

EDGERTON PLANNING COMMISSION AGENDA

June 10, 2014

7:00 PM

1. Call meeting to order

2. Pledge of Allegiance

3. Roll Call:

A. Members:

Phyllis Harris, Chairperson

Present / Absent

Maria O'Neill, Secretary

Present / Absent

Bob O'Neill

Present / Absent

Chuck Davis

Present / Absent

Missy Drinkard

Present / Absent

Ron Conus

Present/Absent

Andrea Lucero

Present/Absent

Cliff Withrow

Present/Absent

Tina Graddy

Present/Absent

4. Approval of Minutes:

A. April 8, 2014

5. Guests Present:

A.

B.

6. Communications:

7. New Business -

A. Consideration of Temporary Construction Activities at Nickell Intermodal Lot 1, northeast corner of 191st Street and Waverly Road, part of Section 35, Township 14, Range 22. Applicant: Nickell Gardner Kansas Properties, LLC

Action requested: Consider motion of recommendation of approval, denial, or table.

B. Consideration of Final Site Plan, S-05-15-14, for Edgerton Logistics Park (Lot 1), located on the north side of 101st Street, at the northeast corner of Homestead and 191st Street, part of Section 34, Township 14, Range 22. Applicant/Developer: Pam Moses, Trans Coastal Supply, Inc.

Action requested: Consider motion of recommendation of approval, denial, or table.

8. Other Business:

9. Future Meeting – Regular meeting – July 8, 2014

10. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING

April 8, 2014

Minutes

The Edgerton Planning Commission met in regular session with Chair Harris 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 Phyllis Harris, Maria O'Neill, Bob O'Neill, Chuck Davis, Missy Drinkard, Ron Conus, Andrea Lucero, Cliff Withrow, and Tina Graddy. Also present was City Administrator Beth Linn.

The City Administrator announced a quorum was present.

MINUTES

Minutes of February 11, 2014 were considered.

Motion by Graddy, seconded by Drinkard, to approve the minutes. The motion was approved, 9-0.

GUESTS

Charlie Troutner, Gardner News, attended.

COMMUNICATIONS

There were no formal communications.

FINAL SITE PLAN - AMENDED

Amended Final Site Plan, S-11-15-2013, requesting approval for Lot 1, ITL located in the vicinity of the southeast corner of 191st Street and Homestead Lane, within the Northwest one-quarter of Section 3, Township 15, Range 22 containing approximately 31.86 acres more or less was considered. Owners: Omar and Indian Holtgraver. Agent: International Transload Logistics (ITL).

The City Administrator overviewed this item. The Commissioners were reminded of the approval of the conditional use permit in January, 2014 for cargo container storage and at that time it was noted there was a need to initiate storage of the containers prior to the installation of a hard surface as required under the Unified Development Code. Tonight's requested action is to consider the ITL formal phasing plan, which is recommended by staff.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the *Amended* Final Site Plan, S-11-15-2013, to include the Phasing Plan and not remove any of the previously placed stipulations on the Final Site Plan at the December 10, 2013 Planning Commission meeting. The motion was approved, 9-0.

OTHER BUSINESS

Vehicle parking in downtown was discussed. Among the items discussed were restriction on number of hours for parking; parking with driving lane vs. parallel vs. angled.

ADJOURNMENT

Motion by B. O'Neill, seconded by Drinkard, to adjourn.

The motion passed 9-0.

The meeting adjourned at 7:28 p.m.



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Edgerton, KS 66021
P: 913.893.6231
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STAFF REPORT

June 6, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Temporary Construction Activities at Nickell Intermodal Lot 1, northeast corner of 191st Street and Waverly Road

APPLICATION INFORMATION

Applicant/Property Owner: Nickell Gardner Kansas Properties, LLC

Requested Action: Temporary Construction Activities to include Construction Trailer

Legal Description: Part of Section 35, Township 14, Range 22

Site Address/Location: Northeast corner of 191st Street and Waverly Road

Existing Zoning and Land Uses: Logistics Park (L-P) District for Cargo Container Storage Facility

Surrounding Zoning and Uses: BNSF Intermodal Facility and L-P zoned land for warehouse development to the west in the City of Edgerton; L-P zone land to the east with approved conditional use permit for cargo container storage facility; and the City of Gardner (0.3 mile) to the east.

Site Size: Approximately 20 acres

BACKGROUND: 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.

Nickell Intermodal located on the northeast corner of 191st Street and Waverly Road has been approved for a conditional use permit to operate a cargo container storage facility. Staff is working with the development team to finalize the final plat and final site plan as approved by the Planning Commission and City Council. To date, the property owner has been approved for

a land disturbance permit to begin grading and installation of stormwater appurtenances. Soon the property owner will be ready to begin construction of the parking lot for the cargo container facility and anticipates shortly thereafter beginning the review process for construction of a building.

During that construction of the parking lot and building, the property owner has requested the ability to use a temporary office trailer to supervise the construction activities and provide a place to house the security measures needed during construction.

STAFF ANALYSIS

The Nickell Intermodal property located on the northeast corner of 191st Street and Waverly Road is in an area that includes significant construction due to new development in and around Logistics Park Kansas City (LPKC). The property owner will be under construction with a parking lot and soon thereafter a building. In addition, the Planning Commission has previously granted the authority for the use of a temporary trailer for construction activities on adjacent properties. Staff understands the need for the trailer and supports the use of the trailer on a temporary basis.

RECOMMENDATION

City staff recommends **approval** of the use of property generally known as the northeast corner of 191st Street and Waverly Road for construction-related activities associated with the development of the Nickell Intermodal project by Nickell Gardner Kansas Properties, LLC pursuant to Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas, subject to the approval of staff and the following conditions:

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 Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings 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;
8. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
9. Hours of operation shall be limited to from 7:00am to 7:00pm unless otherwise approved by staff;
10. Portable toilets shall be used in lieu of sanitary sewer service;
11. Maintain a valid City of Edgerton Business License; and
12. Permission for temporary construction activities is granted for a period of _____ from date of approval by Edgerton Planning Commission

STAFF REPORT

June 6, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Application S-05-15-14 for Final Site Plan for Edgerton Logistics Park Lot 1 on the north side of 191st Street east of Homestead Road

APPLICATION INFORMATION

Applicant/Property Owner: Trans Coastal Supply Inc.

Requested Action: Final Site Plan for Edgerton Logistics Park Lot 1

Legal Description: Part of Section 34, Township 14, Range 22

Site Address/Location: Approximately 14 acres on the north side of 191st Street, located approximately one-quarter mile east of Homestead Road

Existing Zoning and Land Uses: Vacant

Surrounding Zoning and Uses: BNSF Intermodal Facility to the north and west in the City of Edgerton; L-P zoned land under warehouse development to the east; I-H zoned land to the west, a few homes on rural acreage, farming, and vacant land to the south and southeast, across 191st Street, in unincorporated Johnson County and the City of Edgerton; and farming and vacant land to the southeast and east in unincorporated Johnson County. The City of Gardner lies about one mile to the east.

Existing Improvements: None

Site Size: Approximately 14 acres

PROJECT DESCRIPTION AND BACKGROUND: Final Site Plan for grain storage and transfer facility: dump buildings, load out buildings, round grain storage structures, grain conveyor and piping systems, and on-site storage/parking of grain deliver trucks and cargo containers on chassis. The subject property was zoned I-H, Heavy Industry in March 2013. On November 26, 2011, the property owner dedicated 60 feet of right-of-way to the City, along the subject property's 191st Street frontage.

Figure 1: Subject Property (Lot 1 shown in yellow)



STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal. The Final Site Plan is reviewed for compliance with the approved preliminary site plan, Section 5.2 Logistics Park (L-P) and Section Heavy Industry (I-H) of Article 5. It is also reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. The combined details of that review are listed below.

1. Front or cover sheet.
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. ***Final Site Plan complies.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***Final Site Plan complies.***
 - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. ***Provide the gross square feet of the building area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load.***
 - d) The name of the architect, engineer, surveyor or draftsman. ***Final Site Plan complies.***

e) The specified certificates and signature blocks. *Final Site Plan complies.*

2. Sheet #2

- a) 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 trash container has been shown. Sheet C-2 references C-7 for the detail but no detail is shown on that sheet. Consider landscaped islands inside the parking areas to minimize the heat island effect. A Right-of-Way buffer is required along 191st Street. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width (12 trees total). A Type 1 buffer is required on the east and west property lines to the front face of the building. The Type 1 buffer requires trees at 50' spacing with 100% located in the 5' wide buffer and bushes at 48" spacing with 25% located within the 5' wide buffer. Applicant shall modify landscaping plan to comply with UDC by concentrating in front of building line and adding shrubs to complete perimeter buffer. In addition, applicant shall add shrubs and required trees in the right-of-way buffer to buffer the building doors facing 191st Street.*
- b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. *Final Site Plan complies.*

3. Sheet #3

- a) A site map with the following features.
- i) Topography at reasonable intervals. *Final Site Plan complies.*
 - ii) Exterior lot lines with any survey pins. *Final Site Plan complies.*
 - iii) Location of buildings. *Final Site Plan complies.*
 - iv) Parking areas, paths, walks with sizes and surfaces material specifications. *Property owner shall sign an agreement to not to protest formation of benefit district for 191st Street sidewalk improvements. Pedestrian access within and to the development has not been shown. Parking area material has been specified as concrete pavement but concrete dolly pads have been shown. Confirm parking lot material.*
 - v) Exterior lighting specifications. *Details, locations and photometric plan have not been provided.*
 - vi) Site entrance and connections to streets. *Proposed shared access is wide and would likely cause confusion regarding which side to enter/exit. Further review by a traffic engineer regarding exact placement and size of all entrances/exits should be submitted and approved by City Engineer prior to construction.*
 - vii) The location of easements. *No proposed utility easements have been shown.*
 - viii) Connection point for utilities. *The proposed sanitary sewer comes from the Intermodal Lift Station. The site can drain to the existing sanitary sewer on the southwest corner of the site with a shorter installation of pipe. The proposed sanitary sewer service line has been shown connecting to the manhole. The connection should be to the sewer main not the manhole. Property owner shall provide sanitary sewer service plan for review and approval by City Engineer. Construction plans for all public infrastructure will need to be prepared to City standards and approved prior to*

construction. A KDHE sewer extension permit will also be required.

- 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.***
 - c) Features to facilitate handicapped access. ***Accessible stall(s) and access aisle should be shown on the site plan. The spaces should be located as close to the doors as practical. The detail shown on Sheet C-7 does not meet the van accessible requirements. An accessible route should be provided and shown that is not in the driving lanes. The accessible parking spaces and access areas should not exceed 2% slope in any direction.***
 - d) Profile and detail for roads (if required). ***Final Site Plan complies.***
4. Sheet #4
- a) Scale drawing of building floor plans. ***Will be reviewed at Building Permit Review. Must comply with Edgerton UDC.***
 - b) Dimensions and use of rooms and areas. ***Will be reviewed at Building Permit Review. Must comply with Edgerton UDC.***
 - c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Building Permit Review. Must comply with Edgerton UDC.***
 - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Building Permit Review. Must comply with Edgerton UDC.***
5. Sheet #5
- a) Scale drawings of all building elevations. ***Will be reviewed at Building Permit Review. Must comply with Edgerton UDC.***
 - b) Roof pitch and materials. ***Will be reviewed at Building Permit Review. Must comply with Edgerton UDC.***
 - c) Siding type and materials, including facie. ***Will be reviewed at Building Permit Review. Must comply with Edgerton UDC.***

Parking and Loading.

