

EDGERTON BOARD OF ZONING APPEALS
Edgerton City Hall
August 11, 2020
6:30 PM

Executive Order 20-52 issued by Governor Kelly requires any person in Kansas to cover their mouth and nose with a mask or other face covering when they are in inside any public space such as City Hall. Executive Order 20-52 includes a number of exemptions, including children 5 and younger and those with medical conditions that prevent mask use. The entire executive order may be found here: <https://governor.kansas.gov/executive-order-no-20-52/>

1. Call Meeting to Order

2. Roll Call

3. New Business

A. **MINUTES** - Consideration of the Minutes of the July 14, 2020 Board of Zoning Appeals Meeting.

B. **PUBLIC HEARING – VARIANCE REQUEST – VA2020-01**

Consideration of Application VA2020-02 requesting consideration and approval of a variance from the pole sign specifications required under the Unified Development Code Article 12, Section 10.12.C for On the Go Travel Center located at 32501 West 200th Street, Edgerton, KS.

Applicant: Ryan Duncan

Agent: CAT Scale Company for On the Go Travel Center

4. Adjournment

EDGERTON COMMUNITY BUILDING
EDGERTON BOARD OF ZONING APPEALS
July 14, 2020
6:30 PM
Minutes

The Edgerton Board of Zoning Appeals (the Board) convened with Chairman John Daley calling the meeting to order at 6:30 p.m.

The Roll Call was answered, indicating those present were Chairman John Daley, Board member Jeremy Little, Board member Charlie Crooks, Board member Tim Berger, and Board member Deb Lebakken. Also present were Development Services Director Katy Crow and Planning and Zoning Coordinator/City Clerk Chris Clinton.

The Planning and Zoning Coordinator/City Clerk indicated a quorum was present.

MINUTES

The approval of the minutes from the meeting held on July 9, 2019 were considered. Chairman Daley stated the year needs to be updated to 2019 and not 2018 on the first page of the minutes. Motion by Mr. Berger, seconded by Ms. Lebakken, to approve the minutes. The minutes were approved, 5-0.

PUBLIC HEARING – VARIANCE REQUEST FOR 32612 W 191st St – VA2020-01

Ms. Katy Crow, Development Service Director, explained flow of the meeting. She stated the Public Hearing will be opened, the applicant will present, then City Staff will present, then the Board will discuss the findings of each criteria. Each criterion will be voted on by the Board, and if any of the criteria is not approved by a majority of the Board, then the request for the variance is denied. Ms. Crow explained the criteria are outlined in Kansas State Statute and are not unique to the City of Edgerton.

Chairman Daley stated the Board has convened to conduct a public hearing to consider Application VA2020-01 requesting approval of a variance from the exterior lighting specifications required under the Unified Development Code Article 10, Section 10.1.G (9.e) for DeLong Company located at 32612 West 191st Street, Edgerton, KS. This request for a variance is allowed by the City of Edgerton Unified Development Code (UDC) which requires that such a matter be heard by the Board. The Board is composed of all five (5) members of the Edgerton Planning Commission. He stated all hearings before the Board of Zoning Appeals shall be open to the public. He explained the Chair of the Board may establish reasonable limitations on the length of testimony and shall have the power to rule on objections and other points of order raised by a board member, an applicant, or member of the public.

Chairman Daley stated the variance requests heard before the Board take into consideration the following criteria:

1. The variance arises from a condition unique to the property in question and is not a general condition found in the neighborhood.

2. That granting the variance will not adversely affect the rights of adjacent property owners or residents.
3. That strict adherence to the regulations in the specific case will constitute unnecessary hardship upon the property owner requesting the variance. The board must determine that the hardship is greater than an economic disadvantage, and in fact extends to a means of livelihood, a matter of protecting title to property, or if left uncorrected, would result in a severe and irrevocable change in the applicant's ability to transfer property. A hardship may also be construed to be "honest error" imposed upon a property owner by a ministerial official, or licensed professional, or through eminent domain or zoning resulting in a substantial {a near taking} loss of property rights.
4. The variance desired will not adversely affect the public health, safety, morals or welfare, convenience, prosperity, or general order.
5. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions that are in question.

