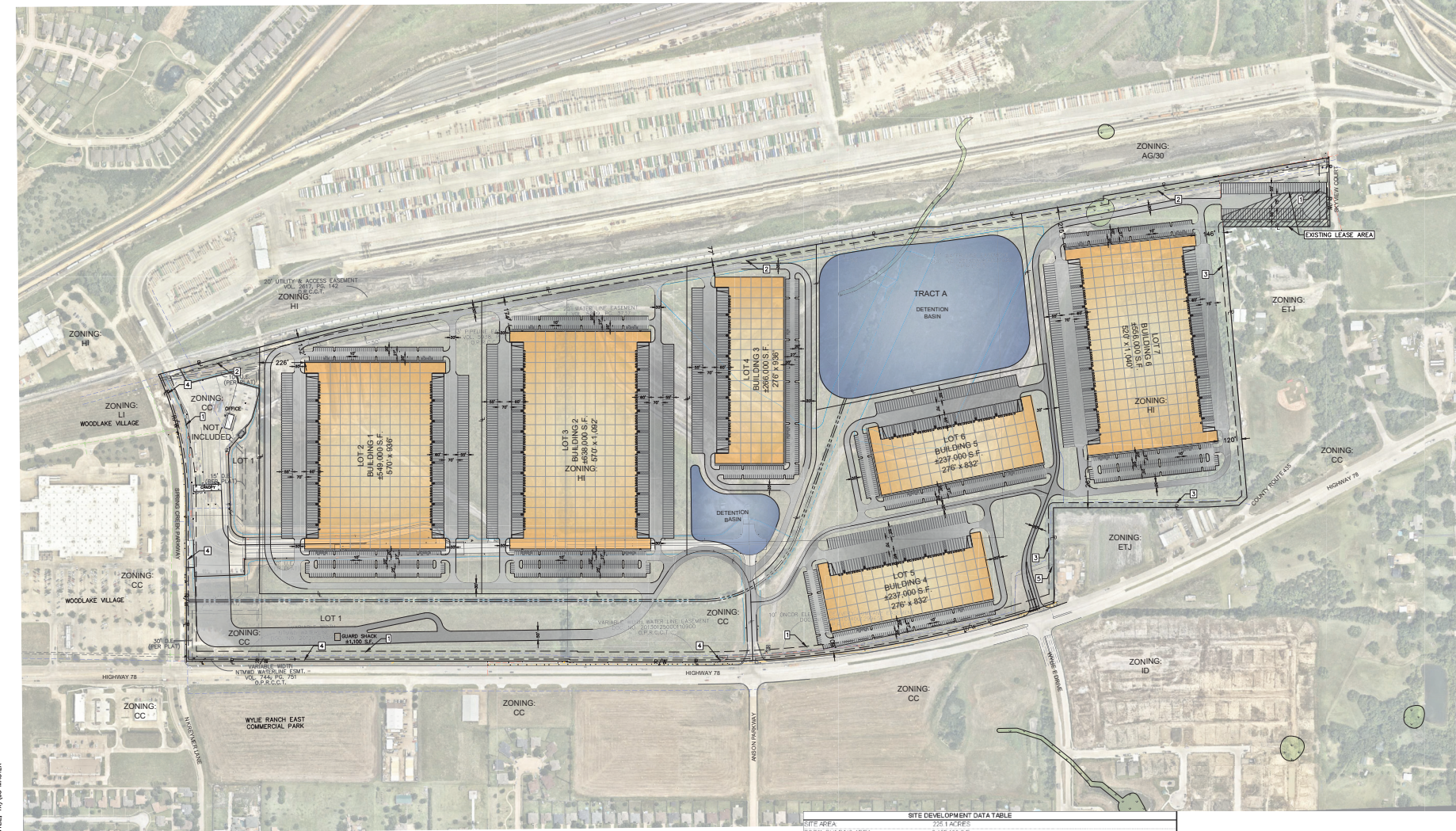




- LEGEND:
1. 50' FRONT BUILDING SETBACK
  2. 25' REAR BUILDING SETBACK
  3. 25' SIDE BUILDING SETBACK
  4. 10' LANDSCAPE BUFFER

## PROJECT TEAM:

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

**DEVELOPER**  
NORTHPOINT DEVELOPMENT  
12977 N. OUTER 40 ROAD, SUITE 203  
ST. LOUIS, MO 63141  
CONTACT: JOSH WILLS  
PHONE: 314.881.9106  
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**ENGINEER**  
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EMAIL: MDECONIA@NORTHPOINTKC.COM

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**LANDSCAPE ARCHITECT**  
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4825 NW 41ST STREET, SUITE 500  
RIVERSIDE, MO 64150  
CONTACT: BRIAN P. FORQUER, PLA  
PHONE: 816.888.7380

