



- LEGEND:
- 1. 50' FRONT BUILDING SETBACK
 - 2. 25' REAR BUILDING SETBACK
 - 3. 25' SIDE BUILDING SETBACK
 - 4. 10' LANDSCAPE BUFFER

PROJECT TEAM:

OWNER
KANSAS CITY SOUTHERN
427 WEST 12th STREET
KANSAS CITY, MO 64105

DEVELOPER
NORTHPOINT DEVELOPMENT
12977 N. OUTER 40 ROAD, SUITE 203
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ENGINEER
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SURVEYOR
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LANDSCAPE ARCHITECT
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ARCHITECT
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RIVERSIDE, MO 64150
CONTACT:
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SITE DEVELOPMENT DATA TABLE										
SITE AREA: 121.1 ACRES										
TOTAL BUILDING AREA: 2,455,100 S.F.										
TOTAL BUILDING COVERAGE: 20.26%										
CITY OF WYLIE REQUIREMENTS										
CURRENT ZONING: AGRICULTURAL (A20), HEAVY INDUSTRIAL (H3), COMMERCIAL CORRIDOR (CC)										
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)										
PROPOSED USES: DISTRIBUTION CENTER										
SITE DATA										
	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED	LOT 5 PROVIDED	LOT 6 PROVIDED	LOT 7 PROVIDED	TRACT A PROVIDED	
BUILDING SQUARE FOOTAGE (SF)	1,100	27.9 AC.	34.9 AC.	36.4 AC.	21.9 AC.	18.6 AC.	18.6 AC.	40.3 AC.	12.8 AC.	
LOT AREA (MIN.)	0 AC.	69'	69'	69'	69'	69'	69'	69'	69'	
BUILDING HEIGHT	60'	60'	60'	60'	60'	60'	60'	60'	60'	
BUILDING COVERAGE	50%	6%	36%	40%	25%	20%	20%	32%	32%	
BUILDING SETBACKS										
FRONT	50'	50'	50'	50'	50'	50'	50'	50'	50'	
SIDE	35'	35'	35'	35'	35'	35'	35'	35'	35'	
REAR	35'	35'	35'	35'	35'	35'	35'	35'	35'	
PARKING										
	REQUIRED SPACES	PROVIDED SPACES (S)	PROVIDED SPACES (S)	PROVIDED SPACES (S)	PROVIDED SPACES (S)	PROVIDED SPACES (S)	PROVIDED SPACES (S)	PROVIDED SPACES (S)	PROVIDED SPACES (S)	
REQUIRED (1)	1,228	1	275	319	119	119	119	278		
TOTAL PROVIDED	1,760	0	365	369	242	226	217	341		
TRAILER STALLS	137		150	150	89	89	89	156		
PARKING DIMENSIONS	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'		
DRIVE AISLE WIDTH	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)		
LOT 1 PROPOSED PARKING RATIO: 1 SPACE PER 2,000 SF GROSS FLOOR AREA (GFA)										
DEVELOPMENT SCHEDULE*										
COMPLETION SCHEDULE	2021-2023	2021-2023	2023-2025	2027-2028	2028-2031	2031-2033	2033-2035	2035-2037		
*DEVELOPMENT SCHEDULE MAY VARY DEPENDING ON MARKET DEMAND										

- NOTES:
- A. BOUNDARY: DEEDS
 - B. CONTOURS: SAM SURVEY, DATED 3/22/2019
 - C. BUILDING FOOTPRINT: NONE

- LEGEND
- EXISTING INDEX CONTOURS
 - PROPOSED INDEX CONTOURS
 - PROPOSED INTERMEDIATE CONTOURS
 - STORM SEWER
 - SANITARY SEWER
 - WATER MAINS
 - ELECTRICAL
 - GAS
 - STREAM
 - WETLANDS
 - EXISTING UTILITIES ARE DASHED



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