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STAFF REPORT

February 13, 2018

To: Edgerton Planning Commission
Fr: Katy Crow, Development Services Director
Re: Application PS-2018-01 for Preliminary Development/Site Plan for *Logistics Park Kansas City South First Plat (Project Mustang)* located in the northwest corner of the intersection at 207th Street & Waverly Road.

APPLICATION INFORMATION

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

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

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

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

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

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

Existing Improvements: none

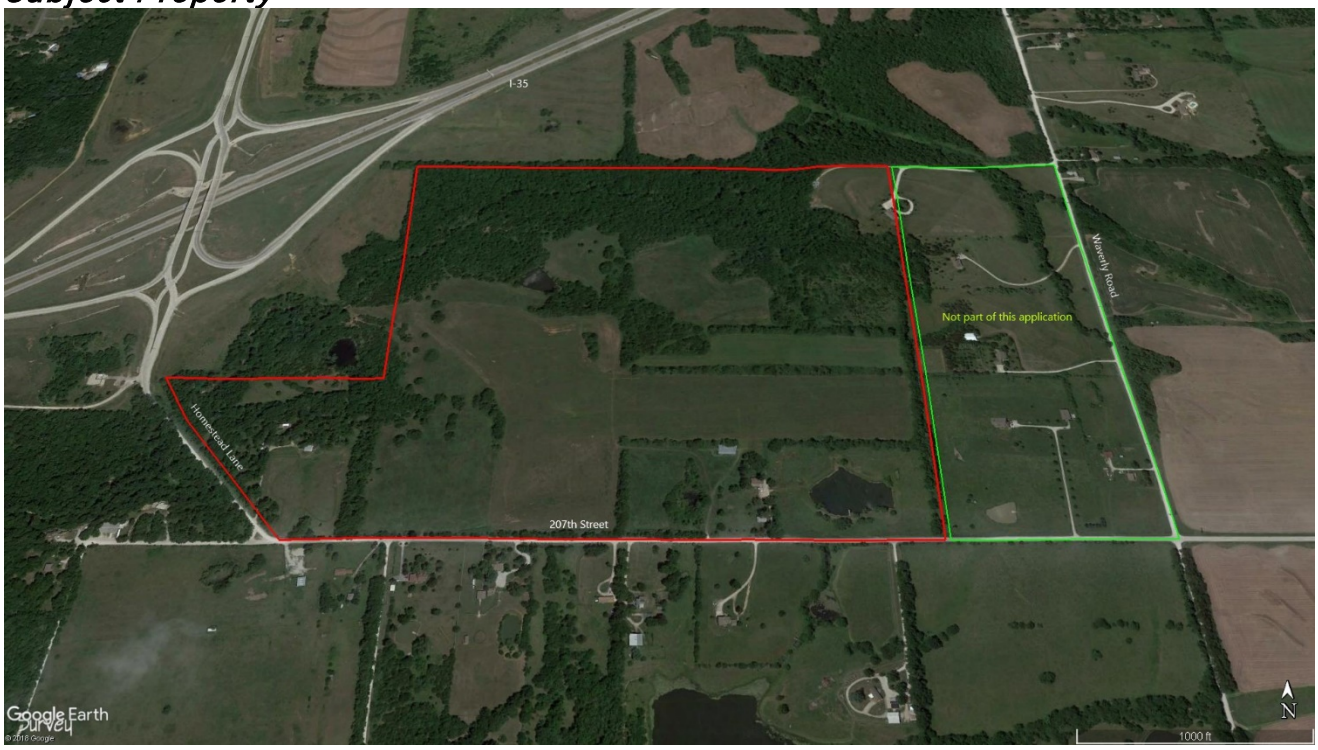
Site Size: Lot 1 - 191.264 acres
Tract A – 3.583 acres
Tract B – 6.024 acres
Total acres 200.871

Background Information

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

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

Subject Property



Infrastructure and Services:

1. Access to the property and development will be from Homestead Lane, 207th Street and Waverly Road. Preliminary Plat proposes full access to the property from Homestead Lane, 207th Street and Waverly Road.
2. Utilities and service providers.
    a. Water - Johnson County Water District #7
    b. Sanitary Sewer - City of Edgerton

c. Electrical Service - Kansas City Power & Light
d. Gas Service – Kansas Gas Service
e. Police service is provided by the City of Edgerton through the Johnson County Sheriff's Office.
f. Fire protection is provided by Johnson County Fire District #1.

2. Located within the Bull Creek watershed.

STAFF ANALYSIS

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

Article 10

Section 10.1 - Site Plan requirements

1. Sheet C02 thru C03.
   a) A site map with the following features:
      i. Topography at reasonable intervals. *Indicate the proposed slope of fill areas on the north and northwest areas of the site. The proposed plan shows fill located in the floodplain. City and State permits are required. Submit copies of the approved permits to the City.* ***Update Preliminary Development/Site Plan. Applicant acknowledges and will provide required documentation.***
      ii. Exterior lot lines with any survey pins. *All proposed lots and/or tracts will need appropriate easements. Additional easement dedication along Homestead Lane may be needed depending upon proposed public improvements. Show and label all proposed easements.* ***Update Preliminary Development/Site Plan. Applicant acknowledges and will provide easements as required.***
      iii. Exterior lighting specifications. ***Details, locations and photometric plan will be submitted at time of Final Site Plan. Applicant acknowledges and will provide required documentation.***
      iv. Site entrance and connections to streets. *The preliminary development/site plan contemplates access for the western two-thirds of Lot 1 being provided by private drives and parking lots connected to Homestead Lane and 207th Street. Configuration of the private drive access points for Lot 1 along both Homestead Lane and 207th Street raise sight distance and functionality concerns for the streets. Applicant should indicate the proposed lane configuration for the western most entrance. The truck entrance located between Buildings 2 and 3 is shown at width of 60'. That width exceeds the width typically permitted by the City and needs further investigation. Sheet C16 shows a proposed entrance located east of the eastern*

most access point. ***Applicant acknowledges proximity of the entrances and will work with the City to determine if distance is acceptable. Preliminary site plan deviates from City standard. Applicant has provided support documentation for this deviation. Staff will review with Planning Commission for consideration.***

v. Connection point for utilities. *Site utility plan for Building 3 has not been provided. At the time of Final Site Plan, public improvement plans for the proposed sanitary sewer line are required. The proposed storm sewer located on the site does not include any provision for runoff from 207th Street.* ***Provide site utility plan for Building 3 and proposed sanitary sewer line improvement plans for staff review. Upon receipt of sanitary sewer line plan, staff will submit to KDHE for approval once all comments have been addressed. Confirm that provision for runoff from 207th Street is not needed. Applicant acknowledges and will provide required documentation with Final Site Plan.***

b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC. Sheet C01 assigns responsibility for signage and screening to the tenant.* ***Applicant acknowledges.***

c) Features to facilitate handicapped access. *Accessible parking spaces and access areas are shown on the plan. The grade of the driveway aprons should be constructed so that the cross slope where the future sidewalk crosses shall not exceed 2%.* ***Applicant shall confirm that these spaces not exceed 2% slope in any direction and that the driveway cross slope will not exceed 2% . Applicant acknowledges and will address in Final Site Plan.***

Section 5.2 Logistics Park (L-P) District regulations

DISTRICT REGULATIONS:

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

DESIGN GUIDELINES:

1. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the

configuration of the lot. *Current orientation of building 1 will place dock areas and doors facing 207th Street right-of-way. If the Planning Commission allows this orientation, then Lot 1 will have docking doors facing a public street (207th Street).* ***Orientation of building(s) which contain dock doors facing right of way will be mitigated using berms and or landscaping, similar to previously approved applications adjacent to residential uses. See Landscape Standards.***

2. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. ***Orientation of building(s) which contain dock doors facing right of way will be mitigated using berms and or landscaping, similar to previously approved applications adjacent to residential uses. See Landscape Standards.***

ARCHITECTURAL DESIGN STANDARDS:

1. Façade Guidelines
    a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical facade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement. *The proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Because this wall has dock doors, horizontal articulation would be impossible to achieve. The applicant has used color blocking to help create visual articulation. The applicant has provided right-of-way landscape buffering at this location for that portion adjacent to public right-of-ways.* ***If the Planning Commission determines a variance/waiver from this requirement is appropriate, it is recommended they also determine if the right-of-way landscaping buffering proposed will provide adequate screening for that portion of 207th Street right-of-way exposed to the dock doors. See Landscape Standards.***
    b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. ***The articulation between the tops of the shortest and tallest walls exceed this requirement, and the overall articulation does not comply with the 10% change in height requirement. Vertical articulation is similar to other approved projects.***

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

PARKING AND LOADING:

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

OFF-STREET LOADING STANDARDS

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

PHOTOMETRICS:

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

LANDSCAPE STANDARDS:

1. Perimeter Landscape Buffer Requirements. The perimeter landscape requirements are based upon the use of the adjacent property. *The southern property line (along 207th Street) abuts property with rural, residential uses including single family residential structures. Due to these adjacent uses as residential, applicant has provided screening on southern property line (achieved using a combination of berm, varied placement of type 4 perimeter buffer and modified type 4 perimeter buffer) to screen trucks (in trailer stalls or at the building) from view of a person just south of the property line. This is the same landscaping recently approved for Inland Port VI and VII north of Interstate 35 directly adjacent to residential uses. Applicant has submitted line of sight drawings to illustrate the additional perimeter screening provided along 207th Street.* ***Landscape buffer submitted exceeds these requirements, staff recommends approval.***
2. Buffer Composition Requirements. Deciduous trees and/or evergreen trees shall be a minimum of 2.5" caliper and 12' in height at installation. Bushes shall be a minimum 24" high and planted on centers a maximum of 48" apart. All plant material needs to comply with these minimum requirements. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site. ***Applicant acknowledges that where possible they will plant landscaping in a way that will appear natural, they will reserve, maintain and utilize the wooded areas on the north and west sides of the site line in lieu of new landscaping, and they will fulfill the requirement for species variety of composition.***
3. Screening from Residential Uses. *Lot 1 of the Preliminary Development/Site Plan abuts residential zoning and land uses. City regulations require Type 4 Landscaping Buffer and the landscape plan provides that.* ***See previous comments concerning requirements.***
4. Dumpster screening. *Trash enclosures and/or screening are not shown. Final location shall be submitted with Final* ***Site Plan to meet dumpster screening requirements in Article 5.2 Section 5.2.K.8.***

OTHER COMMENTS:

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

RECOMMENDATION

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

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

ATTACHMENTS:

1. PS2018-01 Application for Preliminary Site Plan
2. Project Mustang Preliminary Site Plans
3. Site Specific Passenger Vehicle Parking Analysis

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Site Plan Application (Fee: $200 Plus $10 Per Acre)

☒ PRELIMINARY SITE PLAN ☐ FINAL SITE PLAN

NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City South - First Plat (Project Mustang)

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE corner of I-35&Homestead Lane (addresses listed on plan cover sheet)

LEGAL DESCRIPTION: See attached sheet and plan cover sheet

CURRENT ZONING ON SUBJECT PROPERTY: RUR (Proposed L-P) CURRENT LAND USE: Agricultural/residential

TOTAL AREA: 205.951 Acres NUMBER OF LOTS: 1 lot, 2 tracts AVG. LOT SIZE: 8,320,000 Sq. Ft.

