City Council Meeting Agenda

October 10, 2016
7:00 p.m.

Mayor:	John McTaggart		
Councilmember:	Chuck Adams	Jason Gillam	Margaret Shriver
	Garrett Mellott	Chuck Stites	

Please stand for the **Pledge of Allegiance**

1. Approve minutes of September 26, 2016

2. Statement of Bills paid $329,816.04

Prior to Public Comments, there will be a presentation of Life Saving Awards to Edwardsville Fire Department and Emergency Medical Services crewmembers

3. Requests or Comments from the public
(As a courtesy to your fellow citizens, please try to limit your comments to three minutes)

4. Consider Resolution No. 2016-16 authorizing the final sale of real property located at 410 Pacific St.

5. Consider recommendation of approval from the Planning Commission regarding the Preliminary Plan and Final Plan for expansion of the existing building at 9154 Woodend Rd.

6. Consider recommendation of approval from the Planning Commission regarding the Final Plat and acceptance of easements/rights-of-way at 9154 Woodend Rd.

7. Consider Resolution 2016-17 regarding a Resolution of Intent to proceed with the issuance of Industrial Revenue Bonds for the Village South at Edwardsville Project

8. Conduct a Public Hearing regarding the creation of a Community Improvement District (CID)

9. Consider update related to the Development Agreement for the Village South at Edwardsville Project

10. Consider Resolution 2016-18 authorizing the City Manager to enter into a lease purchase agreement with Union Bank & Trust for financing City vehicles

11. Consider authorizing the acquisition of a public works vehicle through Purple Wave Auction Services

12. Advisory Reports
    a. City Manager
    b. Chiefs (Police & Fire)
    c. Public Works & Parks
    d. City Attorney

13. Council and Mayor Comments

Meetings of the City Council are recorded for the purposes of online viewing through the City's website and social media outlets

CITY COUNCIL MEETING MINUTES

September 26, 2016
7:00 pm

The following councilmembers were present with Mayor John McTaggart presiding:

Garrett Mellott Jason Gillam
Margaret Shriver Chuck Adams
Chuck Stites

The following staff members were present:

- Michael Webb, City Manager
- David Duckers, City Attorney
- Sid Mitchell, Police Captain
- Tim Whitham, Fire Chief
- Michelle Bounds, City Treasurer
- Zack Daniel, Assistant to the City Manager/City Clerk

APPROVE MINUTES OF SEPTEMBER 12, 2016

Councilmember Mellott made the motion to approve the minutes of September 12, 2016. Councilmember Adams seconded. Mayor McTaggart requested a roll call vote, which passed 4-0-1 with Councilmember Stites abstaining.

STATEMENT OF BILLS PAID $158,196.97

Councilmember Mellott made the motion to approve the statements of bills paid. Councilmember Adams seconded the motion. Mayor McTaggart requested a roll call vote, which passed unanimously

REQUESTS OR COMMENTS FROM THE PUBLIC

No comments from the public

CITY COUNCIL TO CONDUCT A PUBLIC HEARING REGARDING THE PROPOSED REDEVELOPMENT PROJECT PLAN FOR THE VILLAGE SOUTH AT EDWARDSVILLE REDEVELOPMENT TIF PROJECT AREA 1 AND CONSIDER ADOPTION OF ORDINANCE NO. 969 APPROVING THE SAME

Councilmember Gillam made the motion to open the public hearing, which was seconded by Councilmember Adams. Mayor McTaggart requested a roll call vote which passed unanimously. City Manager Michael Webb introduced representatives from Kutak Rock, the City's legal team in this matter as well as the independent financial firm Springstead. Mr. Webb also introduced representatives of the developer. Mr. Webb provided some background on the development project to this point. He reviewed the actions of the Planning Commission, who found that the project plan was compliant with the City's Comprehensive Plan. Mr. Webb summarized the makeup of the project at this point and the current version of the draft Development Agreement. Mr. Webb noted that it is staff's recommendation that City Council postpone adoption of Ordinance No. 969 until a future meeting where the Development Agreement and CID can also be voted on.

Korb Maxwell, representing the applicants, reviewed a previous presentation on the project. Mayor McTaggart made a call for public comments, which saw no member of the public wishing

to speak. There was some discussion on the naming of the development, which Mr. Maxwell noted that all parties are open to suggestions at this point. Mr. Webb noted that the naming rights are an important aspect of the development agreement and site process. Councilmember Adams made the motion to close the public hearing, which was seconded by Councilmember Mellott. Mayor McTaggart requested a roll call vote, which passed unanimously.

There was no official action taken at this time. Adoption of the ordinance will take place concurrently with the finalization of the development agreement.

CONSIDER BIDS FOR JANITORIAL SERVICES IN CITY FACILITIES

Assistant to the City Manager/City Clerk Zack Daniel reviewed this item, noting that the new office space opening up in City Hall necessitated the need to solicit bids for a new janitorial contract. Mr. Daniel summarized the bid sheets, noting the lowest and best bid came from Jani-King. Councilmember Gillam had questions related to the weighting of the bids, which he reviewed himself and confirmed that Jani-King was the lowest bid when you remove the incomplete bid packages. After additional discussion related to the formula used to award the bid, Councilmember Adams made the motion to authorize the City to enter into a contract with Jani-King to provide janitorial services in City Hall, the Police Department and the Community Center. Councilmember Gillam seconded. Mayor McTaggart requested a roll call vote, which passed unanimously.

At this point, Mt. Daniel also noted that tonight's meeting would not be recorded for internet streaming due to a technical issue with the camera.

CONSIDER REPORT REGARDING THE TRI-CITY K-32 MULTIMODAL REDEVELOPMENT PLAN

Mr. Webb reviewed the K-32 Redevelopment Plan process and how the corridor impacts Edwardsville specifically. He reviewed the primary recommendations of the plan, which includes proposals related to the 4th and K-32 intersection. Mr. Webb noted that the Planning Commission heard the plan and recommend acceptance in fulfillment with the scope of the study. Mr. Webb noted that accepting the plan at this point will not officially incorporate it into the Comprehensive Plan, as that will require future action. Councilmember Adams asked if there was any governing body associated with this plan that would supersede City authority, which Mr. Webb confirmed that there was no body created to oversee redevelopment of K-32.

Councilmember Gillam made the motion to accept the Tri-City Multimodal Redevelopment Plan in fulfillment of the scope of the project and contract obligations. Councilmember Shriver seconded the motion. Mayor McTaggart requested a roll call vote, which passed unanimously.

CONSIDER RESOLUTION NO. 2016-15 DETERMINING THE FINDINGS OF CODE VIOLATIONS AT 9775 SWARTZ RD. AND SETTING A TIMELINE FOR MITIGATION

Mr. Webb reviewed the Code Enforcement Hearing held at the last City Council meeting, wherein Mayor McTaggart requested that a timeline for mitigation be developed by City staff.

He presented the proposed resolution, which included a timeline for remediation along with benchmarks to be reported on at City Council sessions. There was an additional clarification regarding permitting processes now in place. Mr. Webb noted that the resolution confirms the address is in violation of the code of ordinances and the there is a date set for compliance.

Councilmember Adams made the motion to adopt Resolution 2016-15 with the additions that a property mitigation plan for the soil be developed by October 24, and that Mr. Gates appear before City Council on November 14 with photographic proof of compliance. The recourse is that if compliance is not met, the City can correct the issues and assess the costs to Mr. Gates. Councilmember Adams amended his motion to include removal or proper storage of any containers containing hazardous materials. Councilmember Mellott seconded. Mayor McTaggart requested a roll call vote, which passed unanimously.

ADVISORY REPORTS

CITY MANAGER

Mr. Webb reviewed public works items, noting that work on Kansas Ave. is progressing. He also noted conversations about extending the work to Richland Ave. He provided an update on the LTC sewer project, noting some concerns regarding the property line of the Hammontree property that are being addressed. Finally, he noted that a sink hole along Steele Rd. is currently scheduled for repair.

Mr. Daniel noted culvert repair that is underway for the City of Bonner Springs that will affect Edwardsville residents north of Riverview. Mr. Webb commented there may be additional discussion regarding the northwest section of the City. Mr. Daniel also noted that the Phyllis J. Freeman 5K has been postponed until Edwardsville Days in 2017, but that the Fall Family Picnic is still scheduled for Saturday, October 7.

CHIEFS (POLICE & FIRE)

Police Cpt. Mitchell noted that Officers Yazbec and Boyce will graduate from the Police Academy as of Friday afternoon.

Fire Chief Whitham noted that the EFD/EMS crews will be conducting hands-only CPR training at the Fall Family Picnic.

COUNCIL AND MAYOR COMMENTS

Councilmember Adams commended the EPD and EFD for their teamwork. He also congratulated staff on where the budget is at this point in the year.

Councilmember Stites asked about follow-up for lighting of the futsal court, noting that there might be a possibility for funding at the County level. Councilmember Stites also noted some have asked that the speed limit at the curve near 110th & Kansas Ave. be reduced, which Mr. Webb noted a speed study would need to be conducted.

Mayor McTaggart asked that everyone show up Saturday for the Fall Family Picnic.

ADJOURNMENT

The meeting was adjourned at 8:43 p.m.
Zachary Daniel
City Clerk

ITEM #2

TO: MAYOR & CITY COUNCIL
FROM: MICHELLE BOUNDS, FINANCE MANAGER MB
DATE: OCTOBER 10, 2016
SUBJECT: STATEMENT OF BILLS

FOR YOUR REVIEW

Statement of Bills, Expense and Revenue Report

RECOMMENDATION

City Council to approve the Statement of Bills from 09/24/2016 to 10/06/2016 as submitted.

FINANCIAL IMPACT

The total of the Statement of Bills from 09/24/2016 to 10/06/2016 is **$329,816.04.**

General Operating/Payroll	**$ 102,314.66**
Cash Bond	**$ 1,550.00**
Cemetery	**$ 1,322.92**
Electronic Funds Transfer Account (EFT)	**$ 158,149.71**
GO Bond	**$ 66,478.75**
Total Bills	**$ 329,816.04**

BACKGROUND

The EFT to Card Services represents purchases approved for payment with the city purchase cards. A total of 104 transactions were processed and paid.

The 2008 GO Bond Principal and Interest payment totaling $116,900.00 is included in the EFT total amount.

IF YOU HAVE ANY QUESTIONS REGARDING THE STATEMENT OF BILLS, PLEASE FEEL FREE TO CALL PRIOR TO THE COUNCIL MEETING.

Check Register Report

EXPENSES THRU 10/06/2016

Date: 10/06/2016
Time: 10:26 am
Page: 1

City of Edwardsville

BANK: BANK MIDWEST-CHECKING

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
BANK MIDWEST-CHECKING Checks							
150023	09/30/2016	Printed		AR10	ARROWHEAD SCIENTIFIC INC	INVESTIGATIVE SUPPLIES	151.77
150024	09/30/2016	Printed		BE34	BRAD BEATTY	UTILITY BILLING REFUND	20.58
150025	09/30/2016	Printed		BH01	BHC RHODES CIVIL ENGINEERS	REV BID STEELE RD CULVERT	593.00
150026	09/30/2016	Printed		BO01	BOARD OF PUBLIC UTILITIES	CITY WIDE WATER SERVICE	716.19
150027	09/30/2016	Printed		CO07	THE J.P. COOKE CO.	2017 ANIMAL REGISTRATION TAGS	57.55
150028	09/30/2016	Printed		DU08	DAVID K DUCKERS	LEGAL SERV 08 08 TO 09 01 2016	1,400.00
150029	09/30/2016	Printed		EM12	EMH	COMMUNITY CTR WATER USAGE	143.33
150030	09/30/2016	Printed		ES03	ROSEMARY ESTES	UTILITY BILLING REFUND	19.03
150031	09/30/2016	Printed		HE22	HEARTLAND BUILDING MAINTENANCE	CITY WIDE CLEANING SERVICES	1,212.80
150032	09/30/2016	Printed		KCPL	K.C. POWER & LIGHT COMPANY	PW SHOP ELECTRIC SERVICE	122.70
150033	09/30/2016	Printed		KU04	KUTAK ROCK LLP	VILLAGE SOUTH TIF	7,681.25
150034	09/30/2016	Printed		ME35	METROPOLITAN COMMUNITY COLLEGE	EVOC INSTRUCTOR TRNG, JOHNSON	995.00
150035	09/30/2016	Printed		RE45	JEFF REID	UTILITY BILLING REFUND	31.56
150036	09/30/2016	Printed		SM17	JEREMY SMITH	UTILITY BILLING REFUND	22.25
150037	09/30/2016	Printed		ST62	CHERIE STAUBER	UTILITY BILLING REFUND	24.70
150038	10/05/2016	Printed		AR15	ARLAN COMPANY INC	FIELD SUPPLIES	490.00
150039	10/05/2016	Printed		BL07	BLUE SKY CLEANERS	PD CLOTHING MAINT	277.90
150040	10/05/2016	Printed		BO41	CLINE I BOONE	COURT PROSECUTOR	850.00
150041	10/05/2016	Printed		BO34	BOUND TREE MEDICAL	82268806	3,398.83
150042	10/05/2016	Printed		CO13	CONRAD FIRE EQUIPMENT,INC.	INSTALL OPT EQUIP E623	1,879.15
150043	10/05/2016	Printed		HE22	HEARTLAND BUILDING MAINTENANCE	JANITORIAL SERV FOR 9/20-9/22	73.10
150044	10/05/2016	Printed		KA92	KACE	2016 WINTER CONF R LUTTRELL	175.00
150045	10/05/2016	Printed		KC14	KANSAS CITY SECURITY SYS INC	MTHLY SEC SYS MONITORING	30.99
150046	10/05/2016	Printed		KN05	DAVID A KNOPICK	SEPT PLAN REVIEW	3,807.50
150047	10/05/2016	Printed		RH05	RHC	REPLACE PARK HTG CLG SYS	4,532.00
150048	10/05/2016	Printed		SE26	SELLERS EQUIPMENT INC	PUBLIC WORKS SUPPLIES	245.80
150049	10/05/2016	Printed		KA09	THEODORE A. STOLFUS	ANIMAL CONTROL	1,035.00
150050	10/05/2016	Printed		TI02	TIME WARNER CABLE	INTERNET, BUS CABLE	290.00
150051	10/05/2016	Printed		TO01	TOTAL ELECTRIC CONTRACTORS INC	K32 & 4TH ST TRAF SIGNAL RPR	288.13
150052	10/06/2016	Printed		OM05	OMNI BILLING	SEPT AMB BILLING SERV	1,341.12
150053	10/06/2016	Printed		SP13	SPRINGSTED INCORPORATED	FISCAL IMPACT VLG STH TIF	7,933.71
				Total Checks: 31		**Checks Total (excluding void checks):**	**39,839.94**
BANK MIDWEST-CHECKING EFTs							
1149011	09/30/2016	Reconciled		CO48	RAMON CONEJO	SOCCER REFEREE 12 GAMES	194.00
1149012	09/30/2016	Reconciled		CR28	GAVIN CRUM	SOCCER REFEREE 3 GAMES	45.00
1149013	09/30/2016	Reconciled		DE30	JOSE DEVAULT	SOCCER REFEREE 2 GAMES	30.00
1149014	09/30/2016	Reconciled		GO11	DEAN GORE	SOCCER REFEREE 3 GAMES	45.00
1149015	09/30/2016	Reconciled		JO33	CHRISTINA JOHNSON	VOLUNTEER PARAMEDIC	456.00
1149016	09/30/2016	Reconciled		KI15	MICHAEL KING	SOCCER REFEREE 11 GAMES	179.00
1149017	09/30/2016	Reconciled		KI16	ZACHARY KING	SOCCER REFEREE 3 GAMES	51.00
1149018	09/30/2016	Reconciled		MC26	JESSE D MCCOLLUM	SOCCER REFEREE 2 GAMES	34.00
1149019	09/30/2016	Reconciled		NE30	MATTHEW NEAL	VOLUNTEER AEMT	150.00
1149020	09/30/2016	Reconciled		PA25	RICHARD G PAPPERT	SOCCER REFEREE 2 GAMES	30.00
1149021	09/30/2016	Reconciled		RI13	ALYSSA RICHARDSON	SOCCER REFEREE 3 GAMES	45.00
1149022	09/30/2016	Reconciled		RI14	DARREN RICHARDSON	SOCCER REFEREE 4 GAMES	68.00
				Total EFTs: 12		**EFTs Total (excluding void checks):**	**1,327.00**
				Total Payments: 43		**Bank Total (excluding void checks):**	**41,166.94**

Check Register Report

EXPENSES THRU 10/06/2016

Date: 10/06/2016
Time: 10:26 am

City of Edwardsville

BANK: BANK MIDWEST CASH BOND

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
BANK MIDWEST CASH BOND Checks							
1422	10/06/2016	Printed		CI19	CITY OF EDWARDSVILLE, KANSAS	CASH BOND FORFEITED 42071AA	1,250.00
1423	10/06/2016	Printed		LE36	CARL LEOCARDI	CASH BOND REFUND 47170	300.00
				Total Checks: 2		**Checks Total (excluding void checks):**	**1,550.00**
				Total Payments: 2		**Bank Total (excluding void checks):**	**1,550.00**

Check Register Report

EXPENSES THRU 10/06/2016

City of Edwardsville

BANK: BANK MIDWEST CEMETERY

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
BANK MIDWEST CEMETERY Checks							
2662	10/06/2016	Printed		BO01	BOARD OF PUBLIC UTILITIES	CEM WATER SERVICE	27.37
2663	10/06/2016	Printed		HE30	CONNIE HENRY	REIMB FLOWERS	43.70
2664	10/06/2016	Printed		LA21	LADD SERVICE CO	BACK FLOW INSPECTION	39.00
2665	10/06/2016	Printed		HO41	OLA HOWERTON	CEM REGISTRAR MTHLY FEE	65.00
2666	10/06/2016	Printed		0002	OOTS LAWN AND SNOW	CEM MOWING AND TRIM	900.00
2667	10/06/2016	Printed		SN05	STEVEN SNIDER	CONTRACT LABOR	75.00
2668	10/06/2016	Printed		SN06	TAMI SNIDER	CONTRACT LABOR	24.00
2669	10/06/2016	Printed		KPL0	WESTAR ENERGY	CEM ELECTRIC SERVICE	148.85

Total Checks: 8 **Checks Total (excluding void checks): 1,322.92**

Total Payments: 8 **Bank Total (excluding void checks): 1,322.92**

Check Register Report

EXPENSES THRU 10/06/2016

Date: 10/06/2016
Time: 10:26 am
Page: 4

City of Edwardsville

BANK: BANK MIDWEST-GO BONDS

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
BANK MIDWEST-GO BONDS Checks							
1319	09/30/2016	Printed		AT03	ATMOS ENERGY	KS AVE PROJECT	2,809.05
1320	09/30/2016	Printed		BH01	BHC RHODES CIVIL ENGINEERS	PRELIM DESIGN 102ND ST	773.00
1321	09/30/2016	Printed		BH01	BHC RHODES CIVIL ENGINEERS	LTC SEWER EXT FINAL DESIGN	1,514.70
1322	09/30/2016	Printed		SH39	SHEDIGS IT, LLC	LTC SEWER PAY APP 1	59,134.50
1323	10/06/2016	Printed		CR15	CROSBY PLUMBING	KS AVE WATER SERV INSTALL	1,700.00
1324	10/06/2016	Printed		KI17	KING'S CONSTRUCTION CO INC	KS AVE DRIVEWAY REPAIR	547.50
				Total Checks: 6		**Checks Total (excluding void checks):**	**66,478.75**
				Total Payments: 6		**Bank Total (excluding void checks):**	**66,478.75**

Check Register Report

EXPENSES THRU 10/06/2016

Date: 10/06/2016
Time: 10:26 am

City of Edwardsville

BANK: BANK MIDWEST EFT

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
BANK MIDWEST EFT Checks							
6160	09/30/2016	Printed		GR05	ATMOS ENERGY	CITY WIDE NATURAL GAS	340.56
6161	09/30/2016	Printed		CA34	CARD SERVICES	PURCHASE CARD PAYMENT	34,924.55
6162	09/30/2016	Printed		FP02	FRANCOTYP-POSTALIA, INC	CITY WIDE POSTAGE	500.00
6163	09/30/2016	Printed		KS06	KANSAS STATE TREASURER	2008 GO BOND PRIN & INT PYMT	116,900.00
6164	09/30/2016	Printed		FL04	WEX BANK	CITY WIDE FUEL	5,484.60

Total Checks: 5	**Checks Total (excluding void checks):**	**158,149.71**
Total Payments: 5	**Bank Total (excluding void checks):**	**158,149.71**
Total Payments: 64	**Grand Total (excluding void checks):**	**268,668.32**

Check Register Report

09 30 2016 PAYROLL

Emp. Code Desc.: 01
City of Edwardsville

Date: 10/6/2016
Time: 10:29:19

Check No.	Check Date	Recon.Date	Status	Employee ID	Pay To	Check Description	Amount
703982	09/30/2016		P	IRSEF	IRS EFT	Remittance Check	$28,538.17
703983	09/30/2016		P	KS TA	KS STATE TAX	Remittance Check	$3,895.78
703984	09/30/2016		P	KP&F	KP&F	Remittance Check	$24,044.51
703985	09/30/2016		P	KPERS	KPERS	Remittance Check	$3,044.92
703986	09/30/2016		P	ICMA	ICMA	Remittance Check	$1,490.03
703987	09/30/2016		P	KPC	KANSAS PAYMENT CENTE	Remittance Check	$134.31

Total Checks: 6

Sub-Total:	**$61,147.72**
Total Void/Stop Payment:	**$0.00**
Grand Total:	**$61,147.72**

ITEM #4

TO: MAYOR & CITY COUNCIL
FROM: MICHAEL WEBB, CITY MANAGER
ZACK DANIEL, ASST. TO THE CITY MANAGER/CITY CLERK
DATE: OCTOBER 10, 2016
SUBJECT: SALE OF REAL PROPERTY- 410 PACIFIC ST.

RECOMMENDATION

City Council to consider Resolution No. 2016-16 authorizing the final sale of real property located at 410 Pacific St.

FINANCIAL IMPACT

The sale price for the property is $250, which was paid in full on May 24, 2016.

BACKGROUND

The subject property is located at 410 Pacific St. and was sold through a competitive bidding process. The high bidder was Scott Knight for the amount of $250.00 which was accepted by the City Council on May 9, 2016

A contract for deed was entered into between the parties on May 24, 2016 and filed with the Wyandotte County Deed of Records on May 25, 2016. In order to complete the transfer of title and commitment for title insurance, a resolution must be passed which authorizes the sale of the subject property to the buyer at the contracted sales price and authorizes the City to execute, acknowledge, and deliver the proposed deed.

Staff recommends approval of Resolution No. 2016-16 authorizing the sale of real property located at 410 Pacific St. to Scott Knight.

RESOLUTION 2016-16

A RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT 410 PACIFIC STREET, EDWARDSVILLE, KANSAS

WHEREAS, the City of Edwardsville, Kansas ("City") approved Resolution 2016-08 authorizing the sale of real property located at 410 Pacific Street, Edwardsville, Kansas through a competitive bid process; and

WHEREAS, on May 9, 2016, the City awarded a contract for deed for the property in the amount of $250.00 and certain buyer's obligations related to the payment of due taxes and assessments and code compliance to Scott Knight ("Buyer"); and

WHEREAS, the Buyer signed the contract for deed May 24, 2016, which was filed with the Wyandotte County Register of Deeds on May 25, 2016 at Book 2016R-03579; and

WHEREAS, the Buyer paid the agreed upon price and the property was inspected by City inspectors, affirming the code compliance conditions of the contract for deed were met.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Edwardsville, Kansas:

Section 1. The real property located at 410 Pacific Street, Edwardsville, Kansas shall be sold to Scott J. Knight.

Section 2. The sale price shall be two hundred and fifty dollars ($250), which has been received by the City of Edwardsville on May 24, 2016.

Section 3. The Mayor and City Clerk are authorized to execute, acknowledge, and deliver the proposed deed.

Section 4. This Resolution is effective upon its adoption by the Governing Body.

PASSED AND APPROVED by the Governing Body of the City of Edwardsville, Kansas, this 10th day of October, 2016.

_____
John McTaggart, Mayor

ATTEST:

_____
Zachary Daniel, City Clerk

ITEM #5

TO: MAYOR & CITY COUNCIL
FROM: MICHAEL WEBB, CITY MANAGER
DAVE KNOPICK, CITY PLANNER
DATE: OCTOBER 10, 2016
SUBJECT: PRELIMINARY PLAN / FINAL PLAN 9154 WOODEND (2016-06-PPN / 2016-07-FPN)

RECOMMENDATION

City Council to consider recommendation of approval from the Planning Commission regarding the Preliminary Plan and Final Plan for expansion of the existing building at 9154 Woodend Road.

FINANCIAL IMPACT

Not applicable.

BACKGROUND

On August 10, 2016 the property owner's agent filed a preliminary plan and a final plan application for the expansion of the existing building on approximately 2.75 acres of land located on the north side of Woodend Road. This property is proposed to be re-platted per case # 2016-08-FPT, and is located in the I-1 Industrial Non-Hazard District.

Since the property is located in the I-1 District, the development is subject to architectural and site design plan review. An initial DRC, planning and engineering review of the submitted plans was conducted and comments forwarded to the applicant on August 25, 2016. On September 6, 2016 the applicant submitted revised plans along with responses to initial comments.

On September 21, 2016 the Planning Commission took into consideration the initially submitted plan (preliminary plan – dated August 10, 2016) and the revised plan / responses (final plan – dated September 6, 2016). The Planning Commission recommended approval of the preliminary plan and the final plan with the conditions identified in the enclosed staff report:

1. Subject to meeting applicable building, fire and occupancy requirements through building plan submittal and review. Note: If any future occupancy of the building changes to use groups beyond F / S / U Industrial or Storage uses then fire sprinkler system will be required for the structure. Also, flood elevation / no-rise certificates will need to be provided as part of the building and construction process.
2. Subject to review and approval of details related to fence / screening provision through fence permit process.

In closing, staff supports the recommendations of the Planning Commission.

Two motions are required for this item: one in regard to the preliminary plan and the second in regard to the final plan.

City of Edwardsville
Staff Analysis Report
Planning Commission September 21, 2016

Item 3a – **PUBLIC HEARING** Preliminary Plan / Final Plan 9154 Woodend Road (2016-06-PPN / 2016-07-FPN)

General Information

Applicant: Woodend Holdings LLC (Owner) / Kaster Architects Inc. (Applicant)
Location: 9154 Woodend Road
Applications: Preliminary Plan (2016-06-PPN) and Final Plan (2016-07-FPN)

Zoning & Overlay: I-1 Industrial Non-Hazard Zoning District
Existing Land Use: Flex space – Commercial / Industrial
Proposed Land Use: Same as above

Background

On August 10, 2015 the applicant filed a preliminary plan and a final plan application for the expansion of the existing building on approximately 2.75 acres of land located on the north side of Woodend Road. The size of the proposed expansion is approximately 15,000 square feet extending off of the west side of the existing structure for flex space use. This property is located in the I-1 Industrial Non-Hazard District.

Since the property is located involves uses allowed in the I-1 Industrial Non-Hazard District the development is subject to architectural and site design plan review. The Design Review Committee (DRC) reviewed the submitted preliminary plan on August 23, 2016 and comments from the DRC, and planning and engineering review were forwarded to the applicant on August 25, 2016. On September 6, 2016 the applicant submitted revisions and responses in response to the review comments. These revised plans serve as the proposed final development plan.