- 1. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors, and others who may spend time at the establishment during working hours. Such parking spaces shall be at least nine (9) feet by twenty (20) feet. ***Final Site Plan complies.***
- 2. Light manufacturing shall provide one parking stall per one hundred (100) sq. ft.; general manufacturing shall provide one park stall per one hundred fifty (150) sq. ft.; and, heavy manufacturing shall provide one parking stall per 200 sq. ft. ***Final Site Plan complies.***
- 3. Minimum parking standards may be adjusted to greater or lesser capacities to account for location, expected circulation flows, and conversion probabilities by the Planning Commission or Zoning Administrator. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way. ***Final Site Plan complies.***
- 4. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way. ***Final Site Plan complies.***

5. All parking shall be on a surface prepared from concrete or asphalt. ***Parking area material has been specified as concrete pavement but concrete dolly pads have been shown. Confirm parking lot material.***
6. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise. ***Final Site Plan complies.***

Design Standards and Required Dimensions

1. Access. Each required parking space shall open directly on an aisle or driveway to provide safe and efficient means of ingress and egress. ***Final Site Plan complies.***
2. Location. All parking shall be located on the same zoning lot as the structure or use served, or an adjacent lot under the same taxpayer's name, unless special permission is granted for collective or group parking. ***Final Site Plan complies.***
3. Lighting. All lighting used to illuminate parking areas shall be directed away or shielded from residential properties. ***Details, locations and photometric plan have not been provided.***
4. Bumper Guards & Pavement Marking. Parking areas shall have adequate bumper guards to prevent extension or overhang of vehicles beyond property lines or parking spaces. Parking areas shall have adequate markings for channelization and movement of vehicles. ***Final Site Plan complies.***
5. Screening. All parking areas containing more than six (6) spaces shall be screened on each side that adjoins any property situated in a residential district. Screening shall be by a wall, or fence, or evergreen hedge not less than six (6) feet nor more than eight (8) feet in height. Parking areas shall be arranged and designed so as to prevent damage to, or intrusion into, walls, fences, or hedges. ***A Right-of-Way buffer is required along 191st Street. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width (12 trees total). A Type 1 buffer is required on the east and west property lines to the front face of the building. The Type 1 buffer requires trees at 50' spacing with 100% located in the 5' wide buffer and bushes at 48" spacing with 25% located within the 5' wide buffer. Applicant shall modify landscaping plan to comply with UDC by concentrating in front of building line and adding shrubs to complete perimeter buffer. In addition, applicant shall add shrubs and required trees in the right-of-way buffer to buffer the building doors facing 191st Street.***

General Design and Layout Criteria.

1. Relation to Adjoining Street System. The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining subdivisions (or their proper projection where adjoining property is not subdivided) where required by the Planning Commission or the Governing Body. ***No new public streets proposed. Final Site Plan complies.***
2. Street Provisions for Future Development. Where appropriate, areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. Areas reserved for future street usage will not be required to be improved; however, these areas shall be reserved for street improvements to be provided by the subdivider of the adjacent tract. ***Proposed shared access is wide and would likely cause confusion regarding which side to enter/exit. Further review by a traffic engineer regarding exact placement and size of all entrances/exits should be submitted and approved by City Engineer prior to construction.***

3. Lot Access. The Planning Commission may disapprove any point of ingress or egress to any lot, tract, or development from any street or highway when the proposed ingress or egress would create unsafe conditions, reduce the capacity of the adjoining street or highway, or result in substandard circulation and impaired vehicle movement. ***Proposed shared access is wide and would likely cause confusion regarding which side to enter/exit. Further review by a traffic engineer regarding exact placement and size of all entrances/exits should be submitted and approved by City Engineer prior to construction.***
4. Construction Standards. All streets shall be built to standards established by the City of Edgerton. ***No new public streets proposed. Final Site Plan complies.***

Logistics Park District Site/Development Plan Review.

1. A project title, zoning designation and project sponsor. ***A street, lot or tract address of the project is needed.***
2. Parking areas, paths, walks with sizes and surfaces material specifications. ***Site Plan accommodations for sidewalk locations have not been shown adjacent to the Public Street or within the proposed lot development. Confirm the number of parking stalls is sufficient for employment estimates. Show proposed sidewalk along the north side of 191st Street to be constructed at future date. Property owner will agree not to contest formation of a benefit district for construction of sidewalk along 191st Street if deemed necessary by City of Edgerton at future date.***
3. The location of easements. ***Easements need to be shown on the Final Plat.***
4. Infrastructure and Utilities. ***Construction plans for all public infrastructure will need to be prepared to City standards and approved prior to construction. A KDHE sewer extension permit and sewer service plan will also be required.***
5. Features to facilitate handicapped access. ***Handicap spaces should also be located as close to the public doors as practical. Provide an accessible route not in the driving lanes (stall located in the east center lot). Slope may not exceed 2% in any direction.***
6. Screening. ***A Right-of-Way buffer is required along 191st Street. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width (12 trees total). A Type 1 buffer is required on the east and west property lines to the front face of the building. The Type 1 buffer requires trees at 50' spacing with 100% located in the 5' wide buffer and bushes at 48" spacing with 25% located within the 5' wide buffer. Applicant shall modify landscaping plan to comply with UDC by concentrating in front of building line and adding shrubs to complete perimeter buffer. In addition, applicant shall add shrubs and required trees in the right-of-way buffer to buffer the building doors facing 191st Street.***
6. Exterior Lighting. ***Details, locations and photometric plan have not been provided.***
7. Identification Signage. ***No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.***
7. Diesel Emissions. ***A plan needs to be provided per the Diesel Emission Requirements in the UDC.***
8. Grading Plans. ***An erosion control plan has been provided. The following comments should be addressed prior to land disturbance permit approval:***

- *Additional protection around the detention basin outlet pipe is needed. Consider using a riser with a rock ditch check at the outlet pipe to prevent sedimentation in the outlet pipe.*
 - *Provide a copy of the SWPPP and the authorized NOI to the City.*
9. Stormwater and NPDES. *A storm water study has been provided. See Comments for Grading.*
 10. Building Codes. *All construction shall be reviewed and approved per the City's building code requirements.*
 11. Final Plat. *A final plat(s) shall be reviewed, approved and recorded prior to commencement of construction.*
 12. Revised Site Plan. *A revised site plan shall be submitted prior to commencement of construction.*

Other Comments

- The Orifice Assembly detail shown on Sheet C-6 is not clear. Indicate what is existing and what is proposed. Note size of existing pipe.
- Include contact information for Edgerton Wastewater in the Utility Contact Information on Sheet C-1.
- Fire hydrants have not been shown clearly on the site plan. Fire hydrants may be necessary to meet Fire Code requirements.

RECOMMENDATION

City staff recommends **approval** of the proposed Final Site Plan, with the following stipulations:

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
 - a. Submittal of lighting plan in conformance with UDC especially with regard to maximum foot-candles at property line
 - b. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - c. Resubmittal of revised landscaping plan
 - d. Submittal of revised shared access point to be reviewed and approved by City Engineer
 - e. Submittal of necessary storm water documentation for review and approval by the City
 - f. Submittal of revised total set of site plans to meet all criteria listed above
2. All infrastructure requirements of the City shall be met.
3. All building permit and sign permit requirements of the City shall be met.
4. The City will not require at time of site plan approval the construction of sidewalks for/on 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 sidewalks for/on 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.
5. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the

issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

Attachment:

Final Site Plan Application S-05-05-14 Edgerton Logistics Park, Lot 1

Final Site Plans Edgerton Logistics Park Lot 1

☐ PRELIMINARY SITE PLAN☒ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: EDGERTON LOGISTICS PARK LOT 1LOCATION OR ADDRESS OF SUBJECT PROPERTY: NE CORNER OF HOMESTEAD & 191ST STLEGAL DESCRIPTION: PART OF SECTION 34, TOWNSHIP 14, RANGE 22CURRENT ZONING ON SUBJECT PROPERTY: I-H CURRENT LAND USE: AGTOTAL AREA: 12 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 12 AC Sq. Ft.DEVELOPER'S NAME(S): PAM MOSES PHONE: 217-421-0203COMPANY: TRANS COASTAL SUPPLY, INC FAX: 217-421-0200MAILING ADDRESS: 2803 N 22ND ST DECATUR, IL 62526
Street City State ZipPROPERTY OWNER'S NAME(S): SAME PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State ZipENGINEER'S NAME(S): ROB JOHNSON PHONE: 913-307-2528COMPANY: SKW FAX: 913-888-7868MAILING ADDRESS: 11250 CORPORATE AVE. LENEXA, KS 66219
Street City State ZipSIGNATURE OF OWNER OR AGENT: rjohnson@skw-inc.comDigitally signed by rjohnson@skw-inc.com
DN: cn=rjohnson@skw-inc.com
Date: 2014.05.16 14:56:47 -05'00'

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 1/2 x 11) must also be submitted with the application.

FOR OFFICE USE ONLYCase No.: S- 05-15-14 Amount of Fee Paid: \$ 320.00 Date Fee Paid: 5-16-14Received By: [Signature] Date of Hearing: 6/10/14**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.

vs. 9-9-11

**SITE IMPROVEMENT PLANS
TRANS COASTAL SUPPLY, INC.
CITY OF EDGERTON, KANSAS**

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C-1	TITLE SHEET
C-2	SITE DIMENSION, PAVING, & UTILITY PLAN
C-3	GRADING & EROSION CONTROL PLAN
C-4	SITE PAVEMENT ELEVATION PLAN
C-5	STORM SEWER PLAN & PROFILE
C-6	STORM SEWER CALCS
C-7	MISCELLANEOUS SITE DETAILS
C-8	MISCELLANEOUS SITE DETAILS
L-1	LANDSCAPE PLAN

GENERAL NOTES

1. All construction shall conform to the City of Edgerton's Municipal Code.
2. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
3. The contractor or his concrete supplier shall, at the contractor's expense, submit a concrete mix design for annual approval by the Kansas City Metro Materials Board (KCMMB) prior to placement of concrete in the Public Street Right of Way. Additional information regarding KCMMB approved concrete mix designs is available at www.kcmmb.org.
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall show all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
8. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
9. All excavation shall be unclassified. No separate payment will be made for rock excavation.
10. The storm sewer Contractor shall be responsible for removal of all undesirable material (rock and debris) encountered during storm sewer construction. The contractor shall haul-off excess rock, etc. to an approved off-site location. The storm sewer Contractor shall leave all areas that he disturbs in a "movable" condition. Removal of undesirable material and clean up of disturbed areas will be pay items, but shall be considered as subsidiary to other storm sewer items bid.
11. Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
12. The locations of all storm sewer structures shown on these plans are to the center of manholes, junction boxes, and inlets, unless otherwise shown. All stationing shown is baseline stationing, unless otherwise shown on the plans.
13. All work shall be confined within easements and/or construction limits as shown on the plans.
14. If precast concrete storm sewer structures are to be used for publicly maintained structures, shop drawings must be submitted 7 days prior to placement.
15. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting curb line.
16. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
17. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Developer is responsible for the cost of utility relocations unless otherwise indicated on the plans.