DEVELOPER'S NAME(S): John Thomas (representing the developer) PHONE: 816-888-7380

COMPANY: NPD Management LLC (represented by NorthPoint Development LLC) FAX: 816-888-7399

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

PROPERTY OWNER'S NAME(S): See attached sheet and plan cover sheet PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER'S NAME(S): Steve Warger/Patrick Cassity PHONE: 816-800-0950

COMPANY: Renaissance Infrastructure Consulting FAX: _____

MAILING ADDRESS: 5015 NW Canal Street, Suite 100 Riverside MO 64150
Street City State Zip

SIGNATURE OF OWNER OR AGENT: _____
If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

Case No.: ~~PS~~ 2018-01 Amount of Fee Paid: $ 2259.51 Date Fee Paid: _____

Received By: _____ Date of Hearing: 2/13/18

SITE PLAN INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.

NOTICE REQUIREMENTS: The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

vs. 9-9-11

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Site Plan Application (Fee: $200 Plus $10 Per Acre)

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

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

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

CHECKLIST

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

Front or Cover Sheet

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

CERTIFICATE:

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

_____(Zoning Administrator).

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

_____(Chair of Planning Commission).

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

Applicant signature _____ Date _____

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Public Works: 816.893.6801 • EDGERTONKS.ORG

Site Plan Application (Fee: $200 Plus $10 Per Acre)

Sheet #2

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

Sheet #3

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

Sheet #4

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

Sheet #5 (if requested)

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

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

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Public Works: 816.893.6801 • EDGERTONKS.ORG

LEGAL DESCRIPTION

Description

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

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

Project Mustang
Preliminary Site Plan

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

INDEX OF SHEETS

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

FLOOD PLAIN NOTE

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

Description

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

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

UTILITIES

ELECTRIC
Kansas City Power & Light
Phone: 816.471.5275

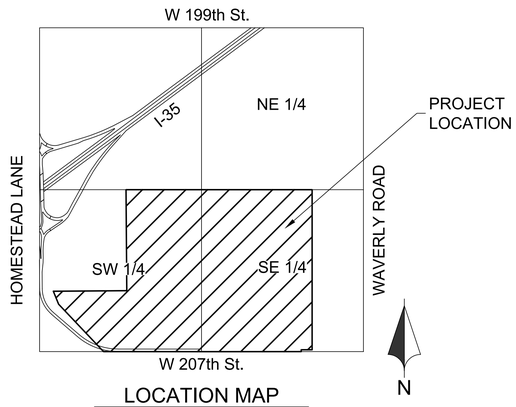
GAS
Kansas Gas Service
11401 West 89th Street
Overland Park, Kansas
Phone: 913.599.8981

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

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

TELEPHONE
Century Link
Phone: 800.788.3500

CABLE
Century Link
Phone: 800.788.3500



LOCATION MAP

SECTION 10-15S-22E
Scale 1" = 2000'

Site is composed of the following Assesor Parcels:

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

CERTIFICATE:

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

_____
, Zoning Administrator

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

_____
John Daley, Chair of the Planning Commission

Permission for parking to encroach within setback lines is __ is not__ granted according to my marked notations:
_____ Zoning Admin. _____ date

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

Applicant Signature _____ Date_____
Nathaniel Hagedorn
NPD Management LLC

SITE DATA TABLE

Existing Zoning:	RUR
Proposed Zoning:	L-P
Lot 1 Acreage:	191.264 Acres
Tract A Acreage:	3.583 Acres
Tract B Acreage:	6.024 Acres
Total Boundary Area:	205.951 Acres
Less Existing R/W:	2.052 Acres
Less Prop. Addtl R/W:	3.028 Acres
Total Street Right of Way:	5.080 Acres
Net Land Area	200.871 Acres
Total Building Area:	3,015,000 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	2,126 Stalls
Trailer Parking:	707 Stalls
Dock Parking/Loading Position:	388 Stalls
Employee:	1,011 Stalls
Total Number ADA Stalls:	20 Stalls
Number of Employees:	900 (Assumed Projection)
BOCA Building Code(500SF/person):	6.7
Building Coverage (3,015,000/8,749,940.76):	34.46%

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

PROJECT BENCHMARK

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

LEGEND

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

Project Architect

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

Project Surveyor

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

Project Engineer

Renaissance Infrastructure Consulting, LLC
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Riverside, Missouri 64150

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

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Sheet
C01

Preliminary Site Plan

17-0272
Project Mustang

Title Sheet

NO.	BY	CK'D	DATE
	JWD	PHC	02/01/18
	JWD	PHC	12/18/17
			ORIGINAL SUBMITTAL
			REVISION
			PER CITY COMMENTS

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24975
KANSAS
PROFESSIONAL ENGINEER

Owner: Secretary of Transportation

Owner: Wise, Harvey G. Trust

Owner: Wellsville Farms, LLC

Existing Buildings and Associated Infrastructure. Existing building is vacated residential

Property Line

Limits of Floodway

Limits of 100 Year base Future Flood Elevation

S Line NW ¼ S10 T15S R22E

N Line SW ¼ S10 T15S R22E

15' U/E

80' KCPL/E

OHP

Owner: South Joco Farms, LLC

Owner: State of Kansas

Limits of 100 Year Base Future Flood Elevation

Limits of Floodway

Limits of 100 Year Flood Elevation

15' U/E

15' KCPL/E

Drainage Easement

Owner: Hillsdale Farms, LLC

Existing Property Line

Owner: Wellsville Farms, LLC

Ex. R/W Line

Ex. R/W Line

70' R/W

Existing Property Line

Owner: Secretary of Transportation

Limits of 100 Year Base Future Flood Elevation

E Line SW ¼ S10 T15S R22E

W Line SE ¼ S10 T15S R22E

10' KCPL/E

Limits of Floodway

Property Line

15' U/E

Owner: Wellsville Farms, LLC

Existing Fence (Typ.)

Existing Buildings and Associated Infrastructure Existing building use is vacated garage/barn

Existing Property Line

15' U/E

Limits of 100 Year Flood Elevation

Existing Tree Line (Typ.)

Existing Buildings and Associated Infrastructure Existing building use is vacated residential

Existing Buildings and Associated Infrastructure Existing building use is vacated residential

Existing Buildings and Associated Infrastructure Existing building use is vacated residential

Property Line

Owner: Hillsdale Farms, LLC

Existing Property Line

10' KCPL/E

Owner: Wellsville Farms, LLC

25' Driveway Esmt.

40' R/W

5' KCPL/E

Ex. R/W Line

Ex. R/W Line

Owner: Wellsville Land Co, LLC

15' U/E

10' KCPL/E

10' KCPL/E

20' R/W

10' WL/E

Existing right of way line

Existing Overhead Power

30' A/E

15' U/E

150' Building Line

Existing right of way line

40' R/W

S Line SE ¼ S10 T15S R22E

N Line NE ¼ S15 T15S R22E

5' KCPL/E

40' R/W

207th Street

S Line SW ¼ S10 T15S R22E

N Line NW ¼ S15 T15S R22E

Property Line

Existing Waterline

Existing Underground Telephone

Owner: Bottoms, Bernice Trust

Owner: Johnson County Land Company

Owner: Wellsville Land Co LLC

Owner: Vancleave, Arthur L

Owner: Breeding, Karen Trust

Owner: Welsh, Stephen M.
Welsh, Carol A.

Owner: Highfill, Lyle M. Trustee
Highfill, Marie M. Trustee

Owner: Highfill, Lyle M. Trustee
Highfill, Marie M. Trustee

Owner: Highfill, David L.

Owner: Highfill, Lyle M. Jr

Owner: Highfill, Lyle M. Trustee
Highfill, Marie M. Trustee

NORTH

1"=150'

0 75' 150'

Note:

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

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Sheet
C02

Preliminary Site Plan

17-0272
Project Mustang

Existing Conditions

NO	BY	DATE	REVISION
	JWD	08/01/18	PER CITY COMMENTS
	JWD	03/29/17	ORIGINAL SUBMITTAL
	PWC	03/29/17	

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Owner: Secretary of Transportation

Owner: Wise, Harvey G. Trust
Zoning: RUR

Zoning: RUR

Proposed Property Line

15' U/E
30' Parking Setback
50' Building Setback

Ctr. Sec. Corner, Sec. 10-1-22

N88°01'05"E, 1292.89'

N88°18'55"E, 1788.29'

Limits of Floodway

Limits of 100 Year Flood Elevation

S Line NW ¼ S10 T15S R22E

N Line SW ¼ S10 T15S R22E

Limits of Drainage Easement

Drainage Easement

Limits of 100 Year Flood Elevation

20' SS/E

25' Building Setback
10' Parking Setback
15' U/E

Proposed Tract Line

North Basin

Tract B

Limits of Drainage Easement

W Line SW ¼ S10 T15S R22E

Limits of 100 Year Flood Elevation

Limits of Floodway

N02°16'53"W, 1626.96'

Proposed Gate

Proposed Northwest Retaining Wall

E Line SW ¼ S10 T15S R22E

W Line SE ¼ S10 T15S R22E

Lot 1

Building 2
Approx. 1,005,000 SF
F.F.E=1022.00

Owner: Secretary of Transportation

30' Parking Setback
50' Building Setback
15' U/E

Proposed Fence w/ 2 Sliding Gates

Proposed Fence

FENCE

Property Line

S01°48'46"E, 2589.48'

Building 3
Approx. 1,000,000 SF
F.F.E=1030.00

50' Building Setback
30' Parking Setback
15' U/E

Proposed Property Line

Proposed West Retaining Wall

N87°45'15"E, 1237.62'

20' SS/E

Limits of Drainage Easement

Proposed Tract Line

Possible Guard Shack Location (2)

Tract A

West Basin

Building 1
Approx. 1,010,000 SF
F.F.E=1030.00

Proposed Flagpoles (3)

Proposed Gate

ADA Accessible Route

40' Additional R/W to be dedicated

80' Pro. R/W

60' From Section Line

10' W/L/E

10' U/E

N45°15'45"W, 1235.76'

Homestead Lane

℄ Future Homestead Drive (By Others) Alignment To Be Determined

℄ Existing Homestead Drive

S Line SW ¼ S10 T15S R22E

N Line NW ¼ S10 T15S R22E

S88°11'14"W, 1686.12'

207th Street

S88°09'59"W 1545.62'

S Line SE ¼ S10 T15S R22E

N Line NE ¼ S15 T15S R22E

30' Parking Setback

50' Building Setback

ADA Accessible Route

40' Ex. R/W

℄ Future 207th St. (By Others)

S 1/4 Cor., Sec. 10-15-22

Public R/W Line

℄ Existing 207th St.