Analysis

City Staff, consultant planner and engineer, and the DRC members reviewed the application materials per Section 14.06.03.006 J of the Zoning Regulations. Comments resulting from this review were forwarded to the applicant, and revised plans and responses were submitted on September 6, 2016 to the City for consideration by the Planning Commission.

The review to date has found that the site and architectural design have met the minimum requirements of the zoning code given that the project is an expansion of an established use and existing structure. The requirement for providing a public sidewalk is recommended to be waived in light of the existing context of the property.

Recommendation

As currently proposed the architectural and site design plan appear to be consistent with the review and evaluation criteria for the preliminary and final plan review process. Staff recommends that the Planning Commission recommend approval of the preliminary plan materials dated August 10, 2016 revised to address City comments transmitted on August 25, 2016 and final plan materials (revised plans and responses from the applicant) submitted September 6, 2016 for this project with the following conditions.

1. Subject to meeting applicable building, fire and occupancy requirements through building plan submittal and review. Note: If any future occupancy of the building

changes to use groups beyond F / S / U Industrial or Storage uses then fire sprinkler system will be required for the structure. Also, flood elevation / no-rise certificates will need to be provided as part of the building and construction process.

2. Subject to review and approval of details related to fence / screening provision through fence permit process.

Two motions will be required – one in regard to the preliminary plan and another for the final plan.

Attachments

- Property Location Map
- Application Material: Preliminary and Final Plan materials

DEVELOPMENT PLAN
(PRELIMINARY & FINAL)

FOR

BUILDING ADDITION
9154 WOODEND ROAD

IN

EDWARDSVILLE, KANSAS

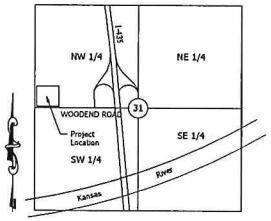
SEPTEMBER 2016

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 844.889.8038 - 785.749.5422
WWW.BARTWEST.COM

NOT FOR CONSTRUCTION
PLANNING ONLY
Sept. 6, 2016

GENERAL PROJECT NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT "CITY STANDARDS" AND SPECIFICATIONS OF THE CITY OF EDWARDSVILLE, KS.
2. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
3. NO GEOLOGICAL INFORMATION IS SHOWN ON THESE PLANS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST TO GRADE ANY EXISTING OR PROPOSED MANHOLE, JUNCTION BOX OR SPECIAL STRUCTURE, AS REQUIRED.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE ADJACENT AND DOWNSTREAM PROPERTIES FROM STORM WATER, SILT AND EROSION DURING ALL PHASES OF CONSTRUCTION.
6. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUD AND MUCK; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING AND DEPOSITING CONCRETE THEREON.
7. COMPACTION WITHIN AREAS TO BE PAVED AND UNDER PROPOSED PARKING AND DRIVES SHALL BE AT 95% OF OPTIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.
8. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION OR GROUND SURFACE DISTURBANCE.
9. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL GIVE 48 HOURS ADVANCE NOTICE TO UTILITY COMPANIES PRIOR TO EXCAVATING WITHIN ANY PUBLIC RIGHT-OF-WAY.



LOCATION MAP
SECTION 31-11-24

LOCATION MAP
SCALE: NTS

BEFORE YOU DIG CONTACT KANSAS ONE-CALL
AT 811 OR 1-800-DIG SAFE

RECEIVED
SEP 06 2016

INDEX OF SHEETS

	COVER SHEET
A3.1	BUILDING PLAN AND OVERALL ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	ADJACENT PROPERTIES
C2.0	LAYOUT PLAN
C3.0	DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	LANDSCAPE PLAN
E1.00	LIGHTING PLAN
E2.00	ELECTRICAL SITE PLAN
E3.00	PHOTOMETRIC PLAN

UTILITY CONTACTS

ELECTRIC	KANSAS CITY POWER & LIGHT	1-816-471-5275
	WESTAR ENERGY	1-800-401-5666
GAS	KANSAS GAS SERVICE	1-913-599-8981
	ATMOS ENERGY	1-405-702-7422
TELEPHONE	AT&T TELEPHONE	1-800-288-2020
	TIME WARNER CABLE	1-816-222-5952
CABLE	TIME WARNER CABLE	1-816-358-8833
	COMCAST	1-816-795-1100
WATER	BOARD OF PUBLIC UTILITIES	1-913-573-9000
SEWER	CITY OF EDWARDSVILLE	1-913-441-3707

COVER SHEET

DAVID A. KASTER, FAIA/CARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7204 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1000
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
OF SHEETS
KAI JOB NO. 1603

Drawing name: W:\Proj\19000\19204\19204.000\AutoCad\Site and Site Devlp Plan\CO.0 Cover Sheet.dwg Layout name: CO.0 Plotted by: rhc00376 Plotted on: Sep 06, 2016 - 10:35am

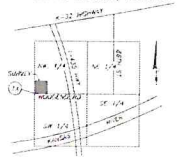
NOTES ON FEMA INFORMATION:
THE FLOOD INSURANCE RATE MAP FOR THIS AREA IS FIRM WYANDOTTE COUNTY, KANSAS AND INCORPORATED AREAS, PANEL 145 OF 319, EDWARDSVILLE, KANSAS NUMBER 200262-0145G, MAP NUMBER 20209C0145G, EFFECTIVE DATE SEPTEMBER 2, 2011.
1. THE ORIGINAL AE ZONE SHOWN ON THIS SURVEY WAS SCALED FROM THE ORIGINAL LOCATION SHOWN ON THE ABOVE FIRM. THE SCALE OF THE FIRM IS 1"=1000'. THE LOCATION OF THE AE ZONE LIMITS IS APPROXIMATE.
2. ZONE AE = BASE FLOOD ELEVATIONS DETERMINED

NOTES:
1. LOT 1 IS IN FLOOD ZONE AE, FLOOD ELEVATIONS DETERMINED.
2. UTILITIES ARE SHOWN PER UTILITY COMPANIES FIELD MARKINGS.
3. THE LOCATION OF FLOOD ZONE AE IS APPROXIMATE.
4. PARKING SPACES: 43 REGULAR SPACES/4 HANDICAPPED SPACES

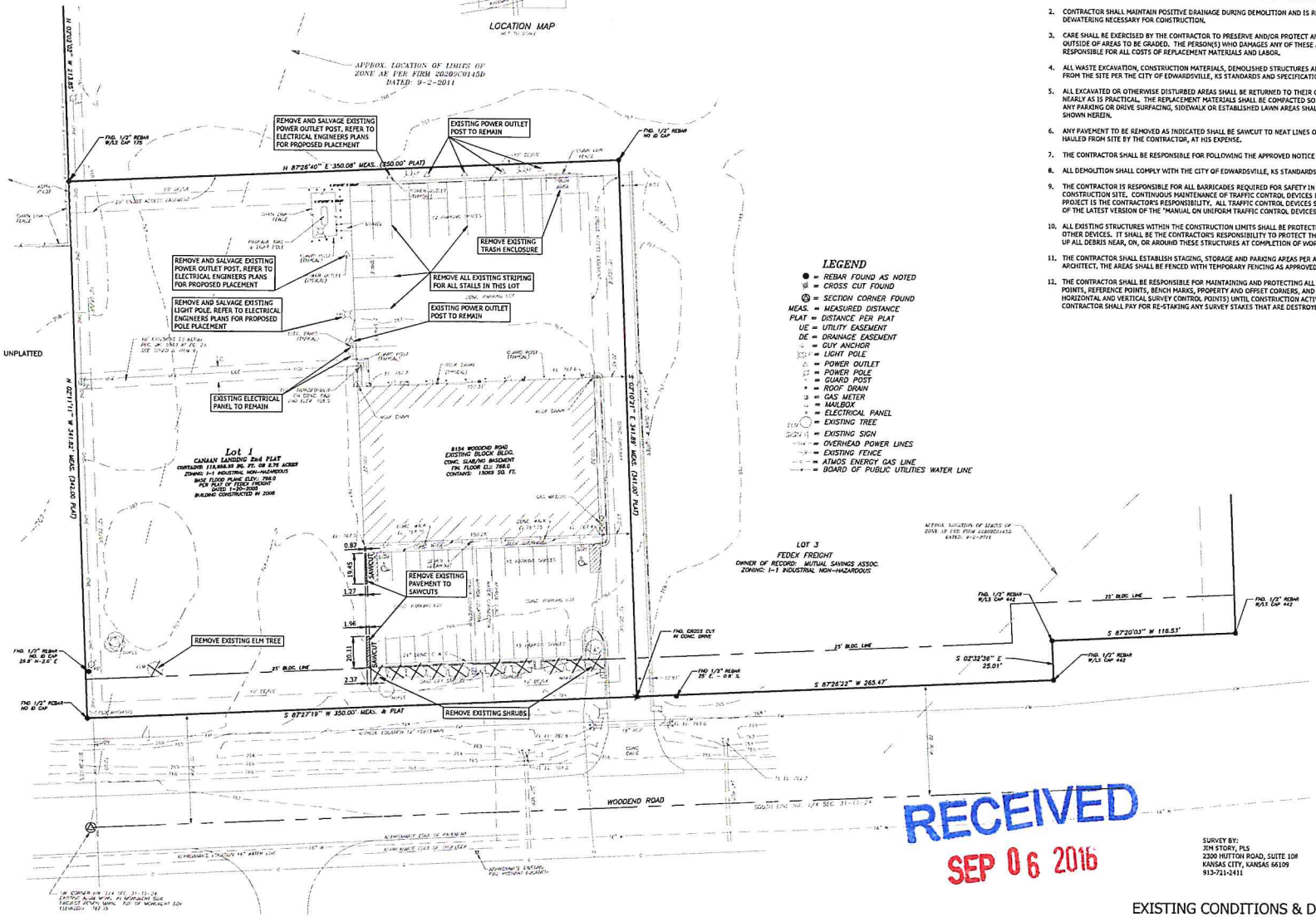
SEC. CORNER TIES:
(14) SW. CORNER OF THE NW. 1/4 SEC. 31-11-24.
FOUND 3 1/2" ALUM. MONUMENT IN MONEL BOX
1. 70.00' NORTH TO 1/2" REBAR SET IN CONC.
2. 34.50' NNE TO TOP CENTER OF FIRE HYDRANT
3. 43.50' NNE TO "L" CUT IN TOP OF CURB
4. 79.5' ENE TO "L" CUT IN TOP OF CURB
5. 11.8' NORTH TO NORTH EDGE OF ASPH. PAVT

LEGAL DESCRIPTION PER TITLE INSURANCE:
FILE NO. NCS-774560-KCTY
LOT 1, CANAAN LANDING 2ND PLAT, A SUBDIVISION IN THE CITY OF EDWARDSVILLE, WYANDOTTE COUNTY, KANSAS.
CONTAINS: 119,708.00 SQ. FT. OR 2.75 ACRES

S31 – T11S – R24E
WYANDOTTE COUNTY, KANSAS



LOCATION MAP
NOT TO SCALE



LEGEND
● = REBAR FOUND AS NOTED
= CROSS CUT FOUND
= SECTION CORNER FOUND
MEAS. = MEASURED DISTANCE
PLAT = DISTANCE PER PLAT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
= GUY ANCHOR
= LIGHT POLE
= POWER OUTLET
= POWER POLE
= GUARD POST
= ROOF DRAIN
= GAS METER
= MAILBOX
= ELECTRICAL PANEL
= EXISTING TREE
= EXISTING SIGN
= OVERHEAD POWER LINES
= EXISTING FENCE
= ATMOS ENERGY GAS LINE
= BOARD OF PUBLIC UTILITIES WATER LINE

DEMOLITION NOTES:

1. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING DEMOLITION AND IS RESPONSIBLE FOR ALL DEWATERING NECESSARY FOR CONSTRUCTION.
3. CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
4. ALL WASTE EXCAVATION, CONSTRUCTION MATERIALS, DEMOLISHED STRUCTURES AND DEBRIS SHALL BE REMOVED FROM THE SITE PER THE CITY OF EDWARDSVILLE, KS STANDARDS AND SPECIFICATIONS.
5. ALL EXCAVATED OR OTHERWISE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AS NEARLY AS IS PRACTICAL. THE REPLACEMENT MATERIALS SHALL BE COMPACTED SO AS TO PREVENT SETTLEMENT. ANY PARKING OR DRIVE SURFACING, SIDEWALK OR ESTABLISHED LAWN AREAS SHALL BE REPLACED IN KIND OR AS SHOWN HEREIN.
6. ANY PAVEMENT TO BE REMOVED AS INDICATED SHALL BE SAWCUT TO NEAT LINES OR TO EXISTING JOINTS AND HAULED FROM SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE APPROVED NOTICE OF INTENT (NOI) PERMIT.
8. ALL DEMOLITION SHALL COMPLY WITH THE CITY OF EDWARDSVILLE, KS STANDARDS AND SPECIFICATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES REQUIRED FOR SAFETY IN AND AROUND THE CONSTRUCTION SITE. CONTINUOUS MAINTENANCE OF TRAFFIC CONTROL DEVICES DURING THE TERM OF THIS PROJECT IS THE CONTRACTOR'S RESPONSIBILITY. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
10. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS SHALL BE PROTECTED BY MEANS OF FENCING AND OTHER DEVICES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THESE STRUCTURES AND CLEAN UP ALL DEBRIS NEAR, ON, OR AROUND THESE STRUCTURES AT COMPLETION OF WORK.
11. THE CONTRACTOR SHALL ESTABLISH STAGING, STORAGE AND PARKING AREAS PER APPROVAL OF THE OWNER AND ARCHITECT. THE AREAS SHALL BE FENCED WITH TEMPORARY FENCING AS APPROVED BY THE OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.

RECEIVED
SEP 06 2016

SURVEY BY:
JIM STORY, PLS
2300 HUTTON ROAD, SUITE 108
KANSAS CITY, KANSAS 66109
913-721-2411

SCALE: 1" = 30'

EXISTING CONDITIONS & DEMOLITION PLAN

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 888.889.8038 - 785.749.8488
WWW.BARTWEST.COM

CASEY D. DOLBERG
LICENSED
22351
9/6/16
KANSAS
PROFESSIONAL ENGINEER

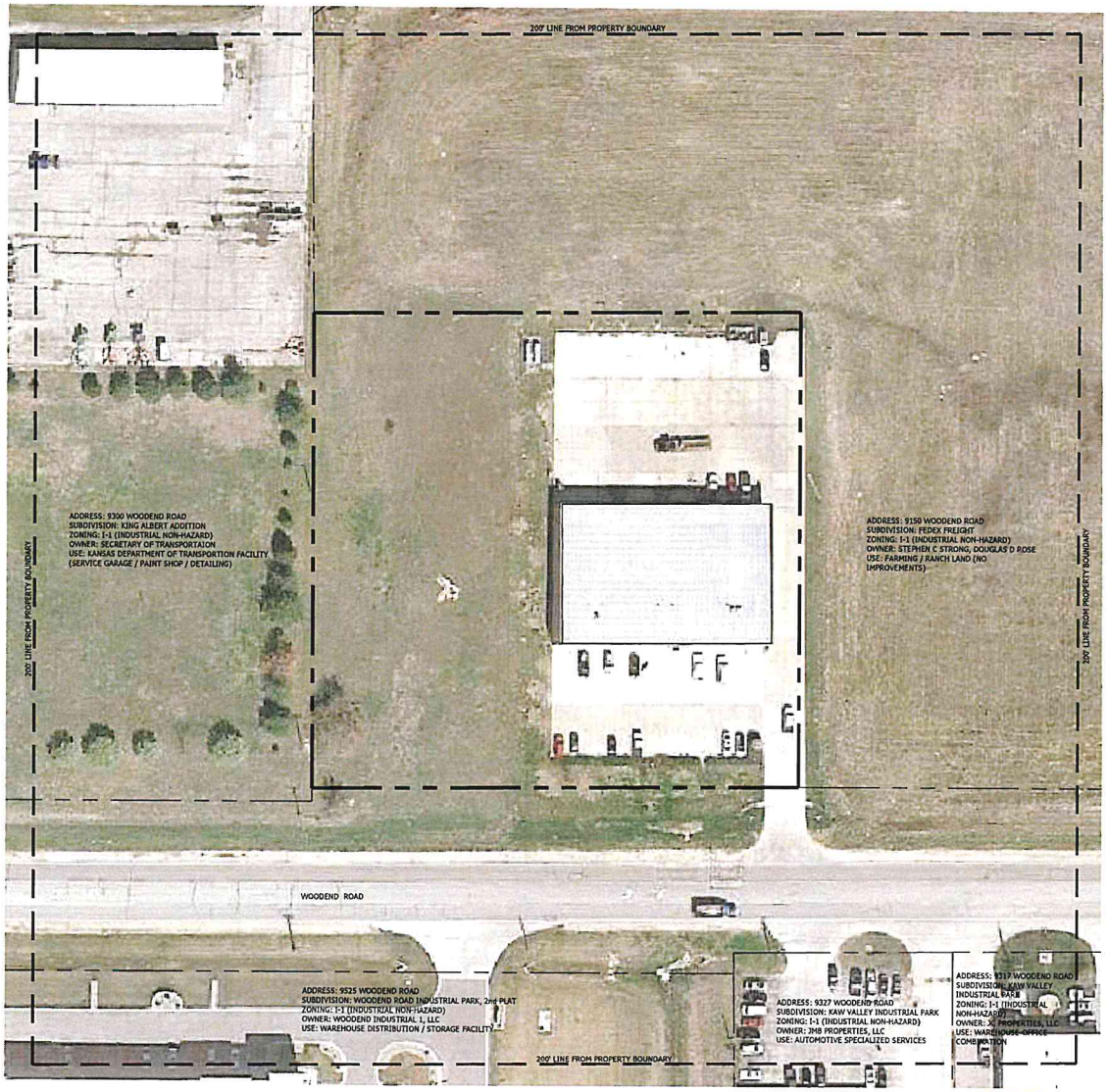
DAVID A. KASTER RA,NCARB,LEED-AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE: www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
C1.0
OF SHEETS
KAI JOB NO. 1603

Drawing name: W:\Proj\190001\1924\1924.000\AutoCad\Dbs and Site Dwg Plan\C1.0 Existing Conditions - Demo.dwg Layout name: C1.0 Plotted by: rlw00576 Plotted on: Sep 06, 2016 - 10:36am



RECEIVED
SEP 06 2016

0 40' 80'
SCALE: 1" = 40'

ADJACENT PROPERTIES

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 866.869.8033 - 785.749.9422
WWW.BARTWEST.COM

CASEY D. DOLBERN
22351
9/6/16
KANSAS
PROFESSIONAL ENGINEER

DAVID A. KASTER, RA,NCARB,LEED-AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

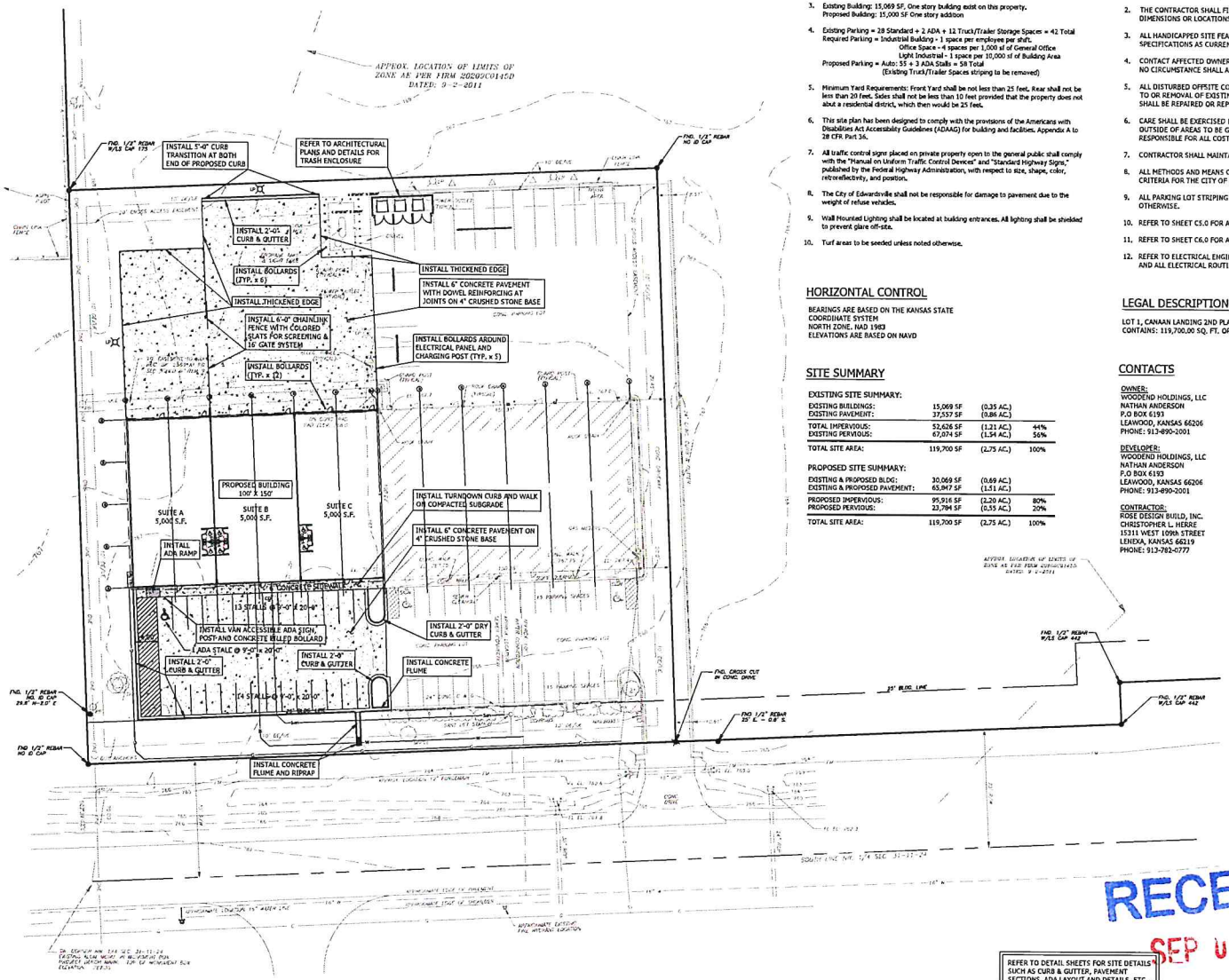
KASTER ARCHITECTS INC

ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
C1.1
OF SHEETS
KAI JOB NO. 1603

Drawing name: W:\Proj\19000\19204\19204.000\AutoCad\CDs and Site Dwlp Plan\C1.1 Adjacent Properties.dwg Layout name: C1.1 Plotted by: rhe00576 Plotted on: Sep 06, 2016 - 10:57am



GENERAL NOTES

1. Existing Zoning: I-1 - Industrial Non-Hazard with Zoning Overlay District (ZOD)
   Proposed Zoning: I-1 - Industrial Non-Hazard with Zoning Overlay District
2. Current Use: Light Industrial
   Proposed Use: Light Industrial
3. Existing Building: 15,069 SF, One story building exist on this property.
   Proposed Building: 15,000 SF One story addition
4. Existing Parking = 28 Standard + 2 ADA + 12 Truck/Trailer Storage Spaces = 42 Total
   Required Parking = Industrial Building - 1 space per employee per shift.
   Office Space - 4 spaces per 1,000 sf of General Office
   Light Industrial - 1 space per 10,000 sf of Building Area
   Proposed Parking = Auto: 55 + 3 ADA Stalls = 58 Total
   (Existing Truck/Trailer Spaces striping to be removed)
5. Minimum Yard Requirements: Front Yard shall be not less than 25 feet. Rear shall not be less than 20 feet. Sides shall not be less than 10 feet provided that the property does not abut a residential district, which then would be 25 feet.
6. This site plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for building and facilities. Appendix A to 28 CFR Part 36.
7. All traffic control signs placed on private property open to the general public shall comply with the "Manual on Uniform Traffic Control Devices" and "Standard Highway Signs," published by the Federal Highway Administration, with respect to size, shape, color, retroreflectivity, and position.
8. The City of Edwardsville shall not be responsible for damage to pavement due to the weight of refuse vehicles.
9. Wall Mounted Lighting shall be located at building entrances. All lighting shall be shielded to prevent glare off-site.
10. Turf areas to be seeded unless noted otherwise.

HORIZONTAL CONTROL

BEARINGS ARE BASED ON THE KANSAS STATE COORDINATE SYSTEM
NORTH ZONE. NAD 1983
ELEVATIONS ARE BASED ON NAVD

SITE SUMMARY

EXISTING SITE SUMMARY:

EXISTING BUILDINGS:	15,069 SF	(0.35 AC.)	
EXISTING PAVEMENT:	37,557 SF	(0.86 AC.)	
TOTAL IMPERVIOUS:	52,626 SF	(1.21 AC.)	44%
EXISTING PERVIOUS:	67,074 SF	(1.54 AC.)	56%
TOTAL SITE AREA:	119,700 SF	(2.75 AC.)	100%

PROPOSED SITE SUMMARY:

EXISTING & PROPOSED BLDG:	30,069 SF	(0.69 AC.)	
EXISTING & PROPOSED PAVEMENT:	65,947 SF	(1.51 AC.)	
PROPOSED IMPERVIOUS:	95,916 SF	(2.20 AC.)	80%
PROPOSED PERVIOUS:	23,784 SF	(0.55 AC.)	20%
TOTAL SITE AREA:	119,700 SF	(2.75 AC.)	100%

LAYOUT NOTES:

1. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES AND INCIDENTAL DAMAGE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL RECORD "AS-BUILT" DIMENSIONS OR LOCATIONS OF ANY APPURTENANCES IF THEY DIFFER FROM THE PLANS.
3. ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
4. CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN ONE (1) 12-HOUR PERIOD.
5. ALL DISTURBED OFFSITE CONDITIONS SHALL BE REPLACED TO THEIR PREVIOUS CONDITION(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION(S).
6. CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
8. ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF EDWARDSVILLE, KS.
9. ALL PARKING LOT STRIPING SHALL BE 4" WIDE WITH TWO COATS OF TRAFFIC WHITE UNLESS NOTED OTHERWISE.
10. REFER TO SHEET C5.0 FOR ALL EROSION CONTROL INFORMATION.
11. REFER TO SHEET C6.0 FOR ALL UTILITY ROUTING, CONNECTIONS, ETC.
12. REFER TO ELECTRICAL ENGINEER'S PLANS FOR ALL LOCATIONS, TYPE, DESIGN AND DETAILS OF SITE LIGHTING AND ALL ELECTRICAL ROUTING USED THROUGHOUT THE PROJECT.

