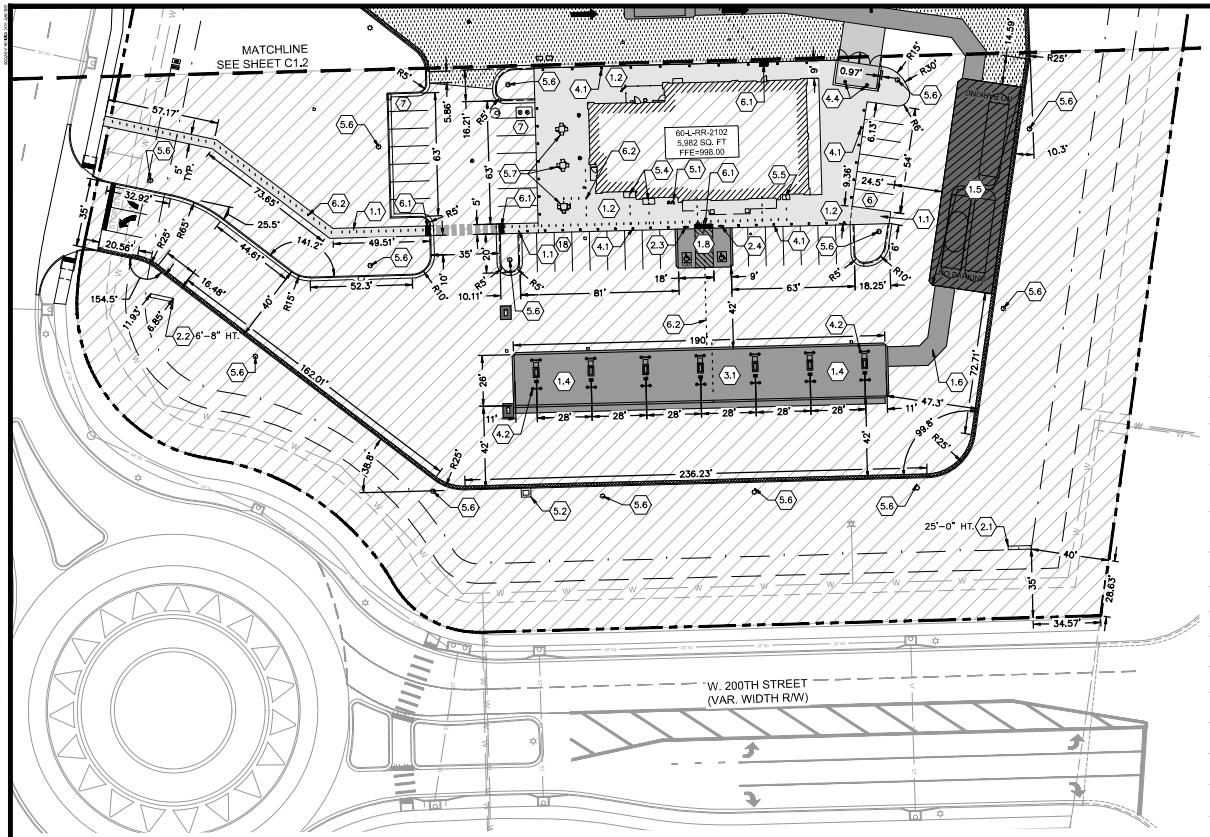
REVISIONS

△	DATE	REVISION DESCRIPTION

DATE: 08.20.2024

SHEET NUMBER: C1.2
3 OF 28

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- PROPOSED BOUNDARY
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SCALE IN FEET

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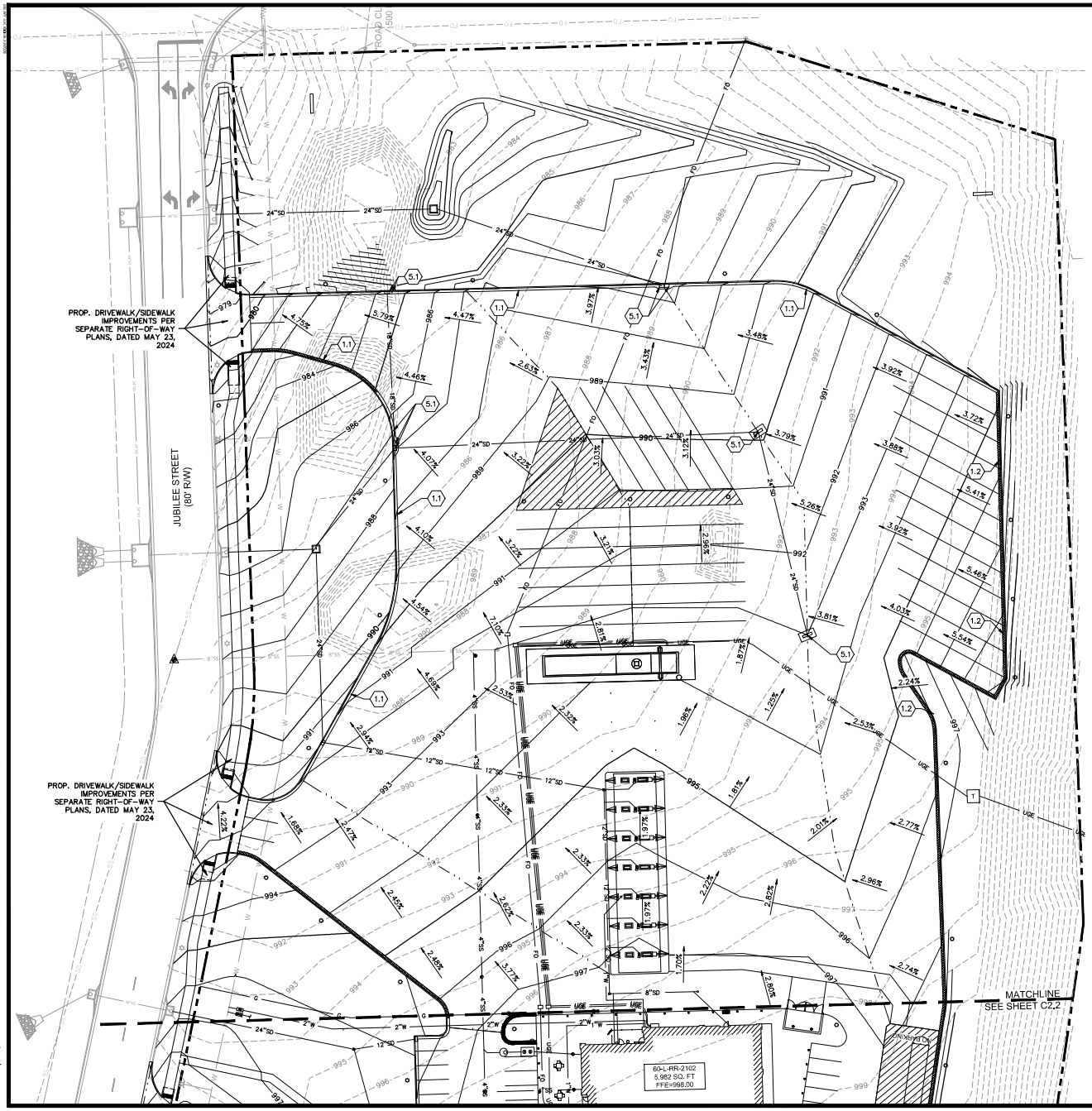
REVISIONS

	DATE	REVISION DESCRIPTION

DATE: 08.20.2024

SHEET NUMBER:
C1.3
4 OF 28

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GRADING PLAN LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- BREAK IN GRADE
- 1000 EXISTING CONTOUR
- 1000 PROPOSED CONTOUR

KEYNOTES:

1.1 *PROPOSED "WET" TYPE CURB & GUTTER, SEE DETAIL C-8 ON SHEET C5.X

1.2 *PROPOSED "DRY" TYPE CURB & GUTTER, SEE DETAIL C-9 ON SHEET C5.X

1.3 *PROPOSED "WET" TYPE MOUNTABLE CURB & GUTTER, SEE DETAIL C-10 ON SHEET C5.X

1.4 *PROPOSED "DRY" TYPE MOUNTABLE CURB & GUTTER, SEE DETAIL C-11 ON SHEET C5.X

2.1 ADA ACCESSIBLE STALL & AISLE, NOT TO EXCEED 1.5% GRADE IN ANY DIRECTION

2.2 PROPOSED CONCRETE RUNOUT PAD, SEE DETAIL C-12 ON SHEET C5.X

3.1 MATCH EXISTING GRADE, CONTRACTOR SHALL FIELD VERIFY

3.2 ALL LIDS FOR UNDERGROUND TANKS TO BE 2" ABOVE SURROUNDING PAVEMENT W/ 48" TRANSITION AREA

4.1 CONSTRUCT 2'-0" MIN. TRANSITION OF CURB TO PAVEMENT; UNLESS NOTED OTHERWISE ON PLANS

5.1 PROPOSED STORM SEWER STRUCTURES, SEE SHEET C2.3-C2.4

*PROVIDE 5' MIN. TRANSITION BETWEEN DIFFERING CURB SECTIONS EITHER NEW OR EXISTING. MAINTAIN POSITIVE GUTTER FLOW OF 0.50% MIN. TO AVOID PONDING

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER/SURVEYOR MAKES NO GUARANTEES THAT UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EITHER PRIVATE AND/OR PUBLIC.

FLOOD ZONE:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 20091C0134G, EFFECTIVE DATE: AUGUST 3, 2009. THIS PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARKS:

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NORTH GRADING PLAN

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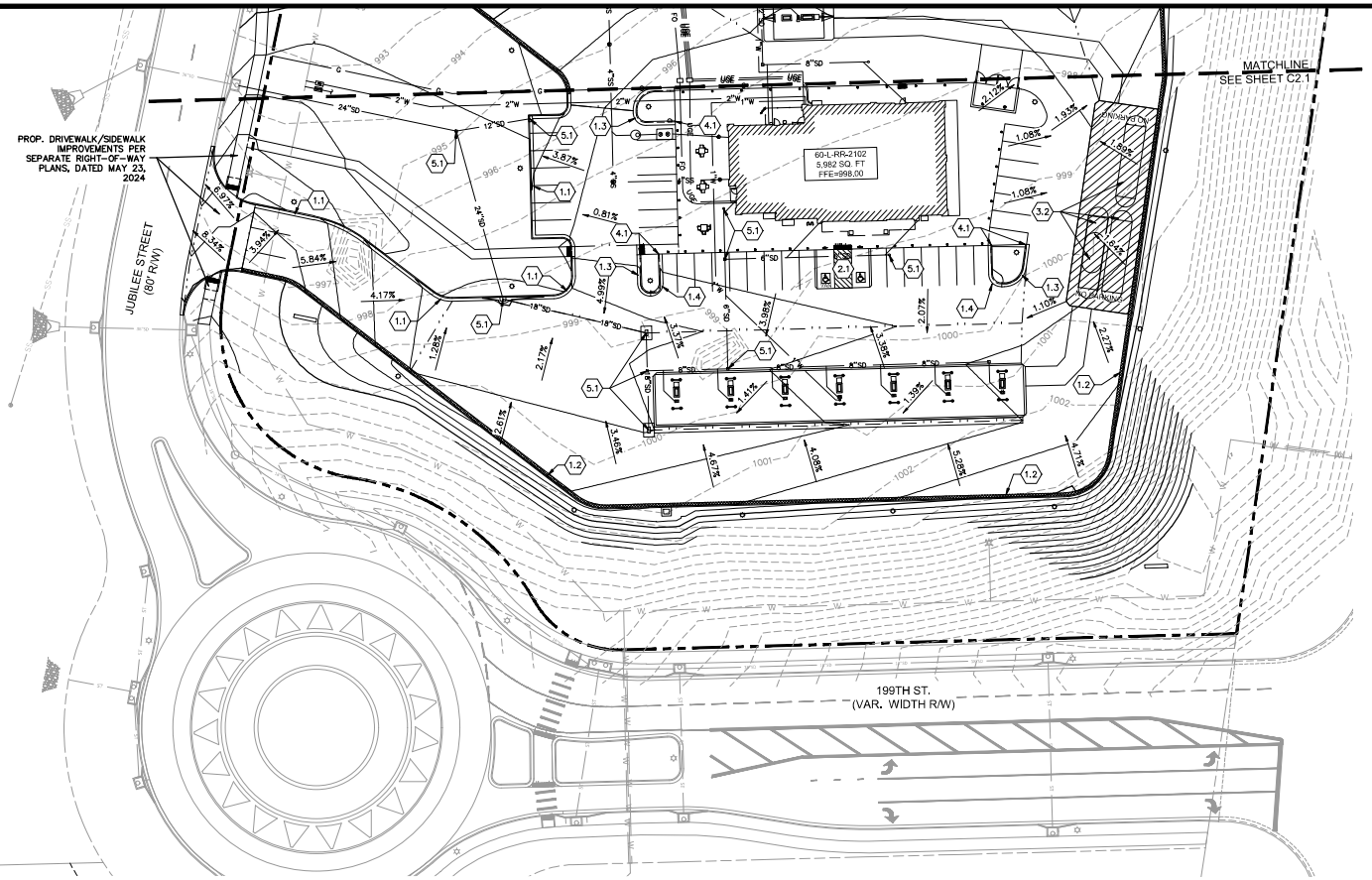
REVISIONS

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DATE: 08.20.2024

SHEET NUMBER
C2.1
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GRADING PLAN LEGEND

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STORMWATER NOTE:

REFER TO SHEET C1.1 GENERAL NOTES FOR STORMWATER NOTES REGARDING PIPE MATERIAL, FITTINGS & CONNECTIONS.

NOTE:

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DRAINAGE PLAN LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE

KEYNOTES:

1.1 EXISTING STORM SEWER PIPE; SIZE PER PLAN

1.2 CONNECT TO BUILDING DOWNSPOUT, SEE DETAIL SHEET CX.X & ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATION. F/L = 1392.00

1.3 INSTALL 6" STORM SEWER PIPE @ 1.0% MIN. SLOPE FROM BUILDING DOWNSPOUT TO HEADER. LENGTH PER PLAN. CONTRACTOR SHALL INSTALL ALL BENDS, WYES, FITTINGS & PIPE NECESSARY FOR STORM SEWER CONNECTIONS.

1.4 INSTALL 4" STORM SEWER PIPE @ 1.0% MIN. SLOPE FROM CANOPY DOWNSPOUT TO HEADER. LENGTH PER PLAN. CONTRACTOR SHALL INSTALL ALL BENDS, WYES, FITTINGS & PIPE NECESSARY FOR STORM SEWER CONNECTIONS.

CLEANOUTS	
ID	DESCRIPTION
CO-1	INSTALL: (1) 6" X 4" X 4" REDUCING WYE (1) 4" CLEANOUT RIM = 997.58 F/L = 994.88 (6" HDPE) N: 172014.143; E: 2177537.086
CO-2	INSTALL: (1) 6" X 4" X 4" REDUCING WYE (1) 4" CLEANOUT RIM = 994.56 F/L = 993.81 (6" HDPE) N: 171936.077; E: 2177465.075
CO-3	INSTALL: (1) 6" X 4" X 4" REDUCING WYE (1) 4" CLEANOUT RIM = 994.67 F/L = 994.11 (6" HDPE) N: 171914.696; E: 2177548.338

STORM SEWER NOTES:

1. REFER TO SHEET C0.1 GENERAL NOTES FOR STORMWATER NOTES REGARDING PIPE MATERIAL, FITTINGS & CONNECTIONS.
2. SEE DETAIL SHEET(S) CX.X & CX.X FOR STORM SEWER DETAILS & PIPE BEDDING DETAILS.

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER/SURVEYOR MAKE NO GUARANTEES THAT UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DO NOT GUARANTEE THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EITHER PRIVATE AND/OR PUBLIC.

FLOOD ZONE:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 20091C0134G, EFFECTIVE DATE: AUGUST 3, 2009. THIS PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARKS:

BENCHMARK #1-UNOFFICIAL JOHNSON COUNTY BENCHMARK
I.D. 1026, 2" ALUMINUM CAP IN RCB HEADWALL
ELEV=964.72 (NAVD 88)

BENCHMARK #2-SANITARY MANHOLE LID LOCATED ALONG JUBILEE STREET. BENCHMARK #2 IS BASED ON AN ITEM THAT WILL BE ADJUSTED WITH THE CONSTRUCTION SHOWN ON THESE PLANS. CONTRACTOR SHALL ESTABLISH NEW PERMANENT BENCHMARK PRIOR TO ANY PROJECT DEMOLITION
ELEV.=986.62 (NAVD 88)

N W E S

1" = 30'
0' 10' 30' 60'
SCALE IN FEET

Kansas 811

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MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.
NORTH DRAINAGE PLAN

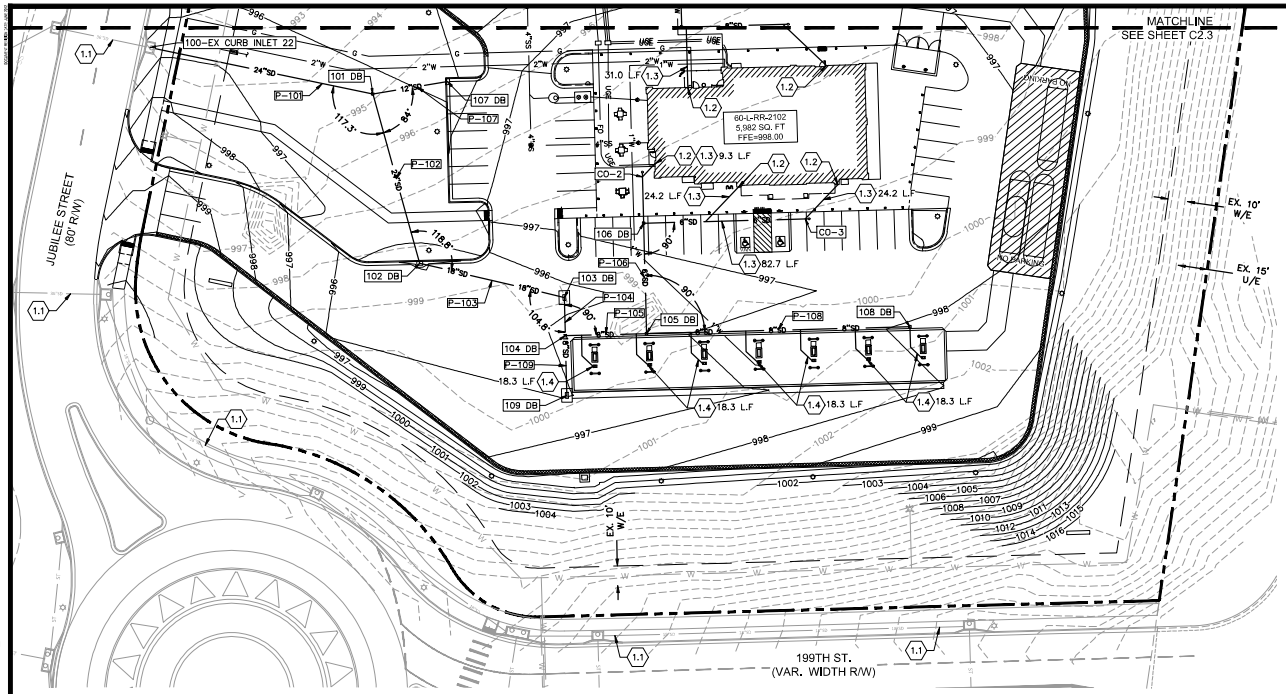
KS/MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

REVISIONS		
△	DATE	REVISION DESCRIPTION

DATE: 08.20.2024

SHEET NUMBER:
C2.3
7 OF 28

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DRAINAGE PLAN LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE

KEYNOTES:

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MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.
SOUTH DRAINAGE PLAN