Water Feature

Access to Homestead Lane to be provided by easement or right-of-way dependant upon final configuration of Homestead Lane alignment.

Zoning: RUR

Zoning: RUR

Note:

All Dock positions adjacent to the building will function as loading/unloading areas.

NORTH
1"=120'
0 60' 120'

Sheet
C03

Preliminary Site Plan

17-0272
Project Mustang

Overall General Layout

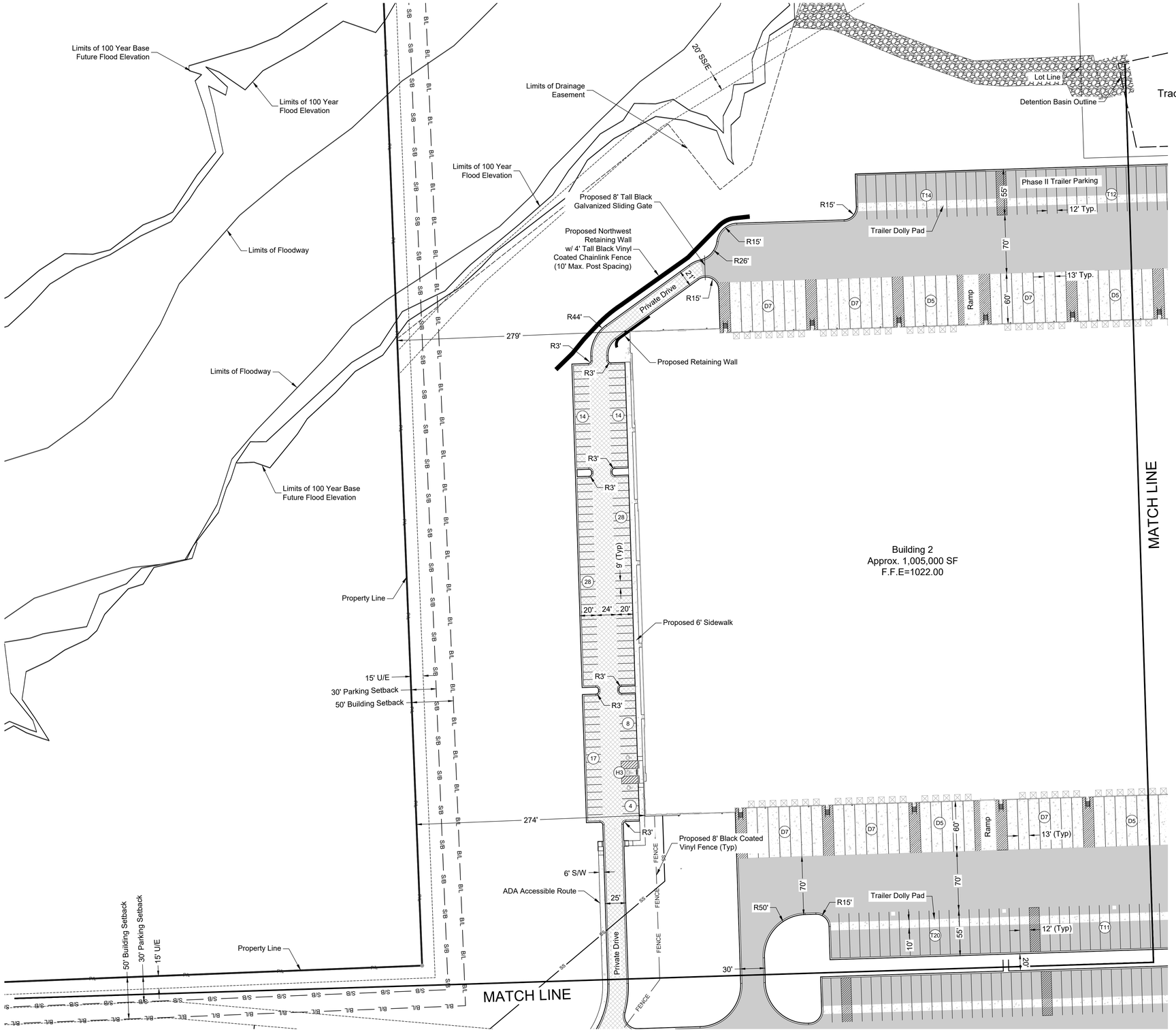
NO.	BY	DATE
1	JWD	02/01/18
2	PWC	03/19/18
3	JWD	04/06/18
4	PWC	13/19/17
5	CSO	DATE

PER CITY COMMENTS
ORIGINAL SUBMITTAL
REVISIONS

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Legend

- 00 Employee Parking
- T00 Trailer Parking
- D00 Truck Dock
- H0 ADA Parking
- Set ½" x 24" Rebar w/ RIC KSCLS 234 Cap

Paving Schedule

- 5" Asphaltic Concrete Pavement
- 7" Asphaltic Concrete Pavement
- 8" Portland Concrete Pavement and 4" Concrete Sidewalk

Sheet
C04

Preliminary Site Plan

17-0272
Project Mustang

General Layout
Northwest

NO.	BY	DESCRIPTION	DATE
1	JWD	PER CITY COMMENTS	02/01/18
2	JWD	ORIGINAL SUBMITTAL	12/19/17
3	PMC	REVISION	

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Limits of Drainage Easement

20' SSIE

Detention Basin Outline

Tract B

Proposed Lot Line

Phase II Trailer Parking

Trailer Dolly Pad

ADA Accessible Route

Private Drive

Phase II Sidewalk

Phase II Trailer Stalls

Private Drive

Ramp

13' (Typ)

12' (Typ)

55'

70'

60'

35'

10'

30'

20'

24'

9' (Typ)

R25'

R50'

R215'

R10'

R15'

R5'

R30'

R3' Typ.

FENCE

Sliding Gate on North Ingress

Sliding Gate on South Egress

Proposed 8' Black Coated Vinyl Fence (Typ)

MATCH LINE

Building 2
Approx. 1,005,000 SF
F.F.E=1022.00

Paving Schedule

5" Asphaltic Concrete Pavement	
7" Asphaltic Concrete Pavement	
8" Portland Concrete Pavement and 4" Concrete Sidewalk	

Legend

- (00) Employee Parking
- (T00) Trailer Parking
- (D00) Truck Dock
- (H0) ADA Parking
- Set ½" x 24" Rebar w/ RIC KSCLS 234 Cap

NW Layout | NE Layout | E Layout | SW Layout | SE Layout

Sheet Index
(Not to Scale)

NORTH

1"=50'

0 25' 50'

Sheet
C05

Preliminary Site Plan

17-0272
Project Mustang

General Layout
Northeast

NO.	BY	DATE
	JWD	08/01/18
	PHC	12/18/17
	PHC	01/31/18

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ORIGINAL SUBMITTAL
REVISION

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Limits of 100 Year Flood Elevation

Limits of 100 Year Base Future Flood Elevation

Limits of Drainage Easement

Limits of Detention Basin

Property Line

MATCH LINE

50' Building Setback

30' Parking Setback

15' U/E

20' SS/E

Lot Line

Proposed 8' Black Coated Vinyl Fence (Typ)

Proposed West Retaining Wall w/4' Tall Black Vinyl Coated Chainlink Fence (10' Max. Post Spacing)

Private Drive

Ramp

Phase II Trailer Parking

Trailer Dolly Pad

12' (Typ)

13' (Typ)

6' Sidewalk

Proposed 6' Sidewalk

Tract A

Water Feature

Building 1
Approx. 1,010,000 SF
F.F.E=1030.00

Homestead Lane

40' Existing R/W

Install "No Trucks Automobiles Only" Sign

℄ Existing Homestead Drive

See Figure 1.1 For Details (This Sheet)

℄ Future Homestead Drive (By Others) Alignment To Be Determined

Access to Homestead Lane to be provided by easement or right-of-way dependant upon final configuration of Homestead Lane alignment.

Concrete Commercial Entrance

Section Line

Existing R/W Line

Proposed 8' Tall Black Vinyl Coated Gate

ADA Accessible Route

Future Trailer Dolly Pad

Proposed R/W Line

40' Additional R/W to be dedicated

207th Street

80' Pro. R/W

40' Ex. R/W

30' Parking Setback

50' Building Setback

℄ Future 207th St. (By Others)

℄ Existing 207th St.

Ex. Homestead Lane

Outbound Lane Right Turn

Outbound Lane Left Turn

Edge of Existing 207th St.

Inbound Lane

℄ Future Homestead (By Others)

Figure 1.1
(1"=30')

NW Layout | NE Layout | SW Layout | SE Layout | E Layout

Sheet Index
(Not to Scale)

Paving Schedule

- 5" Asphaltic Concrete Pavement
- 7" Asphaltic Concrete Pavement
- 8" Portland Concrete Pavement and 4" Concrete Sidewalk

Legend

- 00 Employee Parking
- T00 Trailer Parking
- D00 Truck Dock
- H0 ADA Parking
- Set ½" x 24" Rebar w/ RIC KSCLS 234 Cap

NORTH
1"=50'
0 25' 50'