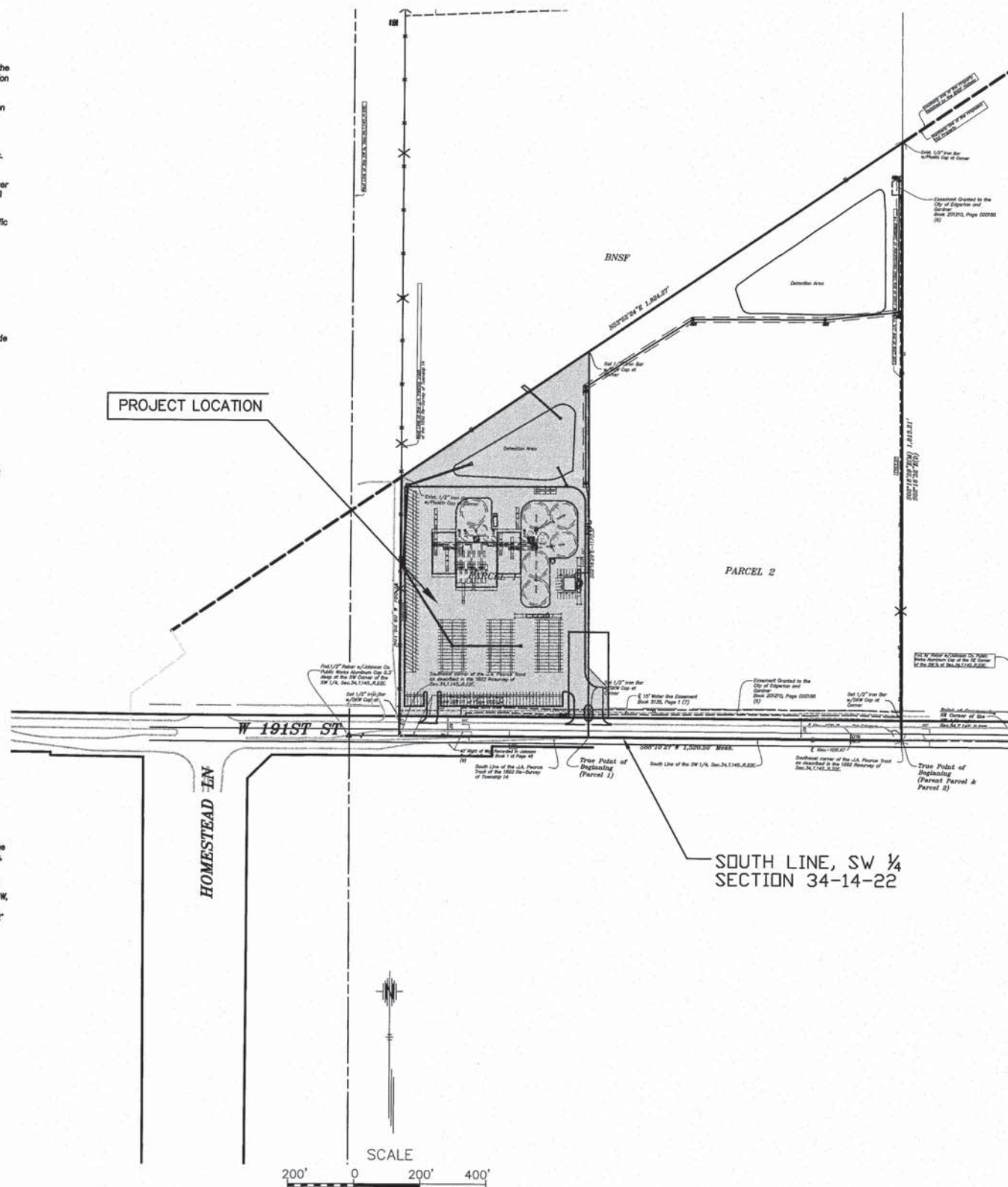
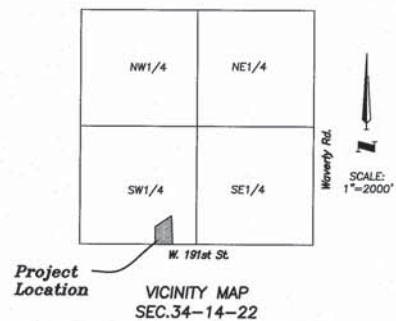
STAKING NOTES

1. If the Owner has retained the Engineer to set construction stakes for the Items covered in these plans, stakes will be set prior to control the location and elevation of the covered Items.
2. It shall be the responsibility of the Contractor to arrange with the Engineer for the stakes he will need to construct this project in accordance with these plans. It shall be the responsibility of the Contractor to protect those stakes until they are no longer needed.
3. The Contractor shall be responsible for payment to the Engineer for any necessary restaking or checking of elevations of damaged stakes. The Contractor shall be responsible for contacting the Engineer, prior to his moving any equipment on the construction site, to request the hourly rate charge that he will be billed for any restaking or elevation checking.
4. As a condition of final payment to the Contractor by the Owner, the Contractor shall furnish to the Owner a letter from the Engineer attesting that all restaking and checking services have been paid. If payment for restaking and checking has not been made to the Engineer, the Owner reserves the right to pay the Engineer from the Contractor's withheld money.
5. Curb stakes and hubs shall be provided at all high points, low points and on each side of all curb inlets when setting string line.
6. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the state of Kansas, at the contractor's expense.

LEGAL DESCRIPTION

All that part of a tract of land described as the J.A. Pearce Tract in the Southwest Quarter of Section 34, Township 14 South, Range 22 East as said tract is shown and described in the 1892 Re-Survey of said Section Township and Range, Johnson County, Kansas, said tract of land being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 34; thence S 88° 10' 27" W, along the South line of said Southwest Quarter, a distance of 1307.81 feet, to the true point of beginning of subject tract; thence continuing S 88° 10' 27" W, along said South line, a distance of 673.00 feet, to the Southeast corner of said J.A. Pearce tract; thence N 01° 52' 40" W, along the West line of said J.A. Pearce tract, a distance of 785.11 feet; thence N 53° 53' 24" E, a distance of 663.46 feet; thence S 02° 16' 29" E, parallel with the East line of said J.A. Pearce tract, a distance of 1170.31 feet, to the true point of beginning. Subject to that portion thereof in roads.



PREPARED & SUBMITTED BY:
SHAFFER, KLINE & WARREN, INC.
CONSULTING ENGINEERS
11250 CORPORATE AVENUE
LENEXA, KANSAS



ROBERT B. JOHNSON



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 913-894-3086 fax
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Olathe, KS. 66061

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510A Plaza Office Building
Bartlesville OK 74004

WATER / WASTEWATER
913-856-0914 / 913-856-7535
120 East Main
Gardner, KS.66030

DATUM BENCH MARKS

BENCHMARK: ELEV.=968.745
BM-1080: JOHNSON COUNTY VERTICAL CONTROL
 BERNSTEIN ALUMINUM DISK STAMPED "BM-1080". SOUTHWEST
 CORNER OF THE EAST BRIDGE ABUTMENT FROM THE INTERSECTION
 OF FOUR CORNERS ROAD AND 191ST STREET GO WEST FOR 0.10 MILES.

BENCHMARK 10-08: ELEV.=1014.81
BM 10-08: 5-PUNCH TOP OF BOLT NORTH SIDE OF FIRE HYDRANT. FIRE
HYDRANT IS APPROX. 25 FEET SOUTH OF 191ST STREET &
1385 FEET EAST OF FOUR CORNERS ROAD.

BENCHMARK 13-08: ELEV.=1032.77
BM 13-08: HEAD OF RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE.
POWER POLE IS APPROX. 50 FEET NORTH OF 191ST STREET &
350 FEET EAST OF WAVERLY ROAD.

ENGINEER:
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FAX: (913) 888-7868

OWNER/DEVELOPER:
TRANS COASTAL SUPPLY, INC.
2803 N. 22ND STREET
DECATUR, ILLINOIS 62526
ATTN: PAM MOSES
PHONE: (217) 421-0203
FAX: (217) 421-0200

TRANS COASTAL SUPPLY, INC.
CITY OF EDGERTON, KANSAS

SITE IMPROVEMENT PLANS
TITLE SHEET

SHAFFER, KLINE & WARREN, INC.
111250 Corporate Avenue, Lenexa, KS 66219-1392
913/888-7800 FAX: 913/888-7868

OFFICE LOCATIONS:

Columbia, MO	Macon, MO	
Houston, TX	North Kansas City, MO	
Lenexa, KS	Tulsa, OK	

ENGINEERS	MECHANICAL ENGINEERS	STRUCTURAL ENGINEERS	LANDSCAPE ARCHITECTS	LAND SURVEYORS	LAND PLANNERS
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CIVIL ENGINEERS ELECTRICAL ENGINEERS MECHANICAL ENGINEERS STRUCTURAL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS LAND PLANNERS

	MILE SHEET	
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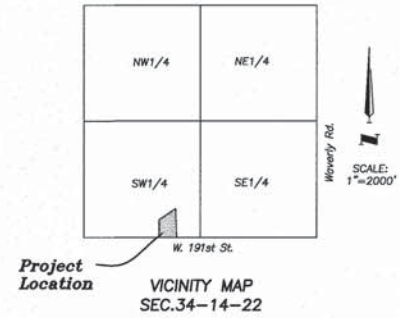


Figure 1 is a plan view diagram of a residential street layout. It shows a central road with a dashed centerline, flanked by sidewalks and various pavement types. The diagram includes labels for different pavement types and curb types, such as 'CONSTRUCT CONCRETE PAVEMENT', 'CONSTRUCT CONCRETE DOLLY PAD', 'CONSTRUCT TYPE "CG-1" CURB & GUTTER', and 'CONSTRUCT TYPE "CG-1 DRY" CURB & GUTTER'. A legend at the bottom identifies the 'PROPERTY LINE' and 'RIGHT-OF-WAY LINE'.

CONSTRUCT CONCRETE PAVEMENT

CONSTRUCT CONCRETE DOLLY PAD

CONSTRUCT TYPE "CG-1" CURB & GUTTER

CONSTRUCT TYPE "CG-1 DRY" CURB & GUTTER

PROPERTY LEGEND

PROPERTY LINE

RIGHT-OF-WAY LINE

PROPOSED UTILITY NOTE:
ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.

SANITARY SEWER MINIMUM COVER NOTE:
A MINIMUM OF 36 INCHES OF COVER SHALL BE MAINTAINED OVER THE TOP OF THE SANITARY SEWER MAINS AND THE PROVIDED SANITARY SEWER SERVICE LINES.

EXTERIOR SANITARY SEWER PLUMBING NOTE:
ALL EXTERIOR SANITARY SEWER PLUMBING FROM THIS BUILDING FOUNDATION TO THE CONNECTION POINT SHALL MEET CITY OF EDGERTON STANDARDS AND REQUIREMENTS AND ALSO, SHALL BE INSPECTED BY A CITY INSPECTOR.

NOTE:
ALL PVC PIPE FOR SANITARY SEWER LINES SHALL BE SDR26 WITH RUBBER GASKETED JOINTS PER CITY OF EDGERTON STANDARDS. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF EDGERTON STANDARDS.

SANITARY SEWER PIPING NOTE:
90-DEGREE BENDS SHALL NOT BE INSTALLED IN THE SANITARY SERVICE LINE.
90-DEGREE TURNS SHALL BE ACCOMPLISHED WITH TWO 45-DEGREE BENDS WITH A MINIMUM OF ONE FOOT OF PIPE BETWEEN THE 45-DEGREE BENDS.

ROOF DRAIN NOTE:
ROOF DRAINS SHALL BE CONNECTED TO THE STORM SEWER.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING UTILITY SERVICE INSTALLATION. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY COMPANIES AND PROVIDE CONDUIT AND OTHER FACILITIES AS REQUIRED. UTILITY COMPANY CONTACTS ARE AS SHOWN ON C-1.

DATUM BENCH MARKS

BENCHMARK: _____ ELEV.=968.745
BM-1080: JOHNSON COUNTY VERTICAL CONTROL
BERNSTEN ALUMINUM DISK STAMPED "BM-1080". SOUTHWEST
CORNER OF THE EAST BRIDGE ABUTMENT FROM THE INTERSECTION
OF FOUR CORNERS ROAD AND 191ST STREET GO WEST FOR 0.10 MILES.

BENCHMARK 10-08: _____ ELEV.=1014.81
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POWER POLE IS APPROX. 50 FEET NORTH OF 191ST STREET &
350 FEET EAST OF WAVERLY ROAD.

ENGINEER: SHAFFER, KLINE & WARREN, INC. 11250 CORPORATE AVENUE LENEXA, KANSAS 66219 ATTN: ROB JOHNSON PHONE: (913) 888-7800 FAX: (913) 888-7868	OWNER/DEVELOPER: TRANS COASTAL SUPPLY, INC. 2803 N. 22ND STREET DECATUR, ILLINOIS 62526 ATTN: PAM MOSES PHONE: (217) 421-0203 FAX: (217) 421-0200
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5				
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NO.	DATE	REVISIONS	BY	APPROD.