**ARCHITECT**  
STOCKPORT ARCHITECTURE  
4825 NW 41ST STREET, SUITE 500  
RIVERSIDE, MO 64150  
CONTACT:  
PHONE: 816.888.7380

## SITE DEVELOPMENT DATA TABLE

SITE AREA: 2,455,100 S.F.  
TOTAL BUILDING AREA: 2,455,100 S.F.  
TOTAL BUILDING COVERAGE: 100%

## 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         | 219,000        | 364,000        | 364,000        | 219,000        | 18,600         | 18,600         | 40,300         | 19,800           |
| LOT AREA (AC)                | 0.40          | 21.9 AC        | 36.4 AC        | 36.4 AC        | 21.9 AC        | 18.6 AC        | 18.6 AC        | 40.3 AC        | 19.8 AC          |
| BUILDING HEIGHT              | 60'           | 60'            | 60'            | 60'            | 60'            | 60'            | 60'            | 60'            | 60'              |
| BUILDING COVERAGE            | 50%           | 0%             | 36%            | 40%            | 20%            | 20%            | 20%            | 32%            | 32%              |
| BUILDING SETBACKS:           |               |                |                |                |                |                |                |                |                  |
| FRONT                        | 50'           | 50'            | 50'            | 50'            | 50'            | 50'            | 50'            | 50'            | 50'              |
| REAR                         | 25'           | 25'            | 25'            | 25'            | 25'            | 25'            | 25'            | 25'            | 25'              |
| SIDE                         | 25'           | 25'            | 25'            | 25'            | 25'            | 25'            | 25'            | 25'            | 25'              |
| PARKING                      |               |                |                |                |                |                |                |                |                  |
| REQUIRED (1)                 | 1,228         | 1              | 275            | 319            | 119            | 119            | 119            | 278            | 278              |
| TOTAL PROVIDED               | 1,760         | 0              | 365            | 369            | 226            | 226            | 226            | 341            | 341              |
| TRAILER STALLS               | 187           | 187            | 187            | 187            | 187            | 187            | 187            | 187            | 187              |
| PARKING DIMENSIONS           | 10'x20'       | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'          |
| DRIVE ISLE 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)  | 24' (TWO-WAY)    |

(1) PROPOSED PARKING RATIO: 1 SPACE PER 2,000 SF GROSS FLOOR AREA (GFA)

## DEVELOPMENT SCHEDULE\*

COMPLETION SCHEDULE:

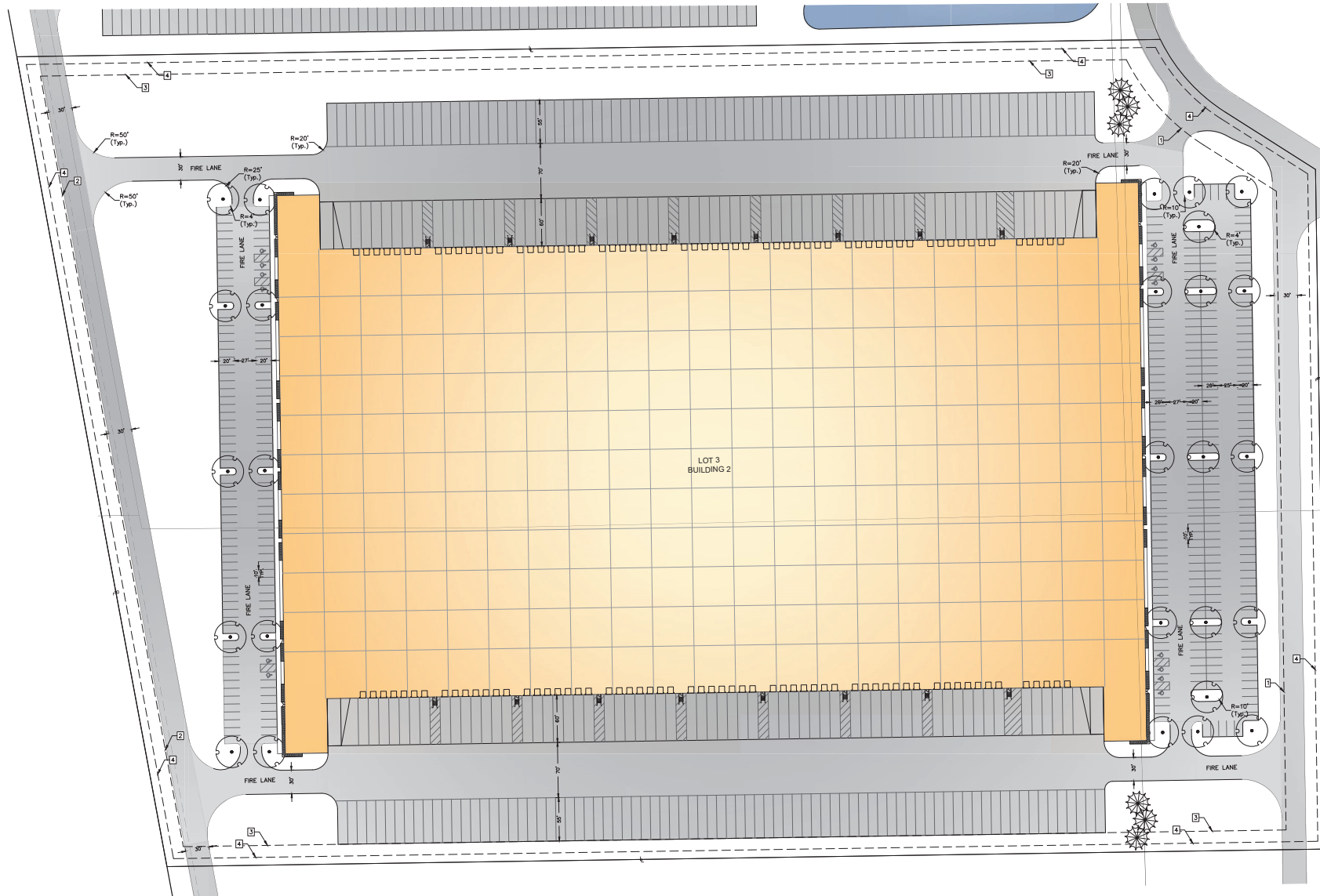
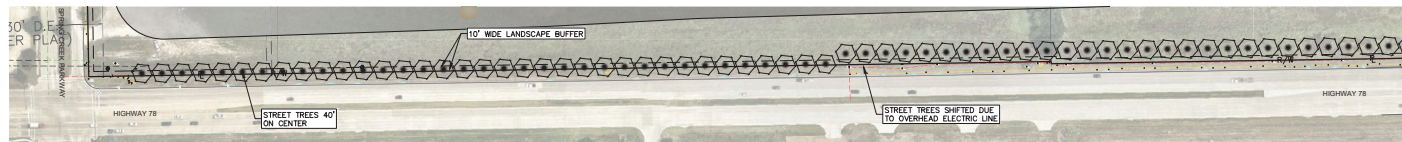
\*DEVELOPMENT SCHEDULE MAY VARY DEPENDING ON MARKET DEMAND

| 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 |
|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| REQUIRED (1)       | 1,228          | 1              | 275            | 319            | 119            | 119            | 119            | 278              |
| TOTAL PROVIDED     | 1,760          | 0              | 365            | 369            | 226            | 226            | 226            | 341              |
| TRAILER STALLS     | 187            | 187            | 187            | 187            | 187            | 187            | 187            | 187              |
| PARKING DIMENSIONS | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'        | 10'x20'          |
| DRIVE ISLE 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)    |

- NOTES:
- BOUNDARY: DEEDS
  - CONTOURS: SAM SURVEY, DATED 3/22/2019
  - 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  |



LOT 3 SITE PLAN DETAIL  
SCALE: 1"=50'STREET FRONTAGE TREE DETAIL  
SCALE: 1"=50'

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

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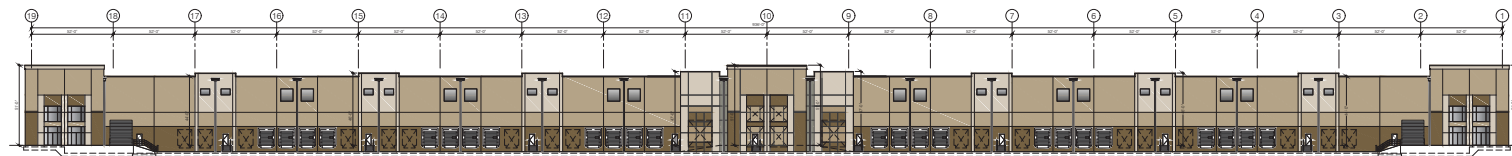
## CONCEPTUAL PLANT LIST:

- EVERGREEN TREES:  
9' HEIGHT  
WHITE PINE, SPRUCE
- DECIDUOUS TREES:  
27' CALIPER 8&8  
MAPLES, OAKS, LINDENS
- SHRUBS:  
3-5 GALLON  
GRO-LOW FRAGRANT SUMAC  
HICKS, YEW  
MORNING LIGHT MISCANTHUS
- STREET TREES:  
3" CALIPER 8&8