In consideration of this item this evening, the following parameters will be in place:

- Each criterion will be addressed one at a time.
- Each criterion must pass by a majority vote.
- Should any one of the five criteria not pass with a majority vote, the item fails.
- The vote for each criterion will be by voice vote and the Planning and Zoning Coordinator will poll each board member individually.

Ms. Lebakken motioned to open the public hearing. Mr. Berger seconded the motion. The public hearing was opened, 5-0.

Mr. Caleb Flake, McClure Engineering, approached the Board. He thanked them for the opportunity to present and stated he is representing the DeLong Company. Mr. Flake explained the request is in conjunction with the Final Site Plan and Final Plat the Planning Commission passed last month. He said the twelve (12) acres that the expansion is going to be on is adjacent to their currently operating facility and south of the Burlington Northern Santa Fe (BNSF) Intermodal facility. DeLong is requesting taller light poles to have better light coverage. Mr. Flake stated their parcels are zoned I-H, Heavy Industrial, and the expansion is going to be used for parking for trailers with cargo containers on them. This parking lot will not be used for a commercial or business storefront. Mr. Flake said the regulations state the maximum height of a light pole is twenty-five (25) feet. DeLong would need to install 12 to fifteen (15) light poles at that height. Mr. Flake said DeLong is requesting the height of sixty-two (62) feet for their light poles. He stated the L-P, Logistics Park, zoning designation allows lighting fixtures to be up to 180 feet tall. The adjacent properties to the west and south they are zoned L-P and some agricultural land to the south of the current operations. He said the 62-foot light poles would be a nice buffer of the 25 and the 180-foot tall fixtures allowed. These poles would allow uniform lighting across the lot and would match other DeLong facilities across the nation. Mr. Flake said the letters were sent to neighboring properties and affidavit was submitted to the City.

Mr. Flake said the first criterion states the variance arises from a condition unique to the property in question and is not a general condition found in the neighborhood. He explained the condition is unique as the DeLong property is surrounded by L-P zoned properties which allows for 180-foot high light poles.

Mr. Flake read the second criterion is that granting the variance will not adversely affect the rights of adjacent property owners or residents. He stated there would be no negative or adverse effects as many neighboring properties can construct 180-foot high poles. He said there are no residential dwellings within one (1) mile of the site.

Mr. Flake stated the third criterion is that strict adherence to the regulations in the specific case will constitute unnecessary hardship upon the property owner requesting the variance. The board must determine that the hardship is greater than an economic disadvantage, and in fact extends to a means of livelihood, a matter of protecting title to property, or if left uncorrected, would result in a sever and irrevocable change in the applicant's ability to transfer property. A hardship may also be construed to be "honest error" imposed upon a property owner by a ministerial official, or licensed professional, or through eminent domain or zoning resulting in a substantial loss of property rights. Mr. Flake explained the hardship posed by the regulation is the cost of additional light poles, the infrastructure to power them, and the installation of the poles. Having a fewer number of light poles would allow flexibility to reconfigure and restripe the lot easier than a higher number of poles. It would also reduce the number of objects snowplows would have to avoid in the winter.

Mr. Flake explained the fourth criterion states the variance desired will not adversely affect the public health, safety, morals or welfare, convenience, prosperity, or general order. He stated the granting of the variance would allow DeLong to maintain safety with no adverse effect on any neighbors. The taller light poles are designed to spread light so somebody would not be able to tell the difference when comparing it to one that meets the regulated height.

Mr. Flake the final criterion is that the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions that are in question. He explained the spirit is to protect the neighbors from glare and to have uniform lighting over the area so this would allow maintain the area. The height of the poles, the area has other high poles so one will not see them stick out along the horizon.