Designed By: RBJ

Drawn By: PJS

Checked By: MS

Issue Date: 4-16-14

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913/888-7800 FAX: 913/888-7868



TRANS COASTAL SUPPLY, INC.
CITY OF EDGERTON, KANSAS













120670-030
SHEET NO.
C-2

CIVIL ENGINEERS ELECTRICAL ENGINEERS MECHANICAL ENGINEERS STRUCTURAL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS LAND PLANNERS

EROSION CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE SWPPP SHALL BE AVAILABLE ON SITE AT ALL TIMES. SWPPP TO BE PREPARED BY THE CONTRACTOR.
2. THE EROSION CONTROL FEATURES, NOTES AND SPECIFICATIONS IN THE SWPPP REPRESENT THE MINIMUM REQUIREMENTS ACCEPTABLE. LOCATIONS ARE TYPICAL AND MAY VARY ACCORDING TO CONTRACTORS STAGING AND LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL ADJUST, MODIFY AND ADD TO THIS PLAN AS NECESSARY TO CONTROL EROSION, SILTATION AND POLLUTION.
3. IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT POLLUTION FOR ALL WORK WHICH THEY ARE DIRECTLY INVOLVED.
4. EROSION CONTROL DEVICES ALONG THE DOWN SLOPE SIDE OF THE PROJECT SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY GRADING WORK.
5. WHEN POSSIBLE, WITHOUT ADVERSELY AFFECTING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL: MINIMIZE THE AMOUNT OF SURFACE AREA WHICH IS EXPOSED AT ONE TIME, LEAVE GRADED AREAS WITH A ROUGH TEXTURE, CONSTRUCT TEMPORARY TERRACES DURING GRADING OPERATIONS, AND LIMIT UNNECESSARY VEHICLE TRAFFIC IN GRADED AREAS.
6. THE SPILLAGE OF DEBRIS, INCLUDING THE TRACKING OF SOIL, OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE AVOIDED. THEREFORE THE CONTRACTOR SHALL PROVIDE STABILIZED DRIVES AT ALL ACCESS LOCATIONS AS NECESSARY AND SHALL REMOVE PROMPTLY ANY MATERIAL WHICH FINDS ITS WAY INTO THE PUBLIC RIGHT-OF WAY.
7. SILT FENCES SHALL BE PLACED ON A CONTOUR ELEVATION ALONG THE DOWNHILL SIDE AND FOR THE FULL EXTENT OF THE DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS. THE LAST FIVE FEET ON EACH END OR RUN OF SILT FENCE/STRAW BALE DIKE SHALL BE PLACED FACING UPHILL AT 90 DEGREES TO THE CONTOUR LINE.
8. THE CONTRACTOR SHALL PREVENT SILT AND SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM. INLET PROTECTION SHALL BE PLACED AROUND ALL STORM SEWER INLETS EXCEPT DURING CONSTRUCTION OPERATIONS WHICH REQUIRE THEIR REMOVAL IS ONE METHOD OF MEETING THE ABOVE REQUIREMENT.
9. EACH CONTRACTOR SHALL INSPECT THEIR EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN RAINFALL DEPTH PER EVENT. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT AND ADD ADDITIONAL CONTROL DEVICES AS NEEDED AS SOON AS PRACTICABLE AFTER INSPECTION. DEFICIENCIES MUST BE CORRECTED WITHIN 7 DAYS OF INSPECTION.
10. ALL AREAS UPON REACHING FINAL GRADE SHALL BE STABILIZED BY SEEDING AND MULCHING, SODDING, PAVING, OR ANY OTHER APPROVED SOIL STABILIZATION BMP AS SOON AS POSSIBLE. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL COVER WITH A DENSITY OF 70% (MINIMUM) IS ESTABLISHED.
11. WHERE GRADED AREAS DRAIN ONTO PAVED AREAS, SILT FENCE SHALL BE PLACED AT THE BACK OF CURB TO PREVENT SILT FROM ENTERING THE PAVED AREAS. WHEN THESE EROSION CONTROL DEVICES ARE NOT PLACED ON THE CONTOUR, THEN THEY SHALL HAVE INSTALLED AT 50' INTERVALS A 5' LENGTH PLACED AT 90 DEGREES TO THE MAIN LENGTH.
12. CONTRACTOR SHALL INSTALL CONCRETE WASHOUT AREAS AT VARIOUS LOCATIONS AS REQUIRED TO FACILITATE CONSTRUCTION.
13. REMOVE CONCRETE WASH OUT AREA(S) AFTER ALL CONCRETE WORK IS COMPLETE. AFTER REMOVAL OF THE CONCRETE WASHOUT AREA THE CONTRACTOR SHALL ESTABLISH PERMANENT GROUND COVER (SEED OR SOD) IN THE AREA WHERE THE WASH OUT WAS LOCATED.
14. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION INSTALLED IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
15. EROSION CONTROL BLANKETS AND/OR FIBER ROLLS MAY BE USED, ON STEEP SLOPES, IN LIEU OF SILT FENCE WHEN APPROVED BY THE DESIGNER OF RECORD.
16. ALL TREES LOCATED INSIDE THE CONSTRUCTION LIMITS SHALL BE REMOVED.

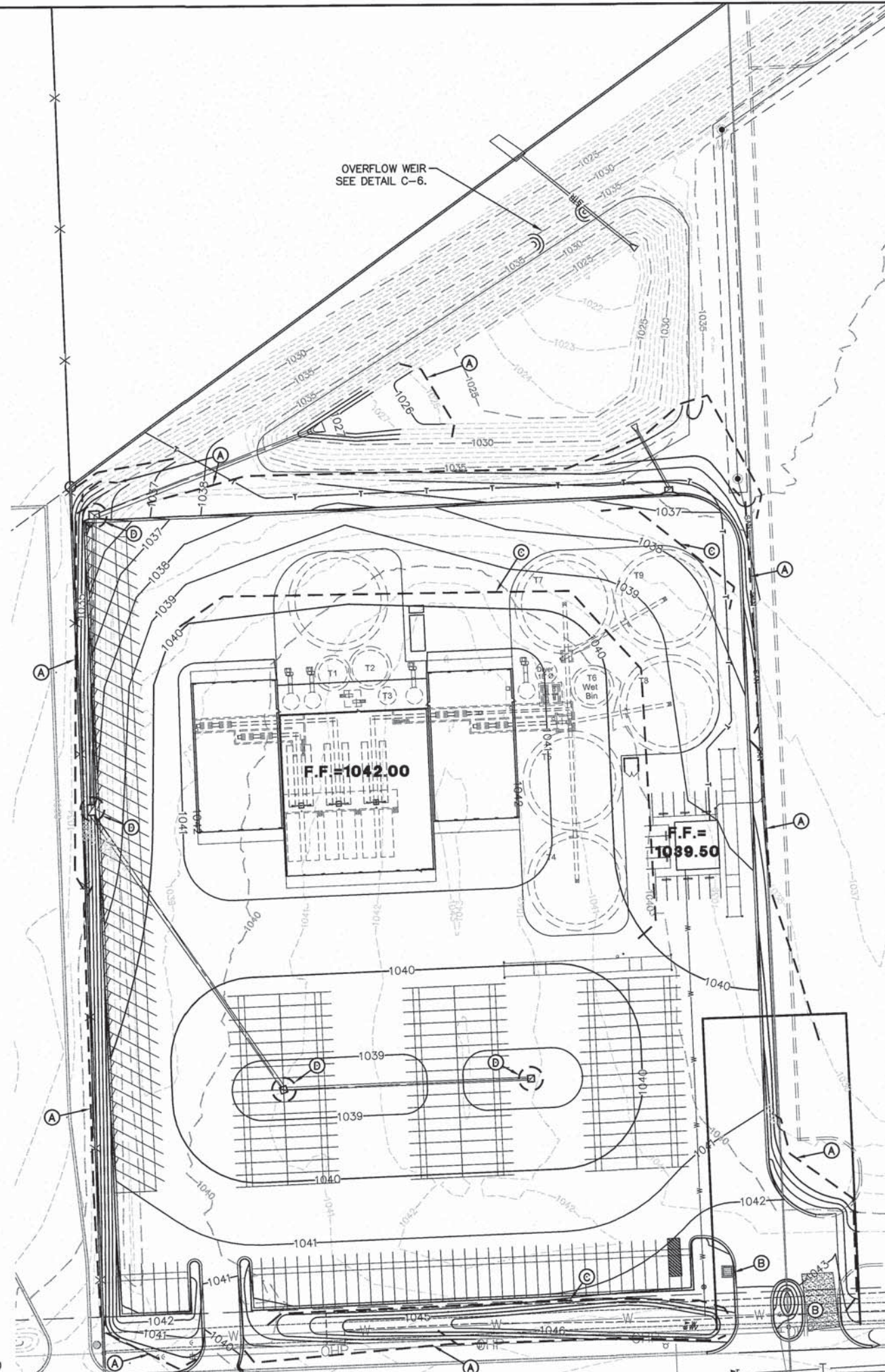
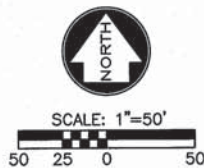
LEGEND

-  INLET PROTECTION
-  SILT FENCE
-  EXISTING 1' CONTOUR
-  EXISTING 5' CONTOUR
-  PROPOSED 1' CONTOUR
-  PROPOSED 5' CONTOUR
-  CONSTRUCTION LIMITS
-  CONSTRUCTION ENTRANCE
-  DENOTES PROPOSED CONCRETE WASHOUT AREA
-  DENOTES BMP REFERENCE NUMBER
-  TRAILER
-  TEMPORARY SEDIMENT TRAP

PHASING TABLE

PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE:	NOTES
1. PRIOR TO LAND DISTURBANCE & SANITARY SEWER INSTALLATION	A	PERIMETER EROSION CONTROL DEVICES	5	
	B	CONST. ENTRANCE & STAGING AREA	5	
2. MASS GRADING	C	INTERIOR EROSION CONTROL DEVICES	5	
3. STORM SEWER INSTALLATION	D	INLET PROTECTION	5	USE BLOCK & GRAVEL PROTECTION PRIOR TO CURB INSTALLATION. USE GRAVEL BAG INLET PROTECTION AFTER CURB INSTALLATION
4. BUILDING PAD	E	PERIMETER EROSION PROTECTION	5	
5. AFTER PARKING LOT GRADING & UNTIL BUILDING CONSTRUCTION IS STARTED & LAND DISTURBANCE PERMIT				MAINTAIN EROSION CONTROL DEVICES