KS-MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

REVISIONS

△	DATE	REVISION DESCRIPTION

DATE: 08.20.2024

SHEET NUMBER:
C2.4
8 OF 28

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STRUCTURES	
ID	DESCRIPTION
100-EX CURB INLET 22	EXISTING 5' X 4' X 8' CURB INLET RIM= 993.98 E INV IN = 990.33 (24" HP) W INV OUT = 990.33 (36" RCP) N: 172002.344; E: 2177213.156
101 DB	INSTALL: (1) 30" NYLOPLAST DRAIN BASIN W/ SOLID LID RIM= 996.14 S INV IN = 990.90 (24" HP) E INV IN = 991.40 (18" HP) W INV OUT = 990.90 (24" HP) N: 171978.501; E: 2177327.203
102 DB	(1) 24" NYLOPLAST DRAIN BASIN W/ 2' X 3' STEEL BAR GRATE RIM= 994.89 E INV IN = 991.35 (18" HP) N INV OUT = 991.35 (24" HP) N: 171891.982; E: 2177351.248
103 DB	INSTALL: (1) 24" NYLOPLAST DRAIN BASIN W/ 2' X 3' STEEL BAR GRATE & 2' CONC. COLLAR RIM= 995.71 S INV IN = 991.73 (18" HP) W INV OUT = 991.73 (18" HP) N: 171874.490; E: 2177425.154
104 DB	INSTALL: (1) 18" NYLOPLAST DRAIN BASIN W/ SOLID LID & 2' CONC. COLLAR RIM= 996.29 E INV IN = 991.83 (12" HP) S INV IN = 992.33 (18" HP) N INV OUT = 991.83 (18" HP) N: 171854.934; E: 2177425.664
105 DB	INSTALL: (1) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID & 2' CONC. COLLAR RIM= 996.75 N INV IN = 992.04 (6" HDPE) E INV IN = 992.04 (8" HDPE) W INV OUT = 992.04 (12" HP) N: 171856.032; E: 2177467.190
106 DB	INSTALL: (1) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID RIM= 997.52 N INV IN = 993.70 (6" HDPE) E INV IN = 993.70 (6" HDPE) S INV OUT = 993.70 (6" HDPE) N: 171912.512; E: 2177465.697
107 DB	INSTALL: (1) 18" NYLOPLAST DRAIN BASIN W/ 2' X 3' DIAGONAL GRATE CURB INLET RIM= 995.33 W INV OUT = 992.09 (18" HP) N: 171984.889; E: 2177365.451
108 DB	INSTALL: (1) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID & 2' CONC. COLLAR RIM= 998.09 W INV OUT = 992.71 (8" HDPE) N: 171859.590; E: 2177601.843
109 DB	INSTALL: (1) 18" NYLOPLAST DRAIN BASIN W/ 2' X 3' STEEL BAR GRATE & 2' CONC. COLLAR RIM= 995.97 N INV OUT = 992.48 (18" HP) N: 171824.445; E: 2177426.460
200-EX CURB INLET 24	EXISTING 5' X 4' X 9' CURB INLET RIM= 984.03 E INV IN = 978.52 (36" HP) W INV OUT = 978.52 (36" RCP) N: 172285.647; E: 2177247.250

STRUCTURES	
ID	DESCRIPTION
201 JB	INSTALL: (1) 4' X 4' I.D. JUNCTION BOX, SEE APWA STD. DTL. JB-1 ON SHEET CX.X RIM= 987.04 N INV IN = 980.07 (24" HP) S INV IN = 980.07 (24" HP) W INV OUT = 979.07 (36" HP) N: 172287.669; E: 2177303.777
202 DB	INSTALL: (1) 24" NYLOPLAST DRAIN BASIN W/ 2' X 3' DIAGONAL GRATE CURB INLET RIM= 991.44 E INV IN = 984.85 (12" HP) N INV OUT = 983.85 (24" HP) N: 172168.203; E: 2177307.963
203 DB	INSTALL: (1) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID & 2' CONC. COLLAR RIM= 995.23 S INV IN = 990.34 (12" HP) W INV OUT = 990.14 (12" HP) N: 172138.871; E: 2177481.627
204 DB	INSTALL: (1) 24" NYLOPLAST DRAIN BASIN W/ SOLID LID & 2' CONC. COLLAR RIM= 997.52 E INV IN = 994.62 (6" HDPE) N INV OUT = 994.12 (12" HP) N: 172012.770; E: 2177485.122
205 DB	INSTALL: (1) 30" NYLOPLAST DRAIN BASIN W/ DOUBLE 2' X 3' STEEL BAR GRATES RIM= 986.92 N INV IN = 980.95 (18" HP) E INV IN = 980.45 (24" HP) SW INV OUT = 980.45 (24" HP) N: 172350.139; E: 2177352.506
206 DB	INSTALL: (1) 18" NYLOPLAST DRAIN BASIN W/ 2' X 3' DIAGONAL GRATE CURB INLET RIM= 984.26 S INV OUT = 981.43 (18" HP) N: 172446.462; E: 2177347.627
207 DB	INSTALL: (1) 30" NYLOPLAST DRAIN BASIN W/ DOUBLE 2' X 3' STEEL BAR GRATES & 2' CONC. COLLAR RIM= 989.82 S INV IN = 985.92 (24" HP) W INV OUT = 985.72 (24" HP) N: 172360.136; E: 2177577.025
208 DB	INSTALL: (1) 30" NYLOPLAST DRAIN BASIN W/ DOUBLE 2' X 3' STEEL BAR GRATES & 2' CONC. COLLAR RIM= 993.00 N INV OUT = 988.82 (24" HP) N: 172234.588; E: 2177607.436
300-EX CURB INLET 26	EXISTING 11' X 4' X 7' CURB INLET RIM= 976.21 E INV IN = 971.58 (24" HP) W INV OUT = 971.08 (2 - 24" X 38" RCHP) N: 172494.506; E: 2177239.814
301 FIELD INLET	INSTALL: (1) 4' X 4' I.D. FIELD INLET W/ 6" OPENING ON N,E,S,W FACES OF BOX, SEE APWA STD. DTL FI-1 ON SHEET CX.X RIM= 978.56 E INV IN = 974.07 (24" HP) W INV OUT = 973.87 (24" HP) N: 172497.936; E: 2177376.351
302 DB	INSTALL: (1) 30" NYLOPLAST DRAIN BASIN W/ DOUBLE 2' X 3' STEEL BAR GRATES RIM= 986.60 W INV OUT = 980.55 (24" HP) N: 172450.451; E: 2177517.505

PIPES				
PIPE ID	2D LENGTH (LF) (CENTER TO CENTER)	DIAMETER	SLOPE	STRUCTURES AND INVERTS
P-101	114.51	24" HP	0.50%	DN: 990.33 UP: 990.90
P-102	89.80	24" HP	0.50%	DN: 990.90 UP: 991.35
P-103	75.95	18" HP	0.50%	DN: 991.35 UP: 991.73
P-104	19.56	18" HP	0.52%	DN: 991.73 UP: 991.83
P-105	41.54	12" HP	0.51%	DN: 991.83 UP: 992.04
P-106	56.50	6" HDPE	2.94%	DN: 992.04 UP: 993.70
P-107	38.78	18" HP	1.79%	DN: 991.40 UP: 992.09
P-108	134.70	8" HDPE	0.50%	DN: 992.04 UP: 992.71
P-109	30.50	18" HP	0.49%	DN: 992.33 UP: 992.48
P-201	52.56	36" HP	1.00%	DN: 978.52 UP: 979.05
P-202	117.54	24" HP	3.24%	DN: 980.05 UP: 983.85
P-203	176.12	12" HP	3.00%	DN: 984.85 UP: 990.14
P-204	126.15	12" HP	3.00%	DN: 990.34 UP: 994.12
P-205	77.71	24" HP	0.50%	DN: 980.07 UP: 980.45
P-206	96.45	18" HP	0.50%	DN: 980.95 UP: 981.43
P-207	224.74	24" HP	2.34%	DN: 980.45 UP: 985.72
P-208	129.18	24" HP	2.25%	DN: 985.92 UP: 988.82
P-301	132.58	24" HP	1.73%	DN: 971.58 UP: 973.87
P-302	147.05	24" HP	4.40%	DN: 974.07 UP: 980.55

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2025
KANSAS
PROFESSIONAL ENGINEER

MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

DRAINAGE PLAN TABLES

KS-MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

REVISIONS

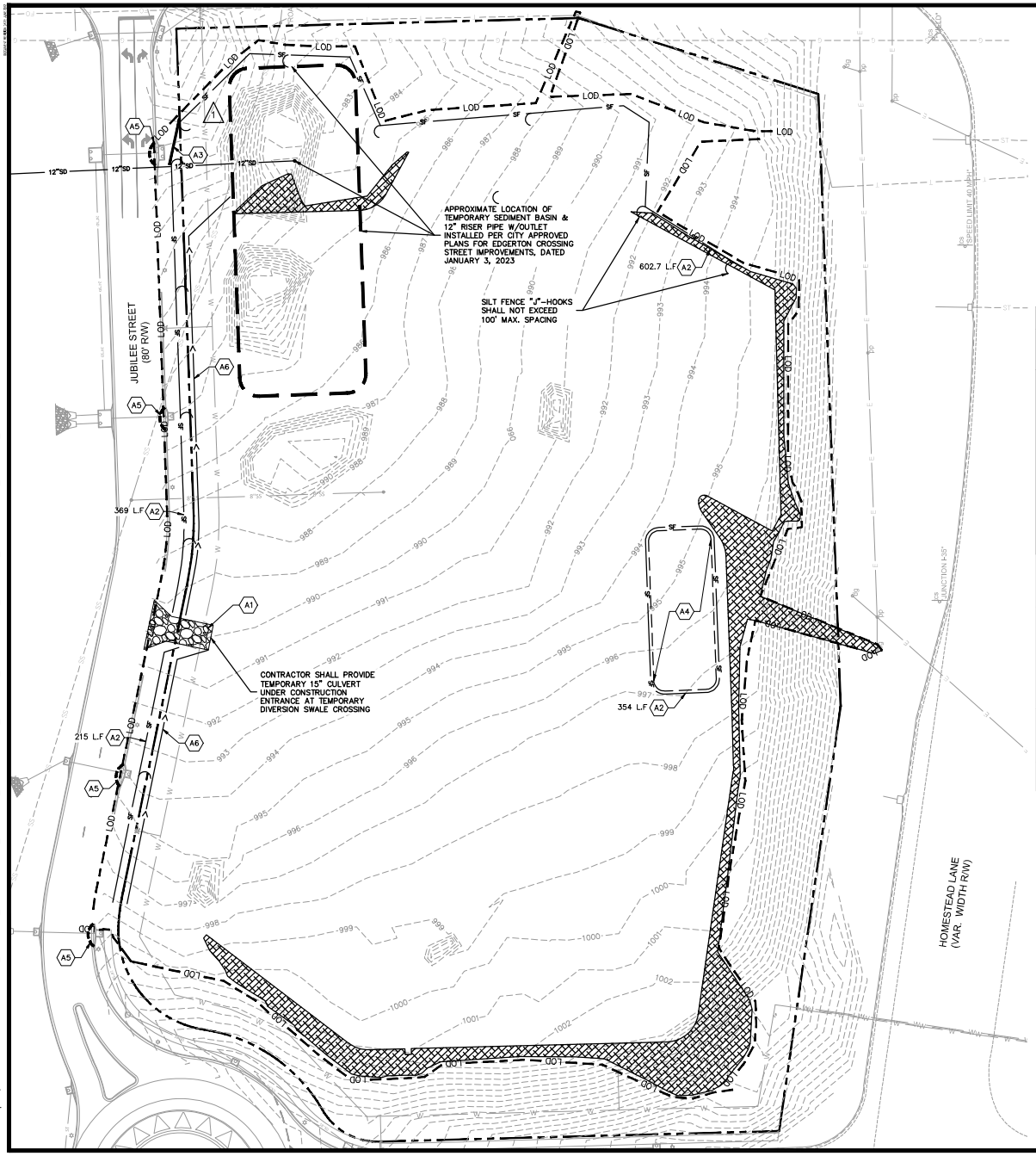
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DATE: 08.20.2024

SHEET NUMBER:
C2.5
9 OF 28

Kansas 811

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EROSION CONTROL PLAN LEGEND

- LOD — LIMIT OF DISTURBANCE / PROPOSED DRAINAGE PATTERN
- 1000 — PROPOSED CONTOUR
- 1000 — EXISTING CONTOUR
- LIMITS OF EXISTING TEMPORARY SEDIMENT BASIN
- SF — INSTALL SILT FENCE
- INSTALL TEMPORARY DIVERSION BERM
- INSTALL CURB/AREA INLET PROTECTION
- INSTALL STRAW WATTLE
- INSTALL GRAVEL CONSTRUCTION ENTRANCE/EXIT
- INSTALL CONCRETE WASHOUT
- TEMPORARY SEEDED AREAS
- INSTALL EROSION CONTROL MATTING (NORTH AMERICAN GREEN, ROLLMAX SC-150 OR APPROVED EQUAL)
- 1 — STORM OUTFALL

EROSION CONTROL PHASING CHART

PROJECT STAGE	BMP PLAN REF. #	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A –PRE–CONSTRUCTION	A1	CONSTRUCTION EXIT/ENTRANCE	E	SEE DETAIL SHEET C2.4
	A2	INSTALL SILT FENCE	E	SILT FENCE TO BE INSTALLED AT 100' MAX. RUN WITH J–HOOKS AT END. SEE DETAIL SHEET C2.8
	A3	INSTALL 12" STRAW WATTLE	D	SEE DETAIL SHEET C2.8
	A4	TEMPORARY STAGING/STOCKPILE AREA	E	SEE APPROX. LOCATION ON THIS SHEET
	A5	INLET PROTECTION	E	SEE DETAIL SHEET C2.8
	A6	TEMPORARY DIVERSION BERM	C	TEMPORARY DIVERSION BERM TO BE INSTALLED PRIOR TO GRADING ACTIVITIES ON–SITE. TEMPORARY DIVERSION BERM SHALL BE UTILIZED TO DIRECT SITE WATER TO TEMPORARY SEDIMENT BASIN INSTALLED PER EDGERTON CROSSING STREET IMPROVEMENTS. SEE DETAIL SHEET C2.8
		INSTALL PORTA–POTTY(S)	E	CONTRACTOR TO MARK FINAL PLACEMENT.
		INSTALL TRASH DUMPSTER, SITE SIGN & SPILL KIT	E	CONTRACTOR TO MARK FINAL PLACEMENT.
B – CLEARING & MASS GRADING	B1	TEMPORARY CONCRETE WASHOUT	C	SEE DETAIL SHEET C2.4
		TEMPORARY SEEDING	N/A	PROVIDE TEMPORARY SEEDING FOR DISTURBED AREAS (SEE EROSION CONTROL NOTES ON SHEET C0.1 & TEMP. VEGETATION NOTES ON SHEET C2.9)
C – BUILDING CONSTRUCTION & ON–SITE IMPROVEMENTS	C1	INLET PROTECTION	E	SEE DETAIL SHEET C2.8
	C2	INSTALL EROSION CONTROL MATTING	E	TRM IS REQUIRED IF THE CLIENT CHOOSES TO SEED (AND NOT SOD) AREAS SHOWN ON PLAN. SEE DETAIL SHEET C2.6
	C3	REDUCE TEMPORARY SEDIMENT BASIN	C	TEMPORARY SEDIMENT BASIN SIZE REDUCED TO ACCOMMODATE THE PHASED CONSTRUCTION OF THE SITE INCLUDING BUILDING & FUEL CANOPY CONSTRUCTION ON THE SOUTH PORTION OF THE SITE.
D – NORTH PARKING LOT IMPROVEMENTS	D1	REMOVE TEMPORARY SEDIMENT BASIN	C	TEMPORARY SEDIMENT BASIN TO BE FILLED IN ONCE ON–SITE STORM SEWER IS INSTALLED AND FUNCTIONING. ONCE BASIN IS REMOVED, CONSTRUCTION OF THE NORTH PARKING LOT AND DRIVES ON THE NORTH PORTION OF THE SITE SHALL BE COMPLETED.
E – POST–CONSTRUCTION/ FINAL STABILIZATION		PLACE TOPSOIL, INSTALL EROSION CONTROL MATTING, SEED, MULCH, HYDROSEED, LANDSCAPE	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.

TOTAL SITE AREA = 10.15± AC.

TOTAL DISTURBED AREA = 8.42± AC.

TEMPORARY SEDIMENT BASIN NOTE:

CONTRACTOR SHALL COORDINATE PHASED CONSTRUCTION OF THE SITE AND REMOVAL OF EXISTING TEMPORARY SEDIMENT BASIN WITH CITY OF EDGERTON. ONCE FINAL STABILIZATION OF THE MASS GRADING WORK COMPLETED BY SEPARATE EDGERTON CROSSING STREET IMPROVEMENTS BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THESE PLANS IS ACHIEVED, THE TEMPORARY SEDIMENT BASIN SHALL BE FILLED IN AND CONSTRUCTION OF THE NORTHERN PORTION OF THE SITE SHALL BEGIN. THE 12" SPILLWAY OUTLET PIPE REMAINING UNDER THE PROPOSED ROADWAY SHALL BE FILLED WITH FLOWABLE FILL – "LOW STRENGTH."

CONSTRUCTION ACCESS NOTE:

CONTRACTOR SHALL USE CONSTRUCTION ENTRANCE OFF OF JUBILEE STREET SHOWN ON PLAN FOR CONSTRUCTION TRAFFIC. SHALL THE NEED FOR ADDITIONAL CONSTRUCTION ENTRANCES ARISE, CONTRACTOR SHALL PLACE A CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT AT EACH ENTRANCE. CONTRACTOR SHALL GET FINAL APPROVAL FROM CITY PRIOR TO ADDING AND USING ADDITIONAL CONSTRUCTION ENTRANCES.

OWNER/DEVELOPER/APPLICANT:

KUM & GO, L.C.
1150 LOCUST STREET, SUITE 301
DES MOINES, IA 50309
CONTACT: NICK HALFHILL
PH: (515) 457–6241
EMAIL: nick.halfhill@maverik.com

ENGINEER:

OLSSON
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213
CONTACT: MITCH PLEAK, P.E.
PH: (913) 748–2503
EMAIL: mpleak@olsson.com

N W E S

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STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

PRE-CONSTRUCTION EROSION CONTROL PLAN

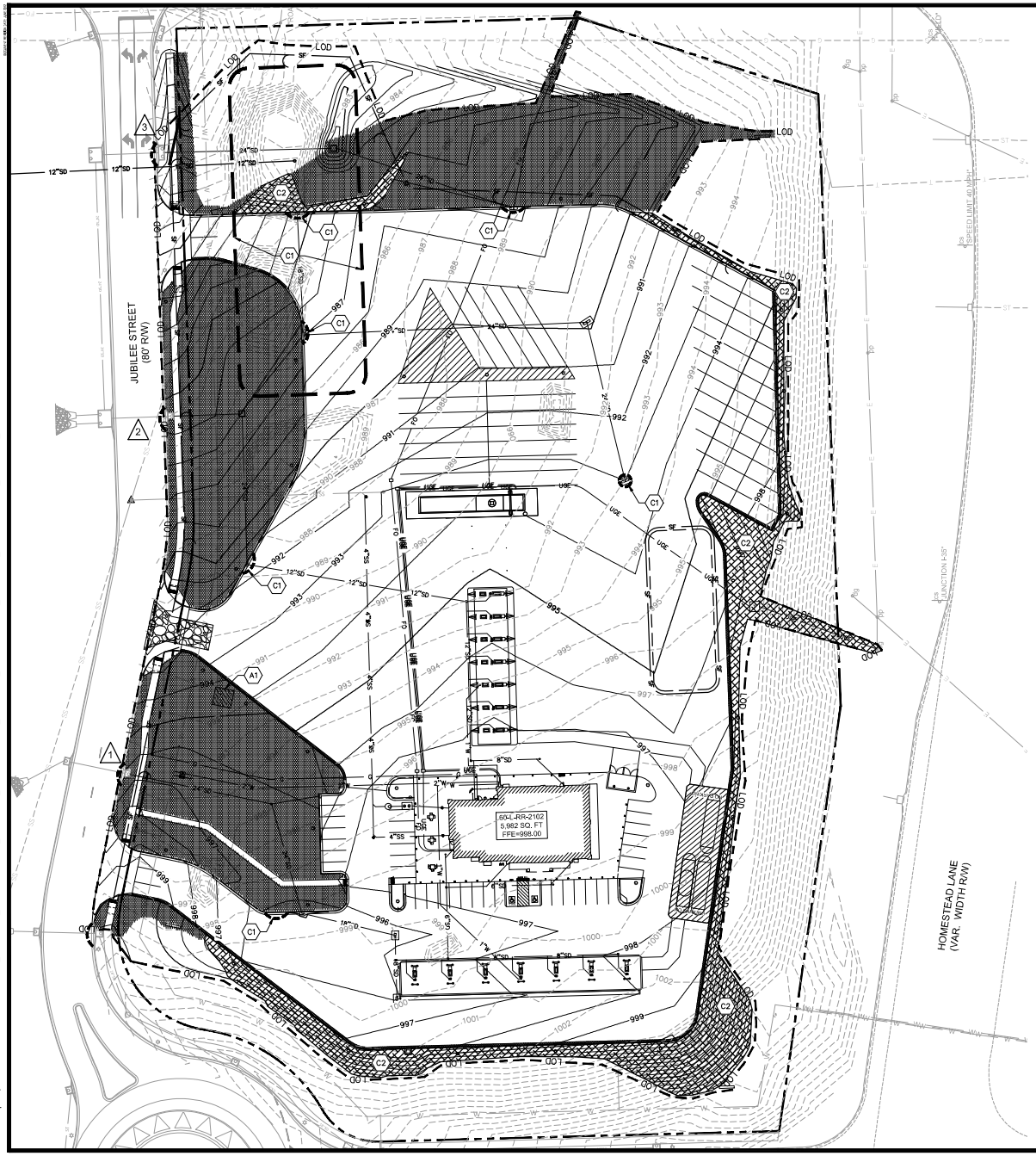
KS/MAVERIK PROJECT TEAM:
RDM: JR
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CPM: PJD

