EDGERTON PLANNING COMMISSION REGULAR SESSION Edgerton City Hall October 9, 2018 7:00 P.M.

- 1. Call Meeting to Order
- 2. Pledge of Allegiance
- 3. Roll Call

5. **CONSENT AGENDA**

(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action)

MINUTES

A. Consideration of Minutes for Regular Session of August 14, 2018

6. **NEW BUSINESS**

PUBLIC HEARING – ZA2018-08 (REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED AT 310 W. 8TH STREET, EDGERTON, KS)

A. Consideration of opening a public hearing in regard to rezoning application ZA2018-08, pertaining to the rezoning of one (1) parcel from non-designated zoning assignment to Edgerton R-1 Single Family Residence, located at 310 W. 8th Street. Applicant: Victor R. Smith.

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to recommend approval or denial to the Governing Body

PUBLIC HEARING – ZA2018-06 (REZONING FOR FOUR (4) PARCELS OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF WAVERLY ROAD AND 191ST STREET)

B. Consideration of opening a public hearing in regard to rezoning application ZA2018-06, pertaining to the rezoning of four (4) parcels from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, generally located south of the intersection of Waverly Road and 191st Street. Applicant: Christopher Stara, Agent: TSL Company Holdings, Ltd.

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to recommend approval or denial to the Governing Body

PUBLIC HEARING – ZA2018-07 (REZONING FOR TWO (2) PARCELS OF LAND GENERALLY LOCATED DIRECTLY NORTH 31800 W. 196TH STREET AND EAST OF 32285 W. 191ST STREET)

C. Consideration of opening a public hearing in regard to rezoning application ZA2018-07, pertaining to the rezoning of two (2) parcels from Johnson County RUR Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, located directly North of 31800 W. 196th Street and East of 32285 W. 191st Street. Applicant: Harold J. Curry, Trustee of the Curry Survivor's Trust and Curry Family Trust.

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to recommend approval or denial to the Governing Body

PUBLIC HEARING – PP2018-05 (PRELIMINARY PLAT FOR LPKC LOGISTICS SUPPORT)

D. Consideration of opening a public hearing in regard to Preliminary Plat PP2018-05, pertaining to the property located along the south side of 191st Street, one-half mile west of Waverly Road; directly east of 32285 W. 191st Street. Applicant: NPD Management (represented by NorthPoint Development LLC).

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to recommend to approve, deny or table the Preliminary Plat.

FINAL PLAT – FP2018-05 (FINAL PLAT FOR LPKC LOGISTICS SUPPORT)

E. Consideration of Final Plat FP2018-05, requesting recommendation of approval of a final plat for the property located along the south side of 191st Street, one-half mile West of Waverly Road, directly east of 32285 W. 191st Street. Applicant: NPD Management (represented by NorthPoint Development LLC).

Actions requested: Consider motion to recommend to approve, deny or table the request.

PUBLIC HEARING – FS2018-07 (FINAL SITE PLAN FOR LPKC LOGISTICS SUPPORT)

F. Consideration of opening a public hearing in regard to Final Site Plan Application, FS2018-07, requesting approval of a Final Site Plan for property located along the south side of 191st Street, one-half mile West of Waverly Road; directly East of 32285 W. 191st Street. Applicant: NPD Management, LLC (represented by NorthPoint Development LLC).

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to approve, deny, or table the request.

FINAL PLAT - FP2018-04 (LPKC SOUTHWEST - IP XXIII)

G. Consideration of Final Plat FP2018-04, requesting recommendation of approval of a final plat for the property generally located in the Northeast corner at the intersection of 199th Street and Four Corners Road. Applicant: Chris Chancellor representing NPD Management, LLC.

Actions requested: Consider motion to recommend approval, denial, or table the request.

FINAL SITE PLAN - FS2018-06 (LPKC SOUTHWEST - IP XXIII)

H. Consideration of Final Site Plan Application, FS2018-06, requesting approval of a Final Site Plan for property located on the North side of 199th Street between Four Corners Road and Homestead Lane. Applicant: Chris Chancellor representing NPD Management, LLC.

Action requested: Consider motion to approve, deny, or table the request.

TEMPORARY CONSTRUCTION ACTIVITY - TU2018-09 -ROCK CRUSHING OPERATIONS (LPKC SOUTHWEST - IPXXIII)

I. Consideration of Temporary Construction Activities, TU2018-09, for providing rock crushing operations for LPKC Southwest - IP XXIII, located within the southeast corner of I-35 and Homestead Lane. Applicant: Clayco, Project Management: NPD Management.

Action requested: Consider motion to approve, deny, or table the request.

- 7. Future Meeting November 9, 2018
- 8. Adjournment

EDGERTON CITY HALL PLANNING COMMISSION MEETING REGULAR SESSION August 14, 2018

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners John Daley, Tim Berger, and Katee Smith. Absent was Commissioner Andrew Merriman. Also present were: Mayor Donald Roberts, Assistant City Administrator Scott Peterson, Development Services Director Katy Crow, and City Clerk Rachel James.

The City Clerk announced a quorum was present.

CONSENT AGENDA

Motion by Berger, seconded by Smith, to approve the items as presented in the Consent Agenda. Motion was approved, 3-0.

MINUTES

A. The minutes for Regular Session of July 10, 2018 were considered and approved.

NEW BUSINESS

<u>PUBLIC HEARING – ZA2018-04 (REZONING FOR THREE (3) PACELS OF LAND GENERALLY LOCATED AT THE SW CORNER OF THE INTERSECTION OF 191ST STREET AND KILL CREEK ROAD</u>

A public hearing in regards to rezoning application, ZA2018-04, pertaining to the rezoning of three (3) parcels (containing approximately 15 acres) from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, located generally in the SW corner of the intersection of 191st Street and Kill Creek Road. Applicant: Michael A. and Pamela Gifford.

Katy Crow, Development Services Director, overviewed the history and reason for the rezoning request. She indicated the property was annexed in October 2010. She noted the rezoning is request for future intermodal-related, logistics park development. The Burlington Norther Santa Fe Railway (BNSF) intermodal facility is located just over a half-mile north and west of the subject site. The site is located at the Southwest corner at the intersection of Kill Creek Road and 191st Street.

Ms. Crow stated the applicant's request is for L-P, Logistics Park and overview the proposed uses within the noted district. She also noted staff reviewed the application in respect to the Unified Development Code, laws of Kansas, and the "Golden Criteria."

Commissioner Daley opened the public hearing.

Commissioner Daley asked if anyone would like to comment. There were no public comments.

Motion by Smith, Second by Berger to close the public hearing. Motion was approved, 3-0.

Edgerton Planning Commission Regular Session July 10, 2018 Page 2

Commissioner Smith asked if the Logistic Park would buy the land. Ms. Crow stated the Giffords currently own the property and would like to rezone. Future purpose will be decided at the September 11, 2018 Planning Commission Meeting.

Commissioner Daley commented the property is a good location for LPKC designation.

Motion by Smith, Second by Berger to approve the rezoning of three (3) parcels (containing approximately 15 acres) from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District with the following stipulations: 1.) All infrastructure requirements of the City shall be met; 2.) All platting requirements of the City shall be met; 3.) All Site Plan application requirements of the City shall be met; 4.) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. The motion was approved 3-0.

FUTURE MEETING

The next meeting is scheduled for September 11, 2018.

ADJOURNMENT

Motion by Berger, seconded by Smith, to adjourn. Motion was approved, 3-0.

The meeting adjourned at 7:20 p.m.

Submitted by: Rachel A. James, City Clerk



404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: Application **ZA-2018-08** Rezoning for one (1) parcels of land generally located at 310

W. 8th Street, Edgerton, KS

APPLICATION INFORMATION

Applicant: Victor R. Smith

310 W. 8th Street Edgerton, KS 66021

Property Owner: Victor R. Smith

310 W. 8th Street Edgerton, KS 66021

Reguested Action: Rezoning from non-designated zoning assignment to

Edgerton R-1 Single Family Residence

Legal Description: A tract of land in the Northeast Quarter of Section 12,

Township 15, Range 21 - see attached exhibits for

complete description.

Site Address/Location: Generally located on the west side of 8th Street

between Nelson and Morgan Street (US Highway 56)

Existing Zoning and Land Uses: Non-designated zoning with residential use

Existing Improvements: Residential home with pole barn outbuilding.

Site Size: Approximately 1.43 acres.

REASON FOR REZONING REQUEST:

This property was annexed into the City of Edgerton on September 25, 2014. This rezoning is being requested as this property currently does not contain a zoning designation in the Johnson County AIMS system. This parcel is across the street from an existing residential development and currently contains a single-family residence and a pole barn.

Figure 1



Figure 2



PROJECT DESCRIPTION

The rezoning request is to bring the zoning in compliance with the Edgerton Unified Development Code and Zoning Ordinance.

INFRASTRUCTURE AND SERVICES

- 1. Access to the property is from 8th Street.
- 2. Utilities and service providers.
 - a. Water City of Edgerton
 - b. Sanitary Sewer City of Edgerton
 - c. Electrical Service Kansas City Power & Light
 - d. Gas Service Kansas Gas Service
 - e. Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
- 3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on September 25, 2014. Prior to that, the property was in unincorporated Johnson County. As of this application it does not contain a zoning designation. Staff believes the zoning designation was lost in the system when it was re-addressed into the Edgerton addressing system from County addressing system in March 2015. The parcel has not undergone a City of Edgerton rezoning process since the annexation took place.

STAFF ANALYSIS

The requested action is a housekeeping item to insure the parcel conforms to the City's Unified Development Code (UDC). The UDC states the purpose of an R-1 Single Family Residence District designation is to encourage single-family, detached residential dwellings together with school sites, churches, civic buildings and parks necessary to create stable neighborhoods. The single-family detached residence on this parcel is a permitted use within the R-1 District.

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. The following is staff's review.

- Need for the Proposed Change The applicant has requested R-1 Zoning District designation for their parcel. Given the property's proximity to other adjacent residential home development and the existence of a single-family dwelling on the property, R-1 Zoning District designation is the most compatible zoning choice for the current property use.
- 2. <u>Magnitude of the Change</u> City code requires the assignment of a zoning designation to all parcels located within the City of Edgerton. The Future Land Use Map contained in the Comprehensive Plan has the property designated as Low-Density Residential. The proposed rezoning designation of R-1 is compatible with the spirit and intent of future development outlined by the Comprehensive Plan and depicted by the Future Land Use Map.

- 3. Whether or not the change will bring harm to established property rights The subject property is across the street from a single-family subdivision and adjacent to a parcel on the north which all contain an R-1 zoning designation. The parcel to the east and south of this property is zoned Johnson County RUR, also a residential zoning designation. Per photos on JoCo AIMS, this parcel has contained a single-family residence since at least 1993. Established property rights should not be impacted by this zoning designation.
- 4. <u>Effective use of Land</u> The designation as an R-1 District is an effective and efficient use of the property due to its existing use and its adjacency to existing residential parcels.
- 5. The extent to which there is a need in the community for the uses allowed in the proposed zoning Single-family residential is an approved use within the proposed R-1 zoning and a necessary use within the Edgerton community.
- 6. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space The area where this parcel is located is on the western edge of residential development within the Edgerton community. Parcels to the east, from US Highway 56 on the north to 207th Street on the south, contain single-family residential housing. The parcel to the north is zoned Edgerton R-1 and the parcel to the south and west is zoned Johnson County RUR.
- 7. Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties The proposed zoning is compatible with the existing uses of the surrounding property, specifically to the north and east. The City's Unified Development Code (UDC) states that the purpose of the R-1 District is to encourage single-family, detached residential dwellings together with school sites, churches, civic buildings and parks necessary to create stable neighborhoods. The single-family detached residence on this parcel is a permitted use within the R-1 District.
- 8. Suitability of the uses to which the property has been restricted under its existing zoning The lack of an existing Edgerton zoning for the applicant property is not suitable the parcel. City code requires the assignment of a zoning designation to all parcels located within the City of Edgerton.
- 9. <u>Length of time the subject property has remained vacant under the current zoning designation</u> N/A the current parcel is not vacant. This parcel is not being rezoned for development, but rather to ensure compliance with Edgerton code.
- 10. The extent to which the zoning amendment may detrimentally affect nearby property The proposed zoning is compatible with the Future Land Use Map. Existing developed parcels to the north and east already contain R-1 zoning. The parcel to the south and west contains a similar zoning designation with Johnson County RUR.
- 11. Consideration of rezoning applications requesting Planned Development
 Districts (PUD) for multifamily and non-residential uses should include
 architectural style, building materials, height, structural mass, siting, and lot
 coverage This is not a request for a PUD.
- 12. The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services The subject

- property is already developed, and no additional utility service or road access is being sought with this rezoning.
- 13. The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property This parcel fronts, and the existing driveway exits, onto 8th Street. No additional development is planned for this parcel thus no additional traffic or parking needs are anticipated. There are no known functional or safety issues occurring with the surrounding transportation network.
- 14. The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm N/A no additional development is occurring with the proposed rezoning.
- 15. The economic impact on the community from the uses allowed in the proposed zoning N/A there is no economic impact occurring in conjunction with the proposed rezoning.
- 16. The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial There would be little relative gain, if any, to the public health, safety, and welfare from the denial of this zoning application. This rezoning is occurring as a housekeeping item for a parcel annexed into the City of Edgerton a number of years ago.
- 17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton The Comprehensive Plan for the City of Edgerton has the area which the property is in designated as appropriate for zoning and uses associated with single-family residential zoning. City staff believes that the requested rezoning is compatible with the spirit and intent of future development outlined in the Comprehensive Plan and Future Land Use Map.
- 18. <u>The recommendation of professional staff</u> See Recommendation below.

Recommendation:

City staff recommends **approval** of the proposed rezoning of the subject property from no zoning designation to City of Edgerton Agricultural (R-1) Single Family Residential.

Attachments:

- Application for Rezoning ZA2018-08
- Johnson County AIMS Map of Property
- City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 310 W. 8th Street, Edgerton, Kansas PURPOSE FOR REZONING: To conform to timinot rezoned surre REQUESTED REZONING CHANGE: FROM no existing zonung To Edgerton R-1 LEGAL DESCRIPTION: See attached - Ordinance 981 for complete CURRENT LAND USE: _ Residentia PROPERTY OWNER'S NAME(S): Victor Smith PHONE: 816-419-9324 APPLICANT/AGENTS NAME(S): Self COMPANY: MAILING ADDRESS: _ City Zip ENGINEER/ARCHITECT'S NAME(S): PHONE: _____ COMPANY: MAILING ADDRESS: City SIGNATURE OF OWNER OR AGENT: If not signed by owner, authorization of agent must accompany this application. FOR OFFICE USE ONLY Case No.: 2018-08 Amount of Fee Paid: WAIVED Date Fee Paid: N/A Receipt # N/A 10/09/2018 Date of Hearing: 10/09/2018 VSmith \$128@ yahoo.com

CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached Property Owner Notification Letter) of the public hearing for the requested rezoning by certified mail, return receipt requested, to all owners of land within the notification area: two hundred (200) feet within the city limit, one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership

Rezoning Application (Fee: \$250)

of the land within the notification area can be obtained from the Johnson County Department of Records and Tax Administration, or through a title insurance company (preferred method). A list of property owners within the notification area must be submitted with the application. In addition, the responsible fire protection district (if any), affected school districts, affected park districts and affected sanitary and/or drainage district shall appear on a separate list of notification. Additional parties, specified by the applicant, may appear on the notification list.

AFFIDAVIT OF COMPLIANCE: An affidavit (see attached Property Owner Notification Affidavit) concerning the mailing of property owner notification letters must be returned to the office of the City Clerk by no later than the Thursday preceding the public hearing.

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The agenda and staff reports will be available prior to the public hearing. The chairperson will open the public hearing for each case to hear presentations by the City staff, the owner or authorized agent, and the audience, respectively. After everyone has had the opportunity to speak, the Planning Commission will close or continue the public hearing to a later date. After the public hearing is closed, discussion will be limited to the Planning Commission and action will be taken in the form of a recommendation for approval or denial to the Governing Body.

PROTEST PERIOD: After the conclusion of the public hearing, a fourteen (14) day protest period begins. During the protest period, property owners within the notification area of the subject property may file a petition indicating their protest to the requested rezoning in the office of the City Clerk. The submission of valid protest petitions from property owners of twenty (20) percent of the land within the notification area of the subject property within the allotted time will require a three-quarter (%) vote for approval by the Governing Body. Copies of protest petitions may be obtained in the office of the City Clerk.

GOVERNING BODY ACTION: After the protest period has concluded, the application will be placed on an agenda for the Governing Body Action (typically within thirty (30) days after the conclusion of the public hearing). The Governing Body will review the transcript of the public hearing and the recommendation of the Planning Commission and will take action by concurring with or overriding the Planning Commission recommendation, or by returning the request to the Planning Commission.

The following items shall be submitted with the rezoning application. All materials shall be submitted by applicant to the City

CHECKLIST

Clerk at least 30 days in advance of a public hearing.

☐ Traffic and parking analysis

subject site. See details in instructions

☐ An analysis of existing wells, tanks and other sub-structures

	Title or other suitable proof of ownership to the subject property.
	Legal description of the subject property either in the form of a certificate of survey or a lot and block reference to the official City Map.
	Sketch of the subject property drawn to scale that details the lot lines, existing features or building, drives and adjacent buildings, and the current use of existing buildings.
	Any supporting material as requested by the Zoning Administrator depending on the magnitude of the change and the possibility of detrimental effects on surrounding properties. Supporting materials may include, but are not limited to:
	□ Topography at an appropriate scale
	□ A Certificate of Survey
	☐ Environmental assessment
	□ Surface water discharge analysis
	☐ Facilities and utilities suitability analysis

vs. 9-9-11

☐ List of the names and addresses of owners of all property situated within two hundred (200) feet of the property lines of the



PROPERTY OWNER NOTIFICATION AFFIDAVIT

PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: RZ-			
I,, , of	lawful age being first duly	sworn upon	oath, state:
That I am the (agent, ow later than twenty (20) days prior to the date mail certified notice to all persons owning pr Edgerton, one thousand (1,000) feet in the u Development Code.	of the public hearing sche operty within the notifica	duled before tion area (two	the Edgerton Planning Commission, hundred (200) feet in the City of
These notices were mailed on the	day of	, 20	
Signature of Agent, Owner or Attorney			
Subscribed and sworn to before me this	day of		,20
Notary Public			
My Commission Expires:	(SEAL)		

CERTIFICATION

I, Janeice L. Rawles, City Clerk for the City of Edgerton, Kansas, do hereby certify the attached Ordinance No. 981 approved by the Governing Body of the City of Edgerton, Kansas on September 25, 2014, and duly published by the Gardner News, the official newspaper for the City of Edgerton, Kansas, on October 1, 2014 to be true and correct as same appears in my office.

Dated this 30th day of December, 2014.

JOHNSON COUNTY Janeice L. Rawles, City Clerk

Env: City of EDC

ORDINANCE NO. 981

AN ORDINANCE ANNEXING LAND [OWNED BY VICTOR AND LORI SMITH] INTO THE CITY OF EDGERTON, KANSAS

WHEREAS, the land legally described in the attached Exhibit A, located at 20040 Edgerton Road, adjoins the City of Edgerton, Kansas; and

WHEREAS, the owners of the land described in Exhibit A attached hereto have signed a written consent authorizing the City to annex such land pursuant to K.S.A. 12-520, as amended, said Consent attached as Exhibit A; and

WHEREAS, the governing body of the City of Edgerton, Kansas finds it advisable to annex such land.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS:

SECTION ONE: Annexed Property. That the land described in **Exhibit A** attached hereto is hereby annexed and made a part of the City of Edgerton, Kansas.

SECTION TWO: Filing of Ordinance. The Clerk of the City of Edgerton, Kansas shall cause a certified copy of this ordinance to be filed with the County Clerk, Register of Deeds, and County Election Commissioner of Johnson County, Kansas.

SECTION THREE: Effective Date. This ordinance shall take effect and be in force from and after its adoption and publication in the official newspaper of the City of Edgerton, as provided by law.

ADOPTED AND APPROVED this 25th day of September, 2014, by the Governing Body of the City of Edgerton, Kansas.

Attest:

JOHNSON COUNTY

BNA

(laneice L. Rawles, Of

Donald Roberts, Mayor

Approved as to form and legality:

Patrick G. Reevey, City Attorney

20040205-0002159 02/05/2004 P l of 3 F: \$16 00 10 57:12 Am Rebecca L Davis 720040015738 Johnson Co ROD B 200400 F-002169

ENTERED IN TRANSFER RECORD,

DATE FOR 3 2004

JOHN A BARTOLAC, COUNTY CLERK JOHNSON COUNTY, KANSAS

KANSAS WARRANTY DEED

THIS INDENTURE, Made on the 21th day of December, 2003, by and between Mark D. Verhulst and Mary Ann Verhulst, husband and wife of the County of Johnson, State of Kansas, herein called the grantor whether one or more, and Victor R. Smith, a married man of the County of Johnson, State of Kansas, herein called the grantee whether one or more.

Pursuant to K.S.A. 79-1437e, a real estate sales validation questionnaire in not required due to Exception #3

WITNESSED: THAT SAID GRANTOR, in consideration of the sum of One Dollar and other valuable consideration the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and convey unto the said grantee, his heirs and assigns, all the following described real estate, situated in the County of Johnson and State of Kansas, to-wit:

SEE ATTACHED LEGAL DESCRIPTION pq 3

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. And said grantor for his heirs, executors or administrators, does hereby covenant, promise and agree to and with said grantee, that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind soever except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.

AND that he will warrant and forever defend the same unto the said grantee, his heirs and assigns, against said grantor, his heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

WORDS and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, The said grantor has hereunto set his hand and scalthe day and year above written.

Mark D. Verhulst

Mary Ann Verhulst

Mary Ann Verhulst

STATE OF Kansas

COUNTY OF Johnson

On this 24 day of December , 20 03 before me, the undersigned, a Notary Public, personally appeared Mark D. Verhulst and Mary Ann Verhulst, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and notorial seal subscribed and affixed in said County and State, the day and year first above written.

My tem expires 0/29

Return to

Northwest Title & Escrow 4444 N. Belleview #110 Gladstone, Mo. 64116 816-452-0020

Notary Public in and for said County and State Susan Annette White

> SUSANAMNETTE WHITE Notary Public

Legal Description

A tract of land in the Northeast ¼ of the Northeast ¼ of Section 12, Township 15, Range 21, Johnson County, Kansas described as follows: Beginning at a point 863.86 feet South of the Northeast corner of the Northeast ¼ of Section 12, said point being on the East line of said Quarter Section; Thence North 88 degrees 33 minutes West, 323.22 feet; thence South 1 degree 27 minutes West, 94.23 feet; thence North 87 degrees 05 minutes West 98.49 feet; thence South 01 degrees 16 minutes East, 32.38 feet; thence South 69 degrees 03 minutes East 220.49 feet; thence South 88 degrees 38 minutes East, 211.53 feet to a point on the East line of said Quarter Section; thence North 200.50 feet and along the East line of said Quarter Section to the point of beginning, except that part in road.

CITY OF EDGERTON, KANSAS NOTICE OF HEARING FOR REZONING PLAN Case No: ZA2018-08

Notice is hereby given that the Planning Commission of the City of Edgerton, Kansas, will hold a Public Hearing at their regularly scheduled meeting on Tuesday, October 9, 2018 at Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas at 7:00 p.m. at which time and place the public may be heard in regards to the Rezoning Request for the following described real property situated in the City of Edgerton, Johnson County, Kansas to wit:

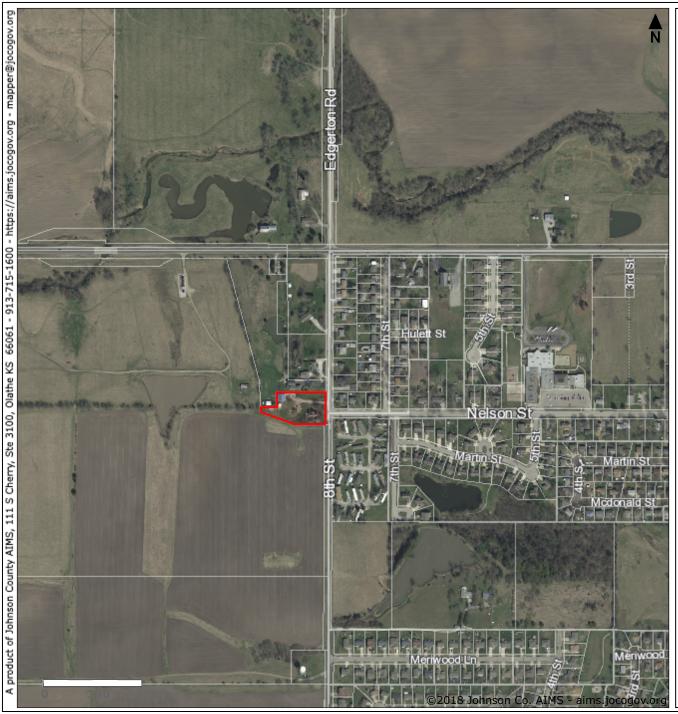
Victor R. Smith, owner of the property located at 310 W. 8th Street, Edgerton, KS, requests a change in the zoning from a non-designated zoning assignment to City of Edgerton Single Family Residential (R-1) on the following real property, as noted and described:

A tract of land in the Northeast ¼ of the Northeast ¼, of Section 12, Township 15, Range 21, Johnson County, Kansas described as follows: Beginning at a point 863.86 feet South of the Northeast corner of the Northeast ¼ of Section 12, said point being on the East line of said Quarter Section; Thence North 88 degrees 33 minutes West, 323.22 feet; thence South 1 degree 27 minutes West, 94.23 feet; thence North 87 degrees 05 minutes West 98.49 feet; thence South 01 degrees 16 minutes East, 32.38 feet; thence South 69 degrees 03 minutes East 220.49 feet; thence South 88 degrees 38 minutes East, 211.53 feet to a point on the East line of said Quarter Section; thence North 200.50 feet and along the East line of said Quarter Section to the point of beginning, except that part in road.

Dated this 19th day of September, 2018.

John Daley, Chairperson Edgerton Planning Commission

City of Edgerton, P.O. Box 255, 404 E. Nelson St., Edgerton, KS 66021



Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2016)

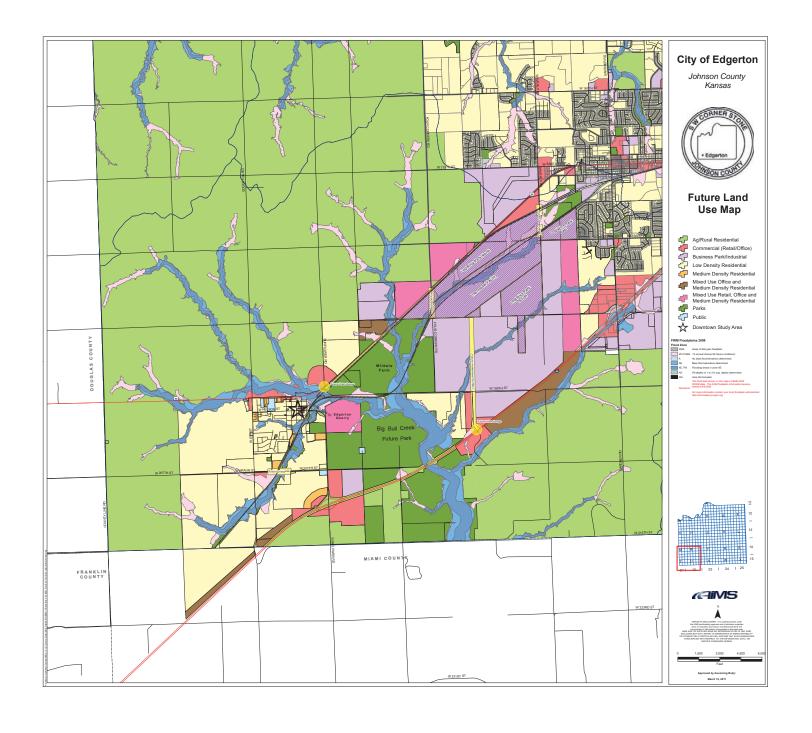
Property



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.



9/11/2018





404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: Application ZA-2018-06 Rezoning for four (4) parcels of land generally located south

of the intersection of Waverly Road and 191st Street.

APPLICATION INFORMATION

Applicant: Christopher Stara, Agent

TSL Company Holdings, Ltd. 100001 South 152nd Street

Omaha, NE 68138

Property Owner: Hastings Family Holdings LLC

100001 South 152nd Street

Omaha, NE 68138

Requested Action: Rezoning from City of Edgerton A-G (Agricultural)

Zoning District to City of Edgerton L-P (Logistics Park)

Zoning District.

Legal Description: Parcel I – Legal Description R173523 (abbreviated):

3-15-22 BG 660' S NE CR NE1/4 W 1319.2' S 330' E 1319.3' N 330' TO POB EX .303 AC IN RD 9.697 ACS

M/L GA 189F:

Parcel II – Legal Description R173522 (abbreviated): 3-15-22 BG 990' S NE CR NE1/4 W 1319.3' S 358' E 1319.4' N 358' TO POB EX 1 AC & EX .331 AC IN RD

9.519 ACS M/L GA 189E;

Parcel III - Legal Description R173525 (abbreviated):

3-15-22 BG 990' S & 1022.30' WNE COR NE1/4 W

120' X S 358' 1AC M/L GA 189H;

Parcel IV – Legal Description R173524 (abbreviated): 3-15-22 BG 990' N SE CR NE1/4 W 1319.6' N 330' E 1319.4' S 330' TO POB EX .303 AC IN RD 9.697 ACS

M/L GA 189G;

see attached exhibits for complete description.

Site Address/Location: Generally located south and west of the intersection

of Waverly Road and 191st Street.

Existing Zoning and Land Uses: City of Edgerton Agricultural (A-G)

Existing Improvements: None.

Site Size: Approximately 30 acres.

REASON FOR REZONING REQUEST:

This property was annexed into the City of Edgerton on September 24, 2015. This rezoning is being requested for future intermodal-related, logistics park development. The Burlington Northern Santa Fe Railway (BNSF) intermodal facility is located approximately one-half mile north and west of the subject site. Logistics Park Kansas City (LPKC), is a 1,700-acre master-planned distribution and warehouse development anchored by the BNSF Railway intermodal facility, which opened in late 2013. Companies located at LPKC benefit from significant transportation savings and direct access to heavy-haul corridors.

The subject property is surrounded by existing LPKC operations to the north, a vacant L-P zoned parcel to the west, and LPKC operations to the south and east. The proposed rezoning parcel is adjacent to an existing LPKC operation owned by this applicant which has frontage along 191st Street at the corner of Waverly Road. The subject property is outlined in red and shown in Figures 1 and 2 below.



Figure 1



Figure 2

PROJECT DESCRIPTION

The rezoning request is to support a project which will expand a current cargo container storage facility with ancillary office uses.

INFRASTRUCTURE AND SERVICES

- 1. Access to the property would be from 191st Street and Waverly Road.
- 2. Utilities and service providers.
 - a. Water Johnson County Water District #7
 - b. Sanitary Sewer City of Edgerton
 - c. Electrical Service Kansas City Power & Light
 - d. Gas Service Kansas Gas Service
 - e. Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
- 3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on September 24, 2015. Prior to that, the property was in unincorporated Johnson County and as of this application it remains zoned City of Edgerton Agricultural (A-G).

STAFF ANALYSIS

The applicant has requested rezoning to L-P, Logistics Park. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; and other permitted uses.

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. The following is staff's review.

- Need for the Proposed Change The applicant has requested L-P Zoning District designation to support construction of the project. Given the property's proximity to LPKC, the BNSF Railway intermodal facility and I-35, L-P Zoning District zoning is the most compatible designation for these uses.
- 2. Magnitude of the Change The existing A-G zoning is considered a holding designation. The Future Land Use Map contained in the Comprehensive Plan has the property designated as appropriate and acceptable for Business Park/Industrial uses. The proposed rezoning is compatible with the spirit and intent of future development outlined by the Comprehensive Plan and depicted by the Future Land Use Map. Due to the property's proximity to LPKC, the BNSF Railway intermodal facility and interstate highway, the magnitude of the change is not considered extreme or rare when property is being developed for its designated and planned end use, in this case industrial development.
- 3. Whether or not the change will bring harm to established property rights The subject property is surrounded by parcels containing an existing L-P zoning designation. If rezoned L-P as requested, a separate Site Plan review and approval will be required before building permits can be issued. Part of a Site Plan review will include attention to buffering and setbacks, stormwater management and transition of uses between adjoining uses and any proposed industrial use. This Site Plan review will help mitigate impacts that might occur to adjacent properties.
- 4. <u>Effective use of Land</u> L-P District permitted uses at this location is an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the interstate.
- 5. The extent to which there is a need in the community for the uses allowed in the proposed zoning Construction of cargo container storage facilities, warehousing, distribution, limited manufacturing and related facilities near the intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
- 6. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural

- <u>features</u>, <u>and open space</u> Continued development of the area includes intermodal related uses. With the extensive, recently completed road improvements and the interchange at I-35 and Homestead Lane, the character of the area has changed from rural to industrial. These parcels are located almost directly in the center of Logistics Park Kansas City. The parcel to the north contains a fully completed cargo container facility which if rezoning is approved, would expand onto this property; the parcel to the west is vacant but contains an L-P zoning designation; properties to the south and east of the applicant property contain existing LPKC warehouse facilities.
- 7. Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties The proposed zoning is compatible with the planned future uses of the surrounding property, specifically to the north and east. The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The site plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
- 8. Suitability of the uses to which the property has been restricted under its existing zoning The existing Edgerton A-G zoning of the applicant property is not suitable for the proposed expansion of a cargo container storage facility use sought by the applicant. The Edgerton A-G zoning is primarily for agricultural use. An industrial use in a property annexed by the City, but zoned for agriculture, would not be compatible or appropriate. Therefore, a rezoning to the L-P district is the most appropriate designation for the proposed use.
- 9. Length of time the subject property has remained vacant under the current zoning designation Based upon available aerial photography, the property was agricultural use in unincorporated Johnson County, prior to its annexation into the City of Edgerton in 2015.
- 10. The extent to which the zoning amendment may detrimentally affect nearby property The proposed zoning is compatible with the planned future uses of the surrounding property, specifically to the north and east. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The site plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
- 11. Consideration of rezoning applications requesting Planned Development
 Districts (PUD) for multifamily and non-residential uses should include
 architectural style, building materials, height, structural mass, siting, and lot
 coverage This is not a request for a PUD.
- 12. The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services. The subject property is bordered by both 191st Street and Waverly Road. 191st Street is a

- heavyweight corridor roadway which has the capacity to support development of the property. Utilities will be provided by the developer or the City in conjunction with development.
- 13. The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property 191st Street is designated as a heavyweight corridor roadway and it is improved to a standard which can accommodate industrial development traffic in the area. There are no known functional or safety issues occurring with the surrounding transportation network.
- 14. The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.
- 15. The economic impact on the community from the uses allowed in the proposed zoning Uses allowed in the L-P District, have the potential to benefit the residents and community in a positive way by providing jobs, economic opportunities and tax revenues to respective jurisdictions.
- 16. The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial There would be little relative gain, if any, to the public health, safety, and welfare from the denial of this zoning application. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
- 17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton The Comprehensive Plan for the City of Edgerton has the area which the property is in designated as appropriate for zoning and uses associated with business park and industrial zoning. City staff believes that the requested rezoning is compatible with the spirit and intent of future development outlined in the Comprehensive Plan and Future Land Use Map.
- 18. The recommendation of professional staff See Recommendation below.

Recommendation:

City staff recommends **approval** of the proposed rezoning of the subject property from City of Edgerton Agricultural (A-G), to City of Edgerton Logistics Park District (L-P) with the following stipulations:

- 1. All infrastructure requirements of the City shall be met;
- 2. All platting requirements of the City shall be met;
- 3. All Site Plan application requirements of the City shall be met;
- 4. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Attachments:

- Application for Rezoning ZA2018-06
- Johnson County AIMS Map of Property
- City of Edgerton Future Land Use Map



Rezoning Application (Fee: \$250)

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 19270 Waverly Ro	ad & 19380 Waverly Road and ass	ociated farmland
PURPOSE FOR REZONING: Property to be developed as a container freight station and truck terminal.		
EQUESTED REZONING CHANGE: FROM Agricultural (A-G) TO Logistics Park (L-P) (Current Zoning) (Proposed Zoning)		
		oning)
LEGAL DESCRIPTION: Please see Exhibit "A" for legal de	scription of parcels.	
CURRENT LAND USE:		
PROPERTY OWNER'S NAME(S):	PHONE: 402-895-6692	
	FAX: 402-895-7033	
MAILING ADDRESS: 10001 South 152nd Street Oma		68138
Street City	State	Zip
APPLICANT/AGENTS NAME(S): Christopher Stara	PHONE: 531-444-4820	
COMPANY: TSL Company Holdings Ltd.	FAX: 402-895-7033	
MAILING ADDRESS: 10001 South 152nd Street Oma		68138
Street City	State	Zip
ENGINEER/ARCHITECT'S NAME(S): Chip Corcoran	PHONE: 913-317-9500	
COMPANY: Renaissance Infrastructure Consulting	FAX:	
MAILING ADDRESS: 5015 NW Canal Street, Suite 100 Street City	Riverside Missouri	64150
Street City	State	Zip
SIGNATURE OF OWNER OR AGENT:		
	n of agent must accompany this applica	ation.
FOR OFFICE USE ONLY		
Case No.: RZ Amount of Fee Paid:\$	Date Fee Paid: Receipt #.	
Received By:	Date of Hearing:	

REZONING INSTRUCTIONS

CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached Property Owner Notification Letter) of the public hearing for the requested rezoning by certified mail, return receipt requested, to all owners of land within the notification area: two hundred (200) feet within the city limit, one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership

vs. 9-9-11

Rezoning Application (Fee: \$250)

of the land within the notification area can be obtained from the Johnson County Department of Records and Tax Administration, or through a title insurance company (preferred method). A list of property owners within the notification area must be submitted with the application. In addition, the responsible fire protection district (if any), affected school districts, affected park districts and affected sanitary and/or drainage district shall appear on a separate list of notification. Additional parties, specified by the applicant, may appear on the notification list.

AFFIDAVIT OF COMPLIANCE: An affidavit (see attached Property Owner Notification Affidavit) concerning the mailing of property owner notification letters must be returned to the office of the City Clerk by no later than the Thursday preceding the public hearing.

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The agenda and staff reports will be available prior to the public hearing. The chairperson will open the public hearing for each case to hear presentations by the City staff, the owner or authorized agent, and the audience, respectively. After everyone has had the opportunity to speak, the Planning Commission will close or continue the public hearing to a later date. After the public hearing is closed, discussion will be limited to the Planning Commission and action will be taken in the form of a recommendation for approval or denial to the Governing Body.

PROTEST PERIOD: After the conclusion of the public hearing, a fourteen (14) day protest period begins. During the protest period, property owners within the notification area of the subject property may file a petition indicating their protest to the requested rezoning in the office of the City Clerk. The submission of valid protest petitions from property owners of twenty (20) percent of the land within the notification area of the subject property within the allotted time will require a three-quarter (3/4) vote for approval by the Governing Body. Copies of protest petitions may be obtained in the office of the City Clerk.