TOTAL DISTURBED AREA = 306,390.492 S.F. / 7.034 ACRES



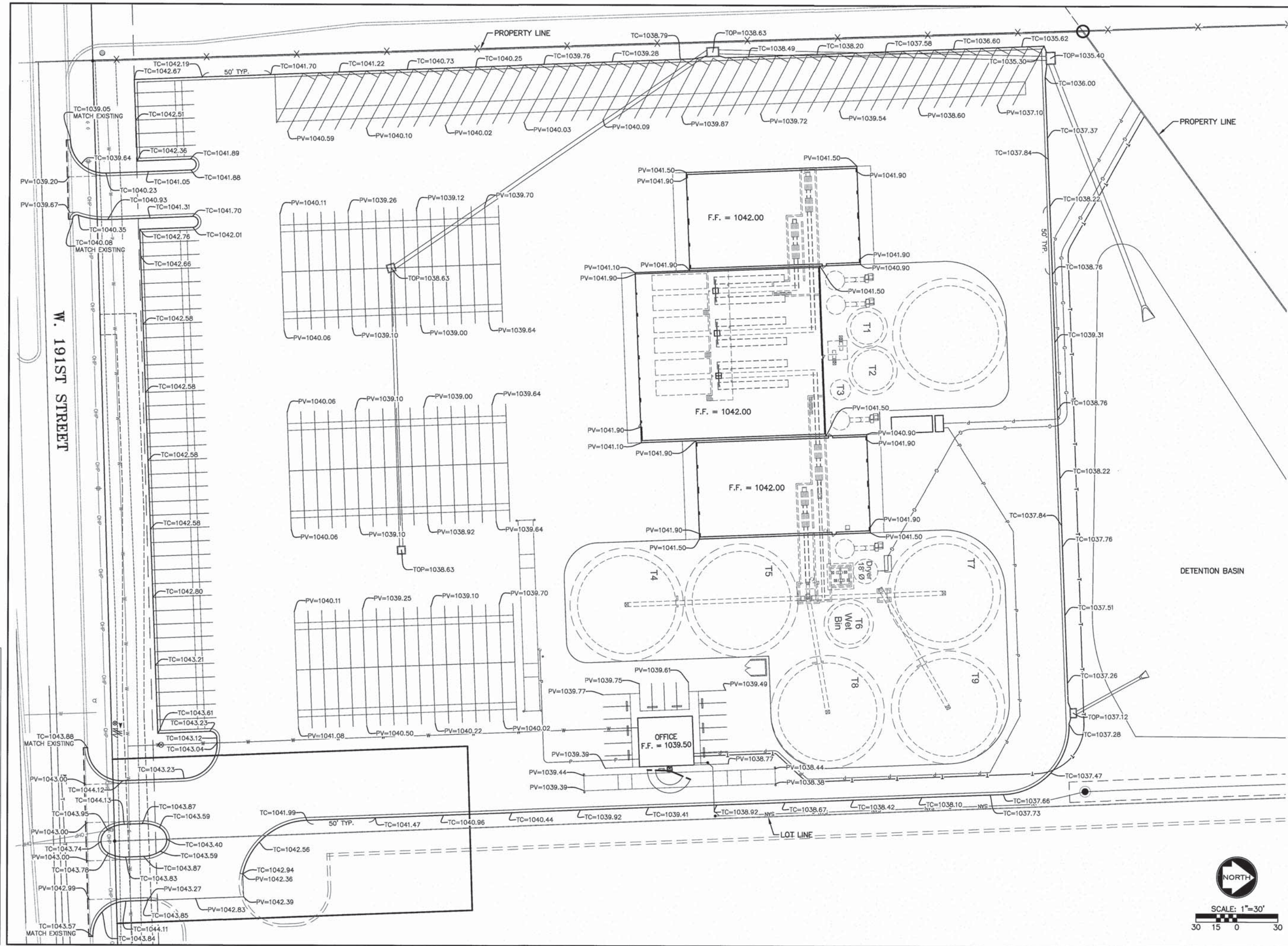
DESIGNED BY: RBU		DRAWN BY: PJS		CHECKED BY: TMS		ISSUE DATE: 4-16-14	
NO. 1		NO. 2		NO. 3		NO. 4	
DATE		REVISIONS		BY		APPROVED	
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 913/888-7800 FAX: 913/888-7868
 OFFICE LOCATIONS:
 Mecon, MO
 North Kansas City, MO
 Tulsa, OK
 Columbia, MO
 Houston, TX
 Lenexa, KS

TRANS COASTAL SUPPLY, INC.
 CITY OF EDGERTON, KANSAS
 SITE IMPROVEMENT PLANS
 GRADING & EROSION CONTROL PLAN

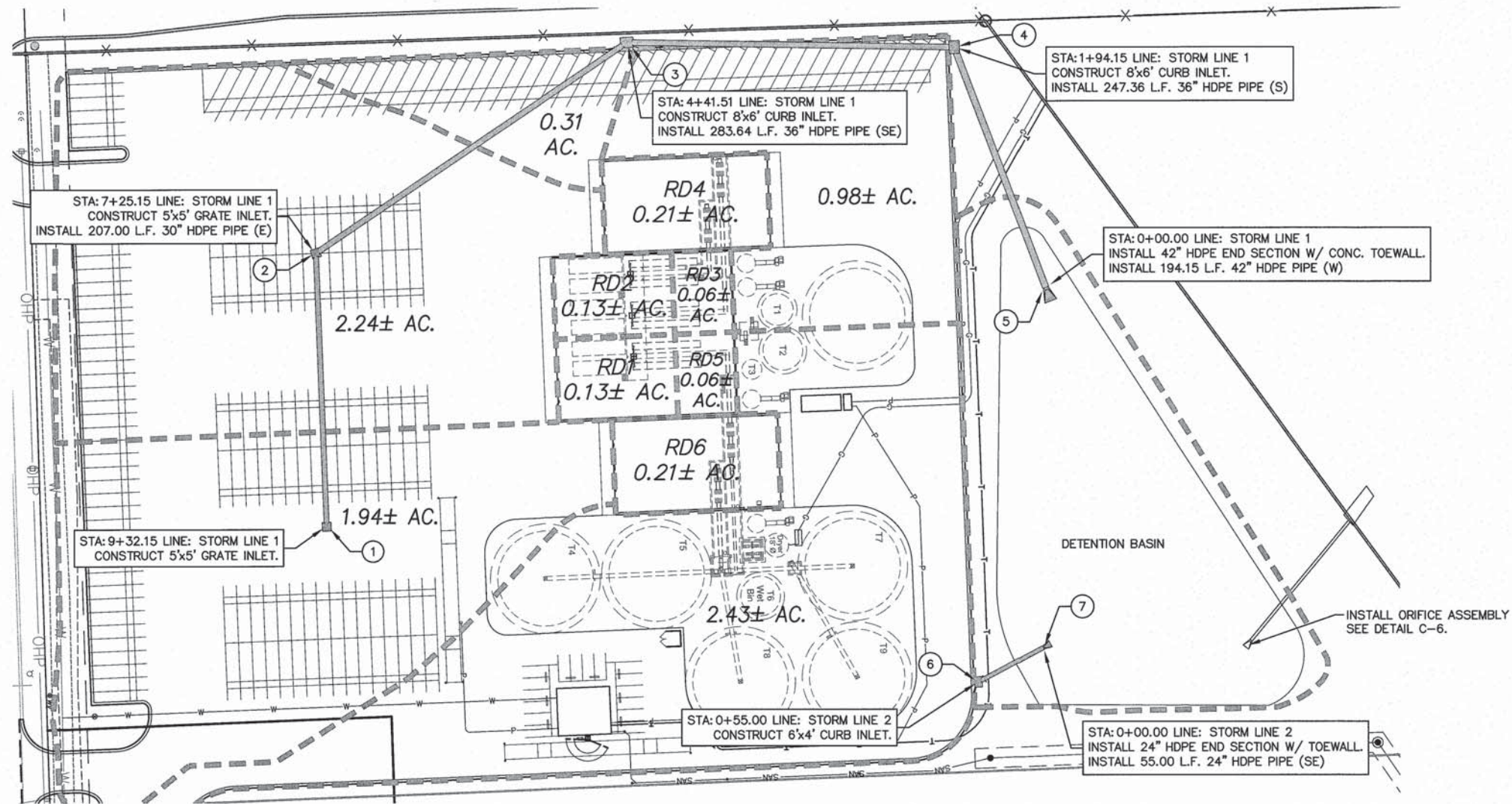
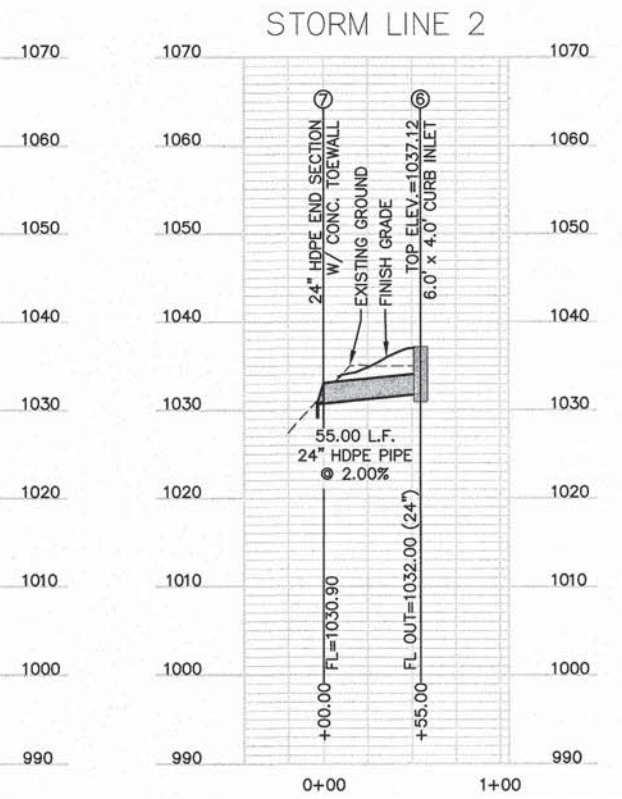
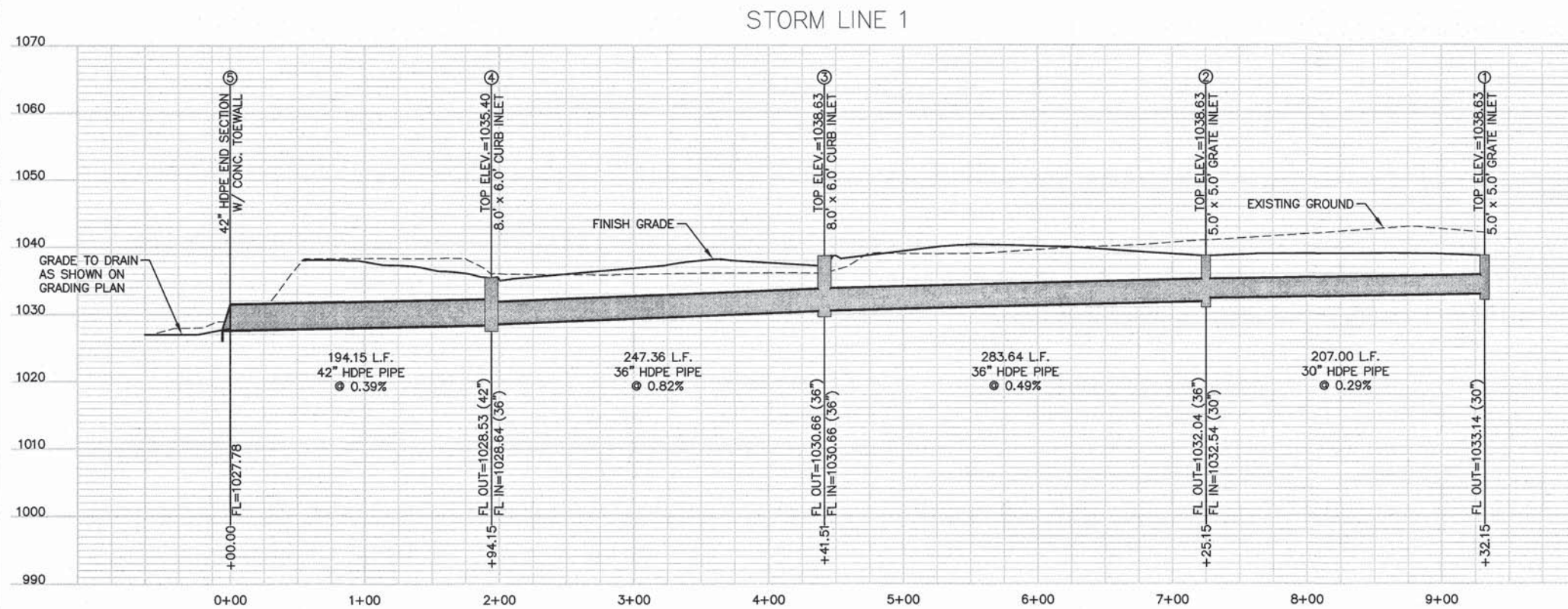
120670-030
SHEET NO.
C-3

\\LE-PROJECT\PROJECTS\120670-030_CAD\CIVIL\CONST\DOCS\120670-030_PWT ELEV.DWG
LAYOUT: SHT C-4 BY: SHOHRYN DATE: 5/7/2014
XREF DWG1: 120670-020 BAS XREF DWG2: #####
XREF DWG3: #####



DESIGNED BY: BBJ		DRAWN BY: PJS		CHECKED BY: TMS		ISSUE DATE: 4-16-14	
5		4		3		2	
1		NO.		DATE		REVISIONS	
BY		APPD		BY		APPD	
SHAHER, KLINE & WARREN, INC.		11250 Corporate Avenue, Lenexa, KS 66219-1392		913/888-7800 FAX: 913/888-7868		OFFICE LOCATIONS: Columbia, MO Houston, TX Lenexa, KS Mecon, MO North Kansas City, MO Tulsa, OK	
TRANS COASTAL SUPPLY, INC.		CITY OF EDGERTON, KANSAS		SITE IMPROVEMENT PLANS		SITE PAVEMENT ELEVATION PLAN	
120670-030		SHEET NO.		C-4		COPYRIGHT © - 2014 - SHAHER, KLINE & WARREN INC.	