△	DATE	REVISION DESCRIPTION
		REVISIONS

DATE: 08.20.2024

SHEET NUMBER: C2.6
10 OF 28

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- INSTALL CONCRETE WASHOUT
- TEMPORARY SEEDED AREAS
- INSTALL EROSION CONTROL MATTING (NORTH AMERICAN GREEN, ROLLMAX SC-150 OR APPROVED EQUAL)
- 1 — STORM OUTFALL

EROSION CONTROL PHASING CHART

PROJECT STAGE	BMP PLAN REF. #	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-CONSTRUCTION	A1	CONSTRUCTION EXIT/ENTRANCE	E	SEE DETAIL SHEET C2.4
	A2	INSTALL SILT FENCE	E	SILT FENCE TO BE INSTALLED AT 100' MAX. RUN WITH J-HOOKS AT END. SEE DETAIL SHEET C2.8
	A3	INSTALL 12" STRAW WATTLE	D	SEE DETAIL SHEET C2.8
	A4	TEMPORARY STAGING/STOCKPILE AREA	E	SEE APPROX. LOCATION ON THIS SHEET
	A5	INLET PROTECTION	E	SEE DETAIL SHEET C2.8
	A6	TEMPORARY DIVERSION BERM	C	TEMPORARY DIVERSION BERM TO BE INSTALLED PRIOR TO GRADING ACTIVITIES ON-SITE. TEMPORARY DIVERSION BERM SHALL BE UTILIZED TO DIRECT SITE WATER TO TEMPORARY SEDIMENT BASIN INSTALLED PER EDGERTON CROSSING STREET IMPROVEMENTS. SEE DETAIL SHEET C2.8
		INSTALL PORTA-POTTY(S)	E	CONTRACTOR TO MARK FINAL PLACEMENT.
		INSTALL TRASH DUMPSTER, SITE SIGN & SPILL KIT	E	CONTRACTOR TO MARK FINAL PLACEMENT.
B – CLEARING & MASS GRADING	B1	TEMPORARY CONCRETE WASHOUT	C	SEE DETAIL SHEET C2.4
		TEMPORARY SEEDING	N/A	PROVIDE TEMPORARY SEEDING FOR DISTURBED AREAS (SEE EROSION CONTROL NOTES ON SHEET C0.1 & TEMP. VEGETATION NOTES ON SHEET C2.9)
C – BUILDING CONSTRUCTION & ON-SITE IMPROVEMENTS	C1	INLET PROTECTION	E	SEE DETAIL SHEET C2.8
	C2	INSTALL EROSION CONTROL MATTING	E	TRM IS REQUIRED IF THE CLIENT CHOOSES TO SEED (AND NOT SOD) AREAS SHOWN ON PLAN. SEE DETAIL SHEET C2.6
	C3	REDUCE TEMPORARY SEDIMENT BASIN	C	TEMPORARY SEDIMENT BASIN SIZE REDUCED TO ACCOMMODATE THE PHASED CONSTRUCTION OF THE SITE INCLUDING BUILDING & FUEL CANOPY CONSTRUCTION ON THE SOUTH PORTION OF THE SITE.
D – NORTH PARKING LOT IMPROVEMENTS	D1	REMOVE TEMPORARY SEDIMENT BASIN	C	TEMPORARY SEDIMENT BASIN TO BE FILLED IN ONCE ON-SITE STORM SEWER IS INSTALLED AND FUNCTIONING. ONCE BASIN IS REMOVED, CONSTRUCTION OF THE NORTH PARKING LOT AND DRIVES ON THE NORTH PORTION OF THE SITE SHALL BE COMPLETED.
E – POST-CONSTRUCTION/ FINAL STABILIZATION		PLACE TOPSOIL, INSTALL EROSION CONTROL MATTING, SEED, MULCH, HYDROSEED, LANDSCAPE	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.

TOTAL SITE AREA = 10.15± AC.

TOTAL DISTURBED AREA = 8.42± AC.

TEMPORARY SEDIMENT BASIN NOTE:

CONTRACTOR SHALL COORDINATE PHASED CONSTRUCTION OF THE SITE AND REMOVAL OF EXISTING TEMPORARY SEDIMENT BASIN WITH CITY OF EDGERTON. ONCE FINAL STABILIZATION OF THE MASS GRADING WORK COMPLETED BY SEPARATE EDGERTON CROSSING STREET IMPROVEMENTS BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THESE PLANS IS ACHIEVED, THE TEMPORARY SEDIMENT BASIN SHALL BE FILLED IN AND CONSTRUCTION OF THE NORTHERN PORTION OF THE SITE SHALL BEGIN. THE 12" SPILLWAY OUTLET PIPE REMAINING UNDER THE PROPOSED ROADWAY SHALL BE FILLED WITH FLOWABLE FILL – "LOW STRENGTH."

CONSTRUCTION ACCESS NOTE:

CONTRACTOR SHALL USE CONSTRUCTION ENTRANCE OFF OF JUBILEE STREET SHOWN ON PLAN FOR CONSTRUCTION TRAFFIC. SHALL THE NEED FOR ADDITIONAL CONSTRUCTION ENTRANCES ARISE, CONTRACTOR SHALL PLACE A CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT AT EACH ENTRANCE. CONTRACTOR SHALL GET FINAL APPROVAL FROM CITY PRIOR TO ADDING AND USING ADDITIONAL CONSTRUCTION ENTRANCES.

OWNER/DEVELOPER/APPLICANT:

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1150 LOCUST STREET, SUITE 301
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PH: (515) 457-6241
EMAIL: nick.halfhill@maverik.com

ENGINEER:

OLSSON
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213
CONTACT: MITCH PLEAK, P.E.
PH: (913) 748-2503
EMAIL: mpleak@olsson.com

N W E S

1" = 40'
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SCALE IN FEET

Kansas 811

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Kansas COA #E-516

MITCH A. PLEAK LICENSED PROFESSIONAL ENGINEER KANSAS

MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

SITE CONSTRUCTION EROSION CONTROL PLAN

KS/MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

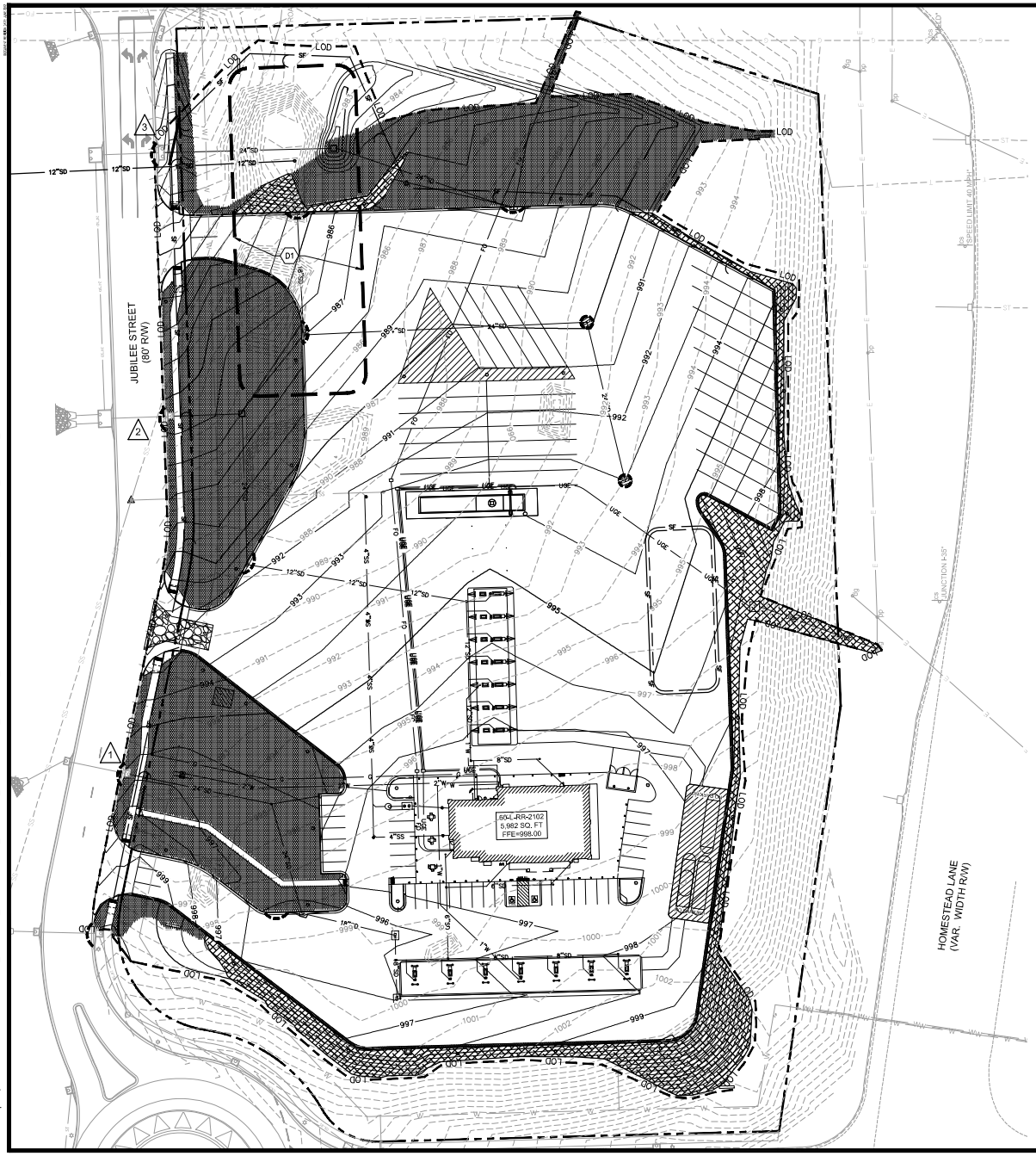
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REVISIONS

DATE: 08.20.2024

SHEET NUMBER: C2.7
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EROSION CONTROL PLAN LEGEND

- LOD — LIMIT OF DISTURBANCE / PROPOSED DRAINAGE PATTERN
- 1000 — PROPOSED CONTOUR
- 1000 — EXISTING CONTOUR
- LIMITS OF EXISTING TEMPORARY SEDIMENT BASIN
- SF — INSTALL SILT FENCE
- INSTALL TEMPORARY DIVERSION BERM
- INSTALL CURB/AREA INLET PROTECTION
- INSTALL STRAW WATTLE
- INSTALL GRAVEL CONSTRUCTION ENTRANCE/EXIT
- INSTALL CONCRETE WASHOUT
- TEMPORARY SEEDED AREAS
- INSTALL EROSION CONTROL MATTING (NORTH AMERICAN GREEN, ROLLMAX SC-150 OR APPROVED EQUAL)
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EROSION CONTROL PHASING CHART

PROJECT STAGE	BMP PLAN REF. #	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
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POST CONSTRUCTION EROSION CONTROL PLAN

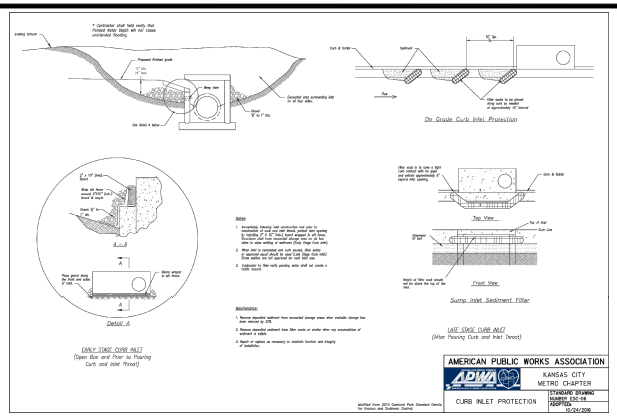
KS/MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

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		REVISIONS

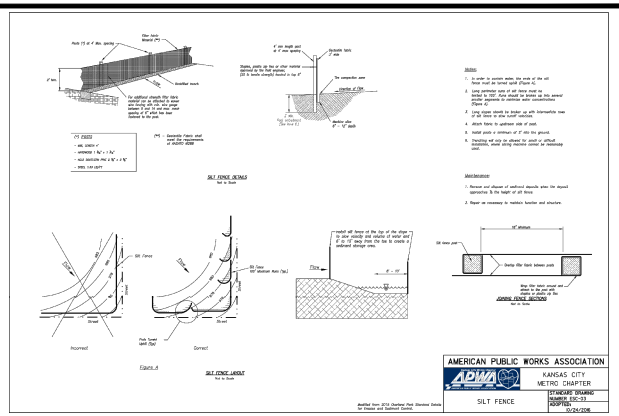
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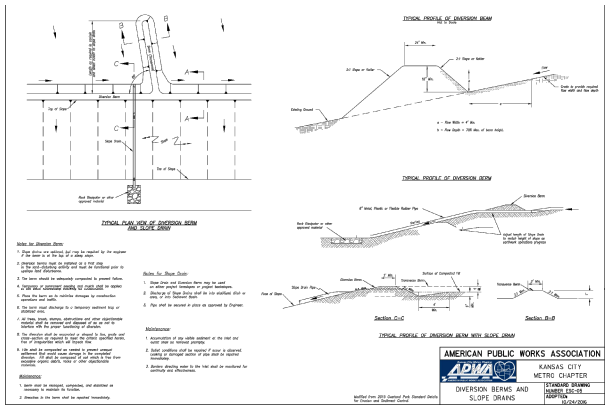
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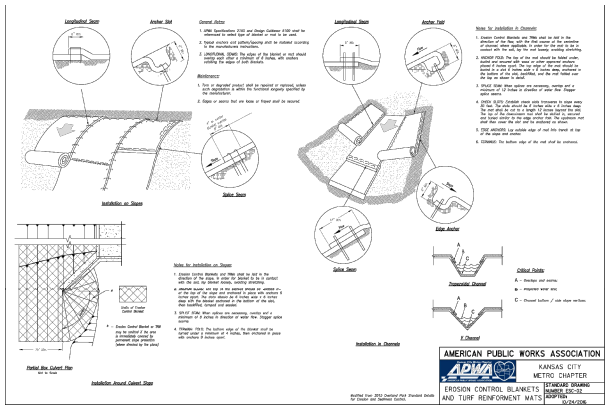
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KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION
STANDARD DRAWING NUMBER ESC-16
ADOPTED 10/24/2006



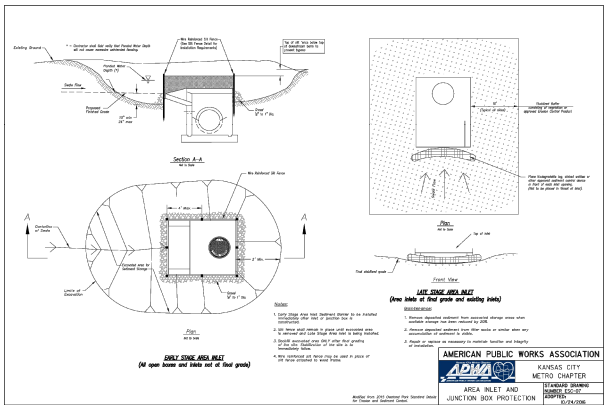
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KANSAS CITY METRO CHAPTER
SILT FENCE
STANDARD DRAWING NUMBER ESC-13
ADOPTED 10/24/2006



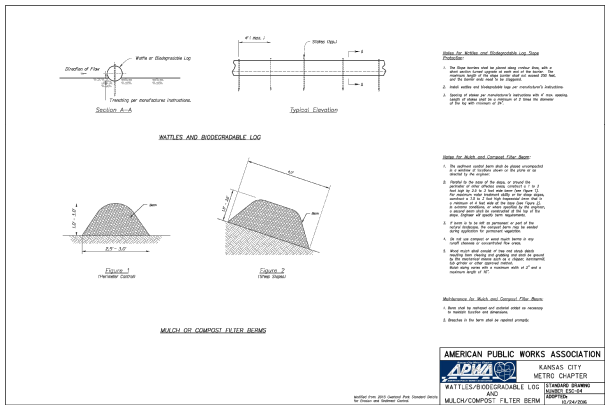
AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
DIVERSION BERMS AND SLOPE DRAINS
STANDARD DRAWING NUMBER ESC-15
ADOPTED 10/24/2006



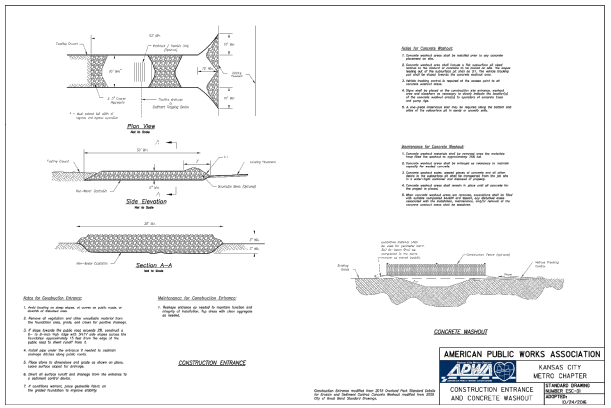
AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS
STANDARD DRAWING NUMBER ESC-12
ADOPTED 10/24/2006



AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION
STANDARD DRAWING NUMBER ESC-17
ADOPTED 10/24/2006



AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
WATTLES/BIODEGRADABLE LOG AND MULCH/COMPOST FILTER BERM
STANDARD DRAWING NUMBER ESC-14
ADOPTED 10/24/2006



AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
STANDARD DRAWING NUMBER ESC-18
ADOPTED 10/24/2006

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EROSION CONTROL DETAILS

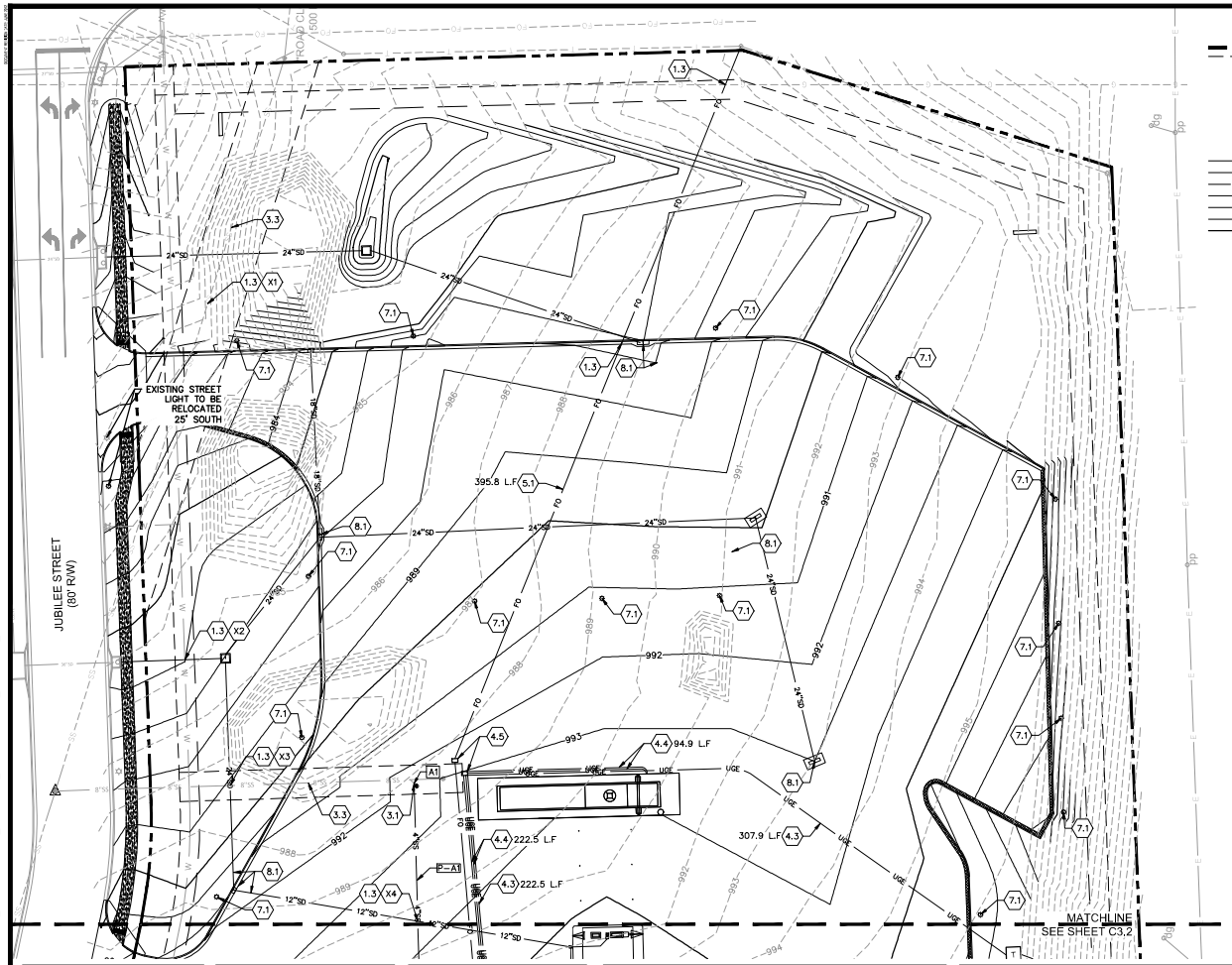
KS-MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