LEGAL DESCRIPTION

LOT 1, CANAAN LANDING 2ND PLAT, A SUBDIVISION IN THE CITY OF EDWARDSVILLE, WYANDOTTE COUNTY, KANSAS
CONTAINS: 119,700.00 SQ. FT. OR 2.75 ACRES

CONTACTS

OWNER:
WOODEND HOLDINGS, LLC
NATHAN ANDERSON
P.O BOX 6193
LEAWOOD, KANSAS 66206
PHONE: 913-890-2001

DEVELOPER:
WOODEND HOLDINGS, LLC
NATHAN ANDERSON
P.O BOX 6193
LEAWOOD, KANSAS 66206
PHONE: 913-890-2001

CONTRACTOR:
ROSE DESIGN BUILD, INC.
CHRISTOPHER L. HERRE
15311 WEST 109th STREET
LENEXA, KANSAS 66219
PHONE: 913-782-0777

ARCHITECT:
KASTER ARCHITECTS, INC.
DAVID KASTER / MICHAEL HOWARD
7304 WEST 130TH STREET
OVERLAND PARK, KANSAS 66213
PHONE: 913-681-1200

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
BARTLETT & WEST
DARRON AMMANN / ROGER WATSON
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049
PHONE: 785-749-9452

SURVEY:
JIM STORY, PLS
2300 HUTTON ROAD,
SUITE 108
KANSAS CITY, KANSAS 66109
PHONE: 913-721-2411

RECEIVED
SEP 06 2016

REFER TO DETAIL SHEETS FOR SITE DETAILS SUCH AS CURB & GUTTER, PAVEMENT SECTIONS, ADA LAYOUT AND DETAILS, ETC...

SCALE: 1" = 30'

LAYOUT PLAN

CIVIL ENGINEER
BARTLETT & WEST
544 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 844.868.8038 - 785.749.9452
WWW.BARTWEST.COM

CASEY D. DOLLEMAN
NUMBER 22351
KANSAS
PROFESSIONAL ENGINEER

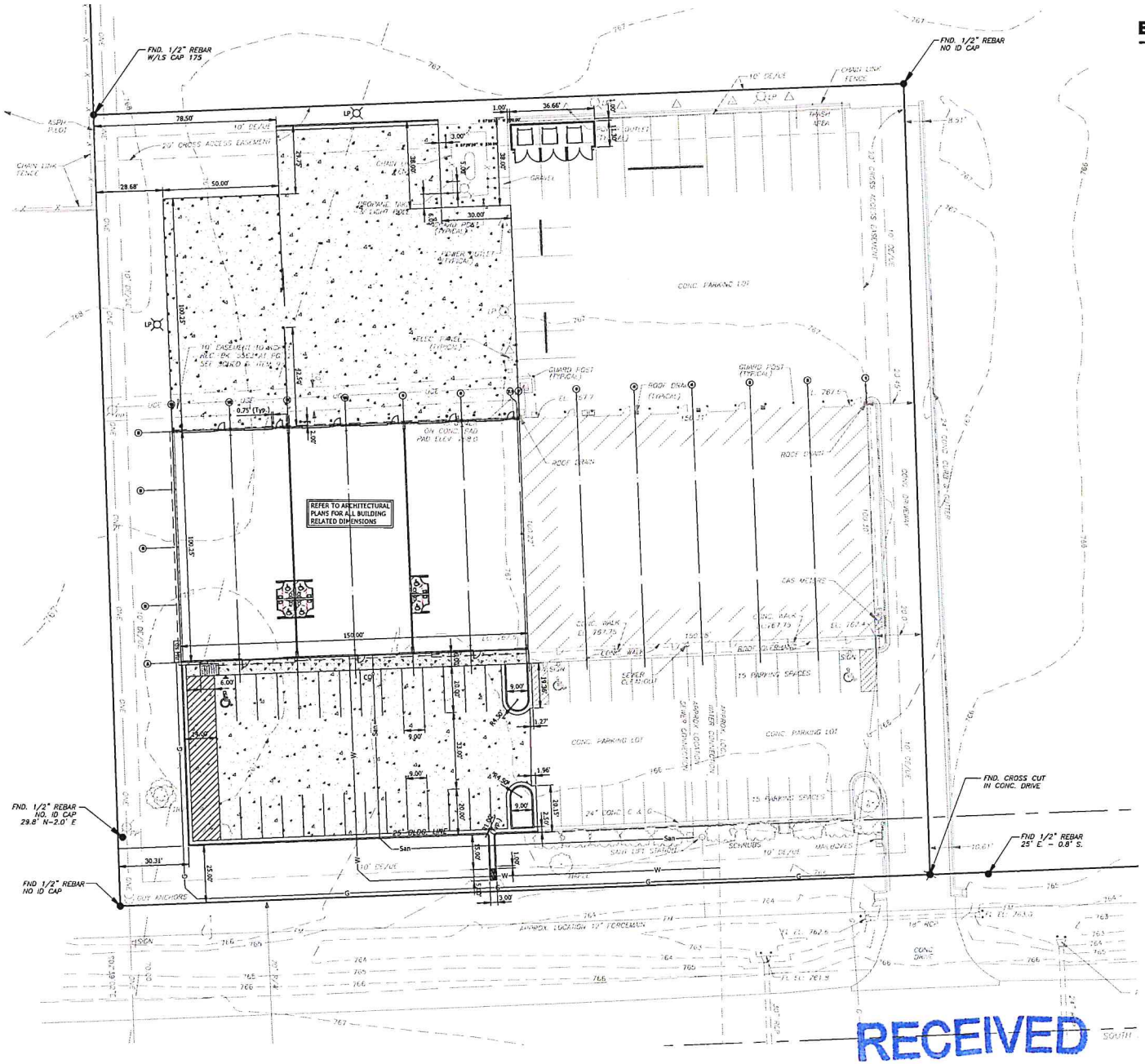
DAVID A. KASTER, RA/CARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE - PLANNING - INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
C2.0
OF SHEETS
KAI JOB NO. 1603

Drawing name: W:\Proj\1800's\1820's\1820A.000\AutoCad\Dts and Site Dwng Plan\C2.0 Layout Plan.dwg Layout name: C2.0 Plotted by: rhd0376 Plotted on: Sep 06, 2016 - 10:56am



DIMENSION PLAN

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 866.869.8033 - 785.749.5422
WWW.BARTWEST.COM

CASEY B. COLBERN
LICENSED
22351
9/6/16
KANSAS
PROFESSIONAL ENGINEER

DAVID A. KASTER, RA,NCARB,LEED,AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC

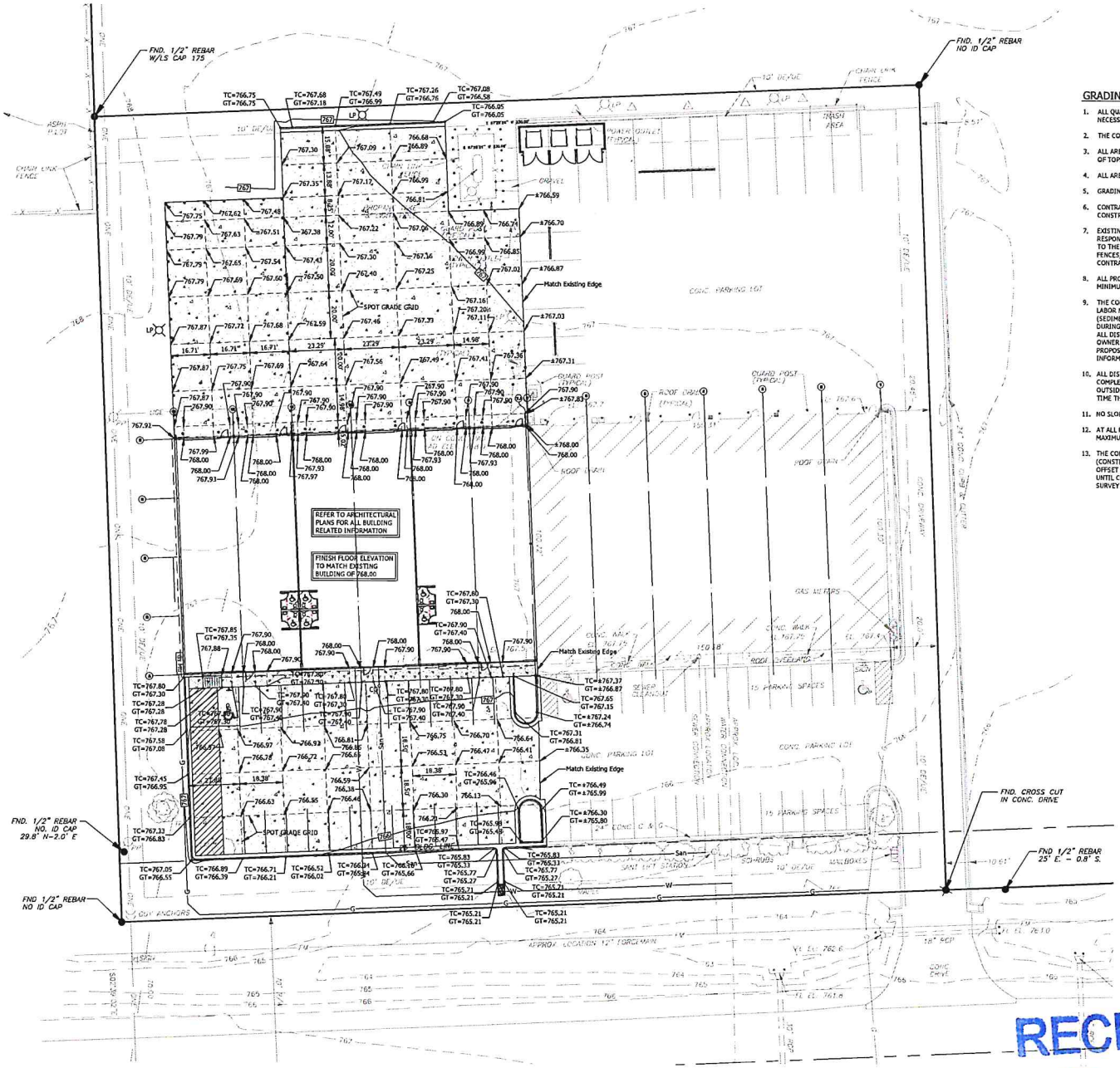
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
C3.0
OF SHEETS
KAI JOB NO. 16-03

RECEIVED
SEP 06 2016

Drawing name: W:\Proj\19000\19204\19204.000\AutoCad\CDs and Site Dwgs Plan\C3.0 Dimension Plan.dwg Layout name: C3.0 Plotted by: rm00576 Plotted on: Sep 06, 2016 - 10:59am



CIVIL ENGINEER

BARTLETT & WEST

844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 844.891.8038 - 785.749.9402
WWW.BARTWEST.COM

GRADING NOTES:

1. ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL SUBSIDIARY ITEMS NECESSARY TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE SITE GRADING.
3. ALL AREAS DISTURBED DURING THE PROGRESS OF THIS PROJECT SHALL BE FINISHED WITH 6" (MIN.) OF TOPSOIL AND GRADED/RESTORED TO EXISTING CONDITIONS PRIOR TO DISTURBANCE.
4. ALL AREAS SHALL SLOPE AWAY FROM PROPOSED BUILDING UNLESS NOTED.
5. GRADING PLAN REFLECTS TOP OF TURF OR PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
7. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES, AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. ALL PROPOSED SIDEWALKS SHALL MEET ADA STANDARDS FOR CROSS SLOPE IN ADDITION TO BEING A MINIMUM OF 1%.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR. REFER TO EROSION CONTROL SHEET FOR MORE NOTES AND INFORMATION.
10. ALL DISTURBED AREAS SHALL BE SODDED IN ACCORDANCE WITH THESE PLAN. THIS SHALL BE COMPLETED WITHIN SEVEN (7) DAYS AFTER COMPLETING FINAL GRADING, IN ANY AREA. IF THIS IS OUTSIDE THE SEASONAL SOD PERIOD, SILT FENCES SHALL BE INSTALLED AS REQUIRED UNTIL SUCH TIME THAT THE AREA(S) CAN BE SODDED.
11. NO SLOPES ON THIS SITE SHALL EXCEED 3 TO 1.
12. AT ALL BUILDING EXITS ENSURE MINIMUM OF 5' LANDING DEPTH (IN DIRECTION OF TRAVEL) AT 2% MAXIMUM SLOPE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONSTRUCTION STAKES, CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.

RECEIVED
SEP 06 2016

SCALE: 1" = 20'

GRADING PLAN

CASEY D. DOUGHERTY
LICENSED
22361
KANSAS
PROFESSIONAL ENGINEER

DAVID A. KASTER, RA/CAB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC

ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
C4.0
OF SHEETS
KAI JOB NO. 16-03

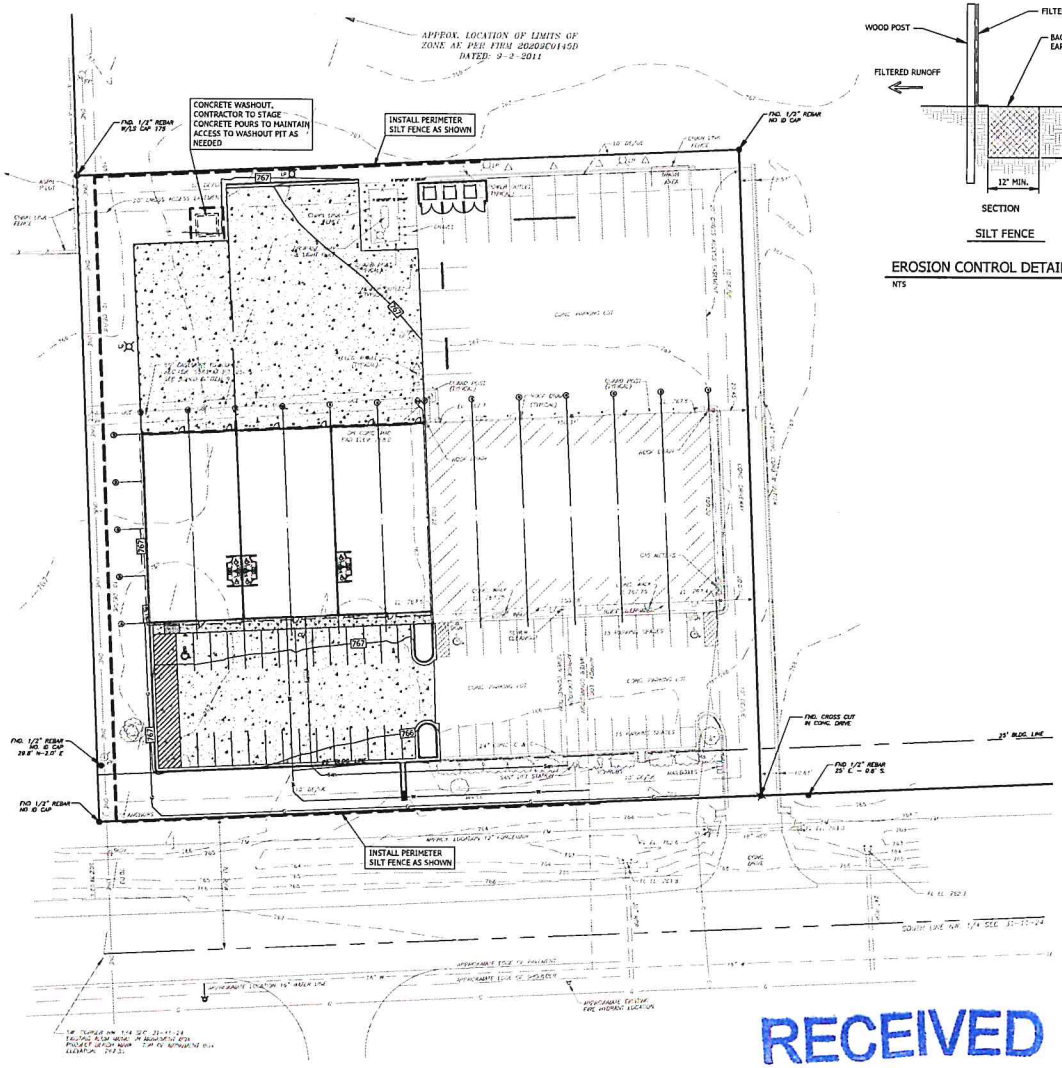
Drawing name: W:\Proj\19000\19204\19204.006\AutoCad\Dtw and Site Demp Plan\C4.0 Grading Plan.dwg Layout name: C4.0 Plotted by: rh40276 Plotted on: Sep 06, 2016 - 10:59am

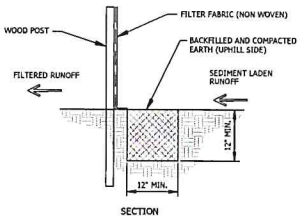
STORM WATER MANAGEMENT - Sediment Control

1. THIS PLAN OUTLINES STORM WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PRACTICES TO BE FOLLOWED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE TO PREVENT SOIL OR SEDIMENT LOSS FROM THE CONSTRUCTION SITE AND CANNOT LEAVE THE SITE UNTIL ALL PERMANENT EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT PRACTICES ARE IN PLACE, INSPECTED AND HAVE BEEN FOUND TO BE SATISFACTORY, AND UNTIL ALL TEMPORARY PRACTICES HAVE BEEN PROPERLY REMOVED.
2. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE POSITIVE POST-CONSTRUCTION CONTROL OF EXCESS STORM WATER GENERATED ON THE SITE THROUGH THE USE OF CURBS, GUTTERS, PIPING, STORM WATER BASINS. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER MANAGEMENT STRUCTURES IN A MANNER TO MAXIMIZE STORM WATER CONTROL.
3. THIS PROJECT IS DESIGNED TO MINIMIZE OFF-SITE EFFECT OF SOIL EROSION AND RESULTING SEDIMENT LOSS THROUGH THE USE OF PROPER CONSTRUCTION TECHNIQUES, INCLUDING INSTALLING BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES. ALL SOIL DISTURBING ACTIVITIES PERFORMED BY THE CONTRACTOR SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO PREVENT THE LOSS OF SEDIMENT IN STORM WATER AND TRACKING OF SOIL FROM VEHICLE TRAFFIC FROM THE CONSTRUCTION SITE.

CONSTRUCTION SPECIFICATIONS

1. WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 12" DEEP AND 12" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH WOOD, SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE WOOD FENCE POSTS.
5. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.





SILT FENCE

EROSION CONTROL DETAILS

NTS

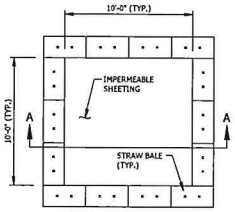
GENERAL NOTES

1. OWNER: WOODEND HOLDINGS LLC, NATHAN ANDERSON, P.O. BOX 6193, LEAWOOD, KS 66206

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE - LAWRENCE, KS 66046
PHONE 888.889.8028 - 785.749.9482
WWW.BARTWEST.COM

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE ENGINEER.
2. THE CONTRACTOR SHALL MONITOR EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT. THIS PLAN MAY BE UPDATED AS CONSTRUCTION PROGRESSES WITH APPROVAL OF ENGINEER.
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF THIS PLAN SHALL NOT BE REMOVED FOLLOWING CONSTRUCTION UNTIL SLOPES ARE STABILIZED TO A NON-EROSIVE STATE WITH ESTABLISHED GRASS OR AS DIRECTED BY THE ENGINEER.
4. IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ANY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES, GRAVEL CONSTRUCTION ENTRANCE(S) AND ANY TEMPORARY SEDIMENT BASIN(S). IT IS RECOGNIZED THAT SOME SITE CLEARING AND PREPARATION MAY BY REQUIRED TO PROPERLY INSTALL SUCH MEASURES.
5. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: ANY PERIMETER CONTROL MEASURES (SILT FENCE) INCLUDING AREAS DRAINING TO A DRAINAGE WAY SUCH AS A STREAM, GRAVEL CONSTRUCTION ENTRANCE(S), CONSTRUCTION OF SANITARY SEWERS, STORM SEWERS, STRAW OR HAY BALE INLET PROTECTION AND BALE DITCH CHECKS, STREETS, FINAL GRADING, SEEDING, FERTILIZING AND MULCHING ON ALL SLOPES AND DISTURBED AREAS, INDIVIDUAL SITE CONTROL MEASURES, REMOVAL OF TEMPORARY PRACTICES, REMOVAL OF PERIMETER CONTROLS AND SITE CLEANUP.
6. PERIMETER SILT FENCE, BALE DITCH CHECKS AND CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS OR THE CITY REQUIREMENTS. INSTALL SILT FENCE OR BALES WHERE REPRESENTED ON PLAN AS DITCH CHECKS AND SLOPE CONTROL, AROUND INLETS, ALONG ROADWAYS, AREAS DRAINING TO DRAINAGE WAYS SUCH AS A STREAM AND OTHER LOCATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES WILL BE KEPT IN PLACE UNTIL GRASS IS ESTABLISHED.
7. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, SILT FENCE AND HAY BALE BARRIER REPAIR AND/OR REPLACEMENT.
8. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCES, CLEANING ON A DAILY BASIS OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL NOTIFY EACH SUB-CONTRACTOR OR ENTITY (INCLUDING UTILITY CREWS AND CITY EMPLOYEES OR THEIR AGENTS) THAT WILL BE PERFORMING WORK AT THE SITE OF THE EROSION CONTROL PLAN AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR SOIL EROSION.
10. DURING ALL SOIL DISTURBING ACTIVITIES, THE GENERAL CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
11. NO GROUND SHALL BE LEFT OPEN FOR MORE THAN 7 DAYS OF NON-ACTIVITY WITHOUT BEING MULCHED AND/OR SEEDED.
12. SOIL STOCKPILED FOR MORE THAN 7 DAYS SHALL HAVE SILT FENCE OR BALES PLACED ON THE DOWNHILL SLOPES TO TRAP SEDIMENT.
13. WHENEVER SOIL, ROCK, VEGETATION OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF OF THE CONSTRUCTION SITE COVERED IN THIS PLAN, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE GENERAL CONTRACTOR WILL FURNISH THE ENGINEER WITH WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THEY ACCEPT THE MATERIAL AND THAT RECEIVING SITE IS PROPERLY PERMITTED, WHEN REQUIRED.

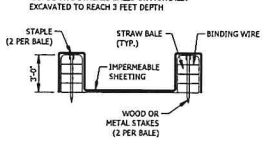


PLAN VIEW

NOTES:

MINIMUM STAPLE LENGTH SHALL BE 4" (1/8" DIAMETER STEEL WIRE)

CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FEET DEPTH



SECTION A-A

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS:

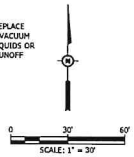
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHS OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET x 10 FEET x 3 FEET DEEP.
3. PREPARE SOIL BASE FEE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY OF THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINE IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TEMPORARY COVER OF WHEAT OR OATS AS AN EROSION CONTROL METHOD AS DIRECTED BY THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL MAINTAIN SLOPE INCLUDING GRADING OF ALL RILLS AND GULLEYS RESULTING FROM EROSION.
3. OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SILT FENCE AS THE NEED ARISES.

CONCRETE WASHOUT

NTS



EROSION CONTROL PLAN

RECEIVED
SEP 06 2016

CASEY D. POLLENBERG
LICENSED
22351
9/6/16
KANSAS
PROFESSIONAL ENGINEER

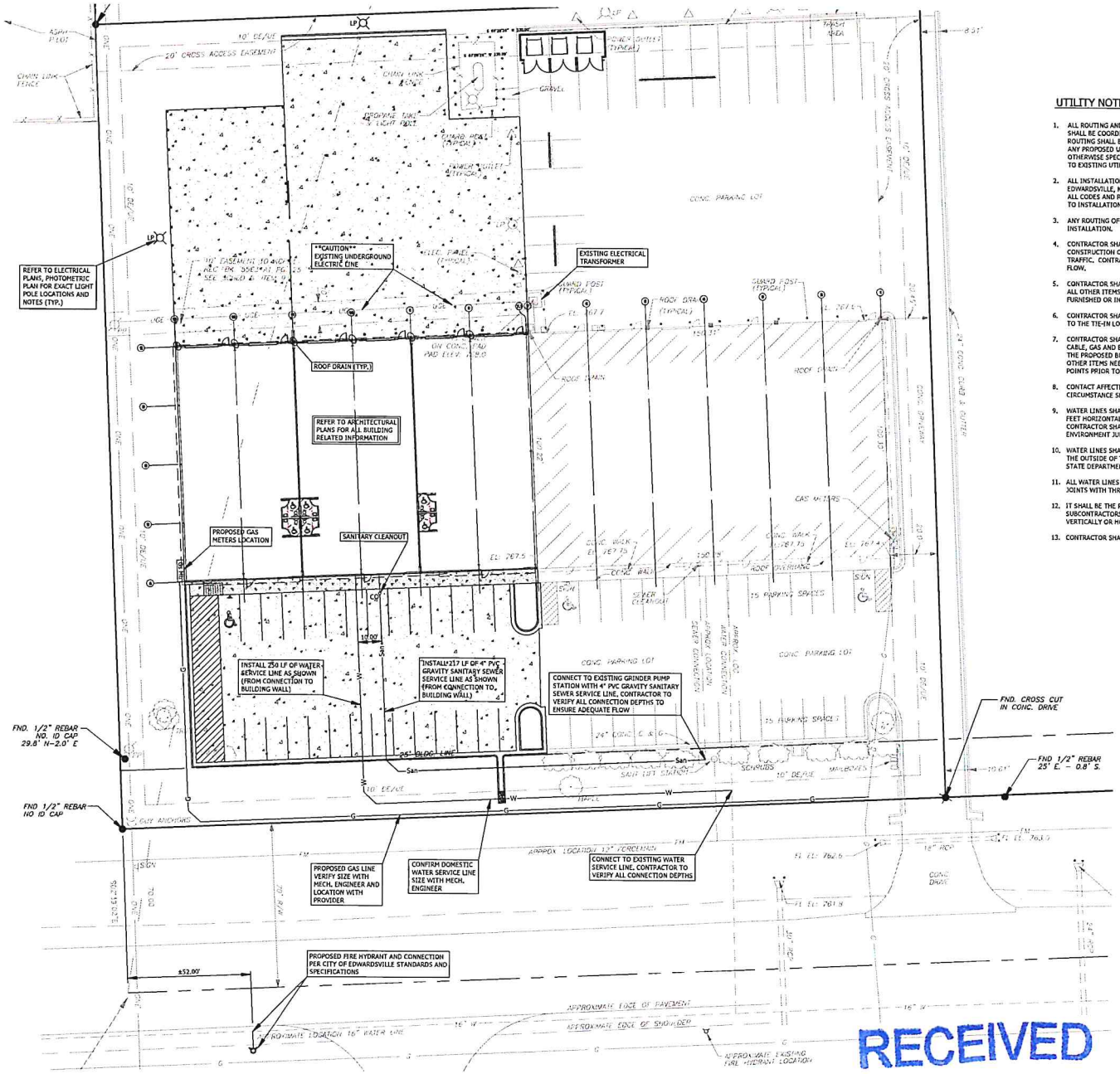
DAVID A. KASTER, RA/NCARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE - PLANNING - INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE	SEPT. 6, 2016
REVISED	
SHEET NUMBER	C5.0
OF SHEETS	
KAI JOB NO. 1603	

Drawing name: W:\Proj\190901\1820A\19204.000\AutoCad\Site and Site Dev Plan\C5.0 Erosion Control Plan.dwg Layout name: C5.0 Plotted by: rhc00376 Plotted on: Sep 06, 2016 - 11:00am



CIVIL ENGINEER

BARTLETT & WEST

844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 866.849.8038 - 785.749.8488
WWW.BARTWEST.COM

UTILITY NOTES:

1. ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, CABLE, ELECTRICAL, ETC.) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST, INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
2. ALL INSTALLATION AND MATERIALS OF WATER LINES AND SANITARY SEWERS TO BE IN COMPLIANCE WITH CITY OF EDWARDSVILLE, KS AND/OR BOARD OF PUBLIC UTILITIES CODES AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL CODES AND REGULATIONS FOR EACH UTILITY. CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY PRIOR TO INSTALLATIONS.
3. ANY ROUTING OF UNDERGROUND ELECTRIC LINE TO BE VERIFIED WITH APPROPRIATE PROVIDER PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL METHODS NEEDED DURING THE INSTALLATION OR CONSTRUCTION OF ANY UTILITIES OR RELATED ITEMS. AT NO TIME SHALL A DRIVE LANE BE CLOSED TO THRU TRAFFIC. CONTRACTOR SHALL MAINTAIN AT LEAST 15 FEET OF MINIMUM DRIVE WIDTH TO ACCOMMODATE TRAFFIC FLOW.
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL WATER LINES, METERS, BACK FLOW DEVICES, VAULTS, VALVES AND ALL OTHER ITEMS REQUIRED FOR A COMPLETE OPERABLE FIRE PROTECTION AND DOMESTIC WATER SYSTEM, IF NOT FURNISHED OR INSTALLED BY BPU.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL SANITARY SEWER SERVICE LINES FROM THE PROPOSED BUILDING TO THE TIE-IN LOCATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, TOOLS AND EQUIPMENT FOR INSTALLING TELEPHONE, CABLE, GAS AND ELECTRICAL POWER SERVICE FROM A POINT OF CONNECTION FROM THE PUBLIC UTILITY LINE TO THE PROPOSED BUILDING. THIS SHALL INCLUDE CONDUITS, SERVICE LINES, METERS, CONCRETE PADS AND ALL OTHER ITEMS NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS. CONTRACTOR SHALL VERIFY CONNECTION POINTS PRIOR TO INSTALLATIONS.
8. CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN (1) 12-HOUR PERIOD.
9. WATER LINES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER LINES AND AT LEAST 5 FEET HORIZONTALLY FROM STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
10. WATER LINES SHALL MAINTAIN 18-INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER LINE TO THE OUTSIDE OF THE SANITARY LINE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
11. ALL WATER LINES SHALL MAINTAIN A MINIMUM COVER OF 42-INCHES. WATER LINE JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING.
12. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL OF THE SUBCONTRACTORS THAT ALL UTILITIES ARE INSTALLED PROPERLY & THAT NO UTILITY CONFLICTS ARE PRESENT, VERTICALLY OR HORIZONTALLY.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL UTILITY LENGTHS AS NEEDED.