GOVERNING BODY ACTION: After the protest period has concluded, the application will be placed on an agenda for the Governing Body Action (typically within thirty (30) days after the conclusion of the public hearing). The Governing Body will review the transcript of the public hearing and the recommendation of the Planning Commission and will take action by concurring with or overriding the Planning Commission recommendation, or by returning the request to the Planning Commission.

CHECKLIST

The following items shall be submitted with the rezoning application. All materials shall be submitted by applican	t to the City
Clerk <u>at least</u> 30 days in advance of a public hearing.	

_	The of other suitable proof of ownership to the subject property.
	Legal description of the subject property either in the form of a certificate of survey or a let and block reference to the

- Legal description of the subject property either in the form of a certificate of survey or a lot and block reference to the official City Map.
- Sketch of the subject property drawn to scale that details the lot lines, existing features or building, drives and adjacent buildings, and the current use of existing buildings.
- ☐ Any supporting material as requested by the Zoning Administrator depending on the magnitude of the change and the possibility of detrimental effects on surrounding properties. Supporting materials may include, but are not limited to:

$\hfill\Box$ Topography at an appropriate scale
☐ A Certificate of Survey
☐ Environmental assessment

- $\hfill\square$ Surface water discharge analysis
- ☐ Facilities and utilities suitability analysis
- $\hfill\square$ An analysis of existing wells, tanks and other sub-structures

Title or other suitable proof of ownership to the subject property

- ☐ Traffic and parking analysis
- List of the names and addresses of owners of all property situated within two hundred (200) feet of the property lines of the subject site. See details in instructions

vs. 9-9-11



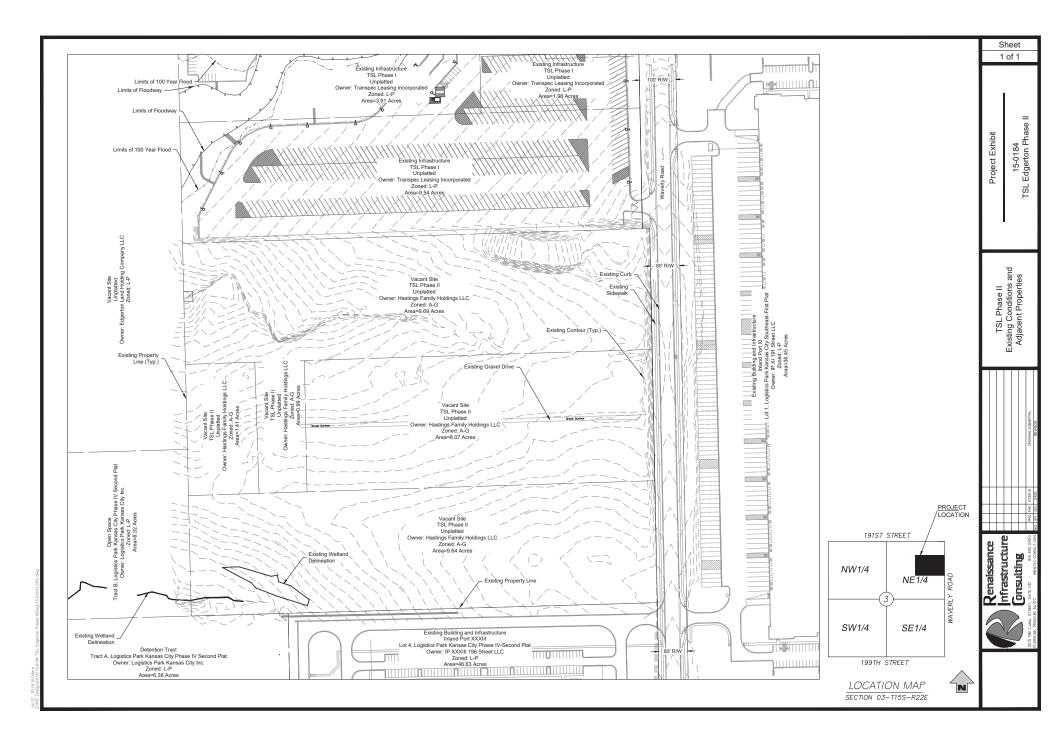
PROPERTY OWNER NOTIFICATION LETTER

Case No.:	RZ			
Dear Sir o	r Madam:			
	This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from Agricultural (A-G)			5t.,
(current z	oning) to Logistics Park (L-P)			
(proposed	zoning), on the following described tra	act of land:		
Legal Desc	cription: 3-15-22 BG 660' S NE CR NE1/4 W 1319.2'	S 330' E 1319.3' N 330' TO POB EX .303 AC IN RD 9.697 ACS	6 M/L GA 189F, and 3-15-22 BG	990' S NE CR
337		C.331 AC IN RD 9.519 ACS M/L GA 189E, and 3-15-22		
W 120' X S 3	58' 1AC M/L GA 189H, and 3-15-22 BG 990' N SE C	R NE1/4 W 1319.6' N 330' E 1319.4' S 330' TO POB EX	.303 AC IN RD 9.697 ACS N	W/L GA 189G
	ocation: Thirty acres more or less alor on of 191st Street and Waverly Road.	ng the west side of Waverly Road, located	675 feet south of the	ş
A public he		ning request on the above-described tract		
rezoning a		ons or property owners are invited to atte ne City Clerk at City Hall or by phone at (9 on regarding this rezoning request.		
petition in	the office of the City Clerk. If valid pro	conclusion of the public hearing during wh test petitions are received from twenty (2 ters (¾) vote of the Governing Body is req	0) percent of the prop	perty
Copies of t	the protest petitions are available in the	e office of the City Clerk.		
Respectful	lly,			
Hastings F	Family Holdings, LLC			
Applicant (or Owner or Agent)			
ADDRESS:	10001 South 152nd Street	Omaha	Nebraska	68138
	Street	City	State	Zip



PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: RZ-	
Christopher Stara, of lawful age b	eing first duly sworn upon oath, state:
That I am the agent (agent, owner, attorney later than twenty (20) days prior to the date of the public mail certified notice to all persons owning property within	y) for the property for which the application was filed and did, not hearing scheduled before the Edgerton Planning Commission, in the notification area (two hundred (200) feet in the City of ed area of the subject property) in compliance with the Unified
These notices were mailed on the day of	, 20
Signature of Agent, Owner or Attorney	_
Subscribed and sworn to before me this	_day of, 20
Notary Public	_
My Commission Expires:	_(SEAL)





Johnson Co AIMS Map

LEGEND

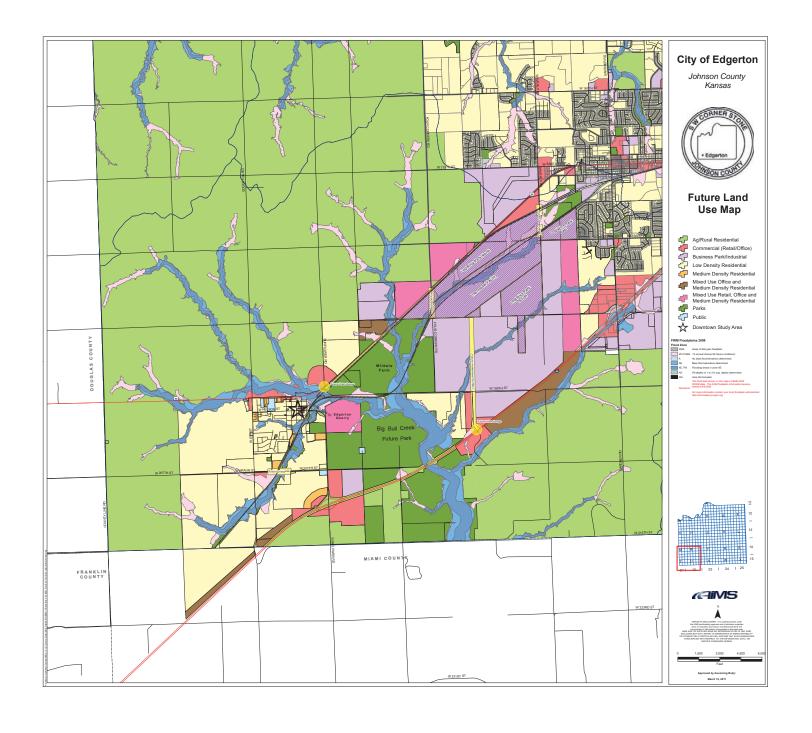
AIMS Imagery: Current Imagery (2016)



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.



8/7/2018





404 East Nelson Edgerton, KS 66021 P: 913.893.6231 **EDGERTONKS.ORG**

STAFF REPORT

October 9, 2018

To: **Edgerton Planning Commission**

Katy Crow, Development Services Director Fr:

Application ZA-2018-07 Rezoning for two (2) parcels of land generally located directly Re:

north of 31800 W. 196th Street and east of 32285 W. 191st Street.

APPLICATION INFORMATION

Applicant: Harold J. Curry, Trustee of the Curry Survivor's Trust

dated June 13, 1996 and the Curry Family Trust

dated June 13, 1996 6911 W. 101st Street

Overland Park, Kansas 66212

Property Owner: Harold J. Curry, Trustee of the Curry Survivor's Trust

dated June 13, 1996 and the Curry Family Trust

dated June 13, 1996 6911 W. 101st Street

Overland Park, Kansas 66212

Requested Action: Rezoning from Johnson County RUR Zoning District to

City of Edgerton L-P (Logistics Park) Zoning District.

Legal Description: A tract of land in the Northeast Quarter of Section 3,

Township 15 South, Range 22 East - see attached

exhibits for complete description.

Generally located north of 31800 W. 196th Street and Site Address/Location:

east of 32285 W. 191st Street; adjacent to parcels

which are directly south of Kill Creek Road and 191st

Street.

Existing Zoning and Land Uses: Johnson County RUR

Existing Improvements: None.

Site Size: Approximately 30 acres.

REASON FOR REZONING REQUEST:

This property was annexed into the City of Edgerton on August 9, 2018. This rezoning is being requested for future intermodal-related, logistics park development. The Burlington Northern

Santa Fe Railway (BNSF) intermodal facility is located approximately one-half mile north and west of the subject site. Logistics Park Kansas City (LPKC), is a 1,700-acre master-planned distribution and warehouse development anchored by the BNSF Railway intermodal facility, which opened in late 2013. Companies located at LPKC benefit from significant transportation savings and direct access to heavy-haul corridors.

The subject property is surrounded by existing LPKC operations to the north, a vacant L-P zoned parcel to the east, LPKC operations to the south, and a commercial nursery operation to the west. The subject property is outlined in red and shown in Figures 1 and 2 below.



Figure 1

Figure 2



PROJECT DESCRIPTION

The applicant has submitted a rezoning request in support of encouraging logistics park related development on the property.

INFRASTRUCTURE AND SERVICES

- 1. Access to the property would be from 191st Street.
- 2. Utilities and service providers.
 - a. Water Johnson County Water District #7
 - b. Sanitary Sewer City of Edgerton
 - c. Electrical Service Kansas City Power & Light
 - d. Gas Service Kansas Gas Service
 - e. Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
- 3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on August 9, 2018. Prior to that, the property was in unincorporated Johnson County and as of this application it remains zoned Johnson County RUR.

STAFF ANALYSIS

The applicant has requested rezoning to L-P, Logistics Park. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; and other permitted uses.

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. The following is staff's review.

- 1. <u>Need for the Proposed Change</u> The applicant has requested L-P Zoning District designation to support future development potential of the parcel. Given the property's proximity to LPKC, the BNSF Railway intermodal facility and I-35, L-P Zoning District zoning is the most compatible designation for these uses.
- 2. Magnitude of the Change When the property was annexed into Edgerton, it retained its existing RUR zoning designation. That designation is considered a holding designation until a rezoning of the parcel is sought. The Future Land Use Map contained in the Comprehensive Plan has the property designated as appropriate and acceptable for Business Park/Industrial uses. The proposed rezoning is compatible with the spirit and intent of future development outlined by the Comprehensive Plan and depicted by the Future Land Use Map. Due to the property's proximity to LPKC, the BNSF Railway intermodal facility and interstate highway, the magnitude of the change is not considered extreme or rare when property is being developed for its designated and planned end use. In this case, the applicant is rezoning to increase the industrial development potential of this property.
- 3. Whether or not the change will bring harm to established property rights The subject property is surrounded on three sides by parcels containing an existing L-P zoning designation. If rezoned L-P as requested, a separate Site Plan review and approval will be required before property could be developed. Part of a Site Plan review will include attention to buffering and setbacks, stormwater management and transition of uses between adjoining uses and any proposed industrial use. This Site Plan review will help mitigate impacts that might occur to adjacent properties.
- 4. **Effective use of Land** –L-P District uses at this location would be an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the interstate.

- 5. The extent to which there is a need in the community for the uses allowed in the proposed zoning Intermodal development activities such as cargo container storage facilities, warehousing, distribution, and limited manufacturing, all activities allowed within the proposed zoning, help reduce truck traffic in the surrounding area and allowing for more efficient use of the supply chain as an inland port for goods in transit.
- 6. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space The area continues to undergo intermodal development. With the extensive, recently completed road improvements and the interchange at I-35 and Homestead Lane, the character of the area has changed from rural to industrial. These parcels are located almost directly in the center of Logistics Park Kansas City. A site plan has been submitted for the parcels to the north and east for a cargo container storage facility and trucking/maintenance operation. The parcel to the west contains a commercial nursery operation and the parcel to the south is an existing LPKC warehouse facility.
- 7. Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties The proposed zoning is compatible with the planned future uses of the surrounding properties which are all related to intermodal activities. The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The site plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
- 8. Suitability of the uses to which the property has been restricted under its existing zoning The existing RUR zoning designation of the applicant property is not suitable for the future development potential of this property. An industrial use on a parcel zoned RUR would not be compatible or appropriate. A rezoning to the L-P district is the most appropriate designation for the type development the applicant is seeking to promote on these parcels.
- 9. Length of time the subject property has remained vacant under the current zoning designation Based upon available aerial photography dating back to 1993, the property was agricultural use in unincorporated Johnson County prior to its annexation into the City of Edgerton in 2018.
- 10. The extent to which the zoning amendment may detrimentally affect nearby property The proposed zoning is compatible with the existing and planned future uses of the surrounding properties. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The site plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
- 11. Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage This is not a request for a PUD.

- 12. The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services The subject property is adjacent to and would have access to 191st Street. This heavyweight corridor roadway would have the capacity to support future development of the property. Utilities will be provided by the developer or the City in conjunction with development of the property.
- 13. The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property 191st Street is designated as a Heavy Haul Corridor and it is improved to a standard that can accommodate industrial development traffic in the area. There are no known functional or safety issues occurring with the surrounding transportation network.
- 14. The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process when a development is brought forward.
- 15. The economic impact on the community from the uses allowed in the proposed zoning Uses allowed on parcels with an L-P District zoning designation, have the potential to benefit the residents and community in a positive way by providing jobs, economic opportunities and tax revenue to respective jurisdictions.
- 16. The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial There would be little relative gain, if any, to the public health, safety, and welfare from the denial of this zoning application. However, The City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
- 17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton The Comprehensive Plan for the City of Edgerton has the area which the property is in designated as appropriate for zoning and uses associated with business park and industrial zoning. City staff believes that the requested rezoning is compatible with the spirit and intent of future development outlined in the Comprehensive Plan and Future Land Use Map.
- 18. The recommendation of professional staff See Recommendation below.

Recommendation:

City staff recommends **approval** of the proposed rezoning of the subject property from Johnson County RUR to City of Edgerton Logistics Park District (L-P) with the following stipulations:

- 1. All infrastructure requirements of the City shall be met;
- 2. All platting requirements of the City shall be met;
- 3. All Site Plan application requirements of the City shall be met;
- 4. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Attachments:

- Application for Rezoning ZA2018-07
- Johnson County AIMS Map of Property
- City of Edgerton Future Land Use Map





Rezoning Application (Fee: \$250)

Directly North of 31800 W. 196th St. and East of 32285 W. 191st Street

ECCATION ON ADDRESS OF SUBJECT FROM ENTIR			
PURPOSE FOR REZONING: Future Development F	Potential		
REQUESTED REZONING CHANGE: FROM	RUR T	O L-P	
LEGAL DESCRIPTION: See attached.			
CURRENT LAND USE: Vacant/unused.			
12 1006	e of the Curry Survivor's Trust Dated Ju		**
COMPANY:	FAX:		
MAILING ADDRESS: 6911 West 101st Street	Overland Park	KS	66212
Street	City	State	Zip
APPLICANT/AGENTS NAME(S): Same as above	PHC	DNE:	
COMPANY:	FAX:		
MAILING ADDRESS:		V4-94	
Street	City	State	Zip
ENGINEER/ARCHITECT'S NAME(S): Patrick Cassity	/ PHC	ONE: 816-800-0950	
COMPANY: Renaissance Infrastructure Consulting	FAX: N/A	A	
MAILING ADDRESS: 5015 NW Canal St. Suite 100		МО	64150
SIGNATURE OF OWNER OR AGENT: 1 100 If not signed by	oled Mintgerry to cu	ry	
FOR OFFICE LIGE ON IV			
FOR OFFICE USE ONLY	260 M	7/13/10	
Case No.: RE- ZAZDIS-O Amount of Fee Paid	:\$ Date Fee!	Paid:	-
Received By:	Date of H	earing:	

REZONING INSTRUCTIONS

R# 02141319 *See VOIDED APP ZAZON-05

CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached Property Owner Notification Letter) of the public hearing for the requested rezoning by certified mail, return receipt requested, to all owners of land within the notification area: two hundred (200) feet within the city limit, one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership

of the land within the notification area can be obtained from the Johnson County Department of Records and Tax Administration, or through a title insurance company (preferred method). A list of property owners within the notification area must be submitted with the application. In addition, the responsible fire protection district (if any), affected school districts, affected park districts and affected sanitary and/or drainage district shall appear on a separate list of notification. Additional parties, specified by the applicant, may appear on the notification list.

AFFIDAVIT OF COMPLIANCE: An affidavit (see attached Property Owner Notification Affidavit) concerning the mailing of property owner notification letters must be returned to the office of the City Clerk by no later than the Thursday preceding the public hearing.

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The agenda and staff reports will be available prior to the public hearing. The chairperson will open the public hearing for each case to hear presentations by the City staff, the owner or authorized agent, and the audience, respectively. After everyone has had the opportunity to speak, the Planning Commission will close or continue the public hearing to a later date. After the public hearing is closed, discussion will be limited to the Planning Commission and action will be taken in the form of a recommendation for approval or denial to the Governing Body.

PROTEST PERIOD: After the conclusion of the public hearing, a fourteen (14) day protest period begins. During the protest period, property owners within the notification area of the subject property may file a petition indicating their protest to the requested rezoning in the office of the City Clerk. The submission of valid protest petitions from property owners of twenty (20) percent of the land within the notification area of the subject property within the allotted time will require a three-quarter (¾) vote for approval by the Governing Body. Copies of protest petitions may be obtained in the office of the City Clerk.

GOVERNING BODY ACTION: After the protest period has concluded, the application will be placed on an agenda for the Governing Body Action (typically within thirty (30) days after the conclusion of the public hearing). The Governing Body will review the transcript of the public hearing and the recommendation of the Planning Commission and will take action by concurring with or overriding the Planning Commission recommendation, or by returning the request to the Planning Commission.

The following items shall be submitted with the rezoning application. All materials shall be submitted by applicant to the City

CHECKLIST

Clerk at least 30 days in advance of a public hearing.

subject site. See details in instructions

Title or other suitable proof of ownership to the subject property.
Legal description of the subject property either in the form of a certificate of survey or a lot and block reference to the official City Map.
Sketch of the subject property drawn to scale that details the lot lines, existing features or building, drives and adjacent buildings, and the current use of existing buildings.
Any supporting material as requested by the Zoning Administrator depending on the magnitude of the change and the possibility of detrimental effects on surrounding properties. Supporting materials may include, but are not limited to:
☐ Topography at an appropriate scale
□ A Certificate of Survey
□ Environmental assessment
□ Surface water discharge analysis
☐ Facilities and utilities suitability analysis
☐ An analysis of existing wells, tanks and other sub-structures
☐ Traffic and parking analysis

vs. 9-9-11

□ List of the names and addresses of owners of all property situated within two hundred (200) feet of the property lines of the

PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: RZ- ZA 2018-07

I, EVAN Fitts , of lawful age being first duly sworn upon oath, state:
That I am the
These notices were mailed on the 14th day of September, 20 18.
Signature of Agent, Owner or Attorney
Subscribed and sworn to before me this 3 Rd day of October, 2018. Notary Public
My Commission Expires: Date Date PHILECIA L. MARKOVICH Notary Public, Notary Seal State of Missouri Jackson County Commission # 16493224 My Commission Expires 07-26-2020

Notice List

Midwest Gateway Venture, LLC 1100 Walnut St. Apt. 2000 Kansas City, MO 64106

Flexsteel Industries, LLC 385 Bell Street Dubuque, IA 52001

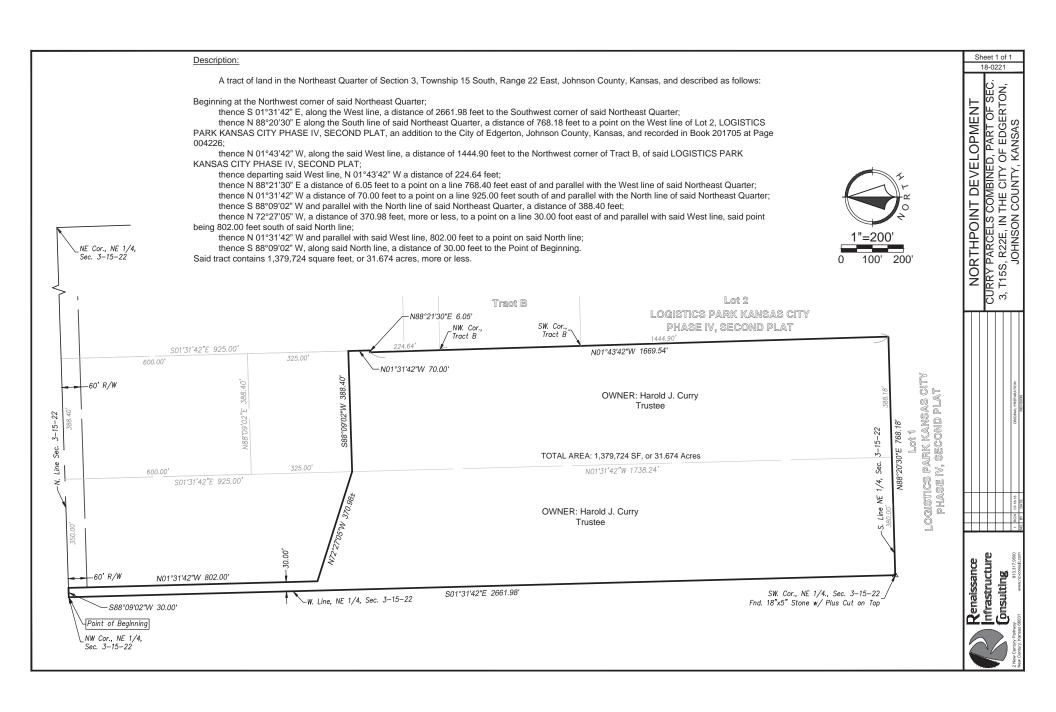
IPII 1914 Street, LLC 2000 Avenue of the Starts Apt 12th Los Angeles, CA 90067

Edgerton Land Holding Company, LLC 4825 NW 41st Street Suite 500 Riverside, MO 64150

Gifford, Michael A. Gifford, Pamela L. 13995 W. 157th Terrace Olathe, KS 66062

BNSF Railway Company PO Box 961089 Fort Worth, TX 76131

Prairie Tree, LLC 6701 W. 167th Street Stillwell, KS 66085





Johnson Co AIMS Map

LEGEND

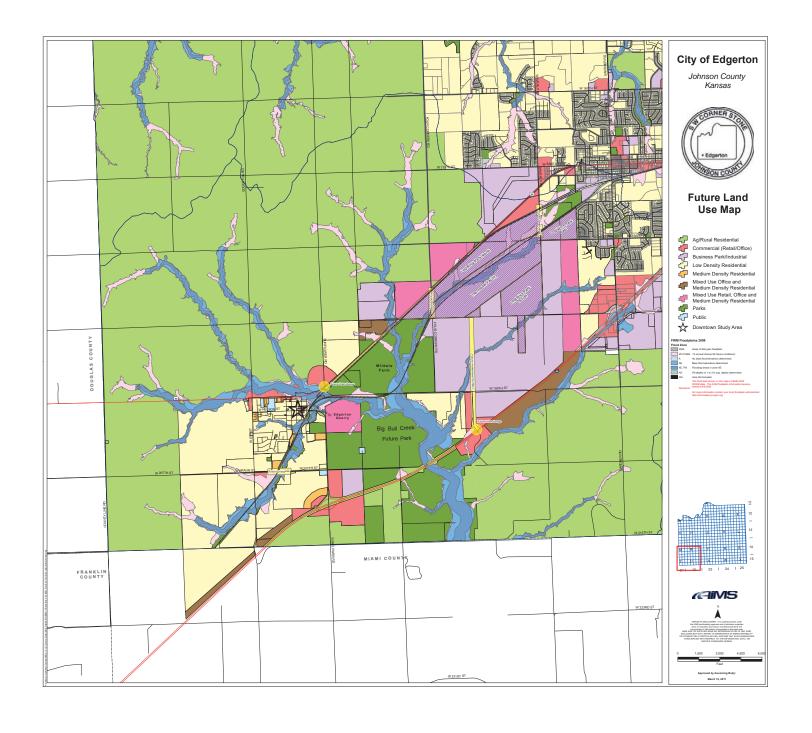
AIMS Imagery: Current Imagery (2016)



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.



8/24/2018





404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: **PP-2018-05** Preliminary Plat for *LPKC Logistics Support*, located along the south side of

191st Street, one-half mile west of Waverly Road.

APPLICATION INFORMATION

Applicant: Aaron Burks representing NPD Management, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150, &

Property Owners: BNSF Railway Company (BNSF)

PO Box 961089

Fort Worth, TX 76131

Edgerton Land Holding Company, LLC (ELHC LLC)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Logistics Park Kansas City, Inc. (LPKC, Inc.)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Michael A. and Pamela L. Gifford

13995 W. 157th Street Olathe, KS 66062

Requested Action: Preliminary Plat approval for *LPKC Logistics Support*

Legal Description: NW Quarter of Section 3, Township 15 South, Range 22

East; see attached application for complete legal

description.

Site Address/Location: Along the south side of 191st Street, one-half mile west of

Waverly Road; directly east of 32285 W. 191st Street.

Existing Zoning and Land Uses: L-P; Parcels are currently undeveloped.

Existing Improvements: None.

Site Size: 36.27 acres

PP 2018-05 Preliminary Plat – LPKC Logistics Support

PROJECT DESCRIPTION

The current request is for Preliminary Plat approval (*LPKC Logistics Support*) so the existing parcels can be platted into one (1) lot and three (3) tracts. The resulting combined lot would have frontage along the south side of 191st Street right-of-way.

INFRASTRUCTURE AND SERVICES

- a. Access to the property and development will be from 191th Street via three (3) private drives.
- b. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Storm Sewer City of Edgerton.
 - 4. Electrical Service Kansas City Power & Light.
 - 5. Gas Service Kansas Gas Service.
- c. Police is provided by the City of Edgerton through the Johnson County Sheriff's Office.
- d. Fire protection is provided by Johnson County Fire District #1.
- e. Located within the Bull Creek watershed.

PRELIMINARY PLAT REVIEW

Staff has reviewed the Preliminary Plat submittal for compliance with the requirements in Section 13.3 of Article 13 of the Edgerton UDC. Review comments are listed below.

Content of Preliminary Plat

- 1. Names of: Applicant, Subdivision & Streets. Preliminary Plat does not contain the names of all owners. Applicant has indicated that they have purchased the two (2) lots owned by BNSF and provided a Special Warranty Deed. However, the RTA has not yet recorded the sale and JoCo AIMS still shows ownership of those properties as BNSF. Update Preliminary Plat.
- 2. Complete outline drawing of all boundaries, lots, and streets, together with courses, distances and areas. Boundaries must be shown as solid lines and all easements as dashed lines. As indicated above, Preliminary Plat does not indicate an outline of parcels owned by BNSF per AIMS mapping. Update Preliminary Plat.
- Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot and/or tract, or in an easement appurtenant to each lot and/or tract. Applicant acknowledges and will address during Final Site Plan review.
- 4. A copy of the proposed restrictive covenants. *If applicable, applicant agrees to provide a copy at Final Site Plan review.*

OTHER COMMENTS

1. The City of Edgerton Parks Master Plan and the 2018 Citizen Survey emphasize the importance of trail connectivity both within Logistics Park Kansas City (LPKC) and to adjoining trail system to complete the City's connection to the Johnson County Parks and Recreation District (JCPRD) county-wide trail system. Staff recommends the property owner and/or developer work with City staff to determine the best possible placement of a pedestrian easement within these parcels for future trail construction in the buildout of this connection.

2. The compilation of these parcels reduces access to the parcels to the southwest owned by Harold Curry. Staff recommends that the property owner and/or developer work with City staff to determine the best possible placement for a cross access easement to allow a second access point to the Curry properties.

RECOMMENDATION

City staff recommends **approval** of PP 2018-05 Preliminary Plat for *LPKC Logistics Support*, subject to compliance with the following stipulations:

- 1. All Preliminary Plat requirements of the City listed above shall be met or addressed.
- 2. All infrastructure requirements of the City shall be met.
- 3. The property owner and/or developer shall work with City staff to determine the best possible placement for the dedication of a pedestrian trail easement and shall dedicate said pedestrian trail easement on the Final Plat for future trail connectivity.
- 4. The property owner and/or developer shall work with City staff to determine the best possible placement for a cross access easement for the Curry property and shall dedicate said cross access easement on the Final Plat.
- 5. A Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer.
- 6. A Land Disturbance Permit along with a SWPPP is required, and plans must be submitted prior to permit issuance. All staff comments regarding land disturbance and the SWPPP must be addressed to the satisfaction of the City Engineer.
- 7. A Floodplain Development Permit must be completed and submitted to the City Floodplain Administrator for Review. All comments must be addressed to the satisfaction of the Floodplain Administrator prior to permit issuance.
- 8. Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

ATTACHMENTS

- Application PP2018-05
- Preliminary Plat for LPKC Logistics Support

NAME OF PROPOSED SUBDIVISION: Logist	tics Park Kansas Ci	ty-Logistics Support	Phase I
LOCATION OR ADDRESS OF SUBJECT PROPE	ERTY: Directly East of	32285 W. 191st St.	
LEGAL DESCRIPTION: See attached she			
CURRENT ZONING ON SUBJECT PROPERTY:	L-P & A-G (application on file for A-G to L-P)	CURRENT LAND USE: AC	gricultural/Vacant
TOTAL AREA: 36.27 Acres			
DEVELOPER'S NAME(S): Aaron Burks (repre			
NPD Management LLC or it's assignee (represen	ited by NorthPoint Development LLC)	FAX: 816-888-7399	
MAILING ADDRESS: 4825 NW 41st. St.	Suite 500, Riverside	MO 64150	
Street	City		ate Zip
PROPERTY OWNER'S NAME(S): See attach	ned sheet.	PHONE:	
COMPANY:		FAX:	
MAILING ADDRESS:			
Street	City		ate Zip
ENGINEER'S NAME(S): Patrick Cassity		PHONE: 816-800-095	0
ENGINEER'S NAME(S): Patrick Cassity COMPANY: Renaissance Infrastructur	e Consulting	FAX:	
MAILING ADDRESS: 5015 NW Canal St.			
Street	City	St	ate Zip
SIGNATURE OF OWNER OR AGENT:	Bu		
If not sign	ned by owner, authorizatio	n of agent must accompany	this application.
NOTE: Ten (10) copies of the proposed preliminary must also be submitted with the application.	plat must accompany this ap	pplication for staff review. One	e (1) reduced copy (8 ½ x 11)
FOR OFFICE USE ONLY		~1 1-	- Temp
Case No.: PP_2018-05 Amount of Fee		1 1	Receipt # 5039 /
Received By: # Clower		Date of Hearing: 6/12/	18

PRELIMINARY PLAT INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting.

NOTICE REQUIREMENTS: The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper.

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the preliminary plat and other material submitted with it to determine conformity with the comprehensive plan and these regulations. The Planning Commission shall act upon the plat within ninety (90) days after submission, unless the subdivider shall waive or consent to an extension of the ninety (90) day period. If the subdivider submits the preliminary and final plats concurrently, the time period shall be ninety (90) days.

APPROVAL LIMITATIONS: The Planning Commission shall approve or deny the preliminary plat as submitted or may approve the plat as submitted subject to specified changes. Upon denial, the Planning Commission must give reason for the denial. If a preliminary plat is denied the applicant shall not submit the same proposal again for a period of one year without written approval of the Planning Commission. Tentative approval shall not constitute a final acceptance of the plat, but authorizes preparation of the final plat. No grading for streets or construction of improvements shall take place in the subdivision prior to approval and endorsement of the final plat and the submittal to and approval of construction plans and drainage plans by the Governing Body. The preliminary plat shall be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

GENERAL DESIGN STANDARDS

- 1. Rights-of-way must conform to the current standards of the American Public Works Association, and greater widths may be required by the Zoning Administrator after preliminary review; utility easements must be a minimum of fifteen (15) feet wide or seven and one-half (7.5) feet for appurtenant utility easements on interior lots. Street lighting and fire hydrants must be indicated in areas planned for residential use. Cul-de-sacs are limited to eight hundred (800) feet in length.
- 2. All portions of the tract being subdivided shall be taken up in lots (or phases), streets, planned open areas or other uses so that remnants and landlocked areas are not created.
- 3. All lots must front on a public right-of-way. The Zoning Administrator may grant a waiver from this requirement and allow permanent travel easements when appropriate. When a subdivision is located along arterial roads, adequate buffers must be maintained between the right-of-way and the building line. Residential structures shall have their front on interior roads.
- 4. Corner lots shall have minimum side-yard setbacks of twenty (20) feet to the street right-of-way and nine (9) feet to the property line of the adjacent interior lot unless approved by the Zoning Administrator.
- 5. Side lot lines shall be substantially at right angles to street lines.
- 6. Drainage and watercourse easements are required. Building setbacks from watercourses should be measured from the thread of the stream. Flowage easements may be used to calculate required minimum lot sizes.
- 7. The lot depth to front lot width ratio shall be no more than 3 to 1.
- 8. If the development is to be served with public water or sewer, the plat must bear a notation that the subdivision is to be served by these facilities. The Zoning Administrator may not issue a building permit for a lot notated "SERVICED BY PUBLIC WATER/SEWER" without written verification from the public water or sewer district that all distribution or collection lines have been installed and that all lots are either connected or are capable of being connected to central utilities.

vs. 9-9-11

CHECKLIST

The following items shall be included on the preliminary plat.

A North point and scale which is appropriate to the size of the development: one inch equals 50, 100, 150 or 200 feet is typical.
A legal description and current zoning.
Names of: Applicant, Subdivision & Streets.
Name and seal of surveyor/engineer.
Date surveyed.
Adequate legend and vicinity map.
Signature blocks and date of review of Zoning Administrator, City Engineer, Chair of Planning Commission and Mayor.
Complete outline drawing of all boundaries, lots and streets, together with courses, distances and areas. Boundaries must be shown as solid lines and all easements as dashed lines.
Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access and other purposes.
Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot.
Total acreage and size of each lot.
Contours at vertical intervals of 4 feet or less.
Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, the principal structure and the lateral field (if a lateral field is used).
A copy of the proposed restrictive covenants.

DESCRIPTION

A replat of Tract B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision, together with part of the Northwest Quarter of Section 3, Township 15 South, Range 22 East, all in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence North 88°09'02" East, along the North line of said Northwest Quarter, a distance of 30.00 to the Point of Beginning; thence continuing North 88°09'02" East a distance of 1,287.28 feet to the Northwest corner of the East Half of said Northeast Quarter; thence South 01°20'47" East, along the West line of said East Half, a distance of 1,676.20 feet to the Southeast corner of said Tract B, said point also being on the North line of Tract A, of said LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT; thence South 88°21'32" West, along said North line, a distance of 547.22 feet to the Northwest corner of said Tract A; thence North 01°43'42" West a distance of 749.16 feet; thence South 88°09'02" West a distance of 382.10 feet; thence North 72°27'07" West a distance of 370.34 feet to a point 30.00 feet east of the West line of said Northwest Quarter; thence North 01°31'42" West, parallel with said West line, a distance of 802.00 feet to the Point of Beginning, containing 1,580,216 square feet, or 36.277 acres, more or less.

	The Yard Property Owners					
Parcel ID	Site Address	Owner	Owner Address	Contact		
BF221503-3022	31555 w. 191st St.	Edgerton Land Holding Company LLC BNSF Railway Co., A Deleware Corporation	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052		
BF221503-3023	31625 W. 191st St.	Edgerton Land Holding Company LLC BNSF Railway Co., A Deleware Corporation	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052		
BF221503-3024	Unavailable	Michael A. and Pamela L. Gifford	13995 W. 157th Terr, Olathe Ks 66062			
BF221503-3025	Unavailable	Michael A. and Pamela L. Gifford	13996 W. 157th Terr, Olathe Ks 66062			
BF221503-3026	Unavailable	Michael A. and Pamela L. Gifford	13997 W. 157th Terr, Olathe Ks 66062			
BF221503-3027	Unavailable	Edgerton Land Holding Company LLC BNSF	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052		
BF221503-3028	Unavailable	Edgerton Land Holding Company LLC BNSF	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052		
BP55780000 0T0B	Unavailable	Logistics Park Kansas City Inc	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052		

LOGISTICS PARK KANSAS CITY-LOGISTICS SUPPORT

DESCRIPTION

A replat of Tract B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision City of Edgerton, Johnson County, Kansas, being more particularly described as follows

Commencing at the Northwest corner of said Northeast Quarter; thence North 88'09'02' East, along the North line of said Northeast Quarter, a distance of 50.00 to the Point of Beginning; thence continuing North 89'09'02' East, advanced 150.00 to the Point of Beginning; thence continuing Northeast Quarter; thence South O'12'04' East, along the West line of said East Haff, a distance of Northeast Quarter; thence South O'12'04' East, along the West line of said East Haff, a distance of 40' and LOGISTOR SPARK KANASS CITY PHASE IN, SECOOD PLATE, Thence South 88'21'22' West, along said North line, a distance of 543.35 feet to a point 786.4 feet seat of the West line of said Northeast Quarter, thence North O'13'19' West, parallel with said West line, a distance of 749.19 feet; thence South 88'70'02' West, parallel with the North line of said Northeast Quarter, a distance of 749.40 feet; thence South 88'70'02' West, parallel with the North line of said Northeast Charter, a distance of 749.40 feet; thence North O'12' 27'03' West adiations of 740.32 feet to a point 30.01 feet east of the West line of feet, thence North 12' 27'03' West adiations of 740.32 feet to a point 30.01 feet east of the West line of feet to the Point of Beginning, containing 1,575,974 square feet, or 36.179 acres, more or less.