△	DATE	REVISION DESCRIPTION
		REVISIONS

DATE: 08.20.2024

SHEET NUMBER:
C2.9
13 OF 28

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DATE: Sep 18, 2024 11:57am XREFS: C_PTBLK-FIN_02307156 C_PBASE-FIN_02307156 C_XBASE-FIN_02307156 C_PTBLK-FIN_02307156 NO ONECALL



UTILITY PLAN LEGEND

- PROPOSED BOUNDARY
- EXISTING EASEMENT LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED PROPOSED WATER METER
- PROPOSED PROPOSED IRRIGATION METER
- PROPOSED TRANSFORMER
- BENCHMARK
- PROPOSED WATER PIPE
- PROPOSED IRRIGATION PIPE
- PROPOSED SANITARY PIPE
- PROPOSED GAS PIPE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER

CROSSING FLAG NOTES:

- X1 PROP. 30" STORM F/L 972.52 EX. 30" SAN. F/L 959.20
- X2 PROP. 24" STORM F/L 981.89 EX. 12" STORM F/L 973.23
- X3 PROP. 24" STORM F/L 981.89 EX. 8" STORM F/L 973.23
- X4 PROP. 12" STORM F/L 986.43 PROP. 4" SAN F/L 981.28
- X5 PROP. 24" STORM F/L 990.165 EX. 12" WATER F/L 988.78

KEYNOTES:

- 1.1 CONNECT TO BUILDING SERVICE, CONTRACTOR SHALL VERIFY LOCATION WITH MEP PLANS
- 1.2 CONTRACTOR SHALL USE CAUTION WHEN WORKING AROUND EXISTING UNDERGROUND/OVERHEAD UTILITIES, STRUCTURES, POLES AND GUY WIRES. COORDINATE WITH APPROPRIATE UTILITY PROVIDER FOR ANY RELOCATIONS NEEDED TO COMPLETE CONSTRUCTION SHOWN ON THESE PLANS.
- 1.3 UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 24" VERTICAL CLEARANCE BETWEEN UTILITIES, UNLESS SHOWN OTHERWISE ON PLANS
- 2.1 NEW 2" TAP OF EXISTING 12" MAIN, 2" SERVICE & 2" WATER METER PROVIDED & INSTALLED BY RURAL WATER DISTRICT #7
- 2.2 NEW 1" TAP OF EXISTING 12" MAIN, 1" SERVICE & 1" WATER METER PROVIDED & INSTALLED BY RURAL WATER DISTRICT #7
- 2.3 INSTALL 2" POLYETHYLENE WATER SERVICE LINE W/ 48" MIN. COVER; LENGTH PER PLAN
- 2.4 INSTALL 1" POLYETHYLENE WATER SERVICE LINE W/ 48" MIN. COVER TO CANOPY YARD HYDRANT; LENGTH PER PLAN. SEE SHEET C5.X FOR CONNECTION DETAILS
- 3.1 CONNECT TO EXISTING SANITARY SEWER SERVICE. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND INVERT ELEVATION. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF ANY CONDITIONS THAT MAY AFFECT THE MINIMUM DESIGN REQUIREMENTS SHOWN ON THESE PLANS PROP F/L = 976.87
- 3.2 INSTALL 1,000 GALLON GREASE INTERCEPTOR, SEE DETAIL SHEET C5.X F/L IN/OUT = 992.86
- 3.3 PROTECT EXISTING SANITARY SEWER MAIN
- 4.1 CONSTRUCT CONCRETE TRANSFORMER PAD, COORDINATE WITH EVERGY FOR PAD REQUIREMENTS & TRANSFORMER INSTALLATION
- 4.2 INSTALL PRIMARY UNGERGROUND ELECTRICAL SERVICE, COORDINATE WITH EVERGY & MEP PLANS; LENGTH PER PLAN
- 4.3 INSTALL SECONDARY UNGERGROUND ELECTRICAL SERVICE, COORDINATE WITH EVERGY & MEP PLANS; LENGTH PER PLAN
- 4.4 INSTALL (2) 1 1/2" PVC SERVICE CONDUIT(S) W/ PULL STRINGS; LENGTH PER PLAN
- 4.5 INSTALL 30"X48" ELECTRIC PULL BOX PER KDOT STD. ITS-D07. COVER SHALL BE MARKED "ELECTRIC" & BOX SHALL CONFORM TO DRAIN TYPE 1. INSTALL PULL BOX PER DETAIL OR APPROVED EQUAL. ENSURE STRUCTURE & LID ARE HS-20 RATED.
- 4.6 ELECTRICAL BUILDING CONNECTION, COORDINATE ROUTE WITH APPROPRIATE UTILITY PROVIDER
- 5.1 INSTALL (1) 2" & (1) 4" DATA/COMMUNICATIONS PVC SERVICE CONDUIT(S) W/ PULL STRINGS; LENGTH PER PLAN. COORDINATE W/ UTILITY PROVIDER FOR CONDUIT SIZE, QUANTITY, FINAL ROUTING AND SPECIFICATIONS. ALL FEES ASSOCIATED WITH THIS WORK & MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- 6.1 GAS SERVICE CONNECTION TO EXIST. GAS MAIN. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER & MEP FOR CONNECTION, SERVICE LINE SIZE/ROUTING & METER LOCATION
- 7.1 PROPOSED LIGHT POLE. SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL, FOOTING DETAILS & SHEETS C4.X-X4.X FOR POLE LOCATIONS.
- 7.2 INSTALL XACTAIR AIR STATION, SEE DETAIL SHEET C5.X
- 8.1 PROPOSED STORM SEWER, SEE DRAINAGE PLAN ON SHEET CX.X

UTILITY EASEMENT NOTE:

PROPERTY OWNER ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO EXISTING UTILITIES WITHIN EASEMENTS.

NOTE:

DIMENSIONS SHOWN ARE TO FACE OF CURB.

BENCHMARKS:

BENCHMARK #1-UNOFFICIAL JOHNSON COUNTY BENCHMARK I.D. 1026, 2" ALUMINUM CAP IN RCB HEADWALL ELEV=964.72 (NAVD 88)

BENCHMARK #2-SANITARY MANHOLE LID LOCATED ALONG JUBILEE STREET. BENCHMARK #2 IS BASED ON AN ITEM THAT WILL BE ADJUSTED WITH THE CONSTRUCTION SHOWN ON THESE PLANS. CONTRACTOR SHALL ESTABLISH NEW PERMANENT BENCHMARK PRIOR TO ANY PROJECT DEMOLITION ELEV.=986.62 (NAVD 88)

N W E S

1" = 30'
0' 10' 30' 60'
SCALE IN FEET

STRUCTURES	
ID	DESCRIPTION
A1	INSTALL: (1) 6" X 4" X 4" REDUCING WYE (1) 4" CLEANOUT RIM= 992.48 S INV IN = 976.87 (4" PVC) N: 172223.172; E: 2177400.976
A2	INSTALL: (1) 4" CLEANOUT RIM= 994.22 S INV IN = 983.07 (4" PVC) N INV OUT = 983.07 (4" PVC) N: 172123.206; E: 2177403.618
A3	INSTALL: (1) 4" CLEANOUT RIM= 996.23 S INV IN = 989.27 (4" PVC) N INV OUT = 989.27 (4" PVC) N: 172023.241; E: 2177406.259
A4	INSTALL: (1) 4" WYE RIM= 997.12 S INV IN = 992.07 (4" PVC) SE INV IN = 992.06 (4" PVC) N INV OUT = 992.06 (4" PVC) N: 171978.246; E: 2177407.448

STRUCTURES	
ID	DESCRIPTION
A5	INSTALL: (1) 4" WYE RIM= 997.19 SE INV IN = 992.57 (4" PVC) N INV OUT = 992.57 (4" PVC) N: 171954.126; E: 2177408.085
A6	INSTALL: (1) 4" PVC 45 DEGREE BEND RIM= 997.22 E INV IN = 992.63 (4" PVC) NW INV OUT = 992.63 (4" PVC) N: 171952.179; E: 2177410.137
A7	INSTALL: (1) 4" CLEANOUT RIM= 997.95 E INV IN = 993.73 (4" PVC) W INV OUT = 993.73 (4" PVC) N: 171953.580; E: 2177463.159
A8	KITCHEN DRAIN RIM= 998.00 W INV OUT = 993.83 (4" PVC) N: 171953.712; E: 2177468.157

STRUCTURES	
ID	DESCRIPTION
B1	INSTALL: (1) 4" PVC 45 DEGREE BEND RIM= 997.13 E INV IN = 992.16 (4" PVC) NW INV OUT = 992.16 (4" PVC) N: 171976.300; E: 2177409.500
B2	INSTALL: (1) SAMPLING MANHOLE RIM= 997.20 E INV IN = 992.50 (4" PVC) W INV OUT = 992.50 (4" PVC) N: 171976.568; E: 2177419.654
B3	INSTALL: (1) 4" CLEANOUT RIM= 997.95 E INV IN = 993.67 (4" PVC) W INV OUT = 993.67 (4" PVC) N: 171975.555; E: 2177462.598
B4	GREASE INTERCEPTOR VENT RIM= 998.00 W INV OUT = 993.83 (4" PVC) N: 171975.239; E: 2177467.588

PIPES				
PIPE ID	2D LENGTH (LF) (CENTER TO CENTER)	DIAMETER AND MATERIAL	SLOPE	STRUCTURES AND INVERTS
P-A1	100.00	4" PVC	6.20%	START: 983.07 END: 976.87
P-A2	100.00	4" PVC	6.20%	START: 989.27 END: 983.07
P-A3	45.01	4" PVC	6.20%	START: 992.06 END: 989.27
P-A4	24.13	4" PVC	2.08%	START: 992.57 END: 992.07
P-A5	2.83	4" PVC	2.08%	START: 992.63 END: 992.57
P-A6	53.04	4" PVC	2.08%	START: 993.73 END: 992.63
P-A7	5.00	4" PVC	2.08%	START: 993.83 END: 993.73
P-B1	2.83	4" PVC	3.35%	START: 992.16 END: 992.06
P-B2	10.16	4" PVC	3.35%	START: 992.50 END: 992.16

PIPES				
PIPE ID	2D LENGTH (LF) (CENTER TO CENTER)	DIAMETER AND MATERIAL	SLOPE	STRUCTURES AND INVERTS
P-B3	10.84	4" PVC	3.35%	START: 992.86 END: 992.50
P-B4	23.99	4" PVC	3.35%	START: 993.67 END: 992.86
P-B5	5.00	4" PVC	3.32%	START: 993.83 END: 993.67

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MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

NORTH UTILITY PLAN

KS-MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

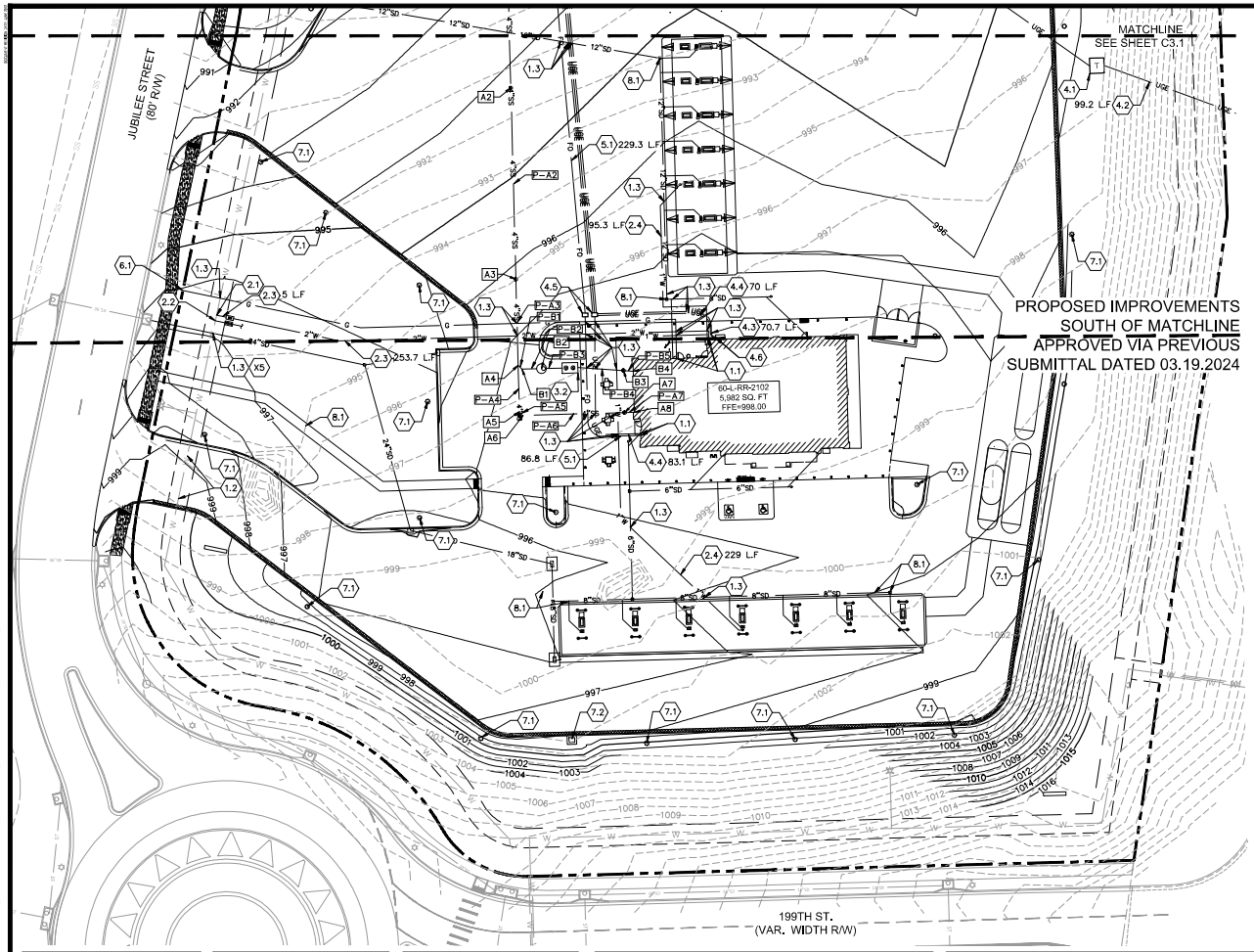
REVISIONS		
△	DATE	REVISION DESCRIPTION

DATE: 08.20.2024

SHEET NUMBER: C3.1
14 OF 28

Kansas 811

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UTILITY PLAN LEGEND

- PROPOSED BOUNDARY
- EXISTING EASEMENT LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED PROPOSED WATER METER
- PROPOSED PROPOSED IRRIGATION METER
- PROPOSED TRANSFORMER
- BENCHMARK
- PROPOSED WATER PIPE
- PROPOSED IRRIGATION PIPE
- PROPOSED SANITARY PIPE
- PROPOSED GAS PIPE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER

CROSSING FLAG NOTES:

- X1 PROP. 30" STORM F/L 972.52 EX. 30" SAN. F/L 959.20
- X2 PROP. 24" STORM F/L 981.89 EX. 12" STORM F/L 973.23
- X3 PROP. 24" STORM F/L 981.89 EX. 8" STORM F/L 973.23
- X4 PROP. 12" STORM F/L 986.43 PROP. 4" SAN F/L 981.28
- X5 PROP. 24" STORM F/L 990.165 EX. 12" WATER F/L 988.78

KEYNOTES:

- 1.1 CONNECT TO BUILDING SERVICE, CONTRACTOR SHALL VERIFY LOCATION WITH MEP PLANS
- 1.2 CONTRACTOR SHALL USE CAUTION WHEN WORKING AROUND EXISTING UNDERGROUND/OVERHEAD UTILITIES, STRUCTURES, POLES AND GUY WIRES. COORDINATE WITH APPROPRIATE UTILITY PROVIDER FOR ANY RELOCATIONS NEEDED TO COMPLETE CONSTRUCTION SHOWN ON THESE PLANS.
- 1.3 UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 24" VERTICAL CLEARANCE BETWEEN UTILITIES, UNLESS SHOWN OTHERWISE ON PLANS
- 2.1 NEW 2" TAP OF EXISTING 12" MAIN, 2" SERVICE & 2" WATER METER PROVIDED & INSTALLED BY RURAL WATER DISTRICT #7
- 2.2 NEW 1" TAP OF EXISTING 12" MAIN, 1" SERVICE & 1" WATER METER PROVIDED & INSTALLED BY RURAL WATER DISTRICT #7
- 2.3 INSTALL 2" POLYETHYLENE WATER SERVICE LINE W/ 48" MIN. COVER; LENGTH PER PLAN
- 2.4 INSTALL 1" POLYETHYLENE WATER SERVICE LINE W/ 48" MIN. COVER TO CANOPY YARD HYDRANT; LENGTH PER PLAN. SEE SHEET C5.X FOR CONNECTION DETAILS
- 3.1 CONNECT TO EXISTING SANITARY SEWER SERVICE. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND INVERT ELEVATION. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF ANY CONDITIONS THAT MAY AFFECT THE MINIMUM DESIGN REQUIREMENTS SHOWN ON THESE PLANS PROP F/L = 976.87
- 3.2 INSTALL 1,000 GALLON GREASE INTERCEPTOR, SEE DETAIL SHEET C5.X F/L IN/OUT = 992.86
- 3.3 PROTECT EXISTING SANITARY SEWER MAIN
- 4.1 CONSTRUCT CONCRETE TRANSFORMER PAD, COORDINATE WITH EVERGY FOR PAD REQUIREMENTS & TRANSFORMER INSTALLATION
- 4.2 INSTALL PRIMARY UNGERGROUND ELECTRICAL SERVICE, COORDINATE WITH EVERGY & MEP PLANS; LENGTH PER PLAN
- 4.3 INSTALL SECONDARY UNGERGROUND ELECTRICAL SERVICE, COORDINATE WITH EVERGY & MEP PLANS; LENGTH PER PLAN
- 4.4 INSTALL (2) 1 1/2" PVC SERVICE CONDUIT(S) W/ PULL STRINGS; LENGTH PER PLAN
- 4.5 INSTALL 30"X48" ELECTRIC PULL BOX PER KDOT STD. ITS-D07. COVER SHALL BE MARKED "ELECTRIC" & BOX SHALL CONFORM TO DRAIN TYPE 1. INSTALL PULL BOX PER DETAIL OR APPROVED EQUAL. ENSURE STRUCTURE & LID ARE HS-20 RATED.
- 4.6 ELECTRICAL BUILDING CONNECTION, COORDINATE ROUTE WITH APPROPRIATE UTILITY PROVIDER
- 5.1 INSTALL (1) 2" & (1) 4" DATA/COMMUNICATIONS PVC SERVICE CONDUIT(S) W/ PULL STRINGS; LENGTH PER PLAN. COORDINATE W/ UTILITY PROVIDER FOR CONDUIT SIZE, QUANTITY, FINAL ROUTING AND SPECIFICATIONS. ALL FEES ASSOCIATED WITH THIS WORK & MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- 6.1 GAS SERVICE CONNECTION TO EXIST. GAS MAIN. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER & MEP FOR CONNECTION, SERVICE LINE SIZE/ROUTING & METER LOCATION
- 7.1 PROPOSED LIGHT POLE. SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL, FOOTING DETAILS & SHEETS C4.X-X4.X FOR POLE LOCATIONS.
- 7.2 INSTALL XACTAIR AIR STATION, SEE DETAIL SHEET C5.X
- 8.1 PROPOSED STORM SEWER, SEE DRAINAGE PLAN ON SHEET CX.X

UTILITY EASEMENT NOTE:

PROPERTY OWNER ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO EXISTING UTILITIES WITHIN EASEMENTS.