\\LE-PROJECT\PROJECTS\120670-030\CAD\CIVIL\CONST DOCS\120670-030 STRM.DWG
LAYOUT: SHT C-5
XREF DWG1: BY: SHTOHRYN
XREF DWG2: DATE: 5/12/2014
XREF DWG3:
XREF DWG4:



TRANS COASTAL SUPPLY, INC.
CITY OF EDGERTON, KANSAS

SITE IMPROVEMENT PLANS
STORM SEWER PLAN & PROFILE

SHAHER, KLINE & WARREN, INC.
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913/888-7800 FAX: 913/888-7868

OFFICE LOCATIONS:
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Houston, TX
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Macon, MO
North Kansas City, MO
Tulsa, OK

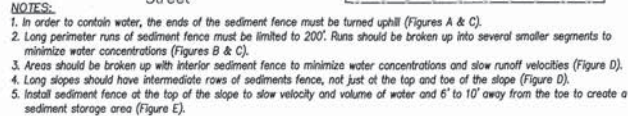
CIVIL ENGINEERS ELECTRICAL ENGINEERS MECHANICAL ENGINEERS STRUCTURAL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS LAND PLANNERS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	NO.	REVISIONS	BY	APPD
REJ	PJS	TMS	4-16-14	1			
5	4	3	2	1			

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LAYOUT: SHT C-6
BY: SHTOHRYN
DATE: 5/12/2014
XREF DWG1:
XREF DWG2:
XREF DWG3:
XREF DWG4:

STORM DRAINAGE CALCULATIONS:																												12-May-14							
LINE NO.	STR. NO.	I. RUNOFF										II. STRUCTURE					III. PIPE DESIGN											1:52:14 PM							
		"C"	"A"	ADD. AREA	TOTAL AREA	TOTAL "AxC"	"Tc"	FREQ.*	"K"	C x K	C x K x A	"I"	"Q"	DESIGN FREQ.	HYDROLOGY NOTES	TYPE STR.	UP STR.	LOW STR.	UPPER RIM	HEIGHT	"D"	"TYPE"	n"	"L"	UPPER INVERT	DOWN INVERT	"S"	"Tt"	"d"	"Vd"	"Vf"	"Qd"	"Qcap"		
		(AC.)	(AC.)	(AC.)			(MIN.)	(YR.)				(IN.)	(CFS)	(YR.)					(ELEV.)	(FT.)	(IN.)			(FT.)	(ELEV.)	(ELEV.)	(%)	(MIN.)	(IN.)	(FPS)	(FPS)	(CFS)	(CFS)		
1	RD1	0.9	0.13		0.13	0.12	5.00	10	1.00	0.90	0.12	7.35	0.86		Roof Downspout	RD	RD1	1	1042.00	0.00	0	Surface	0.013	230.00	1042.00	1039.00	1.304	1.10							
								25	1.10	0.99	0.13	8.53	1.10	100																					
								100	1.25	1.00	0.13	10.32	1.34																						
	RD2	0.9	0.13		0.13	0.12	5.00	10	1.00	0.90	0.12	7.35	0.86		Roof Downspout	RD	RD2	2	1042.00	0.00	0	Surface	0.013	220.00	1042.00	1039.00	1.364	0.95							
								25	1.10	0.99	0.13	8.53	1.10	100																					
								100	1.25	1.00	0.13	10.32	1.34																						
	RD3	0.9	0.06		0.06	0.05	5.00	10	1.00	0.90	0.05	7.35	0.40		Roof Downspout	RD	RD3	4	1042.00	0.00	0	Surface	0.013	235.00	1042.00	1035.00	2.979	0.61							
								25	1.10	0.99	0.06	8.53	0.51	100																					
								100	1.25	1.00	0.06	10.32	0.62																						
	RD4	0.9	0.21		0.21	0.19	5.00	10	1.00	0.90	0.19	7.35	1.39		Roof Downspout	RD	RD4	4	1042.00	0.00	0	Surface	0.013	275.00	1042.00	1035.00	2.545	0.72							
								25	1.10	0.99	0.21	8.53	1.77	100																					
								100	1.25	1.00	0.21	10.32	2.17																						
	1	0.85	1.94	0.13	2.07	1.76	6.10	10	1.00	0.85	1.65	7.03	12.12		In Sump	AI	1	2	1038.63	5.49	30	HDPE	0.013	207.00	1033.14	1032.54	0.290	0.68	24.36	5.07	4.45	21.86	21.86		
								25	1.10	0.94	1.82	8.15	15.56	100																					
								100	1.25	1.00	1.94	9.88	20.02																						
	2	0.88	2.24	2.20	4.44	3.91	6.78	10	1.00	0.88	1.97	6.82	14.49		In Sump	AI	2	3	1038.63	6.59	36	HDPE	0.013	283.64	1032.04	1030.66	0.487	0.63	29.16	7.50	6.58	46.46	46.50		
								25	1.10	0.97	2.17	7.93	18.53	100																					
								100	1.25	1.00	2.24	9.63	27.01																						
	3	0.9	0.31	4.44	4.75	4.28	7.41	10	1.00	0.90	0.28	6.65	2.05		On Grade	CI	3	4	1038.63	7.97	36	HDPE	0.013	247.36	1030.66	1028.64	0.817	0.43	24.48	9.48	8.52	48.70	60.23		
								25	1.10	0.99	0.31	7.75	5.02	100																					
								100	1.25	1.00	0.31	9.34	14.08																						
	4	0.9	0.98	5.02	6.00	5.40	7.84	10	1.00	0.90	0.88	6.52	6.89		In Sump	CI	4	5	1035.40	6.87	42	HDPE	0.013	194.15	1028.53	1027.78	0.386	0.44	33.24	7.39	6.49	60.88	62.48		
								25	1.10	0.99	0.97	7.59	9.37	100																					
								100	1.25	1.00	0.98	9.11	15.05																						
	5	0.9	0.00	6.00	6.00	5.40	8.28	10	1.00	0.90	0.00	6.39	0.00		Drains to Pond	ES	5	Pond			42	HDPE	0.013	8.17	1027.78	1027.75	0.386	0.02							
								25	1.10	0.99	0.00	7.46	0.00	100																					
								100	1.25	1.00	0.00	9.11	0.00																						
2	RD5	0.9	0.06		0.06	0.05	5.00	10	1.00	0.90	0.05	7.35	0.40		Roof Downspout	RD	RD5	6	1042.00	0.00	0	Surface	0.013	230.00	1042.00	1037.00	2.174	0.75							
								25	1.10	0.99	0.06	8.53	0.51	100																					
								100	1.25	1.00	0.06	10.32	0.62																						
	RD6	0.9	0.21		0.21	0.19	5.00	10	1.00	0.90	0.19	7.35	1.39		Roof Downspout	RD	RD6	6	1042.00	0.00	0	Surface	0.013	300.00	1042.00	1037.00	1.667	1.25							
								25	1.10	0.99	0.21	8.53	1.77	100																					
								100	1.25	1.00	0.21	10.32	2.17																						
	6	0.9	2.43	0.27	2.70	2.43	6.25	10	1.00	0.90	2.19	6.99	11.18		In Sump	CI	6	7	1037.12	5.12	24	HDPE	0.013	55.00	1032.00	1030.90	2.000	0.08	18.24	11.53	10.16	29.98	31.92		
								25	1.10	0.99	2.41	8.10	14.27	100																					
								100	1.25	1.00	2.43	9.83	17.44																						
	7	0.9	0.00	2.70	2.70	2.43	6.33	10	1.00	0.90	0.00	6.96	0.00		Drains to Pond	ES	7	Pond			24	HDPE	0.013	6.00	1030.90	1030.78	2.000	0.01							
								25	1.10	0.99	0.00	8.08	0.00	100																					
								100	1.25	1.00	0.00	9.80	0.00																						



SPACING OF POSTS *

- 6 FEET APART WITHOUT WIRE REINFORCEMENT
- 10 FEET APART WITH WIRE REINFORCEMENT

FILTER FABRIC MATERIAL

2 FEET (MIN)

FLOW

BACKFILLED TRENCH

FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6-INCH (MAX) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POST.

* POSTS

- WITHOUT WIRE REINFORCEMENT 2" X 2" (NOMINAL) 1.0 LB/LINEAR
- WITH WIRE REINFORCEMENT 4" DIAMETER (NOMINAL) 1.33 LB/LINEAR

OR WIRE POST

FILTER FABRIC MATERIAL SECURELY FASTENED TO THE POSTS OR (IF USED) THE WIRE MESH

APPROXIMATELY 1 FOOT OF FILTER FABRIC MATERIAL MUST EXTEND INTO A TRENCH AND BE ANCHORED WITH COMPACTED BACKFILL MATERIAL

RUNOFF

APPROXIMATE 6-INCH BY 6-INCH TRENCH

SPECIFICATIONS FOR SEDIMENT FILTER FABRIC

PHYSICAL PROPERTY	RANGE
FILTERING EFFICIENCY	
TENSILE STRENGTH AT 20% (MAXIMUM) ELONGATION: STANDARD STRENGTH = HIGH STRENGTH =	30 50

[illegible]

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 3"-6" STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR OVERTOPED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAINABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF STONE OR SEDIMENT OUTTO OR INTO THE HIGHWAY - OR -WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SLOTTED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

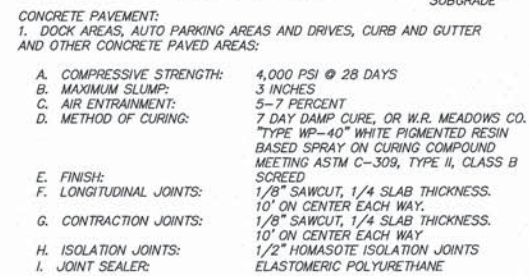
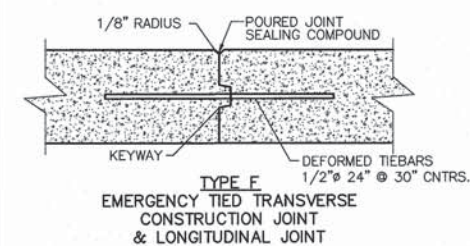
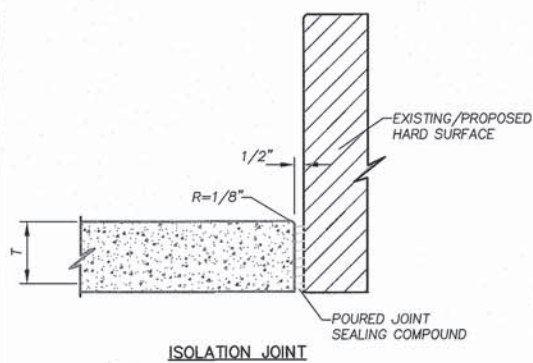


Diagram illustrating a vertical saw cut in a pavement structure. The diagram shows a cross-section of a pavement with a vertical saw cut. The total thickness of the pavement is labeled as T . The depth of the saw cut is labeled as $T/2$. The saw cut is labeled as "VERTICAL SAW-CUT 1/4\" MIN." and "POURED JOINT SEALING COMPOUND". The saw cut is labeled as "SAWCUT". The top of the saw cut is labeled as "TOP 1/8\" NO SEALING COMPOUND". The diameter of the dowel is labeled as "DOWEL DIAMETER = 1/8\" (IN)". The length of the smooth dowel is labeled as "16\" LONG SMOOTH DOWEL @ 16\" O.C.".