SCALE: 1" = 20'

UTILITY PLAN

RECEIVED
SEP 06 2016

CASEY D. OLDEN
LICENSED
22351
9/6/16
KANSAS
PROFESSIONAL ENGINEER

DAVID A. KASTER, RA/NCARB, LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT

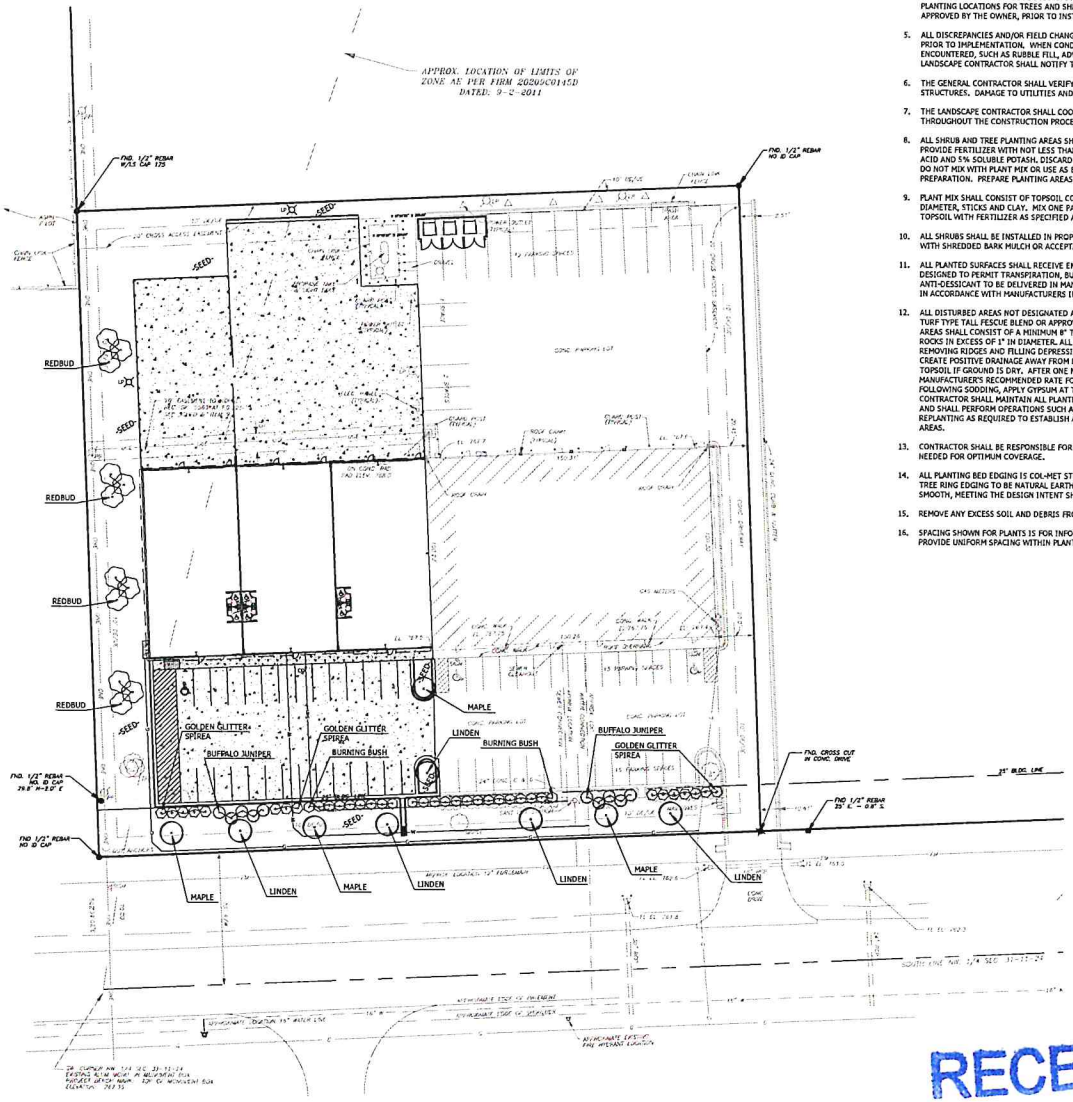
7204 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 685-3500
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
C6.0
OF SHEETS
KAI JOB NO. 1603

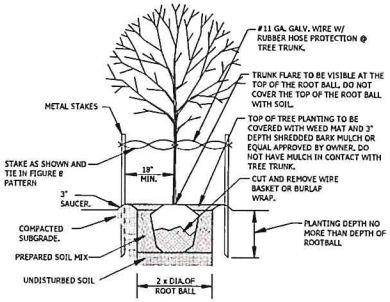
Drawing name: W:\Proj\19000\18204\18204.000\autocad\Dbs and Site Dwrg Plan\C6.0 Utility Plan.dwg Layout name: C6.0 Plotted by: rwb0376 Plotted on: Sep 06, 2016 - 11:01am



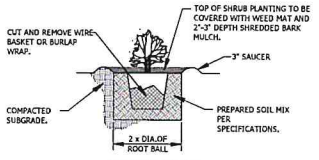
LANDSCAPE NOTES:

1. GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
2. ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK"(ANSI Z60.1-2004).
3. EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITH OUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
5. ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
6. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
8. ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SODDING.
9. PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX ONE PART COMPOSTED STABLE MANURE AND THREE PARTS TOPSOIL WITH FERTILIZER AS SPECIFIED ABOVE.
10. ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS, WITH WEED MAT AND COVERED WITH SHREDDED BARK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
11. ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESSICANT AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESSICANT TO BE DELIVERED IN MANUFACTURERS FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
12. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SODDING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SODDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS. AFTER TWO MONTHS FOLLOWING SODDING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESODDING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SOD NEEDED FOR OPTIMUM COVERAGE.
14. ALL PLANTING BED EDGING IS COL-MET STEEL EDGING OR EQUAL PER DIRECTION OF THE OWNER. TREE RING EDGING TO BE NATURAL EARTH EDGE LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
15. REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
16. SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 866.822.3235 - 785.749.5455
WWW.BARTWEST.COM



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

PLANTING SCHEDULE:

Common Name	Botanical Name	Qty.	Size	Cond.
Trees				
Redbud	Cercis canadensis	12	2" cal. min.	B & B
Red Sunset Maple	Acer rubrum 'Red Sunset'	4	2" cal. min.	B & B
Greenspire Linden	Tilia cordata 'Greenspire'	5	2" cal. min.	B & B
Shrubs				
Golden Glitter Spirea	Spiraea nipponica 'Golden Glitter'	15	5 gal.	Cont.
Buffalo Juniper	Juniperus sabina 'Buffalo'	10	5 gal.	Cont.
Burning Bush	Euonymus alata	23	5 gal.	Cont.

LANDSCAPE CALCULATIONS

MINIMUM LANDSCAPE REQUIREMENTS
ONE TREE AND TWO SHRUBS PER 5,000 SQUARE FEET = 24 TREES, 48 SHRUBS REQUIRED
(LOT = 119,653.33 SQ. FT.) = 24 TREES, 48 SHRUBS PROVIDED

NOTE: CALCULATIONS INCLUDE EXISTING + NEW PLANTINGS IN OVERALL TOTALS FOR ENTIRE LOT.

RECEIVED
SEP 06 2016

N
0 30' 60'
SCALE: 1" = 30'

LANDSCAPE PLAN

DAMON R. ARMANTROUT
LICENSED
660
KANSAS
LANDSCAPE ARCHITECT
9-6-16

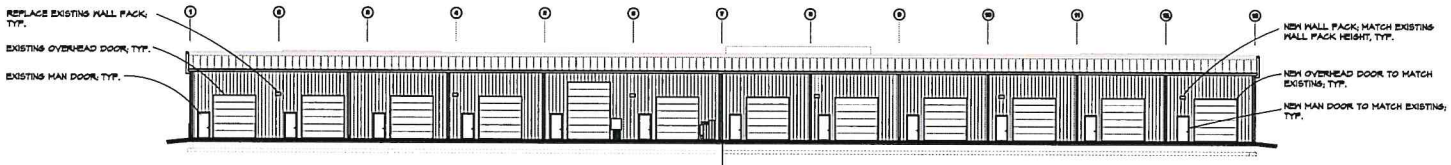
DAVID A. KASTER, RA/CARB LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7204 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1300
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE - PLANNING - INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
C7.0
OF SHEETS
KAI JOB NO. 1603

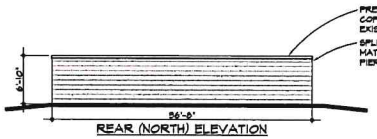
Drawing name: W:\Proj\19000\19204\19204.000\AutoCad\Site and Site Demo Plan\C7.0 Landscape Plan.dwg Layout name: C7.0 Plotted by: rw00376 Plotted on: Sep 06, 2016 - 11:02am



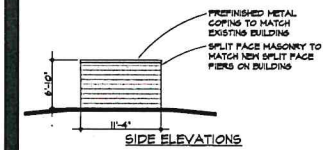
FULL NORTH ELEVATION

SCALE // 1/16" = 1'-0"

FRONT (SOUTH) ELEVATION



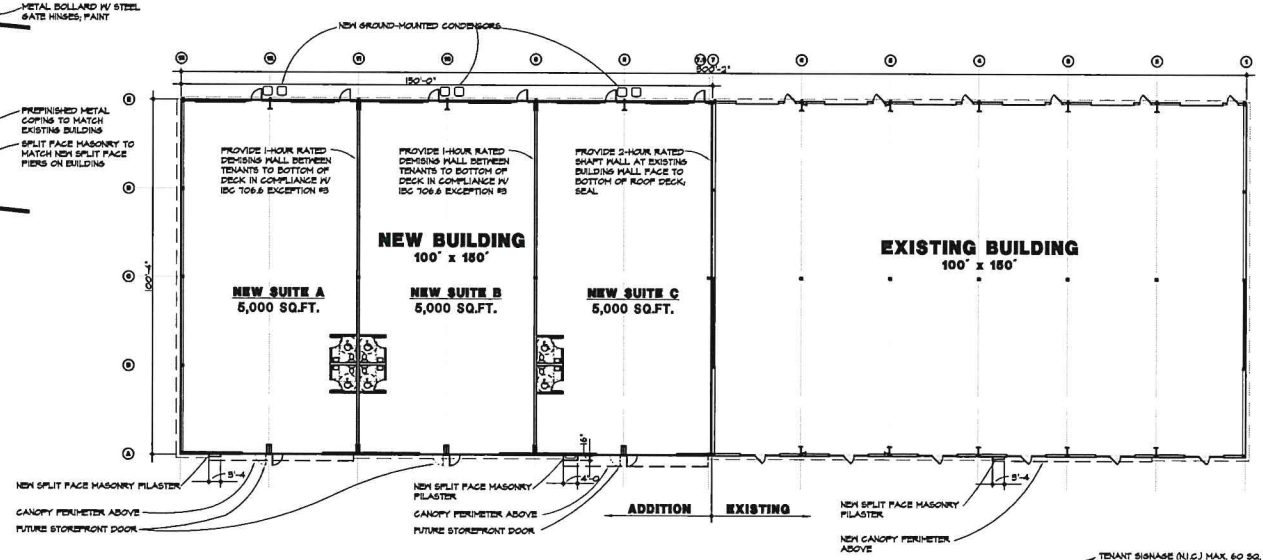
REAR (NORTH) ELEVATION



SIDE ELEVATIONS

TRASH ENC. ELEVATIONS

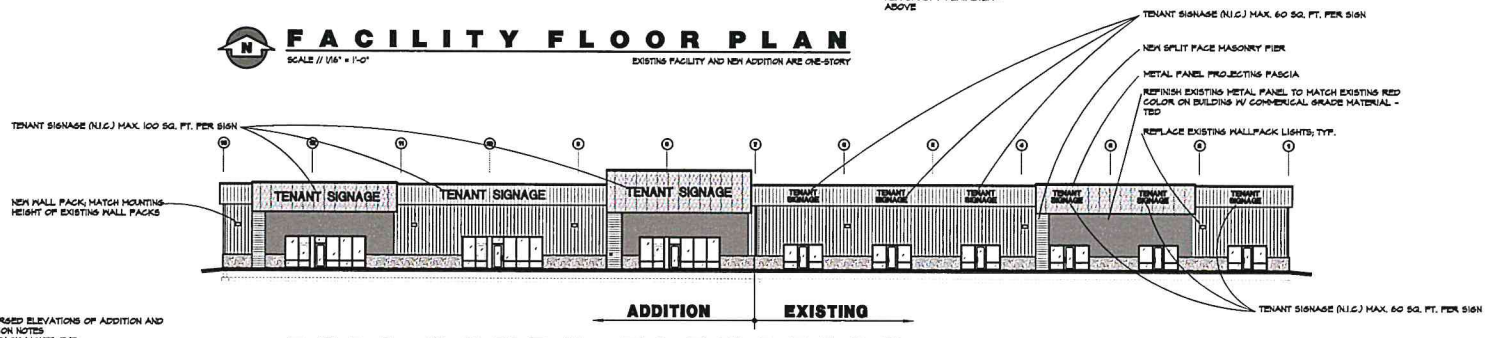
SCALE // 1/16" = 1'-0"



FACILITY FLOOR PLAN

SCALE // 1/16" = 1'-0"

EXISTING FACILITY AND NEW ADDITION ARE ONE-STORY



NOTE:
- REFER TO A3.2 FOR ENLARGED ELEVATIONS OF ADDITION AND OTHER RELEVANT ELEVATION NOTES
- REPLACE EXISTING WALL PACK LIGHTS, TYP.
- MOUNT NEW WALL PACKS TO MATCH HEIGHT OF EXISTING; TYP.

FULL SOUTH ELEVATION

SCALE // 1/16" = 1'-0"

RECEIVED
SEP 06 2016

DAVID A. KASTER LICENSED 3649 KANSAS PROFESSIONAL ARCHITECT

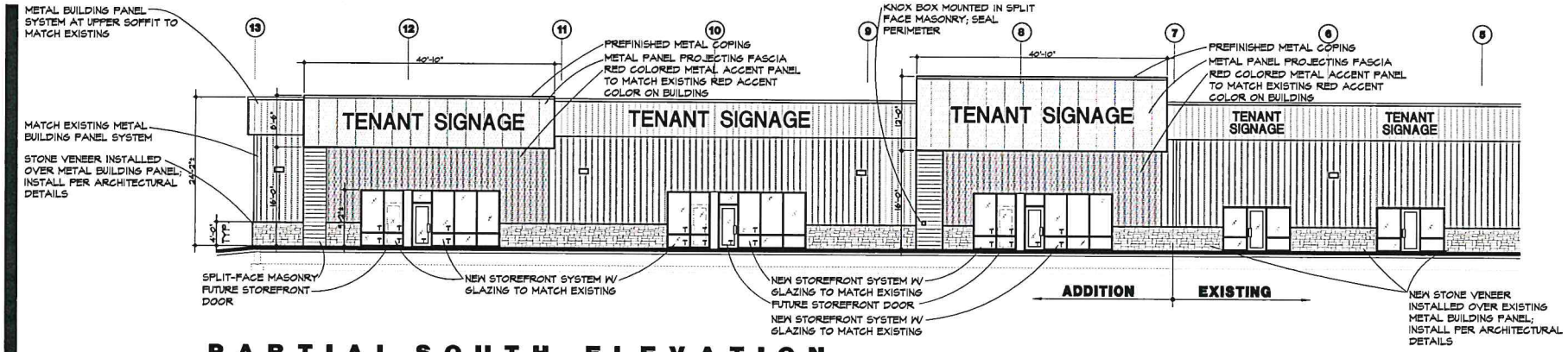
DAVID A. KASTER, RA/NCARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC

ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
A3.1
OF SHEETS
KAI JOB NO. 1605

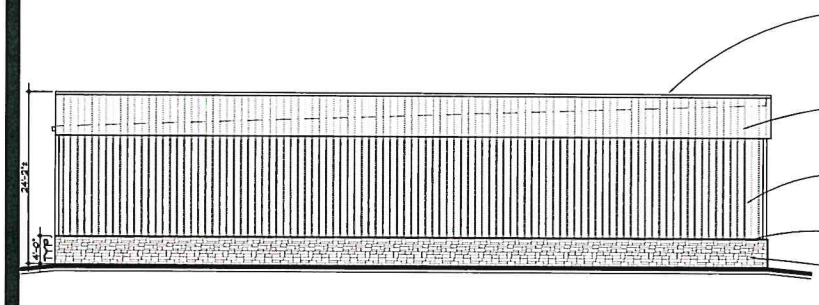


PARTIAL SOUTH ELEVATION

SCALE // 1/8" = 1'-0"

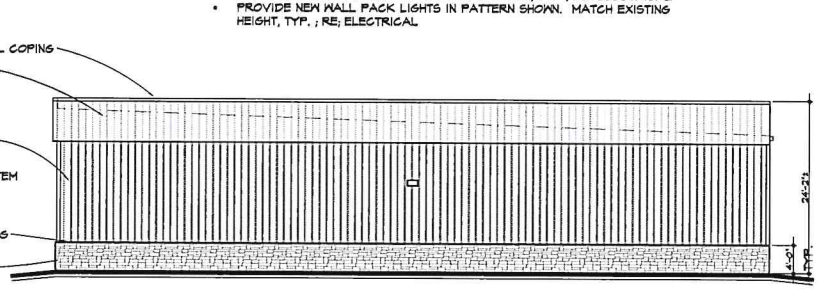
NOTES:

- REPLACE EXISTING WALL PACK LIGHTS WITH NEW, TYP ; RE: ELECTRICAL
- PROVIDE NEW WALL PACK LIGHTS IN PATTERN SHOWN. MATCH EXISTING HEIGHT, TYP. ; RE: ELECTRICAL



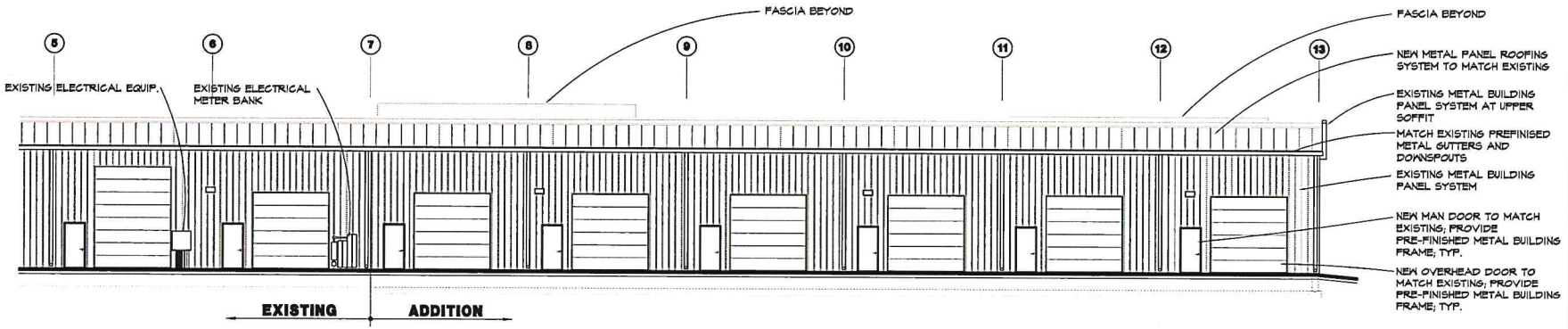
FULL WEST ELEVATION

SCALE // 1/8" = 1'-0"



FULL EAST ELEVATION

SCALE // 1/8" = 1'-0"



PARTIAL NORTH ELEVATION

SCALE // 1/8" = 1'-0"

RECEIVED

SEP 06 2016

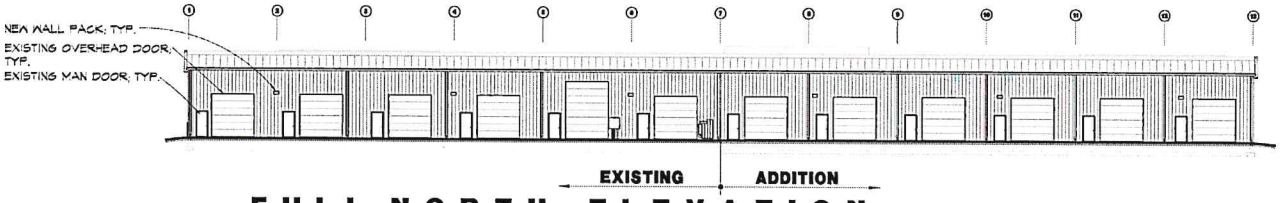
DAVID A. KASTER LICENSED 3649 KANSAS PROFESSIONAL ARCHITECT

DAVID A. KASTER, B.ARCH,ARB,LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7204 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

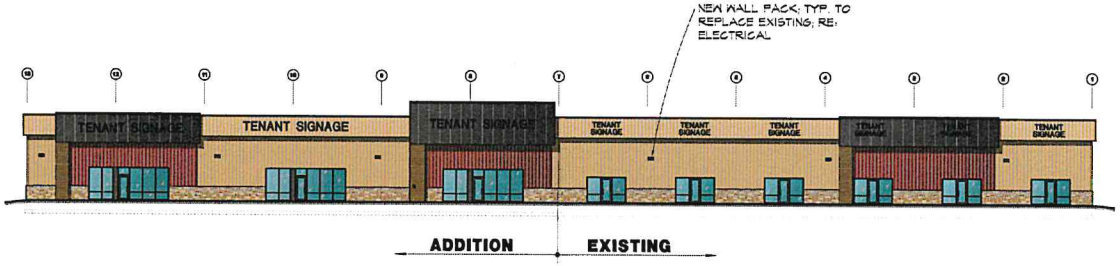
WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE SEPT. 6, 2016
REVISED
SHEET NUMBER
A3.2
OF SHEETS
KAI JOB NO. 1605



FULL NORTH ELEVATION

SCALE // 1/8" = 1'-0"

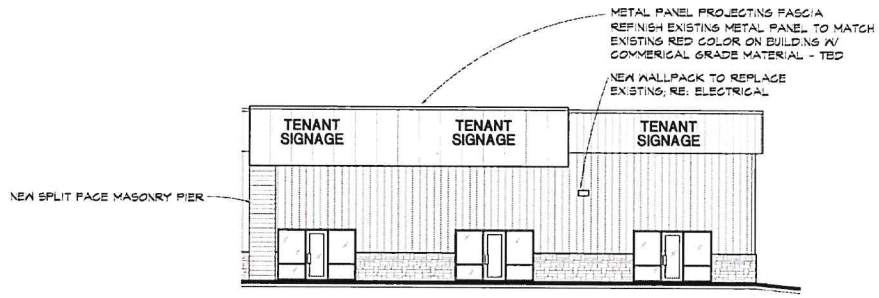


FULL SOUTH ELEVATION

SCALE // 1/8" = 1'-0"

NOTE:

- REMOVE ALL EXISTING WALL PACK LIGHTS AND REPLACE; RE: ELECTRICAL
- MOUNT NEW WALL PACKS TO MATCH HEIGHT OF EXISTING



A/A3.1 PARTIAL SOUTH ELEVATION

SCALE // 1/8" =

RECEIVED
SEP 06 2016

NOT FOR CONSTRUCTION

DAVID A. KASTER, RA,NCARB,LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC

ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG 31, 2016
REVISED
SHEET NUMBER
A3.1
OF SHEETS
KAI JOB NO. 1603

DEVELOPMENT PLAN APPLICATION

CITY OF EDWARDSVILLE
690 South 4th Street, PO Box 13738
Edwardsville, KS 66113
913-441-3707 Phone / 913-441-3806 Fax

RECEIVED

Date Received: AUG 10 2016 Case # 2016-06 PPN 2016-07 FPN

Property Location: 9154 WOODEND ROAD

Name of Property Owner(s), Address, Phone, E-mail: WOODEND HOLDINGS, LLC ; NATHAN ANDERSON
P.O. Box 6193, LEAWOOD, KS 66206 PHONE: 913-890-2001 nathan@nai-heartland.com

Name of Developer(s), Address, Phone, E-mail: WOODEND HOLDINGS, LLC ; NATHAN ANDERSON
P.O. Box 6193, LEAWOOD, KS 66206 PHONE: 913-890-2001 nathan@nai-heartland.com

Name of Applicant, Address, Phone, E-mail: KASTER ARCHITECTS, INC. ; DAVID KASTER
7304 WEST 130th STREET, OVERLAND PARK, KS 66213 PHONE: 913-681-1200
dKaster@kasterarchitects.com

Type of Development Plan and Application Fee:
____Sketch / Concept $100 ✓ Preliminary Plan $150 ✓ Final Plan $150 ____Revised / Amended Plan $150

Gross Acreage of Property: 2.75 ac. Existing Zoning: I-1 INDUSTRIAL NON-HAZARD

Proposed Use of Property: _____

Checklist of Attachments submitted with application:

✓ Legal Description of property (hardcopy and electronic copy in Word Format)
✓ List of Consultants / Contractors with contact information
✓ Plan Drawing(s) / Study(ies) (3 full size copies; 1 half-size copy; electronic copy - PDF file: incorporating all contents required - Cover Sheet; Site Plan - Dimension Plan, Grading Plan, Storm water / Erosion Control Plan, Utility Plan, Landscape Plan, Storm water Report; Traffic / Transportation Study; Architectural Plans -Building Elevations, Building Floor Plan, Site Lighting Plan, Master Sign Plan, etc.)
✓ Material / Color samples
____Additional Information (as required / requested) _____

The Applicant and Owner herein agrees to comply with the regulations for the City of Edwardsville, Kansas as amended an all other pertinent ordinances or resolutions of the City and Statutes of the State of Kansas. It is agreed that all City fees and third party review expenses shall be assumed and paid by the owner. The undersigned further states that he/she is the Owner of the property proposed for the Development Plan.