NOTE:

DIMENSIONS SHOWN ARE TO FACE OF CURB.

BENCHMARKS:

BENCHMARK #1-UNOFFICIAL JOHNSON COUNTY BENCHMARK
I.D. 1026, 2" ALUMINUM CAP IN RCB HEADWALL
ELEV=964.72 (NAVD 88)

BENCHMARK #2-SANITARY MANHOLE LID LOCATED ALONG JUBILEE STREET. BENCHMARK #2 IS BASED ON AN ITEM THAT WILL BE ADJUSTED WITH THE CONSTRUCTION SHOWN ON THESE PLANS. CONTRACTOR SHALL ESTABLISH NEW PERMANENT BENCHMARK PRIOR TO ANY PROJECT DEMOLITION ELEV.=986.62 (NAVD 88)

N W E S

1" = 30'
0' 10' 30' 60'
SCALE IN FEET

Kansas 811

STRUCTURES	
ID	DESCRIPTION
A1	INSTALL: (1) 6" X 4" X 4" REDUCING WYE (1) 4" CLEANOUT RIM= 992.48 S INV IN = 976.87 (4" PVC) N: 172223.172; E: 2177400.976
A2	INSTALL: (1) 4" CLEANOUT RIM= 994.22 S INV IN = 983.07 (4" PVC) N INV OUT = 983.07 (4" PVC) N: 172123.206; E: 2177403.618
A3	INSTALL: (1) 4" CLEANOUT RIM= 996.23 S INV IN = 989.27 (4" PVC) N INV OUT = 989.27 (4" PVC) N: 172023.241; E: 2177406.259
A4	INSTALL: (1) 4" WYE RIM= 997.12 S INV IN = 992.07 (4" PVC) SE INV IN = 992.06 (4" PVC) N INV OUT = 992.06 (4" PVC) N: 171978.246; E: 2177407.448

STRUCTURES	
ID	DESCRIPTION
A5	INSTALL: (1) 4" WYE RIM= 997.19 SE INV IN = 992.57 (4" PVC) N INV OUT = 992.57 (4" PVC) N: 171954.126; E: 2177408.085
A6	INSTALL: (1) 4" PVC 45 DEGREE BEND RIM= 997.22 E INV IN = 992.63 (4" PVC) NW INV OUT = 992.63 (4" PVC) N: 171952.179; E: 2177410.137
A7	INSTALL: (1) 4" CLEANOUT RIM= 997.95 E INV IN = 993.73 (4" PVC) W INV OUT = 993.73 (4" PVC) N: 171953.580; E: 2177463.159
A8	KITCHEN DRAIN RIM= 998.00 W INV OUT = 993.83 (4" PVC) N: 171953.712; E: 2177468.157

STRUCTURES	
ID	DESCRIPTION
B1	INSTALL: (1) 4" PVC 45 DEGREE BEND RIM= 997.13 E INV IN = 992.16 (4" PVC) NW INV OUT = 992.16 (4" PVC) N: 171976.300; E: 2177409.500
B2	INSTALL: (1) SAMPLING MANHOLE RIM= 997.20 E INV IN = 992.50 (4" PVC) W INV OUT = 992.50 (4" PVC) N: 171976.568; E: 2177419.654
B3	INSTALL: (1) 4" CLEANOUT RIM= 997.95 E INV IN = 993.67 (4" PVC) W INV OUT = 993.67 (4" PVC) N: 171975.555; E: 2177462.598
B4	GREASE INTERCEPTOR VENT RIM= 998.00 W INV OUT = 993.83 (4" PVC) N: 171975.239; E: 2177467.588

PIPES				
PIPE ID	2D LENGTH (LF) (CENTER TO CENTER)	DIAMETER AND MATERIAL	SLOPE	STRUCTURES AND INVERTS
P-A1	100.00	4" PVC	6.20%	START: 983.07 END: 976.87
P-A2	100.00	4" PVC	6.20%	START: 989.27 END: 983.07
P-A3	45.01	4" PVC	6.20%	START: 992.06 END: 989.27
P-A4	24.13	4" PVC	2.08%	START: 992.57 END: 992.07
P-A5	2.83	4" PVC	2.08%	START: 992.63 END: 992.57
P-A6	53.04	4" PVC	2.08%	START: 993.73 END: 992.63
P-A7	5.00	4" PVC	2.08%	START: 993.83 END: 993.73
P-B1	2.83	4" PVC	3.35%	START: 992.16 END: 992.06
P-B2	10.16	4" PVC	3.35%	START: 992.50 END: 992.16

PIPES				
PIPE ID	2D LENGTH (LF) (CENTER TO CENTER)	DIAMETER AND MATERIAL	SLOPE	STRUCTURES AND INVERTS
P-B3	10.84	4" PVC	3.35%	START: 992.86 END: 992.50
P-B4	23.99	4" PVC	3.35%	START: 993.67 END: 992.86
P-B5	5.00	4" PVC	3.32%	START: 993.83 END: 993.67

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MAVERIK

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HOMESTEAD LN. & 199TH ST.

SOUTH UTILITY PLAN

KS-MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

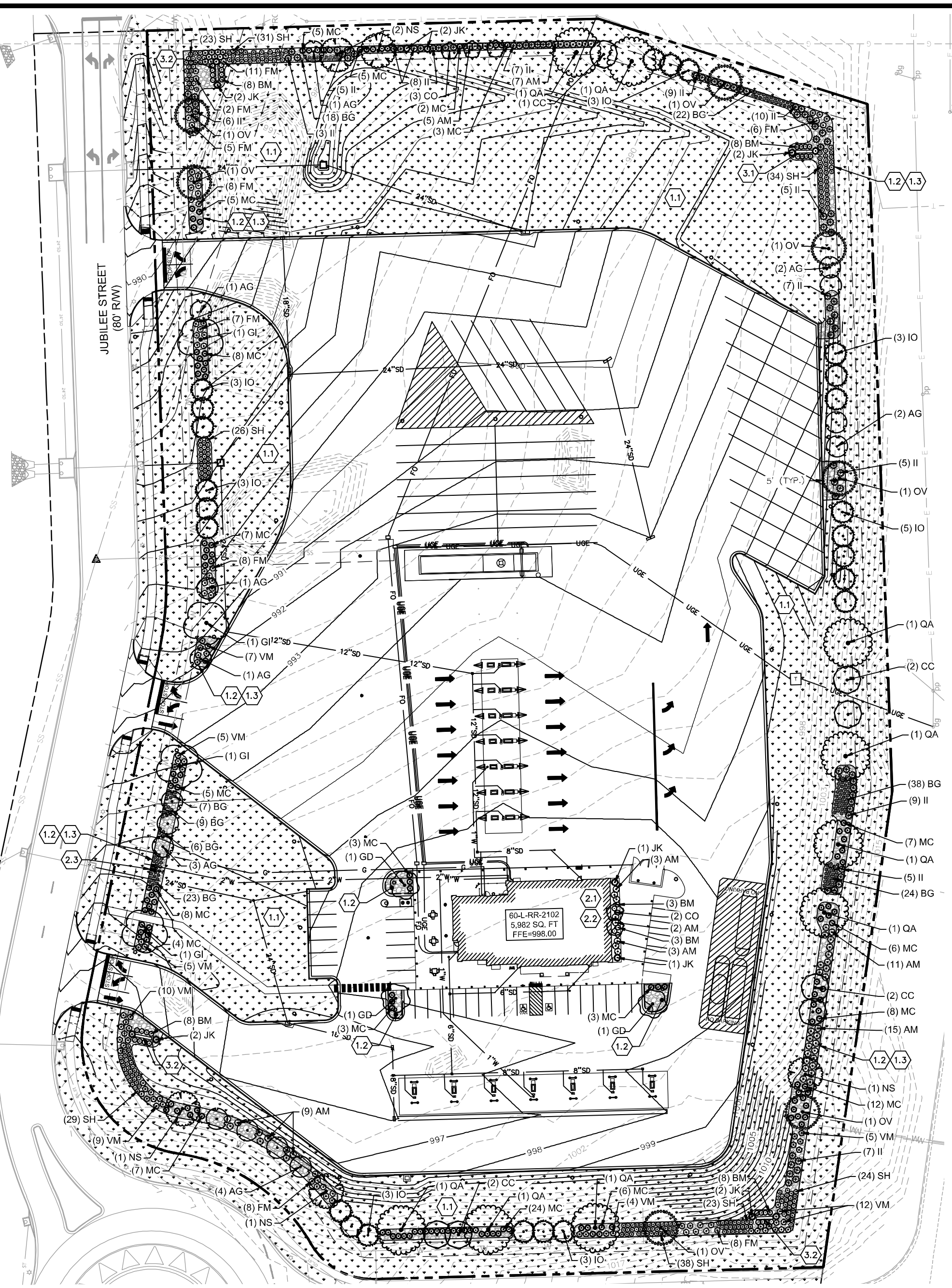
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△	DATE	REVISION DESCRIPTION

DATE: 08.20.2024

SHEET NUMBER: C3.2
15 OF 28

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HOMESTEAD LANE (VAR. WIDTH R/W)

SITE PLAN LEGEND

PROPOSED BOUNDARY	EXIST. ASPHALT PAVEMENT
EXISTING RIGHT–OF–WAY LINE	EXIST. CURB & GUTTER
SETBACK LINE	PROPERTY LINE
EXISTING EASEMENT LINE	BARBED WIRE FENCE (X)
PROPOSED BUILDING	OVERHEAD POWER (P–OH)
	UNDERGROUND CABLE TV LINE/S (CATV)
	UNDERGROUND FIBER OPTIC LINE/S (FO)
	UNDERGROUND GAS LINE/S (G)
	UNDERGROUND POWER LINE/S (P–UG)
	UNDERGROUND SANITARY LINE/S (SS)
	UNDERGROUND STORM LINE/S (SD)
	UNDERGROUND WATER LINE/S (W)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER TYPE	M. HT.	M. WDTH.
EVERGREEN TREES							
	IO	23	ILEX OPACA AMERICAN HOLLY	6'–8' HT.	B&B	15'–30'	10'–20'
	JK	12	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	6'–8' HT.	B&B	15'–20'	4'–6'
SHADE TREES							
	GD	3	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' STREET KEEPER®HONEY LOCUST	2.5" CAL.	B&B	35'–45'	15'–20'
	GI	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE®HONEY LOCUST	2.5" CAL.	B&B	35'–45'	25'–35'
	NS	5	NYSSA SYLVATICA TUPELO	2.5" CAL.	B&B	30'–50'	20'–30'
	OV	7	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2.5" CAL.	B&B	25'–40'	20'–30'
	QA	9	QUERCUS ACUTISSIMA SAWTOOTH OAK	2.5" CAL.	B&B	35'–45'	30'–45'
SMALL TREES							
	AG	15	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	15'–25'	15'–20'
	CC	7	CERCIS CANADENSIS EASTERN REDBUD	1.5" CAL.	B&B	20'–25'	20'–25'
	CO	5	COTINUS OBOVATUS AMERICAN SMOKE TREE	1.5" CAL.	B&B	10'–15'	10'–15'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER TYPE	M. HT.	M. WDTH.
DECIDUOUS SHRUBS							
	AM	55	ARONIA MELANOCARPA BLACK CHOKEBERRY	24" MIN. HT. AFTER INSTALLATION AND INITIAL PRUNING	CONTAINER	3'–6'	3'–6'
	FM	63	FOTHERGILLA 'MOUNT AIRY' DWARF FOTHERGILLA	24" MIN. HT. AFTER INSTALLATION AND INITIAL PRUNING	CONTAINER	3'–5'	3'–5'
	VM	57	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	24" MIN. HT. AFTER INSTALLATION AND INITIAL PRUNING	CONTAINER	3'–5'	3'–4'
EVERGREEN SHRUBS							
	BM	38	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	24" MIN. HT. AFTER INSTALLATION AND INITIAL PRUNING	CONTAINER	3'–4'	3'–4'
	II	86	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	24" MIN. HT. AFTER INSTALLATION AND INITIAL PRUNING	CONTAINER	3'–4'	4'–6'
	MC	131	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	24" MIN. HT. AFTER INSTALLATION AND INITIAL PRUNING	CONTAINER	2'–3'	3'–5'
ORNAMENTAL GRASSES							
	BG	147	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL.	CONTAINER	0.75'–2'	1.5'–2'
	SH	228	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	1 GAL.	CONTAINER	2'–3'	2'–3'

CALIPER SHALL BE MEASURED AT THREE (3) FEET ABOVE THE GROUND SURFACE
PLNT. HT. = MINIMUM PLANT HEIGHT AT TIME OF PLANTING

KEYNOTES:

- INSTALL SOD (SEE DETAIL SHEET L2.0)
- INSTALL 4"–6" ROUNDED RIVER ROCK COBBLE (SEE DETAIL SHEET L2.0)
- 1.1 INSTALL SOD, TYPICAL
- 1.2 INSTALL 4"–6" ROUNDED RIVER ROCK, TYPICAL
- 1.3 INSTALL METAL EDGING, TYPICAL
- 2.1 INSTALL IRRIGATION CLOCK
- 2.2 INSTALL RAIN/FREEZE SENSOR
- 2.3 INSTALL IRRIGATION METER
- 3.1 HIGH RISE SIGN (100' HEIGHT) (SEE SHEET C1.3 & C7.0)
- 3.2 MID–RISE SIGN (35' HEIGHT) (SEE SHEET C1.3 & C7.0)

N S W E

1" = 40'
0' 20' 40' 80'
SCALE IN FEET

Kansas 811

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MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

LANDSCAPE PLAN

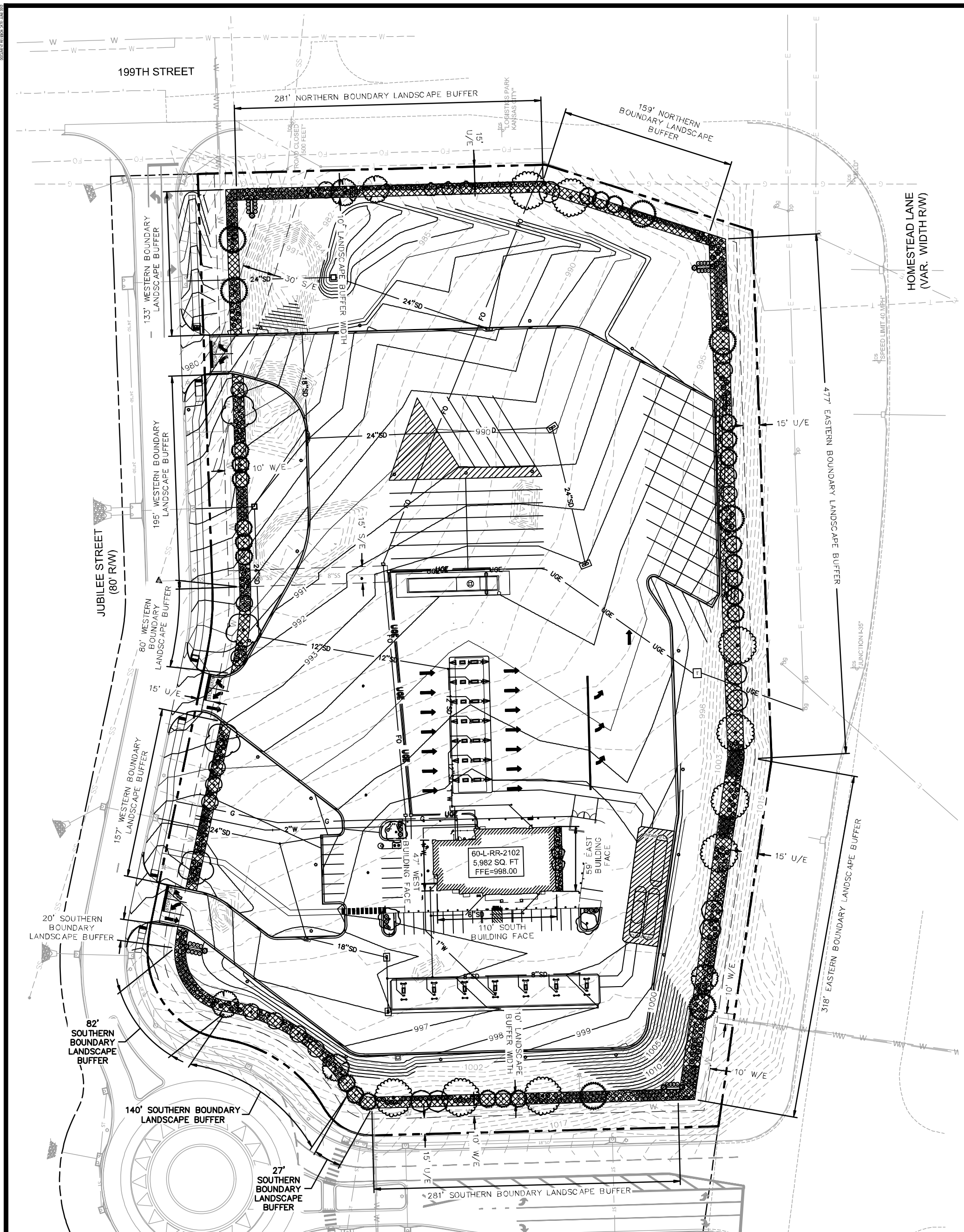
KG/MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

REVISIONS

△	DATE	REVISION DESCRIPTION

DATE: 08.20.2024

SHEET NUMBER:
L1.1
16 OF 28



ZONING CODE - LANDSCAPE CALCULATIONS:

Zoning

Current Property:
C-2 (Heavy Service Commercial)

Adjacent Property:
North – 199th Street (Type II/4-Lane Road)
East – Homestead Lane (Type II/4-Lane Road)
South – Prop. 200th Street (Private 2 Lane Road)
West – Prop. Jubilee Street (Private 2 Lane Road)

Landscape Buffers

Adjacent to Public Right-of-Way of a 4 Lane Divided Road – 15' minimum buffer width, 1 deciduous shade tree, 1 ornamental tree, 1 evergreen tree, and 15 shrubs and ornamental grasses per 100 linear feet (L.F.)

Adjacent to Private Street of a 2 Lane/4 Lane Undivided Road – 10' minimum buffer width, 1 deciduous shade tree, 1 ornamental tree, 1 evergreen tree, and 15 shrubs and ornamental grasses per 100 linear feet (L.F.)

Northern Boundary – 199th Street (2-Lane Undivided Road) 440 L.F. (281 + 159)
Required: 10' minimum buffer width, 5 deciduous shade trees, 5 ornamental trees, 5 evergreen trees, 75 shrubs and 75 ornamental grasses
Provided: 10' minimum buffer width, 5 deciduous shade trees, 5 ornamental trees, 5 evergreen trees, 52 evergreen shrubs (68%), 23 deciduous shrubs (32%), and 75 ornamental grasses

Eastern Boundary – Homestead Lane (Type II/4-Lane Road) 795 L.F. (477 + 318)
Required: 15' minimum buffer width, 8 deciduous shade trees, 8 ornamental trees, 8 evergreen trees, 120 shrubs and 120 ornamental grasses
Provided: 15' minimum buffer width, 8 deciduous shade trees, 8 ornamental trees, 8 evergreen trees, 76 evergreen shrubs (63%), 44 deciduous shrubs (37%), and 120 ornamental grasses

Southern Boundary – Prop. 200th Street (Private 2 Lane Road) 550 L.F. (20 + 82 + 140 + 27 + 281)
Required: 10' minimum buffer width, 6 deciduous shade trees, 6 ornamental trees, 6 evergreen trees, 90 shrubs and 90 ornamental grasses
Provided: 10' minimum buffer width, 6 deciduous shade trees, 6 ornamental trees, 6 evergreen trees, 37 evergreen shrubs (41%), 53 deciduous shrubs (59%), and 90 ornamental grasses

Western Boundary – Prop. Jubilee Street (Private 2 Lane Road) 565 L.F. (157 + 80 + 195 + 133)
Required: 10' minimum buffer width, 6 deciduous shade trees, 6 ornamental trees, 6 evergreen trees, 90 shrubs and 90 ornamental grasses
Provided: 10' minimum buffer width, 6 deciduous shade trees, 6 ornamental trees, 6 evergreen trees, 43 evergreen shrubs (48%), 47 deciduous shrubs (52%) and 90 ornamental grasses

Loading and Dumpster Screening

Loading and dumpster areas visible from public right-of-way shall be screened with a consistent 6' opaque screening wall with a solid metal gate. All fencing visible from a public right-of-way shall be either masonry, wrought iron, decorative metal, living plant material or a combination of these.