Sheet
C06

Preliminary Site Plan

17-0272
Project Mustang

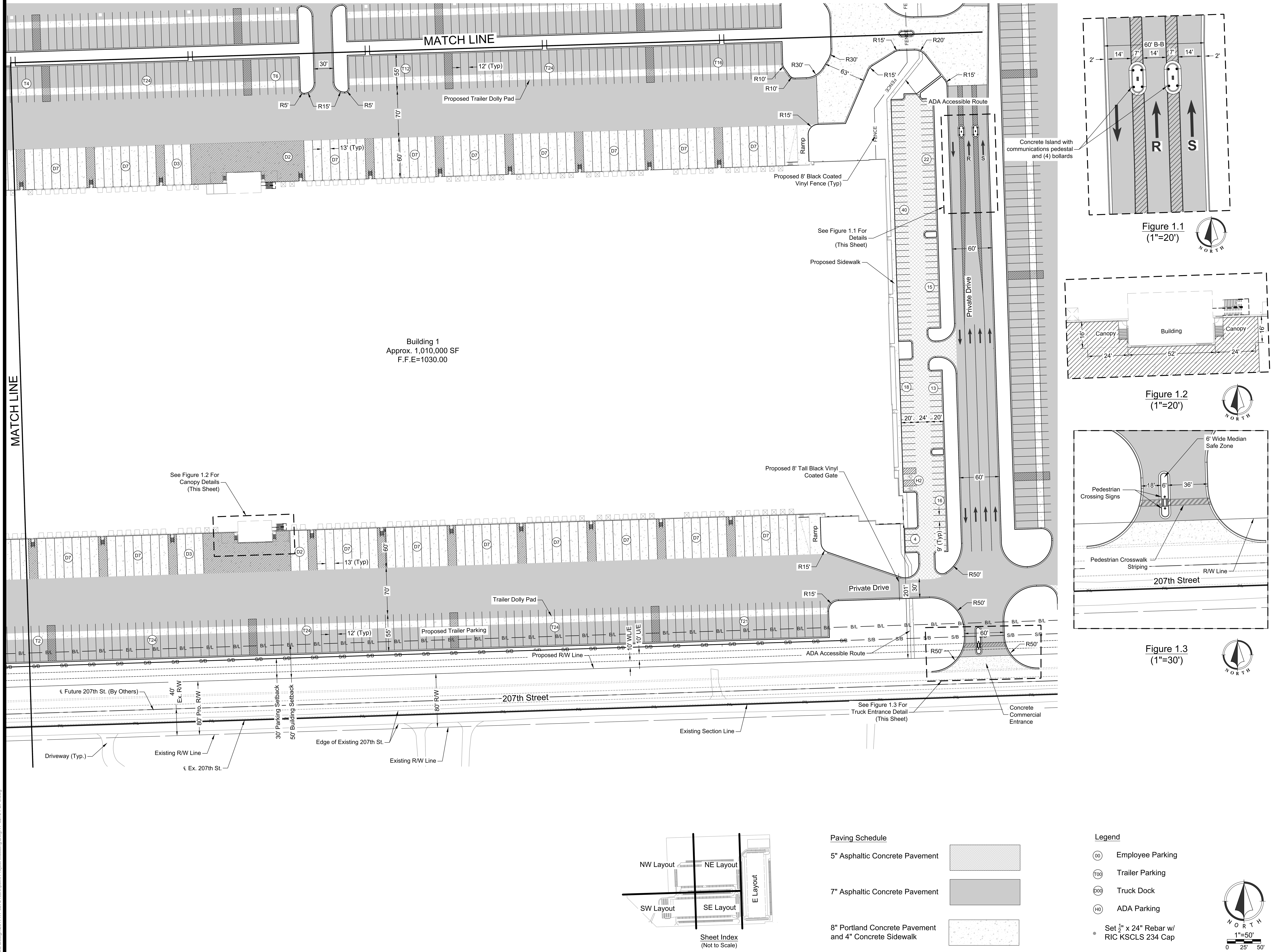
General Layout
Southwest

NO.	BY	DATE
1	JWD PHC	02/01/18
		PER CITY COMMENTS
	JWD PHC	12/19/17
		ORIGINAL SUBMITTAL
	CJD	REVISION

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Sheet
C07

Preliminary Site Plan

17-0272
Project Mustang

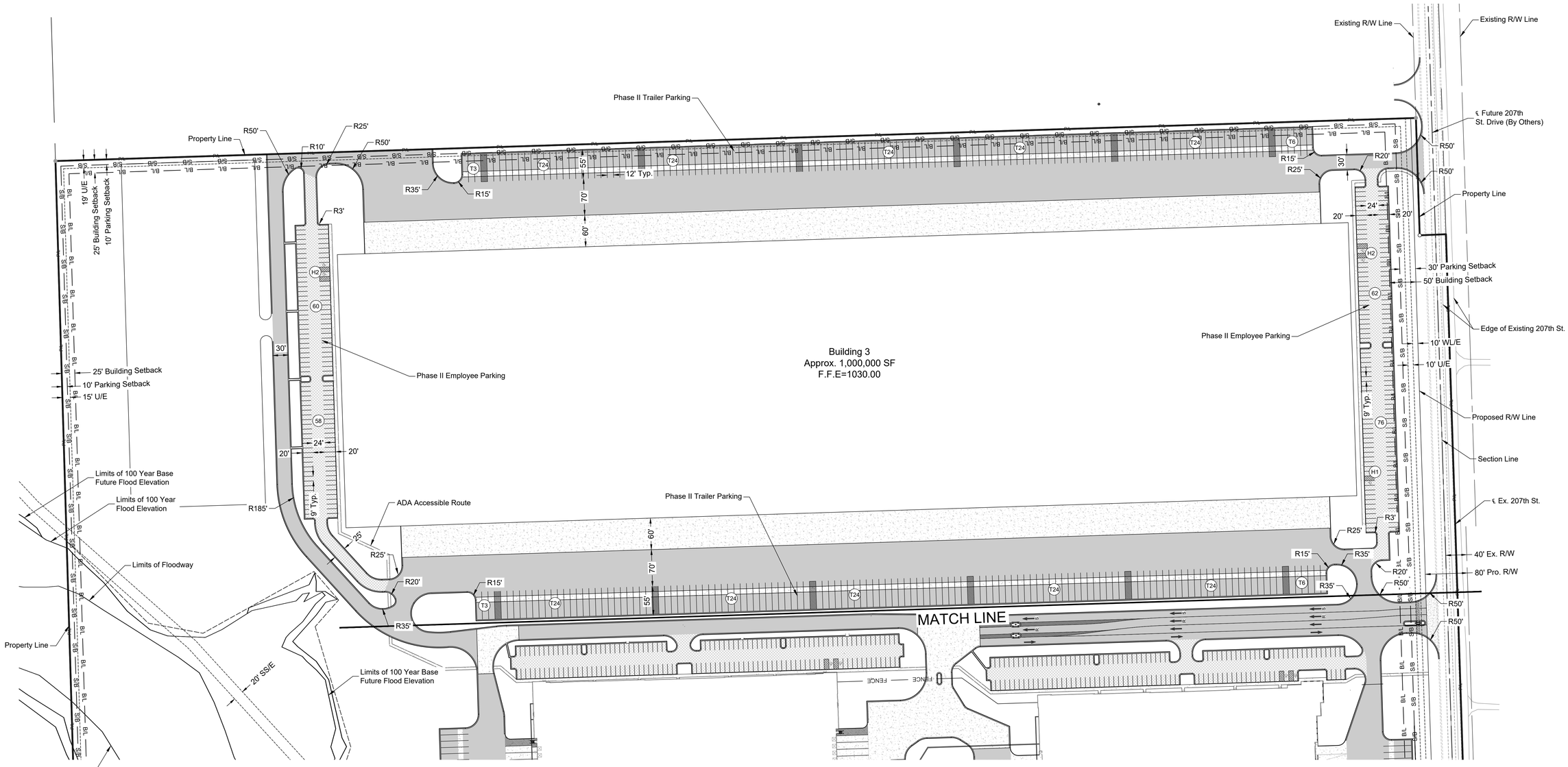
General Layout
Southeast

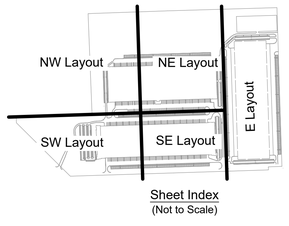
NO.	BY	QD	DATE	REVISION
	JWD	PNC	12/18/17	ORIGINAL SUBMITTAL
	JWD	PNC	02/01/18	PER CITY COMMENTS

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Sheet Index
(Not to Scale)

Paving Schedule

5" Asphaltic Concrete Pavement

7" Asphaltic Concrete Pavement

8" Portland Concrete Pavement and 4" Concrete Sidewalk

Legend

- (00) Employee Parking
- (T00) Trailer Parking
- (D00) Truck Dock
- (H0) ADA Parking
- Set ½" x 24" Rebar w/ RIC KSCLS 234 Cap

NORTH
1"=80'
0 40' 80'

Sheet
C08

Preliminary Site Plan

17-0272
Project Mustang

General Layout
East

NO.	BY	DATE
1	JWD	08/01/18
	PMC	PER CITY COMMENTS
2	JWD	12/19/17
	PMC	ORIGINAL SUBMITTAL
3	JWD	REVISION
	TDO	
	DJL	

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Limits of 100 Year Flood Elevation

Property Line

Limits of 100 Year Base Future Flood Elevation

Limits of Floodway

Limits of Floodway

Limits of 100 Year Base Future Flood Elevation

Property Line

Tract Line

Tract A

Property Line

Limits of 100 Year Flood Elevation

Tract Line

Tract B

3:1 Slope (Max)

3:1 Slope (Max)

3:1 Slope (Max)

FENCE

FENCE

FENCE

MATCH LINE

Building 2
Approx. 1,005,000 SF
F.F.E=1022.00

Building 1
Approx. 1,010,000 SF
F.F.E=1030.00

207th Street

Existing Major Contour

Existing Minor Contour

Proposed Major Contour

Proposed Minor Contour

NORTH

1"=100'

0 50' 100'