Mr. Sam Hanni, DeLong Trucking, thanked the Board for their time and consideration. He said the 25-foot height requirement is tough because the truck chassis and container is about fourteen (14) to fifteen (15) feet in height. There would not be enough room for the light to be distributed. He said the parking lot will be open at all hours of the day, so the lighting is for the security of other Logistics Park Kansas City (LPKC) members and their cargo. Mr. Hanni stated the two (2) grain elevators used for their current operations are taller than the proposed light poles.

Chairman Daley stated City Staff will present their findings. Ms. Crow confirmed the Site Plan and Plat for the parcel was approved by the Planning Commission on June 9, 2020.

Ms. Crow stated the applicant notes the L-P district allows light fixtures up to 180 feet in height in regard to the first criterion. She read Article 5, Section 5.2.N (3.j) of the UDC which states "Parking Lot lighting facilities shall provide illumination within parking areas not to exceed a maintained average of one and one half (1.5) foot candles at ground level, and shall not distribute more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. For uses within 24 hour operations or uses that operate during the evening and night, a maximum maintained average of two and one half (2.5) foot candles at ground level shall be allowed; such uses shall distribute not more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. A minimum average of the greater of either one (1) foot candle maintained or that required by applicable Illuminating Engineering Society of North America (IESNA) practice shall be required to be maintained."

The facilities the applicant eludes too are lighting fixtures on top of radio towers or other tall structures to warn aviators about the structure. Ms. Crow stated a good example of this is the light atop the water tower on West 196th Street.

Ms. Crow said Article 5 of the UDC does not specify a height limit for parking light facilities, but Article 10 specifies the 25-foot height requirement and it applies to all zoning designations. She stated this situation is not unique to this property as the two neighboring L-P zoned properties use lighting fixtures less than thirty (30) feet. The adjacent property has light poles 28-feet in height and the cargo container storage yard across the street has light poles 25-feet in height. The cargo container storage yard can stack the containers up to a height of fifty (50) feet, double the height of light poles on site.

Ms. Crow stated in regard to the second criterion, the adjacent property owners to the east, Dot's Pretzels and Midwest Gateway, would be affected by the lighting. The photometric plan submitted shows a reading of 1.1-foot-candles being measured along that property line.

Ms. Crow addressed the third criterion. She stated the current operations were approved before the recent amendment to Article 10. Therefore the 30-foot tall luminary on that lot is considered a legal nonconforming use. The proposed luminaries would also be 15 feet higher than warehouses in LPKC. She stated the cost of additional lights is not a hardship per State Statute.

Ms. Crow explained that the applicant had not provided enough data to show the existence of a security concern which could be relieved by providing additional lighting.

Ms. Crow said on the final criterion, the proposed 62-foot-tall luminaries are twice as tall as the existing 30-foot luminary and more than twice the 25-foot allowed by the current UDC. While neither zoning designation, L-P or I-H, has a height limit specifically listed for luminaries in the UDC, but the Site Plan article does. The UDC does not disallow lighting, it simply requires lighting to be installed at a reasonable height.

Ms. Crow explained Article 10 was recently rewritten to require development projects in all zoning designations to meet a standard that was both functional and attractive. LPKC is a very

important development to the City of Edgerton and as such the City has been very deliberate in enforcing the requisite design standards which keep LPKC an attractive asset to the Edgerton community. She stated the use of lighting facilities which meet the height requirement of 25 feet would meet the spirit and intent of the zoning regulations outlined in the Edgerton UDC.

There were no further comments from the applicant, City Staff, or the public. Chairman Daley closed the public hearing.

Chairman Daley stated after hearing the information provided, the Board will now address each criterion individually. As the board finishes discussing each item, they will vote on each one by a voice vote. A 'yes' vote means the Board member agrees with the statement, a 'no' vote means the Board member disagrees with the statement. He explained for the criterion to pass it must receive a 'yes' majority vote from the Board.

Chairman Daley read the first criterion. He stated the parcel is not zoned L-P. He said he does not think this issue is unique to this parcel. He explained there are taller lights, but not luminaries used in a parking lot.

Mr. Berger asked if light efficiency or safety could be maintained if the containers would be stacked. Chairman Daley said the containers cannot be stacked on this lot. Mr. Berger stated the taller lights are to warn aviators about the structure and not to light the area. Chairman Daley agreed and stated no lot has luminaries of the requested height.