SITE DATA TABLE

Existing Zoning: Proposed Zoning Lot 1 Acreage: Tract A Acreage: Tract B Acreage: Tract C Acreage: A-G and L-P 1.00 Acres 1.02 Acres 1.18 Acres 1.02 Acres

34.42 Acres Total Boundary Area: Less Existing R/W Less Prop. Adtnl. R/W Total Street Right-of-Way: 0.59 Acres 1.19 Acres 1.78 Acres

36.20 Acres (Rounded)

PROJECT BENCHMARK

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

Site is composed of the following Assesor Parcels:

Parcel ID RE221503-3022 31555 W 101ot St Edgerton Land Holding Company LLC BF221503-3023 31625 W 191st St Edgerton Land Holding Company LLC BF221503-3024 Unavailable Michael A. and Pamela L. Gifford Michael A. and Pamela L. Gifford BF221503-3025 BF221503-3026 Edgerton Land Holding Company LLC Logistics Park Kansas City Inc

UTILITIES

ELECTRIC SANITARY Kansas City Power & Light City of Edgerton Phone: 816 471 5275 404 Fast Nelson P.O. Box 255

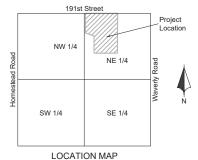
Edgerton, Kansas Kansas Gas Service Phone: 913.893.6231 11401 West 89th Street

Overland Park, Kansas TELEPHONE Phone: 913.599.8981 Century Link Phone: 800.788.3500

WATER Johnson Rural Water District 7 CABLE P.O. Box 7 Phone: 800.788.3500

Gardner, Kansas Phone: 913.856.7173

191st and Kill Creek Road Edgerton, Johnson County, KS



SECTION 3-15-22 Scale 1" = 1000'

LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
— w/L —	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	- WATER -	Proposed Waterline
	Existing Sanitary Sewer	— san —	Proposed Sanitary Sewer
9	Existing Sanitary Manhole	•	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb & Gutter

INDEX OF SHEETS

- Existing Conditions Preliminary Plat Grading Plan
- PROPERTY OWNER AND APPLICANT:

erry Owners:
Edgerton Land Holding Company, LLC, a Kansas limited liability company
Logistics Park Kansas City, Inc.
Michael A. and Pamela L. Gifford

NPD Management LLC (represented by Northpoint Development LLC or it's assignee)

Note: Boundary Survey performed in July 10th-13th of 2018.

LITH ITY SERVICE NOTE:

- This property to be served by Water District No. 7.
- This property to be served by Vater Distance. This property to be served by City of Edgerton Public sanitary sewer. This property is served by Kansas City Power & Light (Electric). This property is served by Kansas Gas Served.

 This property is served by Kansas Gas Served.

 This property is served by Century Link (Telephone and Cable).

pprovi	ed by the Eagerton City Engin	eer thisday of _	, 2018 by		
		City Engineer			
avid H	lamby				
eceive	ed and placed on record this _	day of	, 2018 by		
		Katy Crow, Z	oning Administrator.		
pprov	ed by the Edgerton City Plann	ing Commission this	day of	, 20	b
		Chair of Plan	ning Commission.		
hn E.	Daley				
pprov	ed by the Governing Body of t	he City of Edgerton, John	son County, Kansas, on		
۵	day of 201	8			

FLOOD PLAIN NOTE

Donald Roberts, Mayor

According to the FEMA Flood Insurance Rate Map Number 20091 C0134G, revised August 3, 2009, portions of this tractile in: CTHER AREAS, ZONE X, defined as areas determined to be cuities the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined areas and surani chance floot beard on thurte conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to nundation by the 1% armula chance floot beards of the uncondition hydrology, and ZONE AE, Special Flood Hazard areas subject to nundation by the 1% armula chance floot base Flood Elevations determined.



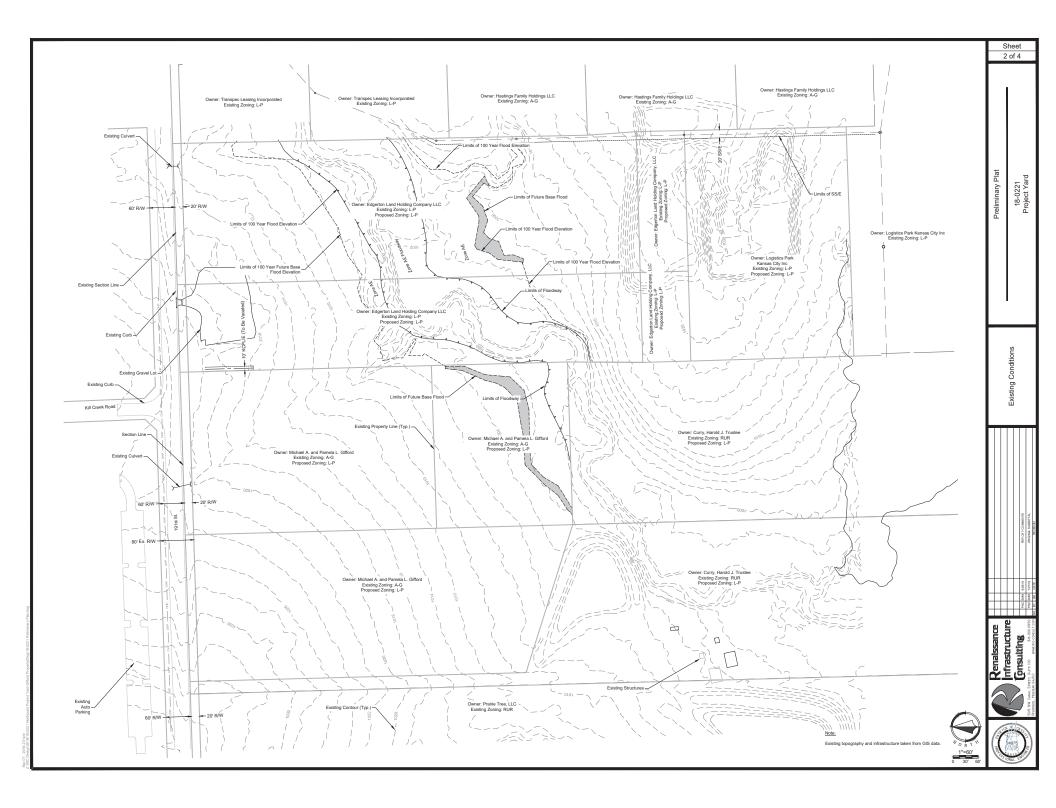


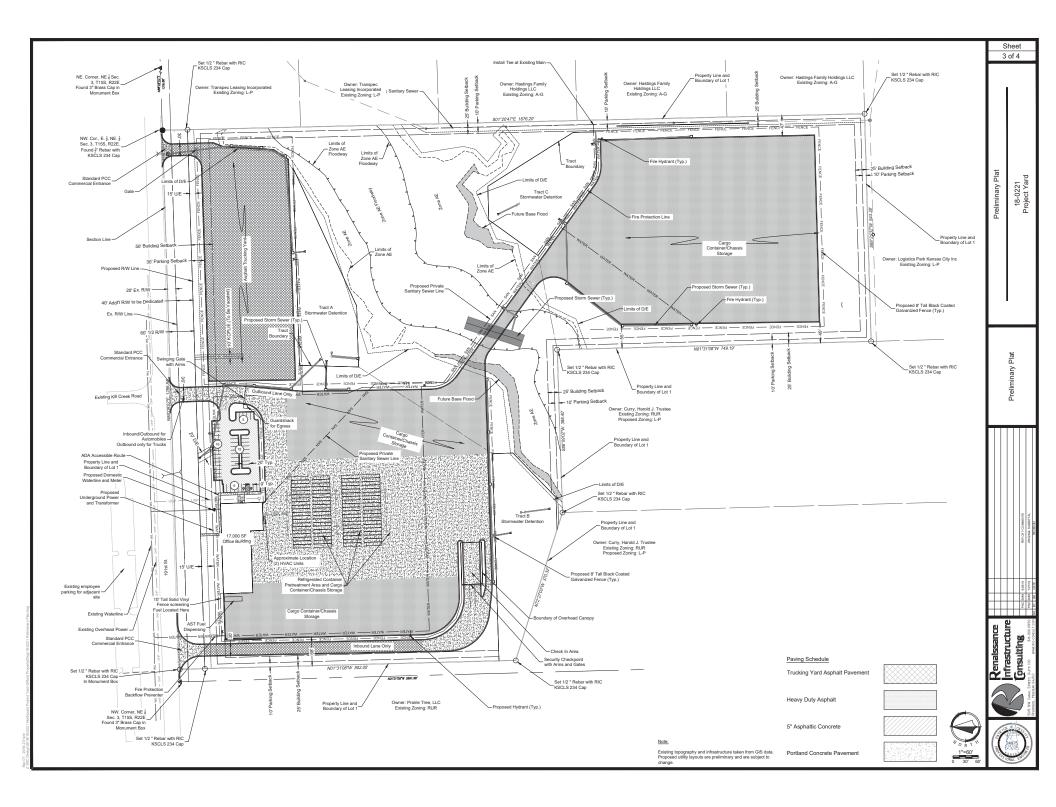
18-0221 Project Yard

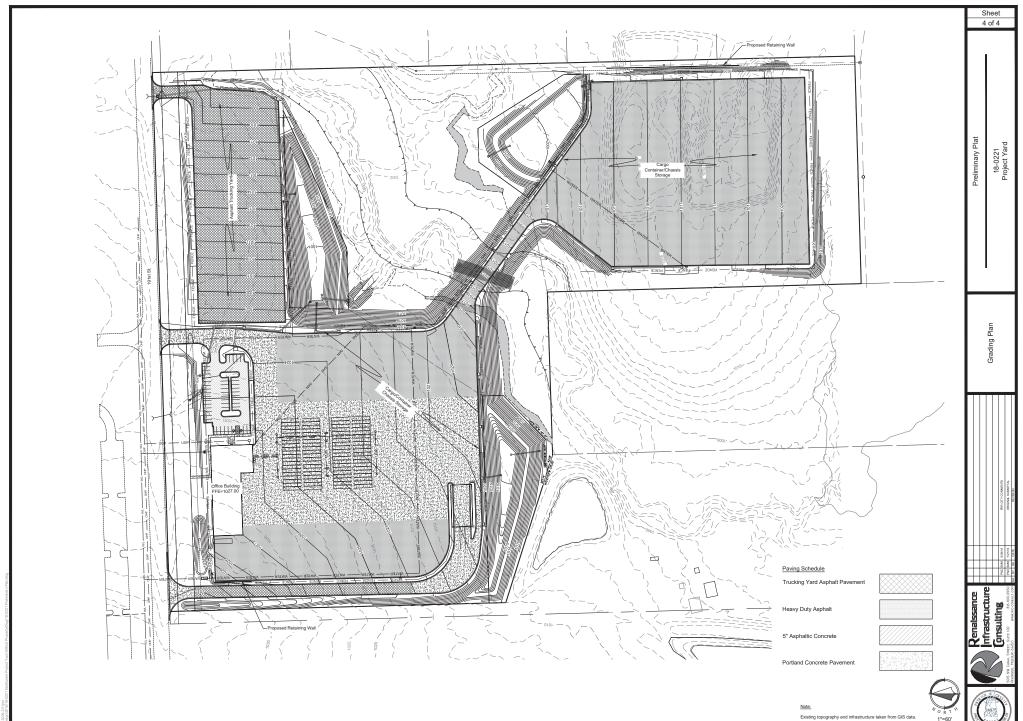
Preliminary Plat













404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: **FP-2018-05** Final Plat for *LPKC Logistics Support*, located along the south side of 191st

Street, one-half mile west of Waverly Road.

APPLICATION INFORMATION

Applicant: Aaron Burks representing NPD Management, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Property Owners: BNSF Railway Company (BNSF)

PO Box 961089

Fort Worth, TX 76131

Edgerton Land Holding Company, LLC (ELHC LLC)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Logistics Park Kansas City, Inc. (LPKC, Inc.)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Michael A. and Pamela L. Gifford

13995 W. 157th Street Olathe, KS 66062

Requested Action: Final Plat approval for *LPKC Logistics Support*.

Legal Description: NW Quarter of Section 3, Township 15 South, Range 22

East; see attached application for complete legal

description.

Site Address/Location: Along the south side of 191st Street, one-half mile west of

Waverly Road; directly east of 32285 W. 191st Street.

Existing Zoning and Land Uses: L-P;

Parcels are currently undeveloped.

Existing Improvements: None.

Site Size: Lot 1 - 31.315 acres

Tract A – 0.997 acres Tract B – 1.177 acres Tract C - 1.015 acres R/W – 1.773 acres Total – 36.277

PROJECT DESCRIPTION

The current request is for Final Plat approval (*LPKC Logistics Support*) to allow the existing parcels to be platted into one (1) lot with three (3) tracts. The resulting combined lot would have frontage along the south side of 191st Street, approximately one-half mile west of Waverly Road. This Final Plat request is being made to move forward a project which is seeking to construct and operate a cargo container storage facility and truck yard.

INFRASTRUCTURE AND SERVICES

- a. Access to the property and development will be from 191th Street via three (3) private drives.
- b. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Storm Sewer City of Edgerton.
 - 4. Electrical Service Kansas City Power & Light.
 - 5. Gas Service Kansas Gas Service.
- c. Police is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- d. Fire protection is provided by Johnson County Fire District #1.
- e. Located within the Bull Creek watershed.

FINAL PLAT REVIEW

Staff has reviewed the Final Plat submittal for compliance with the Approved Final Plat requirements in Section 13.3 of Article 13 of the Edgerton UDC. Review comments are listed below.

1. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, and monuments found or set. All P.I.'s corners, boundaries must be monumented with a 1/2" x 24" metal bar. *Confirm monuments have been set. Update Final Plat.*

OTHER COMMENTS

- The City of Edgerton Parks Master Plan and the 2018 Citizen Survey emphasize the
 importance of trail connectivity both within Logistics Park Kansas City (LPKC) and to
 adjoining trail system to complete the City's connection to the Johnson County Parks and
 Recreation District (JCPRD) county-wide trail system. Staff recommends the property owner
 and/or developer work with City staff to determine the best possible placement of a
 pedestrian easement within these parcels for future trail construction in the buildout of this
 connection.
- The compilation of these parcels reduces access to the parcels to the southwest owned by Harold Curry. Staff recommends that the property owner and/or developer work with City staff to determine the best possible placement for a cross access easement to allow a second access point to the Curry properties.

RECOMMENDATION

City staff recommends **approval** of FP2018-05 Final Plat for *LPKC Logistics Support,* subject to compliance with the following stipulations:

- 1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat by the Governing Body.
- 2. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements.
- A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
- 4. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax.
- 5. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.
- 6. The property owner and/or developer shall work with City staff to determine the best possible placement for the dedication of a pedestrian trail easement and shall dedicate said pedestrian trail easement on the Final Plat for future trail connectivity.
- 7. The property owner and/or developer shall work with City staff to determine the best possible placement for a cross access easement for the Curry property and shall dedicate said cross access easement on the Final Plat.
- 8. A Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer.
- 9. A Land Disturbance Permit along with a SWPPP is required, and plans must be submitted prior to permit issuance. All staff comments regarding land disturbance and the SWPPP must be addressed to the satisfaction of the City Engineer.
- 10. A Floodplain Development Permit must be completed and submitted to the City Floodplain Administrator for Review. All comments must be addressed to the satisfaction of the Floodplain Administrator prior to permit issuance.
- 11. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.

ATTACHMENTS

- Application FP2018-05
- Final Plat, LPKC Logistics Support



Final Plat Application (Fee: \$300 Plus \$10 Per Lot)

NAME OF PROPOSED SUBDIVISION: Logistics Park Kan	nsas City-Logistics S	upport Phase I		
LOCATION OR ADDRESS OF SUBJECT PROPERTY:Dire	ctly east of 32285	W. 191st St.		
LEGAL DESCRIPTION: See attached sheet A-G and L-P				
CURRENT ZONING ON SUBJECT PROPERTY: (application or	n file for A-G to L-P)	JRRENT LAND USE:	Agricultural/vac	ant
	R OF LOTS: 1 Lot, 3		G. LOT SIZE: 1,5	580,216 Sq. Ft.
DEVELOPER'S NAME(S): Aaron Burks (representing the development LLC or it's assignee		HONE: 816-888-7052		
COMPANY: (represented by NorthPoint Development LLC)	FA	X: <u>816-888-7399</u>		
MAILING ADDRESS: 4825 NW 41st St., Suite 500	Riverside		MO	64150
Street	City		State	Zip
PROPERTY OWNER'S NAME(S): See attached sheet	PH	HONE:		
COMPANY:	FA	X:		
MAILING ADDRESS:				
Street	City		State	Zip
ENGINEER'S NAME(S): Patrick Cassity	Pŀ	HONE: 816-800-0950		
COMPANY:Renaissance Infrastructure Consulting	FA	X: <u>N/A</u>		
MAILING ADDRESS: 5015 NW Canal St. Suite 100	Riverside		МО	64150
Street SIGNATURE OF OWNER OR AGENT:	City		State	Zip
If not signed by own	ner, authorization o	f agent must accomp	any this applica	tion.
NOTE: Ten (10) copies of the proposed preliminary plat must a must also be submitted with the application.	ccompany this appli	cation for staff review.	One (1) reduced	copy (8 ½ x 11)
FOR OFFICE USE ONLY			1 =	
Case No.: 1 2018-05 Amount of Fee Paid:\$	310° D	ate Fee Paid:	27/18	
	D		12/18	
	11 = 0.300	~		
	# 50398	S		

FINAL PLAT INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting. If the final plat complies with the preliminary plat, Planning Commission and Governing Body may consider approval without notice or public hearing.

vs. 9-9-11

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the final plat and other material submitted with it to determine conformity preliminary plat. The Planning Commission shall act upon the final plat within ninety (90) days after submission, unless the subdivider shall waive or consent to an extension of the ninety (90) day period.

GOVERNING BODY APPROVAL: Following the approval of a final plat by the Planning Commission, the Governing Body shall review the instrument for dedications and reservations and assure that the final plat and construction plans for all proposed streets, sidewalks, storm water sewers, sanitary sewers and water mains meet the standards of the City of Edgerton. The Governing Body may either approve the final plat, return the final plat and/or construction plans to the applicant with instructions and specifications to conform to City standards, or deny the final plat and/or construction plans with a refusal to accept dedication. If the Governing Body denies the final plat and/or construction plans, a set of written findings must be given to the applicant within 30 (thirty) days.

RECORDING OF FINAL PLAT: Upon approval of a final plat by the Governing Body, the applicant shall record the plat with the Register of Deeds within a period of one year. If the final plat is not recorded within one year from the date of approval by the Governing Body, it shall be considered null and void. Before any final plat shall be signed by the Zoning Administrator and filed by the Register of Deeds, the applicant shall submit a certificate of title indicating the ownership of all property within the bounds of the subdivision.

The applicant shall provide the Zoning Administrator with one copy of the final plat that was approved by the Governing Body on Mylar*. The applicant shall also return one copy of the final plat that was recorded by the Register of Deeds.

FEES DUE BEFORE ENDORSEMENT OF FINAL PLAT: Article 10 of Chapter IV of the Edgerton City Code imposes an excise tax \$0.10 per square foot of Final Plat. Prior to endorsement of any final plat, all excise taxes must be paid or City staff must determine that an exemption from payment prior to platting is applicable, all in accordance with Article 10 of Chapter IV of the City Code. In addition, a New Street Light Fee of \$250 each shall be submitted prior to the endorsement of any final plat.

VESTING AND CONFLICTING REQUIREMENTS: Initial rights for a final plat shall vest for a period of three (3) years. If all streets, sidewalks, storm water sewers, sanitary sewers and water mains have not been installed and the development of structures commenced after three (3) years, the final plat shall be considered null and void.

The requirements and standards in force at the time of the adoption of a final plat shall remain and shall continue to govern and not be set aside by the adoption of subsequent standards. Standards (such as setbacks) appearing on a plat which are greater than those imposed by this ordinance are valid, and shall be duly noted and enforced by building permits. Restrictive covenants are private instruments between buyer and seller. The Zoning Administrator does not enforce restrictive covenants unless such restrictions are part of a Planned Unit Development, or unless the City itself, as a condition of platting, is a party to such agreements. Nothing contained in these regulations is intended to void the obligation of any party to adhere to the terms of all contracts, conditions, and covenants of record.

ASSURANCES: Developers are required to install all streets, storm water sewers, sanitary sewers and water mains and other services to all lots (in a designated phase) as they appear on the final plat and/or construction plans prior to receiving a building permit from the Zoning Administrator. Developers are required to install all sidewalks on a lot as they appear on the final plat and/or construction plans prior to receiving a certificate of occupancy from the Zoning Administrator. Developers are also required to reimburse the City of Edgerton for the cost of all street signs, stop signs and speed limit signs.

<u>Exceptions</u>: The Zoning Administrator may issue building permits for lots in an approved subdivision when such lots have direct access to an existing public right-of-way and when, in his/her opinion, building construction would not interfere with the orderly process of the installation of facilities and utilities.

<u>Financial Assurance</u>: Prior to the commencement of any improvements, all required infrastructure (streets, sidewalks, storm water sewers, sanitary sewers, and water mains) must be assured by a financial instrument (performance and maintenance bond or special benefit district). Financial assurances must be made in a form and amount acceptable and approved by the City Attorney. Unless otherwise indicated by special resolution of the Governing Body, financial assurances shall be equal to the contract cost of purchase and installation of all facilities and utilities and valid for a period ending no less than two years after acceptance by the City of Edgerton. If substantial progress in installing the infrastructure is not evident within two hundred eighty (280) days after the approval of the final plat by the Governing Body, the City of Edgerton shall take appropriate action to exercise the financial assurance.

vs. 9-9-11

Final Plat Application (Fee: \$300 Plus \$10 Per Lot)

<u>Public Improvement Inspection Fee</u>: If a Developer is required to construct any public improvements, including streets, sidewalks, storm water sewers, sanitary sewers and water mains, that construction must be inspected by city staff or their designee. Developers are required to pay 3% of construction costs to the City for those inspections.

As Builts: Prior to acceptance of public improvements by the City, the developer shall provide two (2) sets of prints for all public improvement projects, excluding sidewalks, corrected to show the project as constructed and shall accurately and completely denote all changes made during the construction. Each sheet within the prints shall be clearly marked as "Conforming to Construction Records" and shall include the date of revision and certifications by a Kansas licensed engineer. This set of plans shall be substantially similar to the set of construction plans that was approved by the Governing Body.

CHECKLIST

The following items shall be included on the final plat.

Scale, the same used for the preliminary plat; North point; vicinity map.
The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract.
The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumental with a 2" x 24" metal bar.
A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1 in 5,000), with bearings and distances referenced to section or fractional section comers or other base line shown on the plat and readily reproducible on the ground.
Individual notations and a TABLE showing: lot area, setbacks, and building envelopes.
A number for each lot, starting (if practical) in the northwest corner.
All easements with widths, and roads with curve data.
Ingress/egress limitations, if required.
The location of existing utility easements.
A written legal description from the survey.
An instrument of dedication for all roads and easements.
Special notations required as a condition of platting by the Planning Commission.
Approved phases – clearly delineated.
Private travel easements.
The Owner's Certificate with Notary Seal.
Certificate of the Governing Body with City Clerk's attest and Seal.
Edgerton City Planning Commission chair and secretary approval.
Certificate of the Register of Deeds.
Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor.
Certificate of the Zoning Administrator.

DESCRIPTION

A replat of Tract B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision, together with part of the Northwest Quarter of Section 3, Township 15 South, Range 22 East, all in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:

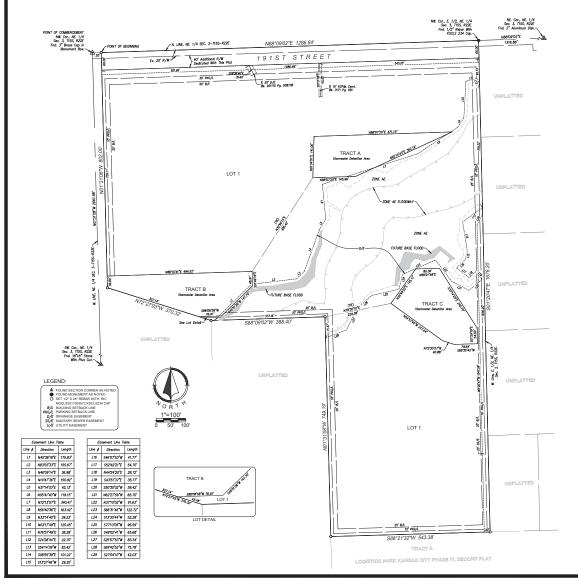
Commencing at the Northwest corner of said Northwest Quarter; thence North 88°09'02" East, along the North line of said Northwest Quarter, a distance of 30.00 to the Point of Beginning; thence continuing North 88°09'02" East a distance of 1,287.28 feet to the Northwest corner of the East Half of said Northeast Quarter; thence South 01°20'47" East, along the West line of said East Half, a distance of 1,676.20 feet to the Southeast corner of said Tract B, said point also being on the North line of Tract A, of said LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT; thence South 88°21'32" West, along said North line, a distance of 547.22 feet to the Northwest corner of said Tract A; thence North 01°43'42" West a distance of 749.16 feet; thence South 88°09'02" West a distance of 382.10 feet; thence North 72°27'07" West a distance of 370.34 feet to a point 30.00 feet east of the West line of said Northwest Quarter; thence North 01°31'42" West, parallel with said West line, a distance of 802.00 feet to the Point of Beginning, containing 1,580,216 square feet, or 36.277 acres, more or less.

	The Yard Property Owners				
Parcel ID	Site Address	Owner	Owner Address	Contact	
BF221503-3022	31555 w. 191st St.	Edgerton Land Holding Company LLC BNSF Railway Co., A Deleware Corporation	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	. ELHC-Aaron Burks Phone: 816-888-7052	
BF221503-3023	31625 W. 191st St.	Edgerton Land Holding Company LLC BNSF Railway Co., A Deleware Corporation	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052	
BF221503-3024	Unavailable	Michael A. and Pamela L. Gifford	13995 W. 157th Terr, Olathe Ks 66062		
BF221503-3025	Unavailable	Michael A. and Pamela L. Gifford	13996 W. 157th Terr, Olathe Ks 66062		
BF221503-3026	Unavailable	Michael A. and Pamela L. Gifford	13997 W. 157th Terr, Olathe Ks 66062		
BF221503-3027	Unavailable	Edgerton Land Holding Company LLC BNSF	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052	
BF221503-3028	Unavailable	Edgerton Land Holding Company LLC BNSF	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052	
BP55780000 0T0B	Unavailable	Logistics Park Kansas City Inc	ELHC: 4825 NW 41st St. Suite 500, Riverside Mo 64150	ELHC-Aaron Burks Phone: 816-888-7052	

FINAL PLAT

LOGISTICS PARK KANSAS CITY-LOGISTICS SUPPORT

A REPLAT OF TRACT B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A PLATTED SUBDIVISION, TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, ALL IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



DESCRIPTION

A replat of Tract B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision, together with part of the Northeast Quarter of Section 3, Township is 5 South, Range 22 East, all in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest course of said Northwest Quarter, thereon North 85 (2007). East, along he North Inner 6 said Northwest Quarter, a distance of 3.00 to he Per Nort 10 degingning, thence continuing, North 85 (2007). East a distance of 1,286.84 feet to the Northwest course of the East Half of said Northwest Quarter, thence South 07/247 East, along he West line of said sast Half, a distance of 1,576.20 feet to the Southwest Course of said Tract S, said point also being on the North line of Tract A, of said COSET/NORT, APARK KANSAS CITY PHASE IV. SECKORD PLAT, thereoe South 68 17 (2007) was also said to said to said South 68 (2007) and the Southwest Course of said Southwest Course of Southwe

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LOGISTICS PARK KANSAS CITY-LOGISTICS SUPPORT".

The undersigned proprietor of said properly shown on this plat does hereby dedicate for public use all parcels and parts of land indicated on said plat as sheets, terraces, places, posts, drives, lines, parksways and avenues not herebotive dedicated. Where price searcher right have been granted to any person, tilly or corporation or said parts of the land so dedicated, and any pipes, lines, poles and wires, condust, ducids or cables herebotive installed thereupon and there has required to be relocated, in advantage with proposed propriets arow set from, the undersigned propriets hereby aborbes and singless to including the CVV of English, chansas, from any operance included his the including only audie cabling fully installations within said price resement.

An easement or license be enter upon, boatin, constituct, use and maintain or authorize the location, construction or maintenance and use of conduits, where it pass, never pieces, policy, wired, maringe facilities, impliant systems, ducks and cables, and similar facilities, upon, over and under these areas collidered and designated on this plat as YUNIN (Sasement) or VIVI. If a leavely updated to the Cuty of Ediporities, fiveness with subcortains use of the same said purposes. Utility easements shall be kept clear of colstructions that impair the strength or interfere with the use and/or maintenance of public citilities located within the assertance of public citilities located within the assertance.

An easement or license to enter upon, locale, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurtace drainage facilities, and similar facilities, upon, over, under and through floose serves cultified and designated on this plat at Ornainage Easement of "CPE" is hereby granted to the City of Edgerton, Kansas. Dinatage easements shall be kept clear of obstructions that impair the steeping for interfere with the use and/or maintenance of storm drainage facilities.

An easement or license to lay, construct, after, repair, replace and operate one or more sewer lines and all appurlmances convenient for the collection of sanitary sewage, together with the right of ingress and egress over and through those areas designated as "Sanitary Sewer Easement" or "SSIE" on this plat is hereby dedicated to the City of Edgerton, Kariass.

RESTRICTIONS

Tracts "A", "B" and "C" are intended to be used for stormwater detention and open space, and shall be owne and maintained by the owner of Lot 1.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of Cousty Commissioners and the City of Edgenton, Johnson County, Kansas, shall have the power to release such land proposed to be decideated for public use from the lien and effect of any special assessments, and that the amount of urgads special assessments on such land dedicated, shall become and remain a lien on this land fronting and abstitling on such dedicated public way or brooxplates.

	LOT INFORMATION							
LOT NO.	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BUILDING ENVELOPE			
1	1,359,892 S.F. 31.219 Acres	50"	25'	25'	1,065,394 S.F. 24.458 Acres			
Tract A	43,444 S.F. 0.997 Acres	N/A	N/A	N/A	N/A			
Tract B	51,231 S.F. 1.176 Acres	N/A	N/A	N/A	N/A			
Tract C	44,202 S.F. 1.015 Acres	N/A	N/A	N/A	N/A			
R/W	77,205 S.F. 1.772 Acres							

FLOOD PLAIN NOTE:

According to "FIRM" Map Numbers 20091C0134G and 20091C0119G, both revised August 3, 2009, this tract graphically lies in:

OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance flood.

OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be execute this day of , 20 .

Edgerton Land Holding Company, LLC

Nathaniel Hagedorn, Manager

STATE OF MISSOURI)

COUNTY OF PLATTE)

BE IT REMEMBERED, that on this day of 20_before me a Notary Public in and for said County and State, came Nathamiel Hagedom, Manager of North Point Development, LLC, who is personally known to me to be the same person w

TNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires:

APPROVALS

APPROVED by the Planning Commission of the City of Edgerton, Johnson County, Kansas,

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas

on the _____ day of _______, 20__.

Rachel James, City Clerk

APPROVED by the Zoning Administrator of the City of Edgerton, Johnson County, Kansas on the day of 20

Katy Crow, Zoning Administrator

This is to certify on this _____ day of _____ .20__, this field survey was completed on the ground by ror under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for oundary surveys.



NOTES:

Basis of Bearings: Kansas North Zone, U.S. State Plane, NAD 83 HARN

CLOSURE CALCULATIONS: Precision, 1 part in: 2475691.886'

All bearings and distances shown on this plat are measured unless

All structures must comply with City of Edgerton Floodplain Regulations



LOGISTICS PARK KANSAS CITY- LOGISTICS SUPPORT

Prepared For: NorthPoint Deve

NorthPoint Development 4825 NW 41st Street, Suite 500 Riverside, MO 64150 (816) 888-7399 Renaissance Infrastructure Consulting

Date of Preparation: July 27, 2018

on: 132 Abbie Avenue 404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: **FS-2018-07** Final Site Plan for *LPKC - Logistics Support Phase 1,* located along the

south side of 191st Street, one-half mile west of Waverly Road.

APPLICATION INFORMATION

Applicant: Aaron Burks representing

NPD Management, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Property Owners: BNSF Railway Company (BNSF)

PO Box 961089

Fort Worth, TX 76131

Edgerton Land Holding Company, LLC (ELHC LLC)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Logistics Park Kansas City, Inc. (LPKC, Inc.)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Michael A. and Pamela L. Gifford

13995 W. 157th Street Olathe, KS 66062

Requested Action: Final Site Plan approval for *LPKC – Logistics Support*

Phase I.

Legal Description: NW Quarter of Section 3, Township 15 South, Range

22 East; see attached application for complete legal

description.

Site Address/Location: Along the south side of 191st Street, one-half mile

west of Waverly Road; directly east of 32285 W. 191st

Street.

Existing Zoning and Land Uses: L-P - (BNSF, ELHC LLC, LPKC, Inc. properties);

A-G - (Gifford property – request for rezoning to L-P will be heard by City Council on September 13,

2018)

Parcels are currently undeveloped.

Existing Improvements: None.

Site Size: Lot 1 – 31.315 acres

Tract A - 0.997 acres Tract B - 1.177 acres Tract C - 1.015 acres R/W - 1.773 acres Total - 36.277

PROJECT DESCRIPTION

Subject Property



The current request is for Final Site plan approval to construct a cargo container storage/maintenance facility and truck yard. The western storage lot would also contain a 17,000 SF office building, two (2) guard shacks for access control, and a fueling station. The BNSF intermodal facility is located about 1/2 mile to the northwest and the Logistics Park Kansas City (LPKC) industrial park surrounds this parcel. Demand for businesses to store and maintain cargo containers and chassis, such as the facility proposed here, is a by-product of the activity in and around the intermodal facility. LPKC's primary function is to transport and redistribute containers and the products they contain.

A Preliminary Site Plan was not required due to the nature of the project and the proposed operation. Tracts A, B, & C are to be utilized as part of the stormwater system. Building elevations submitted have been included. The Final Site Plan sheets include general information about the development including items such as overall layout, access (including sight distance considerations), circulation and landscape plans.

Cargo container storage facilities are considered a Conditional Use in LP Zoning Districts and as such operate are required to obtain a Conditional Use Permit. The applicants request for a Conditional Use Permit (CU2018-01) will be considered under separate review from this Site Plan application.

INFRASTRUCTURE AND SERVICES

- a. Access to the property and development will be from 191th Street via three (3) private drives.
- b. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Storm Sewer City of Edgerton.
 - 4. Electrical Service Kansas City Power & Light.
 - 5. Gas Service Kansas Gas Service.
- c. Police is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- d. Fire protection is provided by Johnson County Fire District #1.
- e. Located within the Bull Creek watershed.

STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal for compliance with Article 10, *Site Plans and Design Standards* and Section 5.2 *Logistics Park (L-P) District*. The combined details of that review are listed below.

Article 10

Section 10.1 - Site Plan requirements

- 1. Sheet C02 thru C08.
 - a) A site map with the following features:
 - i. Topography at reasonable intervals. *The proposed plan shows fill located in the floodplain. A City of Edgerton Flood Plain Permit and State permits are required.* **Submit copies of the approved permits to the City.**
 - b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *No signage was submitted with the application. Signage proposed later shall receive separate approval according to the*

provisions of the UDC. Applicant acknowledges.

Section 5.2 Logistics Park (L-P) District regulations DISTRICT REGULATIONS:

1. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. The L-P District regulations require that all activities shall be conducted within a totally enclosed building. Any outside activities or outside storage of materials within the L-P District should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines. Applicant plans include an outdoor fueling station. Additional screening is required for this activity. Applicant has submitted plans for 6' solid vinyl fencing to screen the fueling facility from view.

BUILDING MATERIALS:

1. One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast cultured stone, concrete (tilt-up walls), glass or a combination of these materials. The Submitted plans show the rear wall and one wall extending from the building on the west elevation as pre-finished metal panel system. These walls may be viewable from 196th Street and/or the public trail system. All surfaces on this building should be finished with the same material as the front of the building that faces 191st Street. Additionally, the entrance canopy is shown as a metal panel system. It should be screened with some sort of façade or surfacing that complies with the approved building materials listed above. Update Final Site Plan.

FAÇADE GUIDELINES

Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop
mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not
be visible. Rooftop equipment shall be screened from ground and street level view
with parapets or other architectural design features constructed of the same materials
used on the exterior walls. Applicant has represented that this project will have
no rooftop equipment.

OFF-STREET LOADING STANDARDS

- 1. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet None; (b) 10,000-100,000 square feet 1 spaces; 50,000-100,000 2 spaces; and, 100,001+ 1 additional space per 100,000 square feet. Based upon this standard the buildings need to provide the following number of loading spaces;
 - a. Office Building: 1 loading space.

The Final Site Plan depicts no dedicated loading spaces for the office building. Update Final Site Plan.

2. <u>Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and</u> Tractors. The L-P District requires that outdoor parking or storage spaces for cargo

containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage.

The north end of the site contains cargo container storage and fronts along the 191st Street right-of-way. It is anticipated significant activity will occur in the trailer storage lot areas and storage in these areas will be ongoing. Applicant has included a Type 4 Landscape Buffer in this area which will provide appropriate buffering and screening.

LANDSCAPE STANDARDS:

- 1. Right-of-way Buffer Width Requirements. ROW buffer requirements for a 2 lane or 4 lane undivided road includes 1 tree per 50 LF of ROW within a 10-foot buffer width. Lot 1 abuts 191st Street right-of-way along the northern property line.
- 2. <u>Perimeter Landscape Buffer Requirements</u>. The perimeter landscape requirements are based upon the use of the adjacent property. The Final Site Plan under consideration is adjacent to road right-of way, L-P (Logistic Park) land uses and other rural/residential zoning and uses. Given the nature of the proposed use, operations on the site will result in the outdoor storage of tractor trailers, refrigeration trailers and shipping containers.
- 3. <u>Buffer Composition Requirements</u>. *Deciduous trees and/or evergreen trees shall be a minimum of 2.5" caliper and 12' in height at installation. Bushes shall be a minimum 24" high and planted on centers a maximum of 48" apart. All plant material needs to comply with these minimum requirements. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site.*

Proposed landscape buffer submitted exceeds these requirements. Final Site Plan complies.

4. <u>Dumpster screening</u>. *Trash enclosures and their required screening are not shown. Plans shall be updated to satisfy the dumpster screening requirements in Article 5.2 K 8. Applicant acknowledges.*

DIESEL EMISSION REQUIREMENTS:

The following diesel emission requirements shall apply:

- 1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60-minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60-minute period.
- 2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups. Hook-ups must be indicated on site plan.

- 3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.
- 4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
- 5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
- 6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
- 7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.
- 8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
- 9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

OTHER COMMENTS

- 1. A storm water study has not been submitted.
- 2. A SWPPP plan has been submitted and is currently under review by the City Engineer.
- 3. Applicant has indicated they will not seek additional access to 191st Street.
- 4. All edges of paved surfaces for this project are to be treated with curb and gutter in compliance with APWA recommended standards.

RECOMMENDATION

City staff recommends **approval** of proposed FS2018-07 Final Site Plan for *LPKC Logistics Support Phase I*, with the following stipulations:

- 1. The Final Site Plan must be approved prior to commencement of uses and the property must be developed in accordance with the approved Final Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Final Site Plan, as amended by these stipulations, and approved by the City.
- 2. All Final Site Plan requirements of the City listed above shall be met or addressed as part of the plan set submitted for construction permits as identified above.