Owner's Signature: _____ Date: 8-10-16

Applicant's Signature: _____ Date: 8.10.16

DEVELOPMENT PLAN
(PRELIMINARY & FINAL)

FOR

BUILDING ADDITION
9154 WOODEND ROAD

IN

EDWARDSVILLE, KANSAS

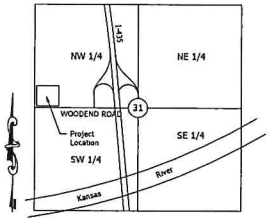
August 2016

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE - LAWRENCE, KS 66049
PHONE 844.869.8033 - 785.749.8488
WWW.BARTWEST.COM

NOT FOR CONSTRUCTION
PLANNING ONLY
Aug 10, 2016

GENERAL PROJECT NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT "CITY STANDARDS" AND SPECIFICATIONS OF THE CITY OF EDWARDSVILLE, KS.
2. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
3. NO GEOLOGICAL INFORMATION IS SHOWN ON THESE PLANS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST TO GRADE ANY EXISTING OR PROPOSED MANHOLE, JUNCTION BOX OR SPECIAL STRUCTURE, AS REQUIRED.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE ADJACENT AND DOWNSTREAM PROPERTIES FROM STORM WATER, SILT AND EROSION DURING ALL PHASES OF CONSTRUCTION.
6. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUD AND MUCK; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING AND DEPOSITING CONCRETE THEREON.
7. COMPACTION WITHIN AREAS TO BE PAVED AND UNDER PROPOSED PARKING AND DRIVES SHALL BE AT 95% OF OPTIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.
8. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION OR GROUND SURFACE DISTURBANCE.
9. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL GIVE 48 HOURS ADVANCE NOTICE TO UTILITY COMPANIES PRIOR TO EXCAVATING WITHIN ANY PUBLIC RIGHT-OF-WAY.



LOCATION MAP
SECTION 31-11-24

LOCATION MAP
SCALE: NTS

BEFORE YOU DIG CONTACT KANSAS ONE-CALL
AT 811 OR 1-800-DIG SAFE

RECEIVED
AUG 10 2016

INDEX OF SHEETS

	COVER SHEET
A2.1	BUILDING FLOORPLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	LAYOUT PLAN
C3.0	DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	LANDSCAPE PLAN

UTILITY CONTACTS

ELECTRIC	KANSAS CITY POWER & LIGHT WESTAR ENERGY	1-816-471-5275 1-800-401-5666
GAS	KANSAS GAS SERVICE ATMOS ENERGY	1-913-599-8981 1-405-702-7423
TELEPHONE	AT&T TELEPHONE TIME WARNER CABLE	1-800-288-2020 1-816-222-5952
CABLE	TIME WARNER CABLE COMCAST	1-816-358-8833 1-816-795-1100
WATER	BOARD OF PUBLIC UTILITIES	1-913-573-9000
SEWER	CITY OF EDWARDSVILLE	1-913-441-3707

COVER SHEET

ANGELA C. SHAFFER
LICENSED
CA18628
8-10-16
KANSAS
PROFESSIONAL ENGINEER

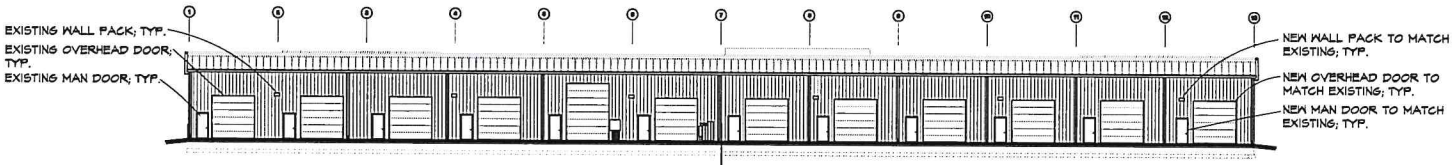
DAVID A. KASTER, RA/NCARB/LEED-AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HEPPARD, ARCHITECT
7204 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

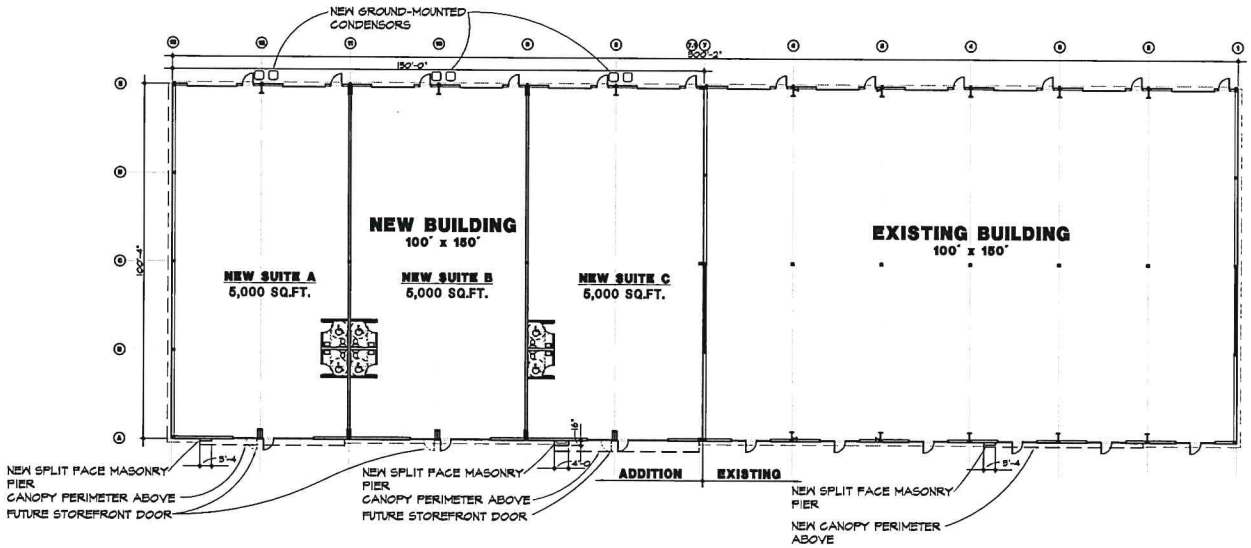
DATE AUG. 10, 2016
REVISED
SHEET NUMBER
OF SHEETS
KAI JOB NO. 1603

Drawing name: M:\Proj\10000\12204\12204.000\Autocad\Cds and Site Dwgs Plan\C0.0 Cover Sheet.dwg Layout name: C0.0 Plotted by: rhc00576 Plotted on: Aug 10, 2016 - 8:40am



FULL NORTH ELEVATION

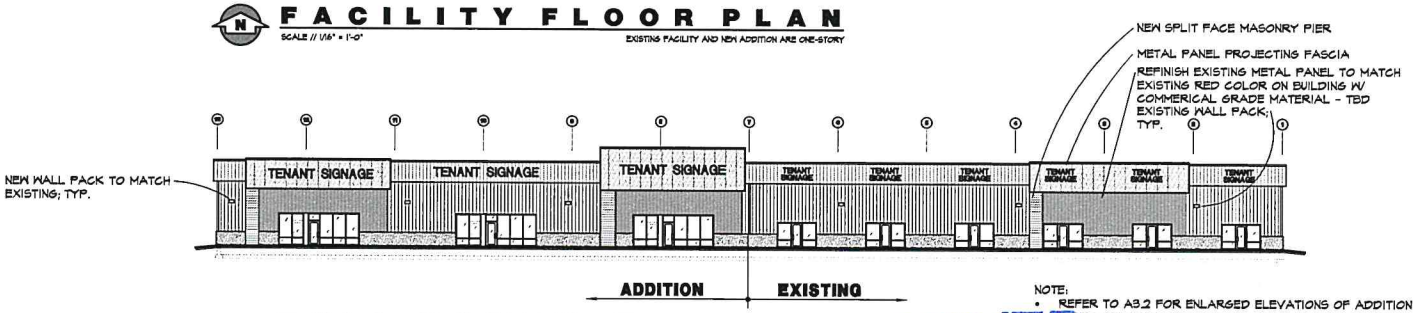
SCALE // 1/16" = 1'-0"



FACILITY FLOOR PLAN

SCALE // 1/16" = 1'-0"

EXISTING FACILITY AND NEW ADDITION ARE ONE-STORY



FULL SOUTH ELEVATION

SCALE // 1/16" = 1'-0"

NOTE:
- REFER TO A3.2 FOR ENLARGED ELEVATIONS OF ADDITION AND OTHER RELEVANT ELEVATION NOTES
- NEW WALL PACK LIGHT FIXTURES TO MATCH EXISTING
- MOUNT NEW WALL PACKS TO MATCH HEIGHT OF EXISTING

RECEIVED
AUG 10 2016

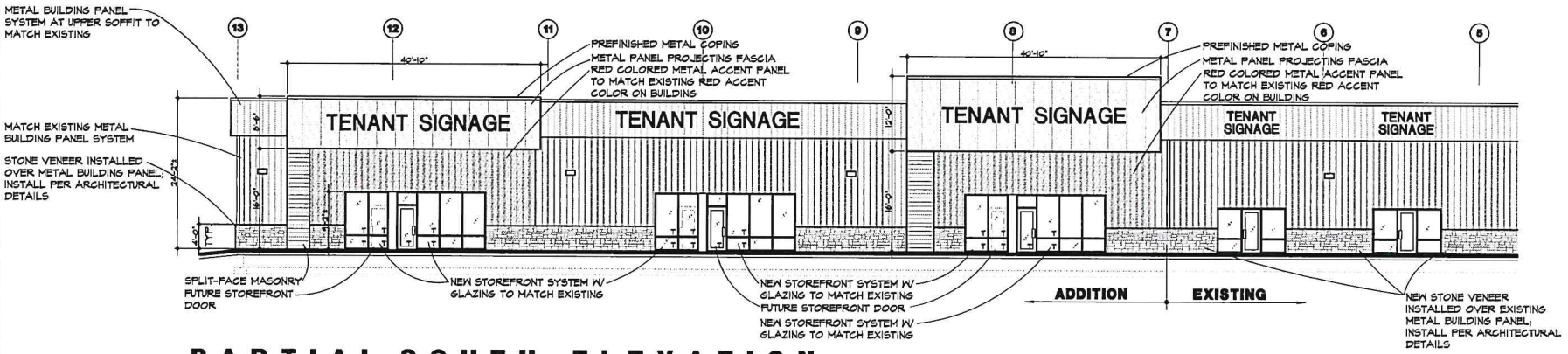
DAVID A. KASTER
LICENSED
3649
KANSAS
PROFESSIONAL ARCHITECT

DAVID A. KASTER, RA/CARB/LEED-AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7204 WEST 150th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterwhitecle.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

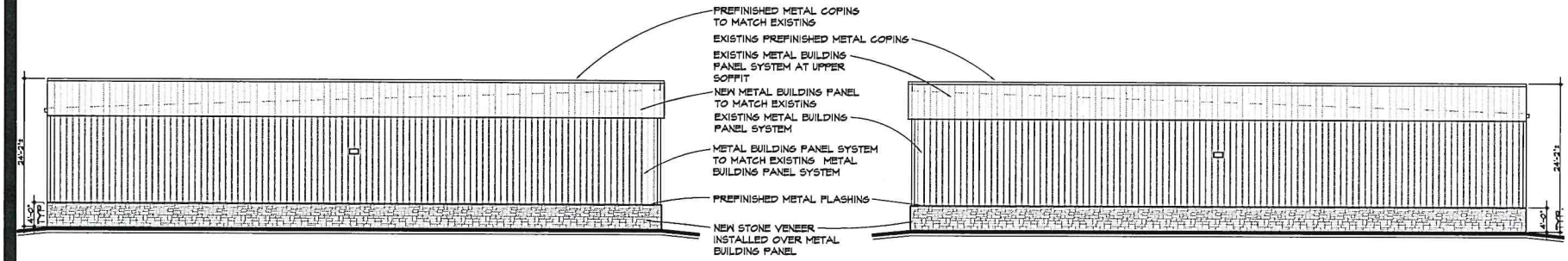
WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
A3.1
OF SHEETS
KAI JOB NO. 1605



PARTIAL SOUTH ELEVATION

SCALE // 1/8" = 1'-0"

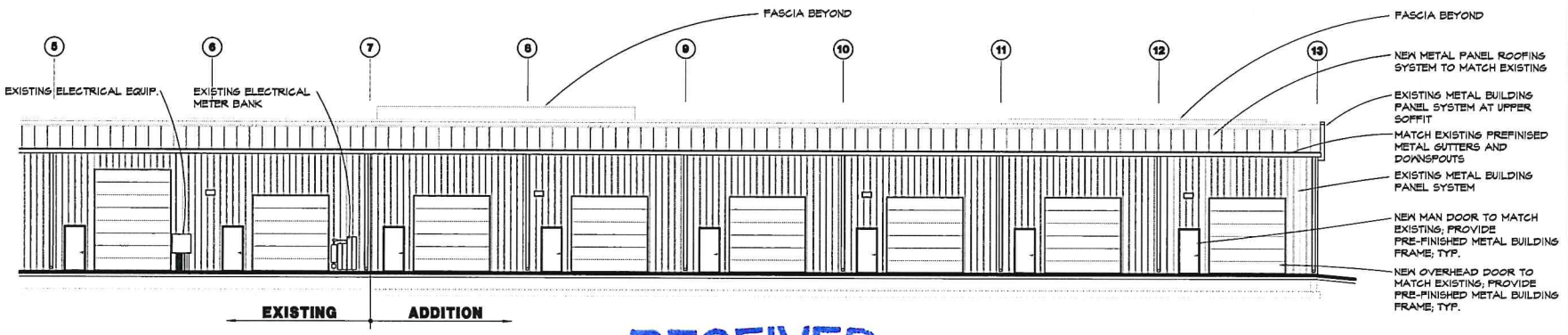


FULL WEST ELEVATION

SCALE // 1/8" = 1'-0"

FULL EAST ELEVATION

SCALE // 1/8" = 1'-0"



PARTIAL NORTH ELEVATION

SCALE // 1/8" = 1'-0"

RECEIVED
AUG 10 2016

DAVID A. KASTER, RA,NCARB,LEED-AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC

ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
A3.2
OF SHEETS
KAI JOB NO. 1605

NOTES ON FEMA INFORMATION:
THE FLOOD INSURANCE RATE MAP FOR THE AREA IS FIRM WYANDOTTE COUNTY, KANSAS AND INCORPORATED AREAS, PANEL 145 OF 210, EDWARDSVILLE, KANSAS NUMBER 200262-0145G, MAP NUMBER 20209C0145G, EFFECTIVE DATE SEPTEMBER 2, 2011.

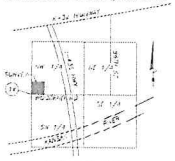
1. THE ORIGINAL AE ZONE SHOWN ON THIS SURVEY WAS SCALED FROM THE ORIGINAL LOCATION SHOWN ON THE ABOVE FIRM. THE SCALE OF THE FIRM IS 1"=1000'. THE LOCATION OF THE AE ZONE LIMITS IS APPROXIMATE.
2. ZONE AE = BASE FLOOD ELEVATIONS DETERMINED

NOTES:
1. LOT 1 IS IN FLOOD ZONE AE. FLOOD ELEVATIONS DETERMINED.
2. UTILITIES ARE SHOWN PER UTILITY COMPANIES FIELD MARKINGS.
3. THE LOCATION OF FLOOD ZONE AE IS APPROXIMATE.
4. PARKING SPACES: 43 REGULAR SPACES/4 HANDICAPPED SPACES

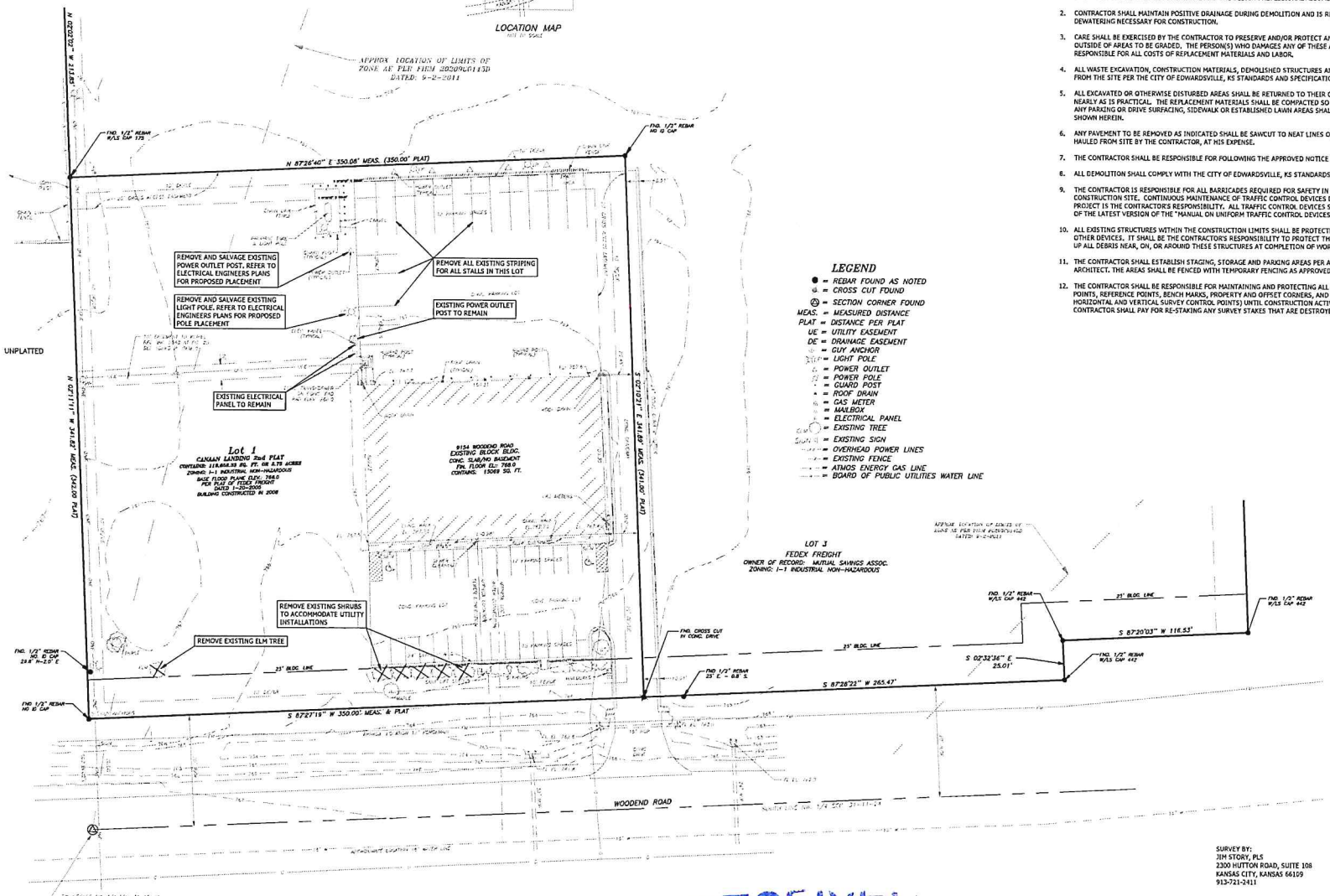
SEC. CORNER TIES:
(1X) SW CORNER OF THE NW. 1/4 SEC. 31-11-24
FOUND 3 1/2" ALUM. MONUMENT IN WELL BOX
1. 70.00' NORTH TO 1/2" REBAR SET IN CONC.
2. 34.30' NWE TO TOP CENTER OF FIRE HYDRANT
3. 43.30' NWE TO "+" CUT IN TOP OF CMP
4. 29.5' ENE TO "+" CUT IN TOP OF CMP
5. 11.9' NORTH TO NORTH EDGE OF ASPH. PAVT

LEGAL DESCRIPTION PER TITLE INSURANCE:
FILE NO. NCS-774580-ECTY
LOT 1, CANAAN LANDING 2ND PLAT, A SUBDIVISION IN THE CITY OF EDWARDSVILLE, WYANDOTTE COUNTY, KANSAS.
CONTAINS: 118,700.00 SQ. FT. OR 2.75 ACRES

S31 – T11S – R24E
WYANDOTTE COUNTY, KANSAS



LOCATION MAP
NOT TO SCALE



LEGEND
- ● = REBAR FOUND AS NOTED
- ⊕ = CROSS CUT FOUND
- Ⓐ = SECTION CORNER FOUND
- MEAS. = MEASURED DISTANCE
- PLAT = DISTANCE PER PLAT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- = GUY ANCHOR
- = LIGHT POLE
- = POWER OUTLET
- = POWER POLE
- = GUARD POST
- = ROOF DRAIN
- = GAS METER
- = MAILBOX
- = ELECTRICAL PANEL
- = EXISTING TREE
- = EXISTING SIGN
- = OVERHEAD POWER LINES
- = EXISTING FENCE
- = ATMOS ENERGY GAS LINE
- = BOARD OF PUBLIC UTILITIES WATER LINE

SURVEY BY:
JIM STORY, PLS
2300 HUTTON ROAD, SUITE 108
KANSAS CITY, KANSAS 66109
913-721-2411

SCALE: 1" = 30'

RECEIVED
AUG 10 2016

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE · LAWRENCE, KS 66049
PHONE 866.869.8033 · 785.749.9482
WWW.BARTWEST.COM

DEMOLITION NOTES:

1. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING DEMOLITION AND IS RESPONSIBLE FOR ALL DEWATERING NECESSARY FOR CONSTRUCTION.
3. CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
4. ALL WASTE EXCAVATION, CONSTRUCTION MATERIALS, DEMOLISHED STRUCTURES AND DEBRIS SHALL BE REMOVED FROM THE SITE PER THE CITY OF EDWARDSVILLE, KS STANDARDS AND SPECIFICATIONS.
5. ALL EXCAVATED OR OTHERWISE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AS NEARLY AS IS PRACTICAL. THE REPLACEMENT MATERIALS SHALL BE COMPACTED SO AS TO PREVENT SETTLEMENT. ANY PARKING OR DRIVE SURFACING, SIDEWALK OR ESTABLISHED LAWN AREAS SHALL BE REPLACED IN KIND OR AS SHOWN HEREIN.
6. ANY PAVEMENT TO BE REMOVED AS INDICATED SHALL BE SAWCUT TO NEAT LINES OR TO EXISTING JOINTS AND HAULED FROM SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE APPROVED NOTICE OF INTENT (NOI) PERMIT.
8. ALL DEMOLITION SHALL COMPLY WITH THE CITY OF EDWARDSVILLE, KS STANDARDS AND SPECIFICATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES REQUIRED FOR SAFETY IN AND AROUND THE CONSTRUCTION SITE. CONTINUOUS MAINTENANCE OF TRAFFIC CONTROL DEVICES DURING THE TERM OF THIS PROJECT IS THE CONTRACTOR'S RESPONSIBILITY. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
10. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS SHALL BE PROTECTED BY MEANS OF FENCING AND OTHER DEVICES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THESE STRUCTURES AND CLEAN UP ALL DEBRIS NEAR, ON, OR AROUND THESE STRUCTURES AT COMPLETION OF WORK.
11. THE CONTRACTOR SHALL ESTABLISH STAGING, STORAGE AND PARKING AREAS PER APPROVAL OF THE OWNER AND ARCHITECT. THE AREAS SHALL BE FENCED WITH TEMPORARY FENCING AS APPROVED BY THE OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.