Mr. Crooks said the Intermodal has taller lights, but the sits lower on grade and no other neighboring parcels have this tall of light poles. Chairman Daley asked how many light poles are hit by vehicles on the DeLong property. Mr. Hanni answered there is currently one light pole on their property. Mr. Crooks asked if the expansion lot will have spaces for other LPKC tenants to rent to store cargo containers. Mr. Hanni stated that is correct, but the lot and containers have had to be well lit to see the containers and numbers. Mr. Crooks inquired if DeLong will be making a profit from the renting of the spaces. Mr. Hanni answered they will be. Ms. Lebakken asked if the numbers were harder to read during the winter months as it is it gets darker earlier. Mr. Hanni replied the peak season of grain harvest is late fall and during the night is when the drivers cannot see the trucks and containers which has led to a few accidents. He stated there is only one light on their current operations, and it does not give enough light. Chairman Daley inquired to why there was only one light installed. Mr. Hanni answered he is unsure why only one was set up. He said luckily there has been only one theft on the property. Mr. Hanni explained it is dark on the DeLong property even with the Intermodal next to their property. The large lights on their cranes are designed to allow the operator to see the container number. Ms. Crow stated BNSF is governed by a different set of rules because as they are a federal entity. Ms. Crow explained that a photometric plan is typically designed to show no light pollution onto other parcels. Mr. Little stated parking trailers can be difficult and can be dangerous as the drivers are looking for a number and not checking for other trucks or pedestrians. Chairman Daley inquired if more lights would alleviate that. Ms. Crow replied City Staff believes it would. Mr. Hanni explained that DeLong has only one company currently driving their trucks, but as more companies rent spaces on the lot, there would be a variety of company drivers contribute to the truck traffic. Ms. Crow said other warehouses at LPKC have

many companies that deliver and haul the containers. Mr. Flack informed the Board the lights can be angled in such a way to prevent any light spill over to neighboring properties.

Chairman Daley polled the Board to see if each Board member agreed that the variance should be allowed due to a condition that is unique to the property in question, and is not a general condition found in the neighborhood:

Commissioner Berger – No

Commissioner Crooks – No

Commissioner Daley – No

Commissioner Lebakken - No

Commissioner Little – No

The variance was denied as no Board member found the variance arose from a unique condition.

Chairman Daly informed the applicant that any other alternative related to a variance could be brought forward for another Board meeting. Ms. Crow stated the deadline for the August meeting has passed so the earliest Board meeting the applicant can resubmit to would be in September.

ADJOURNMENT

Chairman Daley said the Board will meet again on August 11, 2020.

Motion to adjourn the meeting was made by Mr. Crooks, seconded by Mr. Berger. The motion was approved, 5-0.

The meeting adjourned at 7:11 PM.

Submitted by:

Chris Clinton

Planning and Zoning Coordinator/City Clerk

STAFF REPORT

August 11, 2020

To: Edgerton Board of Zoning Appeals
 Fr: Chris Clinton, Planning and Zoning Coordinator/City Clerk
 Re: **Application VA2020-02** - Variance Request for Deviation from Sign Requirements.

APPLICATION INFORMATION

Applicant/Property Owner: Ryan Duncan, Agent for CAT Scale Company
 My Store III Inc., Owner

Requested Action: Variance – Deviation from sign requirements provided in Article 12, Section 12.12.C of the Unified Development Code (UDC) of the City of Edgerton.