Sheet
C09

Preliminary Site Plan

17-0272
Project Mustang

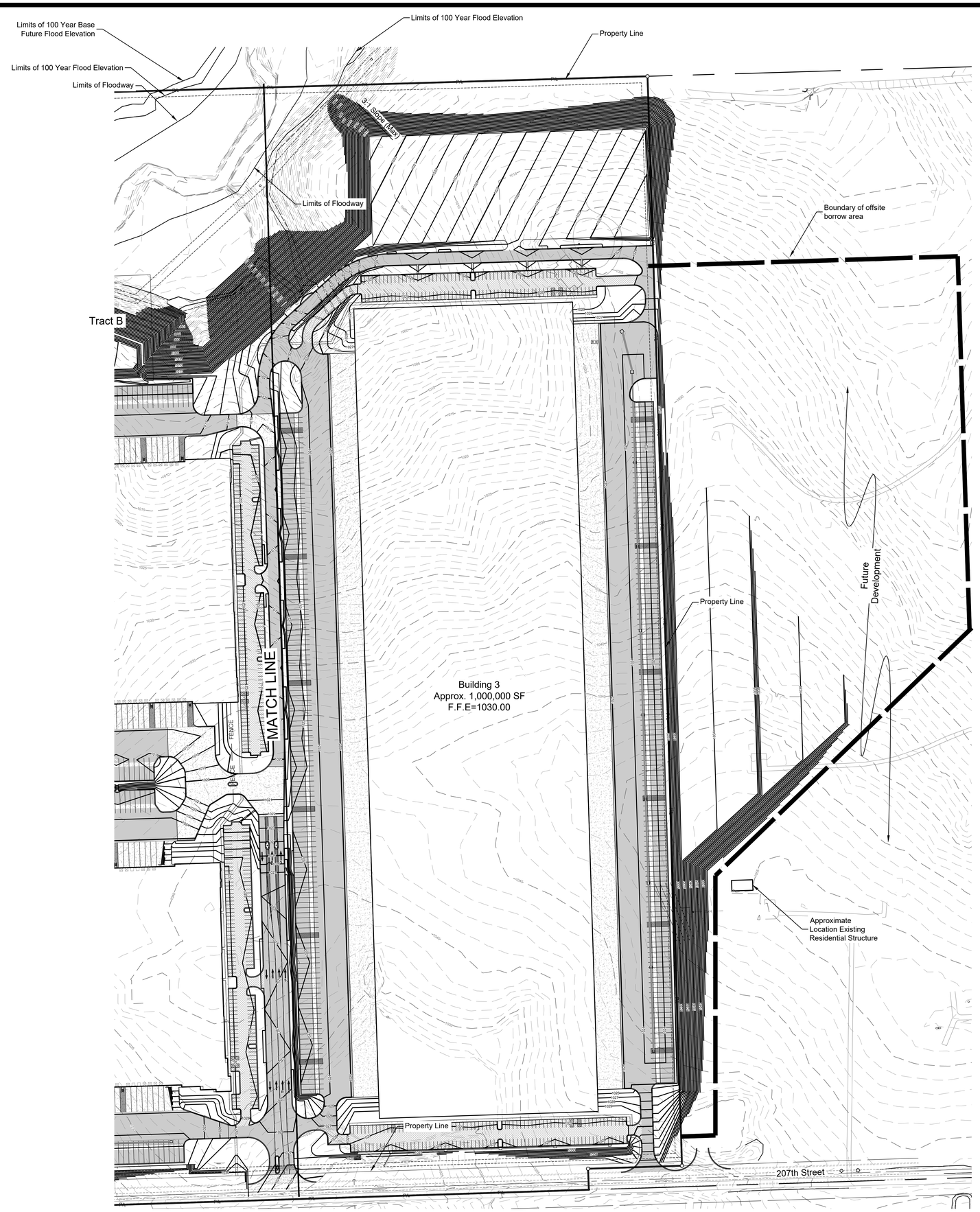
Overall Grading
Plan West

NO.	BY	DATE	REVISION
			ORIGINAL SUBMITTAL
			PER CITY COMMENTS
	JWD	PHC	03/01/18
	JWD	PHC	12/18/17
	JWD	PHC	12/20/17

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Sheet
C10

Preliminary Site Plan

17-0272
Project Mustang

Overall Grading Plan East

NO	BY	DATE	REVISION
	JWD	08/01/18	PER CITY COMMENTS
	JWD	07/27/18	ORIGINAL SUBMITTAL

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NW Layout | N Layout | NE Layout
SW Layout | S Layout | SE Layout

Sheet Index
(Not to Scale)

Legend

TC: 1000	Top of Curb Elevation
P: 1000	Pavement Elevation
TS: 1000	Top of Structure Elevation
G: 1000	Ground Elevation
TW: 1000	Top of Wall Elevation
BW: 1000	Bottom of Wall Elevation

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

NORTH
1"=50'
0 25' 50'

Sheet
C11

Preliminary Site Plan

17-0272
Project Mustang

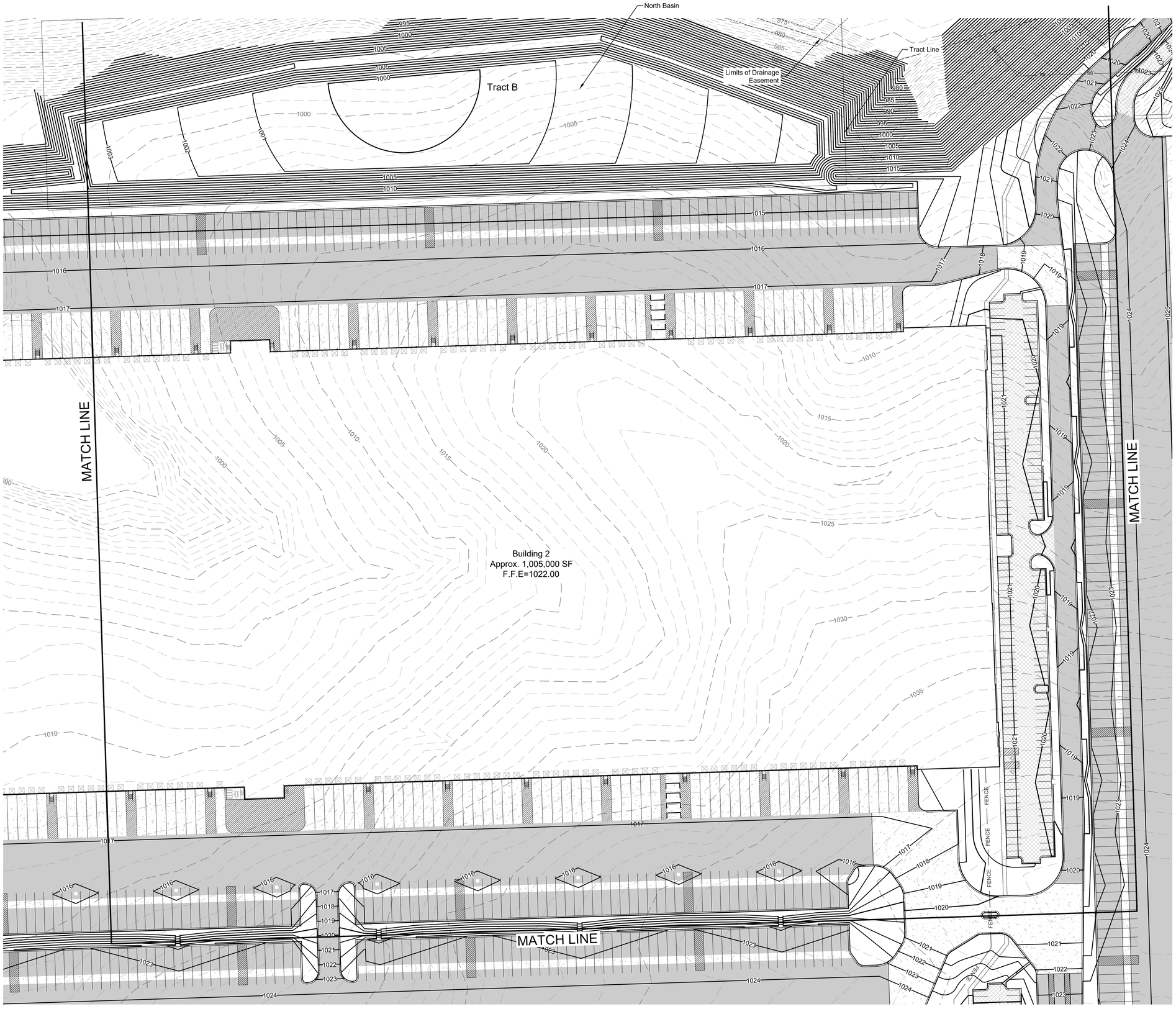
Grading Plan
Northwest

NO.	BY	DATE
1	JWD	02/01/18
	PWC	PER CITY COMMENTS
2	JWD	03/19/17
	PWC	ORIGINAL SUBMITTAL
	CED	REVISIONS

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NW Layout | N Layout | NE Layout
SW Layout | S Layout | SE Layout

Sheet Index
(Not to Scale)

Legend

TC: 1000	Top of Curb Elevation
P: 1000	Pavement Elevation
TS: 1000	Top of Structure Elevation
G: 1000	Ground Elevation
TW: 1000	Top of Wall Elevation
BW: 1000	Bottom of Wall Elevation

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

NORTH
1"=50'
0 25' 50'