NOTE:

1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

CONCRETE JOINT DETAILS

CONTROL JOINT

FLOW

2:1

2 acres or less drainage area
3 - 6 inch aggregate

Rock keyed in 6 inch trench

SIDE VIEW

FLOW

2:1

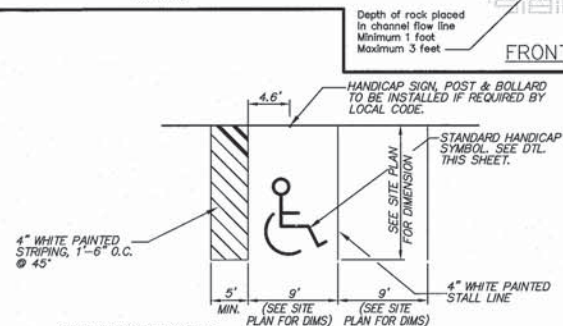
2 - 10 acres drainage area
3 - 6 inch aggregate upstream
6" - 12 inch fill-ramp downstream

End points "A" must be minimum 0.5 feet Higher than flow line point "B"

Depth of rock placed in channel flow line
Minimum 1 foot
Maximum 3 feet

FRONT VIEW

N.T.S.



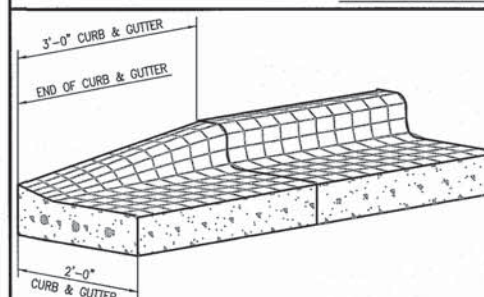
PARKING LOT STRIPING NOTES:

COLORS SHALL BE WHITE, FULL BODIED. ALL STRIPING SHALL BE 4" WIDE AND UNIFORM, WITH SHARP, STRAIGHT EDGES AND NEAT INTERSECTIONS. FURNISHING OF MATERIAL AND PAINT STRIPING SHALL BE DONE BY A LICENSED AND INSURED PARKING LOT SERVICE CONTRACTOR ONLY.

<u>MANUFACTURER</u>	<u>PRODUCT NAME</u>
PPG	PITTSBURG TRAFFIC AND ZONE MARKING PAINT, 11 LINE
SHERWIN WILLIAMS	PRO MAR ALKYD TRAFFIC MARKING PAINT

[illegible]

TYPICAL CURB & GUTTER DETAILS



2x12 WOOD FRAME
SECURED WITH
WOOD STAKES

10 mil PLASTIC LINING

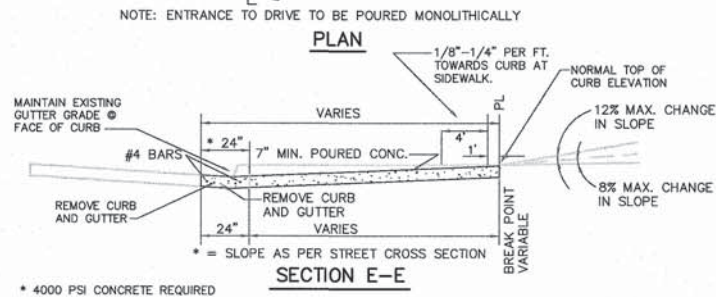
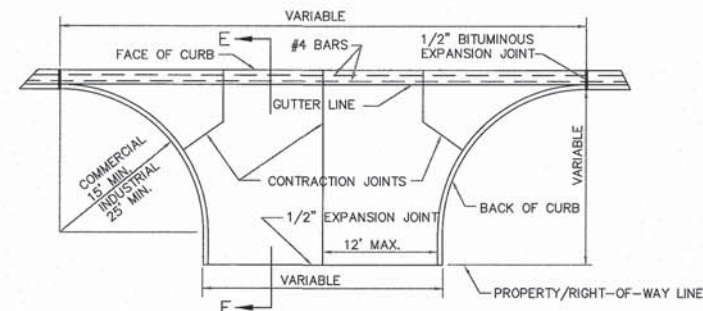
A diagram of a square sign with a 2x12 wood frame. The sign is labeled "10 m² PLASTIC LINING". The dimensions are indicated as "10' (MIN.)" for both width and height. A "WOOD STAKE (TYP.)" is shown at a corner. A "CONCRETE WASHOUT AREA SIGN" is shown at the bottom left, with a line pointing to the sign's location on the ground.

GENERAL NOTES:

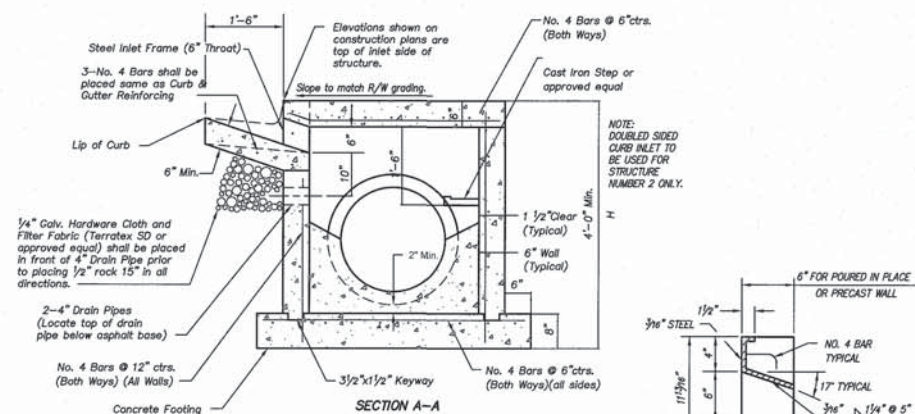
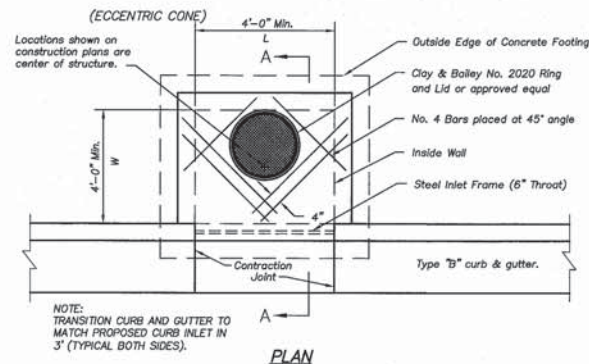
1. $\frac{3}{4}$ " isolation joints with $\frac{5}{8}$ " dia. x 2' smooth dowels shall be placed at radius points and at 150' intervals. These dowel bars shall be greased and wrapped on one end with expansion tubes.
2. 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowel bars with bar supports.
4. Depth of curb shall be a minimum of 8" through the handicap access ramp.
5. Concrete shall conform to Standard Specifications Section 2208.2.B.
6. Asphaltic concrete surface course shall conform to Standard Specifications Section 2205.2.

[illegible]

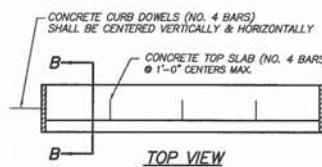
NOTE: in transitions, water shall flow from the gutter of Type "CG-1" curb to the lip of Type "CG-1 Dry" curb at 0.5% min. slope.



COMMERCIAL ENTRANCE DETAIL

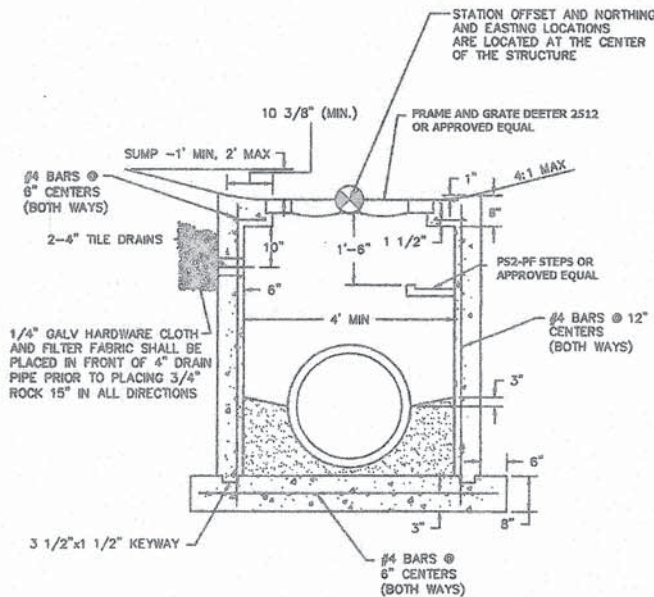


NON-SETBACK CURB INLET (6' THROAT)

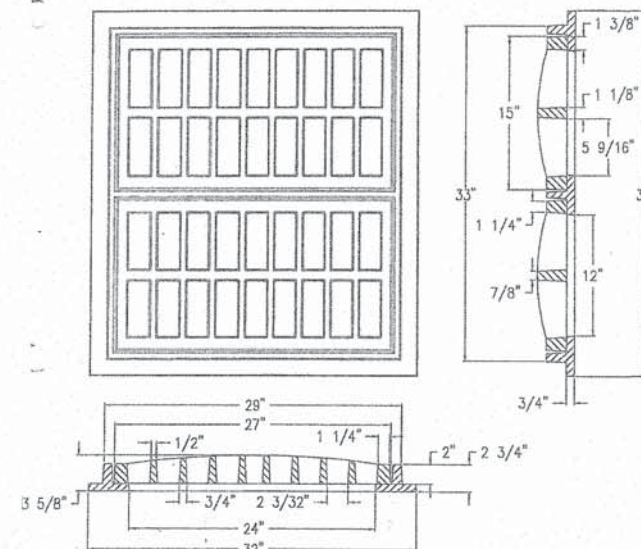


STEEL INLET FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AISC SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE HOT DIP ZINC COATED IN ACCORDANCE WITH ASTM A-123.

6' STEEL INLET FRAME

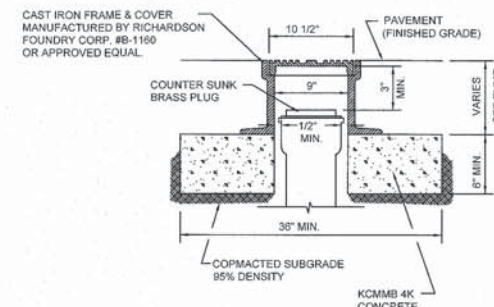


GRATE INLET DETAIL

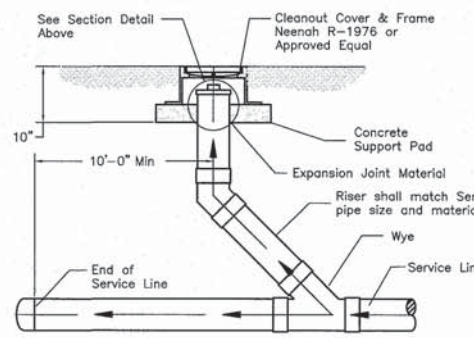
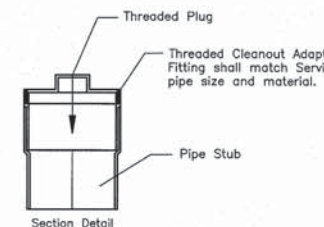


NOTE:
1. TWO GRATES REQUIRED FOR EACH FRAME.
2. THE GRATES ARE REVERSIBLE IN THE FRAME.
3. TOTAL OPEN AREA FOR BOTH GRATES IS 378 SQUARE INCHES.