- 3. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
- 4. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
- 5. A stormwater study must be submitted and all staff comments will be addressed to the satisfaction of the City Engineer.
- 6. All comments from the City Engineer related to the SWPPP submission must be addressed to the full satisfaction of the City Engineer.
- 7. An Edgerton Flood Plain Permit must be obtained prior to work commencing on the project.
- 8. A Land Disturbance Permit is required, and plans must be submitted prior to permit issuance. All staff comments regarding land disturbance will be addressed to the satisfaction of the City Engineer.
- 9. The City will not require at time of site plan approval the construction of sidewalks along 191st Street adjacent to the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of the sidewalk improvements adjacent to the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land for said period of time.
- 10. The above recommendations are stipulated as a part of granted approval and are incorporated into the Final Site Plan document set.
- 11. The Final Site Plan is contingent upon the approval of Conditional Use Application CU2018-01 which will be heard at the November 13, 2018 Planning Commission Meeting.

ATTACHMENTS

- Application FS2018-07
- Final Site Plan, LPKC Logistics Support
- Building Elevations

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

□ PRELIMINARY SITE PLAN □ FINAL SITE PLAN	
NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas Cit	
LOCATION OR ADDRESS OF SUBJECT PROPERTY: Directly East of	f 32285 W. 191st St.
LEGAL DESCRIPTION: See attached Sheet	
CURRENT ZONING ON SUBJECT PROPERTY: L-P & A-G (application on file for A-G to L-P)	CURRENT LAND USE: Agricultural/Vacant
TOTAL AREA: 36.27 Acres NUMBER OF LOTS:_	1 AVG. LOT SIZE: 1,580,216 Sq. Ft.
DEVELOPER'S NAME(S):Aaron Burks (representing the developer)	PHONE: 816-888-7052
NPD Management LLC or it's assignee (represented by NorthPoint Development LLC)	FAX:816-888-7399
MAILING ADDRESS: 4825 NW 41st. St. Suite 500, Riverside	MO 64150
Street City	State Zip
PROPERTY OWNER'S NAME(S): See Attached	PHONE:
COMPANY:	FAX:
MAILING ADDRESS:	
Street City	State Zip
ENGINEER'S NAME(S): Patrick Cassity	PHONE: 816-800-0950
COMPANY: Renaissance Infrastructure Consulting	FAX: _N/A
MAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside	MO 64150
Street City	State Zip
SIGNATURE OF OWNER OR AGENT:	M
If not signed by owner, authorizat	ion of agent must accompany this application.
NOTE: Ten (10) copies of the proposed preliminary plat must accompany this must also be submitted with the application.	application for staff review. One (1) reduced copy (8 ½ x 11)
FOR OFFICE USE ONLY	
Case No.: $\% FS 2018 - 07$ Amount of Fee Paid: $$560.00$	Date Fee Paid: 130 18
Received By:	Date of Hearing:

SITE PLAN INSTRUCTIONS

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

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

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

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

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

CHECKLIST

Frank as Cause Chart

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

FI OIIL O	Cover Sileet
□ A sca	le, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
□ A pro	ject title, zoning designation and project sponsor.
□ A str	eet, lot or tract address of the project.
□ An in	dex to contents and a data table which includes:
	Acreage of the site and number of units per acre (if applicable)
	Gross square feet of the building(s) area
	Proposed use of each building
	Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
	Total number of parking places
□ Name	e of the architect, engineer, surveyor or draftsman.
□ Follo	wing certificates and signature blocks:
	CERTIFICATE:
	Received and placed on record this day of , 20 by
	(Zoning Administrator).
	Approved by the Edgerton City Planning Commission this day of, 20 by
	(Chair of Planning Commission).
	I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.
	Applicant signature Date

vs. 9-9-11

Sheet #2

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

-		40
2	heet	#.5

☐ Siding type and materials, including facie

□ A site map with the following features:
□ Topography at reasonable intervals
□ Exterior lot lines with any survey pins
□ Location of buildings
$\hfill\Box$ Parking areas, paths, walks with sizes and surfaces material specifications
□ Exterior lighting specifications
☐ Site entrance and connections to streets
□ Location of easements
□ Connection point for utilities
$\hfill \Box$ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
□ Features to facilitate handicapped access
□ Profile and detail for roads (if required)
Sheet #4
□ Scale drawing of building floor plans
□ Dimensions and use of rooms and areas
□ Dimensions of entrances/exits and corridors
□ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance
Sheet #5 (if requested)
□ Scale drawings of all building elevations
□ Roof pitch and materials

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



FS 2018-010

Payment Confirmation

Payer Information:

Aaron Burks

Payment Made By: **Payment Made For:**

NorthPoint Development

Email:

aburks@northpointkc.com

Address:

4825 NW 41st ST STE 500

Riverside, MO 64150

Payment Description:

Business Name

Building Permit

Payment Date:

7/30/2018 3:39:20 PM

Account

Payment Payment Confirmation Number

Auto-Pay

automatically.

>> Sign up now

Save time and pay your bill

Amount

City of Edgerton, KS (Misc. Payments)

Method **VISA**

****6766

76302656

\$10.00

This notice confirms that the above payment was successfully submitted to our payment processor, PSN, and is currently being processed. Thank you for using PSN.

NOTE: While credit and debit cards generally are immediately approved, the transaction is not considered paid" until the credit or debit card company has "settled" the payment which occurs most often within 24" hours. If there are any issues with your payment, PSN will send an email to the address you provided. To check on the progress of your payment, you can log into your profile. Thanks for using PSN.

Contact Us

PSN Customer Support Submit your question and get a response within one business day.

Payment Processing Powered by Payment Service Network (PSN)

THIS COMMUNICATION IS INTENDED ONLY FOR THE ADDRESSEE(S) AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. YOU ARE HEREBY NOTIFIED THAT, IF YOU ARE NOT AN INTENDED RECIPIENT LISTED ABOVE, OR AN AUTHORIZED EMPLOYEE, OR AGENT OF AN ADDRESSEE OF THIS COMMUNICATION RESPONSIBLE FOR DELIVERING E-MAIL MESSAGES TO AN INTENDED RECIPIENT, ANY DISSEMINATION, DISTRIBUTION, OR REPRODUCTION OF THIS COMMUNICATION (INCLUDING ANY ATTACHMENTS HERETO) IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY A REPLY E-MAIL ADDRESSED TO THE SENDER AND PERMANENTLY DELETE THE ORIGINAL E-MAIL COMMUNICATION AND ANY ATTACHMENTS FROM ALL STORAGE DEVICES WITHOUT MAKING OR OTHERWISE RETAINING A COPY.

LOGISTICS PARK KANSAS CITY-LOGISTICS SUPPORT

191st and Kill Creek Road Edgerton, Johnson County, KS

DESCRIPTION

A replat of Tract B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivisio together with part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East, all in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence North 88'09'02' East, along the North int of said Northeast Quarter, a claimore of 30.00 to the Point of Beginning, thence continuing Northeast Quarter, thence South '10'12'/4' East, along the West line of said East Half, a distance of 1,678'20 feet to the Southeast corner of said Tract B, said point also being on the North line of Tract A, of said LOGISTICS PARK KANASA CTY PHASE IV, SECOOD PLAT: thence South 88'21'32' West, 10'12' We along said North line, a distance of 543.38 feet to a point 768.4 feet east of the West line of said Northeast Quarter; thence North 01°31'08" West, parallel with said West line, a distance of 749.19 feet thence South 88°0902" West, parallel with the North line of said Northeast Quarter, a distance of 388.40 feet; thence North 72°27'03" West a distance of 370.32 feet to a point 30.00 feet east of the West line of said Northeast Quarter; thence North 01°31'08" West, parallel with said West line, a distance of 802.00 feet to the Point of Beginning, containing 1,575,974 square feet, or 36.179 acres, more or less.

PROJECT BENCHMARK

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

Note:
Screening of added site items and site signage will be the responsibility of the

Overhead door positions to be used as loading spaces when necessary.

Project Sponsor

Northpoint Development, LLC 4825 NW 41st Street, Suite 500 Riverside, Missouri 64150

Project Engineer

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

Project Architect

4825 NW 41st Street, Suite 500 Riverside, Missouri 64150

Project Surveyor

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

191st Street Project Location NW 1/4 NE 1/4 SW 1/4 SE 1/4

LOCATION MAP SECTION 3-15-22 Scale 1" = 1000'

LEGEND

INDEX OF SHEETS

- Title Sheet Existing Condition General Layout Grading Plan Landscape Plan Landscape Plan

SITE DATA TABLE

Existing Zoning: Proposed Zoning: A-G and L-P (Application currently in for L-P Rezoning) 36.17 Acres

Building Area: Proposed Building Use: Total Number of Proposed Stalls: Employee Parking: Total Number ADA Stalls: Number of Employees: BOCA Building Code(3005F)(esso): Building Coverage (17,0001,575,588):

UTILITIES

ELECTRIC SANITARY Kansas City Power & Light City of Edgerton Phone: 816 471 5275 404 Fast Nelson P.O. Box 255 Edgerton, Kansas Kansas Gas Service Phone: 913.893.6231 11401 West 89th Street Overland Park, Kansas TELEPHONE Phone: 913.599.8981 Century Link

WATER Johnson Rural Water District 7 CABLE 534 West Main P O Box 7 Phone: 800 788 3500

Gardner, Kansas Phone: 913.856.7173 ----- Existing Right-of-Way Line Existing Lot Line Existing Easement Line Existing Curb & Gutter Existing Storm Sewer Existing Storm Structure — w∧. — Existing Waterline

- Existing Section Line

- SAN - Existing Sanitary Sewer Existing Sanitary Manhole - - Existing Contour Minor

Proposed Right-of-Way Proposed Property Line Proposed Easement Proposed Curb & Gutter Proposed Storm Sewer Proposed Storm Structure Proposed Fire Hydrant Proposed Waterline

Proposed Sanitary Manhole Proposed Contour Major

Proposed Contour Minor Future Curb & Gutter

CERTIFICATE:

Katy Crow, Zoning Administrator

John E. Daley, Chair of the Planning Commission

Received and placed on record this _____ day of ____

Approved by the Edgerton City Planning Commission this ____

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

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

Applicant Signature Date

Nathaniel Hagedorn, Manager Northpoint Development, LLC

FLOOD PLAIN NOTE

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





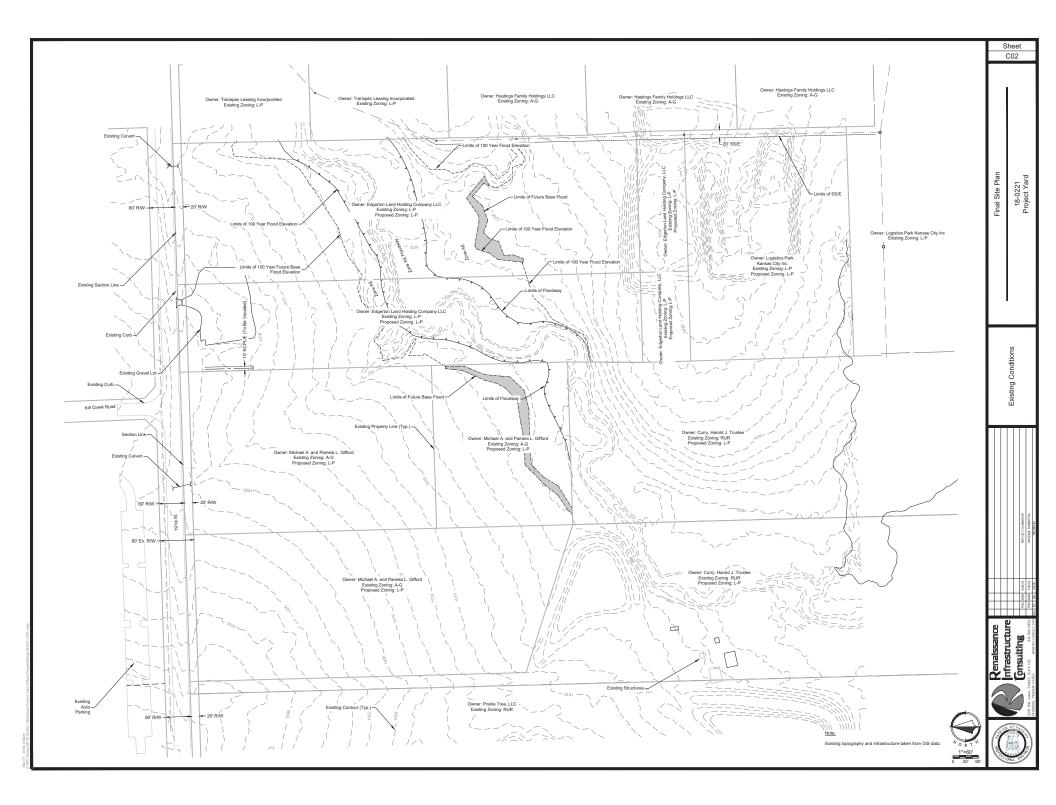
18-0221 Project Yard

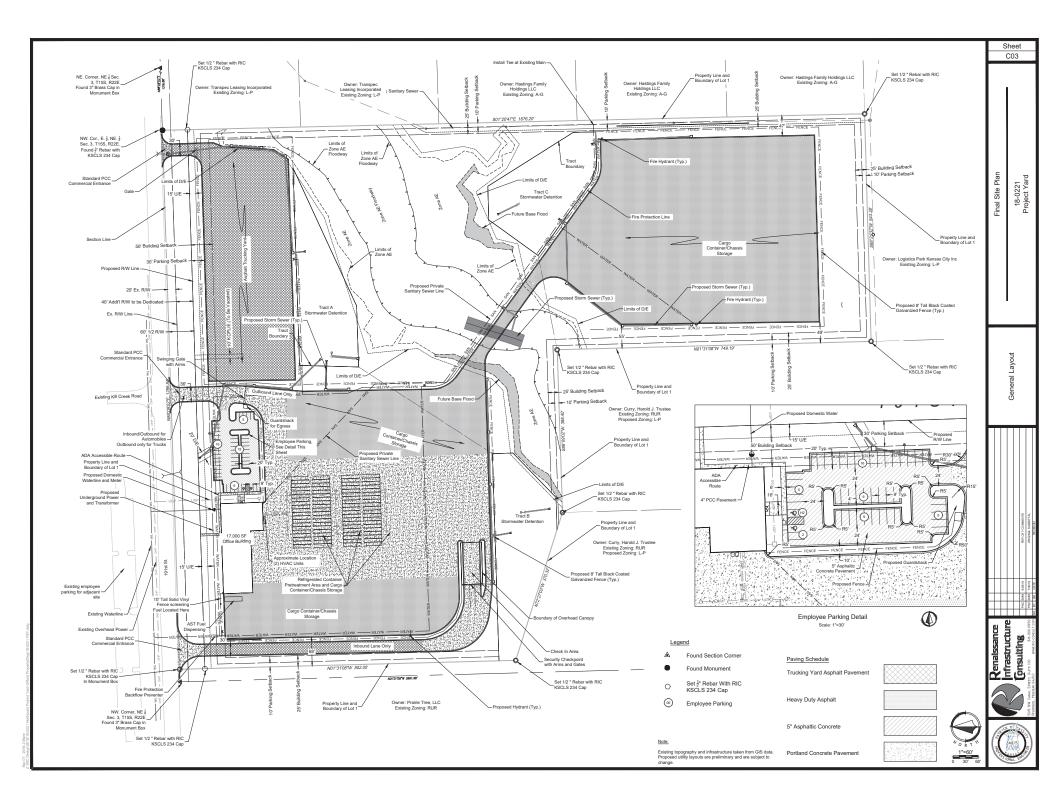
Final Site Plan





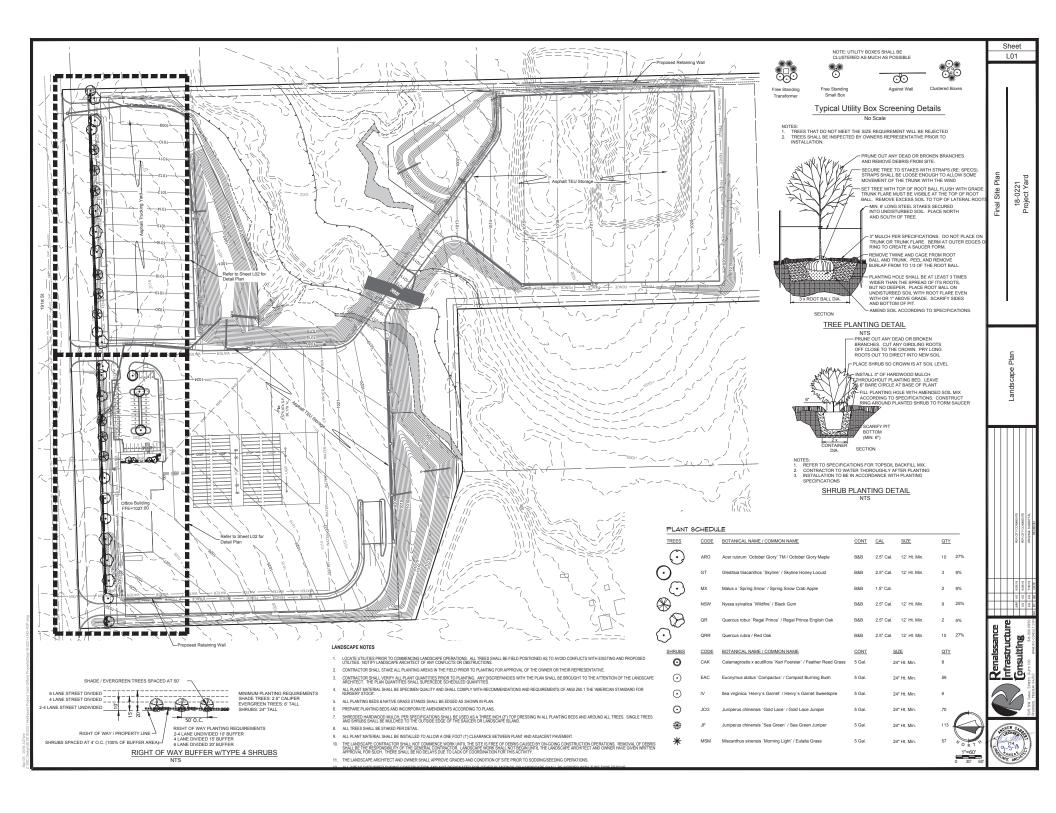


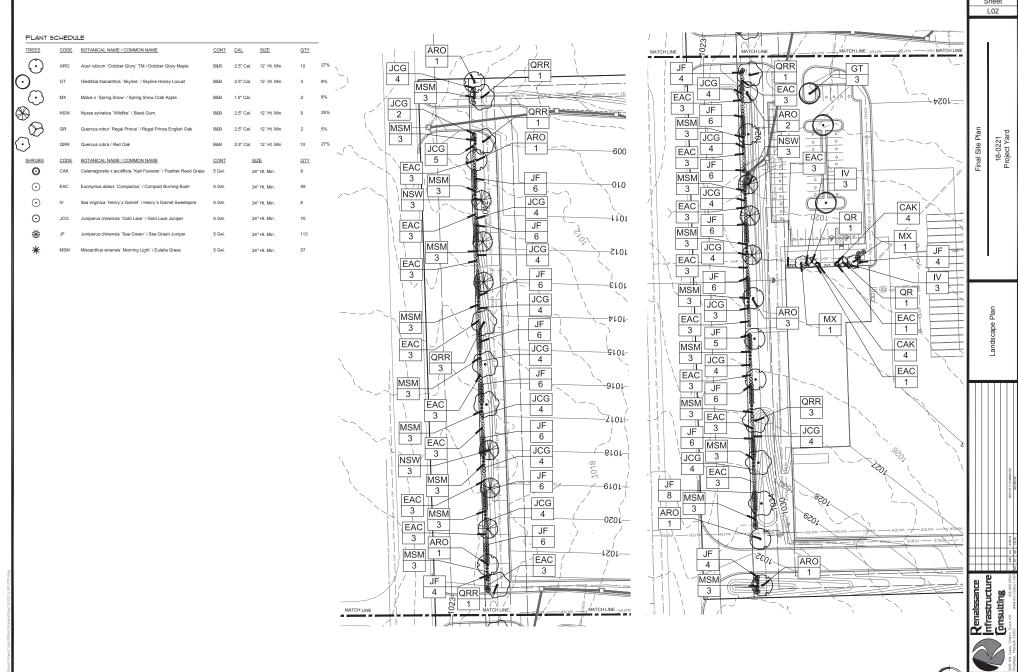


















LOCATED AT:

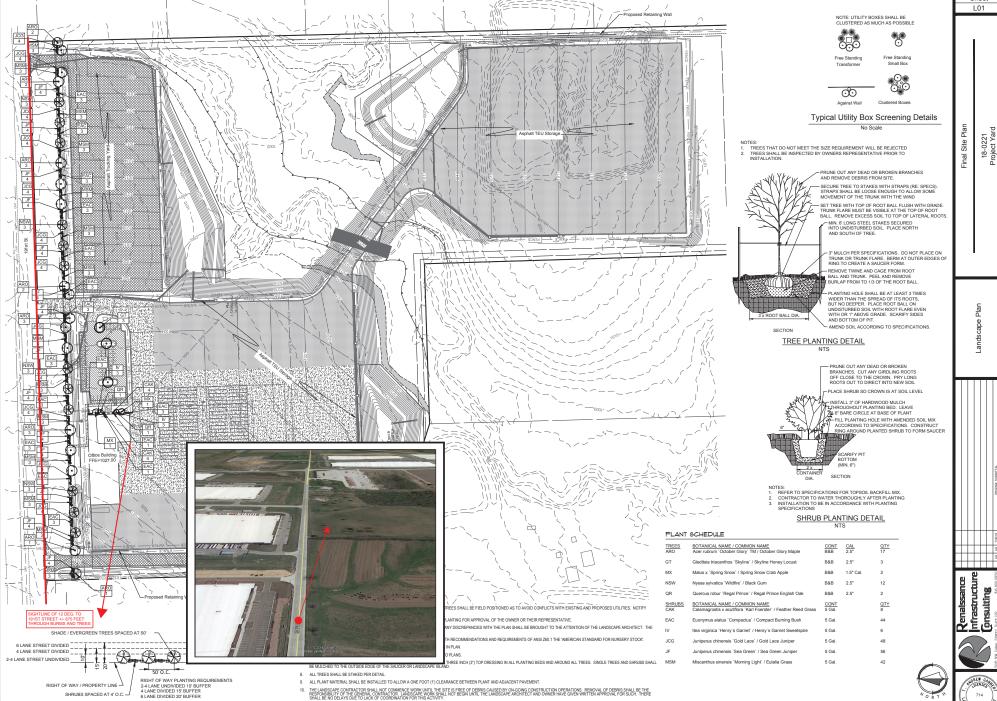


LPKC Logistics Support

Project No. Date Oz. 25.18 Insues For: Projection Oz. 18 Insues For: Projection Oz. Date Description



BUILDING ELEVATIONS



11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDINGISEEDING OPERATIONS.

12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE

RIGHT OF WAY BUFFER

NTS

L01





404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: **FP2018-04** Final Plat for *LPKC Southwest (IP XXIII)*, generally located in the northeast

corner of the intersection of 199st Street and Four Corners Road.

APPLICATION INFORMATION

Applicant: Chris Chancellor representing

NPD Management, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150, &

Property Owner: Edgerton Land Holding Company, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Requested Action: Final Plat approval for *LPKC Southwest (IP XXIII)*

Legal Description: SE Quarter, Section 4, Township 15 South, Range 22

East; see attached Final Plat for complete legal

description.

Site Address/Location: Generally located in the northeast corner at the

intersection of 199st Street and Four Corners.

Existing Zoning and Land Uses: Zoned L-P, Logistic Park District; Farming.

Existing Improvements: None

Site Size: Lot 1 - 87.90 acres

Tract A – 3.34 acres Tract B – 2.40 acres Tract C – 22.50 acres Total – 116.14 acres

PROJECT DESCRIPTION/INFRASTRUCTURE AND SERVICES

At the time of Preliminary Plat review at the June 12, 2018 Planning Commission Meeting, the applicant submission for this project indicated two (2) lots and four (4) tracts. In addition, proposed road access called for two (2) entrances off 199th Street and one via Essex Street, which would be extended from approximately 193rd street south to 199th street. Essex Street road access included a curvature that would have required an offset road alignment as the street continued through the property.

At this time, the current request is for Final Plat approval (LPKC Southwest) to subdivide and plat land to support a project seeking to construct and operate a large warehouse/distribution building. The existing parcel will be platted into one (1) lot and three (3) tracts. The south side of Lot 1 would have frontage along 199th Street and the west side would have frontage along Four Corners Road. Tract C has frontage on, but no access to, Homestead Lane.

- a. Access to the proposed new lot would be as follows:
 - 1. 199st Street
 - i. Lot 1 has frontage along the north side of 199st Street. Access from 199th street has been reduced to one entrance and it would be for vehicle traffic only, no truck traffic.
 - 2. Essex Street
 - i. Essex Street would be extended straight south through Lot 1 to allow truck traffic access to project.
 - 3. Homestead Lane
 - i. No access to Homestead Lane is sought.
 - 4. Four Corners Road
 - i. Lot 1 has frontage along the east side of Four Corners Road, however the development is not requesting access to Four Corners Road.
- b. The property is located within the Bull Creek Watershed. Tract C contains portions of a Bull Creek tributary stream and portions of the 100-year floodplain and floodway.
- c. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Storm Sewer City of Edgerton.
 - 4. Electrical Service Kansas City Power & Light.
 - 5. Gas Service Kansas Gas Service.
 - 6. Telephone & Cable Century Link.
- d. Police is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- e. Fire protection is provided by Johnson County Fire District #1.

FINAL PLAT REVIEW

Staff has reviewed the Final Plat submitted for compliance with the approved Final Plat requirements in Section 13.3 of Article 13 of the Edgerton UDC. Review comments are listed below.

- 1. Individual notations and a table showing: lot and tract areas, setbacks, and building envelopes. *Final Plat sheets do not contain a table reflecting lot and tract areas.* **Update Final Plat.**
- 2. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, and monuments found or set. All P.I.'s corners, boundaries must be monumented with a 1/2" x 24" metal bar. *Confirm monuments have been set. Update Final Plat.*
- 3. All easements with widths, and roads with curve data.
 - a. Essex Road right-of-way should be extended south and dedicated as part of this plat. City will work with applicant to determine adequate R/W for truck access.
 - b. 199th Street right-of-way should be dedicated as part of this plat.
 - c. Applicant and City will work together on the development of future Four Corners Road along with R/W dedication.
 - d. Easements for proposed sanitary sewer have not been shown.

City Engineer is still reviewing final design of cul-de-sac bulb. Final cul-de-sac design will need to meet City specifications and address City Engineer's comments. Update Final Plat.

- 4. Ingress/egress limitations if required.
 - a. No access to Homestead Road right-of-way is proposed.
 - b. No access to Four Corners Road right-of-way is proposed.

 Final Plat should show no access hatch and have a note which indicates that no access to either Homestead or Four Corners will be allowed. Update Final Plat.
- 5. Certificate of the Governing Body with City Clerk's attest and Seal. *Reflect current City Clerk's name as Rachel James. Update Final Plat*.
- 6. Edgerton City Planning Commission Chair and Secretary approval. *Reflect current Planning Commission Secretary's name as Andrew Merriman. Update Final Plat.*
- 7. Certificate of the Zoning Administrator. *Reflect current Zoning Administrator as Katy Crow. Update Final Plat*.

RECOMMENDATION

City staff recommends **approval** of FP2018-04 Final Plat for *LPKC Southwest*, subject to compliance with the following stipulations:

- 1. The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body.
- 2. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements.
- 3. A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
- 4. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax.
- 5. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.
- 6. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.

ATTACHMENTS

- Application FP2018-04
- Final Plat, LPKC Southwest (IP XXIII).



NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Southwest				
At the intersect	tion of W. 199th St. and Four Corners Rd.			
LOCATION OR ADDRESS OF SUBJECT PROPERTY: At the intersection of W. 199th St. and Four Corners Rd.				
LEGAL DESCRIPTION: Southeast Quarter of Section 4, Town	Tiship 15, Hange 22			
CURRENT ZONING ON SUBJECT PROPERTY:	_ CURRENT LAND USE: Farm land			
TOTAL AREA: 116.3 Acres NUMBER OF LOTS: 4	AVG. LOT SIZE: 1,266,446 Sq. Ft.			
DEVELOPER'S NAME(S). Edgerton Land Holding Company, LLC. PHONE: 816-888-7380				
COMPANY: Edgerton Land Holding Company, LLC.	_ FAX:			
MAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside	le, MO 64150			
Street City	State Zip			
PROPERTY OWNER'S NAME(S): same	PHONE:			
COMPANY:	FAX:			
MAILING ADDRESS:				
Street	State Zip			
ENGINEER'S NAME(S): Jeffrey P. Means	PHONE: 816-587-4320			
COMPANY: Olsson Associates	FAX: 816-587-1393			
MAILING ADDRESS: 1301 Burlington, Suite 100, North Kansas City, MO 64116. email: jmeans@olssonassociates.com				
Street City	State Zip			
SIGNATURE OF OWNER OR AGENT:				
If not signed by owner, authorization of agent must accompany this application.				
NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 $\frac{1}{2}$ x 11) must also be submitted with the application.				
FOR OFFICE USE ONLY	-1-10 (121.11			
Case No.: 82-FP 2013-04 Amount of Fee Paid:\$ 310.00	Date Fee Paid: 7 27 18 Receipt # <u>U 49 439 W</u>			
Received By: HCleTille				

FINAL PLAT INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting. If the final plat complies with the preliminary plat, Planning Commission and Governing Body may consider approval without notice or public hearing.

vs. 9-9-11

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the final plat and other material submitted with it to determine conformity preliminary plat. The Planning Commission shall act upon the final plat within ninety (90) days after submission, unless the subdivider shall waive or consent to an extension of the ninety (90) day period.

GOVERNING BODY APPROVAL: Following the approval of a final plat by the Planning Commission, the Governing Body shall review the instrument for dedications and reservations and assure that the final plat and construction plans for all proposed streets, sidewalks, storm water sewers, sanitary sewers and water mains meet the standards of the City of Edgerton. The Governing Body may either approve the final plat, return the final plat and/or construction plans to the applicant with instructions and specifications to conform to City standards, or deny the final plat and/or construction plans with a refusal to accept dedication. If the Governing Body denies the final plat and/or construction plans, a set of written findings must be given to the applicant within 30 (thirty) days.

RECORDING OF FINAL PLAT: Upon approval of a final plat by the Governing Body, the applicant shall record the plat with the Register of Deeds within a period of one year. If the final plat is not recorded within one year from the date of approval by the Governing Body, it shall be considered null and void. Before any final plat shall be signed by the Zoning Administrator and filed by the Register of Deeds, the applicant shall submit a certificate of title indicating the ownership of all property within the bounds of the subdivision.

The applicant shall provide the Zoning Administrator with one copy of the final plat that was approved by the Governing Body on Mylar[®]. The applicant shall also return one copy of the final plat that was recorded by the Register of Deeds.

FEES DUE BEFORE ENDORSEMENT OF FINAL PLAT: Article 10 of Chapter IV of the Edgerton City Code imposes an excise tax \$0.10 per square foot of Final Plat. Prior to endorsement of any final plat, all excise taxes must be paid or City staff must determine that an exemption from payment prior to platting is applicable, all in accordance with Article 10 of Chapter IV of the City Code. In addition, a New Street Light Fee of \$250 each shall be submitted prior to the endorsement of any final plat.

VESTING AND CONFLICTING REQUIREMENTS: Initial rights for a final plat shall vest for a period of three (3) years. If all streets, sidewalks, storm water sewers, sanitary sewers and water mains have not been installed and the development of structures commenced after three (3) years, the final plat shall be considered null and void.

The requirements and standards in force at the time of the adoption of a final plat shall remain and shall continue to govern and not be set aside by the adoption of subsequent standards. Standards (such as setbacks) appearing on a plat which are greater than those imposed by this ordinance are valid, and shall be duly noted and enforced by building permits. Restrictive covenants are private instruments between buyer and seller. The Zoning Administrator does not enforce restrictive covenants unless such restrictions are part of a Planned Unit Development, or unless the City itself, as a condition of platting, is a party to such agreements. Nothing contained in these regulations is intended to void the obligation of any party to adhere to the terms of all contracts, conditions, and covenants of record.

ASSURANCES: Developers are required to install all streets, storm water sewers, sanitary sewers and water mains and other services to all lots (in a designated phase) as they appear on the final plat and/or construction plans prior to receiving a building permit from the Zoning Administrator. Developers are required to install all sidewalks on a lot as they appear on the final plat and/or construction plans prior to receiving a certificate of occupancy from the Zoning Administrator. Developers are also required to reimburse the City of Edgerton for the cost of all street signs, stop signs and speed limit signs.

<u>Exceptions</u>: The Zoning Administrator may issue building permits for lots in an approved subdivision when such lots have direct access to an existing public right-of-way and when, in his/her opinion, building construction would not interfere with the orderly process of the installation of facilities and utilities.

<u>Financial Assurance</u>: Prior to the commencement of any improvements, all required infrastructure (streets, sidewalks, storm water sewers, sanitary sewers, and water mains) must be assured by a financial instrument (performance and maintenance bond or special benefit district). Financial assurances must be made in a form and amount acceptable and approved by the City Attorney. Unless otherwise indicated by special resolution of the Governing Body, financial assurances shall be equal to the contract cost of purchase and installation of all facilities and utilities and valid for a period ending no less than two years after acceptance by the City of Edgerton. If substantial progress in installing the infrastructure is not evident within two hundred eighty (280) days after the approval of the final plat by the Governing Body, the City of Edgerton shall take appropriate action to exercise the financial assurance.

vs. 9-9-11

<u>Public Improvement Inspection Fee</u>: If a Developer is required to construct any public improvements, including streets, sidewalks, storm water sewers, sanitary sewers and water mains, that construction must be inspected by city staff or their designee. Developers are required to pay 3% of construction costs to the City for those inspections.

As <u>Builts</u>: Prior to acceptance of public improvements by the City, the developer shall provide two (2) sets of prints for all public improvement projects, excluding sidewalks, corrected to show the project as constructed and shall accurately and completely denote all changes made during the construction. Each sheet within the prints shall be clearly marked as "Conforming to Construction Records" and shall include the date of revision and certifications by a Kansas licensed engineer. This set of plans shall be substantially similar to the set of construction plans that was approved by the Governing Body.

CHECKLIST

The following items shall be included on the final plat.

- Scale, the same used for the preliminary plat; North point; vicinity map.
- The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract.
- The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumental with a 2" x 24" metal bar.
- A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1 in 5,000), with bearings and distances referenced to section or fractional section comers or other base line shown on the plat and readily reproducible on the ground.
- Individual notations and a TABLE showing: lot area, setbacks, and building envelopes.
- A number for each lot, starting (if practical) in the northwest corner.
- All easements with widths, and roads with curve data.
- ☐ Ingress/egress limitations, if required.
- The location of existing utility easements.
- A written legal description from the survey.
- An instrument of dedication for all roads and easements.
- Special notations required as a condition of platting by the Planning Commission.
- □ Approved phases clearly delineated.□ Private travel easements.
- ☐ The Owner's Certificate with Notary Seal.
- ☐ Certificate of the Governing Body with City Clerk's attest and Seal.
- $\hfill \Box$ Edgerton City Planning Commission chair and secretary approval.
- ☐ Certificate of the Register of Deeds.
- ☐ Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor.
- ☐ Certificate of the Zoning Administrator.

PROPERTY DESCRIPTION:

TRACT 1:

THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15, RANGE 22 IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING TWO HUNDRED SEVENTY (270) FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION FOUR (4), TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWENTY-TWO (22) EAST, FOR A FOINT OF BEGINNING: THENCE NORTH SEVENTY-FIVE (75) FEET; THENCE EAST FIFTY (50) FEET; THENCE SOUTH SEVENTY-FIVE (75) FEET; THENCE WEST FIFTY (50) FEET TO THE POINT OF BEGINNING, ALL IN JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN STREETS AND ROADS.

TRACT 2:

BEGINNING TWO HUNDRED SEVENTY (270) FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION FOUR (4), TOWNSHIP FIFTER (15) SOUTH, RANGE TWENTY-TWO (22) EAST, FOR A POINT OF BEGINNING: THENCE NORTH SEVENTY-TWO (27) FEET, THENCE CAST FIRTY (65) FEET, THENCE WEST FIFTY (50) FEET. THENCE WEST FIRTY (50) FEET TO THE POINT OF BEGINNING, IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN STREETS AND ROADS.

SURVEYOR SUGGESTED METES AND BOUNDS DESCRIPTION:

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER ENOWN AS.

LOGISTICS PARK KANSAS CITY SOUTHWEST

THE UNDERSCRIED PROPRIETORS OF SAID PROPERTY SHOWN ON THIS PLAT DD HERREY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGH ARES, ALL PARCELS AND PUBLIC WAYS AND THOROUGH ARES, ALL PARCELS AND PARTS OF LAW DO MOCKING ON SAID PLAT AS DEDICATED. WHERE PROPE RESURPENT RIGHTS HAVE EETH OR PARTS OF THE LAND SO DEDICATED, AND ANY PIESS, LINES, POLES AND WRES, COMDUTS, DUCTS OR CARLES AND WAYS OF THE LAND SO DEDICATED, AND ANY PIESS, LINES, POLES AND WRES, COMDUTS, DUCTS OR CARLES TO THE LAND SO DEDICATED, AND ANY PIESS, LINES, POLES AND WRES, COMDUTS, DUCTS OR CARLES TO THE LAND SO DEDICATED, AND ANY PIESS LINES, POLES AND WRES, COMDUTS, DUCTS OR CARLES TO THE LAND SO DEDICATED, AND AND AND PIESS AND PROPERTION HEREBY ASSOLVES AND AGREES TO INDEMNITY THE CITY OF EDDICATION, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DEMANGE FACILITIES, RIPGATION SYSTEMS, DUCTS AND CARLES, AND SMILLAR FACULTIES, POPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U.E." IS HEREBY GRAVIED TO THE CITY OF EDERTON, KARASS WITH SUBGROUNTE USE OF THE SAME BY OTHER COVERMENT ENTITIES TO PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCCESS THE OTHER COVERMENT ENTITIES. AND/OR MAINTENANCE OF PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT.

AL EASUERY OF LICENE TO ENTER UPON, LOCATE CONSTRUCT USE AND MANTAN OR AUTHORIZE THE COCATION, CONSTRUCTION, MAINTANNEC OR USE OCCOUNTING, TOWER DEARHAGE DRANMER FACILITIES, USED SHEAR OF COMBUITS, SHEAR DEARHAGE FACILITIES, AUTHORIZED AND DESIGNATED DRANMER FACILITIES, UPON, OVER AND THROUGH THOSE MEEA OUTLINED AND DESIGNATED ON THE IS PLAT AS "DRANMER EXEMENT" OF "ALS "IS HEREBY GRANTED TO THE CITY OF EDERFORM, KANSAS. UTILITITY EASURANT SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT MAPAR STRENGHT OR INTERFERE WITH THE USE AND/OF MAINTENANCE OF PUBLIC UTILITIES LOCATED WITHIN THE EASURBLY.

