



- LEGEND:**
- 50' FRONT BUILDING SETBACK
 - 25' REAR BUILDING SETBACK
 - 25' SIDE BUILDING SETBACK
 - 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
ST. LOUIS, MO 63141
CONTACT: JOSH WILLIS
PHONE: 314.888.7360
EMAIL: JWILLIS@NORTHPOINTKC.COM

ENGINEER:
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: MELISSA DEGGNA, PE
PHONE: 314.888.7360
EMAIL: MDEGGNA@NORTHPOINTKC.COM

SURVEYOR:
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: TOSH ROBERTS, PLS
PHONE: 314.888.7360

LANDSCAPE ARCHITECT:
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: BRIAN P. FORGIER, PLA
PHONE: 314.888.7360

ARCHITECT:
SITEPOINT ARCHITECTURE
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT:
PHONE: 314.888.7360

SITE DEVELOPMENT DATA TABLE									
SITE AREA: 2,521 ACRES									
TOTAL BUILDING AREA: 24,655,100 S.F.									
TOTAL BUILDING COVERAGE: 9.76%									
CITY OF WYLIE REQUIREMENTS									
CURRENT ZONING: AGRICULTURAL (AG/30), HEAVY INDUSTRIAL (HI), 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	540,000	4,300,000	4,300,000	4,300,000	4,300,000	4,300,000	4,300,000	4,300,000
LOT AREA (MIN.)	0 AC.	27.8 AC.	34.9 AC.	36.4 AC.	21.9 AC.	18.6 AC.	18.8 AC.	40.3 AC.	12.8 AC.
BUILDING HEIGHT	60'	60'	60'	60'	60'	60'	60'	60'	60'
BUILDING COVERAGE	5.9%	0%	30%	40%	40%	25%	20%	20%	32%
BUILDING SETBACKS:									
FRONT	50'	50'	50'	50'	50'	50'	50'	50'	50'
REAR	35'	35'	35'	35'	35'	35'	35'	35'	35'
SIDE	25'	25'	25'	25'	25'	25'	25'	25'	25'
PARKING	REQUIRED SPACES	PROVIDED SPACES (S)							
REQUIRED (1)	1,228	1	275	319	119	119	119	119	278
TOTAL PROVIDED	1,760	0	365	369	242	226	217	241	341
TRAILER STALLS	137	137	150	150	89	89	89	89	156
PARKING DIMENSIONS	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'
DRIVE ISLE WIDTH	24'(TRUCK-WAY)	24'(TRUCK-WAY)	24'(TRUCK-WAY)	24'(TRUCK-WAY)	24'(TRUCK-WAY)	24'(TRUCK-WAY)	24'(TRUCK-WAY)	24'(TRUCK-WAY)	24'(TRUCK-WAY)
1) PROPOSED PARKING RATE: 1 SPACE PER 2,000 SF GROSS FLOOR AREA (GFA)									
DEVELOPMENT SCHEDULE*									
COMPLETION SCHEDULE	2021-2023	2021-2023	2023-2025	2023-2026	2026-2031	2031-2033	2033-2035	2035-2037	2037-2037
*DEVELOPMENT SCHEDULE MAY VARY DEPENDING ON MARKET DEMAND.									

- NOTES:**
- A. BOUNDARY: DEEDS
 - B. CONTOURS: 5AM SURVEY, DATED 3/22/2019
 - C. BUILDING FOOTPRINT: NONE
- LEGEND:**
- EXISTING INDEX CONTOURS
 - EXISTING INTERMEDIATE CONTOURS
 - PROPOSED INDEX CONTOURS
 - PROPOSED INTERMEDIATE CONTOURS
 - STORM SEWER
 - SANITARY SEWER
 - WATER MAINS
 - ELECTRICAL
 - GAS
 - STREAM
 - WETLANDS
 - EXISTING UTILITIES ARE DASHED

EXHIBIT C - ZONING EXHIBITS, WYLIE LOGISTICS PARK, INDUSTRIAL CORRIDOR, KANSAS CITY SOUTHERN (WYLIE, TEXAS) MASTER PLAN, PLANS SCHEMATIC SITE PLAN A6