EXISTING CONDITIONS & DEMOLITION NOTES

ANGELA C. SHARP
LICENSED
C-18626
KANSAS
PROFESSIONAL ENGINEER

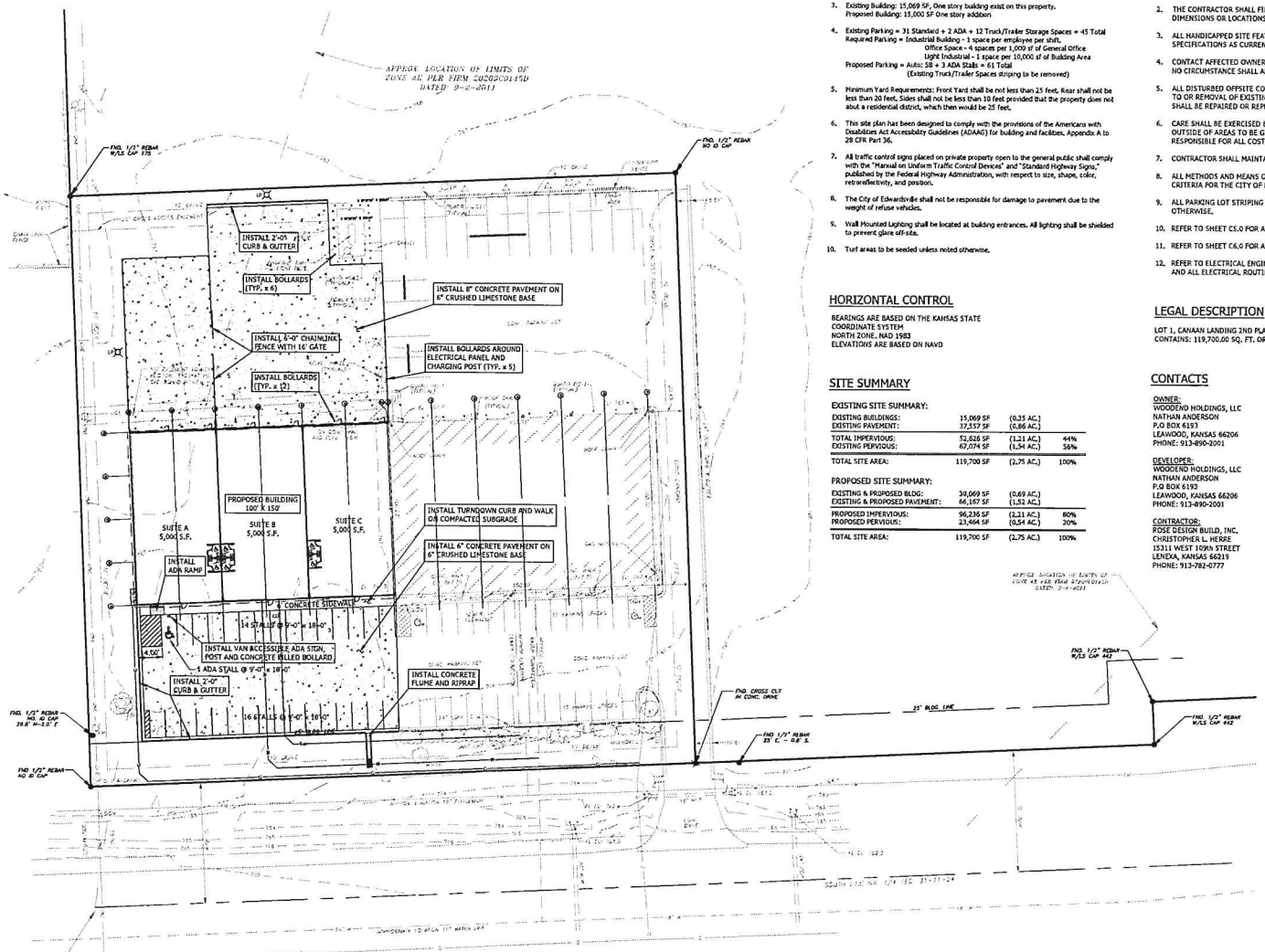
DAVID A. KASTER, RA/CARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE: (913) 681-1206
WEB SITE: www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
C1.0
OF SHEETS
KAI JOB NO. 16-03

Drawing name: W:\Proj\18000\16014\19204.000\AutoCad\Civil and Site Devlp Plan\C1.0 Existing Conditions - Demo.dwg Layout name: C1.0 Plotted by: rh00576 Plotted on: Aug 10, 2016 - 8:24am



GENERAL NOTES

1. Existing Zoning: I-1 - Industrial Non-Hazard with Zoning Overlay Distrct (ZOD)
   Proposed Zoning: I-1 - Industrial Non-Hazard with Zoning Overlay Distrct
2. Current Use: Light Industrial
   Proposed Use: Light Industrial
3. Existing Building: 15,069 SF, One story building exist on this property.
   Proposed Building: 15,000 SF One story addition
4. Existing Parking = 31 Standard + 2 ADA + 12 Truck/Trailer Storage Spaces = 45 Total
   Required Parking = Industrial Building - 1 space per employee per shift.
   Office Space - 4 spaces per 1,000 sf of General Office
   Light Industrial - 1 space per 10,000 sf of Building Area
   Proposed Parking = Auto: 58 + 3 ADA Stalls = 61 Total
   (Existing Truck/Trailer Spaces striping to be removed)
5. Minimum Yard Requirements: Front Yard shall be not less than 25 feet. Rear shall not be less than 20 feet. Sides shall not be less than 10 feet provided that the property does not abut a residential district, which then would be 25 feet.
6. This site plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for building and facilities. Appendix A to 28 CFR Part 36.
7. All traffic control signs placed on private property open to the general public shall comply with the "Manual on Uniform Traffic Control Devices" and "Standard Highway Signs," published by the Federal Highway Administration, with respect to size, shape, color, retroreflectivity, and position.
8. The City of Edwardsville shall not be responsible for damage to pavement due to the weight of refuse vehicles.
9. Wall Mounted Lighting shall be located at building entrances. All lighting shall be shielded to prevent glare off-site.
10. Turf areas to be seeded unless noted otherwise.

HORIZONTAL CONTROL

BEARINGS ARE BASED ON THE KANSAS STATE
COORDINATE SYSTEM
NORTH ZONE. NAD 1983
ELEVATIONS ARE BASED ON NAVD

SITE SUMMARY

EXISTING SITE SUMMARY:

EXISTING BUILDINGS:	15,069 SF	(0.35 AC.)	
EXISTING PAVEMENT:	37,557 SF	(0.86 AC.)	
TOTAL IMPERVIOUS:	52,626 SF	(1.21 AC.)	44%
EXISTING PERVIOUS:	67,074 SF	(1.54 AC.)	56%
TOTAL SITE AREA:	119,700 SF	(2.75 AC.)	100%

PROPOSED SITE SUMMARY:

EXISTING & PROPOSED BLDG:	30,069 SF	(0.69 AC.)	
EXISTING & PROPOSED PAVEMENT:	66,167 SF	(1.52 AC.)	
PROPOSED IMPERVIOUS:	96,236 SF	(2.21 AC.)	80%
PROPOSED PERVIOUS:	23,464 SF	(0.54 AC.)	20%
TOTAL SITE AREA:	119,700 SF	(2.75 AC.)	100%

LAYOUT NOTES:

1. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES AND INCIDENTAL DAMAGE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL RECORD "AS-BUILT" DIMENSIONS OR LOCATIONS OF ANY APPURTENANCES IF THEY DIFFER FROM THE PLANS.
3. ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
4. CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN ONE (1) 12-HOUR PERIOD.
5. ALL DISTURBED OFFSITE CONDITIONS SHALL BE REPLACED TO THEIR PREVIOUS CONDITION(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION(S).
6. CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
8. ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF EDWARDSVILLE, KS.
9. ALL PARKING LOT STRIPING SHALL BE 4" WIDE WITH TWO COATS OF TRAFFIC WHITE UNLESS NOTED OTHERWISE.
10. REFER TO SHEET C5.0 FOR ALL EROSION CONTROL INFORMATION.
11. REFER TO SHEET C6.0 FOR ALL UTILITY ROUTING, CONNECTIONS, ETC.
12. REFER TO ELECTRICAL ENGINEER'S PLANS FOR ALL LOCATIONS, TYPE, DESIGN AND DETAILS OF SITE LIGHTING AND ALL ELECTRICAL ROUTING USED THROUGHOUT THE PROJECT.

LEGAL DESCRIPTION

LOT 1, CANAAN LANDING 2ND PLAT, A SUBDIVISION IN THE CITY OF EDWARDSVILLE, WYANDOTTE COUNTY, KANSAS
CONTAINS: 119,700.00 SQ. FT. OR 2.75 ACRES

CONTACTS

OWNER:
WOODEND HOLDINGS, LLC
NATHAN ANDERSON
P.O BOX 6193
LEAWOOD, KANSAS 66206
PHONE: 913-890-2001

DEVELOPER:
WOODEND HOLDINGS, LLC
NATHAN ANDERSON
P.O BOX 6193
LEAWOOD, KANSAS 66206
PHONE: 913-890-2001

CONTRACTOR:
ROSE DESIGN BUILD, INC.
CHRISTOPHER L. HERRE
15311 WEST 109th STREET
LENEXA, KANSAS 66219
PHONE: 913-782-0777

ARCHITECT:
KASTER ARCHITECTS, INC.
DAVID KASTER / MICHAEL HOWARD
7304 WEST 130TH STREET
OVERLAND PARK, KANSAS 66213
PHONE: 913-681-1200

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
BARTLETT & WEST
DARRON AMMANN / ROGER WATSON
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049
PHONE: 785-749-9452

SURVEY:
JIM STORY, PLS
2300 HUTTON ROAD,
SUITE 168
KANSAS CITY, KANSAS 66109
PHONE: 913-721-2411

REFER TO DETAIL SHEETS FOR SITE DETAILS SUCH AS CURB & GUTTER, PAVEMENT SECTIONS, ADA LAYOUT AND DETAILS, ETC...

0 30' 60'
SCALE: 1" = 30'

LAYOUT PLAN

RECEIVED
AUG 10 2016

CIVIL ENGINEER
BARTLETT & WEST
544 COLUMBIA DRIVE • LAWRENCE, KS 66049
PHONE 866.889.8033 • 785.749.9452
WWW.BARTWEST.COM

ANGELA C. SHARP
LICENSED
16620
KANSAS
PROFESSIONAL ENGINEER

DAVID A. KASTER, RA/CSI/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE: 913.681.1200
WEB SITE: www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
C2.0
OF SHEETS
KAI JOB NO. 16-03

Drawing name: W:\Proj\16000\16204\16204.000\AutoCad\Site and Site Dwg Plan\C2.0 Layout Plan.dwg Layout name: Layout1 Plotted by: rwb0376 Plotted on: Aug 10, 2016 - 8:29am

RECEIVED
AUG 10 2016

DIMENSION PLAN

CIVIL ENGINEER
BARTLETT & WEST
544 COLUMBIA DRIVE · LAWRENCE, KS 66049
PHONE 866.869.8033 · 785.749.9482
WWW.BARTWEST.COM

ANGELA C. SHARP
LICENSED
16626
KANSAS
PROFESSIONAL ENGINEER

DAVID A. KASTER, RA,NCARB,LEEDAP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

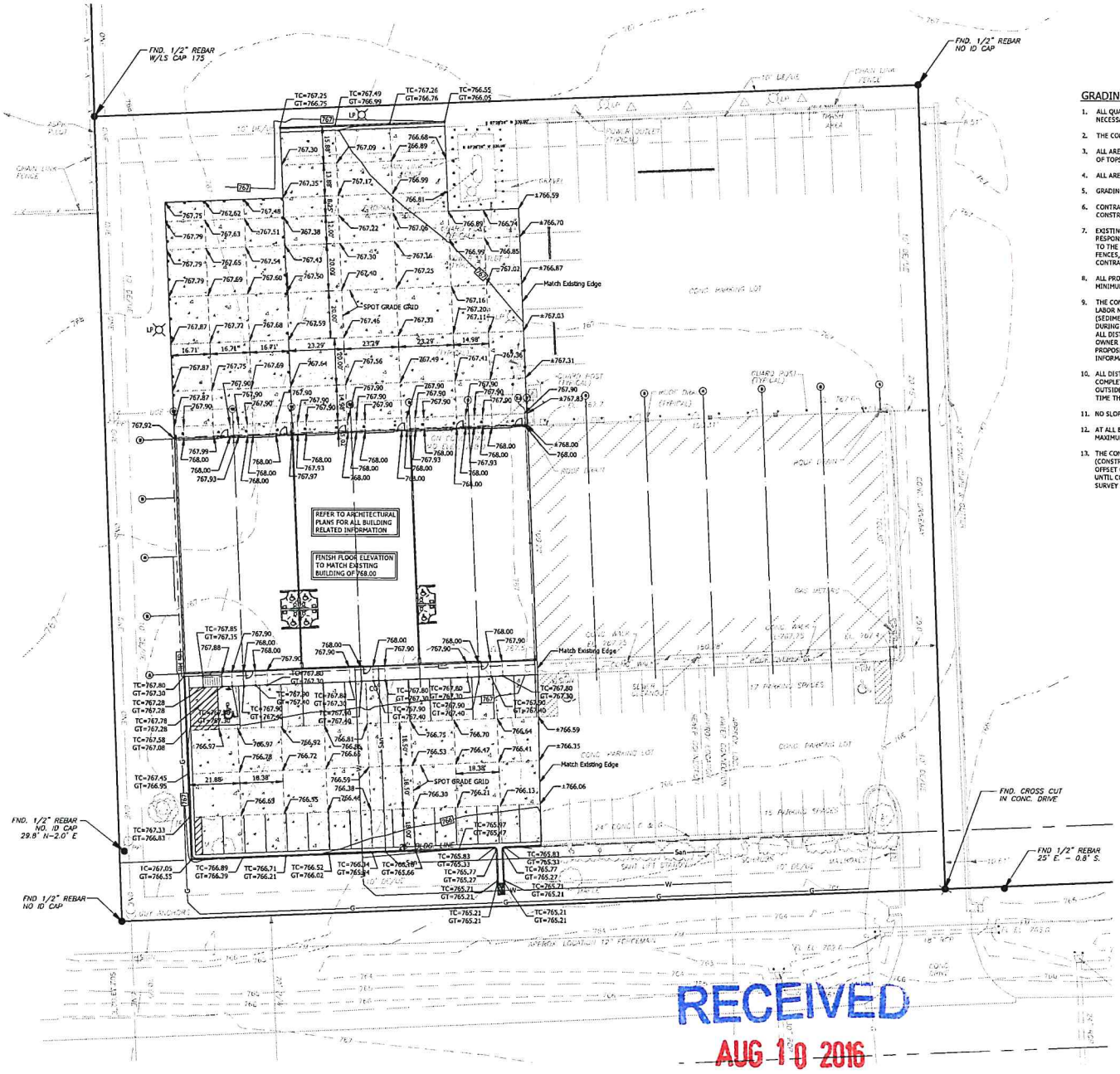
KASTER ARCHITECTS INC

ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
C3.0
OF SHEETS
KAI JOB NO. 16-03

Drawing name: W:\Proj\19000\19204\19204.000\AutoCad\CDs and Site Dwgs Plan\C3.0 Dimension Plan.dwg Layout name: Layout1 Plotted by: rhw00576 Plotted on: Aug 10, 2016 - 8:31am



RECEIVED
AUG 10 2016

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE · LAWRENCE, KS 66049
PHONE 866.869.8033 · 785.749.9462
WWW.BARTWEST.COM

GRADING NOTES:

1. ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL SUBSIDIARY ITEMS NECESSARY TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE SITE GRADING.
3. ALL AREAS DISTURBED DURING THE PROGRESS OF THIS PROJECT SHALL BE FINISHED WITH 6" (MIN.) OF TOPSOIL AND GRADED/RESTORED TO EXISTING CONDITIONS PRIOR TO DISTURBANCE.
4. ALL AREAS SHALL SLOPE AWAY FROM PROPOSED BUILDING UNLESS NOTED.
5. GRADING PLAN REFLECTS TOP OF TURF OR PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
7. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES, AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. ALL PROPOSED SIDEWALKS SHALL MEET ADA STANDARDS FOR CROSS SLOPE IN ADDITION TO BEING A MINIMUM OF 1%.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR. REFER TO EROSION CONTROL SHEET FOR MORE NOTES AND INFORMATION.
10. ALL DISTURBED AREAS SHALL BE SODDED IN ACCORDANCE WITH THESE PLAN. THIS SHALL BE COMPLETED WITHIN SEVEN (7) DAYS AFTER COMPLETING FINAL GRADING, IN ANY AREA. IF THIS IS OUTSIDE THE SEASONAL SOD PERIOD, SILT FENCES SHALL BE INSTALLED AS REQUIRED UNTIL SUCH TIME THAT THE AREA(S) CAN BE SODDED.
11. NO SLOPES ON THIS SITE SHALL EXCEED 3 TO 1.
12. AT ALL BUILDING EXITS ENSURE MINIMUM OF 5' LANDING DEPTH (IN DIRECTION OF TRAVEL) AT 2% MAXIMUM SLOPE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONSTRUCTION STAKES, CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.

0 20' 40'
SCALE: 1" = 20'

GRADING PLAN

ANGELA C. SMITH
LICENSED
15626
KANSAS
PROFESSIONAL ENGINEER

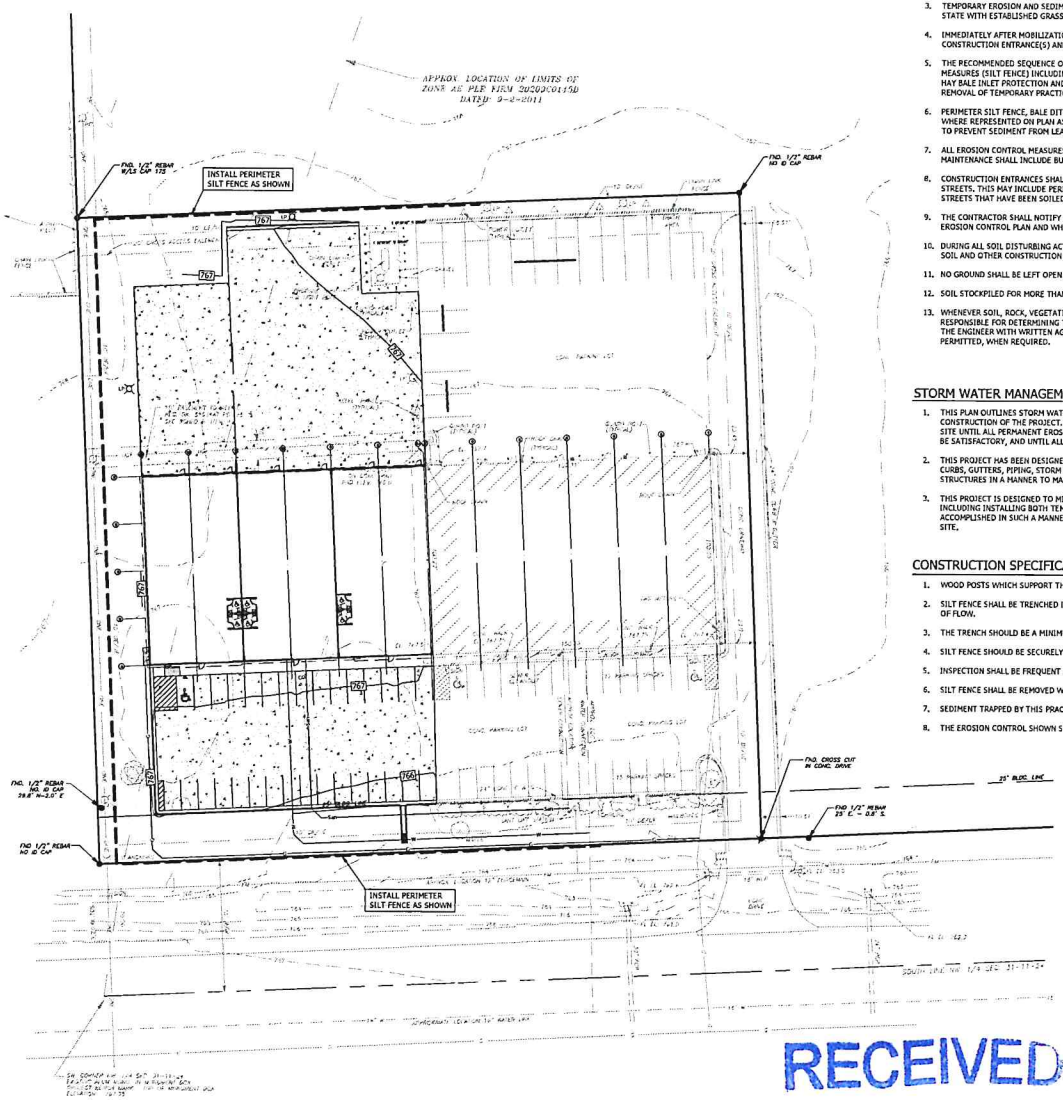
DAVID A. KASTER, RA/CARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-0030
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
C4.0
OF SHEETS
KAI JOB NO. 1603

Drawing name: W:\Proj\19000\19204\19204.000\AutoCad\CDs and Site Dwgs Plan\Dwg Layout name: C4.0 Plotted by: rwc00576 Plotted on: Aug 10, 2016 - 8:34am



RECEIVED
AUG 10 2016

CIVIL ENGINEER

BARTLETT & WEST
844 COLUMBIA DRIVE · LAWRENCE, KS 66049
PHONE 866.889.8033 · 785.749.9462
WWW.BARTWEST.COM

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE ENGINEER.
2. THE CONTRACTOR SHALL MONITOR EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT. THIS PLAN MAY BE UPDATED AS CONSTRUCTION PROGRESSES WITH APPROVAL OF ENGINEER.
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF THIS PLAN SHALL NOT BE REMOVED FOLLOWING CONSTRUCTION UNTIL SLOPES ARE STABILIZED TO A NON-EROSIVE STATE WITH ESTABLISHED GRASS OR AS DIRECTED BY THE ENGINEER.
4. IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ANY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES, GRAVEL CONSTRUCTION ENTRANCE(S) AND ANY TEMPORARY SEDIMENT BASIN(S). IT IS RECOGNIZED THAT SOME SITE CLEARING AND PREPARATION MAY BY REQUIRED TO PROPERLY INSTALL SUCH MEASURES.
5. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: ANY PERIMETER CONTROL MEASURES (SILT FENCE) INCLUDING AREAS DRAINING TO A DRAINAGE WAY SUCH AS A STREAM, GRAVEL CONSTRUCTION ENTRANCE(S), CONSTRUCTION OF SANITARY SEWERS, STORM SEWERS, STRAW OR HAY BALE INLET PROTECTION AND BALE DITCH CHECKS, STREETS, FINAL GRADING, SEEDING, FERTILIZING AND MULCHING ON ALL SLOPES AND DISTURBED AREAS, INDIVIDUAL SITE CONTROL MEASURES, REMOVAL OF TEMPORARY PRACTICES, REMOVAL OF PERIMETER CONTROLS AND SITE CLEANUP.
6. PERIMETER SILT FENCE, BALE DITCH CHECKS AND CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS OR THE CITY REQUIREMENTS. INSTALL SILT FENCE OR BALES WHERE REPRESENTED ON PLAN AS DITCH CHECKS AND SLOPE CONTROL, AROUND INLETS, ALONG ROADWAYS, AREAS DRAINING TO DRAINAGE WAYS SUCH AS A STREAM AND OTHER LOCATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES WILL BE KEPT IN PLACE UNTIL GRASS IS ESTABLISHED.
7. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, SILT FENCE AND HAY BALE BARRIER REPAIR AND/OR REPLACEMENT.
8. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCES, CLEANING ON A DAILY BASIS OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL NOTIFY EACH SUB-CONTRACTOR OR ENTITY (INCLUDING UTILITY CREWS AND CITY EMPLOYEES OR THEIR AGENTS) THAT WILL BE PERFORMING WORK AT THE SITE OF THE EROSION CONTROL PLAN AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR SOIL EROSION.
10. DURING ALL SOIL DISTURBING ACTIVITIES, THE GENERAL CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
11. NO GROUND SHALL BE LEFT OPEN FOR MORE THAN 7 DAYS OF NON-ACTIVITY WITHOUT BEING MULCHED AND/OR SEEDED.
12. SOIL STOCKPILED FOR MORE THAN 7 DAYS SHALL HAVE SILT FENCE OR BALES PLACED ON THE DOWNHILL SLOPES TO TRAP SEDIMENT.
13. WHENEVER SOIL, ROCK, VEGETATION OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF OF THE CONSTRUCTION SITE COVERED IN THIS PLAN, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE GENERAL CONTRACTOR WILL FURNISH THE ENGINEER WITH WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THEY ACCEPT THE MATERIAL AND THAT RECEIVING SITE IS PROPERLY PERMITTED, WHEN REQUIRED.

STORM WATER MANAGEMENT - Sediment Control

1. THIS PLAN OUTLINES STORM WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PRACTICES TO BE FOLLOWED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE TO PREVENT SOIL OR SEDIMENT LOSS FROM THE CONSTRUCTION SITE AND CANNOT LEAVE THE SITE UNTIL ALL PERMANENT EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT PRACTICES ARE IN PLACE, INSPECTED AND HAVE BEEN FOUND TO BE SATISFACTORY, AND UNTIL ALL TEMPORARY PRACTICES HAVE BEEN PROPERLY REMOVED.
2. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE POSITIVE POST-CONSTRUCTION CONTROL OF EXCESS STORM WATER GENERATED ON THE SITE THROUGH THE USE OF CURBS, GUTTERS, PIPING, STORM WATER BASINS. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER MANAGEMENT STRUCTURES IN A MANNER TO MAXIMIZE STORM WATER CONTROL.
3. THIS PROJECT IS DESIGNED TO MINIMIZE OFF-SITE EFFECT OF SOIL EROSION AND RESULTING SEDIMENT LOSS THROUGH THE USE OF PROPER CONSTRUCTION TECHNIQUES, INCLUDING INSTALLING BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES. ALL SOIL DISTURBING ACTIVITIES PERFORMED BY THE CONTRACTOR SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO PREVENT THE LOSS OF SEDIMENT IN STORM WATER AND TRACKING OF SOIL FROM VEHICLE TRAFFIC FROM THE CONSTRUCTION SITE.

CONSTRUCTION SPECIFICATIONS

1. WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH WOOD, SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE WOOD FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.
8. THE EROSION CONTROL SHOWN SHALL BE SILT FENCE. ADDITIONAL EROSION CONTROL PROVIDED BY CONTRACTOR MAY BE STRAW BALE DIKE.