AREAS DESIGNATED ON THE ACCOMPANYING PLATS AS PEDESTRIAN ACCESS EASEMENT OR "P.E." ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF PEDESTRIAN ACCESS. NO FENCE, WALL, PLANTING, STRUCTURE OR OTHER OSSITUCTION MAY BE PLACED OR MANTAINED IN SAD DE. WITHOUT APPROVAL OF SAID CITY COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF EDGETTON, KANSAS.

RESTRICTIONS

NO ACCESS WILL BE PERMITTED TO HOMESTEAD LANE.

CONSENT TO LEVY

THE UNDERSONED PROPRETORS OF THE ABOVE DESCRIBED TRACTS OF LIND HEREBY CONSENT AND JORGE THAT THE BORNE OF CONTY COMMISSIONES AND THE CITY OF EIDERTON, JOHNSON COUNTY, KANSAS, SHALL HAVE CONTY OF THE CONTY ON THE CONTY OF THE CONTY OF THE CONTY OF THE CONTY OF THE CONTY ON THE CONTY OF THE CONTY ON THE CONTY OF THE CONTY OF THE CONTY OF THE CONTY OF THE CONTY ON THE CONTY OF THE CONTY OF THE CONTY ON THE CONTY OF THE CONTY ON THE

THIS PLAT AND SURVEY OF LOGISTICS PARKKANSAS CITY SOUTHWEST WERE EXECUTED BY OLSSON ASSOCIATES, INC. 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

HEREBY CERTIFY: THAT THE PLAT OF LOGISTICS PARK KANSAS CITY SOUTHWEST SUBDIVISION IS BASED ON AN ACTUAL SURVEY WADE BY ME OF MODES MY DIRECT SUPERVISION AND THAT SAID SURVEY METS OR EXCEEDS THE CURRENT TECHNICAL PROFESSIONS. I FURTHER CERTIFY THAT I HAVE COMPLEX WITH ALL STATUTES, GROMANGES OF RECORD OF THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONS. ANONEDIC AND BELLET.



OLSSON ASSOCIATES, INC. KS CLS 114 Jason S. Roudebush, KS PLS 1415 July 27, 2018 iroudebush@olssonassociates.com

DATE OF SURVEY

ject no: 018 116; name: V_FPT_81162_DWC

OLSSON ®

SHEET

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-915182-KCTY, EFFECTIVE JULY 10, 2018 AT 8:00 A.M.

BEARINGS USED HEREON ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD 1983, NORTH ZONE USING THE MODOT VRS GPS NETWORK.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____
DAY OF ______, 2018

JOHN DALEY, CHAIRPERSON

ERIK ERAZO, SECRETARY

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____, 2018

APPROVED BY THE ZONING ADMINISTRATOR, ON THE _____ DAY OF _____, 2018

ACTING ZONING ADMINISTRATION - SCOTT PETERSON

IN WITNESS WHEREOF:

EDGERTON LAND HOLDING COMPANY, LLC,, A KANSAS LIMITED LIABILITY COMPANY.

NATHANIEL HAGEDORN, MANAGER

STATE OF _____

COUNTY OF _____SS

BE IT REMEMBERED THAT ON THIS

DAY OF

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

drawn by: NRWRH surveyed by: SSRDURNICC

DATE OF SURVEY

THIS PLAT AND SURVEY OF LOGISTICS PARK KANSAS CITY SOUTHWEST WERE EXECUTED BY OLSSON ASSOCIATES, INC. 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

HEREBY CERTIFY: THAT THE PLAT OF LOGISTICS PARK KANSAS CITY SOUTHWEST SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPPRISON AND THAT SAND SURVEY WESTS OF EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR PROFESTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONS. IT TWITTER CRITIFY THAT I THAT E OWNELED WITH ALL STATUES, CONDINANCES, AND THE CHAST OF THE MEST OF THE PROFESSIONS. TO THE CHEST OF MY PROFESSIONS TO SURVEY THAT I THAT CONTINUED WITH THE THAT I THAT OF SURVEYSIONS TO THE CHEST OF MY PROFESSIONAL KNOWLEDGE, AND BELLEY.



OLSSON ASSOCIATES, INC. KS CLS 114
Jason S. Roudebush, KS PLS 1415
July 27, 2018
jroudebush@olssonassociates.com

| ONOSZION | OPTION |

2018/1001-1500/018-1162/40-Decim/SPV

DWG: F: \2018 DATE: Jul 26, DEVELOPER: EDGERTON LAND HOLDING COMPANY, LLC. 4825 NW 41ST STREET, SUITE 500 RIVERSIDE, MO 64150

> SHEET 2 of 3

DEVELOPER: EDGERTON LAND HOLDING COMPANY, LLC. 4825 NW 41ST STREET, SUITE 500 RIVERSIDE, MO 64150 DATE OF SURVEY

07-27-2018

drawn by: NRWRH

drawn by: NRWRH
surveyed by: SSRDIRNICC
checked by: JPM
approved by: JSR
project no: V_FPT_81162,0WG

OXOLSSON ©
A 55 & CIATES

SHEET 3 of 3

OLSSON ASSOCIATES, INC. KS CLS 114 Jason S. Roudebush, KS PLS 1415 July 27, 2018 jroudebush@olssonassociates.com 404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG



STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: **FS-2018-06** Final Development/Site Plan for *Logistics Park Kansas City Southwest*,

generally located in the northeast corner of the intersection of 199st Street and Four

Corners Road.

APPLICATION INFORMATION

Applicant: Chris Chancellor representing

NPD Management, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150, &

Property Owner: Edgerton Land Holding Company, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Requested Action: Final Site Plan approval for *LPKC Southwest (IP XXIII)*.

Legal Description: North half of the SE Quarter, and the SW Quarter of the SE

Quarter of Section 4, Township 15 South, Range 22 East; see

attached application for complete legal description.

Site Address/Location: On the north side of 199th Street between Four Corners Road

and Homestead Lane.

Existing Zoning and Uses: Zoned L-P, Logistic Park District; existing use is farming.

Existing Improvements: none

Site Size: Lot 1 – 86.60 acres

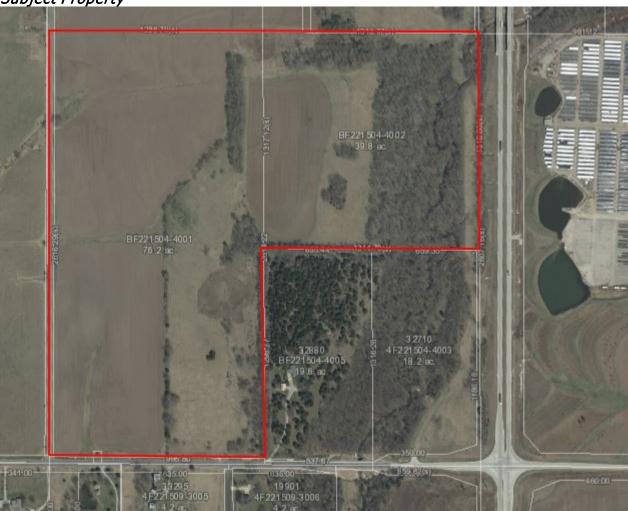
Tract A - 3.46 acres
Tract B - 2.42 acres
Tract C - 21.86 acres
Right-of-Way - 5.08 acres
Total - 119.42 acres

PROJECT DESCRIPTION

At the June 10, 2018 Planning Commission meeting, a Preliminary Site Plan was approved which depicted two (2) warehouse buildings on two (2) lots with associated parking and stormwater detention facilities. The submitted Final Site Plan presented today depicts one (1) 1,160,640 SQFT warehouse building on one (1) lot with three (3) tracts (A, B, & C), being utilized as part of the

stormwater system. The conceptual building floor plans include building elevations. A photometric plan was submitted. The Final Site Plan sheets include general information about the development including items such as overall layout, access (including sight distance considerations), circulation and landscape plans.





INFRASTRUCTURE AND SERVICES

A Preliminary Plat was reviewed and approved at the June 10, 2018 Planning Commission meeting. Infrastructure was reviewed as part of that process, but the plan has changed significantly since the Preliminary Plat submission.

- 1. Access to the proposed new lot would be as follows:
 - 1. 199st Street.
 - i. Lot 1 has frontage along the north side of 199st Street. Applicant plans contain a proposed single access point from 199th street which would be for vehicle traffic only, no truck traffic.
 - 2. Essex Street.
 - i. Essex Street would be extended south through Lot 1 to allow truck traffic access to development.
 - 3. Homestead Land.
 - i. No access to Homestead Lane is sought.

- 4. Four Corners Road
 - i. Lot 1 has frontage along the east side of Four Corners Road, however the development is not requesting access to Four Corners Road.
- 2. The property is located within the Bull Creek Watershed. Tract C contain portions of a tributary stream to Bull Creek and portions of the 100-year floodplain and floodway.
- 3. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Storm Sewer City of Edgerton.
 - 4. Electrical Service Kansas City Power & Light.
 - 5. Gas Service Kansas Gas Service.
 - 6. Telephone & Cable Century Link.
- 4. Police is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- 5. Fire protection is provided by Johnson County Fire District #1.

STAFF ANALYSIS

Staff has reviewed the Final Development/Site Plan submittal for compliance with Article 10, *Site Plans and Design Standards* and Section 5.2 *Logistics Park (L-P) District*. The combined details of that review are listed below.

Article 10

Section 10.1 - Site Plan Requirements

- 1. Sheet C200 thru C701.
 - a) A site map with the following features:
 - i. Exterior lot lines with any survey pins. Exterior property lines are depicted, survey pins are not. Applicant has not provided sufficient detail regarding cul-de-sac width and cul-de-sac R/W, proposed road plan and proposed lane striping plan for ingress and egress lanes. The City Engineer is still reviewing final design of cul-de-sac bulb. Final design will need to meet City specifications and address City Engineer's comments. Provide detail and update Final Site Plan.
 - ii. Parking areas, paths, walks with sizes and surfaces material specifications. Sidewalks along the Essex Street cul-de-sac, 199th Street, and Homestead Lane will need to be identified and connected to the internal pedestrian system and/or trail system. The sidewalk along 199th Street will be built as part of a road improvement project. The exact dimensions of the sidewalk along Homestead Lane to be determined by City Engineer. Update Final Site Plan.
 - iii. Connection point for utilities. Public improvement plans for the proposed sanitary sewer line are required. City Staff will work with the applicant and property owner to determine appropriate location of the proposed sanitary sewer line. Upon submittal to the City, final sanitary sewer plans will be reviewed and once all comments have been addressed, the City will submit the plans to KDHE for approval.
 - b) A sketch of the entry (monument) sign, and all other free-standing, façade, and building signs to be used on the premises. No signage was submitted with the application. All proposed signage to be utilized on site, including directional signage, must be submitted with a sign permit application for approval in accordance with the provisions of the UDC. Applicant acknowledges.

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

<u>Section 5.2 Logistics Park (L-P) District regulations</u> **DISTRICT REGULATIONS:**

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

DESIGN GUIDELINES:

- 1. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *The applicant has submitted building elevations for LPKC Southwest Lot 1. Current orientation of the building will place dock areas and doors facing the Four Corners Road and Homestead Lane right-of-way.*
- 2. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *Orientation of building 1 places building elevations, which contain dock doors, facing public street right-of-way (Four Corners Road and Homestead Lane).*
 - If the Planning Commission permits this orientation, then building on Lot 1 will have docking doors facing public street rights-of-ways and may implement additional landscape screening requirement. See Landscape Standards section below.
- 3. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. See comment under Site Plan Requirements. Update Final Site Plan.

ARCHITECTURAL DESIGN STANDARDS:

- Large expanses of blank walls of any material or metal siding are not allowed. Building facades
 over one hundred feet (100') long facing public right-of-way or residential property shall break
 up massing of buildings by dividing building façade into smaller components with a minimum of
 three (3) of the following elements:
 - a. Articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands," recessed design elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other such methods of visual relief;
 - b. Avoid long, repetitive, monotonous facades particularly those that repeat the same design element several times along the same elevation
 - c. Use of darker building color and varied wall treatments
 - d. Varying roof lines (see Vertical Articulation section)
 - e. Change of wall plane (see Horizontal Articulation section)

Applicant has utilized criteria a, c, and d in the building elevations submitted for LPKC Southwest, generally meeting the criteria outlined above.

Building Materials. One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials. *The building elevations submitted depict dock doors along the west and east elevations/facades orientated toward public rights-of-ways (Four Corners Road and Homestead Lane). The building elevations submitted generally meet the criteria outlined above for materials. Applicant has provided additional landscape screening to compensate for building orientation. See Landscape Standards section below. Applicant has indicated that there will be a guard shack on the premises but has not provided elevations. Prior to building permit approval, applicant will submit guard shack elevations for City staff review to ensure compliance with these criteria. Applicant acknowledges.*

2. Façade Guidelines

- a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical facade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.
 - i. Building on Lot 1
 - 1. The north wall of the building faces an LP zoned parcel and LP developed property. It is screened by IP XXI.
 - 2. The south wall of the building faces 199th Street right-of-way. The middle of the south elevation (wall) measures 335'. The height of the wall ranges between 43'-6" and 46'-0".
 - 3. The east wall of the building contains dock doors and faces toward Homestead Lane right-of-way. However, the road is more than 1,500 feet from the east wall with significant, existing, trees and shrubbery located in this area. Given the area contains the regulatory 100-year flood plain it is assumed no significant land disturbance will occur in this area, preserving the buffer.
 - 4. The west wall contains dock doors and faces Four Corners Road right-of-way. The middle of the west elevation (wall) measures 910'. The height of the wall ranges between 43'-6" and 46'-0". The maximum length of this wall without additional horizontal articulation is 179'-0". The required horizontal off-sets calculated for this wall is 4.3' and 4.6'. The off-set provided 5'. Because this wall has dock doors horizontal articulation would be impossible to achieve.

Applicant shall submit calculation illustrating calculation performed for horizontal articulation as required by the UDC. Update Final Site Plan.

b. Vertical Articulation. Walls facing a public right-of-way, or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Like the horizontal articulation requirement, walls not facing a public right-of-way, or a residentially zoned property are exempt from this

requirement. However, walls with loading dock doors are still required to meet this standard. Elevations for the building and façades has been provided.

1. The minimum height change required is between 4.3 and 4.6 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 2'-6" feet (43'-6" to 46'-0"). The articulation between the tops of the lowest and tallest walls does not meet this requirement, and the overall articulation does not comply, as the 10% change in height is required to occur within each 178'-0" foot section of wall. While the elevations do not comply with this requirement some (while smaller) articulation is provided. The vertical articulation being provided appears to be close to that shown on previous projects. The Planning Commission may decide to grant an exception to this requirement based upon the façade elevations that have been provided.

Applicant shall submit calculation illustrating calculation performed for vertical articulation as required by the UDC. Update Final Site Plan.

While the building design varies slightly from the horizonal and vertical articulation requirements, it meets the intent by providing more frequent articulation with less height change than the current guidelines identify. For every 78 feet of linear wall, the vertical height changes 24 inches every 26 feet – half the vertical articulation required but occurring twice as often. Horizonal requirements would be difficult to achieve on an industrial building of this type due to the dock door locations. In order to meet both vertical and horizonal articulation requirements, the applicant has used color blocking and provided a color palate that is consistent with other buildings at LPKC. In addition, additional screening has been proposed by the applicant by way of a Type 4 Landscape Buffer along the western perimeter (Four Corners Road) and southern perimeter (199th Street). A Type 4 Landscape Buffer provides more screening than the required Right-of-Way Buffer. See Landscape Standards section for landscaping details.

c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. Rooftop equipment is shown on the proposed building elevations. Applicant has indicated that submitted plans may change as part of the final design process. It is possible that units may be visible from ground and street level. In the final design, if rooftop equipment is visible from the ground and street level view is required prior to building permit approval.

PARKING AND LOADING:

1. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. The

Final Development/Site Plan depicts 237 car stalls, of which 6 are ADA compliant. Applicant shall submit a parking exhibit which outlines the parking provided v. what is required per the UDC and include a plan for how parking may be modified to accommodate additional vehicle parking should it be necessary for future site use.

OFF-STREET LOADING STANDARDS

1. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. Applicant has indicated that 10' vinyl coated chain link fencing will be installed around the perimeter of the property. 1" chain link will be used along Four Corners Road, 199th Street and the east side of the parcel adjacent to residential use. The rest of the east side of the parcel and the north side of the parcel will be fenced with 2" chain link. Specific type of fencing to be utilized on each site side should be indicated on the Final Site Plan. Update Final Site Plan.

PHOTOMETRICS:

 General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. A photometric plan has been provided but applicant indicates it was included for illustration purposes only. Applicant has indicated that light locations might vary during the design refinement process and if necessary they will issue a revised photometric with the permit set for City staff review. Any future submissions of photometric plans must comply with the UDC and will require City approval. Applicant acknowledges.

LANDSCAPE STANDARDS:

- 1. Right-of-way Buffer Width Requirements. The project abuts Four Corners Road right-of-way along the western property line and 199th Street right-of-way along the southern property line. Right-of-way (ROW) buffer requirements for a 2 lane or 4 lane undivided road requires 1 tree per 50 LF of ROW within a 10-foot buffer width. The applicant has submitted plans which include a Type 4 Perimeter Landscape Buffer along the Four Corners Road and 199th Street right-of-way. In addition, the applicant has indicated a berm will be placed along the Four Corners Road property line. Type 4 buffers are defined as requiring a 20' buffer width and trees planted at 50' spacing (100% within buffer) and bushes at 48" spacing (with 35% within buffer). Submitted plans exceed City requirements for these two right of ways.
- 2. Perimeter Landscape Buffer Requirements. The perimeter landscape requirements are based upon the use of the adjacent property. The Final Development/Site Plan under consideration is adjacent to road right-of ways and residential zoning uses. Adjacent residential land uses require a Type 4 perimeter buffer landscaping which is required along the common property lines long the south half of the east property line, north to the corner, and then east along the property line to Homestead Lane. The application seeks to utilize existing trees located along

the common property line to provide the required Type 4 landscaper buffers by utilizing a 20' landscape easement. The applicant has not identified any existing specific trees or shrubs that are to be preserved and utilized for the Type 4 landscape buffering along the eastern perimeter. The applicant shall inventory all existing trees and shrubs intended to be used in this screening. Any trees destroyed during construction or lost to disease must be replaced to maintain adequate screening. The applicant has not indicated any landscaping along the north side of the parcel adjacent to the Essex Street cul-de-sac and the Four Corners Road R/W. Type 4 landscape buffering is needed along the property line to the building edge on both the east and west sides. Update Final Site Plan.

- 3. Buffer Composition Requirements. Deciduous trees and/or evergreen trees shall be a minimum of 2.5" caliper and 12' in height at installation. Bushes shall be a minimum 24" high and planted on centers a maximum of 48" apart. All plant material needs to comply with these minimum requirements. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site. The screening proposed does not show enough variation. Clusters of trees are encouraged to create a more natural appearing environment. Two species of shrubs and one species of tree exceed the 30% maximum. Percentages for shrubs is not included on Final Site Plan. Please verify numbers and percentages and Update Final Site Plan.
- 4. Screening from Residential Uses. The southeastern side of the southern half of the Lot abuts residential zoning and land uses. The southern side of the Lot abuts 199th Street road-right-of-way. The applicant has indicated that existing tree line will be used as a Type 4 buffer on the southeaster side of the southern half. A Type 4 Landscaping Buffer is required along 199th Street. The applicant has submitted plans which include a Type 4 Perimeter Landscape Buffer along 199th Street. The applicant has not identified any existing specific trees or shrubs that are to be preserved and utilized for the Type 4 landscape buffer along the southeastern side of the southern half of the lot. The applicant shall inventory all existing trees and shrubs intended to be used in this screening. Any trees destroyed during construction or lost to disease must be replaced to maintain adequate screening.
- 5. <u>Dumpster screening</u>. *Trash enclosures or screening are not shown. Plans shall be updated to satisfy the dumpster screening requirements in Article 5.2 K 8.*

DIESEL EMISSION REQUIREMENTS:

Applicant shall be aware that the following diesel emission requirements will apply to this project:

- Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle
 weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes
 in any 60-minute period. For loading and unloading operations, idling shall be restricted to no
 more than 30 minutes in any 60-minute period.
- 2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups. Hook-ups must be indicated on site plan.
- 3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.

- 4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
- 5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
- 6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
- 7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.
- 8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
- 9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

OTHER COMMENTS

- 1. A storm water study has been submitted and reviewed by the City Engineer. All comments have been addressed. However, due to changes made since the submission of that study, a revised study reflecting changes is required.
- 2. A SWPPP has not been submitted.
- 3. Access to public transit stops is important for both employers and employees at LPKC. The applicant shall work with City staff to create a transit pull out area adjacent to the southern drive entrance along 199th Street to accommodate future transit route accessibility.
- 4. All edges of paved surfaces for this project are to be treated with curb and gutter in compliance with APWA recommended standards.

RECOMMENDATION

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

- 1. The above recommendations are stipulated to as a part of approval and incorporated into the Final Development/Site Plan document set.
- 2. The Final Development/Site Plan must be approved prior to commencement of uses and the property be developed in accordance with the approved Final Development/Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Final Development/Site Plan, as amended by these stipulations, and approved by the City.
- 3. All Final Development/Site Plan requirements of the City listed above shall be met or addressed as part of the plan set submitted for construction permits as identified above.

- 4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
- 5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
- 6. A revised Stormwater Plan must be submitted due to the changes made since the initial plan was reviewed. All staff comments must be addressed to the satisfaction of the City Engineer.
- 7. A SWPPP must be submitted and all staff comments will be addressed to the satisfaction of the City Engineer.

ATTACHMENTS

- Application FS2018-06
- Final Site Plan, LPKC Southwest (IP XXIII)
- Line of site renderings

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

□ PRELIMINARY SITE PLAN 💍 FINAL SITE PLAN			
NAME OF PROPOSED SUBDIVISION: Logistics Park Ka	ansas City Southwest (I	nland Port 23)	
LOCATION OR ADDRESS OF SUBJECT PROPERTY: NEC	of 199th Street and Foo	ur Corners Road	
LEGAL DESCRIPTION: See attached sheet and plan of	over sheet		
CURRENT ZONING ON SUBJECT PROPERTY: L-P	CURRENT	LAND USE: Agricultura	ıl
TOTAL AREA: Acres NUMBER	OF LOTS: 1 lot, 3 tracts	AVG. LOT SIZE: _	36.39 Ac. 36,XXX.
DEVELOPER'S NAME(S): Chris Chancellor (as agent for pro	perty owner)_ PHONE:_	816-888-7380	
COMPANY: Edgerton Land Holding Company LLC	FAX:816	6-888-7399	
MAILING ADDRESS: 4825 NW 41st Street, Suite 500	Riverside	MO	64150
Street	City	State	Zip
PROPERTY OWNER'S NAME(S): Edgerton Land Holding C	ompany LLC_PHONE:_		
COMPANY:	FAX:		
MAILING ADDRESS:			
Street	City	State	Zip
ENGINEER'S NAME(S): Brian Forquer/Ben Heins	PHONE:_	816-587-4320	
COMPANY: Olsson Associates	FAX:		
MAILING ADDRESS: 1301 Burlington Street, Suite 100	North Kansas City	MO	64116
Street	City	State	Zip
SIGNATURE OF OWNER OR AGENT: Chris Chancello	r, NorthPoint Developm	nent LLC	
If not signed by owner	r, authorization of agent n	nust accompany this appli	cation.
NOTE: Ten (10) copies of the proposed preliminary plat must ac must also be submitted with the application.	company this application fo	r staff review. One (1) reduc	ed copy (8 ½ x 11)
FOR OFFICE USE ONLY		1. 1.	
Case No.: \$2018 - 00 Amount of Fee Paid:\$ 1	390 .00 Date Fee F	Paid: 7/30/18	
Received By: ACLOWER	Date of He	earing:	

SITE PLAN INSTRUCTIONS

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

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

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

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

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

CHECKLIST

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

Fro	ont or Cover Sheet
م ⊏	A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
م ⊏	A project title, zoning designation and project sponsor.
م د	A street, lot or tract address of the project.
□ 🏻	An index to contents and a data table which includes:
	☐ Acreage of the site and number of units per acre (if applicable)
	☐ Gross square feet of the building(s) area
	□ Proposed use of each building
	□ Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
	□ Total number of parking places
٦ N	Name of the architect, engineer, surveyor or draftsman.
⊐ F	Following certificates and signature blocks:
	CERTIFICATE:
	Received and placed on record this day of , 20 by
	(Zoning Administrator).
	Approved by the Edgerton City Planning Commission this day of, 20 by
	(Chair of Planning Commission).
	I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.
	Applicant signature Date

vs. 9-9-11

Sheet #2

A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor
storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns,
parking areas and drives.

□ A table entitled "Plantir	ng Schedule" which lists the common nam	ne, size and condition of all planting	g materials, together
with a timetable for plan	nting.		

with a timetable for planting.
Sheet #3
□ A site map with the following features:
□ Topography at reasonable intervals
☐ Exterior lot lines with any survey pins
□ Location of buildings
☐ Parking areas, paths, walks with sizes and surfaces material specifications
□ Exterior lighting specifications
☐ Site entrance and connections to streets
☐ Location of easements
□ Connection point for utilities
$\hfill\square$ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
☐ Features to facilitate handicapped access
□ Profile and detail for roads (if required)
Sheet #4
□ Scale drawing of building floor plans
□ Dimensions and use of rooms and areas
□ Dimensions of entrances/exits and corridors
$\ \square$ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance
Sheet #5 (if requested)
☐ Scale drawings of all building elevations
□ Roof pitch and materials
☐ Siding type and materials, including facie

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

LOGISTICS PARK KANSAS CITY SOUTHWEST

FINAL DEVELOPMENT PLAN

SECTION 04. TOWNSHIP 15. RANGE 22 EDGERTON, JOHNSON COUNTY, KANSAS W 199TH STREET & FOUR CORNERS ROAD

CURRENT ZONING: L-P PROPOSED ZONING: L-P APPLICANT: EDGERTON LAND HOLDING COMPANY, LLC



NOTES:

1. SCREENING OF ADDED SITE ITEMS AND SITE SIGNAGE WILL BE THE RESPONSIBILITY OF THE TENANT, TENANT SHOULD ADHERE TO THE CURRENT CITY OF EDGERTON REGULATIONS.

PROPERTY DESCRIPTION:

THE OWN HAS DESCRIPTION.

BY SOME THE STREET COMES OF SECURISH COMES OF SECURED COMES OF SECURED COMES OF SECURED COMES.

BY SOME THE STREET COMES OF SECURED COMES OF SECURED COMES.

BY SOME SECURED COM

USED FOR ROAD RIGHT OF WAT.						
		0	GROSS			
ρp	PROPOSED	DSED	AREA	STREET R/W	NET AREA	l
7	ZONING	NG .	(AC.)	(AC.)	(AC.)	LAND USE DESCRI
	(a))	(b)	(c)	(d)	(e)
	L-P	> :	86.60	0.00	86.60	Warehouse/Comi
_	L-P	>	3.46	0.00	3.46	Detention
_	L-P	>	2.42	0.00	2.42	Detention

BOUNDARY & EXISTING CONDITIONS LEGEND TYPICAL FOR ALL PLAN VIEWS

191ST STREET

LOCATION MAP

PROJECT TEAM CONTACT LIST

UTILITIES: ELECTRIC KANSAS CITY POWER AND LIGHT PH: 816.471.5275

CABLE CENTURY LINK

WATER
JOHNSON COUNTY RURAL WATER DISTRICT 7
534 W MAIN
P.O. BOX 7
GARDNER, KANSAS
PH: 913.656.7173

NE 1/4

PROJECT LOCATION

SE 174

	PROPERTY LINE
ssss	EXISTING SANITARY SEWER
=====	EXISTING STORM
w	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER LINE
P-UG	EXISTING UNDERGROUND POWER LINE
COMM	EXISTING UNDERGROUND COMM LINE
UGE	EXISTING UNDERGROUND ELEC LINE

DESIGN CONDITIONS LEGEND
TYPICAL FOR ALL PLAN VIEWS
UNLESS SPECIFIED OTHERWISE ON INDIVIDUAL SHEET

ST 🖂	STORM SEWER
ST.	STORM HEADER PIPE AND ROOF DRAINS
P-UG	UNDERGROUND POWER CONDUIT
GAS	NATRUAL GAS PIPE
GATY	CABLE TELEVISION CONDUIT
ww	WATER PIPE
FP	FIRE PROTECTION
	CANITADY CEWED

CONTOUR LEGEND TYPICAL FOR ALL PLAN VIEWS

- -100- - EXISTING INDEX CONTOURS - -100- - EXISTING INTERMEDIATE CONTOURS —100— PROPOSED INDEX CONTOURS
—100— PROPOSED INTERMEDIATE CONTOURS __100__ FUTURE INDEX CONTOURS -100- FUTURE INTERMEDIATE CONTOURS

Sheet Title TITLE SHEET EXISTING CONDITIONS OVERALL GRADING PLAN C300 GRADING PLAN (2) C302 OVERALL SITE PLAN C400 SITE PLAN (1) C401 SITE PLAN (2) C402 SITE PLAN (3) OVERALL UTILITY PLA C500 UTILITY PLAN (1) C501 UTILITY PLAN (2) UTILITY PLAN (3) C503 C600 STORM SEWER GENERAL LAYOU C601 STORM SEWER PLAN & PROFILE STORM SEWER PLAN & PROFILE (3) C603 STORM SEWER PLAN & PROFILE (5) C605 C606 C607 C608 STORM SEWER PLAN & PROFILE (7 STORM SEWER PLAN & PROFILE (8) STORM SEWER PLAN & PROFILE (9) C609 C610 STORM SEWER PLAN & PROFILE (11) C611 STORM SEWER PLAN & PROFILE (12 C613 STORM SEWER PLAN & PROFILE (1) STORM DRAINAGE CALCS C701 L100 A1.23 LANDSCAPE PLAN OVERALL FLOOR PLAN ELEVATIONS A4.01

FLOOD PLAIN NOTES

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 20091C0133G AND 20091C0134G, PORTIONS OF THIS TRACT LIE IN:

-UNSHADED ZONE X, DEFINED AS AREAS OUTSIDE OF THE ANNUAL 0.2% CHANCE FLOODPLAIN. -ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY.

-ZONE AE, WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

-FLOODWAY, WHICH MUST BE KEPT FREE OF ENCROACHMENT IN ORDER TO PROPERLY PASS THE 1%

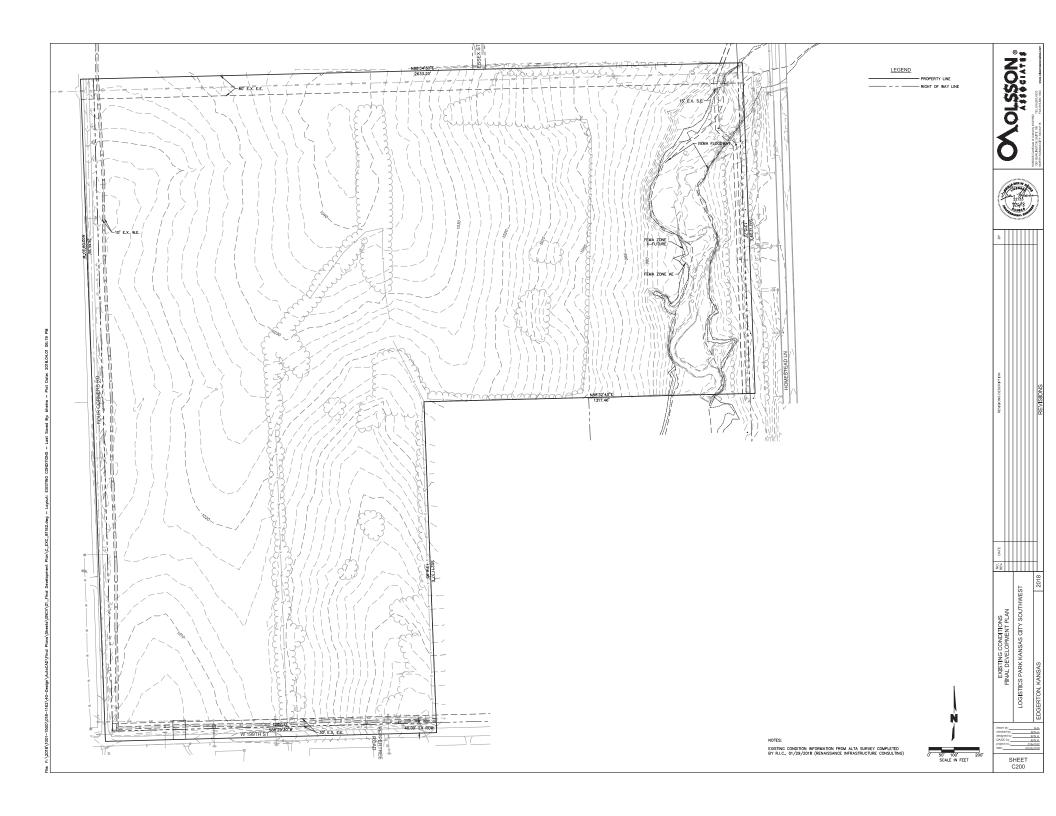
SERTIFICATE
RECEIVED AND PLACED ON RECORD THIS DAY OF 20 BY
ZONING ADMINISTRATOR.
APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS DAY OF, 20 BY
OHN DALEY CHAIR OF PLANNING COMMISSION.
OHN DALEY
PERMISSION FOR PARKING TO ENCROACH WITHIN SETBACK LINES IS $_$ IS NOT $_$ GRANTED ACCORDING AY MARKED NOTATIONS:
ZONING ADMIN DATE
CERTIFY THAT I HAVE REMEMED THIS SITE PLAN AND WILL COMPLY WITH ALL SECGRICATIONS, CHANGES NID AMENDMENTS HEREN, AND THAT THIS INSTRUMENT CREATES A LEGALLY ENFORCEABLE OBLIGATION I WILLD AND DEVELOP IN ACCORDANCE WITH ALL FINAL AGREEMENTS.
APPLICANT SIGNATURE DATE
ATHANIEL HAGEDORN, MANAGER

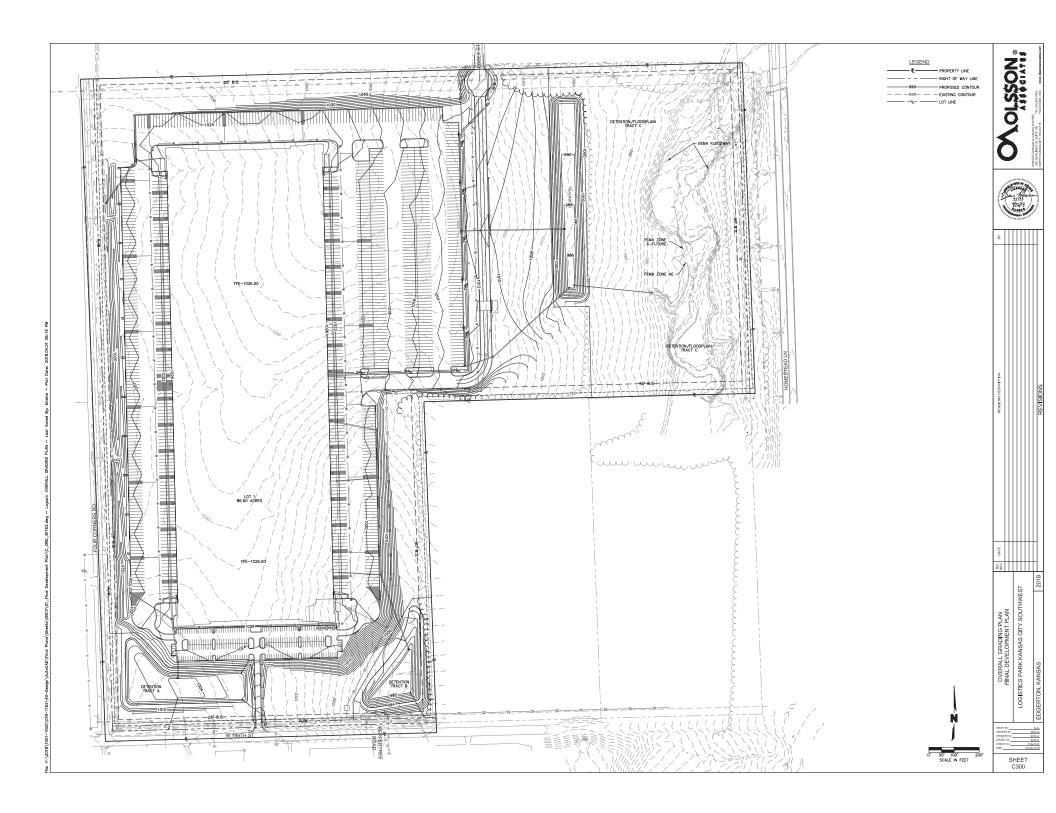
EASEMENT/SETBACK LEGEND

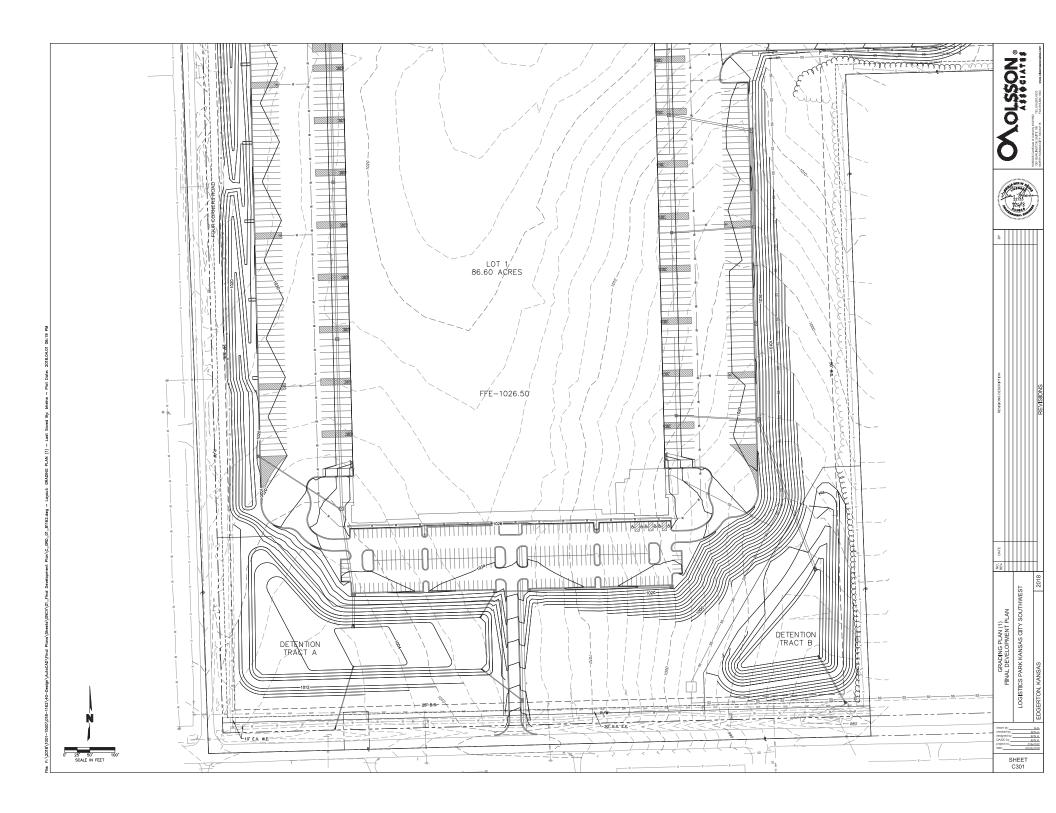
AE ACCESS EASEMENT
DE DRAINAGE EASEMENT
PS PARKING SETBACK
SB PROPERTY SETBACK
SE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT

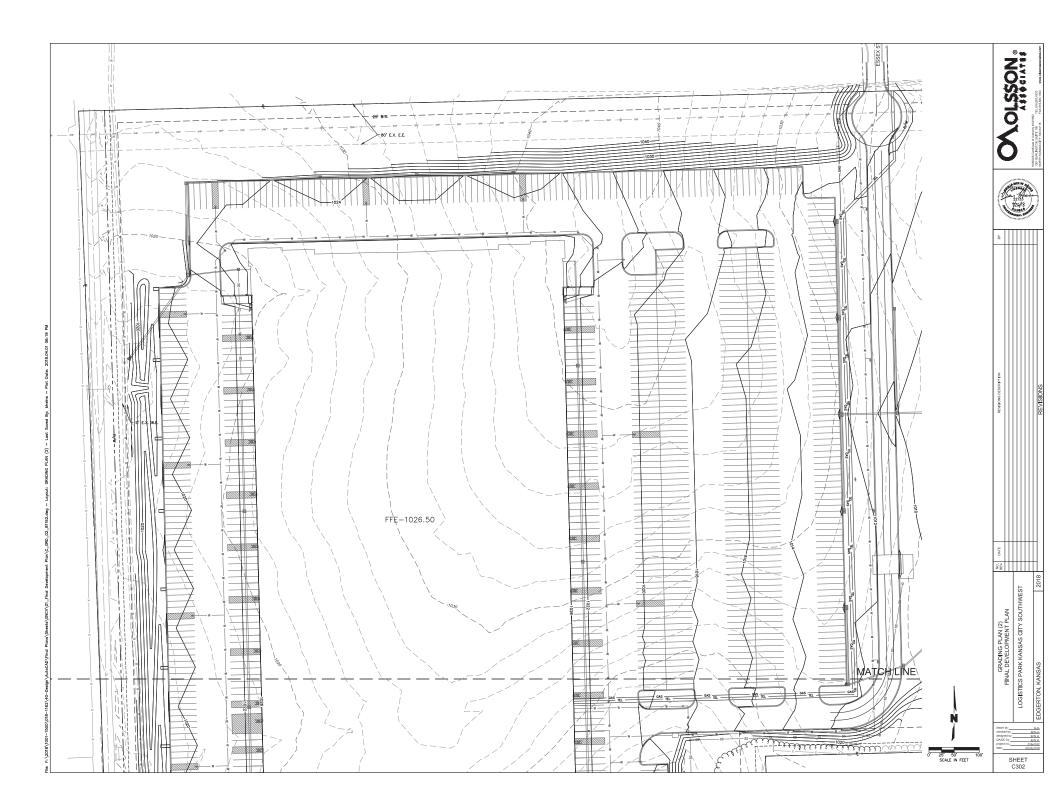


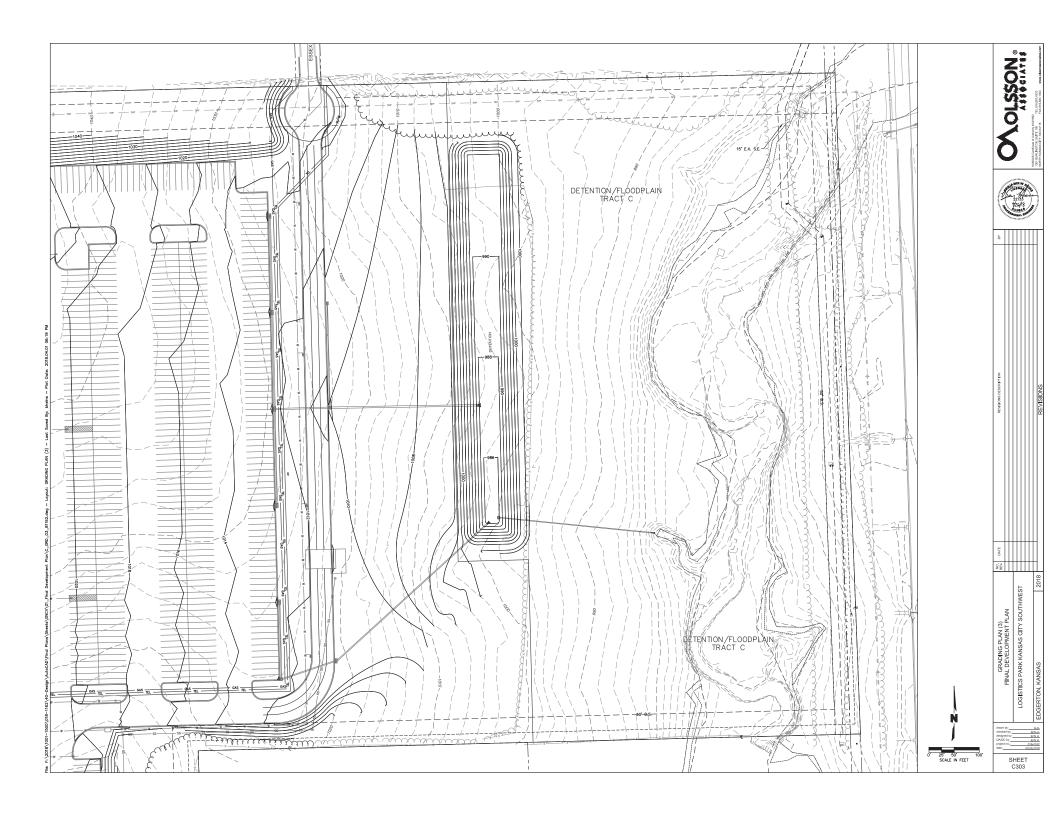


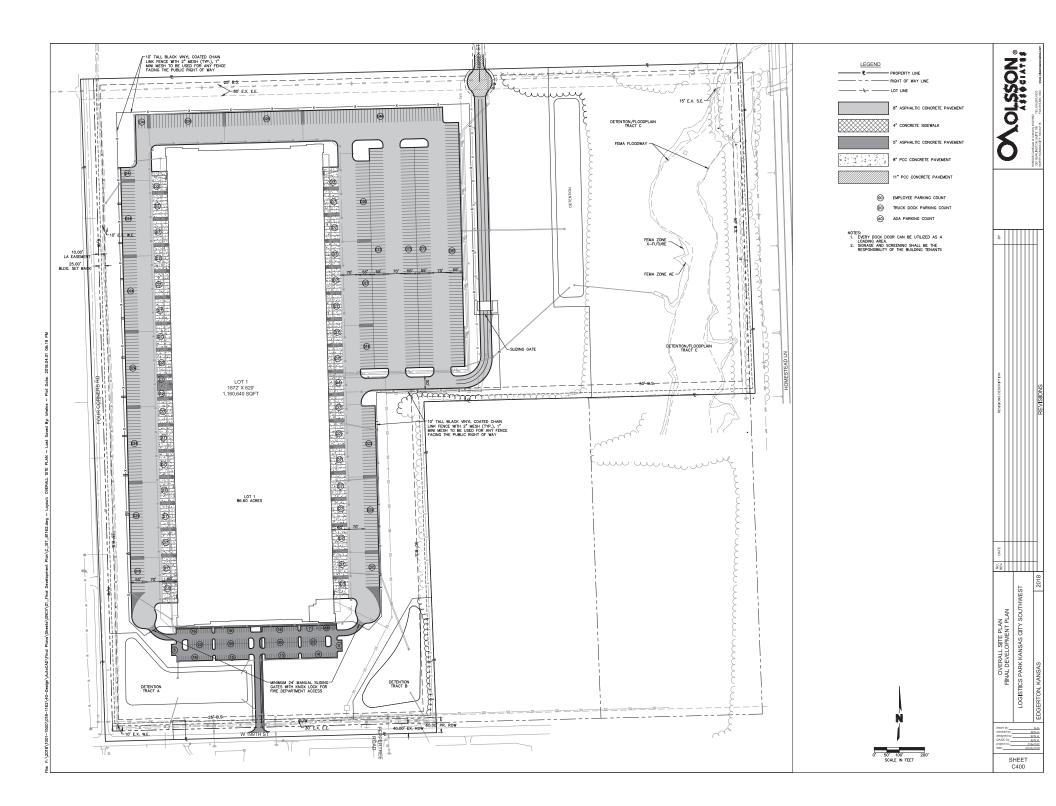


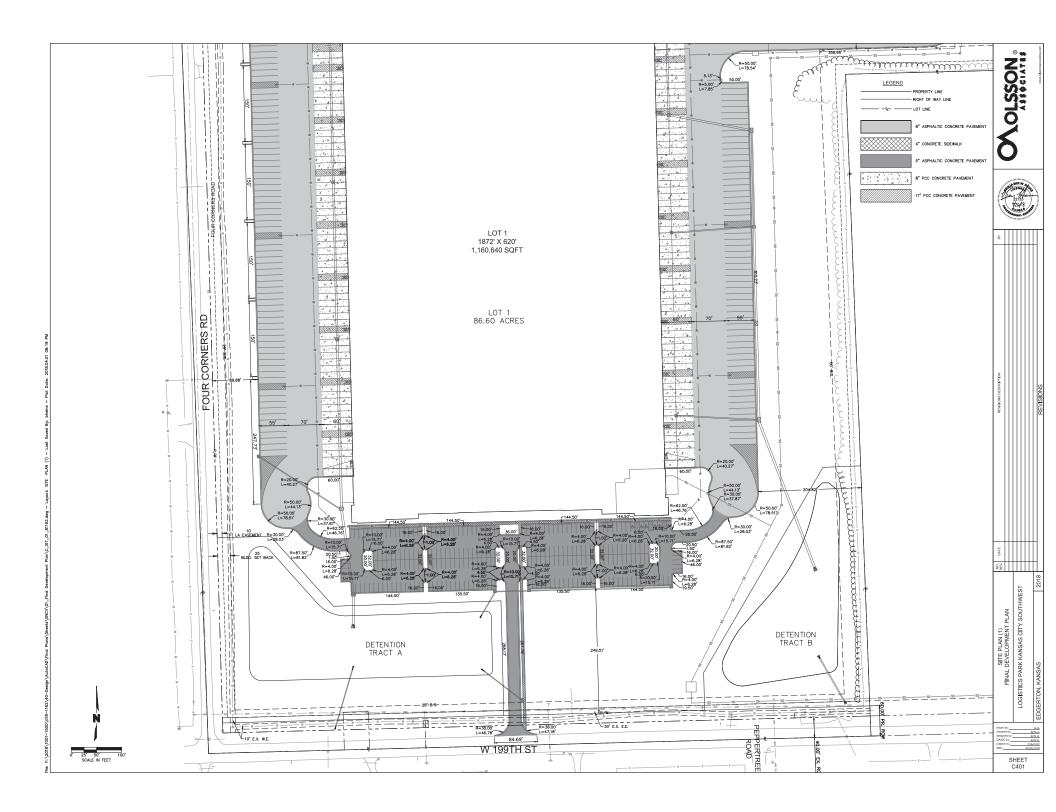


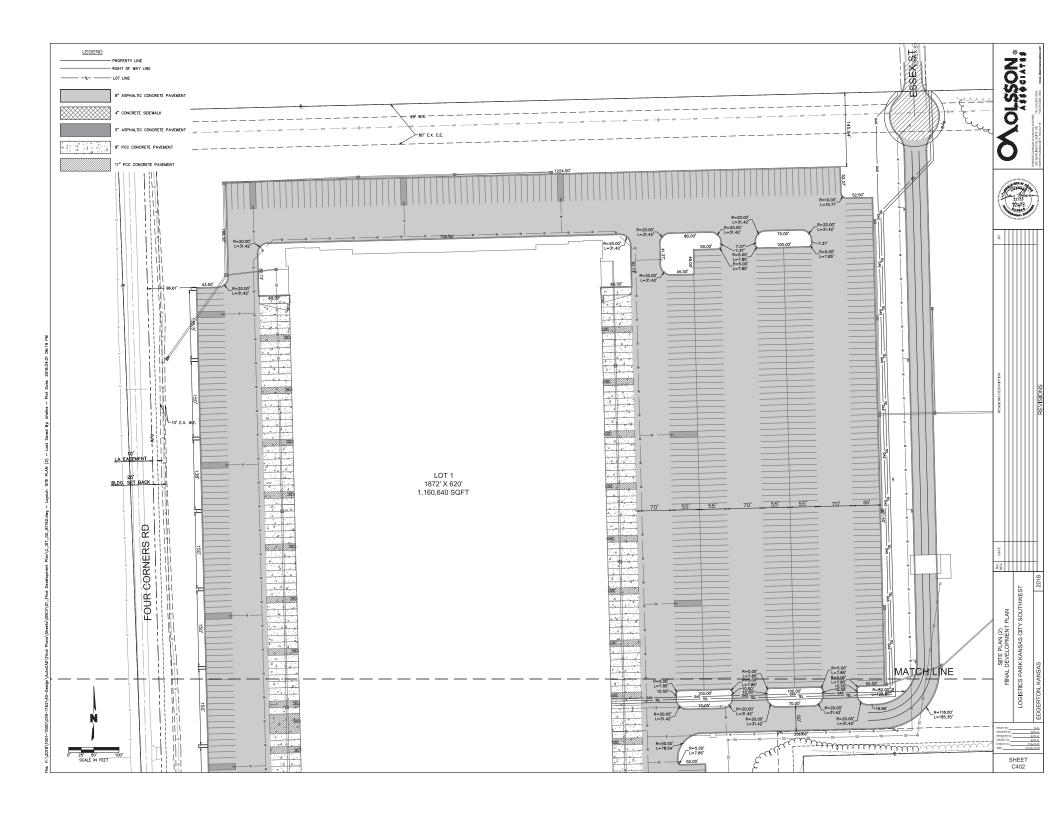


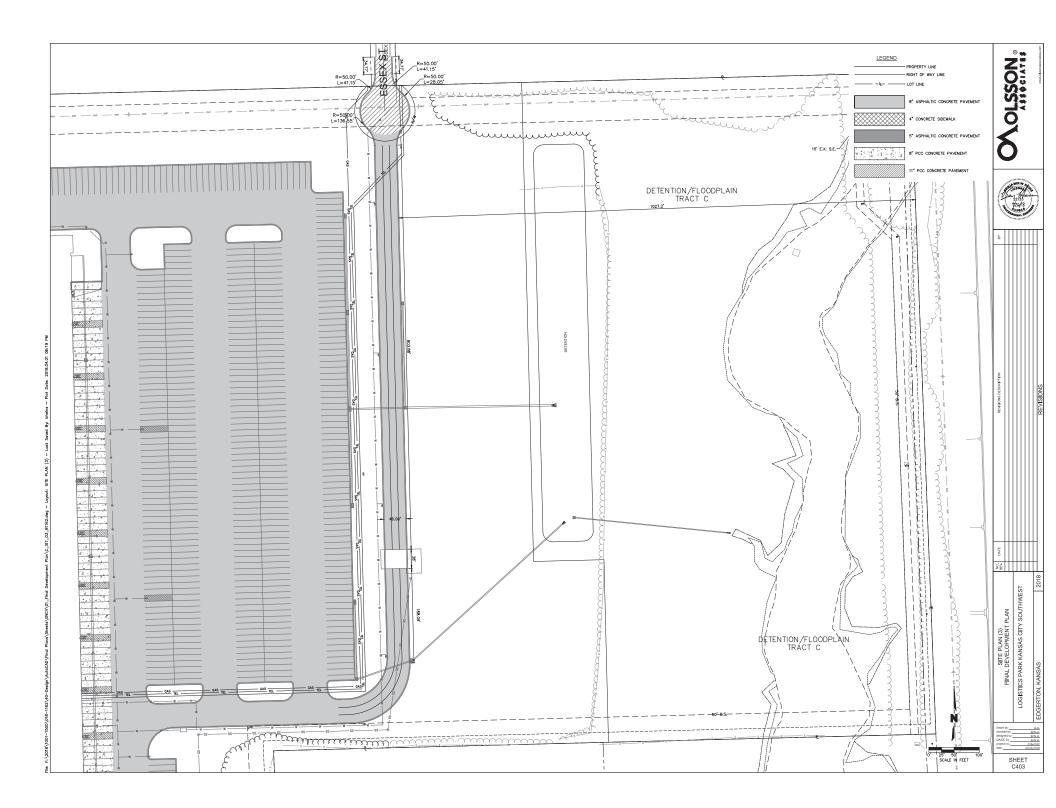


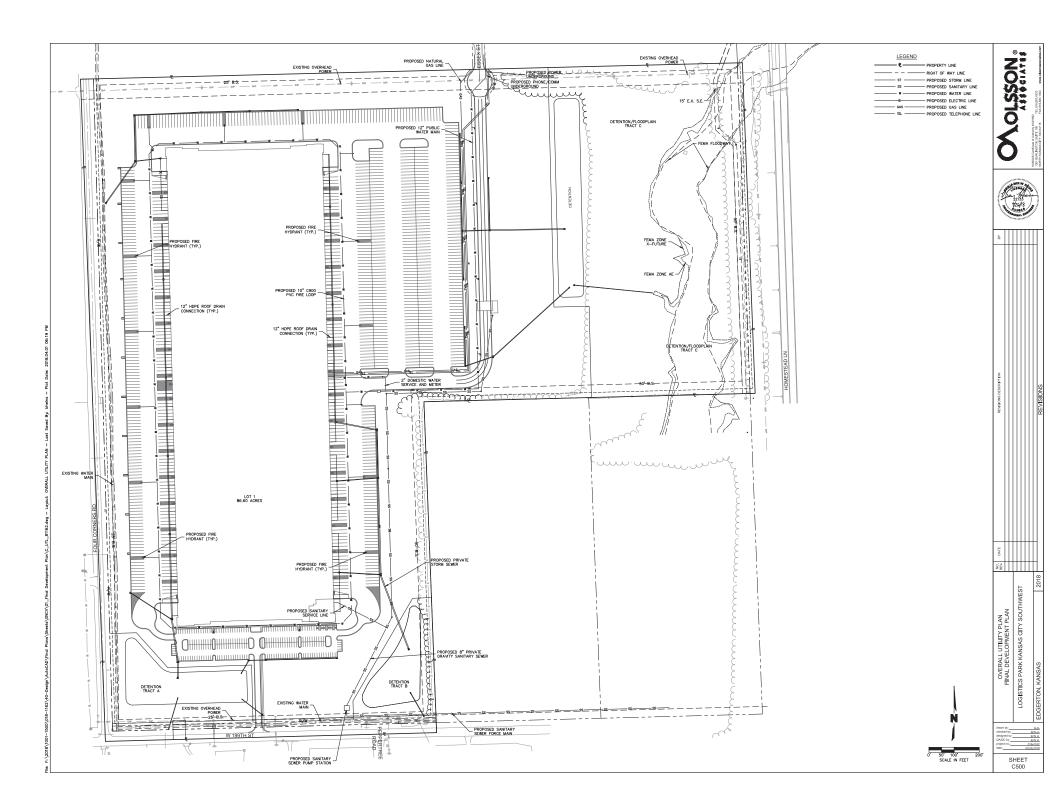


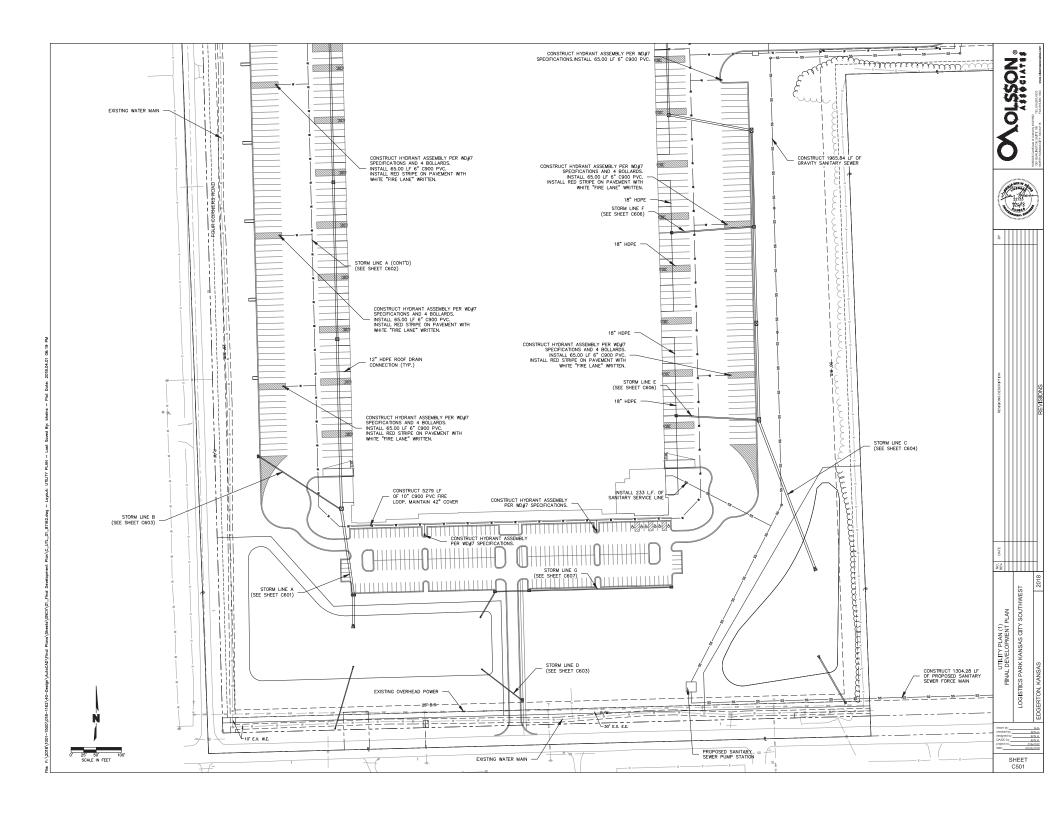


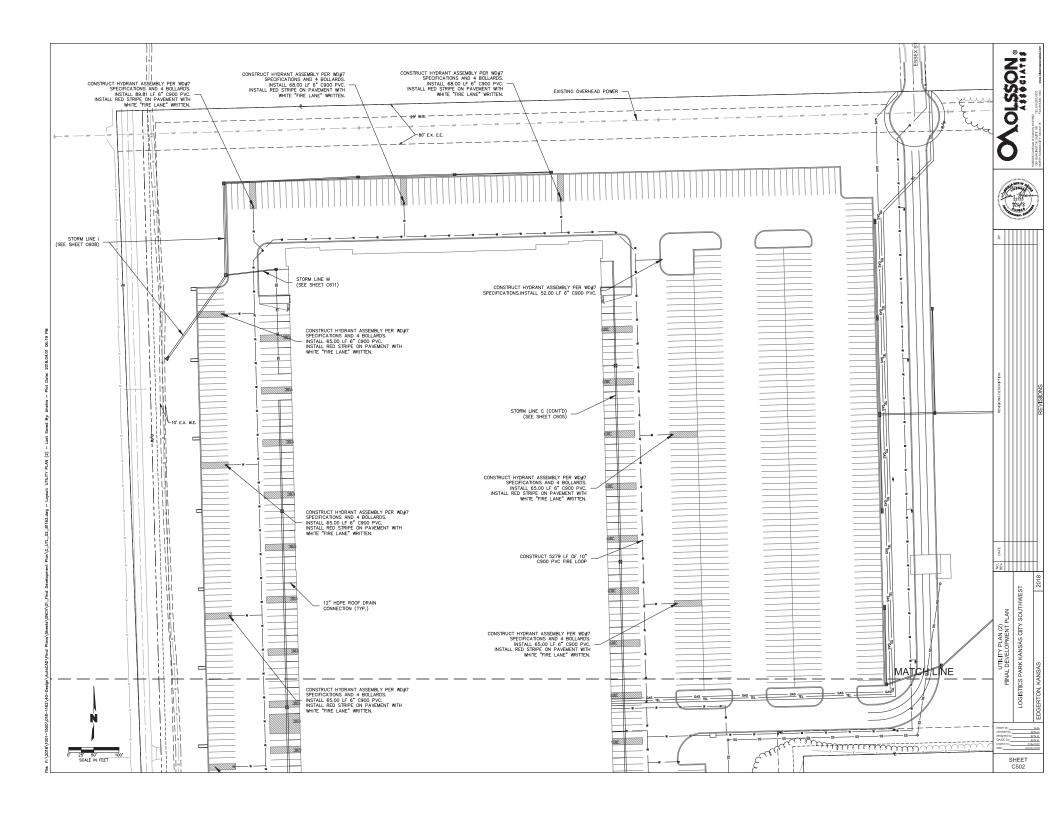


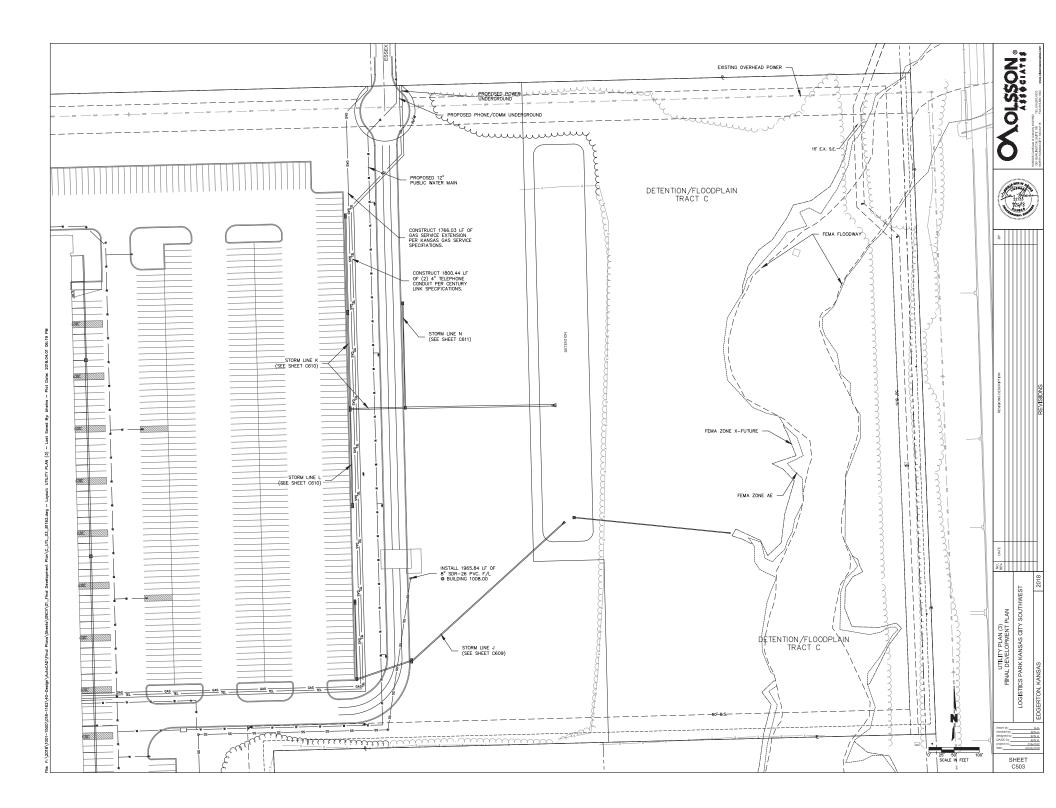


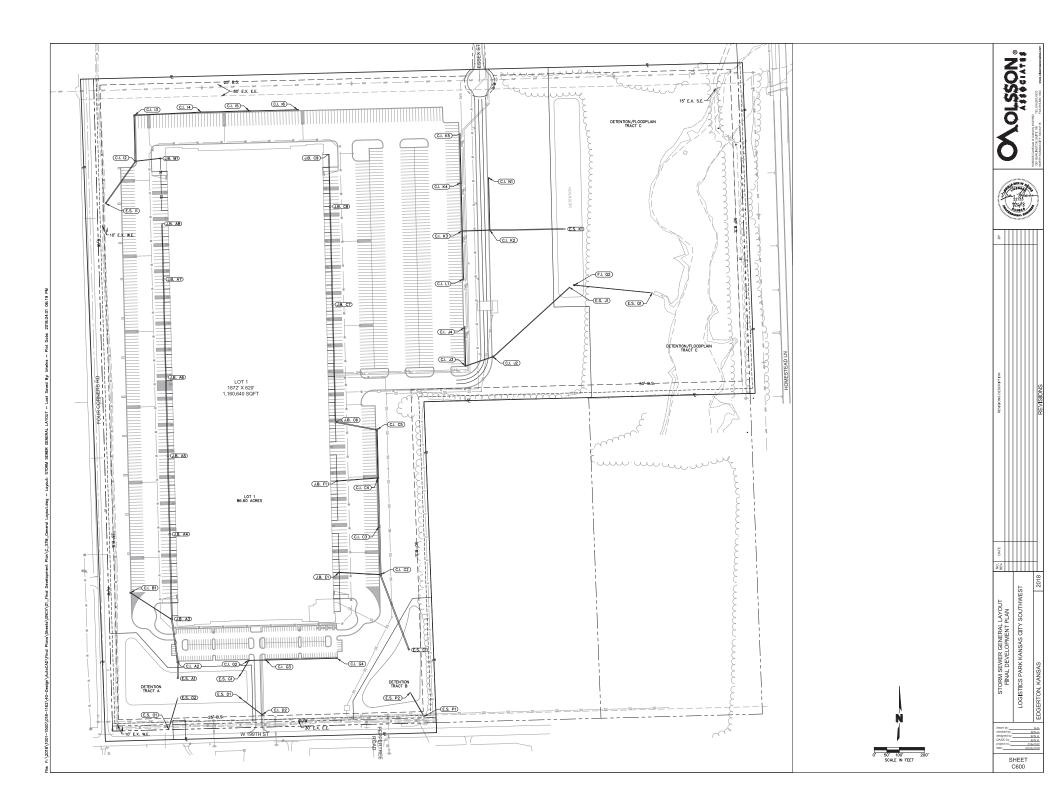
















DATE							
NO. REV.	Γ	П	Г	Г	П		Γ
							ľ

STRUCTURES DESCRIPTION

10+65.21, 8' X 3' CURB INLET, STORM LINE A C.I. A2 RIM-1022.67 INV 0IT = 1004.98 (48" HDPE) INV 0UT = 1004.98 (48" HDPE) N: 172920.195; E: 2175566.702

12+38-77,
7' X 6' JJJJCTION BOX,
STORN LINE A

J.B. A3

J.B. A3

J.B. A4

J.B. A5

INV 0UT = 1006.00 (18" HDPE)

INV 0UT = 1006.48 (48" HDPE)

INV 0UT = 1056.48 (48" HDPE)

INV 1173092.115; E: 2175542.920

15+76.04, 5' X 6' JUNCTION BOX, STORM LINE A.

J.B. A4 RIM-1022.13 INV IN = 1008.99 (48" HDPE) INV 0UT = 1008.99 (48" HDPE) N: 173429.281; E: 2175534.533

N: 173429.281; E: 2179534.533 18+88.04, 5' X 5' JUNCTION BOX, STORM LINE A. RIM= 1022.13 INV IN = 1011.56 (42" HDPE) IN: 173741.185; E: 2175526.775

22+00.04, 5' X 5' JUNCTION BOX, STORM LINE A RIM= 1022.13 INV III = 1013.69 (36" HDPE) INV OUT = 1013.69 (42" HDPE) N: 174053.089; E: 2175519.017

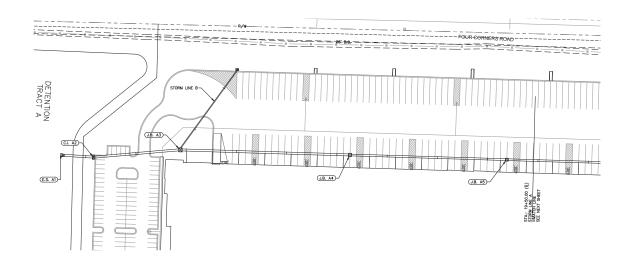
25+90.04, 5' X 5' JUNCTION BOX, STORM LINE A RIM- 1023.3 INV IN = 1016.44 (30" HDPE) INV OUT = 1016.44 (36" HDPE) N: 174442.968; E: 2175509.319

28+11.04, 4' X 4' JUNCTION BOX, STORM LINE A RIM= 1022.13 INV OUT = 1018.00 (30" HDPE) N: 174663.900; E: 2175503.824

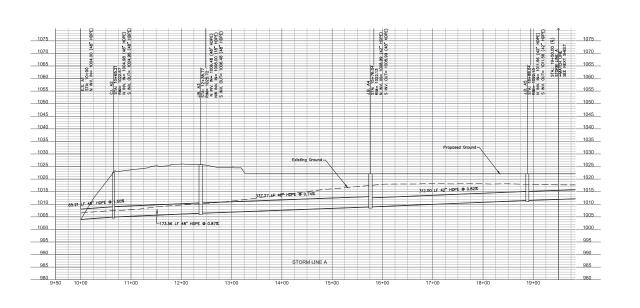
10+00, 48° FES, STORM LINE A RIM= 1008.20 INV IN = 1004.00 (48° HDPE) N: 172854.982; E: 2175566.345

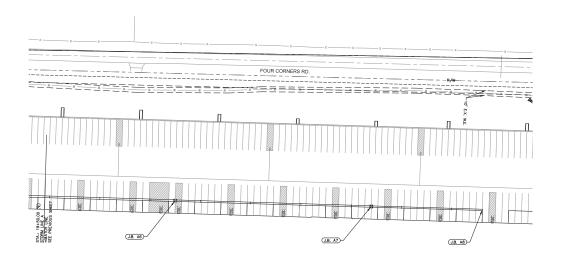
ID

LOGISTICS PARK KANSAS CITY SOUTHWEST STORM SEWER PLAN & PROFILE FINAL DEVELOPMENT PLAN











75	18. AG SIA: 198-88004 SIA: 198-88004 SIA: 108-88004 SIA: 108-8804 SIA: 108-8804 SIA: 108-8804 SIA: 108-8804 SIA: 108-8804 SIA: 108-88		(3d0H).				18 A7 25+80-04 MART 1022-75 N INV. Ide 1016.44 (30° HDPE) S INV. QUI= 1016.44 (36° HDPE)		G E	1075
70	80 (42°		69 (36° HD				55,5		8	1070
65	32.15 12.05 32.15 40.15 33.15 40.15		1013.6				4.30		99	1065
60	10 S S S S S S S S S S S S S S S S S S S		222.13 022.13 01.1				0 ± 1 ± 2 ± 2 ± 2 ± 2 ± 2 ± 2 ± 2 ± 2 ± 2		525 525	1060
55	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		(B) A6 S/N: 22-00.04 S/M- 102.13 N INV. INF- 1013.6 S INV. OUT= 1013.6				N N N N		JB. A8 STA: 28+11.04 RNA: 1022.13 S RN: 0.07+ 1018.00 (1055
50	7,42.0		30/420/				100		952v	1050
5										1045
0										1040
5										1035
0					Proposed Ground	Existing Ground	1			1030
25										1025
0				390.00	LF 36* HOPE @ 0.71%		224	00 LF 30" HDPE @ 0.71%		1020
5		312.00 LE 42" HDPE @ 0.68%								1015
										1010
5										1005
0										1000
15										995
										990
5				STOR	RM LINE A (CONT'D)					985
0	19+00	20+00 21+00	22+00	23+00	24+00	25+00	26+00	27+00	28+00 28	980 8+50

	STRUCTURES
ID	DESCRIPTION
E.S. A1	10+00, 48" FES, STORM LINE A RIM= 1008.20 INV IN = 1004.00 (48" HDPE) N: 172854.982; E: 2175566.345
C.I. A2	10+65.21, 8' X 3' CURB INLET, STORM LINE A RIM= 1022.67 INV IN = 1004.98 (48" HDPE) INV 0UT = 1004.98 (48" HDPE) N: 172920.195; E: 2175566.702
J.B. A3	12+38.77, 7 X 8° JUNCTION BOX, 5TORM LINE A RIM= 1025.72 INV IN = 1006.48 (48° HDPE) INV IN = 1006.40 (18° HDPE) INV OUT = 1006.48 (48° HDPE) N: 173092.115; E: 2175542.920
J.B. A4	15+76.04, 5' X 6' JUNCTION BOX, STORM LINE A RIM= 1022.13 INV IN = 1008.99 (42" HDPE) INV OUT = 1008.99 (48" HDPE) N: 173429.281; E: 2175534.533
J.B. A5	18+88.04, 5' x 5' JUNCTION BOX, STORM LINE A RIM= 1022.13 INV IN = 1011.56 (42" HDPE) INV OUT = 1011.56 (42" HDPE) N: 173741.185; E: 2175526.775
J.B. A6	22+00.04, 5' x 5' JUNCTION BOX, STORM LINE A RIM= 1022.13 INV IN = 1013.69 (36" HDPE) INV OUT = 1013.69 (42" HDPE) N: 174053.089; E: 2175519.017
J.B. A7	25+90.04, 5' x 5' JUNCTION BOX, 5' X 5' JUNCTION BOX, 5' X 6' JUNCTION BOX, 5' STORM LINE A RIM= 1022.13 INV IN = 1016.44 (30" HDPE) INV OUT = 1016.44 (36" HDPE) N: 174442.968; E: 2175509.319
J.B. A8	28+11.04, 4" x 4" JUNCTION BOX, STORM LINE A RIM= 1022.13 INV OUT = 1018.00 (30" HDPE) N: 174663.900; E: 2175503.824

OOLSSON.