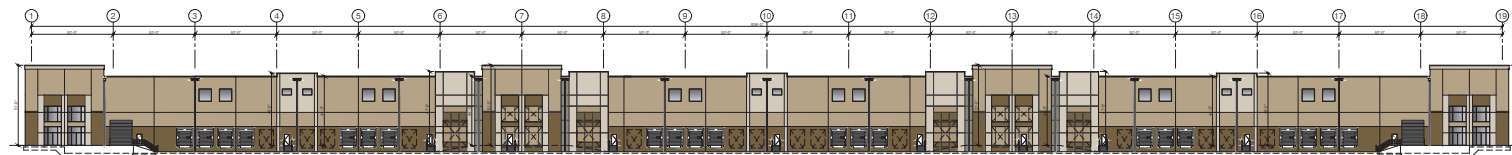
## NOTES:

- A. BOUNDARY: DEEDS  
B. CONTOURS: 3AM 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  |



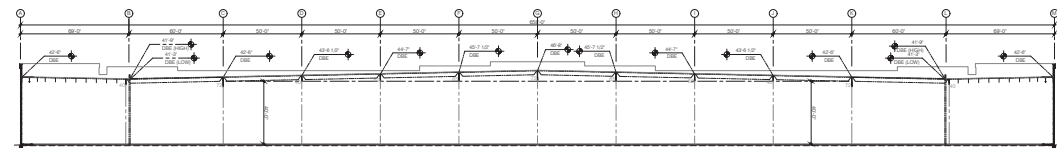
5 OVERALL WEST ELEVATION  
Scale: 1/32" = 1'-0"



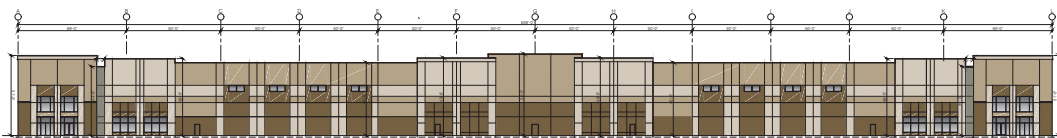
4 OVERALL EAST ELEVATION  
Scale: 1/32" = 1'-0"



3 OVERALL SOUTH ELEVATION  
Scale: 1/32" = 1'-0"



2 BUILDING SECTION  
Scale: 1/32" = 1'-0"



1 OVERALL NORTH ELEVATION  
Scale: 1/32" = 1'-0"

#### COLOR COATING LEGEND

1. ALL CORING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
2. ALL OUTER CONDUCTOR HEADS AND DOWNPOUTS TO MATCH DRESS METALS "SURREY BEIGE"
3. COLORS AND REVEALS TO WRAP EXTERIOR EDGES OF LAP PANELS (U.N.O.)

|  |                                                     |
|--|-----------------------------------------------------|
|  | SHERWIN WILLIAMS, SW7042 "PORPOISE"                 |
|  | SHERWIN WILLIAMS, SW7022 "WARM STONE"               |
|  | SHERWIN WILLIAMS, MATCH DRESS METALS "SURREY BEIGE" |
|  | SHERWIN WILLIAMS, SW7067 "NATURAL TAY"              |



studioNorth  
ARCHITECTURE

4025 Lee Ave. Suite 100 • Falls Church, Virginia, VA 22041  
P.O. Box 1780  
947 South Park, LLC  
Master Certificate of Architecture No. A-201704546

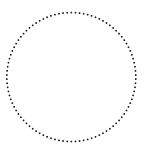
|                 |                             |
|-----------------|-----------------------------|
| CIVIL           | CLUBSON ASSOCIATES          |
| LANDSCAPE       | CLUBSON ASSOCIATES          |
| FOUNDATIONS     | WILSON STRUCTURAL ENGINEERS |
| STRUCTURAL      | WILSON STRUCTURAL ENGINEERS |
| PLUMBING        | CLUBSON-BUILD               |
| MECHANICAL      | CLUBSON-BUILD               |
| ELECTRICAL      | CLUBSON-BUILD               |
| FIRE PROTECTION | CLUBSON-BUILD               |
| CONTRACTOR      | WILSON CONSTRUCTION         |



Southview  
Commerce Center  
Building 4

Interstate 49 & 160th Street  
Baltimore, MD 21042

|             |                          |             |
|-------------|--------------------------|-------------|
| Project No. | XXXX                     |             |
| Date:       | 02/17/21                 |             |
| Issued For: | Preliminary Planning Set |             |
| Revisions:  |                          |             |
| No.         | Date                     | Description |
|             |                          |             |
|             |                          |             |
|             |                          |             |
|             |                          |             |
|             |                          |             |
|             |                          |             |
|             |                          |             |



A4.01  
BUILDING ELEVATIONS