Legal Description: On the Go Travel Center First Plat, Lot 1

Site Address/Location: 32501 West 200th Street

Site Size: Approximately 9.14 acres

Existing Improvements: Travel center and truck maintenance facility under construction

Zoning and Land Uses:

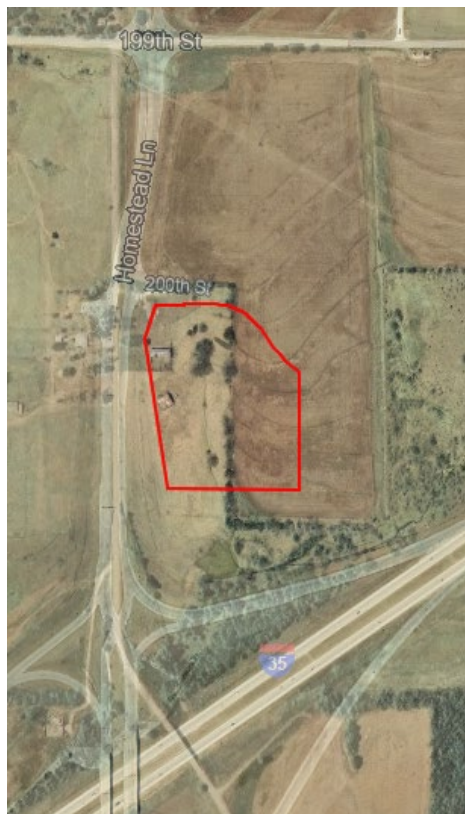
	<i>ZONING</i>	<i>LAND USE</i>	<i>USER/OWNER</i>
<i>SITE</i>	C-2, Heavy Service Commercial	Travel Plaza and Truck Maintenance Facility	My Store III, Inc.
<i>NORTH</i>	C-2, Heavy Service Commercial and L-P, Logistics Park	Vacant	Paul Middleton
<i>SOUTH</i>	Right-of-Way	Right-of-Way	Kansas Department of Transportation
<i>EAST</i>	C-2, Heavy Service Commercial	Vacant	My Store III, Inc.
<i>WEST</i>	C-2, Heavy Service Commercial	Vacant	D & J Land and Development

Background:

On March 10, 2020, the Edgerton Planning Commission approved the Revised Final Site Plan for the On the Go Travel Center and Truck Maintenance Facility. The development will serve travelers along Interstate 35 (I-35) and semi-truck traffic serving Logistics Park Kansas City (LPKC). The approved Site Plan indicates a weigh scale will be installed for semi-trucks to utilize. The owner's sign vendor has indicated their intent to install an 83' tall pole sign on the parcel that will be used to the advertise fuel prices along with fuel vendor branding. The

applicant wishes to install a service identification sign for the weigh scale which per the Unified Development Code (UDC), meets the definition of a pole sign. Per the UDC, only one pole sign maybe installed on a parcel.

Project Site: Development Outlined in Red



On July 9, 2020, City Staff received Board of Zoning Appeals (BZA) **Application VA2020-02** requesting a variance from the sign requirements of the UDC. The requirements for pole signs are governed by UDC Article 12, Section 12.12.C.

Article 12, Section 12.12.C consists of Table 12-3 *Signs Permitted in Commercial Districts – C-D, C-1, C-2, C-3*. The line for Interstate Pole signs outlines the following requirements:

- The sign is to be permanent.
- The maximum size is 900 square feet in area per sign side which includes total of all individual sign faces; may be single or double sided.
- The maximum height is sixty (60) feet above finished grade of adjacent city roadway to a maximum height of 100 feet.
- The maximum number allowed per parcel is 1.
- The minimum setback from the property lines is thirty (30) feet.
- A Conditional Use Permit is required for the pole sign.
- The sign can only be illuminated internally.
- Pole signs are only allowed in the C-2 and C-3 Districts.
- The sign may contain changeable copy.
- There is to be no flashing, intermittent or moving lights, and LED signs must display the image for at least eight (8) seconds.
- Changeable copy content and logos are used to calculate the total square footage when calculating the maximum sign face square footage.
- Pole signs have to be on the parcel applying for the Conditional Use Permit and are only allowed if at least half (50%) of the site is within 800 feet of the centerline or 500 feet of the right-of-way (whichever is less) of an interstate.

Variance:

Per the Kansas State Statute 12-759 and the City of Edgerton Organization and Bylaws of the Board of Zoning Appeals, there are five factors the Board of Zoning Appeals must consider when approving a variance from the Unified Development Code.