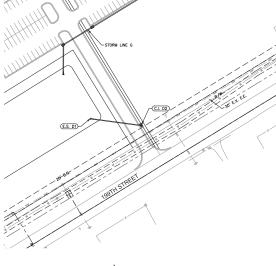


STORM SEWER PLAN & PROFILE (2) FINAL DEVELOPMENT PLAN LOGISTICS PARK KANSAS CITY SOUTHWEST





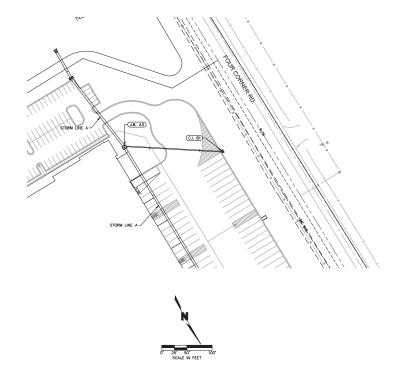
STRUCTURES DESCRIPTION 10+00, 15 FES. 10+000





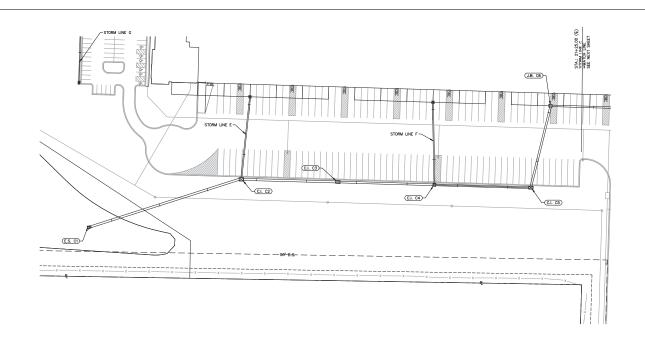
	- H			a		
						1045
						1040
						1035
	92 5-3			\$55 555 555 555 555 555 555 555 555 555	=	1030
	SE A					1025
		Pr				1020
Existing Gro	ind-\	1				1015
10	2.18 LF 1	HDPE	3 0.9			1010
						1005
						1000
						995
						990
						985
						980
						975
						970
						965
						960
	STOR	MLINE	D			955
50 10					11+50	950
	110 C	STOR	Existing Ground	Existing Ground Existi	STORM LINE D	Enisting Ground To 100 FE 6 CM T

in by:	G.S.
ked by:	B.W.H.
gned by:	R.W.H.
QC by:	R.W.H.
ect no:	018-1162
	09.26.2018
SHE	



1075	194E) - 494E) - 494E)	HDPE)	1075
1070	78 8 8	99	1070
1065	1006.48 1006.48 1006.48 1006.48 140	91.9	1065
1060	83144	A 11+95-53 1= 1019-66 INV. QUIT= 10	1060
1055	SOLUTION OF THE LOCAL OF THE LO	5 2 2 2 2 3	1055
1050	96 2 Z S G	3##W	1050
1045			1045
1040			1040
1035			1035
1030			1030
1025	Proposed Existing Ground		1025
1020			1020
1015	195.53 LF 18" HOPE @ 2.00%		1015
1010	195.53 LF 18" HDFE	4	1010
1005			1005
1000			1000
995			995
990			990
985	STORM LINE B		985
980	10+00 11+00	12+00	980

	STRUCTURES		
ID DESCRIPTION			
C.I. B1	11+95.53, 5' X 3' CURB INLET, STORM LINE B RIM= 1019.66 INV OUT = 1011.91 (18" HDPE) N: 173196.028; E: 2175377.285		





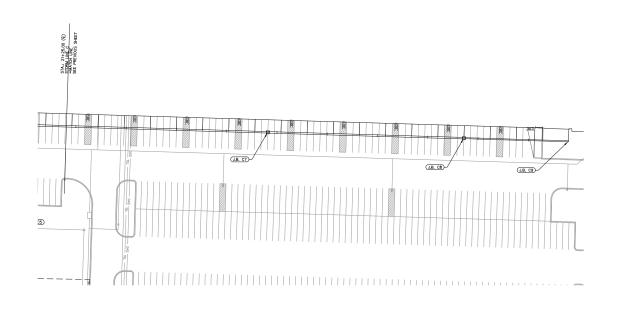
65	(3-0Hsy)	ਹੁੰਦੂ ਪ	3.15.75. 0.01=1001.28 (46* HDPE) 0.01=1001.28 (46* HDPE)	(42" HDPE) (34" HDPE) (42" HDPE)	(42, HDFE)	5 1065 5 1065 5 1066 5 1066
50	8	(3-04) 	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	27.7.2	(4) (4)	9 8 9 1060
55	28	(48° r 61 (48° r 61 (48° r	001.78	(-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04) (-04)	15 000 41 20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1055
50	0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	24.5 88 89.26 99.26 99.21	74.5 74.5 1	1285 17 1287 17	706 1 86 2 86 2 86 2	1050
15	Mp x	(2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	0 × × × × × × × × × × × × × × × × × × ×	10001 - 100014 (802 2 1045
10		2 4 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	JM Zz w		000 E = 00	360€Z w 1040
35						1035
30						1030
25		Proposed Ground				1025
20		1,000				1020
15					81% 167.54 LF 42" HDPE 6	n 065% 1015
10			192.00 LF 42 HDPE @ 2.50	192.00 LF 42" HDPE @ 0.	81% 167.54 UF 42 167.5	0.65%
05		4.52%	192.00 U			1005
00		192.00 LF 48" HOPE @ 4.52%				1000
15						995
10	520.43 LF 48" HDPE @ 3,00%		Existing G	oung		990
35						985
30						980
5			STORM LINE C			975
						970

	STRUCTURES
ID	DESCRIPTION
E.S. C1	10+00, 48" FES, STORM LINE C RIM= 986.20 INV IN = 982.00 (48" HDPE) N: 172968.938; E: 2176486.175
C.I. C2	13+20.43, 8' X 6' CURB INLET, STORM LINE C RIM= 1018.68 INV IN = 992.61 (48" HDPE) INV IN = 1007.40 (24" HDPE) INV CUT = 991.61 (48" HDPE) N: 1732.68.618; E: 2176373.263
C.I. C3	15+12.43, 8' x 5' CURB INLET, STORM LINE C RIM= 1018.84 INV IN = 1001.78 (42" HDPE) INV OUT = 1001.28 (48" HDPE) N: 173460.746; E: 2176368.009
C.I. C4	17+04.43, 5' X 5' CURB INLET, STORM LINE C RIM= 1018.84 INV IN = 1006.58 (42" HDPE) INV IN = 1010.72 (24" HDPE) INV OUT = 1006.58 (42" HDPE) N: 173652.686; E: 2176363.234
C.I. C5	18+96.43, 8' x 5' CURB INLET, STORM LINE C RIM= 1018.84 INV IN = 1008.14 (42" HDPE) INV OUT = 1008.14 (42" HDPE) N: 173844.627; E: 2176358.460
J.B. C6	20+63.97, 5' x 6' - JUNCTION BOX, STORM LINE C RIM= 1022.13 INV IN = 1009.22 (36" HDPE) INV OUT = 1009.22 (42" HDPE) N: 173874.809; E: 2176193.659
J.B. C7	25+31.97, 5' x 5' JUNCTION BOX, STORM LINE C RIM= 1022.13 INV IN = 1012.13 (36" HDPE) INV OUT = 1012.13 (36" HDPE) N: 174342.664; E: 2176182.021
J.B. C8	29+21.97, 5' x 5' JUNICTION BOX, STORM LINE C RIM= 1022.13 INV IN = 1015.92 (24" HDPE) INV OUT = 1015.92 (36" HDPE) N: 174732.544; E: 2176172.312
J.B. C9	31+29.97, 4" x 4" JUNCTION BOX, STORM LINE C RIM= 1025.36 INV OUT = 1018.00 (24" HDPE) N: 174940.480; E: 2176167.151

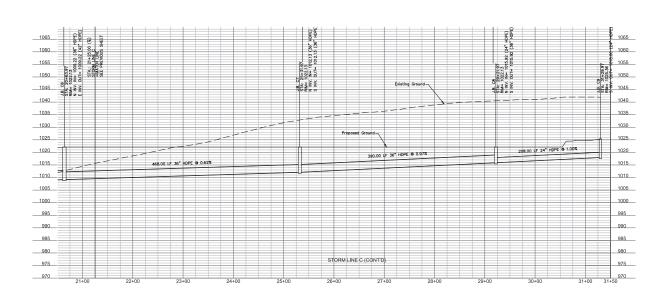




ш	Ш	ш	2018	١
STORM SEWER PLAN & PROFILE (4) FINAL DEVELOPMENT PLAN	LOGISTICS PARK KANSAS CITY SOUTHWEST		EDGERTON, KANSAS	
				ı





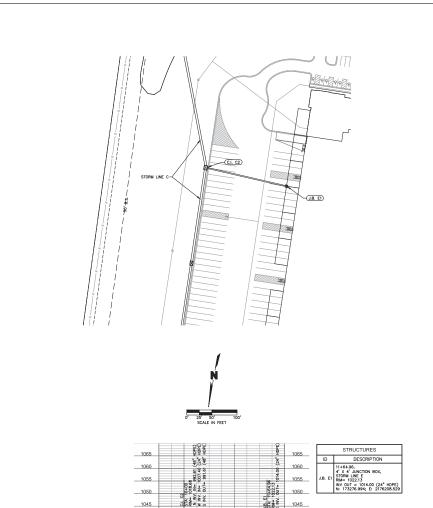


	STRUCTURES
ID	DESCRIPTION
E.S. C1	10+00, 48" FES, STORM LINE C RIM= 986.20 INV IN = 982.00 (48" HDPE) N: 172968.938; E: 2176496.175
C.I. C2	13+20.43, 8' X 6' CURB INLET. STORM LINE C RIM= 1018.68 INV IN = 992.61 (48" HDPE) INV IN = 1007.40 (24" HDPE) INV 0UT = 991.61 (48" HDPE) N: 173268.618, E: 2176373.283
C.I. C3	15+12.43, 8' X 5' CURB INLET, STORM LINE C RIM= 1018.84 INV IN = 1001.78 (42" HDPE) INV OUT = 1001.28 (48" HDPE) N: 173460.746; E: 2176368.009
C.I. C4	17+04.43, 5' X 5' CURB INLET. STORM LINE C RIM= 1018.84 INV IN = 1010.58 (42" HDPE) INV IN = 1010.72 (24" HDPE) INV OUT = 1006.58 (42" HDPE) INV OUT = 1006.58 (42" HDPE) N: 173652.686; E: 2176563.234
C.I. C5	18+96.43, 8' x 5' CURB INLET, STORM LINE C RIM= 1018.84 INV IN = 1008.14 (42" HDPE) INV OUT = 1008.14 (42" HDPE) N: 173844.627; E: 2176358.460
J.B. C6	20+63.97, 5' x 6' - JUNCTION BOX, STORM LINE C RIM= 1022.13 INV IN = 1009.22 (38" HDPE) INV OUT = 1009.22 (42" HDPE) N: 173874.809; E: 2176193.659
J.B. C7	25+31.97, 5' x 5' JUNCTION BOX, STORM LINE C RIM= 1022.13 INV IN = 1012.13 (36" HDPE) INV OUT = 1012.13 (36" HDPE) N: 174342.664; E: 2176182.021
J.B. C8	29+21.97, 5' x 5' JUNCTION BOX, STORM LINE C RIM= 1022.13 INV IN = 1015.92 (24" HDPE) INV OUT = 1015.92 (36" HDPE) N: 174732.544; E: 2176172.312
J.B. C9	31+29.97, 4' X 4' JUNCTION BOX, STORM LINE C RIM= 1025.36 INV OUT = 1018.00 (24" HDPE) N: 174940.480; E: 2176167.151

STATE OF STA



| STORM SEWER PLAN & PROFILE (5) | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1



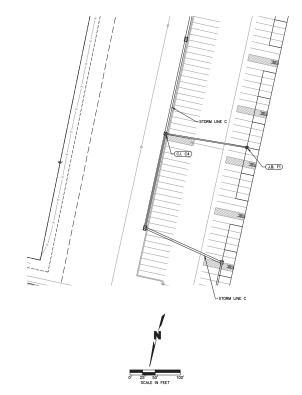
__1030

__1015

970 == 9+50

STORM LINE E

1065	10PE	1065		STRUCTURES
	8 2 2	Š	ID	DESCRIPTION
1060	480	8 1060		11+64.96, 4' X 4' JUNCTION BOX.
1055	992.6	5 1055	J.B. E1	STORM LINE E RIM= 1022.13
1050	000 1 1 5	1050 1050		INV OUT = 1014.00 (24° H N: 173276.994; E: 217620
1045	S N N N N N N N N N N N N N N N N N N N	## 1045		
1040		1040		

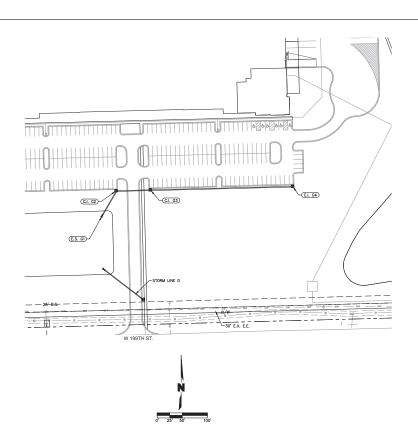


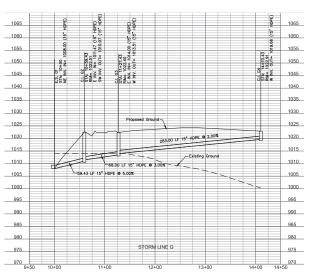
1065	00 F	94	1065		STRUCTURES
1005	99.	.*.	1005	ID	DESCRIPTION
1060	2 2 2 4 2 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2	9	1060		11+64.18, 4' X 4' JUNCTION BOX,
1055	400 1 000 000	1014:00	1055	J.B. F1	STORM LINE F RIM= 1022.13 INV OUT = 1014.00 (24"
1050	88115 48228	\$225	1050		N: 173640.882; E: 2176
1045	8 NW. 01-1 (000-8) (2-000)	JB. F1 STA: 11+64-18 RN= 1022-13 E INV. GUT= 10	1045		
1040			1040		
1035			1035		
1030			1030		
1025	Proposed Ground—		1025		
1020			1020		
1015	164.18 LF 24" HDPE @ 2.00%		1015		
1010			1010		
1005			1005		
1000			1000		
995	Existing Ground—		995		
990			990		
985			985		
980			980		
975	STORM LINE F		975		
970 9+50	10+00 11+00	12+	970		





LOGISTICS PARK KANSAS CITY SOUTHWEST STORM SEWER PLAN & PROFILE (6) FINAL DEVELOPMENT PLAN





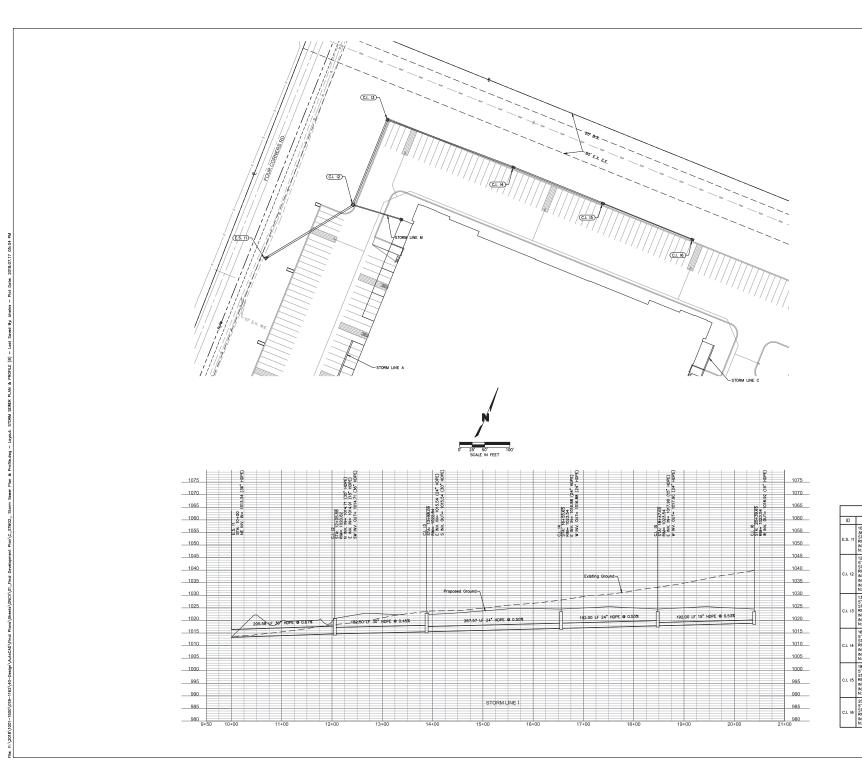
	STRUCTURES
ID	DESCRIPTION
E.S. G1	10+00, 15" FES, STORM LINE G RIM= 1009.39 INV IN = 1008.00 (15" HDPE) N: 172875.492; E: 2175818.619
C.I. G2	10+59.43, 5' x 3' CURB INLET, STORM LINE G RIM= 1022.51 INV IN = 1011.47 (15" HDPE) INV OUT = 1010.97 (15" HDPE) N: 172927.195; E: 2175848.115
C.I. G3	11+27.43, 5' X 3' CURB INLET, 5' X 3' CURB INLET, 5' X 6' X 6' X 7' X 7' X 7' X 7' X 7' X 7
C.I. G4	14+10.43, 5' X 3' CURB INLET, STORM LINE G RIM= 1022.91 INV OUT = 1019.66 (15" HDPE) N: 172935.923; E: 2176199.007

NOSSON STATEMENT OF THE PROPERTY OF THE PROPER



волисов покольков иментов высовиться

STORM SEWER PLAN & PROFILE (7)
FINAL DEVELOPMENT PLAN
LOGISTICS PARK KANSAS CITY SOUTHWEST





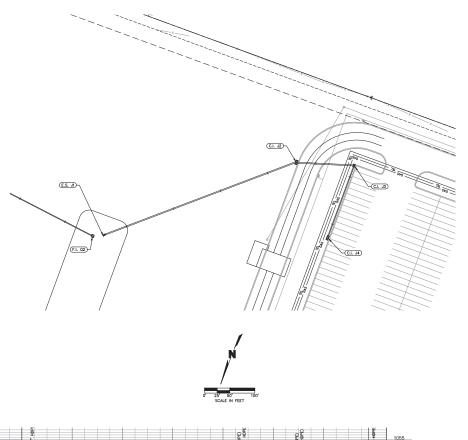


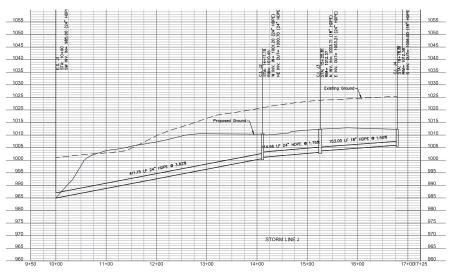
	STRUCTURES		
ID	DESCRIPTION		Ш
E.S. 11	10+00, 36" FES, STORM LINE I RIM= 1016.52 INV IN = 1013.34 (36" HDPE) N: 174744.186; E: 2175279.133	NO. DATE	
C.I. 12	12+05.58, 5' X 5' CURB INLET, STORM LINE I RIM= 1020.82 INV IN = 1014.71 (30" HDPE) INV IN = 1014.71 (3" HDPE) INV OLT = 1014.71 (3" HDPE) N: 174912.552; E: 2175.397.108	(8)	
C.I. 13	13+88.09, 5' X 4" CURB INLET, STORM LINE I RIM= 1022.84 INV IN = 1015.54 (24" HDPE) INV OUT = 1015.54 (30" HDPE) N: 175095.008; E: 2175393.069	STORM SEWER PLAN & PROFILE	MENT PLAN
C.I. 14	16+55.65, 5' X 3' CURB INLET, STORM LINE I RIM= 1023.54 INV IN = 1016.88 (24" HDPE) INV OUT = 1016.88 (24" HDPE) N: 175107.658; E: 2175680.337	A SEWER PLA	INAL DEVELOPMENT PLAN
C.I. 15	18+47.65, 5' X 3' CURB INLET, STORM LINE I RIM= 1023.54 INV IN = 1017.90 (15" HDPE) INV OUT = 1017.90 (24" HDPE) N: 175112.432; E: 2175852.278	STOR	Ē
C.I. 16	20+39.65, 5' x 3' CURB INLET, STORM LINE I RIM= 1023.54 INV OUT = 1018.92 (15" HDPE) N: 175117.207; E: 2176044.219	drawn checke design QAVQC project	d by: d by: by:
		date:_	

SHEET

LOGISTICS PARK KANSAS CITY SOUTHWEST

C608



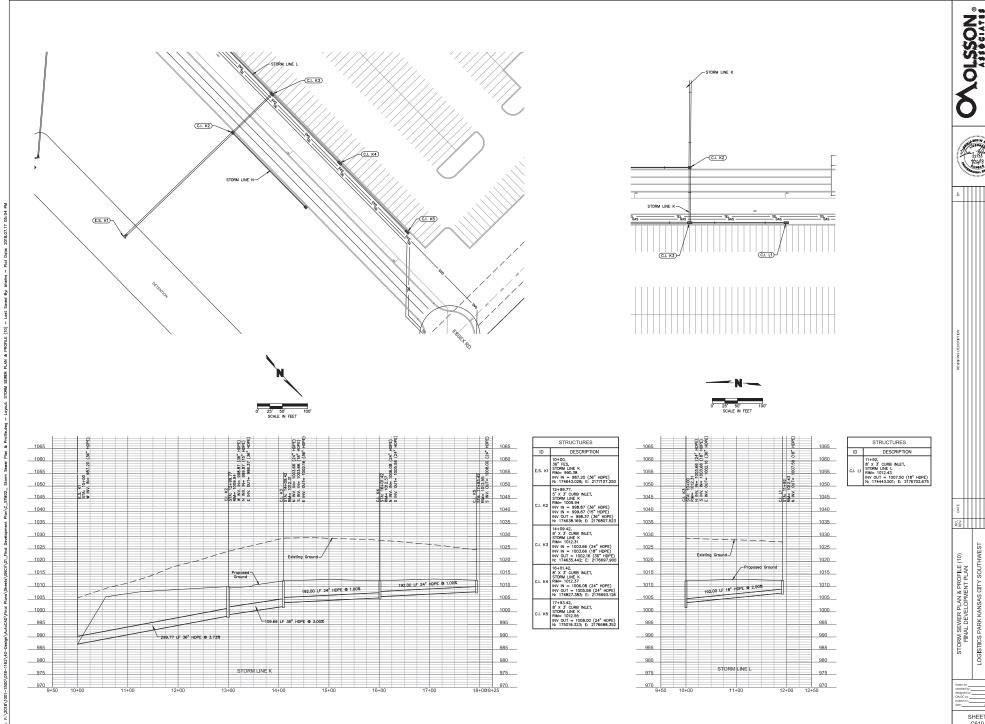


	STRUCTURES
ID	DESCRIPTION
E.S. J1	10+00, 24" FES, STORM LINE J RIM= 987.16 INV IN = 985.00 (24" HDPE) N: 174411.015; E: 2177124.613
C.I. J2	14+11.15, 8' x 3' CURB INLET, STORM LINE J RIM= 1010.45 INV IN = 1001.20 (24" HDPE) INV OUT = 1000.70 (24" HDPE) N: 174134.824; E: 2176820.043
C.I. J3	15+25.81, 5' X 3' CURB INLET, STORM LINE J RIM= 1012.37 INV IN = 1003.71 (18" HDPE) INV 0UT = 1003.21 (24" HDPE) N: 174098.608; E: 2176711.254
C.I. J4	16+78.81, 8' X 3' CURB INLET, STORM LINE J RIM= 1012.38 INV OUT = 1006.00 (18" HDPE) N: 174251.561; E: 2176707.449



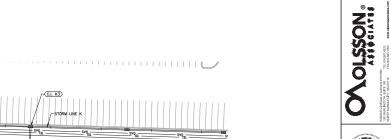


& PROFILE (9)	INT PLAN		TY SOLITHWEST		0,00	2018	
REV.							
REV. UATE							
MENSONS DESCRIPTION						REVISIONS	



OVOLSSON®









C. The	0.00	qi dan	PG NA	18		THE STATE OF THE S	
BY		I					

OMAL									
87									

REVISIONS DESCRIPTION				SNOISIAE

STRUCTURES

DESCRIPTION

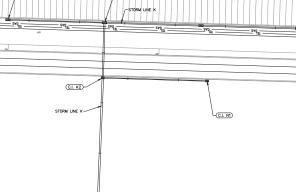
12+07.51, 5' X 3' CURB INLET, STORM LINE N RIM= 1011.53 INV OUT = 1004.02 (15" HDPE) N: 174845.613; E: 2176802.363

ID



STORM SEWER PLAN & PROFILE (11)
FINAL DEVELOPMENT PLAN
LOGISTICS PARK KANSAS CITY SOUTHWEST

SHEET C611





1065	340 440 440	# 1065 E 1080
1060	858	£ 1060
1055	90 90 90 90 90 90 90 90 90 90 90 90 90 9	8 1055
1050	88228	9.50 1050
1045	R N N N N N N N N N N N N N N N N N N N	2 1045 2 1045
1040		1040
1035		1035
1030		1030
1025		1025
1020	Existing Ground	1020
1015	Proposed Ground	1015
1010		1010
1005	207.51 LF 15" HOPE @ 2.00%	1005
1000		1000
995		995
990		990
985		985
980		980
975	STORM LINE N	975
970 9+50	10+00 11+00 1	970

1075	(3a, HORE) (3d, HORE) (3d, HORE)	1075
10/3	문문 프	10/3
1070		1070
	2002 200	
1065	5 5 5	1065
1060	00.00 00.00 00.00 00.00 00.00 00.00 00.00 00.00	1060
1055	N N N N N N N N N N N N N N N N N N N	1055
1050	ರ[ನಿಷ್ ಪ ಬಿ.ಕ್ಸ್	1050
1045		1045
1040		1040
1035		1035
1030	Proposed Ground	1030
1025	Existing Ground	1025
1020		1020
1015		1015
1010	-100.88 LF 18" HDPE @	1.00%
1005		1005
1000		1000
995		995
990		990
985	STORM LINE M	985
🗏		

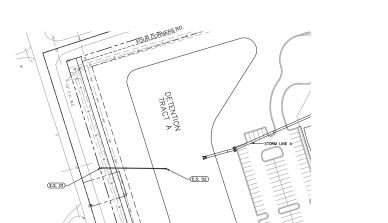
STORM LINE I-

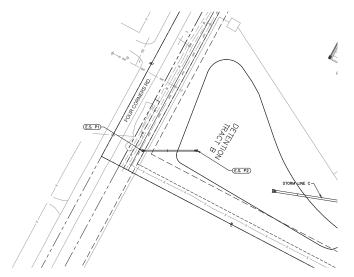
(C.I. 12)¬

J.B. M1)

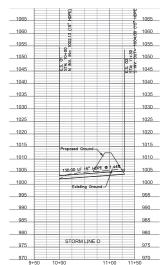
ID.	DESCRIPTION	
J.B. M1	11+00.88, 4' X 4' JUNCTION BOX, STORM LINE M RIM= 1025.38 INV OUT = 1015.92 (18" HDPE) N: 174923.819; E: 2175497.358	

STRUCTURES DESCRIPTION

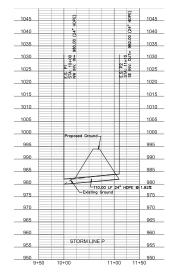








ID	STRUCTURES DESCRIPTION
ID	DESCRIPTION
	DESCRIPTION
i. 01	10+00, 15" FES, STORM LINE 0 RIM= 1003.51 INV IN = 1002.13 (15" HDPE) N: 172654.053; E: 2175530.103
. 02	11+30, 15" FES, STORM LINE 0 RIM= 1005.39 INV OUT = 1004.00 (15" HDPE) N: 172778.785; E: 2175566.736



	STRUCTURES
ID	DESCRIPTION
E.S. P1	10+00, 24" FES, STORM LINE P RIM= 982.16 INV IN = 980.00 (24" HDPE) N: 172704.403; E: 2176545.881
E.S. P2	11+10, 24" FES, STORM LINE P RIM= 984.16 INV OUT = 982.00 (24" HDPE) N: 172799.806; E: 2176491.124

Notstoyo



NO. DATE					
R PLAN & PROFILE (12)	/ELOPMENT PLAN		TSANATIOS ATIO SASNAT		





The same of the sa	4.	4/8		
87	\prod	П		





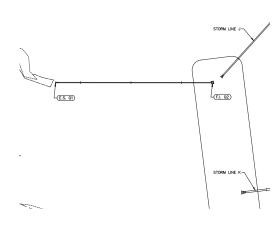


MATE	REVISIONS DESCRIPTION
	0110101100

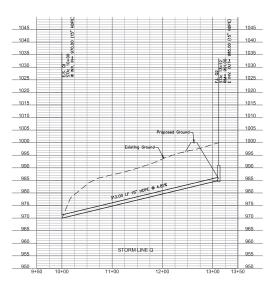
(13) REV.	L	L		TOWNE		
) DATE	L		L	L		

	F	2
EVELOPMENT PLAN	KANSAS CITY SOUTHWEST	

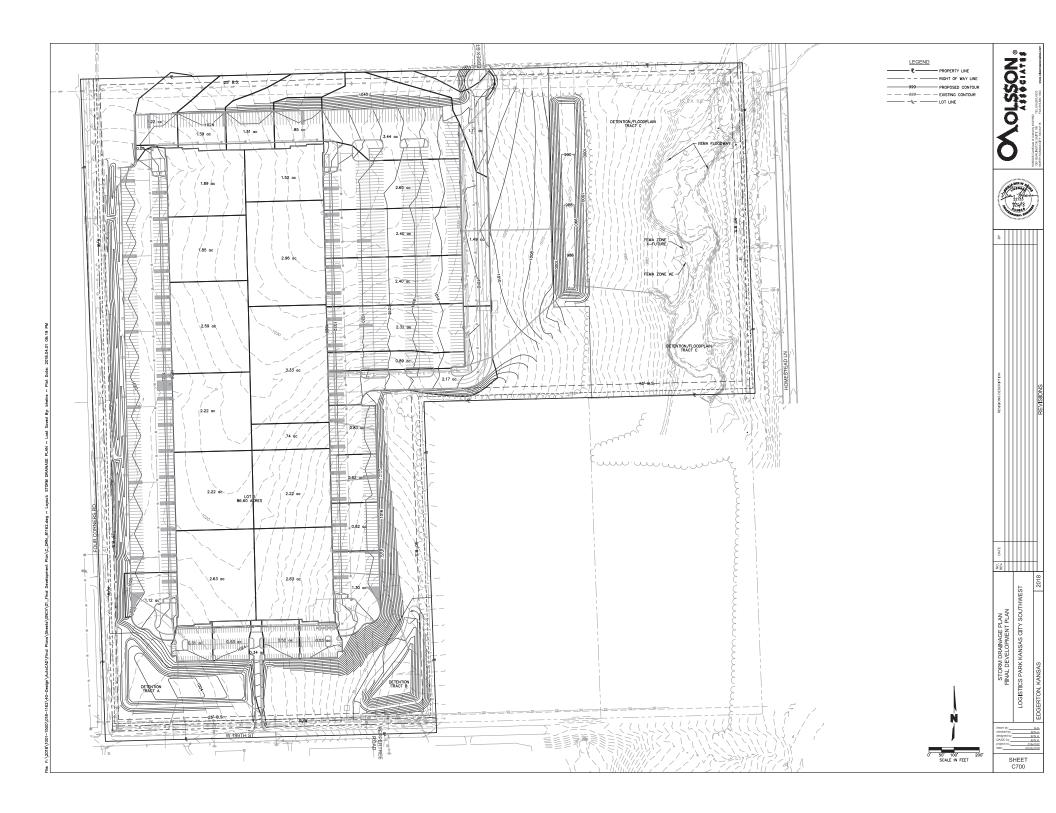
	١,
en te:	G,S
cked by:	B.W.I
signed by:	B.W.I
/QC by:	B.W.E
ject no ;	018-116
e:	09,26,201
SHE	EET







	STRUCTURES
ID	DESCRIPTION
.s. Q1	10+00, 15" FES, STORM LINE Q RIM= 971.39 INV IN = 970.00 (15" HDPE) N: 174388.885; E: 2177453.653
.l. Q2	13+12, 4' X 4' FIELD INLET OPEN 1 SIDE (W) 10" ORIFICE (W)-985.00, STORM LINE 0 RIM= 991.00 INV OUT = 985.00 (15" HDPE) N: 174419.623; E: 2177143.171



10	Year Return Fred	uency											
Upstream	Downstream		Upstream	Downstream			Manning's					Upstream	Upstrea
Structure	Structure	Length	Invert	Invert	Slope	Diameter	n	Total Flow	Velocity	Capacity	Flow Depth	Struct. HGL	Top Ele
		(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(ft/s)	(cfs)	(ft)	(ft)	(ft)
C.I. 12	E.S. 11	205.59	1014.71	1013.34	0.67	36	0.012	34.02	7.92	58.98	1.64	1016.60	1020.8
C.I. 13	C.I. 12	182.50	1015.54	1014.71	0.45	30	0.012	21.19	5.94	29.96	1.89	1017.10	1022.8
C.I. 14	C.I. 13	267.57	1016.88	1015.54	0.50	24	0.012	16.39	6.27	17.34	1.56	1018.42	1023.5
C.I. 15	C.I.14	192.00	1017.90	1016.88	0.53	24	0.012	10.66	4.74	17.86	1.63	1019.07	1023.5
C.I. 16	C.I. 15	192.00	1018.92	1017.90	0.53	15	0.012	4.58	4.31	5.10	1.17	1019.83	1023.5
C.I. A2	E.S. A1	65.21	1004.98	1004.00	1.50	48	0.012	85.87	7.09	190.77	4.00	1008.50	1022.6
J.B. A3	C.I. A2	173.56	1006.48	1004.98	0.87	48	0.012	82.83	7.92	144.82	3.66	1009.24	1025.7
J.B. A4	J.B. A3	337.27	1008.99	1006.48	0.74	48	0.012	76.16	8.45	134.25	2.76	1011.63	1022.1
J.B. AS	J.B. A4	312.00	1011.56	1008.99	0.82	42	0.012	58.76	7.95	98.92	2.64	1013.96	1022.1
J.B. A6	J.B. A5	312.00	1013.69	1011.56	0.68	42	0.012	44.07	6.86	90.05	2.40	1015.76	1022.1
J.B. A7	J.B. A6	390.00	1016.44	1013.69	0.71	36	0.012	29.38	6.25	60.67	2.07	1018.19 j	1022.1
J.B. A8	J.B. A7	221.00	1018.00	1016.44	0.71	30	0.012	12.24	4.37	37.33	1.75	1019.17	1022.1
C.I. C2	E.S. C1	320.43	991.61	982.00	3.00	48	0.012	112.77	9.71	269.50	4.00	994.82	1018.6
C.I. C3	C.I. C2	192.00	1001.28	992.61	4.52	48	0.012	87.63	10.77	330.69	2.21	1004.12	1018.8
C.I. C4	C.I. C3	192.00	1006.58	1001.78	2.50	42	0.012	82.20	10.96	172.33	2.33	1009.41	1018.8
C.I. C5	C.I. C4	192.00	1008.14	1006.58	0.81	42	0.012	62.08	8.01	98.24	2.83	1010.61	1018.8
J.B. C6	C.I. C5	167.54	1009.22	1008.14	0.64	42	0.012	56.59	8.02	87.51	2.47	1011.57	1022.1
J.B. C7	J.B. C6	468.00	1012.13	1009.22	0.62	36	0.012	51.69	8.72	56.97	2.35	1014.47	1022.1
J.B. C8	J.B. C7	390.00	1015.92	1012.13	0.97	36	0.012	29.65	5.94	71.23	2.34	1017.68	1022.1
J.B. C9	J.B. C8	208.00	1018.00	1015.92	1.00	24	0.012	10.06	4.45	24.50	1.76	1019.13	1025.3
J.B. M1	C.I. 12	100.88	1015.92	1014.91	1.00	18	0.012	12.51	7.08	11.38	1.50	1017.82	1025.3
J.B. F1	C.I. C4	164.18	1014.00	1010.72	2.00	24	0.012	14.69	8.46	34.63	0.91	1015.38	1022.1
J.B. E1	C.I. C2	164.96	1014.00	1007.40	4.00	24	0.012	17.40	10.57	49.01	0.82	1015.50	1022.1
C.I. G2	E.S. G1	59.43	1010.97	1008.00	5.00	15	0.012	9.42	10.61	15.64	0.70	1012.14	1022.5
C.I. G3	C.I. G2	68.00	1013.51	1011.47	3.00	15	0.012	6.26	7.64	12.12	0.67	1014.52	1022.4
C.I. G4	C.I. G3	283.00	1019.66	1014.00	2.00	15	0.012	3.16	5.45	9.89	0.52	1020.38	1022.9
C.I. B1	J.B. A3	195.53	1011.91	1008.00	2.00	18	0.012	6.67	4.81	16.09	1.24	1012.91	1019.6
C.I. D2	E.S. D1	102.16	1009.00	1008.00	0.98	15	0.012	1.81	4.15	6.92	0.44	1009.53	1013.1
C.I. K2	E.S. K1	299.77	998.37	987.20	3.73	36	0.012	74.09	10.76	139.47	3.00	1001.08	1009.9
C.I. K3	C.I. K2	109.66	1002.16	998.87	3.00	36	0.012	60.05	10.16	125.15	2.21	1004.66	1012.3
C.I. K4	C.I. K3	192.00	1005.58	1003.66	1.00	24	0.012	31,43	10.01	24.50	2.00	1008.82	1012.3
C.I. K5	C.I. K4	192.00	1008.00	1006.08	1.00	24	0.012	15.63	5.19	24.50	2.00	1009.73	1012.5
C.I. L1	C.I. K3	192.00	1007.50	1003.66	2.00	18	0.012	14.31	9.33	16.09	1.10	1008.89	1012.4
C.I. J2	E.S. J1	411.15	1000.70	985.00	3.82	24	0.012	30.45	9.83	47.88	2.00	1002.57	1010.4
C.I. J3	C.I. J2	114.66	1003.21	1001.20	1.75	24	0.012	19.14	7.79	32.44	1.37	1004.78	1012.3
C.I. J4	C.I. J3	153.00	1006.00	1003.71	1.50	18	0.012	13.83	8.56	13.92	1.22	1007.38	1012.38
C.I. N1	C.I. K2	207.51	1004.02	999.87	2.00	15	0.012	4.45	4.32	9.89	1.21	1004.87	1011.54

Inlet ID	Inlet Location	Peak Flow	Upstream Bypass	Total Flow	Clogging Factor	Inlet Capacity	Sag Inlet Capacity (Note 1)	Captured Flow	Bypass Flow	Inlet Efficiency (Note 2)	Gutter Depth	Gutter Spread	Pondir Depti
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)
C.I. A2	SAG	3.04	0.00	3.04	0.80	19.40	15.52	3.04	0.00	100.00%			
J.B. A4	SAG	17.40											
J.B. A5	SAG	14.69											
J.B. A6	SAG	14.69											
J.B. A7	SAG	17.14					***						
TA8	SAG	12.24											
C.I. B1	SAG	6.67	0.00	6.67	0.80	19.40	15.52	6.67	0.00	100.00%			
C.I. C2	SAG	7.74	0.00	7.74	0.80	19.40	15.52	7.74	0.00	100.00%			
C.I. C3	SAG	5.43	0.00	5.43	0.80	19.40	15.52	5.43	0.00	100.00%			
C.I. C4	SAG	5.43	0.00	5.43	0.80	19.40	15.52	5.43	0.00	100.00%			
C.I. CS	SAG	5.49	0.00	5.49	0.80	19.40	15.52	5.49	0.00	100.00%			
J.B. C6	SAG	4.90	***										
J.B. C7	SAG	22.04											-
J.B. C8	SAG	19.59					***						
T C9	SAG	10.06									-		
C.I. D2	GRADE	2.03	0.00	2.03	1.00	1.81	1.81	1.81	0.21	89,49%			-
J.B. E1	SAG	17.40									-		-
J.B. F1	SAG	14.69	-	***			***						-
C.I. G2	SAG	3.16	0.00	3.16	0.80	19.40	15.52	3.16	0.00	100.00%	-		
C.I. G3	SAG	3.10	0.00	3.10	0.80	19.40	15.52	3.10	0.00	100.00%			-
C.I. G4	SAG	3.16	0.00	3.16	0.80	19.40	15.52	3.16	0.00	100.00%		-	
C.I. 12	GRADE	0.33	0.00	0.33	1.00	0.32	0.32	0.32	0.01	97.13%		100	
C.I. 13	SAG	4.80	0.00	4.80	0.80	19.40	15.52	4.80	0.00	100.00%	-		
C.I. 14	SAG	5.73	0.00	5.73	0.80	19.40	15.52	5.73	0.00	100.00%		-	-
C.I. IS	SAG	6.08	0.00	6.08	0.80	19.40	15.52	6.08	0.00	100.00%	-		
C.I. 16	SAG	4.58	0.00	4.58	0.80	19.40	15.52	4.58	0.00	100.00%			100
C.I. J2	SAG	11.31	0.00	11.31	0.80	31.04	24.83	11.31	0.00	100.00%	-		
C.I. J3	SAG	5.31	0.00	5.31	0.80	19.40	15.52	5.31	0.00	100.00%		***	
C.I. J4	SAG	13.83	0.00	13.83	0.80	31.04	24.83	13.83	0.00	100.00%			
C.I. K2	SAG	8.87	0.71	9.59	0.80	19.40	15.52	9.59	0.00	100.00%			
	SAG	14.31	0.00	14.31	0.80	31.04	24.83	14.31	0.00	100.00%			
C.I. K3			0.00										
C.I. K4	SAG	15.80		15.80	0.80	31.04	24.83	15.80	0.00	100.00%			
C.I. K5	SAG	15.63	0.00	15.63	0.80	31.04		15.63		100.00%			
C.I. L1	SAG	14.31	0.00	14.31	0.80	31.04	24.83	14.31	0.00	100.00%			
J.B. M1	SAG	12.51										307	
C.I. N1	GRADE	5.16	0.00	5.16	1.00	4.45	4.45	4.45	0.71	86.17%			