Required: 6' opaque wall and solid metal gate.
Provided: 6' opaque masonry wall and solid metal gate.

Parking Screening

At a minimum, all parking areas containing more than six spaces shall be screened on each side that adjoins any property situated in a residential or agricultural district.

Required: None (Site is not situated in a residential or agricultural district)
Provided: None

Parking Islands

Parking islands shall include landscaping which at a minimum includes 1 deciduous tree and 3 shrubs.

Required: Per each parking island, 1 deciduous tree and 3 shrubs
Provided: 3 parking islands, 3 deciduous trees, 9 shrubs

Building Façade/Foundation Landscaping

Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs and canopies. Along any building façade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of 25% of each building façade or foundation. The landscape area may be a continuous area or comprised of several areas. Each landscape area shall be planted with shrubs capable of reaching 3' in height above the adjacent parking area or drive, covering a minimum of 75% of the length of the landscape area. Shrubs do not exceed 2.5' in height for areas where it is important to maintain visibility for security and safety purposes. A mixture of evergreen and deciduous shrubs shall be used to maintain seasonal interest. Planting areas shall have a minimum width of either 6' of the equivalent of 20% of the building façade height as measured from the ground elevation to the top of the wall or parapet, whichever is greater. Deciduous and evergreen shrubs shall have spacing from 3' to 5' apart depending upon species.

North Building Face: Excluded due to the service area with no parking between the fuel stations and building.
Required: N/A

East Building Face: 59 L.F.
Required: 15 LF 6' wide foundation planting bed, 4 shrubs (12 LF plant minimum with shrubs 3' apart, covering 75% of planting bed), 33% evergreen species
Provided: 59 LF 6' wide foundation planting bed, 8 deciduous shrubs, 6 evergreen shrubs, 2 ornamental trees, 2 evergreen trees (covering 75% of planting bed), 44% evergreen species

South Building Face: 110 L.F.
Required: 28 LF 6' wide foundation planting bed, 7 shrubs (21 LF plant minimum with shrubs 3' apart, covering 75% of planting bed), 33% evergreen species
Provided: South Foundation Landscaping is combined into the East Foundation Landscaping to allow access to outdoor merchandise.

West Building Face: 47 L.F.
Required: 12 LF 6' wide foundation planting bed, 3 shrubs (9 LF plant minimum with shrubs 3' apart, covering 75% of planting bed), 33% evergreen species
Provided: West Foundation Landscaping is combined into the East Foundation Landscaping to avoid proposed utility corridor.

Signage Landscaping

Monument Sign – 4 total
The base of a monument sign shall be softened with landscaping sufficient to cover an area extending not less than 2.5 feet around the base of the sign.

Required: 2.5' wide minimum planting bed around the base of sign.
Provided: 5' wide minimum planting bed around the base of sign. 2 evergreen trees, 8 evergreen shrubs

Species Diversity

At least 1/3 of the plantings shall be evergreen species.
520 total shrubs and trees on site

Required: 173 (33%) evergreen species trees and shrubs
Provided: 290 (56%) evergreen species trees and shrubs

HATCH LEGEND

LANDSCAPE BUFFER (LAWN AREA, UNLESS NOTED OTHERWISE ON L1.1)

FOUNDATION PLANTING

N W E S

1" = 50'
0' 25' 50' 100'
SCALE IN FEET

Kansas 811

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MITCH A. PLEAK LICENSED 20899 KANSAS PROFESSIONAL ENGINEER

MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

LANDSCAPE CALCULATIONS

KG/MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

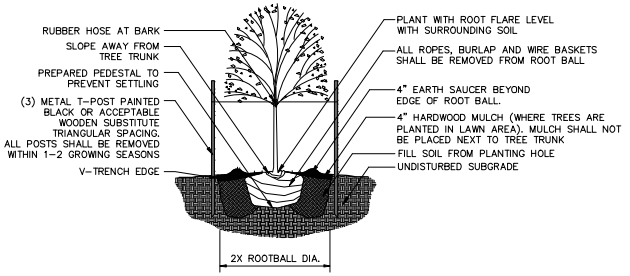
DATE	REVISION DESCRIPTION

REVISIONS

DATE: 08.20.2024

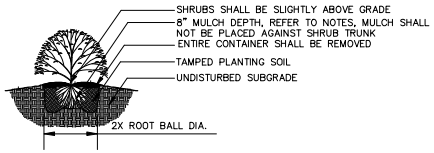
SHEET NUMBER:
L1.2
17 OF 28

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DATE: Sep 18, 2024 11:59am XREFS: C_PBASE-FIN_02307156 C_XBASE-FIN_02307156 C_DBASE-FIN_02307156 C_PTBLK-FIN_02307156 L_LSBASE-FIN_2307156



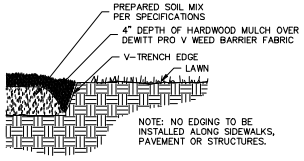
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

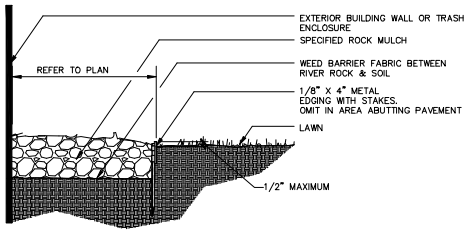


NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS.
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION.
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION.
4. SOAK GENEROUSLY TO COMPACT AND SETTLE.

B SHRUB PLANTING DETAIL
NOT TO SCALE



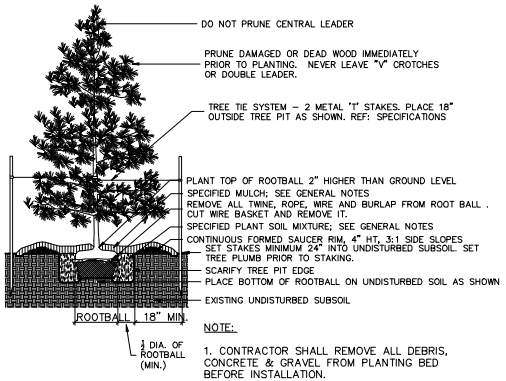
C V-TRENCH EDGING DETAIL (AROUND TREES IN LAWN AREA)
NOT TO SCALE



D MAINTENANCE EDGE AND RIVER ROCK MULCH DETAIL
NOT TO SCALE

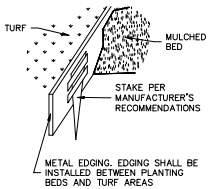
GENERAL NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY AND THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. PLANTING SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 1–JUNE 1) OR FALL (SEPTEMBER 1 – NOVEMBER 1) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
7. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
8. A PREMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
9. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12–INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
10. ALL PLANTING BEDS (EXCEPT RAISED PLANTERS IN PATIO) SHALL CONTAIN ROUNDED RIVER ROCK COBBLE MULCH AND INCLUDE A GEOTEXTILE WEED BARRIER FABRIC. ROUNDED RIVER ROCK COBBLE SHALL BE 4"–6" IN DIAMETER AND 8" IN DEEP IN ALL AREAS. ROUNDED RIVER ROCK COBBLE SHALL BE BROWN AND TAN COLOR SMOOTH TEXTURED STONE. ROCK SHALL BE A NATIVE TYPE STONE TYPICAL TO THE AREA AND SHALL BE WASHED CLEAN OF SOIL AND DEBRIS.
11. ALL LANDSCAPE AREAS AND SOD AREAS SHALL BE IRRIGATED WITH A HIGH–EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET ALL CITY REQUIREMENTS. DRIP IRRIGATION SHALL BE USED IN ALL LANDSCAPE BEDS AND SPRAY HEADS SHALL BE USED ON ALL SODDED AREAS. REFER TO LANDSCAPE PLANS FOR IRRIGATION METER LOCATION.
12. METAL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS OR ROCK BEDS ABUTTING LAWN AREAS AS NOTED ON LANDSCAPE PLANS.
13. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
14. ALL DISTURBED AREAS, WITH THE EXCEPTION OF PAVED, ROCK MULCH, AND SODDED AREAS, SHALL BE SEEDED.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) TO BE PROMPTLY REMOVED AND REPLACED.
16. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE, OR STORE OPENING, WHICHEVER IS GREATER. CONTRACTOR TO MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).



NOTE:
1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

E EVERGREEN TREE DETAIL
NOT TO SCALE



F METAL EDGING DETAIL
NOT TO SCALE



G RIVER ROCK MULCH COLOR EXAMPLE
NOT TO SCALE

SOD NOTES

1. UNLESS OTHERWISE NOTED ON PLANS, ALL DISTURBED AREAS SHALL BE SODDED WITH IMPROVED TURF–TYPE TALL FESCUE SOD.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6–INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY 1–1/4 INCH (PLUS OR MINUS 1/4–INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. THE ENTIRE SURFACE TO RECEIVE SOD SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
7. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1–1/2–INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
8. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
9. FERTILIZER SHALL BE 20–10–5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
10. ALL SOD ON SLOPES STEEPER THAN 5:1 SHALL BE STAKED.
11. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
12. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE OR STORE OPENING, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL–ROOTED, EVEN–COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

SEEDING NOTES

1. ALL SEEDED AREAS SHALL HAVE 6" OF TOPSOIL TILLED INTO SUBGRADE PRIOR TO SEED INSTALLATION.
2. SEED SHALL BE AN IMPROVED TURF–TYPE TALL FESCUE AT A RATE OF 10 LBS/1,000 SF. ALL SEED SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. THE OWNER RESERVES THE RIGHT TO INSPECT SEED AT THE SITE BEFORE SEEDING OPERATIONS COMMENCE. THE OWNER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REJECTED MATERIALS MUST BE REMOVED FROM THE PROJECT SITE.
4. PROVIDE CERTIFICATION OF GRASS SEED: FROM SEED VENDOR FOR EACH GRASS–SEED MONOSTAND OR MIXTURE STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING. PROVIDE SEED TAGS SHOWING PRODUCERS OR DEALERS PERMIT NUMBER AND DATE OF TESTING. TEST DATE SHALL BE NO MORE THAN 90 DAYS PREVIOUS TO TIME OF USE.
5. SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
6. STORE ALL PACKAGED SEED OFF GROUND AND PROTECT FROM MOISTURE AND TEMPERATURE EXTREMES. IF NECESSARY TO STORE SEED PRIOR TO USE ON THE PROJECT SITE, IT SHALL BE STORED IN A COOL, DRY LOCATION TO PROTECT SEEDS FROM DETERIORATION.
7. PLANT DURING ONE OF THE FOLLOWING PERIODS:
   SPRING SEEDING: MARCH–MAY
   FALL SEEDING: SEPTEMBER – OCTOBER
   DORMANT SEEDING: DECEMBER – FEBRUARY
   COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF PLANTING COMPLETION.
8. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. PROVIDE FRESH, CLEAN, DRY, NEW–CROP SEED COMPLYING WITH AOSA'S "JOURNAL OF SEED TECHNOLOGY; RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
10. TEMPORARY COVER CROP TO BE: LOLIUM MULTIFLORUM–ANNUAL RYE
11. FERTILIZER: COMMERCIAL–GRADE COMPLETE OF NEUTRAL CHARACTER, CONSISTING OF FAST– AND SLOW–RELEASE NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES OF UREA FORMALDEHYDE, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION: 8–32–16
12. SUBMIT BONDED FIBER MATRIX MULCH (BFM) SPECIFICATIONS FOR APPROVAL BY OWNER A MINIMUM OF TWO WEEKS BEFORE SEEDING OPERATIONS COMMENCE.
13. HERBICIDE: REGISTERED AND APPROVED BY EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED HERBICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
14. PRE–EMERGENT HERBICIDE (SELECTIVE AND NON–SELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER. USE TUPERSAN, AS MANUFACTURED BY DUPONT. SPRING SEEDING ONLY.
15. EROSION CONTROL BLANKETS: REFER TO EROSION CONTROL PLANS. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 AND GREATER, IMMEDIATELY AFTER COMPLETING SEEDING.
16. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAVE BEEN DEPOSITED IN SOIL WITHIN THE PLANTING AREAS.
17. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL WITH A FINE SPRAY SO THAT IS WORKABLE AND NOT TOO DUSTY.
18. LIGHTLY RAKE SOIL TO INSURE SMOOTH, UNIFORM SURFACE TEXTURE WITH NO DIRT CLODS OR STONE GREATER THAN 1" IN DIAMETER.
19. INSTALL EROSION CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL–BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
20. FERTILIZATION: APPLY AT ONE (1) POUND OF ACTUAL PHOSPHORIC ACID (P2O) PER THOUSAND (1000) SQ. FT. APPLY BY MIXING OR DRAGGING INTO SURFACE ONE & ONE–HALF INCH (1.5") OF TOPSOIL IMMEDIATELY BEFORE SEEDING.
21. SEEDING: WHENEVER PRACTICABLE, SOW SEED WITH A DRILL TYPE SEEDING MACHINE (BRILLION, JACOBSON, ROGERS OR TYE 'PASTURE PLEASER').
22. APPLY BONDED FIBER MATRIX MULCH (BFM) TO ALL SEEDED AREAS, TO ALL SEEDED AREAS LESS THAN 4:1 SLOPE, AFTER SEEDING HAS BEEN COMPLETED.
23. PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
24. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 AND STEEPER, IMMEDIATELY AFTER COMPLETING SEEDING.
25. MAINTAIN AND ESTABLISH SEEDED TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, RE–GRADE, AND REPLANT BARE OR ERODED AREAS AND RE–MULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
26. CONTRACTOR TO WATER SEEDING BY PROVIDING ALL EQUIPMENT AND LABOR. PAYMENT FOR WATER BY THE OWNER IF METERED BY OWNER, OR BY CONTRACTOR SUBMISSION OF METER GENERATED WATER BILLS. CONTRACTOR TO VERIFY IF WATER IS AVAILABLE FROM ON–SITE FIRE HYDRANTS AND/OR OTHER SOURCES.
27. PERFORM INITIAL MOWING TO A HEIGHT OF 3" PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
28. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA FOR ACCEPTANCE AS DETERMINED BY THE LANDSCAPE ARCHITECT: GRASS REQUIRES MOWING (3 INCHES TALL); SCATTERED BARE SPOTS DO NOT EXCEED ONE–HALF (1/2) SQ. FT. IN AREA; SCATTERED BARE SPOTS DO NOT EXCEED ONE PERCENT (1%) OF THE TOTAL LAWN AREA.
29. UPON COMPLETION OF THE WORK AND FULFILLMENT OF THE REQUIREMENTS OF THIS SECTION, NOTIFY THE OWNER IN WRITING A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO THE REQUESTED INSPECTION DATE THAT THE WORK IS READY FOR FINAL INSPECTION.
30. AT ALL TIMES, KEEP PREMISES ON WHICH WORK IS BEING DONE, AND ADJOINING PREMISES WITHIN AND WITHOUT THE CONTRACT LIMITS, CLEAN OF RUBBISH CAUSED BY THE WORK.
31. UPON COMPLETION OF THE WORK, CLEAN UP ALL DEBRIS CAUSED BY THE WORK AND LEAVE AREA WITHIN THE CONTRACT LIMITS IN A NEAT AND CLEAN CONDITION.

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MITCH A. PLESK
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2007
KANSAS
PROFESSIONAL ENGINEER

MAVERIK

STORE #KS-0760 - EDGERTON, KS
HOMESTEAD LN. & 199TH ST.

LANDSCAPE DETAILS

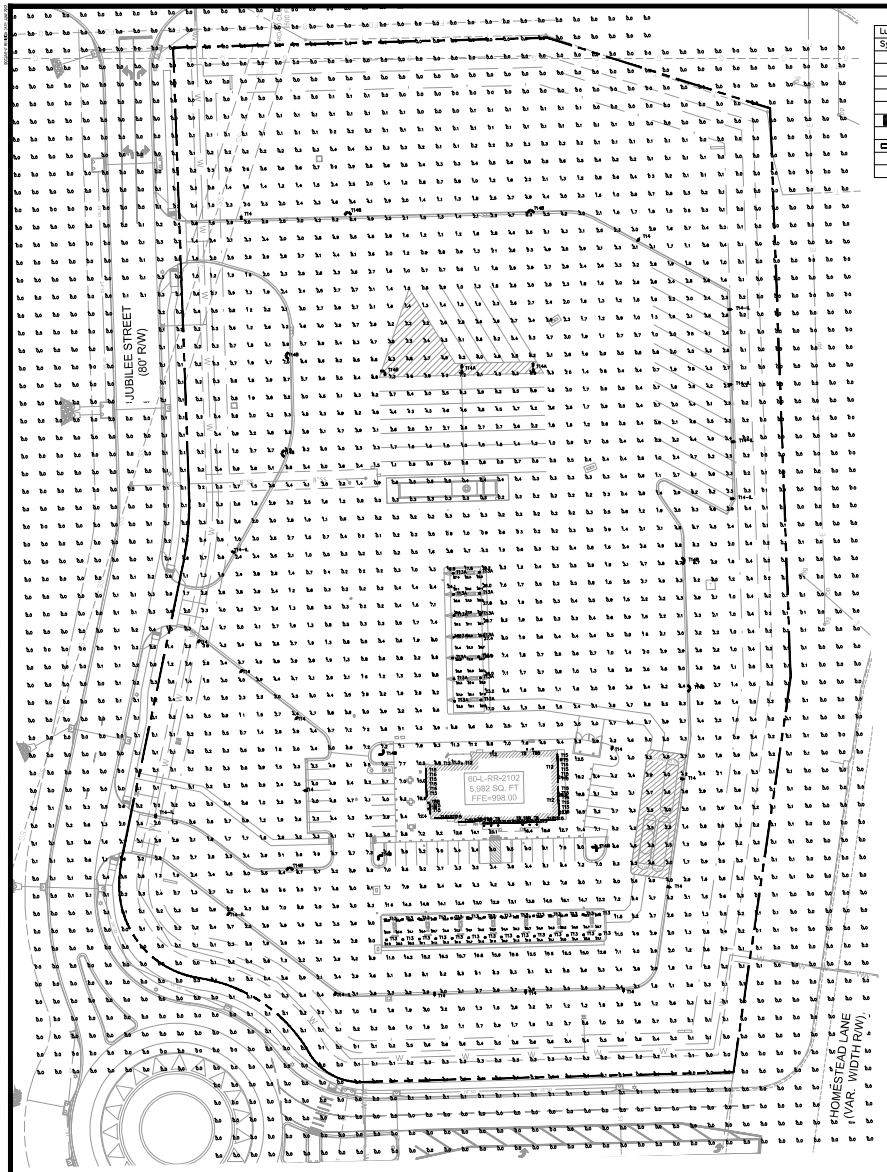
KS/MAVERIK PROJECT TEAM:
RDM: JR
SDM: NH
CPM: PJD

△	DATE	REVISION DESCRIPTION
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DATE: 08.20.2024

SHEET NUMBER:
L1.3
18 OF 28

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DATE: Sep 18, 2024 11:59am
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Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	5	T12	Single	XWM-3-LED-08L-40	12' 6"	1.000	1.000	8778	64
	28	T13	Single	SCV-LED-10L-SC-40	16'	1.000	1.000	9928	67
	14	T13A	Single	SCV-LED-15L-SC-40	16'	1.000	1.000	14399	102
	12	T14	Single	SLM-LED-18L-SIL-FT-40-70CRI-SINGLE	25' POLE+ 2.5' BASE	1.000	1.000	18904	135
	6	T14-IL	Single	SLM-LED-18L-SIL-FT-40-70CRI-IL-SINGLE	25' POLE+ 2.5' BASE	1.000	1.000	12043	135
	2	T14A	D180°	SLM-LED-18L-SIL-FT-40-70CRI-D180	25' POLE+ 2.5' BASE	1.000	1.000	37808	270
	11	T14B	2 @ 90	SLM-LED-18L-SIL-FT-40-70CRI-D90	25' POLE+ 2.5' BASE	1.000	1.000	37808	270
	43	T15	Single	AST-04-04L-840	18.5' & 19.5'	1.000	1.000	4634	34
	6	T8	Single	ASD-CDL7-8AD30AC(30W 5000K) FIXTURE BY ASD LIGHTING	11' 2"	1.000	1.000	2538	29.157
	4	T8B	Single	ASD-CDL7-8AD30AC(30W 5000K) FIXTURE BY ASD LIGHTING	11' 2"	1.000	1.000	2538	29.157

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.62	28.9	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	27.93	32.4	12.3	2.27	2.63
GAS CANOPY	Illuminance	Fc	31.30	35.2	22.8	1.37	1.54
PROPERTY LINE	Illuminance	Fc	0.15	2.9	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	3.72	28.7	0.1	37.20	287.00



Photometric data for fixture types "T8 & T8B" are based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

Pole base setback:
Face of base on straight sections - 2' minimum from back of curb.
Face of base in parking sections - 4' minimum from back of curb.
Face of base adjacent to drives - 10' minimum from back of curb.