All five of these factors must be considered in light of the applicant's responses and City Staff's comments during deliberation and **all five** factors must be found to be true by a majority of the Board for a variance to be granted. If any one factor does not receive a majority of Board member votes, the variance shall not be approved.

Each factor is listed below with the applicant's response from their submitted variance application. City Staff has provided comment regarding each factor.

1. **The variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and it is not created by an action or actions of the property owner or the applicant.**

Applicant: *Yes, the property is a travel center with truck traffic and has services for truck drivers. The CAT Scale on the property is a separate entity from the travel center that provides the scaling services of a truck scale for weighing trucks. The CAT Scale does not have a structure to have a sign on to direct traffic to the CAT Scale. The CAT*

Scale is run through the fuel desk inside the travel center and uses an intercom system so the Weigh Master can speak to the drivers.

City Staff: Article 12, Section 12.12.C, Table 12-3 of the UDC states that a C-2 zoned parcel is allowed to have a maximum of one pole sign per parcel. The property owner has indicated that a pole sign is to be constructed and placed in the southwest corner of the parcel to show the current fuel prices for travelers along I-35. This second proposed pole sign is for another entity on the property. The UDC does not allow an exemption for multiple tenants on a property. Every parcel zoned C-2 and C-3, Highway Service Commercial, is required to meet the requirements set forth by the UDC.

This request is not unique to the property. The second pole sign proposed by the applicant can be easily altered to place signage on a canopy (similar to the canopy over the fuel pumps) or appropriately styled scale house over the scale, or by wrapping the supports to become a masonry style pillar support. Additionally, branding for any business operating on the parcel could be added to the single fuel pole sign. This variance arises due to the actions created by the applicant not altering the design to be defined as another type of signage.

2. **That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Applicant: *By granting the CAT Scale sign will in no way adversely affect the rights of the adjacent property owners or residents. The CAT Scale provides a service that is in great need in the area with the interstate traffic and the warehousing in the area. The CAT Scale's main focus is to keep overweight loads from damaging local and interstate roadways. Since the CAT Scale can only be used in one direction, it provides the drivers with the direction the scale needs to be used, which will increase the public's safety and increased response time for traffic to prevent the recycling of traffic within the site.*

City Staff: The approval of a variance for multiple pole signs will set a precedence to other property owners who wish to do the same. As was mentioned previously, there are several options to design a sign that does not require a variance.

3. **That the strict applications of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

Applicant: *Yes. Without an overhead CAT Scale sign, you cannot see the location of the scale since the scale is 4" – 6" above the surrounding pavement, the scale does not have a structure or scale house. The CAT Scale sign will increase the public's safety and increased response time for traffic to prevent recycling within the site.*

City Staff: The UDC does not disallow signage, it simply requires signage to meet the approved guidelines for installation. The safety information can be shown on a canopy

or monument style sign which does not require a variance (canopy style, masonry pillar support, branding on single fuel pole sign).

4. **That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

Applicant: *The approval of the variance will not adversely affect the public health, safety, moral, order, convenience, prosperity, or general welfare. The CAT Scale sign will be manufactured and installed in compliance with the building and electrical code requirements for the City of Edgerton. The sign has been designed to allow for the necessary ground clearance and appropriate setbacks, as applicable so that they do not impair the line of sight for the drivers. The CAT Scale's main function is to keep overweight loads from damaging local and interstate roadways. Since the CATS Scale can only be used in one direction, it provides drivers with the direction the scale is to be used, which will increase the public's safety and increase response time for traffic to prevent the recycling of traffic within the site.*

City Staff: The safety information can be displayed on other approved signage types which are not limited to one type per parcel.