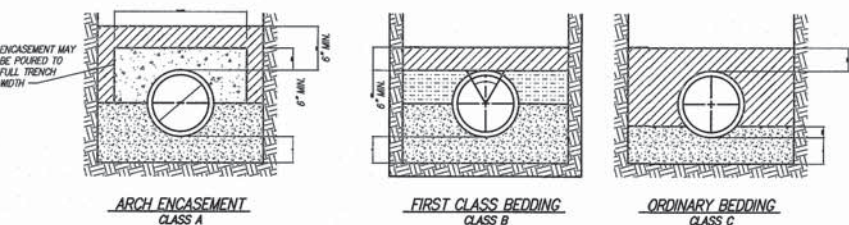
GRATE AND FRAME DETAIL



CLEANOUT LID
SUBJECT TO TRAFFIC



SANITARY SEWER CLEANOUT DETAIL



NOTES:
1. GRANULAR FILL TO BE CRUSHED STONE OR FEA GRAVEL WITH NOT LESS THAN 10% PASSING 1/2" AND NOT LESS THAN 80% TO BE RETAINED ON A #4; TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLUING WITH A SHOVEL.
2. TAMPED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL, AND STONES. COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY MASHO STANDARD METHOD T-99. GRANULAR FILL MAY BE SUBSTITUTED FOR ALL OR PART OF TAMPED BACKFILL.
3. HAND-PLACED BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONE.

TABLE OF FILL DEPTHS BELOW PIPE		
D	MIN. IN. SOIL	MIN. IN. ROCK
27" & SMALLER	3"	6"
30" TO 60"	4"	9"
66" & LARGER	6"	12"

LEGEND:
Bc = OUTSIDE DIAMETER OF PIPE
H = BACKFILL COVER ABOVE TOP OF PIPE
D = NOMINAL PIPE SIZE
O = FILL BELOW PIPE (SEE TABLE)

= HAND PLACED BACKFILL
 = TAMPED BACKFILL
 = GRANULAR BACKFILL
 = CONCRETE

PIPE SIZE	MINIMUM TRENCH WIDTH	MINIMUM SIDE WALL CLEARANCE
12"	30"	6"
15"	30"	6"
18"	35"	6"
21"	39"	6.5"
24"	44"	7"
27"	49"	8"
30"	54"	8.5"

PIPE SIZE	MINIMUM TRENCH WIDTH	MINIMUM SIDE WALL CLEARANCE
33"	58"	9"
36"	64"	10"
42"	73"	11"
48"	83"	12.5"
54"	92"	13.5"
60"	102"	15"
66"	109"	15"

PIPE SIZE	MINIMUM TRENCH WIDTH	MINIMUM SIDE WALL CLEARANCE
72"	117"	15.5"
78"	124"	15.5"
84"	132"	16"
90"	139"	16.5"
96"	147"	17"
102"	154"	17.5"
108"	162"	18"

EMBEDMENTS FOR STORM SEWER

SHAFER, KLINE & WARREN, INC.
11250 Corporate Avenue, Lenexa, KS 66219-1392
913/888-7800 FAX: 913/888-7868



OFFICE LOCATIONS:
Chillicothe, MO
Hickman, MO
Holt, MO
Hudson, MO
Lenexa, KS
Macomb, MO
North Kansas City, MO
Tulsa, OK

ONE ENGINEERS ELECTRICAL ENGINEERS MECHANICAL ENGINEERS STRUCTURAL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS LAND PLANNERS

TRANS COASTAL SUPPLY, INC.
CITY OF EDGERTON, KANSAS

SITE IMPROVEMENT PLANS
MISCELLANEOUS SITE DETAILS

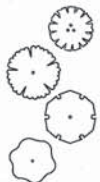

120670-030
SHEET NO.
C-8

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISIONS	BY	APPD
REJ	FJS	TMS	11/18/14			
5	4	2	1			



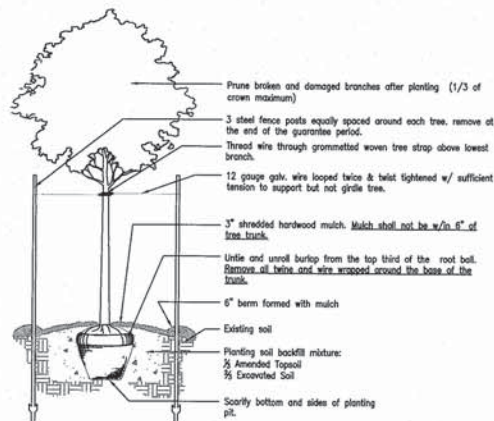
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	2	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		10' - 12'
	6	Quercus lyrata / Overcup Oak	B & B	2.5" Cal	
	4	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B & B	2.5" Cal	
	10	Ulmus x 'Morton Glossy' TM / Triumph Elm	B & B	2.5" Cal	
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	14	Juniperus virginiana / Eastern Red Cedar	B & B		12'-14'

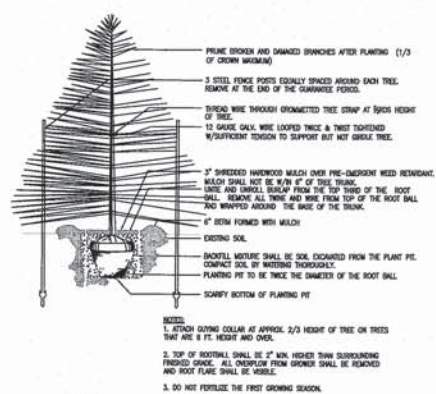
LANDSCAPE PLAN NOTES:

- Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to verify existence and location of all utilities before starting any work.
- Prior to commencement of work, the contractor shall give 48 hours advance notice to all those companies/utilities which have facilities in the near vicinity of the construction to be performed.
- Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Owner's Representative.
- Contractor shall stake plan locations in the field and have approval by Owner's Representative before proceeding with installation.
- No substitutions for variety or cultivar shall be accepted without first obtaining written approval from Owner's Representative.
- All plant sizes listed in the plant schedule are minimum sizes, per City Code.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards.
- All trees and shrubs shall be laid out in a uniform and consistent pattern, following the landscape plan accurately.
- All plants shall receive 3" of shredded hardwood mulch as detailed. In landscape beds, mulch shall be a consistent 3" depth throughout. For trees planted in turf areas, a 3" ring of mulch shall be formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk. Elevation of top of mulch shall be 1/2" below any adjacent pavement.
- Contractor shall thoroughly water in each plant immediately following installation.
- Contractor shall revegetate all areas of the site disturbed during construction with turf-type tall fescue seed consisting of 90% fescue blend and 10% bluegrass shall be installed in all areas not otherwise designated as another material.
- Contractor shall be responsible for calculating all areas of seed and the amounts of each needed for optimum coverage.
- Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.



- NOTES:
- On evergreen trees, attach guying collar at approx. 2/3 height of tree on trees that are 8 ft. height and over.
 - Top of rootball shall match original ground level as grown in the nursery. Overflow from nursery shall be removed to expose root collar.
 - Do not fertilize the first growing season.
 - Use tree stakes only in open areas, do not use in parking lot islands where space is limited.

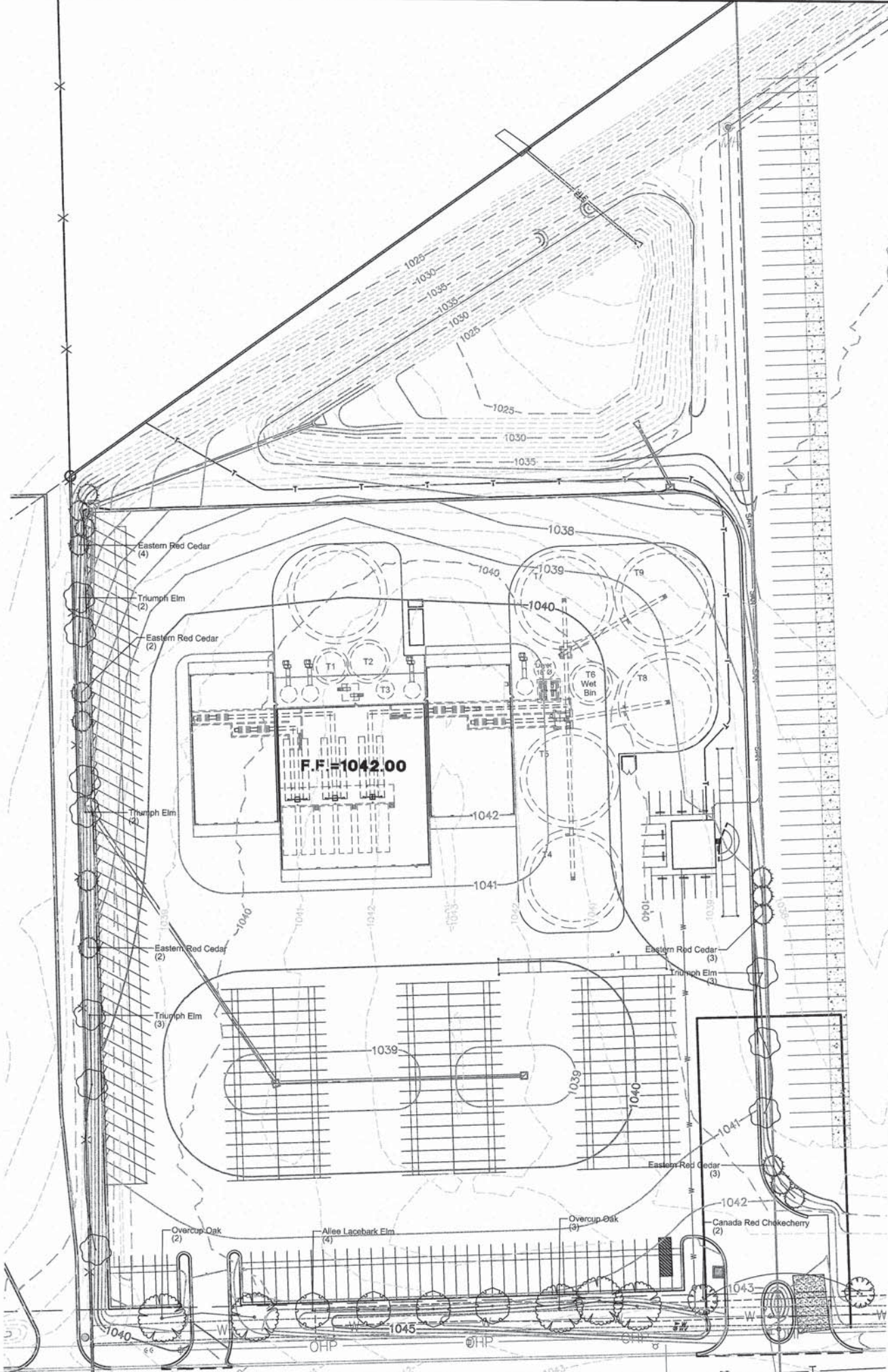
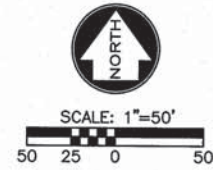
Tree Planting Detail
NOT TO SCALE



SECTION
TREE PLANTING DETAIL
NOT TO SCALE



Metal tree fence post. Position at a slight angle (approx. 10 degrees). Create enough tension on wire to pull posts to a vertical position.



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TRANS COASTAL SUPPLY, INC.
CITY OF EDGERTON, KANSAS

SITE IMPROVEMENT PLANS
LANDSCAPE PLAN

120670-030
SHEET NO.
L-1

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	REVISIONS	BY	APPD
CDW	CDW	RBJ	4-16-14			
5	4	3	2	1	NO.	

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