0 30' 60'
SCALE: 1" = 30'

EROSION CONTROL PLAN

ANGELA C. SHARP
LICENSED
15626
KANSAS
PROFESSIONAL ENGINEER

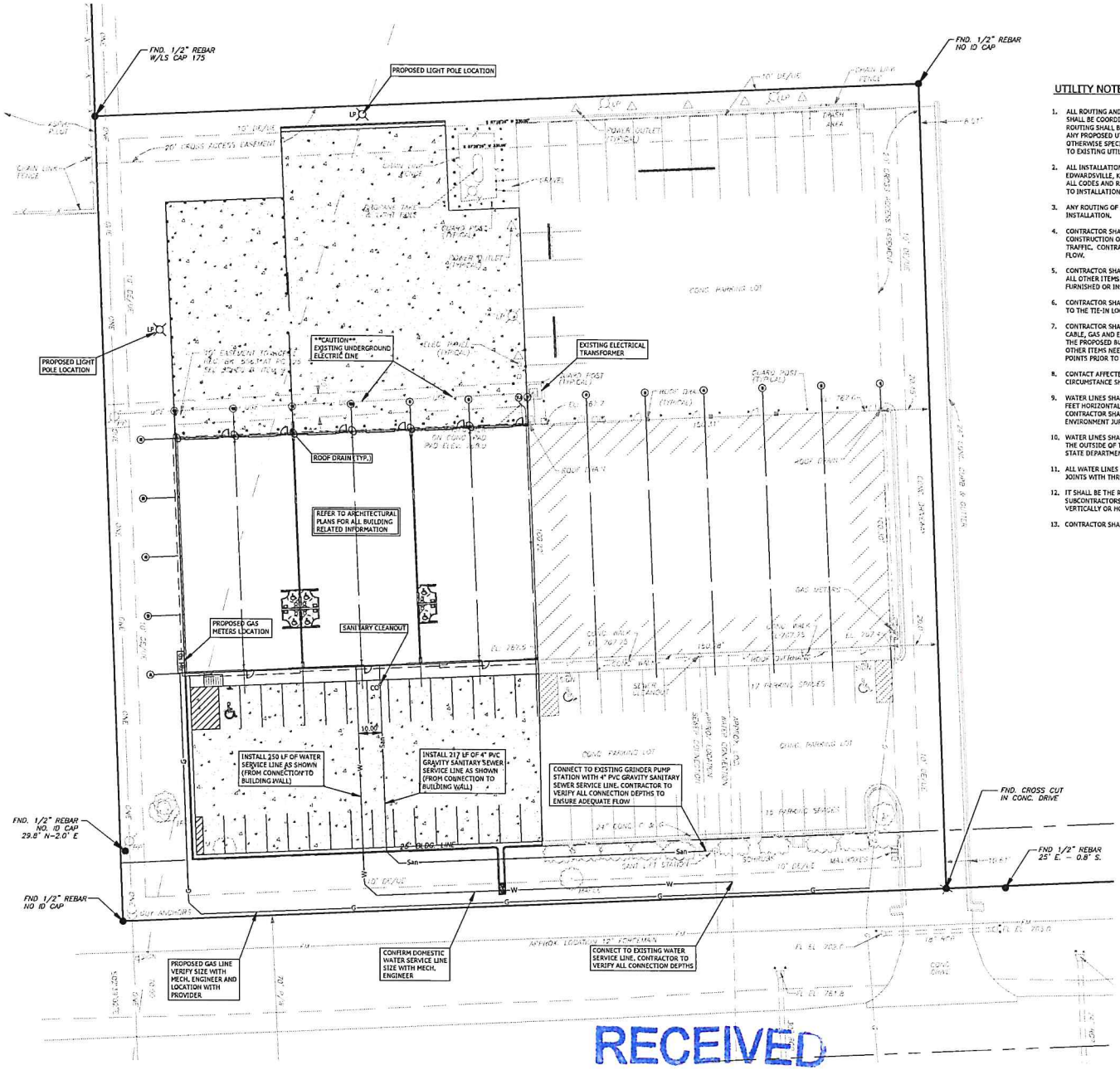
DAVID A. KASTER, RA/NCARB/LEED-AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE: (913) 681-1200
WEB SITE: www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
C5.0
OF SHEETS
KAI JOB NO. 1603

Drawing name: W:\Proj\13000\13204\13204.000\AutoCad\CDs and Site Dwgs Plan\C5.0 Erosion Control Plan.dwg Layout name: C5.0 Plotted by: rw00576 Plotted on: Aug 10, 2016 - 8:36am



UTILITY PLAN

CIVIL ENGINEER

BARTLETT & WEST

844 COLUMBIA DRIVE · LAWRENCE, KS 66049
PHONE 866.869.8033 · 785.749.9455
WWW.BARTWEST.COM

UTILITY NOTES:

1. ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, CABLE, ELECTRICAL, ETC.) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST, INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
2. ALL INSTALLATION AND MATERIALS OF WATER LINES AND SANITARY SEWERS TO BE IN COMPLIANCE WITH CITY OF EDWARDSVILLE, KS AND/OR BOARD OF PUBLIC UTILITIES CODES AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL CODES AND REGULATIONS FOR EACH UTILITY. CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY PRIOR TO INSTALLATIONS.
3. ANY ROUTING OF UNDERGROUND ELECTRIC LINE TO BE VERIFIED WITH APPROPRIATE PROVIDER PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL METHODS NEEDED DURING THE INSTALLATION OR CONSTRUCTION OF ANY UTILITIES OR RELATED ITEMS. AT NO TIME SHALL A DRIVE LANE BE CLOSED TO THRU TRAFFIC. CONTRACTOR SHALL MAINTAIN AT LEAST 15 FEET OF MINIMUM DRIVE WIDTH TO ACCOMMODATE TRAFFIC FLOW.
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL WATER LINES, METERS, BACK FLOW DEVICES, VAULTS, VALVES AND ALL OTHER ITEMS REQUIRED FOR A COMPLETE OPERABLE FIRE PROTECTION AND DOMESTIC WATER SYSTEM, IF NOT FURNISHED OR INSTALLED BY BPU.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL SANITARY SEWER SERVICE LINES FROM THE PROPOSED BUILDING TO THE TIE-IN LOCATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, TOOLS AND EQUIPMENT FOR INSTALLING TELEPHONE, CABLE, GAS AND ELECTRICAL POWER SERVICE FROM A POINT OF CONNECTION FROM THE PUBLIC UTILITY LINE TO THE PROPOSED BUILDING. THIS SHALL INCLUDE CONDUITS, SERVICE LINES, METERS, CONCRETE PADS AND ALL OTHER ITEMS NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS. CONTRACTOR SHALL VERIFY CONNECTION POINTS PRIOR TO INSTALLATIONS.
8. CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN (1) 12-HOUR PERIOD.
9. WATER LINES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER LINES AND AT LEAST 5 FEET HORIZONTALLY FROM STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
10. WATER LINES SHALL MAINTAIN 18-INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER LINE TO THE OUTSIDE OF THE SANITARY LINE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
11. ALL WATER LINES SHALL MAINTAIN A MINIMUM COVER OF 42-INCHES. WATER LINE JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING.
12. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL OF THE SUBCONTRACTORS THAT ALL UTILITIES ARE INSTALLED PROPERLY & THAT NO UTILITY CONFLICTS ARE PRESENT, VERTICALLY OR HORIZONTALLY.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL UTILITY LENGTHS AS NEEDED.

ANGELA C. SHARP
LICENSED
10626
KANSAS
PROFESSIONAL ENGINEER

DAVID A. KASTER, RA/CARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT

7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 681-1300
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC

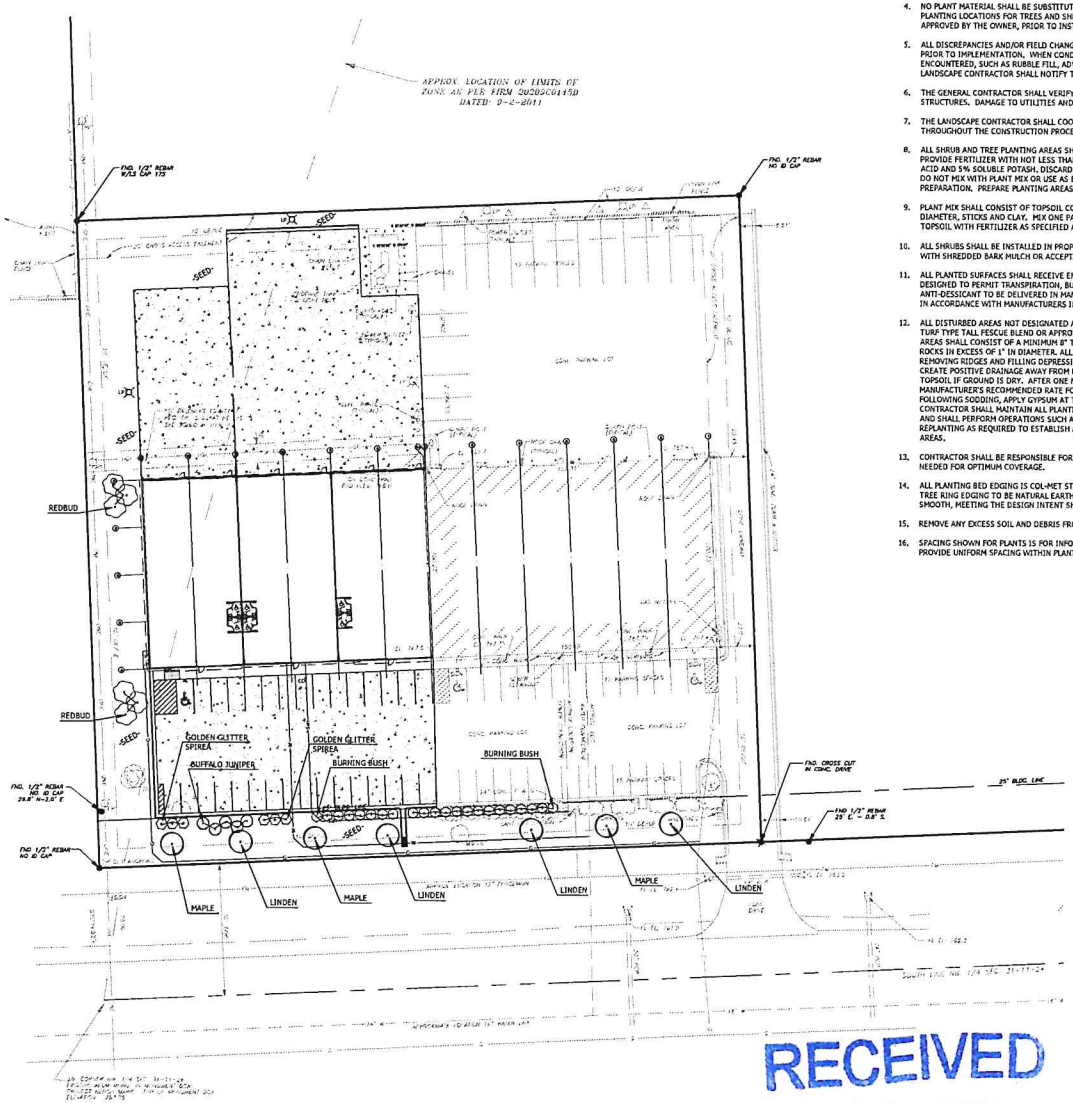
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
C6.0
OF SHEETS
KAI JOB NO. 16-03

RECEIVED
AUG 10 2016

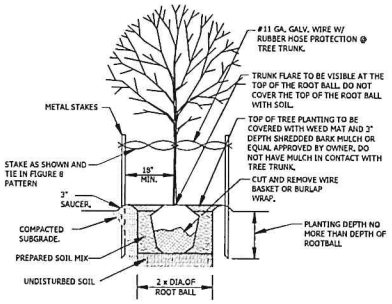
Drawing name: W:\Proj\18000\18204\18204.000\AutoCad\Cds and Site Dwgs Plan\C6.0 Utility Plan.dwg Layout name: C6.0 Plotted by: rm00276 Plotted on: Aug 10, 2016 - 8:38am



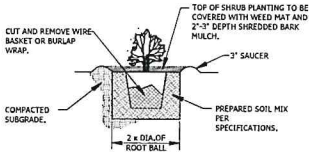
LANDSCAPE NOTES:

1. GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
2. ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK"(ANSI Z60.1-2004).
3. EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITH OUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
5. ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
6. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
8. ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SODDING.
9. PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX ONE PART COMPOSTED STABLE MANURE AND THREE PARTS TOPSOIL WITH FERTILIZER AS SPECIFIED ABOVE.
10. ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS, WITH WEED MAT AND COVERED WITH SHREDDED BARK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
11. ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESSICANT AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESSICANT TO BE DELIVERED IN MANUFACTURERS FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
12. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SODDING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SODDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS. AFTER TWO MONTHS FOLLOWING SODDING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESODDING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SOD NEEDED FOR OPTIMUM COVERAGE.
14. ALL PLANTING BED EDGING IS COL-MET STEEL EDGING OR EQUAL PER DIRECTION OF THE OWNER. TREE RING EDGING TO BE NATURAL EARTH EDGE.LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
15. REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
16. SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.

CIVIL ENGINEER
BARTLETT & WEST
844 COLUMBIA DRIVE · LAWRENCE, KS 66049
PHONE 866.889.8033 · 785.749.9462
WWW.BARTWEST.COM



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

PLANTING SCHEDULE:

Common Name	Botanical Name	Qty.	Size	Cond.
Trees				
Redbud	Cercis canadensis	6	2" cal. min.	B & B
Red Sunset Maple	Acer rubrum 'Red Sunset'	3	2" cal. min.	B & B
Greenspire Linden	Tilia cordata 'Greenspire'	4	2" cal. min.	B & B
Shrubs				
Golden Glitter Spirea	Spiraea nipponica 'Golden Glitter'	6	5 gal.	Cont.
Buffalo Juniper	Juniperus sabina 'Buffalo'	5	5 gal.	Cont.
Burning Bush	Euonymus alata	22	5 gal.	Cont.

LANDSCAPE CALCULATIONS

MINIMUM LANDSCAPE REQUIREMENTS
ONE TREE AND TWO SHRUBS PER 10,000 SQUARE FEET = 12 TREES, 24 SHRUBS REQUIRED
(Lot 1 = 119,658.33 Sq. Ft.) = 16 TREES, 45 SHRUBS PROVIDED

NOTE: CALCULATIONS INCLUDE EXISTING + NEW PLANTINGS IN OVERALL TOTALS FOR ENTIRE LOT.

0 30' 60'
SCALE: 1" = 30'

LANDSCAPE PLAN

RECEIVED
AUG 10 2016

DAVID A. KASTER, RA/CARB/LEED AP
ROGER A. KASTER, ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170
OVERLAND PARK, KANSAS 66213
913.663.8800 FAX 913.663.8801
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

WOODEND BUSINESS PARK
BUILDING ADDITION
9154 WOODEND ROAD
EDWARDSVILLE, KANSAS

DATE AUG. 10, 2016
REVISED
SHEET NUMBER
C7.0
OF SHEETS
KAI JOB NO. 16-03

Drawing name: W:\Proj\18000\18204\18204.000\AutoCad\Cds and Site Devp Plan\C7.0 Landscape Plan.dwg Layout name: C7.0 Plotted by: rh00376 Plotted on: Aug 10, 2016 - 8:46am

ITEM #6

TO: MAYOR & CITY COUNCIL
FROM: MICHAEL WEBB, CITY MANAGER
DAVE KNOPICK, CITY PLANNER
DATE: OCTOBER 10, 2016
SUBJECT: FINAL PLAT (RE-PLAT) 9154 WOODEND ROAD (2016-08-FPT)

RECOMMENDATION

City Council to consider recommendation of approval from the Planning Commission regarding the Final Plat (re-plat) and acceptance of easements / rights-of-way (Woodend Holdings, LLC).

FINANCIAL IMPACT

Not applicable.

BACKGROUND

On September 21, 2016 the Edwardsville Planning Commission considered a re-plat application made by Woodend Holdings LLC (Owner) / Jim Story, PLS (Applicant) for the property located at 9154 Woodend Road. The Planning Commission heard comments from City staff and the Applicant. At the same meeting, a public hearing was held on the re-plat. No members of the public spoke. In consideration of the comments and conditions presented, the Planning Commission recommended approval of the re-plat as a final plat with the following conditions to be addressed prior to the filing of the plat:

1. Clean-up of any general typographical errors.
2. Meet the submittal and filing requirements of the UG of Kansas City / Wyandotte County Kansas.

Staff supports the recommendation of the Planning Commission.

City of Edwardsville
Staff Analysis Report
Planning Commission September 21, 2016

Item 3b – **PUBLIC HEARING** Final Plat (Re-plat) 9154 Woodend Road. (2016-08-FPT)

General Information

Applicant: (Owner / Applicant) – Woodend Holdings LLC and Jim Story, PLS
Location: 9154 Woodend Road
Applications: Final Plat (Re-Plat)

Zoning & Overlay: I -1 Industrial Non-Hazard Zoning District
Existing Land Use: Flex space commercial / industrial

Background

On August 10, 2016 the property Owner's agent filed an application for a final plat (re-plat) of approximately 2.75 acres of land located on the north side of Woodend Road. This property is part of the Canaan Center 2nd Plat. The property is proposed to be replatted as 1 lot and is located in the I-1 Industrial Non-Hazard District.

Currently the site is used as flex space and zoned for certain commercial and industrial uses. Future use of the property is subject to further review and approval for zoning and development compliance per the I-1 Industrial Non-Hazard regulations.

Per the City of Edwardsville Subdivision Regulations, the various utility providers in the area, as well as appropriate UG representatives, have been provided copies of the proposed final plat for review and comment. The final plat was also provided to the city consulting engineer for review and comment.

Analysis

The final plat application materials have been reviewed by the city planning and engineering consultants for conformance with the requirements of the Subdivision Regulations and other applicable polices and plans. As noted previously, the submitted final plat was also sent to the various utility providers and County surveyor for comment.

The review comments regarding the final plat were provided to the applicant on August 25, 2016. These comments were primarily technical in nature. The revised final plat submittal, received on August 31, 2016, has addressed these items.

Recommendation

Planning Commission to conduct public hearing to receive and consider public comment regarding this final plat / re-plat request.

In regard to a final plat, Article IV Section 13 of the City of Edwardsville Subdivision Regulations state:

The Planning Commission shall approve a final plat if it is:

1. *Substantially the same as the approved preliminary plat;*
2. *There has been compliance with all conditions, restrictions and requirements of this ordinance and all other applicable ordinances of the City;*

3. *There has been compliance with any conditions that may have been attached to the approval of the preliminary plat.*

In light of the analysis and consideration of the standards for Planning Commission approval provided above, staff recommends approval of the final plat / re-plat with the following conditions:

1. Clean-up of any general typographical errors.
2. Meet the submittal and filing requirements of the UG of Kansas City / Wyandotte County Kansas.

If approved by the Planning Commission, this plat will be forwarded to the City Council for approval and acceptance of public rights-of-way, easements and dedications. If approved by the City Council the plat must be filed with the UG accordingly to avoid expiration and prior to the issuance of a building permit.

Attachments

- Property Location Map
- Application Material: Final Plat / Re-plat Materials

General Location Map 9154 Woodend Replat and Development Plan

Case # 2016-06-PPN, 2016-07-FPN and 2016-08-FPT

September 21, 2016

PLAT / SUBDIVISION APPLICATION

CITY OF EDWARDSVILLE
690 South 4th Street, PO Box 13738
Edwardsville, KS 66113
913-441-3[illegible] Phone / 913-441-3805 Fax

RECEIVED

Date Received: AUG 10 2016 **Case #**_____

Property Owner(s), Address, Phone, E-mail: Woodend Holdings, LLC, P.O. Box 6193, Leawood, KS 66206 nathan@nai-heartland.com

Developer(s), Address, Phone, E-mail: Woodend Holdings, LLC, P.O. Box 6193, Leawood, KS 66206 nathan@nai-heartland.com

Applicant, Address, Phone, E-mail: Woodend Holdings, LLC, P.O. Box 6193, Leawood, KS 66206 nathan@nai-heartland.com

Type of Review Requested and Application Fee:

_____**Lot Split / Lot Combination $75** _____**Sketch / Concept Plat $150** ✓ **Re-Plat $150**
_____**Preliminary Plat $150** _____**Final Plat $150**

Name of Subdivision/Re-Plat and Location: _____

Gross Acreage of Plat: 2.75 acres

Number of Lots: 1

Minimum lot width: 350'

Minimum lot depth: 342'

Existing Zoning: I-1 industrial

Proposed Use of Property: light industrial

Checklist of Attachments submitted with application:

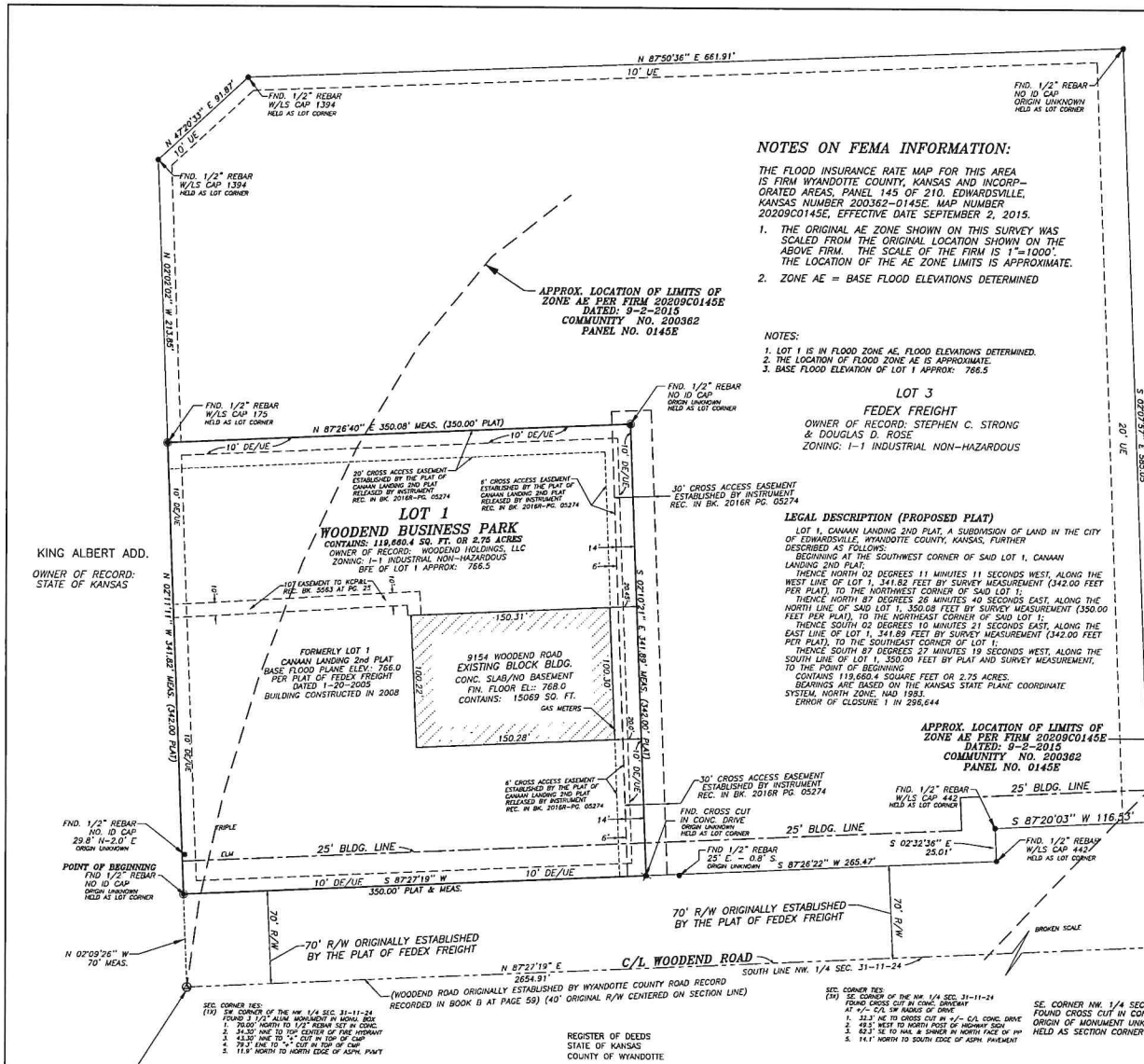
_____Plat Drawing(s) (content per Subdivision Regulation Requirements) – (3 full size copies; 1 half-size copy; electronic copy -PDF file)
_____Legal Description of parcel to be platted (In Word Format)
_____Owners Affidavit
_____ Additional information (as required / requested) _____

The Applicant and Owner herein agrees to comply with the subdivision regulations for the City of Edwardsville, Kansas as amended and all other pertinent ordinances or resolutions of the City and Statutes of the State of Kansas. It is agreed that all City fees and third party review expenses shall be assumed and paid by the Applicant / Owner. It is agreed that all cost of recording and plat and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the Applicant / Owner when filed. The undersigned further states that he/she is the owner of the property proposed for platting.

Owner's Signature: _____ Date: 8·12·16

Applicant's Signature: _____ Date: 8·12·16

FINAL PLAT OF
WOODEND BUSINESS PARK
A REPLAT OF LOT 1, CANAAN LANDING 2ND PLAT
A SUBDIVISION OF LAND IN THE NW. 1/4 OF SECTION 31-11-24,
IN THE CITY OF EDWARDSVILLE, WYANDOTTE CO., KANSAS



NOTES ON FEMA INFORMATION:

THE FLOOD INSURANCE RATE MAP FOR THIS AREA IS FIRM WYANDOTTE COUNTY, KANSAS AND INCORPORATED AREAS, PANEL 145 OF 210. EDWARDSVILLE, KANSAS NUMBER 200362-0145E. MAP NUMBER 20209C0145E, EFFECTIVE DATE SEPTEMBER 2, 2015.

1. THE ORIGINAL AE ZONE SHOWN ON THIS SURVEY WAS SCALED FROM THE ORIGINAL LOCATION SHOWN ON THE ABOVE FIRM. THE SCALE OF THE FIRM IS 1"=1000'. THE LOCATION OF THE AE ZONE LIMITS IS APPROXIMATE.
2. ZONE AE = BASE FLOOD ELEVATIONS DETERMINED

NOTES:

1. LOT 1 IS IN FLOOD ZONE AE, FLOOD ELEVATIONS DETERMINED.
2. THE LOCATION OF FLOOD ZONE AE IS APPROXIMATE.
3. BASE FLOOD ELEVATION OF LOT 1 APPROX: 766.5

LOT 3
FEDEX FREIGHT
OWNER OF RECORD: STEPHEN C. STRONG & DOUGLAS D. ROSE
ZONING: I-1 INDUSTRIAL NON-HAZARDOUS

LEGAL DESCRIPTION (PROPOSED PLAT)

LOT 1, CANAAN LANDING 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF EDWARDSVILLE, WYANDOTTE COUNTY, KANSAS, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, CANAAN LANDING 2ND PLAT;

THENCE NORTH 02 DEGREES 11 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF LOT 1, 341.82 FEET BY SURVEY MEASUREMENT (342.00 FEET PER PLAT), TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 87 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, 350.08 FEET BY SURVEY MEASUREMENT (350.00 FEET PER PLAT), TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 02 DEGREES 10 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF LOT 1, 341.89 FEET BY SURVEY MEASUREMENT (342.00 FEET PER PLAT), TO THE SOUTHEAST CORNER OF LOT 1;

THENCE SOUTH 87 DEGREES 27 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 1, 350.00 FEET BY PLAT AND SURVEY MEASUREMENT, TO THE POINT OF BEGINNING

CONTAINS 119,660.4 SQUARE FEET OR 2.75 ACRES.

BEARINGS ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.

ERROR OF CLOSURE 1 IN 296,644

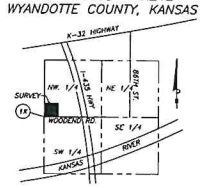
N

40 0 40 80 120

Scale 1" = 40'

BEARINGS ARE BASED ON THE KANSAS STATE COORDINATE SYSTEM NORTH ZONE, NAD 1983
ELEVATIONS ARE BASED NAVD 1988

S31 - T11S - R24E
WYANDOTTE COUNTY, KANSAS



LOCATION MAP
NOT TO SCALE

LEGEND

- = REBAR FOUND AS NOTED (SET IN CONC.)
- = CROSS CUT FOUND
- = SECTION CORNER FOUND
- MEAS. = MEASURED DISTANCE
- PLAT = DISTANCE PER PLAT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BFE = BASE FLOOD ELEVATION

RESTRICTIONS:

1. Per planning & zoning department regulation of the city of Edwardsville, Wyandotte County, Kansas.

2. An approved traffic study and drainage study shall be prepared by the landowner in accordance with the City of Edwardsville, Kansas ordinances as adopted at time of site plan submittal.

3. A flood plane fill permit will be required from the city and/or county prior to performing any construction or earthwork on the property and the lowest finished floor elevation of any structure for the property shall be set a minimum of 2 feet above the established 100 year flood plain elevation.

DEDICATION:

Known all persons by these presents that the undersigned owners of the heretofore described property has caused the same to be subdivided under the name of WOODEND BUSINESS PARK, has caused the same to be subdivided into Lots shown hereon.

The hereon shown right-of-way and easements are dedicated to the public for streets, utility and drainage purposes.

All current taxes on the described property are paid.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their names, this _____day of _____, 2016.

The Woodend Holdings, LLC, Owner of record of the described property.

By: NATHAN ANDERSON-Manager of Woodend Holdings LLC _____
Printed name / title Signature

AND

The City of Edwardsville, Kansas, acknowledging consent to this plat and allowing _____ to execute the plat on behalf of the City.

By: _____ _____
Printed name / title Signature

State Of Kansas
SS
County Of Wyandotte

Be it remembered that on this _____ day of _____, 2016, before me a Notary Public in and for said County and State, came NATHAN ANDERSON and _____ to me personally known to be the same persons who executed the foregoing instrument and acknowledge the same to be his own voluntary act and deed.

_____, Notary Public

My Commission Expires: _____

CITY OF EDWARDSVILLE:

Mayor _____ _____, 2016

City Clerk _____ _____, 2016

City of Edwardsville Planning Commission Chair _____ _____, 2016

Planning Commission Secretary _____ _____, 2016

REGISTER OF DEEDS
STATE OF KANSAS
COUNTY OF WYANDOTTE

THIS IS TO CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS_____DAY OF_____, 2016, AT ___O'CLOCK AND IS DULY RECORDED.

NANCY W. BURNS
REGISTER OF DEEDS

SUSIE NELSON
DEPUTY

County Surveyor

This survey has been reviewed for filing pursuant to KSA 58-2003, 58-2005 and 58-2011, for content only and in compliance with those provisions. No other warranties are extended or implied.