Light poles located in landscape islands are to be centered and setback at least 6' from front of the island.

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

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

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

N
W E
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1" = 50'
0' 25' 50' 100'
SCALE IN FEET

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PHOTOMETRIC PLAN

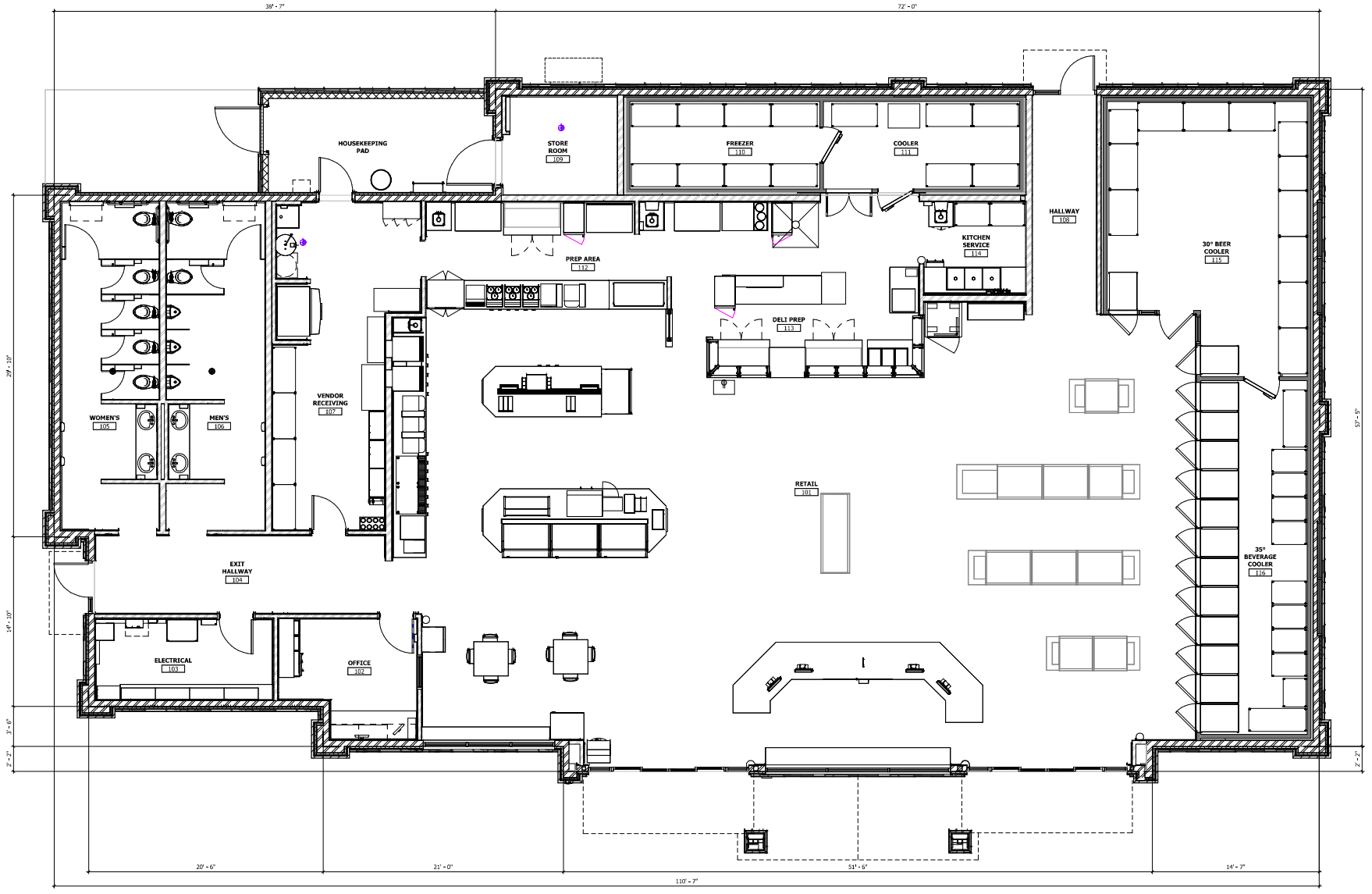
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DWG: F:\2023\07001-07500\023-07156\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_LIT_02307156.dwg USER: ksthwaln
DATE: Sep 18, 2024 12:00pm XREFS: C_PTBLK-FIN_02307156 C_PBASE-FIN_02307156 C_XBASE-FIN_02307156 C_DBASE-FIN_02307156



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

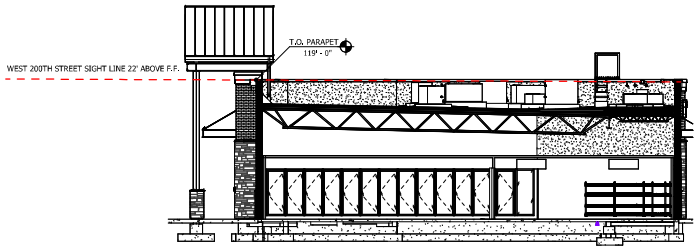
PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

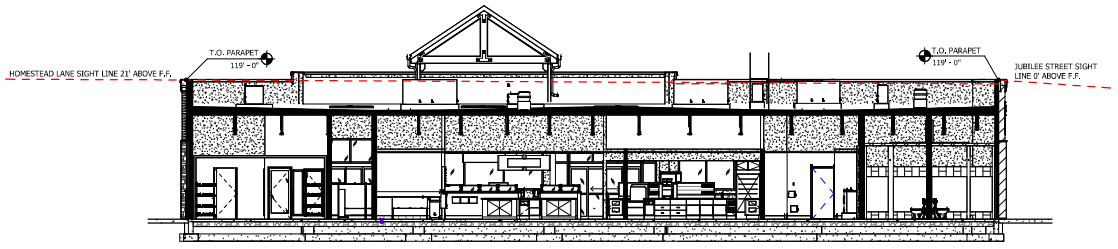
A-1 | FLOOR PLAN

MAVERIK

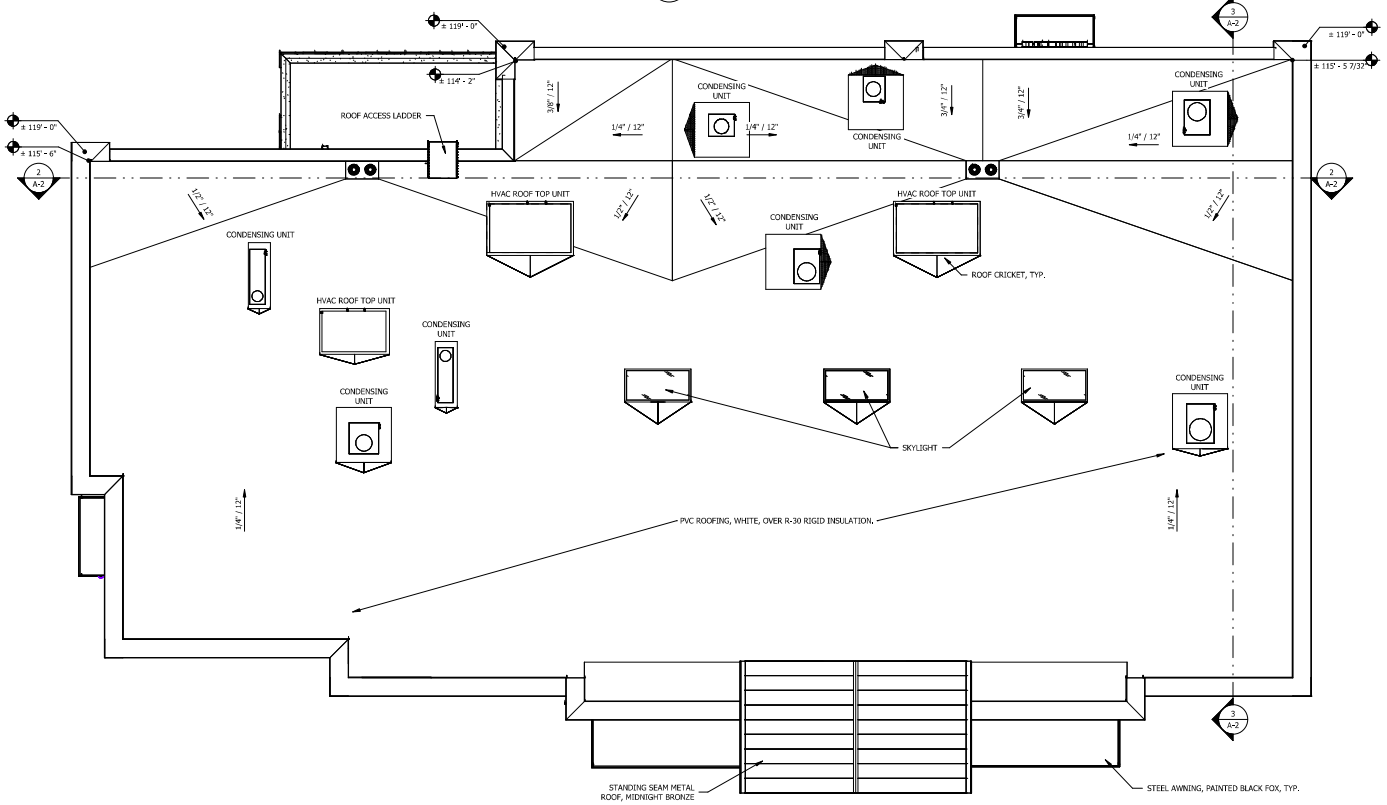
185 S. State Street
Salt Lake City, Utah 84111



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN

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Salt Lake City, Utah 84111



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

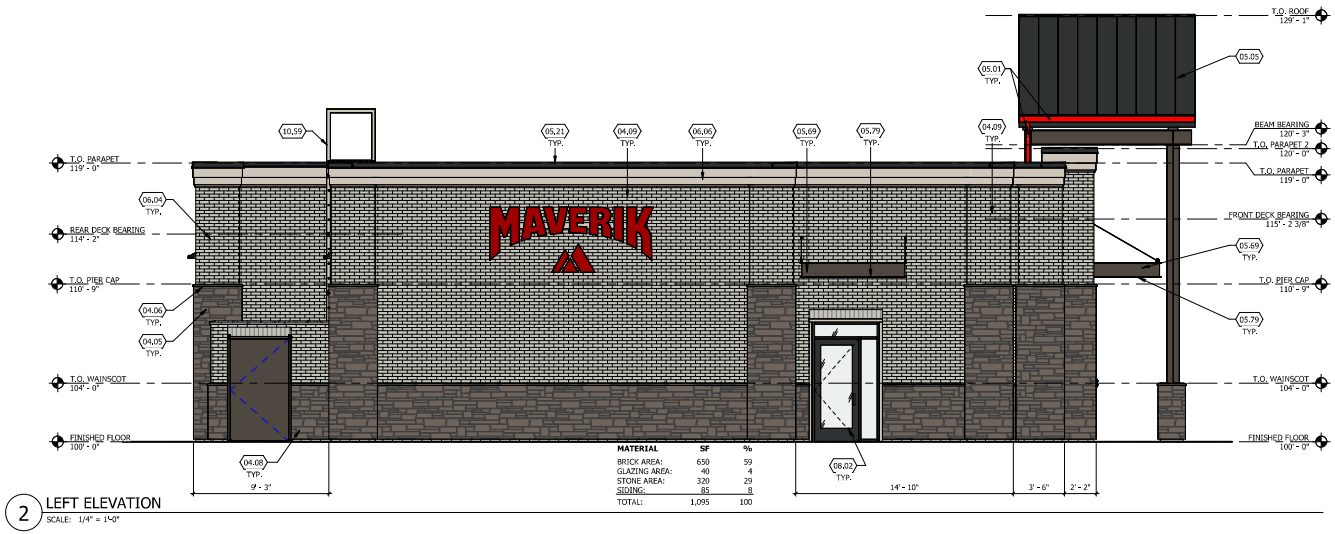
PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

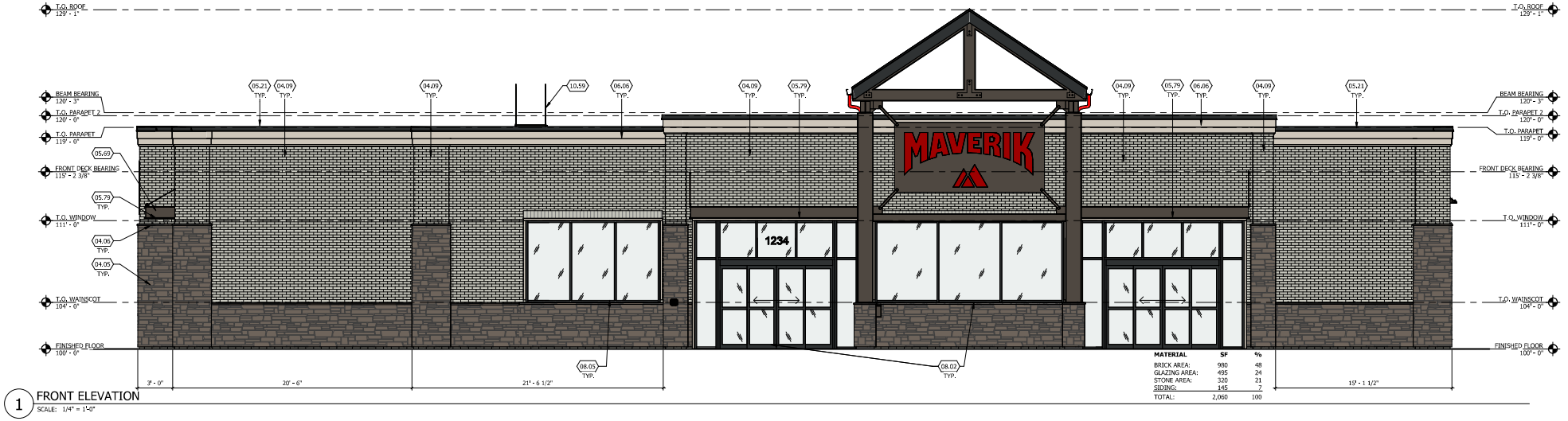
A-3 | PERSPECTIVE VIEWS

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185 S. State Street
Salt Lake City, Utah 84111



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
04.08	SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 6'-0" HIGH WITH CONCRETE CAP
04.09	THIN BRICK, ASH
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.05	MBCI PRE-FINISHED ROOF, COLOR C-1, 1-3/4" STANDING SEAM
05.21	PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
05.69	STEEL AWNING, COLOR P-9
05.79	3/4" METAL SOFFIT, COMMERCIAL GRADE, COLOR: PAINTED BLACK FOX SW 7020
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.06	FIBER CEMENT TRIM BB-1
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
08.05	WINDOW, SEE SCHEDULE
10.59	ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1

GENERAL NOTES

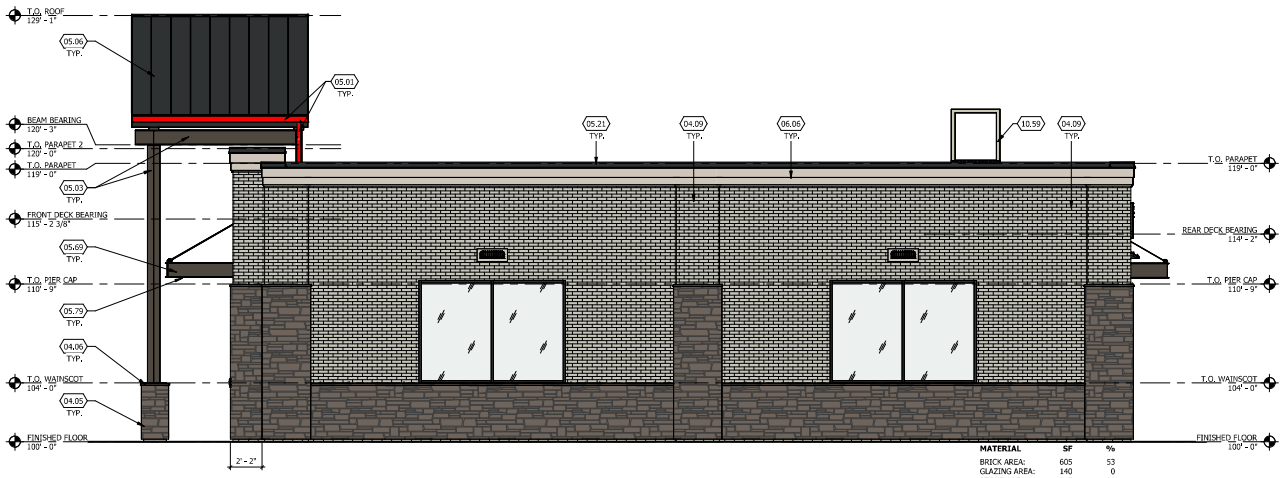
A. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT WHICH IS COMPATIBLE WITH THE BUILDING ARCHITECTURE AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
B. FOR ROOFTOP EQUIPMENT NOT ADEQUATELY SCREENED BY THE PARAPET, A SUPPLEMENTARY SCREEN SHALL BE PROVIDED BY THE USE OF PREFINISHED ARCHITECTURAL METAL PANELS, STUCCO PANELS, MASONRY WALLS OR SIMILAR BUILDING MATERIALS.
C. THE HEIGHT OF THE PROPOSED SCREEN SHALL BE NO LOWER THAN THE HEIGHT OF THE EQUIPMENT.
D. SCREENING SHALL NOT INTERFERE WITH FIRE DEPARTMENT ACCESS TO THE ROOF.