Sheet
C12

Preliminary Site Plan

17-0272
Project Mustang

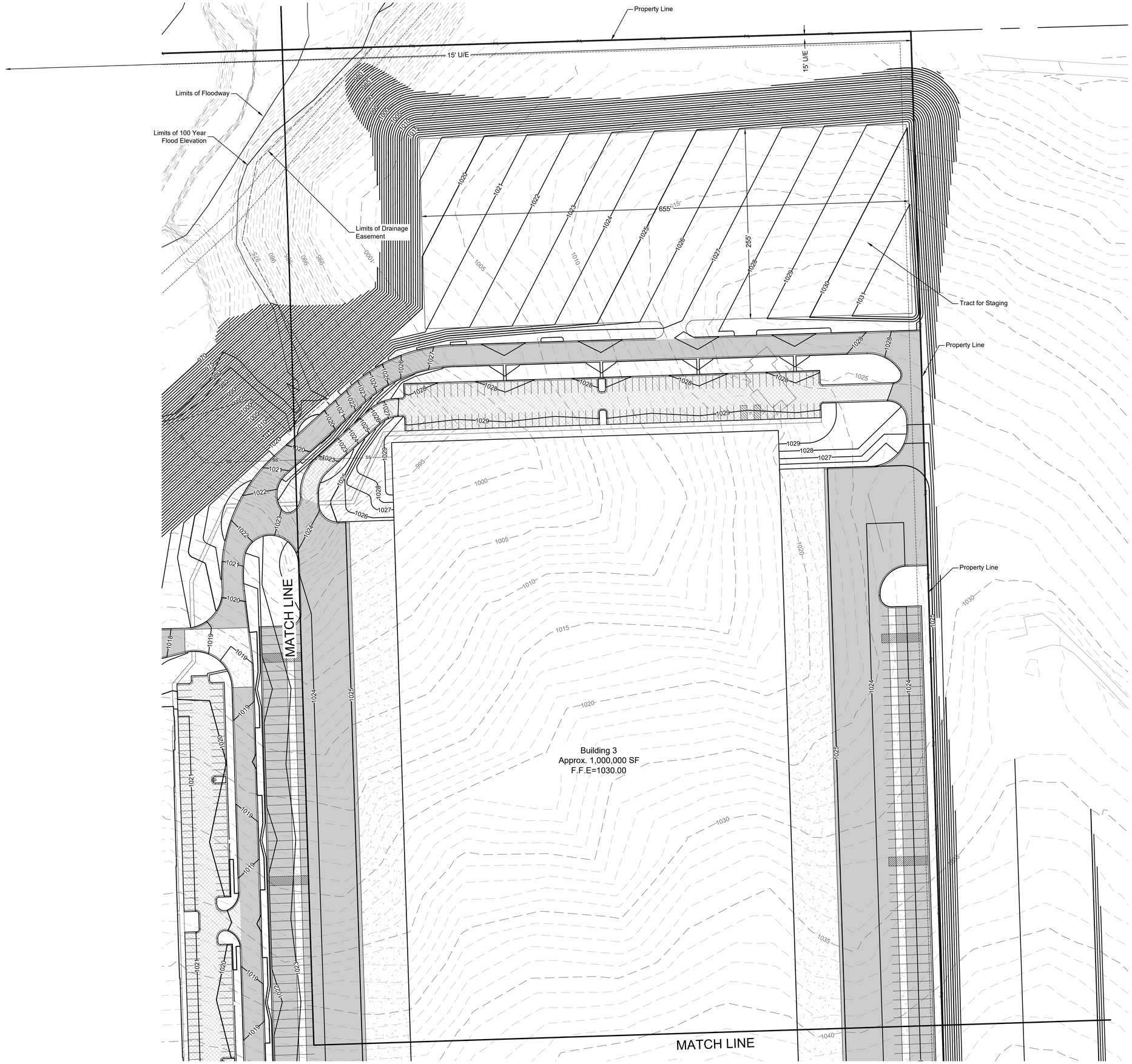
Grading Plan
North

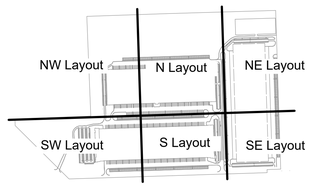
NO.	BY	DESCRIPTION	DATE
1	JWD	PER CITY COMMENTS	02/01/18
	PKC	ORIGINAL SUBMITTAL	12/18/17
		REVISIONS	

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Sheet Index
(Not to Scale)

Legend

TC: 1000	Top of Curb Elevation
P: 1000	Pavement Elevation
TS: 1000	Top of Structure Elevation
G: 1000	Ground Elevation
TW: 1000	Top of Wall Elevation
BW: 1000	Bottom of Wall Elevation

Existing Major Contour

Existing Minor Contour

Proposed Major Contour

Proposed Minor Contour

NORTH

1"=50'

0 25' 50'

Sheet
C13

Preliminary Site Plan

17-0272
Project Mustang

Grading Plan
Northeast

NO.	BY	DATE
	JWD PMC	08/01/18
	JWD PMC	07/19/17

PER CITY COMMENTS
ORIGINAL SUBMITTAL
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Limits of 100 Year Flood Elevation

Limits of 100 Year Flood Elevation

Property Line

15' U/E

15' U/E

MATCH LINE

Proposed South Retaining Wall

Proposed Sewer

TW: 1023.00
BW: 1017.05

TW: 1026.00
BW: 1016.00

TW: 1027.50
BW: 1016.00

TW: 1028.00
BW: 1015.00

TW: 1025.25
BW: 1015.00

TW: 1024.00
BW: 1023.50

TW: 1021.50
BW: 1021.25

Tract Line

Tract A

Water Feature

Building 1
Approx. 1,010,000 SF
F.F.E=1030.00

MATCH LINE

40' Existing R/W

207th Street

80' Pro. R/W

40' Ex. R/W

Public R/W Line

℄ Future 207th St.
(By Others)

℄ Existing 207th St.

Ex. Edge of Gravel Drive

Section Line

NW Layout | N Layout | NE Layout

SW Layout | S Layout | SE Layout

Sheet Index
(Not to Scale)

Legend

TC: 1000	Top of Curb Elevation
P: 1000	Pavement Elevation
TS: 1000	Top of Structure Elevation
G: 1000	Ground Elevation
TW: 1000	Top of Wall Elevation
BW: 1000	Bottom of Wall Elevation

Existing Major Contour

Existing Minor Contour

Proposed Major Contour

Proposed Minor Contour

NORTH

1"=50'

0 25' 50'

Sheet
C15

Preliminary Site Plan

17-0272
Project Mustang

Grading Plan
Southwest

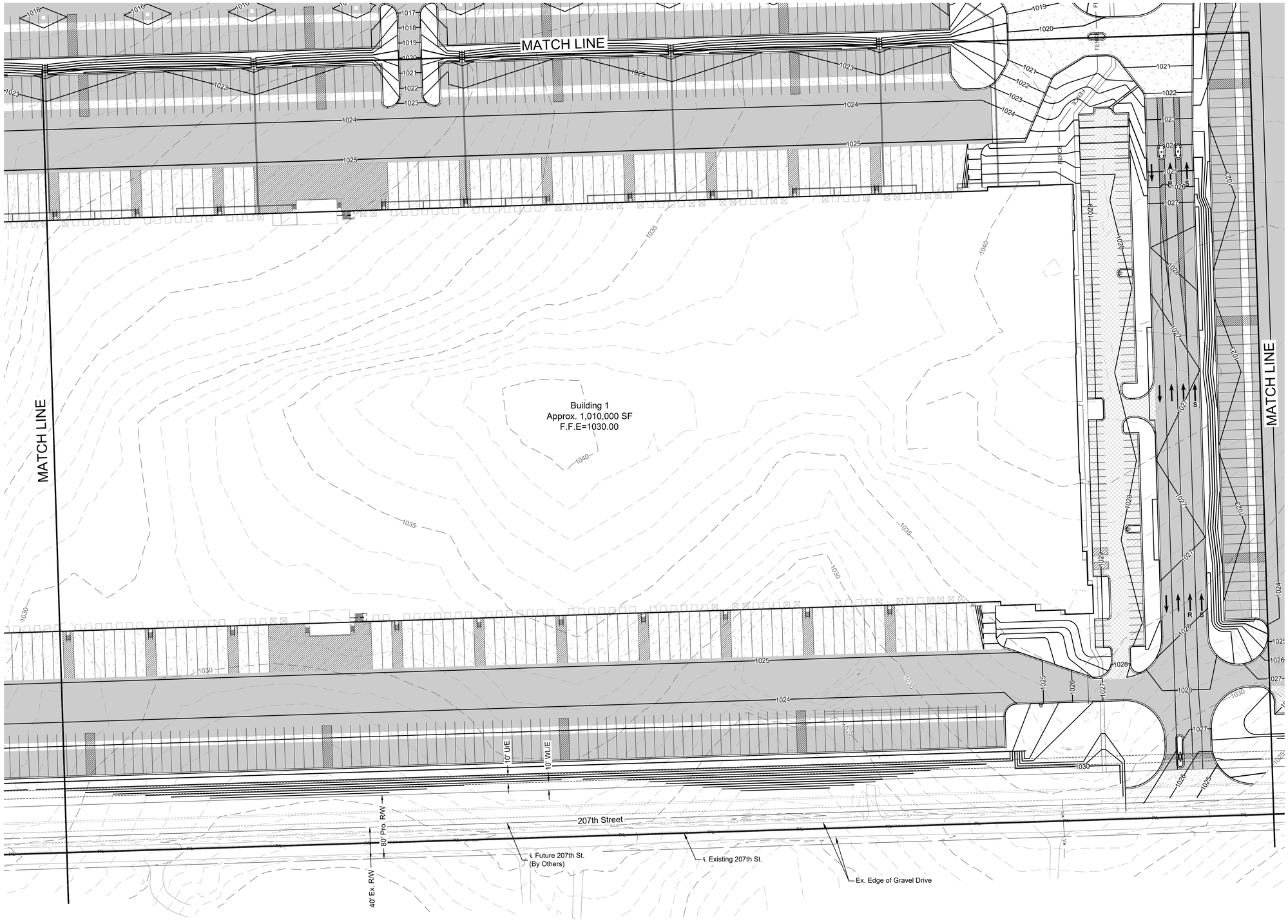
NO.	BY	DATE
1	JWD	03/01/18
2	PMC	03/16/18
3	PMC	03/19/18

PER CITY COMMENTS
ORIGINAL SUBMITTAL
REVISION

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816.800.0950
www.RIC-CONSULT.com

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NW Layout | N Layout | NE Layout
SW Layout | S Layout | SE Layout

Sheet Index
(Not to Scale)

Legend

TC: 1000	Top of Curb Elevation
P: 1000	Pavement Elevation
TS: 1000	Top of Structure Elevation
G: 1000	Ground Elevation
TW: 1000	Top of Wall Elevation
BW: 1000	Bottom of Wall Elevation

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

NORTH
1"=50'
0 25' 50'

Sheet
C15

Preliminary Site Plan

17-0272
Project Mustang

Grading Plan
Southeast

NO.	BY	DATE
1	JWD	02/01/18
	PHC	PER CITY COMMENTS
	JWD	12/18/17
	PHC	ORIGINAL SUBMITTAL
	CSH	REVISION

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MATCH LINE

Building 3
Approx. 1,000,000 SF
F.F.E=1030.00

Property Line

MATCH LINE

FENCE

10' U/E

10' W/U/E

Pro. R/W Line

207th Street

Public R/W Line

Ex. R/W Line

Ex. Edge of Gravel

NW Layout | N Layout | NE Layout
SW Layout | S Layout | SE Layout

Sheet Index
(Not to Scale)

Legend

TC: 1000	Top of Curb Elevation
P: 1000	Pavement Elevation
TS: 1000	Top of Structure Elevation
G: 1000	Ground Elevation
TW: 1000	Top of Wall Elevation
BW: 1000	Bottom of Wall Elevation

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

NORTH
1"=50'
0 25' 50'