Reviewed by _____
BRENT E. THOMPSON , KS P.L.S. 1277
Date_____

I HEREBY CERTIFY THAT WE HAVE MADE THE SURVEY OF THE ABOVE DESCRIBED FINAL PLAT AND THE RESULTS OF THAT SURVEY ARE HEREIN ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. 8-31-2016

Truman J. Story
TRUMAN JAMES STORY
KANSAS LS-492

DRAWN BY: TJS	APPROVED BY:	REVISIONS	FINAL PLAT OF WOODEND BUSINESS PARK	FOR WOODEND HOLDINGS, LLC. c/o NATHAN ANDERSON, Manager	JIM STORY, PLS 2300 BUTTON ROAD, SUITE 108 KANSAS CITY, KANSAS 66109 913-721-2411/913-523-4102
DATE: 8-11-16	PROJ. NO.	8-30-16-Revised Firm Date & Added various text/TJS			SHE. NO.
DWG. NO.:	DWG.				

ITEM #7

TO: MAYOR & CITY COUNCIL
FROM: MICHAEL WEBB, CITY ADMINISTRATOR
SCOTT ANDERSON, BOND COUNSEL
DATE: OCTOBER 10, 2016
SUBJECT: ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR VILLAGE SOUTH AT EDWARDSVILLE PROJECT

RECOMMENDATION

City Council to consider Resolution No. 2016-17 regarding a Resolution of Intent to proceed with the issuance of Industrial Revenue Bonds for the Village South Project.

FINANCIAL IMPACT

Not Applicable

BACKGROUND

Compass Commodity Group III, LLC has submitted an application for Industrial Revenue Bonds for the construction of a hotel, restaurant, conference center and retail project located at the southeast corner of 110th Street and I-70, which is at or about 325 N. 110th Street. The project is known as Village South at Edwardsville.

The industrial revenue bonds are being issued for the purpose of allowing the developer to obtain a sales tax exemption certificate for the project. There will be no property tax abatement for the project.

The attached resolution authorizes staff and Bond Counsel to proceed with the work necessary to issue the industrial revenue bonds. The resolution will expire on December 31, 2017 if bonds have not been issued for the project prior to that time.

Staff recommends the City Council adopt the Resolution regarding a resolution of intent authorizing staff to proceed with the issuance of Industrial Revenue Bonds for the Village South Project.

RESOLUTION NO. 2016-17

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF EDWARDSVILLE, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE APPROXIMATE AMOUNT OF $20,000,000 TO PAY THE COST OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL PROJECT FOR THE BENEFIT OF COMPASS COMMODITY GROUP III, LLC AND ITS SUCCESSORS AND ASSIGNS

WHEREAS, the City of Edwardsville, Kansas (the "City"), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the state of Kansas; and

WHEREAS, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease or sublease such facilities to private persons or entities; and

WHEREAS, Compass Commodity Group III, LLC, a Texas limited liability company (the "Company"), has requested the City to issue its industrial revenue bonds in the approximate principal amount of $20,000,000 (the "Bonds"), for the purpose of financing the cost of acquiring, constructing, improving and equipping a commercial project, consisting of a hotel, restaurant, conference center and retail project located at or about 325 N. 110th Street, Edwardsville, Kansas, and to sublease the Project to the Company all pursuant to the Act; and

WHEREAS, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City issue the Bonds pursuant to the Act, such Bonds to be payable solely out of rentals, revenues and receipts derived from the sublease of the Project by the City to the Company, or its successors or assigns, as lessee;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EDWARDSVILLE, KANSAS, AS FOLLOWS:

Section 1. Approval of Project. The Governing Body of the City finds and determines that the acquisition, construction and equipping of the Project will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and advancement of commercial development of the City and the issuance of the Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. The Governing Body of the City determines and declares the intent of the City to assist the Company in completing the Project through the issuance of the Bonds pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the City will (i) issue its Bonds to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the sublease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and

issuance of the Bonds by the City and take or cause to be taken such other action as may be required to implement this Resolution.

Section 4. No Ad Valorem Tax Exemption. No exemption from ad valorem taxes shall result from the issuance of the Bonds.

Section 5. Conditions to Issuance. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to:

(i) obtaining any necessary governmental approvals;

(ii) agreement by the City, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project, including, but not limited to, provisions relating to the security for the payment of the Bonds and provisions relating to the maintenance of the Project;

(iii) payment of all costs of issuance of the Bonds and all other costs and fees of the City, including the City's origination fee; and

(iv) compliance with the Act relating to the issuance of industrial revenue bonds.

Section 6. Sale of the Bonds; Authority to Proceed. The sale of the Bonds shall be the responsibility of the Company, but arrangements for the sale of the Bonds shall be subject to the City's approval. The Company is authorized to proceed with the acquisition and completion of the Project (provided all other City approvals and permits have been obtained) and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the City shall reimburse the Company for such expenditures out of the proceeds of the Bonds, when and if issued. Notwithstanding such authorization, the Company proceeds at its own risk and if for any reason, the Bonds are not issued, the City shall have no liability to the Company for any reason. The Act provides that the City may only issue the Bonds by adoption of an ordinance authorizing the Bonds and providing for the terms and details of the Bonds. The City has not yet adopted an ordinance. This Resolution only evidences the intent of the current Governing Body to issue Bonds for the Project. Nothing herein shall be construed as a guaranty by the City that the Bonds will be issued.

Section 7. Assignment. The Company may, without the consent of the City but with advance written notice to the City, assign all or a portion of its interest in this Resolution to any Affiliated Entity or, with the prior written consent of the City, to another entity, provided such assignee intends to acquire, equip and construct the Project. For the purposes of this Resolution, "Affiliated Entity" means any entity or person directly or indirectly controlling or controlled by or under direct or indirect common control with the Company. "Control," when used with respect to a particular entity or person, means the possession, directly or indirectly, of the power to direct or cause the direction of management and policies of such entity whether through the ownership of voting stock, by contract or otherwise. The Company may assign all or a portion of its interest in this Resolution to any party that is not an Affiliated Entity only with the consent of the City.

Section 8. Limited Obligations of the City. The Bonds and the interest thereon shall be special,

limited obligations of the City payable solely out of the rents, revenues and receipts of the City derived from the sublease of the Project to the Company. The Bonds shall not constitute a general obligation of the City, the State of Kansas or any other political subdivision thereof, shall not constitute a pledge of the full faith and credit of the City, the State of Kansas or any other political subdivision thereof and shall not be payable in any manner by taxation.

Section 9. Origination Fee. The City will charge an origination fee of 1% for the issuance of the Bonds. The origination fee shall be due in full at the time the Bonds are issued.

Section 10. Multiple Series. The Company may elect to issue the Bonds in multiple series. All Bonds or series of Bonds issued under this Resolution must be issued prior to December 31, 2017. If the Bonds are issued in multiple series, the origination fee shall be charged each time a series of Bonds is issued.

Section 11. Further Action. SA Legal Advisors LC, Bond Counsel for the City, and officers and employees of the City, are authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the City all documents necessary to affect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

Section 12. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City.

ADOPTED October 10, 2016.

CITY OF EDWARDSVILLE, KANSAS

(Seal)

_____
Mayor

ATTEST:

_____
City Clerk

Approved as to form:

_____
Scott W. Anderson, Bond Counsel

ITEM #8

TO: MAYOR & CITY COUNCIL
FROM: MICHAEL WEBB, CITY MANAGER
DATE: OCTOBER 10, 2016
SUBJECT: PUBLIC HEARING FOR CREATION OF CID

RECOMMENDATION

City Council to conduct a Public Hearing regarding the creation of a Community Improvement District (CID).

FINANCIAL IMPACT

The adoption of the CID will result in a self-imposed 1% sales tax to fund eligible project expenses within Village South at Edwardsville.

BACKGROUND

A Community Improvement District (or CID) allows a commercial property owner to petition the City to levy special assessments or impose up to an additional 2% sales tax within a CID to fund eligible project costs. Costs may include infrastructure, design, engineering, and construction related activities

Pursuant to K.S.A. 12-6a29(c), the City adopted Resolution 2016-14 setting this public hearing to consider the creation of the requested CID. The notice of this public hearing was published on Thursday, September 22, and Thursday, September 29.

If a CID is approved, an additional 1% sales tax will be collected within the CID only. The tax does not impact the general revenues of the City. The tax is estimated to generate approximately $4 million over 22 years. A copy of the petition is attached for Council review.

In closing, staff recommends the City Council conduct the required public hearing regarding the creation of a Community Improvement District and consider Ordinance 970 creating the same at a future meeting.

PETITION FOR THE CREATION OF A COMMUNITY IMPROVEMENT DISTRICT

TO: The Governing Body,
City of Edwardsville, Kansas

The undersigned (**"Petitioners"**), being the owners of record, whether resident or not, of the following:

1. More than fifty-five percent (55%) of the land area contained within the hereinafter described community improvement district; and
2. More than fifty-five percent (55%) by assessed value of the land area contained within the hereinafter described community improvement district,

hereby petition the City of Edwardsville, Kansas (the **"City"**) to create a community improvement district (**"CID"**) and authorize the proposed CID project (the **"CID Project"**) hereinafter set forth, all in the manner provided by K.S.A. 12-6a26, *et seq.* (the **"Act"**). In furtherance of such request, the Petitioners state as follows:

1. GENERAL NATURE

The general nature of the CID Project is as follows:

To acquire, redevelop and improve certain property located generally at or in the vicinity of the southeast corner of the Interstate 70 and 110th St. in the City of Edwardsville, Kansas. The CID Project may be described in a general manner as consisting of: (a) two hotels containing approximately 185 rooms; (b) a conference center/meeting space; (c) a restaurant; (d) a retail component; (e) a fast food restaurant; and (f) a convenience store, along with such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, and other associated and appurtenant structures and facilities to the extent permitted under the City's Community Improvement District (CID) Policy.

2. ESTIMATED COST

The estimated cost of the CID Project is $62,499,350, including any principal payments in connection with any loan obtained by Petitioners (or their successors in title) for the purpose of financing eligible CID costs, plus any financing costs such as interest on reimbursable amounts, any fees or expenses of the City in connection with such CID Project, and costs of issuance of bonds or notes hereunder, if any. See **EXHIBIT A**, attached hereto, for a general budget of the CID Project. Notwithstanding anything in this petition to the contrary, only eligible CID costs as set forth in the Act shall be reimbursable under the CID Project.

3. PROPOSED METHOD OF FINANCING

The costs of the CID Project will be financed on a pay-as-you-go basis with reimbursements from revenues available from the community improvement sales tax in the CID. The CID Project may be financed with the sale of special obligation bonds or notes issued by the City, as permitted by market conditions and other conditions to be agreed upon by the Petitioners (or their successors in title) and the City, and if issuance of such bonds is approved by the governing body of the City. However, Petitioners are not seeking the issuance of full faith and credit bonds.

4. PROPOSED AMOUNT OF SALES TAX

Petitioners propose that the CID Project be financed through the levying of an add-on sales tax in the amount of one percent (1.00%) as authorized by the Act.

5. PROPOSED METHOD AND AMOUNT OF ASSESSMENT

It is not being proposed that the Project be financed through the levying of assessments.

6. MAP AND LEGAL DESCRIPTION OF THE PROPOSED DISTRICT

A map showing the general proposed boundaries of the CID is attached hereto as **EXHIBIT B**.

The legal description of the CID is attached hereto as **EXHIBIT C**.

7. NOTICE TO PETITION SIGNERS

NAMES MAY NOT BE WITHDRAWN FROM THIS PETITION BY THE SIGNERS HEREOF AFTER THE CITY COMMENCES CONSIDERATION OF THIS PETITION, OR LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK, WHICHEVER OCCURS FIRST.

8. SEVERABILITY

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

IN WITNESS WHEREOF, the undersigned Petitioners have executed the above foregoing Petition to create the CID on the date set forth below.

COMPASS COMMODITY GROUP III, LLC, a Texas limited liability company

By: _____
Name: Jon Monson
Title: Manager
Date: 7 September 2016

ACKNOWLEDGMENT

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

BE IT REMEMBERED, that on this 7th day of September, 2016 before me, the undersigned, a Notary Public in and for said County and State, came Jon Monson who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

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

(Seal)

_____
Notary Public in and for said County and State

My Commission Expires:

January 31 2020

CHRISTINE R DOYLE
Notary Public
State of Minnesota
My Commission Expires
January 31, 2020

53682525.3

BC ENTERPRISE INVESTORS, LLC,
a Kansas limited liability company

By: _____
Name: _____
Title: _____
Date: 9/9/2016

ACKNOWLEDGMENT

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

BE IT REMEMBERED, that on this 8th day of September, 2016 before me, the undersigned, a Notary Public in and for said County and State, came David Black who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

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

(Seal)

Lisa R. Stanley
Notary Public in and for said
County and State

My Commission Expires:
11-16-16

LISA R. STANLEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES NOV. 16, 2016
MY COMMISSION # 12402622

EXHIBIT A

General Budget of CID Project

Improvement Category	Estimated Cost
Land Acquisition	$5,350,000
Hard Construction Costs	$37,423,000
Soft Costs	$5,836,140
Infrastructure	$8,208,451
Contingency	$5,681,759
TOTAL ESTIMATED PROJECT COSTS	**$62,499,350**

NOTE: Amounts listed above are cost estimates for project components and do not include associated financing costs, such as interest. Petitioners request that reimbursement be made from the CID Revenue Fund for actual costs incurred related to cost categories listed above, including associated financing costs, such as interest and any costs associated with the City's administrative fees and expenses to be more specifically set forth in the Development Agreement, all subject to the reimbursement cap as set forth in the Development Agreement. Amounts set forth herein are estimates only, and Petitioners (and their successors in title) reserve the right to adjust the amounts paid in each cost category in Petitioners' (and their successors in title) discretion, provided that all costs reimbursed hereunder shall be subject to the provisions of the Kansas CID Act.

EXHIBIT B

Map of Community Improvement District

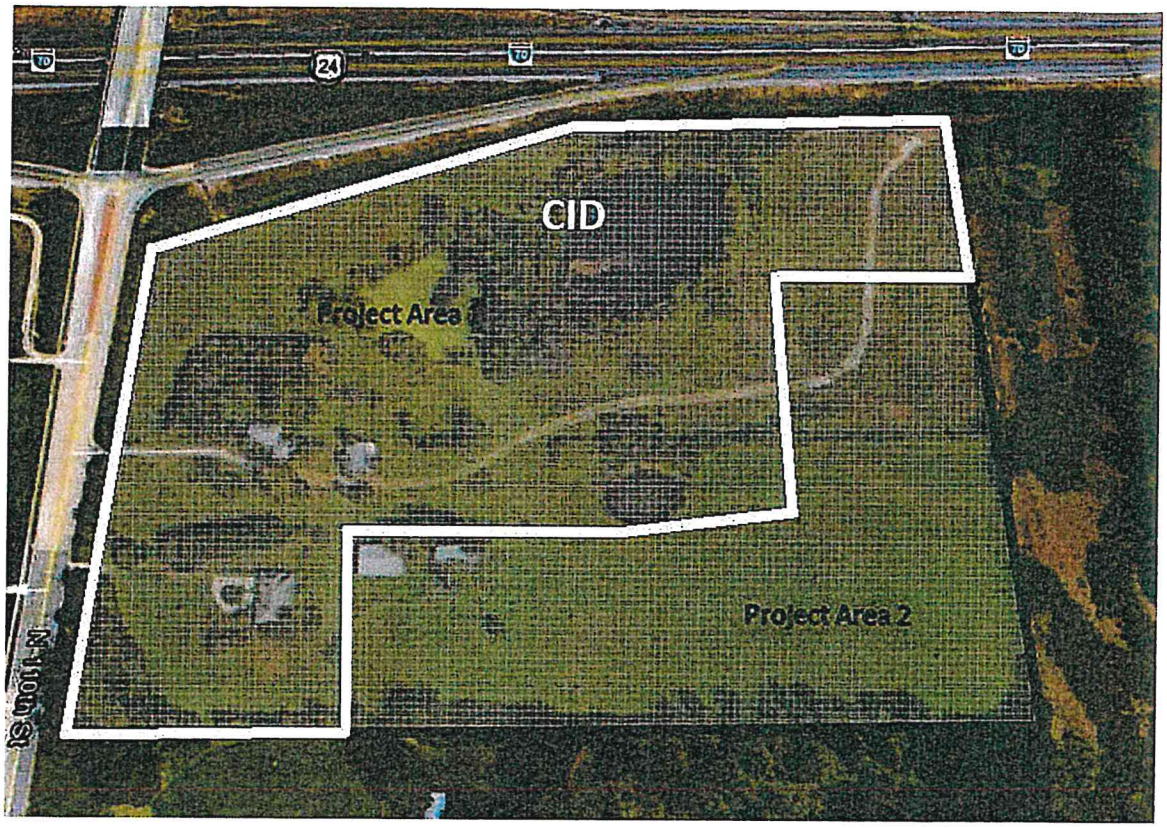


EXHIBIT C

Legal Description of Community Improvement District

A part of Lot 1 and Lot 2, Lustgraaf Acres, being a Replat of part of Tract 4 and Tract 5, The Norman Farm, all in Wyandotte County, Kansas, being more particularly described as follows:

COMMENCING at the Southwest Corner of Section 11, Township 11 South, Range 23 East, thence North 02°06'15" West, along the West line of the Southwest Quarter of said Section 11, with this and the following bearings based upon the Kansas State Plane Coordinate System of 1983, 2011 Adjustment, a distance of 471.80 feet to intersection of said West line with the South line of Lot 2, said Lustgraaf Acres; thence North 87°31'44" East (North 89°37'49" East – Platted), along said South line, a distance of 30.00 (measured and platted) feet to the Easterly right of way of 110th Street as dedicated by said Lustgraaf Acres, said point being the Southwestern most corner of said Lot 2 and POINT OF BEGINNING; thence North 02°06'15" West (North 00°00'00" East – Platted), along said Easterly right of way and Westerly line of said Lot 2, a distance of 10.71 feet (Measured and Platted); thence North 87°53'45" East (North 89°37'49" East – Platted), continuing along said right of way and Westerly line of said Lot 2, a distance of 20.00 feet (Measured and Platted) to the Easterly Right of Way of 110th Street as established for the Kansas Turnpike Authority, Contract 9-38-E(1), circa 1955; thence North 00°17'22" East (North 02°24'03" East – Platted), continuing along said Easterly right of way and Westerly line of said Lot 2 and Lot 1, a distance of 746.89 feet to the intersection of said Easterly right of way with the South line of a Permanent Easement recorded as Document No. 1197804, in Book 3744 at Page 543 in the Office of the Register of Deeds, Wyandotte County, Kansas; thence North 66°44'54" East, along said South line, a distance of 655.90 feet to the intersection of said South line with the Southerly Right of Way of said Kansas Turnpike and North line of said Lustgraaf Acres; thence North 85°25'56" East (North 87°34'00" East – Platted) along said Southerly Turnpike Right of Way and North line of said Lots 1 & 2, a distance of 637.64 feet (634.69' – Platted) to the intersection of said lines with the Easterly line of said Lot 2; thence South 02°06'15" East (South 00°00'00" East – Platted) along the East line of said Lot 2, a distance of 1,012.66 feet (1,009.20 feet – Platted) to the Southeast corner of said Lot 2; thence South 87°31'44" West (South 89°37'49" West – Platted), along the South line of said Lot 2, a distance of 1,300.00 feet (measured and platted) to the POINT OF BEGINNING.

LESS AND EXCEPT

A part of Lot 2, Lustgraaf Acres, being a Replat of part of Tract 4 and Tract 5, The Norman Farm, all in Wyandotte County, Kansas, being more particularly described as follows:

COMMENCING at the Southwest Corner of Section 11, Township 11 South, Range 23 East, thence North 02°06'15" West, along the West line of the Southwest Quarter of said Section 11, with this and the following bearings based upon the Kansas State Plane Coordinate System of 1983, 2011 Adjustment, a distance of 471.80 feet to intersection of said West line with the South line of Lot 2, said Lustgraaf Acres; thence North 87°31'44" East (North 89°37'49" East – Platted), along said South line (and extension thereof), a distance of 312.71 feet to the POINT OF BEGINNING; thence North 02°30'30" West, departing said South line, a distance of 234.55 feet;

thence North 87°29'30" East, a distance of 387.70 feet to a point of curvature; thence easterly and northerly along a curve to the left, said curve having a Radius of 440.00 feet, Delta of 17°07'35" for an Arc Length of 131.52 feet to the point of tangency; thence North 70°21'54" East, a distance of 180.76 feet; thence North 02°51'38" West, a distance of 413.57 feet; thence North 87°42'26" East, a distance of 334.89 feet to a point on the East line of said Lot 2; thence South 02°06'15 East (South 00°00'00"East – Platted), a distance of 720.28 feet to the Southeast Corner of said Lot 2; thence South 87°31'44" West (South 89°37'49" West – Platted), a distance of 1,017.29 feet to the POINT OF BEGINNING.

ITEM #10

TO: MAYOR & CITY COUNCIL
FROM: MICHAEL WEBB, CITY MANAGER
MARK M. MATHIES, CHIEF OF POLICE
TIM WHITHAM, FIRE CHIEF
DATE: OCTOBER 10, 2016
SUBJECT: 2017 VEHICLE LEASE PURCHASES

RECOMMENDATION

City Council to consider authorizing the acquisition of two (2) 2017 Ford Police Interceptor (PI) Explorers, including all associated equipment, one (1) 2017 Ford Expedition Regular Length SSV 4x4, including all associated equipment, and adoption of Resolution No. 2016-18 authorizing the financing of the same.

FINANCIAL IMPACT

Funding was allocated for vehicle purchases in both the 2017 Police and Fire Department budgets.

BACKGROUND

Police Department Vehicles:

The base contract price for the Ford Police Interceptor (PI) Explorer 2017 model is $28,198 each. Additional emergency vehicle equipment costs is $9,521 per vehicle. Total cost of the purchase is $75,438.

Fire Department Vehicle:

The base contract price for the 2017 Ford Expedition Regular Length SSV 4x4 is $31,625. Additional emergency vehicle equipment costs is $11,500. Total cost of the purchase is $43,125.

Union Bank and Trust of Bonner Springs submitted a lease-purchase proposal to finance $118,563 for the acquisition of the vehicles. Annual payments are $40,879.28 for 27 months at a fixed interest rate of 2.75%.

In closing, staff recommends the City Council approve Resolution 2016-18 authorizing a lease-purchase agreement with Union Bank and Trust for the acquisition of three vehicles; two Police Department vehicles and one Fire Department Ford Expedition.

RESOLUTION NO. 2016-18

A RESOLUTION REGARDING A LEASE PURCHASE AGREEMENT FOR THE PURPOSE OF PROCURING VEHICLES

WHEREAS, City of Edwardsville desires to enter into that certain Lease-Purchase Agreement, by and between Union Bank and Trust of Bonner Springs Kansas and City of Edwardsville, for the purpose of procuring City vehicles; and

WHEREAS, The City desires to designate this Agreement as a "qualified tax exempt obligation" of the City for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended; and

WHEREAS, The City of Edwardsville desires to designate Michael Webb, City Manager, as an authorized signer of the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Edwardsville, Kansas:

Section 1. That the City enters into a Lease Purchase Agreement with Union Bank and Trust for the purpose of procuring City vehicles.

Section 2. That the Lease Purchase Agreement, by and between the City and Union Bank and Trust is designated by the City as a "qualified tax exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the City of Edwardsville designates Michael Webb, City Manager, as an authorized signer of the Lease Purchase Agreement, by and between the City of Edwardsville and Union Bank and Trust.

Section 4. This Resolution is effective upon its adoption by the Governing Body.

PASSED AND APPROVED by the Governing Body for the City of Edwardsville, Kansas, this 10th day of October, 2016.

_____
John McTaggart, Mayor

ATTEST:

_____
Zachary Daniel, Assistant to the City Manager/City Clerk

Union Bank & Trust Company
Formal Proposal

October 3, 2016 (Modified)

LESSEE: City of Edwardsville, Kansas

✓ The following options for this Formal Proposal are finance/ownership lease options. No residual value. Fixed interest rate for the term option listed below

EQUIPMENT:	Two (2) Ford Utility Police Explorers & One (1) Ford Exhibition
Acquistion Cost:	$118,563.00
Trade In:	$0.00
Down Payment:	$0.00
Principal Balance:	$118,563.00
Commencement Date (on or before):	10/31/2016
Term:	27 months
Payment Mode:	Arrears
Interest Rate:	2.75%
1st Payment Date (on or before):	1/31/2017
Payment Factor:	0.3447895
Payment Amount:	$40,879.28
Payment Frequency:	Annual
Total # of Annual Payments	3

This is a Formal Proposal only and is not a commitment to finance. This Formal Proposal is subject to credit review, approval and proper execution of mutually acceptable documentation.

- Failure to consummate this transaction once credit approval is granted and the lease documents are drafted and delivered to Lessee will result in a documentation fee being assessed to the Lessee.
- This transaction must be credit approved, lease documents properly executed and returned to Union Bank & Trust Company, and the transaction funded by Union Bank & Trust Company on ALL proposals on or before October 31, 2016, or Lessor reserves the right to adjust and determine a new rate factor and payment amount.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- **LESSEE'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE $10,000,000 LIMIT.**
- $300.00 Documentation Fee (required for each separate transaction originated)
- $200.00 Escrow Set Up Fee (for each separate transaction originated **if necessary**)

Union Bank & Trust Company

Lessee Acceptance of Preliminary Proposal
Signature:
Typed Name & Title
Date:

ITEM #11

TO: MAYOR & CITY COUNCIL
FROM: MICHAEL WEBB, CITY MANAGER
DATE: OCTOBER 10, 2016
SUBJECT: PUBLIC WORKS VEHICLE PURCHASE

RECOMMENDATION

City Council to consider authorizing the acquisition of a used 2015 Ford F450 Pickup through Purple Wave Auction Services.

FINANCIAL IMPACT

Funding was allocated for the purchase of a public works vehicle in the 2017 Public Works budget.

BACKGROUND

The 2017 budget includes funding for the acquisition of a public works vehicle. It is staff's intent to acquire a F350 or equivalent cab & chassis and mount a flatbed onto the vehicle. The vehicle would also be equipped with necessary equipment to serve as a snow plow vehicle.

Typically, the City acquires new vehicles as it has significant purchasing power as a governmental entity and can often acquire a new vehicle below the cost of 1-3-year-old used vehicle. However, the City has an opportunity where it can potentially purchase a late model vehicle with additional equipment at a similar price to a new purchase.

Specifically, Purple Wave has listed a 2015 Ford F450, 4 Wheel Drive, Super Duty Cab Flatbed pickup truck. The vehicle has approximately 40,365 miles. The Kelly Blue Book value for this vehicle as a private sale with a standard bed in good condition is $50,410. Internet searches of dealerships would support this value.

While this vehicle is larger than what the City planned to purchase, it has additional options such as built-in toolboxes, headache rack with rear carrier, receiver hitch, gooseneck ball and trailer wiring. Further, this truck is capable of pulling a loaded trailer with a GVWR of 16,500 lbs. and would serve as a snow plow vehicle.

In closing, staff recommends the City Council authorize the City Manager to bid up to $30,000 for the acquisition of this vehicle through Purple Wave.