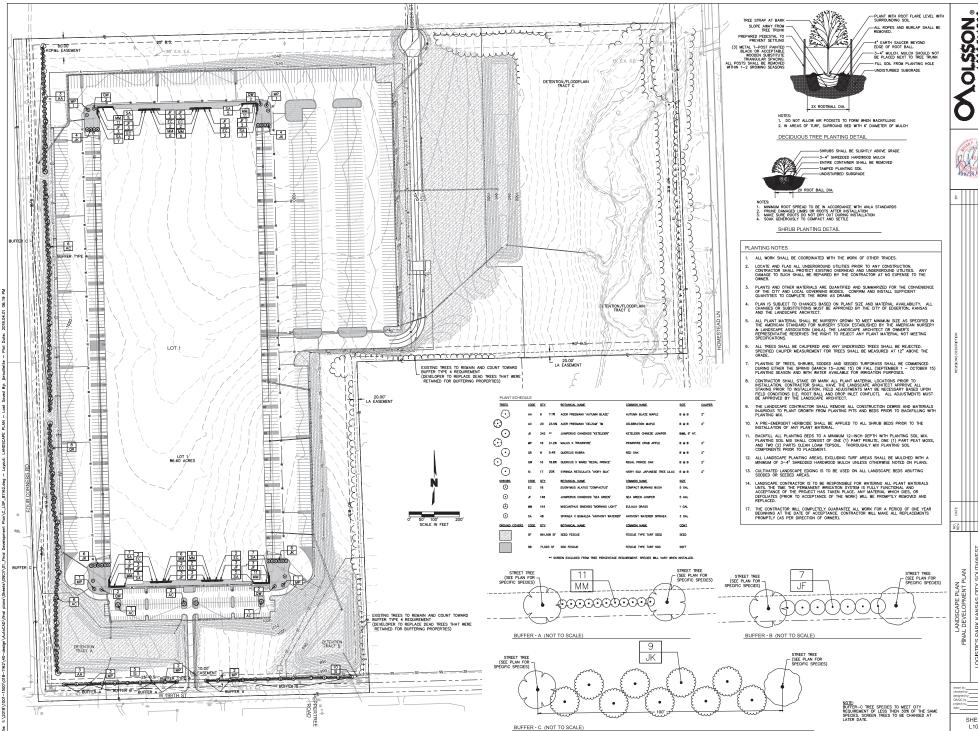
	Drainage	. на са ослу	Tubic (20 y	ear Return Fred	quency,	1
Inlet ID	Area	с	Tc	ï	к	Peak Flor
	(ac)		(min)	(in/hr)		(cfs)
C.I. A2	0.51	0.81	5.00	7.35	1.00	3.04
J.B. A4	2.63	0.90	5.00	7.35	1.00	17.40
J.B. A5	2.22	0.90	5.00	7.35	1.00	14.69
J.B. A6	2.22	0.90	5.00	7.35	1.00	14.69
J.B. A7	2.59	0.90	5.00	7.35	1.00	17.14
TA8	1.85	0.90	5.00	7.35	1.00	12.24
C.I. B1	1.12	0.81	5.00	7.35	1.00	6.67
C.I. C2	1.30	0.81	5.00	7.35	1.00	7.74
C.I. C3	0.82	0.90	5.00	7.35	1.00	5.43
C.I. C4	0.82	0.90	5.00	7.35	1.00	5.43
C.I. CS	0.83	0.90	5.00	7.35	1.00	5.49
J.B. C6	0.74	0.90	5.00	7.35	1.00	4.90
J.B. C7	3.33	0.90	5.00	7.35	1.00	22.04
J.B. C8	2.96	0.90	5.00	7.35	1.00	19.59
T C9	1.52	0.90	5.00	7.35	1.00	10.06
C.I. D2	0.34	0.81	5.00	7.35	1.00	2.03
J.B. E1	2.63	0.90	5.00	7.35	1.00	17.40
J.B. F1	2.22	0.90	5.00	7.35	1.00	14.69
C.I. G2	0.53	0.81	5.00	7.35	1.00	3.16
C.I. G3	0.52	0.81	5.00	7.35	1.00	3.10
C.I. G4	0.53	0.81	5.00	7.35	1.00	3.16
C.I. 12	0.05	0.90	5.00	7.35	1.00	0.33
C.I. 13	1.22	0.55	5.65	7.16	1.00	4.80
C.I. 14	1.39	0.58	5.84	7.10	1.00	5.73
C.I. 15	1.51	0.56	5.55	7.19	1.00	6.08
C.I. 16	0.85	0.75	5.55	7.19	1.00	4.58
C.I. J2	2.17	0.81	8.40	6.43	1.00	11.31
C.I. J3	0.89	0.90	7.60	6.63	1.00	5.31
C.I. J4	2.32	0.90	7.61	6.63	1.00	13.83
C.I. K2	1.49	0.81	5.00	7.35	1.00	8.87
C.I. K3	2.40	0.90	7.61	6.63	1.00	14.31
C.I. K4	2.65	0.90	7.61	6.63	1.00	15.80
C.I. K5	3.44	0.70	8.15	6.49	1.00	15.63
C.I. L1	2.40	0.90	7.61	6.63	1.00	14.31
J.B. M1	1.89	0.90	5.00	7.35	1.00	12.51
C.I. N1	1.17	0.60	5.00	7.35	1.00	5.16

	Year Return Fred	uency			_								
Upstream	Downstream		Upstream	Downstream			Manning's					Upstream	Upstream
Structure	Structure	Length	Invert	Invert	Slope	Diameter	n	Total Flow	Velocity	Capacity	Flow Depth	Struct. HGL	Top Elev
		(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(ft/s)	(cfs)	(ft)	(ft)	(ft)
C.I. I2	E.S. 11	205.59	1014.71	1013.34	0.67	36	0.012	57.24	9.39	58.98	2.38	1017.16	1020.82
C.I. 13	C.I. 12	182.50	1015.54	1014.71	0.45	30	0.012	37.22	7.58	29.96	2.50	1018.49	1022.84
C.I. 14	C.I. 13	267.57	1016.88	1015.54	0.50	24	0.012	28.78	9.16	17.34	2.00	1023.08	1023.54
C.I. 15	C.I. 14	192.00	1017.90	1016.88	0.53	24	0.012	18.72	5.96	17.86	2.00	1024.40	1023.54
C.I. 16	C.I. I5	192.00	1018.92	1017.90	0.53	15	0.012	8.05	6.56	5.10	1.25	1027.02	1023.54
C.I. A2	E.S. A1	65.21	1004.98	1004.00	1.50	48	0.012	135.65	10.80	190.77	4.00	1010.72	1022.67
J.B. A3	C.I. A2	173.56	1006.48	1004.98	0.87	48	0.012	130.39	10.38	144.82	4.00	1012.24	1025.72
J.B. A4	J.B. A3	337.27	1008.99	1006.48	0.74	48	0.012	118.83	9.46	134.25	4.00	1015.55	1022.13
J.B. A5	J.B. A4	312.00	1011.56	1008.99	0.82	42	0.012	91.68	9.53	98.92	3.50	1017.97	1022.13
J.B. A6	J.B. A5	312.00	1013.69	1011.56	0.68	42	0.012	68.76	7.15	90.05	3.50	1019.42	1022.13
J.B. A7	J.B. A6	390.00	1016.44	1013.69	0.71	36	0.012	45.84	6.49	60.67	3.00	1021.11	1022.13
J.B. A8	J.B. A7	221.00	1018.00	1016.44	0.71	30	0.012	19.10	3.89	37.33	2.50	1021.62	1022.13
C.I. C2	E.S. C1	320.43	991.61	982.00	3.00	48	0.012	177.23	14.28	269.50	4.00	995.38	1018.68
C.I. C3	C.I. C2	192.00	1001.28	992.61	4.52	48	0.012	136.66	11.33	330.69	4.00	1004.76	1018.84
C.I. C4	C.I. C3	192.00	1006.58	1001.78	2.50	42	0.012	128.20	14.17	172.33	2.98	1009.88	1018.84
C.I. C5	C.I. C4	192.00	1008.14	1006.58	0.81	42	0.012	96.82	10.62	98.24	3.30	1011.17	1018.84
J.B. C6	C.I. C5	167.54	1009.22	1008.14	0.64	42	0.012	88.25	10.14	87.51	3.03	1012.14	1022.13
J.B. C7	J.B. C6	468.00	1012.13	1009.22	0.62	36	0.012	80.61	11.41	56.97	3.00	1018.05	1022.13
J.B. C8	J.B. C7	390.00	1015.92	1012.13	0.97	36	0.012	46.24	6.54	71.23	3.00	1019.95	1022.13
J.B. C9	J.B. C8	208.00	1018.00	1015.92	1.00	24	0.012	15.69	4.99	24.50	2.00	1020.90	1025.36
J.B. M1	C.I. 12	100.88	1015.92	1014.91	1.00	18	0.012	19.51	11.04	11.38	1.50	1020.13	1025.38
J.B. F1	C.I. C4	164.18	1014.00	1010.72	2.00	24	0.012	22.92	9.91	34.63	1.19	1015.70	1022.13
J.B. E1	C.I. C2	164.96	1014.00	1007.40	4.00	24	0.012	27.15	12.54	49.01	1.06	1015.81	1022.13
C.I. G2	E.S. G1	59.43	1010.97	1008.00	5.00	15	0.012	16.31	13.29	15.64	1.25	1013.45	1022.51
C.I. G3	C.I. G2	68.00	1013.51	1011.47	3.00	15	0.012	10.84	8.83	12.12	1.25	1017.50	1022.40
C.I. G4	C.I. G3	283.00	1019.66	1014.00	2.00	15	0.012	5.47	4.97	9.89	1.25	1020.61 j	1022.91
C.I. B1	J.B. A3	195.53	1011.91	1008.00	2.00	18	0.012	11.56	6.54	16.09	1.50	1015.60	1019.66
C.I. D2	E.S. D1	102.16	1009.00	1008.00	0.98	15	0.012	2.76	2.25	6.92	1.25	1010.38	1013.17
C.I. K2	E.S. K1	299.77	998.37	987.20	3.73	36	0.012	116.58	16.49	139.47	3.00	1004.63	1009.94
C.I. K3	C.I. K2	109.66	1002.16	998.87	3.00	36	0.012	94.40	13.36	125.15	3.00	1010.73	1012.32
C.I. K4	C.I. K3	192.00	1005.58	1003.66	1.00	24	0.012	49.58	15.78	24.50	2.00	1021.37	1012.37
C.I. K5	C.I. K4	192.00	1008.00	1006.08	1.00	24	0.012	24.83	7.90	24.50	2.00	1023.92	1012.55
C.I. L1	C.I. K3	192.00	1007.50	1003.66	2.00	18	0.012	22.41	12.68	16.09	1.50	1020.96	1012.43
C.I. J2	E.S. J1	411.15	1000.70	985.00	3.82	24	0.012	49.69	15.82	47.88	2.00	1013.73	1010.45
C.I. J3	C.I. J2	114.66	1003.21	1001.20	1.75	24	0.012	29.99	9.55	32.44	2.00	1017.24	1012.37
C.I. J4	C.I. J3	153.00	1006.00	1003.71	1.50	18	0.012	21.67	12.26	13.92	1.50	1024.21	1012.38
C.I. N1	C.I. K2	207.51	1004.02	999.87	2.00	15	0.012	6.66	5.43	9.89	1.25	1010.74	1011.54

C.I. I C.I. I	C.I. J2	114.6 153.0	6 1003.21	985.00 1001.20 1003.71 999.87	3.82 1.75 1.50 2.00	24 24 18 15	0.012 0.012 0.012 0.012	30.45 19.14 13.83 4.45			1.37 1.22		1012.38	Both thee	retical capaci	ty and reduce	d capacity are	14.31 5.16 a clogging face shown. ow/Total Flow			 4.45 etical capacit		0.71 acity, as requi		/A Section 56		iral canacity	C.I. L1 J.B. M1 C.I. N1	2.40 1.89 1.17	0.90 0.90 0.60	7.61 5.00 5.00	6.63 7.35 7.35	1.00 1.00 1.00	14.31 12.51 5.16				
Upstretch C.L.I. C.L.I. C.L.I. L.B., B. L.B. L.B. L.B. L.B. L.B. L.B. L.B. L	Fig. 5 Shuddard Fig. 5 Shudard	Frequency Freq	h invert (fi) h invert (fi) p 1014.71 (7) 0 1015.88 (7) 0 1015.92 (7) 1 1004.98 (6) 0 1013.90 (7) 1 1004.98 (6) 0 1013.90 (7) 1 1004.98 (7) 0 1011.90 (7) 0 1011.90 (7) 1 101.90 (7)	Downstream Downs	Slope (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)	Diameter (in) 955 959 954 44 42 42 42 42 42 42 42 42 42 43 55 56 45 15 15 15 15 15 15 15 15 16 16 16 17 18 18 18 16 16 16 16 16 16 16 16 16 16 16 16 16	Manning's n 0.012	(cfs) 57.24 37.22 28.78 37.22 28.78 37.22 28.78 37.22 28.78 37.22 28.78 37.22 28.78 37.22 28.78 37.22 28.78 37.22 28.78 37.22 28.78 37.22 29.12	v Velocity (ff/s) 9.39 9.16 9.56 9.56 6.56 6.56 6.59 10.80 10.38 10.33 11.33 11.33 11.31 11.41 11.41 11.41 11.41 11.41 11.55 11.56 11.57 1	(cfs) 52.96 (cfs) 52.96 (cfs) 52.96 (cfs) 52.96 (cfs) 77.84 (cfs) 5.10 (cfs) 65.10 (cfs) 6	(ft) 2.38 2.50 2.00 2.00 2.00 2.00 4.00 4.00 4.00 3.50 3.00 2.50 4.00 2.98 3.30 3.00 3.00 2.00 1.50 1.19 1.06 1.25 1.25 1.25 1.25 1.25 1.20 2.00 2.00	the Struct. HK (ft) JO17. 16 (ft) JO17. 16 (ft) JO17. 16 (Jt) JO17. 17 (Jt) JO17. 18 (Jt) JO17. 18 (Jt) JO17. 10 (Jt)	(b) 1000 ER 10	C.L. 02 C.L. 03 C.L. 03 C.L. 03 C.L. 04 C.L. 05 C.L.	Inlet Location SAG	Peak Row (cfs) (cf	Upstream (%)ppss (cfs) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Total Flow (cfs) 5.26	Clogging Factor 0.80	Capacity (cfs) 19.46 19.46 19.46 19.46 19.46 19.46 19.46 19.49 19.40 19.4	Sep Inite Sep	Capture (cfs) (cfs	1	(Notes Control Control	Depth Depth	(ft)	Ponding Depth (th) (th) (th) (th) (th) (th) (th) (t	GL AZ GL A	Drainage (sed) (se	0.81 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.9	Tc (min) 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	i (in/he) 1032 1032 1032 1032 1032 1032 1032 1032	1.55 1.55 1.55 1.55 1.55 1.55 1.55 1.55	Pesk Row (cfs) (cfs) (cfs) (27.5 cfs) (27.5	ACLIGACION DIVIDAMINI	Vert abundan de parezion		REVISIONS
C.I. I	C.I. J2	114.6	6 1003.21	985.00 1001.20 1003.71	3.82 1.75 1.50	24 24 18	0.012 0.012 0.012	49.69 29.99 21.67	9.55 12.26	32.44	2.00 2.00 1.50	1013.73 1017.24 1024.21		C.I. L1 J.B. M1 C.I. N1	SAG SAG GRADE	22.41 19.51 9.06	0.00	22.41 9.06	1.00	31.04		22.41	0.00 2.40	73,54%			-	C.I. L1 J.B. M1 C.I. N1	2.40 1.89 1.17	0.90 0.90 0.60	7.61 5.00 5.00	9.34 10.32 10.32	1.25 1.25 1.25	22.41 19.51 9.06	DAT	Š		Ш
C.I. P			1 1004.02	999.87	2.00	15	0.012	6.66	5.43			1010.74		Notes:				a clogging fac								α.									9	REV.	Щ	L.
															retical capaci			e shown. ow/Total Flow	r, denoting th	e actual pero	entage of flo	w captured	after the capa	city has been	n reduced to a	0% of theore	ical capacity.								00 140	ENT PLAN	S OITY SOUTHWEST	2018

STORM DRAINAGE FINAL DEVELOPMEN LOGISTICS PARK KANSAS CI

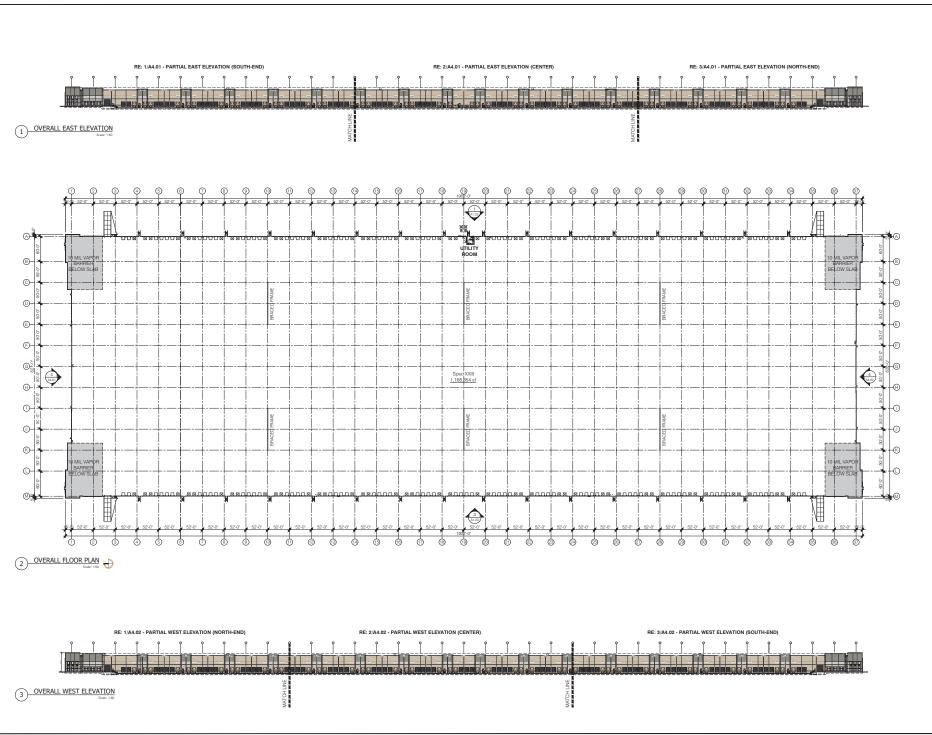
Worszów.



OLSSON.

FI

PARK KANSAS





NorthPoint*



Inland Port XXIII



OVERALL FLOOR PLAN





DVL PENAISSANCE INFRASTRUCTUR
CONSULTIN

STRUCTURAL

PLUMBING

ELECTRICAL

FIRE PROTECTION





XXXX • Edgerton, KS

 Project No.
 2018-XX

 Date:
 09.21.18

 Issued For:
 Final Development Plan

No. Date Description



A4.01





NorthPoint*



Inland Port XXIII

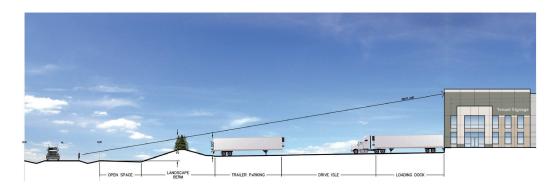
Issued For: Final Development Pl

No. Date Description

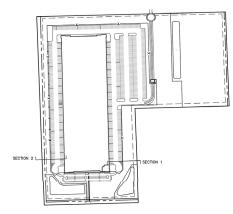




SECTION 1 - LOOKING SOUTH



SECTION 2 - LOOKING NORTH



KEY MAP





404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

Date: October 9, 2018

To: Edgerton Planning Commission

From: Katy Crow, Development Services Director

Re: TU 2018-09 - Consider Approval of Temporary Construction Activities for LPKC Southwest

– IP XXIII (Rock Crushing Operations), near the northeast corner of 199th and Four Corners

Road

BACKGROUND INFORMATION

Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of temporary construction related activities associated with the BNSF Intermodal Facility and Logistics Park Kansas City (LPKC) developments subject to the recommendation of staff and conditioned with appropriate stipulations.

MATTERS TO BE CONSIDERED

On September 17, 2018, staff received a request from Clayco Construction, to construct a temporary rock crushing operation on property located on the northeast corner of Four Corners Road and 199th Street. This temporary operation will be for the construction of LPKC Southwest - IP XXIII. If approved, operations would commence on October 10, 2018 and end on April 5, 2019.

While the attached request letter is from Clayco, permission to operate this type of operation has been granted by the property owner, NorthPoint Development LLC. A copy the letter granting permission is included.

Staff met with the applicant to discuss how the operation will be undertaken. It is staff's understanding that the rock crushing equipment will move around the site as the rock is excavated. The areas where rock exists that require crushing are shown in the red areas on the attached map. Rock crushing equipment will be contained onsite and used mostly on the north side of the project parcel. Trucks will be used onsite to move the rock where it is needed for low volume change (LVC) areas (i.e., slab on grade and paving) and utility trench backfills. The rock crushing equipment contains a dust containment system and the Kansas Department of Health & Environment (KDHE) will be engaged to test the air prior to the start of crushing activities. Monitoring equipment on the crushers will test the air to make sure it does not exceed the level allowed by KDHE. The applicant has stated that they will be diligent about keeping dust down and haul roads on site will be kept wet to ensure that airborne dust does not spread to neighboring properties.

If this permit is not approved, the applicant has stated that the blasted rock associated with this project that would need to be hauled away would equate to 20,000 haul loads and an additional

5,000 truckloads would be needed to haul in aggregate material for construction applications. If this occurs there would be increased truck traffic on adjacent roadways, hindering local traffic and adding a substantial amount of time to the overall project timeline.

STAFF RECOMMENDATION

Staff recommends **approval** of a rock crushing operation, deemed to be temporary construction related activities pursuant to Article 9, Section 9.6.E of the Uniform Development Code of the City of Edgerton, located near the northeast corner of Four Corners Road and 199th Street, by Clayco, Inc., for construction-related activities related to LPKC Southwest – IP XXIII, conditioned as follows:

- 1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
- 2. All occupied buildings shall have access to potable water from an approved water source;
- 3. All signage shall be placed pursuant to applicable sign regulations in Article 12 of the Unified Development Code of the City of Edgerton;
- 4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
- 5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
- 6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
- 7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with City Regulations and Policies with regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition;
- 8. An onsite Stormwater Management Plan shall be approved by City prior to the disturbance of land;
- 9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
- 10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable period of time;
- 11. All blasting shall be done according to Article 14 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
- 12. Hours of operation shall be limited to from 7:00 am to 7:00 pm, Monday through Saturday;
- 13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
- 14. Property owner and/or general contractors shall provide the City and emergency response agencies a copy of a site-specific Safety Action Plan;
- 15. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
- 16. The applicant and all subcontractors must maintain a valid City of Edgerton Business License:
- 17. Staff retains the ability to establish reasonable requirements for the operation as needed;
- 18. All activities will be performed in compliance with KDHE and the requirements of the KDHE Bureau of Air;
- 19. Permission for temporary construction activities is granted for a period ending April 5, 2019.

ATTACHMENTS

- Request for Temporary Construction ActivityPermission letter from NorthPoint



September 17, 2018

City of Edgerton, KS 404 East Nelson St, Edgerton, KS 66021 Attn: Katy Crow – Development Service Director

RE: Project Speed – Rock Crushing Permit

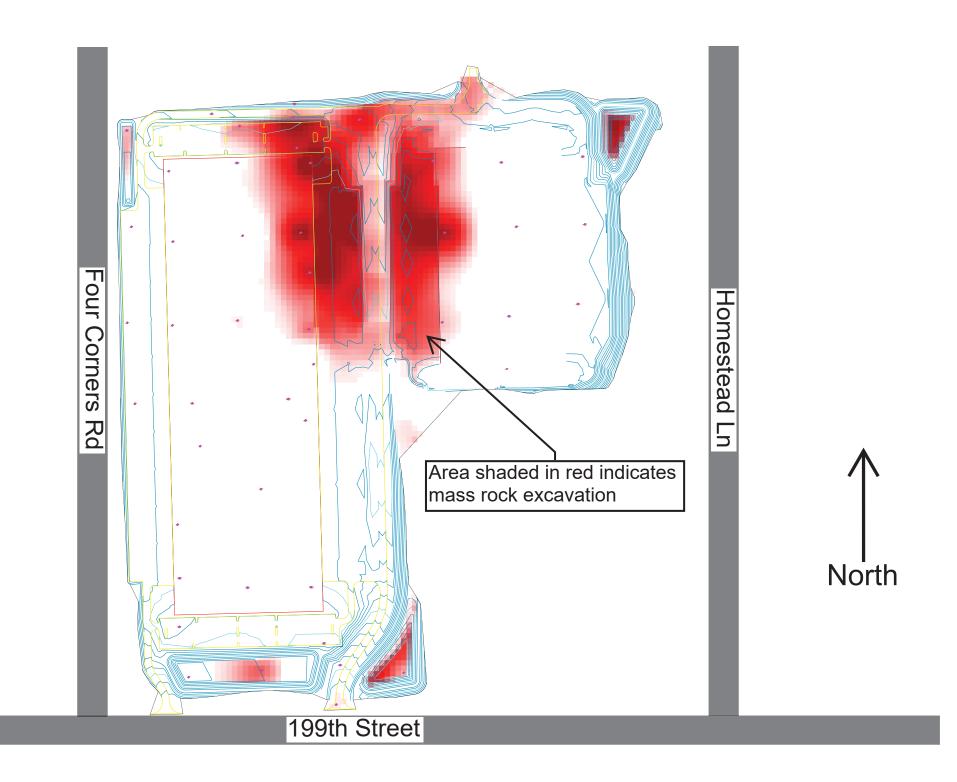
Katy,

Described below are the exact parameters of the proposed rock crushing operations for Project Speed. In addition, the earthwork contractor for Project Speed has obtained a crushing permit from KDHE.

- Crushing will commence October 10, 2018 and finish by April 5, 2019.
- Operating hours will range from 7:00 A.M. 7:00 P.M.
- Rock crushing activities will be performed Monday-Saturday.
- All crushing equipment will be mobile. Crushers will be relocated frequently throughout the site to ensure efficiency of the crushing process.
- Total quantity of crushed rock generated from the project site will be 200,000 cubic yards.
- All crushed rock will be utilized on site for construction applications (LVC and utility trench backfill).
- Due to crushed rock remaining on site, there will be no exporting of material.
- KDHE will test silica dust air contamination on site prior to the commencement of major crushing activities. Crushers are equipped with a dust containment system. Additional containment measures can be added if air contamination is above KDHE's allowable level.
- Internally, Clayco is committed to silica dust control and protection procedures. Clayco has established policies to protect workers and neighboring properties from harmful silica dust exposure.
- Haul roads on site will be watered as needed using a water truck to ensure airborne dust does not spread to neighboring property owners.
- The denial of this permit will change the overall scope of the project; including but not limited to exporting large quantities of shot rock and importing all required LVC material. This hauling would negatively impact local traffic and infrastructure. Additionally, the denial of this permit will result in drastic changes to the civil design.
- The denial of this permit would require 20,000 haul trucks to export blasted rock material. An additional 5,000 trucks would be required to import aggregate material for construction applications. These hauling activates would severely hinder local traffic, and add a substantial amount of time to the overall project duration.

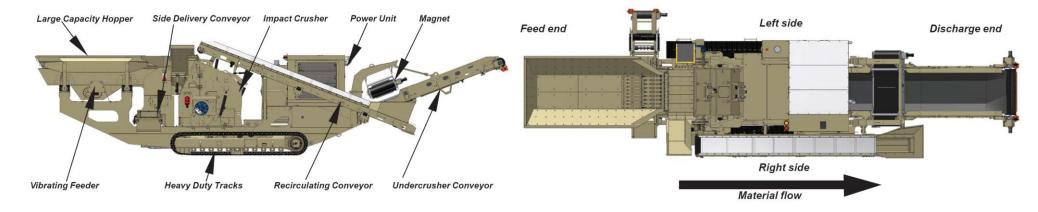
Respectfully Submitted,

Patrick Grunloh Senior Project Engineer



FT5260 Track-Mounted Impact Crusher





Vibrating Grizzly Feeder

- 50" X 15' Vibrating Pan Feeder
- 5' Grizzly Fingers 2" spacing

HSI Crusher

- 5260 Horizontal Impactor
- Hydraulically adjustable aprons
- Hydrostatic dual drive motors
- 3-bar rotor

Undercrusher Conveyor

- 60" x 40' Under Crusher Conveyor
- Impact bed with 330 3ply belting
- Hydraulic dual drive motors

Crusher

- Max Feed Size: 21"/533mm
- Plant Capacity up to: 800 STPH/726 MTPH

Chassis

- Sculpted frame design with manufacturing tubing
- 24" 600mm tracks with dual drive

- Track width 11' 73/4"/3.549m
- Balanced for zero cribbing
- Dust suppression
- 200 gal/757 L Oil Reservoir

Power Unit

- Cat C15 540hp/402.6kw Tier IV i
- Cat C15 540hp/402.6kw Tier III (International)
- 224gal/847.9L fuel tank
- Fuel Consumption 15-18 gal

Operating Slope

- Side to Side: 1% grade - Front to Back: 3% grade

Performance When Moving

- Travel Speed: 0.60MPH
- Total Tractice Effort: 70,519 lbf
- Gradability: 50%
- Ground Pressure: 2415PSF

FT5260

Track-Mounted Impactor Crusher

Options

- 24" x 11' Side delivery conveyor
- Permanent cross belt magnet
- 440piw single ply belting
- 24" x 28" Recirculating Conveyor
- 4-Bar Rotor
- Electrical/Hydraulic Control Valve (CE Certification)

Standard

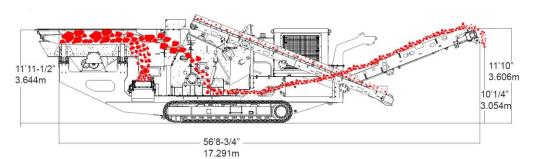
Dimension	Standard	Metric
Overall Length	56' 8 3/4"	17.291m
Operating Height	14' 2"	4.138m
Travel Height	12'	3.658m
Travel Width	12'	3.658m
Feed Height	14' 2"	4.138m
Discharge Height	11'	3.353m
Ground Clearance	10½"	266.7mm
Unit Weight	118,600 lbs	53,796 kg

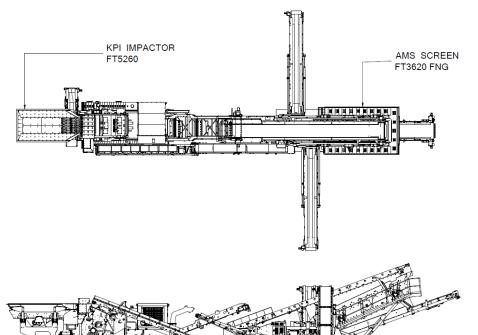
700 W 21st. St., Yankton, SD 57078 1-800-542-9311 mail@kpijci.com www.kpijci.com

Note: Specifications are subject to change without notice.

Because KPI-JCI may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by KPI-JCI may not necessarily be as illustrated therein. Also continuous design progress makes it necessary that specifications be subject to change without notice. All sales of the products of KPI-JCI are subject to the provisions of its standard warranty. KPI-JCI does not warrant or represent that its products meet any federal, state, or local statutes, codes, ordinances, rules, standards or other regulations, including OSHA and MSHA, covering safety, pollution, electrical wiring, etc. Compliance with these statutes and regulations is the responsibility of the user and will be dependent upon the area and the use to which the product is put by the user. In some photographs, guards may have been removed for illustrative purposes only. This equipment should not be operated without all guards attached in their normal position. Placement of guards and other safety equipment is often dependent upon the area and how the product is used. A safety study should be made by the user of the application, and, if required additional guards, warning signs and other safety devices should be installed by the user, wherever appropriate before operating the products.

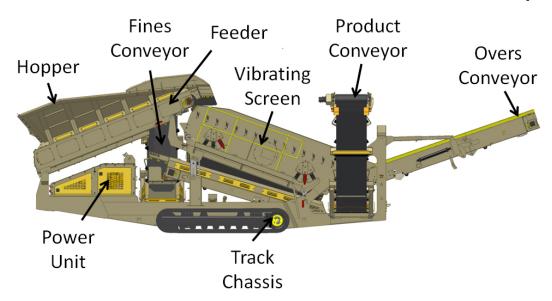
Rev: 7/2015







Model GT165 Mobile Screening Plant Model 165 Spec Sheet



VIBRATING SCREEN

- 5' x 16' top deck, 15' bottom deck
- 900 RPM adjustable amplitude
- Hydraulic controls for variable angle operation
- Access ladder with wrap around walkway
- Modular top deck design
- Discharge end of screen raises for cloth changes

CHASSIS

- 15" channel frame
- Track mount design
- Pendant remote control

HOPPER

- 10.5 cubic yard heaped capacity
- Hydraulic fold for transport

BELT FEEDER

- 17' x 54"(1400 mm) belt feeder
- Hydraulic variable speed dual motor drive
- HD vulcanized belt

OVERS CONVEYOR

- One (1) 20' x 54"(1400mm) belt feeder
- Hydraulic variable speed drive
- Impact Bed
- Hydraulic discharge height adjustment

- Folds for transport
- Chevron Belt, Vulcanized

UNDERSCREEN CONVEYOR

- One (1) 17' x 48"(1200mm) fixed conveyor
- Hydraulic variable speed
- Adjustable back board
- Primary belt cleaner

PRODUCT CONVEYORS

- Two (2) 31' x 36"(900mm) fold out design
- Hydraulic variable speed
- Hydraulic discharge height adjustment
- Chevron Belts, Vulcanized

POWER SYSTEM

- Cat 129 HP Tier III diesel engine
- Oil Cooler
- Engine mounted hydraulic pumps to operate all plant functions
- NEMA-4 rated instrument panel
- Emergency stop

PAINT

• One primer coat, finish coat of KPI Beige

SERVICE CAPACITY

- 120 gallon fuel tank
- 130 gallon hydraulic reservoir

NOTE: Specifications are subject to change without notice.

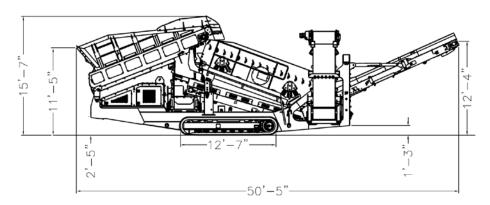
Astec Mobile Screens may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by Astec Mobile Screens may not necessarily be as illustrated therein. Also continuous design progress makes it necessary that specifications be subject to change without notice. All sales of the products of Astec Mobile Screens are subject to the provisions of its standard warranty. Astec Mobile Screens does not warrant or represent that its product meet and federal, state, or local statures, codes, ordinances, rules, standards or other regulations, including OSHA and MSHA, covering safety, pollution, electrical wiring, etc. Compliance with these statutes and regulations is the responsibility of the user and will be dependent upon the areas and the use to which the product is put by the user. In some photographs, guards may have been removed for illustrative purposes only. This equipment should not be operated without all guards attached in their normal position. Placement of guards and other safety equipment is often dependent upon the area and the use to which the product is put. A safety study should be made by the user of the application, and, if required additional guards, warning signs and other safety devices should be installed by the user, wherever appropriate before operating the products.

OPTIONS

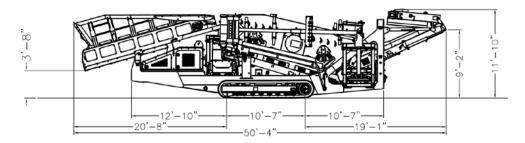
- Punch Plate Top Deck (Flat or Crowned)
- Grizzly Bars Top Deck
- Finger Bars Top Deck
- Wireless Track Remote

- Tier IV Engine
- Ball Tray for Bottom Deck Module
- Rear Loader Feed Wings
- Hydraulic Grizzly and Bulkhead for Hopper

Operational Mode



Transportation Mode



PHYSICAL OPERATION CHARACTERISTICS

Overall Length	50'5"/15.39m
Travel Length	
Operating Height	15'7"/4.79m
Travel Height	11'10"/3.63m
Operating Width	53'3"/16.25m
Travel Width	10'1"/3.08m
• Unit Weight (Belt Feeder)	75,000lbs/34,019kg
• Feed Height (Front Feed)	11'5"/3.51m

● Feed Height (Side Feed)	13'3"/4.05m
APPLICATION PARAMETERS	
Maximum Feed Maximum Total Products OPERATING SLOPE	
Side to Side	1% grade
● Front to Back	3% grade





2704 West LeFevre Road Sterling, IL 61081 Phone: (815) 626-6374 FAX: (815) 626-6430 <u>mail@kpijci.com</u> www.kpijci.com

NOTE: Specifications are subject to change without notice.

Because Astec Mobile Screens may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by Astec Mobile Screens may not necessarily be as illustrated therein. Also continuous design progress makes it necessary that specifications be subject to change without notice. All sales of the products of Astec Mobile Screens are subject to the provisions of its standard warranty. Astec Mobile Screens does not warrant or represent that its product meet and federal, state, or local statures, codes, ordinances, rules, standards or other regulations, including OSHA and MSHA, covering safety, pollution, electrical wiring, etc. Compliance with these statutes and regulations is the responsibility of the user and will be dependent upon the areas and the use to which the product is put by the user. In some photographs, guards may have been removed for illustrative purposes only. This equipment should not be operated without all guards attached in their normal position. Placement of guards and other safety equipment is often dependent upon the area and the use to which the product is put. A safety study should be made by the user of the application, and, if required additional guards, warning signs and other safety devices should be installed by the user, wherever appropriate before operating the products.



September 18, 2018

City of Edgerton, KS 404 East Nelson, Edgerton, KS 66021 Attn: Katy Crow - Development Services Director

RE: Project Speed - Rock Crushing Operation

Dear Katy:

On behalf of Edgerton Land Holding Company, LLC (Owner) please consider this letter as written permission for Clayco Construction, their subsidiaries or subcontractors to implement rock crushing operations for the purpose of constructing Project Speed on the property as illustrated in their permit submission packet and attached herein.

Respectfully,

Nathaniel Hagedorn (Manager)

Attachment