Sheet
C16

Preliminary Site Plan

17-0272
Project Mustang

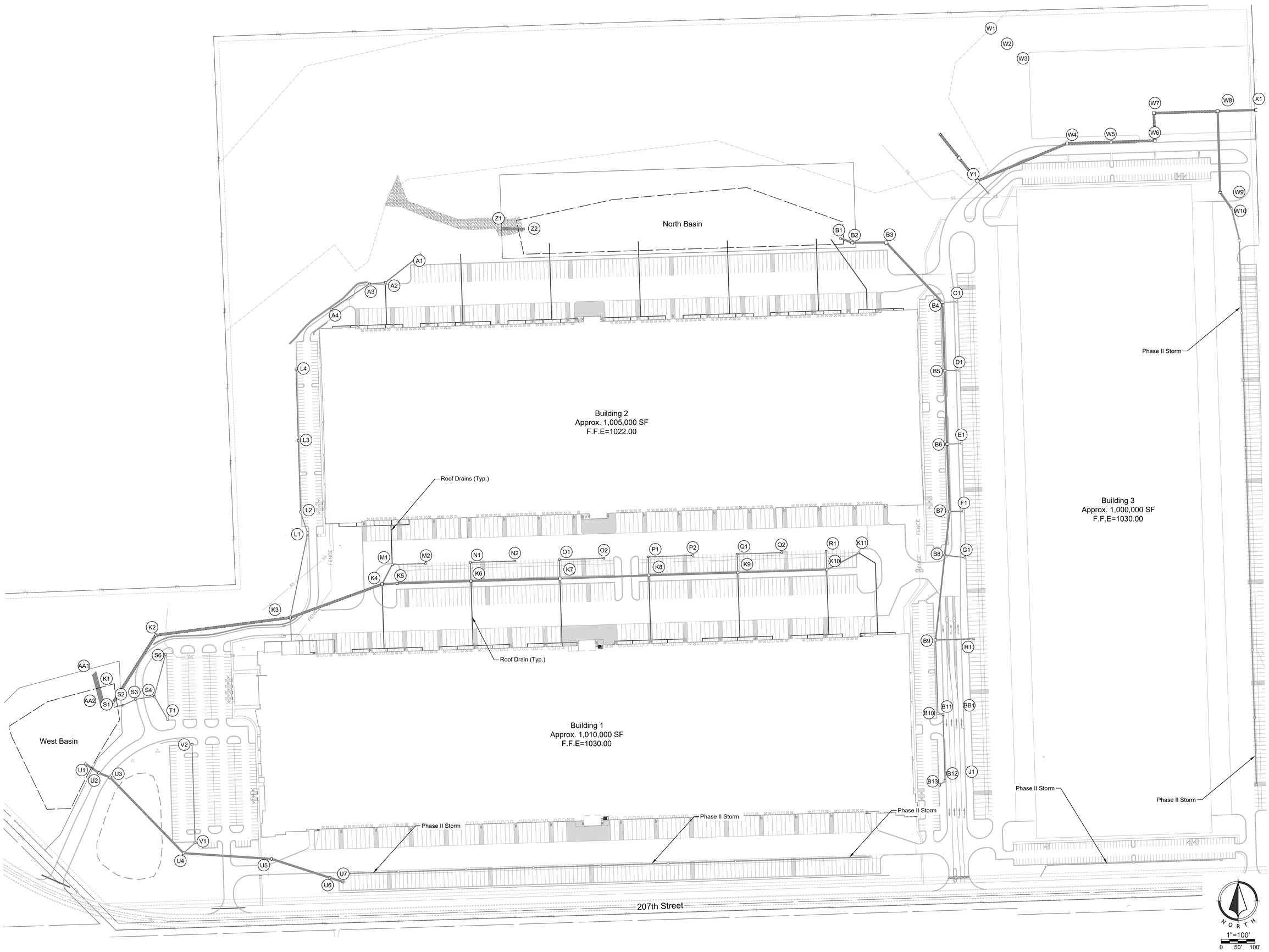
Grading Plan
Southeast

NO.	BY	DATE	REVISIONS
	JWD	06/01/18	PER CITY COMMENTS
	PWC	12/19/17	ORIGINAL SUBMITTAL

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Sheet
C17

Preliminary Site Plan

17-0272
Project Mustang

Overall Storm Layout

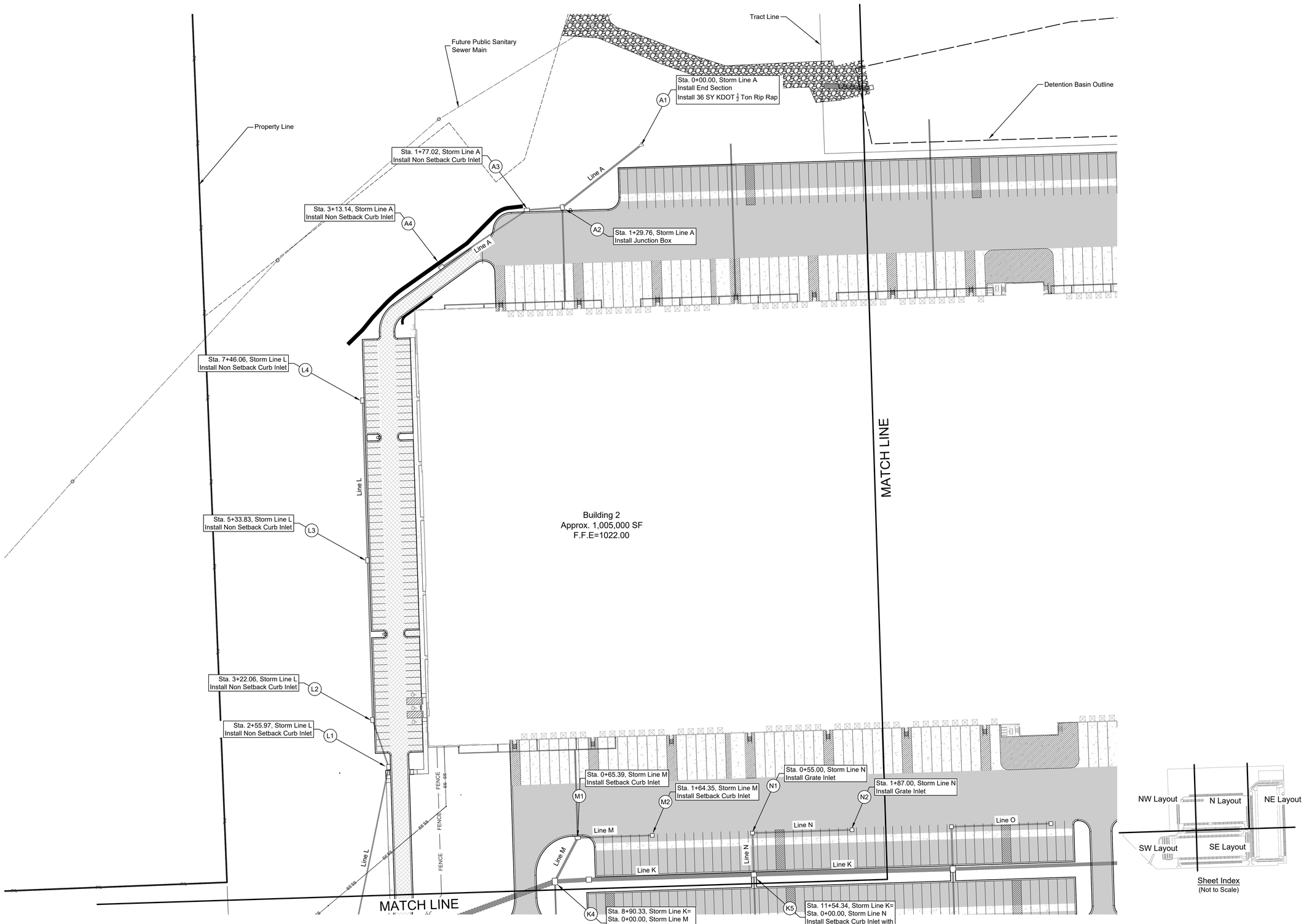
NO	BY	DATE
1	JWD	08/01/18
2	PKC	12/19/17
3	JWD	PKC
4	BBT	CDO

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Sheet
C18

Preliminary Site Plan

17-0272
Project Mustang

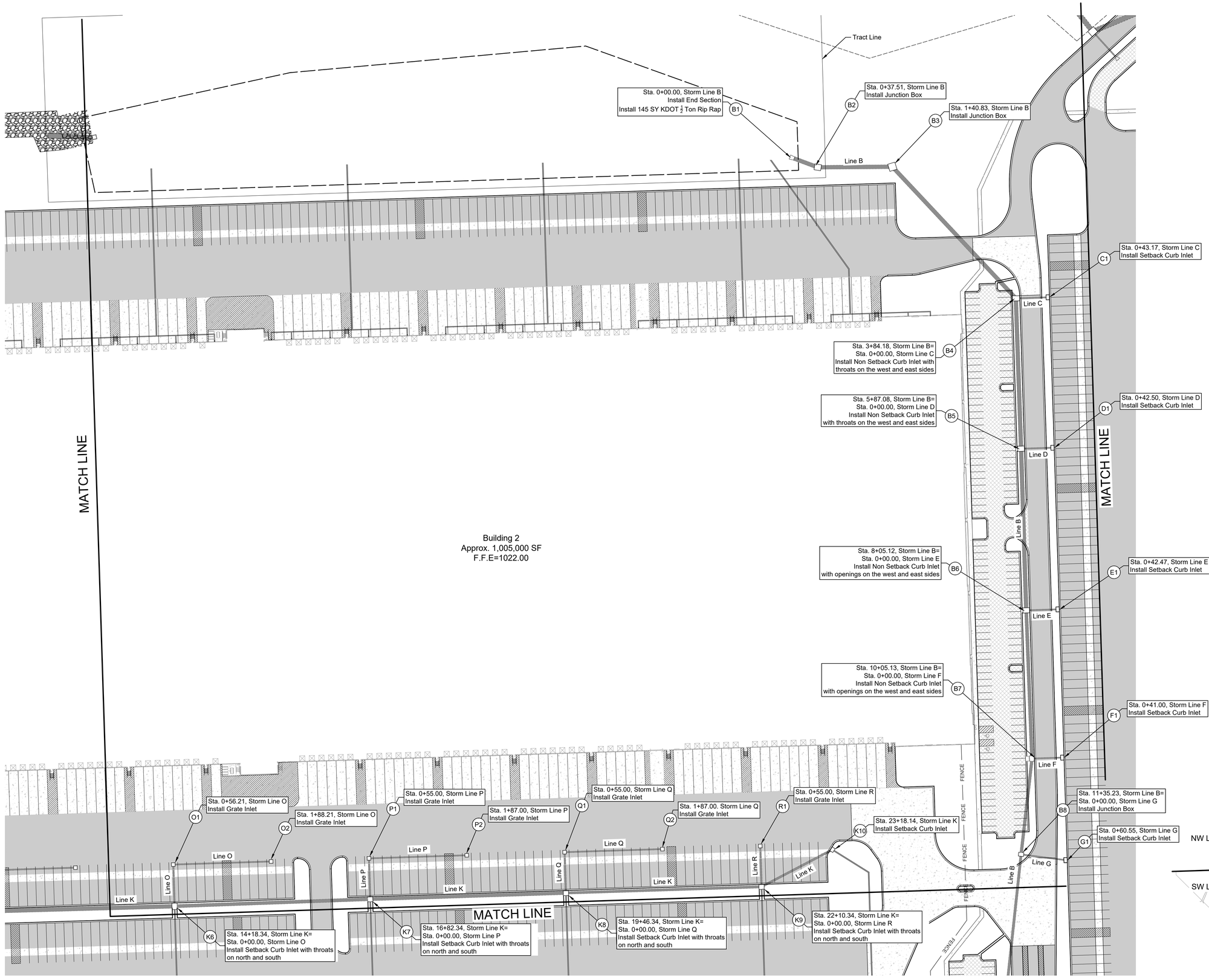
Storm Layout
Northwest

NO.	BY	DATE
	JWD	02/01/18
	JWD	PER CITY COMMENTS
	PSC	12/18/17
	CSH	ORIGINAL SUBMITTAL
		REVISIONS

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Sheet
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Preliminary Site Plan