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

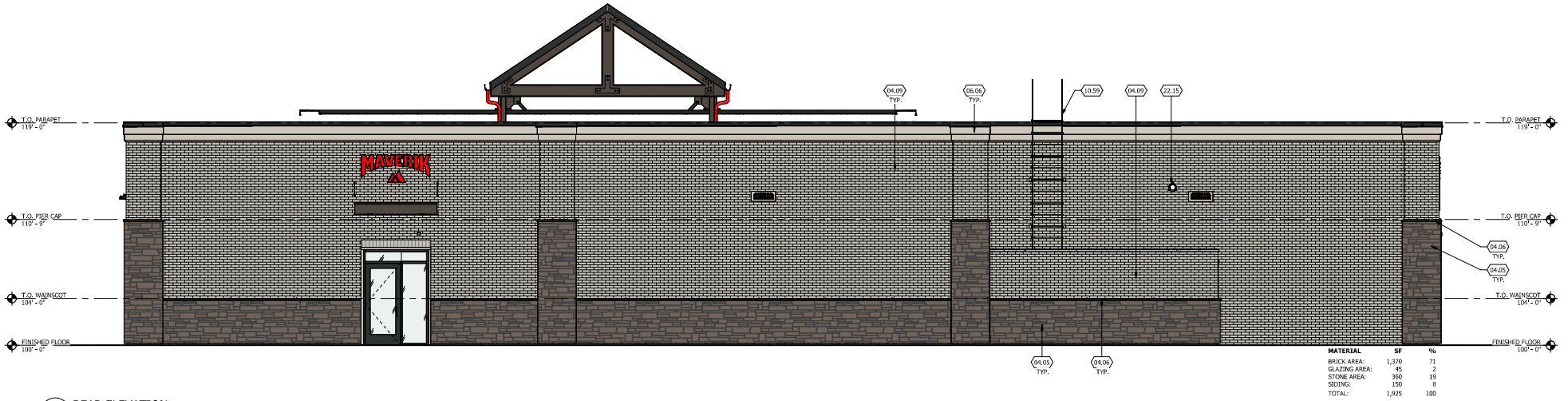
A-4 | EXTERIOR ELEVATIONS

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MATERIAL	SF	%
BRICK AREA:	605	53
GLAZING AREA:	140	0
STONE AREA:	315	28
SIDING:	80	7
TOTAL:	1,140	100

2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



MATERIAL	SF	%
BRICK AREA:	1,370	71
GLAZING AREA:	45	2
STONE AREA:	360	19
SIDING:	150	8
TOTAL:	1,925	100

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

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
04.09	THIN BRICK, ASH
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.06	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
05.21	PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
05.69	STEEL AWNING, COLOR P-9
05.79	3/4" METAL SOFFIT, COMMERCIAL GRADE, COLOR: PAINTED BLACK FOX SW 7020
06.06	FIBER CEMENT TRIM BB-1
10.59	ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1
22.15	ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS

GENERAL NOTES

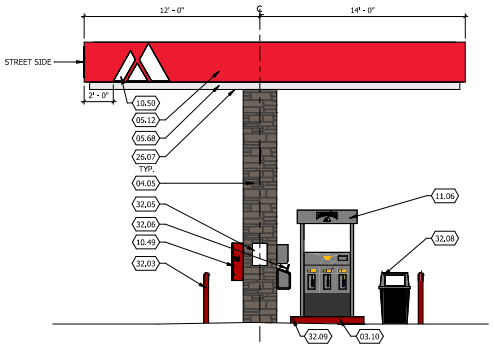
A. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT WHICH IS COMPATIBLE WITH THE BUILDING ARCHITECTURE AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
B. FOR ROOFTOP EQUIPMENT NOT ADEQUATELY SCREENED BY THE PARAPET, A SUPPLEMENTARY SCREEN SHALL BE PROVIDED BY THE USE OF PREFINISHED ARCHITECTURAL METAL PANELS, STUCCO PANELS, MASONRY WALLS OR SIMILAR BUILDING MATERIALS.
C. THE HEIGHT OF THE PROPOSED SCREEN SHALL BE NO LOWER THAN THE HEIGHT OF THE EQUIPMENT.
D. SCREENING SHALL NOT INTERFERE WITH FIRE DEPARTMENT ACCESS TO THE ROOF.

PROPOSED MAVERIK C-STORE

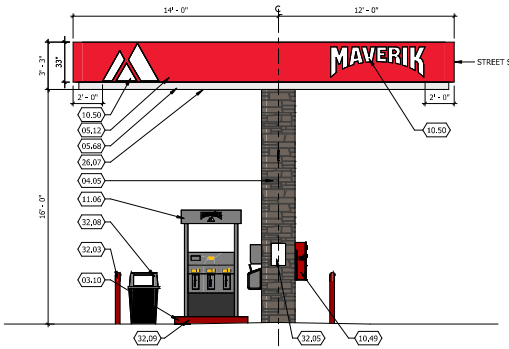
Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS

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5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



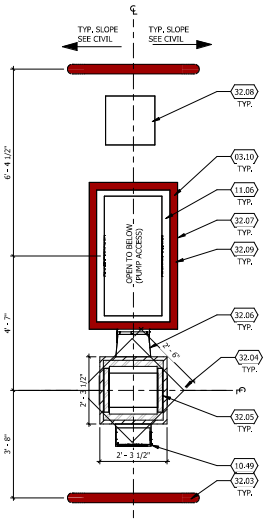
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

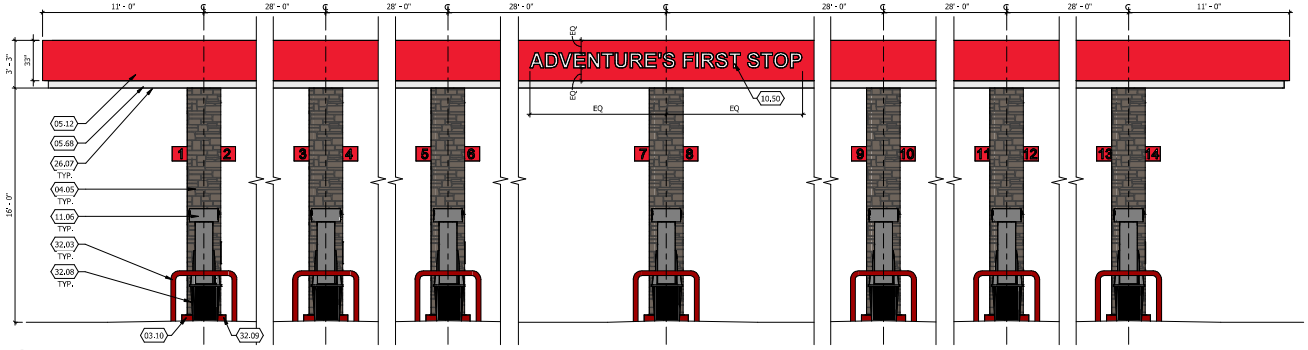
A. CANOPY SIDES OR TOP MAY NOT BE ILLUMINATED IN ANY WAY. CANOPIES SHALL NOT CONTAIN STRIPS OR BANDS OF LIGHT (NEON OR OTHERWISE).
B. ALL LIGHT FIXTURES MOUNTED ON THE CANOPIES SHALL BE RECESSED SO THAT THE LENS COVER IS RECESSED OR FLUSH WITH THE BOTTOM SURFACE (CEILING) OF THE CANOPY, OR THE LIGHTING OF THE CANOPY SHALL USE INDIRECT LIGHTING THROUGH WHICH LIGHT IS BEAMED UPWARD AND THEN REFLECTED DOWN FROM THE UNDERSIDE OF THE CANOPY BY LIGHT FIXTURES THAT ARE SHIELDED SO THAT ILLUMINATION IS FOCUSED EXCLUSIVELY ON THE UNDERSIDE OF THE CANOPY. GLARE SHOULD NOT BE CREATED, AND SPILLOVER TO ADJACENT RESIDENTIAL PROPERTIES MUST BE MINIMIZED.
C. ILLUMINANCE UNDER THE CANOPY SHALL BE NO MORE THAN AN AVERAGE OF THIRTY-FIVE (35) FOOTCANDLES.

KEYED NOTES

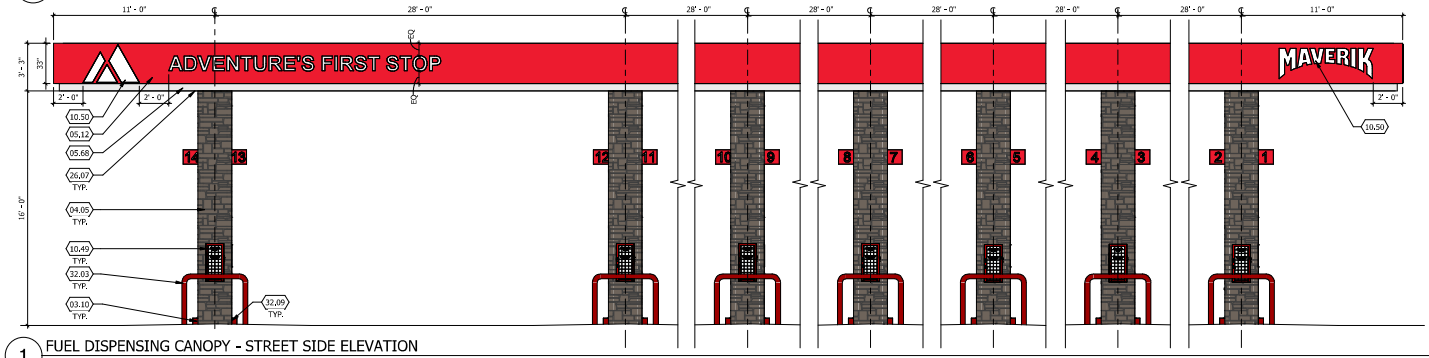
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS, VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6". SEE CIVIL DRAWINGS FOR LOCATION
04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED, MATTE FINISH
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
10.49	4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
11.06	DISPENSING STATION (BY OTHERS)
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
32.03	6" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-1
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.06	S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
32.07	OPW DISPENSER CONTAINMENT SUMP ABOVE
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-5, SEE SCHEDULE ON SHEET A6.03



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



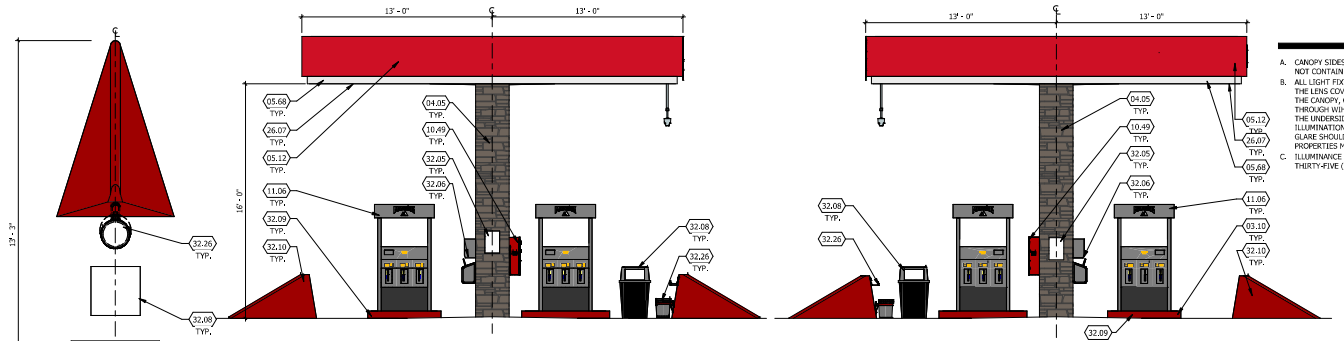
1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS

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5 HIGH FLOW DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"

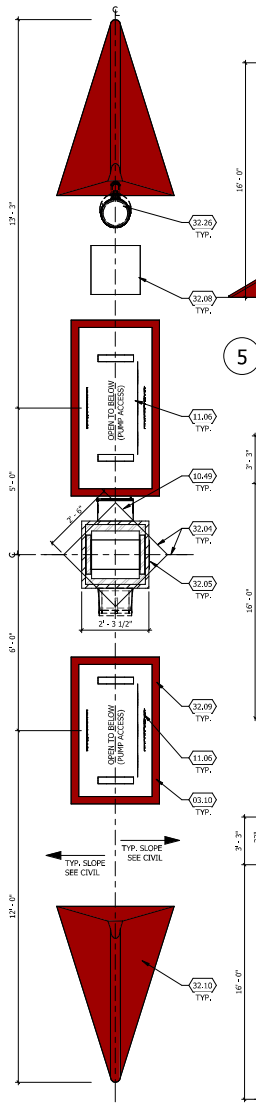
4 HIGH FLOW DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

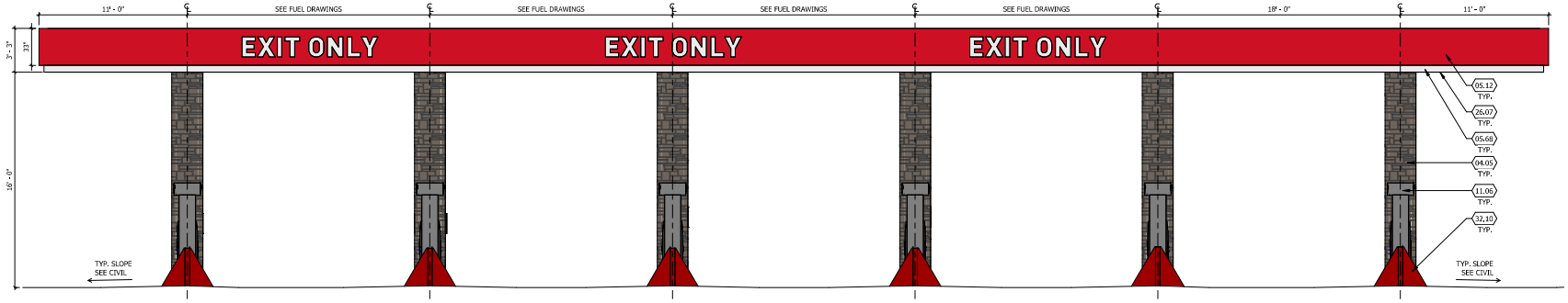
A. CANOPY SIDES OR TOP MAY NOT BE ILLUMINATED IN ANY WAY. CANOPIES SHALL NOT CONTAIN STRIPS OR BANDS OF LIGHT (NEON OR OTHERWISE).
B. ALL LIGHT FIXTURES MOUNTED ON THE CANOPIES SHALL BE RECESSED SO THAT THE LENS COVER IS RECESSED OR FLUSH WITH THE BOTTOM SURFACE (CEILING) OF THE CANOPY, OR THE LIGHTING OF THE CANOPY SHALL USE INDIRECT LIGHTING THROUGH WHICH LIGHT IS BEAMED UPWARD AND THEN REFLECTED DOWN FROM THE UNDERSIDE OF THE CANOPY BY LIGHT FIXTURES THAT ARE SHIELDED SO THAT ILLUMINATION IS FOCUSED EXCLUSIVELY ON THE UNDERSIDE OF THE CANOPY. GLARE SHOULD NOT BE CREATED, AND SPILLOVER TO ADJACENT RESIDENTIAL PROPERTIES MUST BE MINIMIZED.
C. ILLUMINANCE UNDER THE CANOPY SHALL BE NO MORE THAN AN AVERAGE OF THIRTY-FIVE (35) FOOTCANDLES.

KEYED NOTES

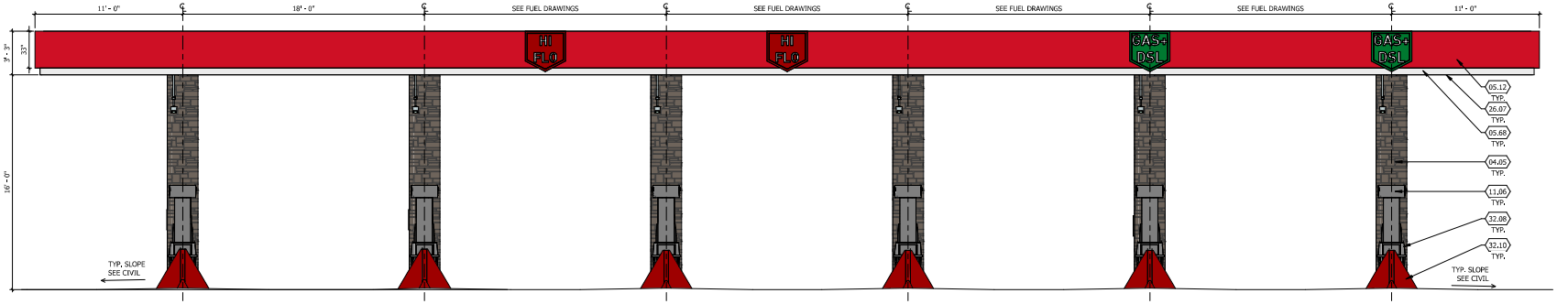
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS, VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6'. SEE CIVIL DRAWINGS FOR LOCATION
04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED, MATTE FINISH
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
10.49	4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
11.06	DISPENSING STATION (BY OTHERS)
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE: BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.06	S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03
32.10	CONCRETE WEDGE BOLLARD, PAINTED P-4, SEE SCHEDULE ON A6.03
32.26	WINDOW WASH BUCKET BRACKET/WIPER HANDLE BRACKET, PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO CONCRETE WEDGE BOLLARD, PER ADA REQUIREMENTS, WITH A 2" CLEARANCE UNDER BUCKET



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 HIGH FLOW DISPENSING CANOPY - BACK ELEVATION
SCALE: 1/4" = 1'-0"



1 HIGH FLOW DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | CANOPY ELEVATIONS

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BB-3 Fiberboard - Worldly Gray



C-1 MBCI Midnight Bronze



Anodized - Dark Bronze



Paint P-9 - Black Fox



C-2 MBCI Brite Red



ACM - Eastman Red



Paint P-4 - Safety Red



Thin Brick - Ash



Cultured Stone - Skyline, Country Ledgestone

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

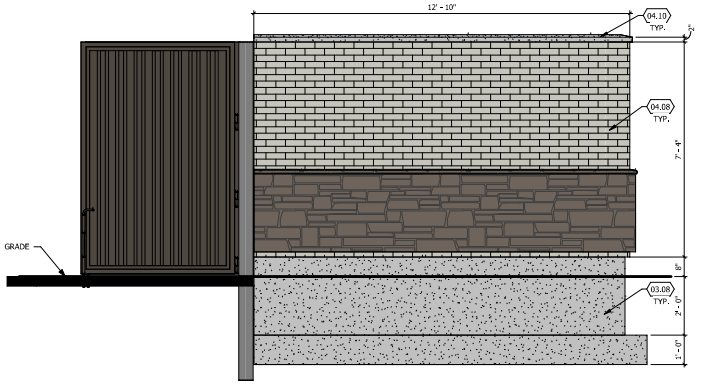
A-8 | EXTERIOR MATERIALS BOARD

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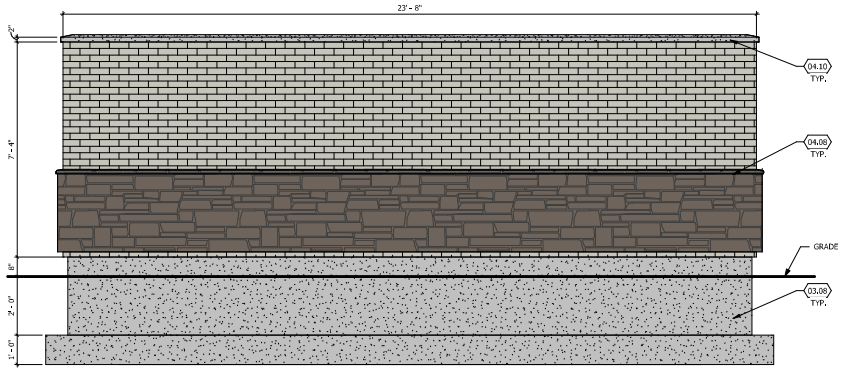
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

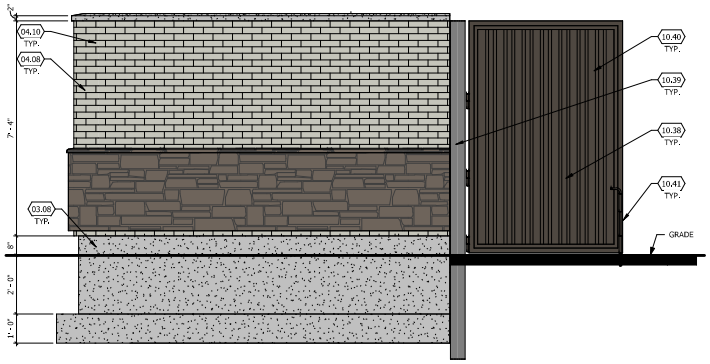
03.08	CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
03.13	CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
04.08	SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 6'-0" HIGH WITH CONCRETE CAP
04.10	SPLIT FACE CAP
10.38	WELD BRACES TO GATE AS REQUIRED
10.39	6" METAL POST, CONCRETE FILLED AND CAPPED. PAINTED P-9
10.40	STEEL GATE TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
10.41	5/8" DROP ROD TO CONCRETE, PAINTED P-9
10.42	3/4" DRILLED HOLE FOR DROP ROD, 3" MIN. DEPTH



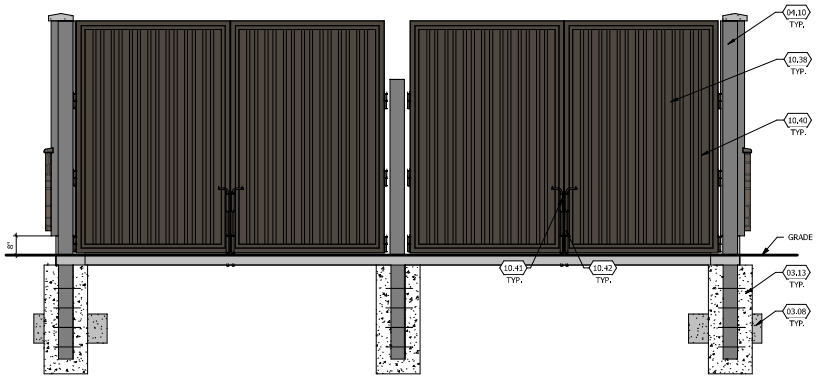
4 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE - BACK ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2302
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M

A-9 | TRASH ENCLOSURE ELEVATIONS

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