17-0272
Project Mustang

Storm Layout
North

NO.	BY	DATE	REVISION
	JWD	PHC	02/01/18	PER CITY COMMENTS
	JWD	PHC	12/18/17	ORIGINAL SUBMITTAL

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Limits of 100 Year Flood Elevation

Limits of 100 Year Flood Elevation

Limits of 100 Year Flood Elevation

Property Line

Limits of Floodway

Limits of Floodway

Future Sanitary Sewer Main

Tract Line

Detention Basin Outline

MATCH LINE

Line Y

Line W

Line W

Line X

Property Line

Sta. 8+03.66, Storm Line W
Install Junction Box
W7

Sta. 9+92.70, Storm Line W=
Sta. 0+00.00, Storm Line X
Install Junction Box
Top=1020.00
Top to be adjusted to 1030.80
when final grading is complete
W8

Sta. 1+14.03, Storm Line X
Install Junction Box
Top=1018.25
Top to be adjusted to 1028.00
when final grading is completed
X1

Sta. 4+24.70, Storm Line W=
Sta. 0+00.00, Line Y
Install Non Setback Curb Inlet
W4

Sta. 6+84.80, Storm Line W
Install Non Setback Curb Inlet
W6

W5
Sta. 5+54.75, Storm Line W
Install Curb Inlet

Sta. 12+33.77, Storm Line W
Install Junction Box
W9

Y1
Sta. 2+88.14, Storm Line Y
Install Non Setback Curb Inlet

W10
Sta. 12+90.40, Storm Line W
Install End Section

See Storm Layout North
Sheet for Information

Property Line

Building 3
Approx. 1,000,000 SF
F.F.E=1030.00

Phase II Storm Sewer

NW Layout | N Layout | NE Layout
SW Layout | SE Layout

Sheet Index
(Not to Scale)

NORTH
1"=50'
0 25' 50'

Sheet
C20

Preliminary Site Plan

17-0272
Project Mustang

Storm Layout
Northeast

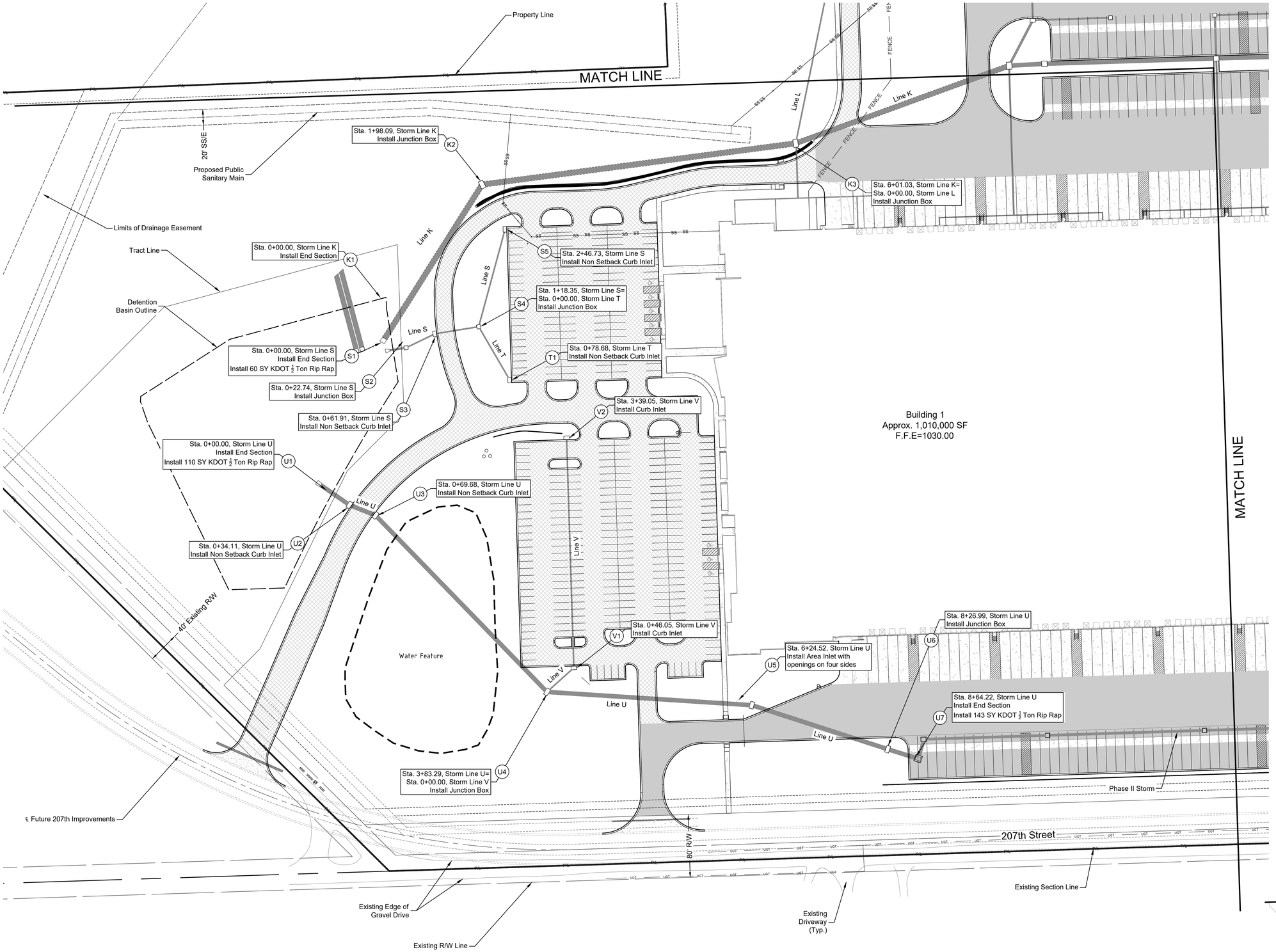
NO.	BY	CO	DATE
	JWD	PKC	02/01/18
	JWD	PKC	12/19/17

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Preliminary Site Plan

17-0272
Project Mustang

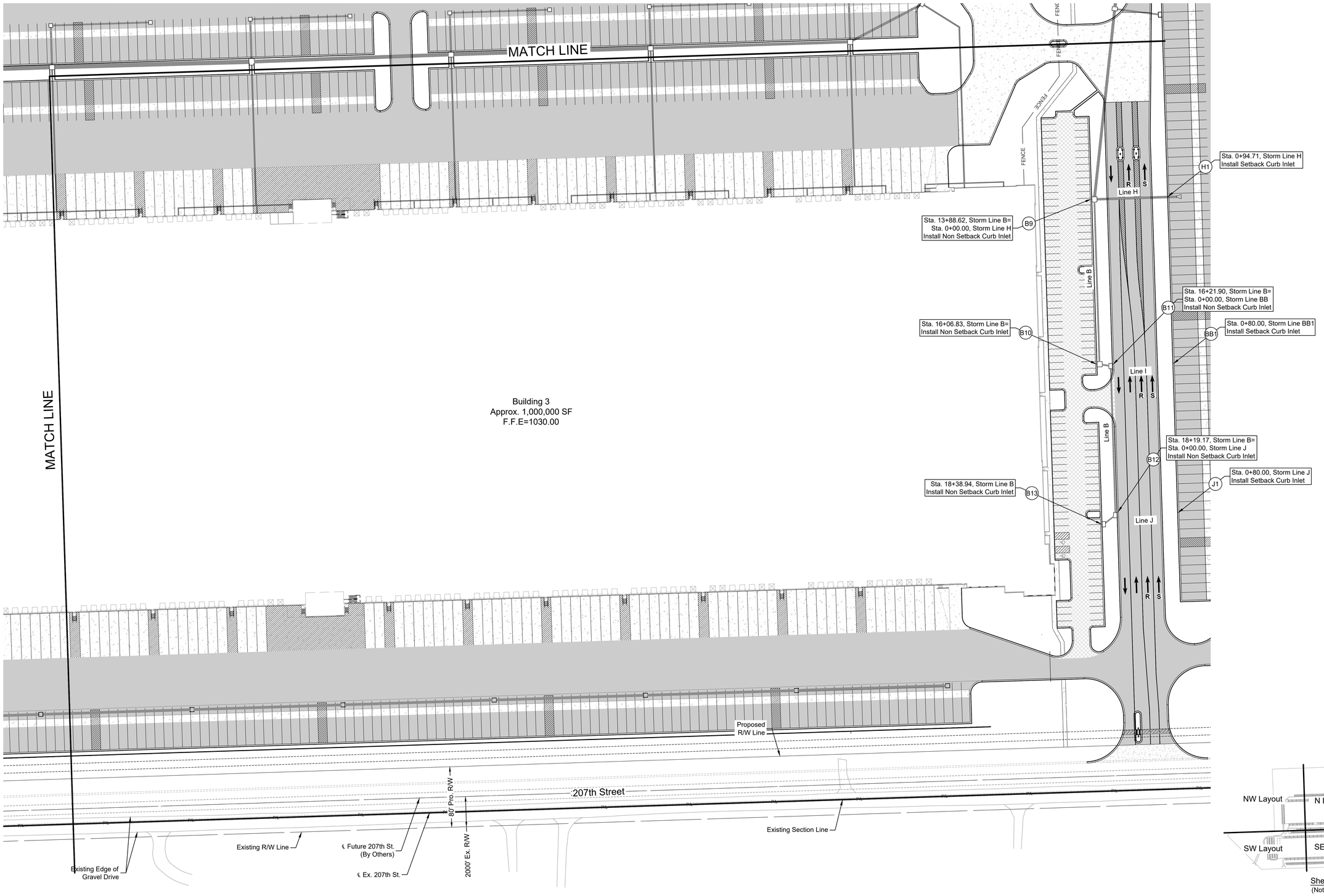
Storm Layout
Southwest

NO	BY	DATE
	JWD	02/01/18
	PHC	03/29/17
	JWD	PHC
1	PC	PER CITY COMMENTS
2	PC	ORIGINAL SUBMITTAL
		REVISION

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Sheet Index
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NORTH
1"=50'
0 25' 50'

Sheet
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Preliminary Site Plan

17-0272
Project Mustang

Storm Layout
Southeast

NO	BY	DATE
1	JWD PHC	12/01/18
2	JWD PHC	12/19/17
3	JWD	01/26/18

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