5. **That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations; and to grant exceptions to the provisions of the zoning regulation in those instances where the board is specifically authorized to grant such exceptions and only under the terms of the zoning regulation.**

Applicant: *If the variance is approved for the CAT Scale sign it will not oppose the general spirit and intent of the ordinance. The travel center has several businesses on the site which have structures for signs, the CAT Scale does not have a structure to have a sign on. The CAT Scale sign is vital to locate the scale on the property for drivers intending to use the scale. This will provide greater convenience for the public by more readily identifying the CAT Scale. With multiple tenants/businesses on the property, an additional quantity of sign or square footage would be required for visibility, legibility, and safety of the drivers.*

City Staff: Article 12, *Sign Regulations*, has been revised and updated within the last year. It was the intent during that code revision that development projects in all zoning designations, meet a standard that was both functional and attractive. Due to this parcel's adjacency to Logistics Park Kansas City (LPKC), the City of Edgerton has been very deliberate in enforcing the requisite design standards which keep LPKC an attractive asset to the Edgerton community.

The established limit of one pole sign per parcel was an included requirement in order to keep the air space clear of clutter. Branding for individual businesses operating on the parcel could be added to the fuel pole sign through a coordination of efforts between the owner and onsite tenants. The safety information can be shown on approved signage which does not require a variance. The UDC does not disallow signage, it simply requires signage to meet the approved guidelines for installation.

ATTACHMENTS

- Application
- Notice of Public Hearing Affidavit of Compliance Provided by Applicant
- List of Neighboring Properties Notified of Public Hearing
- Article 12, Section 12.12.C, lines from Table 12-3, sign requirements for C-2 and C-3
- Sign Elevations
- Specifications for sign and scale
- On the Go Travel Center Site Plan
- Photos of existing signs

Application is made for:

**APPEAL**FROM A DECISION OF THE CODE ENFORCEMENT OFFICER,
ZONING ADMINISTRATOR, OR OTHER CITY STAFF, IN THE
ENFORCEMENT OF THE UNIFIED DEVELOPMENT CODE**VARIANCE**FROM SPECIFIC SECTION(S) OF THE UNIFIED
DEVELOPMENT CODE

Legal Description: (If property is not platted, please provide an electronic copy of legal description in a Microsoft Word document)

ON THE GO TRAVEL CENTER FIRST PLAT, Lot 1 & TRACT ALocation or address of subject property: I-35, Exit 205 & Homestead LaneC-2 (Heavy Service Commercial)Zoning on subject property: _____ Current land use: Travel Center/Service Center

Request: (cite specific section and subsection of the Unified Development Code from which appeal or variance is requested)

We are requesting an additional pole sign for this property to provide a overhead internal site
directional sign for the truck scale.Property owner name(s): Mr. Moussa SobaitiPhone: _____ Company: My Store III Inc.

Email: _____

Mailing address: 9134 Woodend RD, Edwardsville, KS 66111Applicant/agent's name(s): Leasee-CAT Scale Company - Ryan Duncan Construction CoordinatorPhone: 563-468-5226 Company: CAT Scale CompanyEmail: ryan.duncan@iowa80group.comMailing address: 515 Sterling Dr, Walcott, IA 52773Signature of owner or agent: 

If not signed by owner, authorization of agent must accompany this application.

FOR OFFICE USE ONLYApplication No.: _____ Received by: Chris Clinton

Permit Fee Paid: \$ _____ Date Fee Paid/Receipt #: _____

Publication Fee Paid: \$ _____ Date Fee Paid/Receipt #: _____

Hearing Date: _____

LEGAL DESCRIPTION: (ON THE GO-TRAVEL CENTER)

This is a survey and subdivision of all that part of the NW1/4 of Section 10, Township 15, Range 22, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 10; thence S 2° 03' 46" E, along the West line of the NW1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35' 22" E, a distance of 280.86 feet, to a point on the North right-of-way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35' 22" E, a distance of 215.98 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 342.00 feet, a central angle of 26° 51' 02" and whose initial tangent bearing is S 64° 36' 40" E, an arc distance of 160.27 feet, to a point of tangency; thence S 37° 45' 38" E, a distance of 128.54 feet, to a point of curvature; thence Southeasterly and Easterly, along a curve to the left having a radius of 318.00 feet and a central angle of 21° 32' 34", an arc distance of 119.56 feet; thence S 30° 41' 48" W, a distance of 61.44 feet, to a point on the North line of the South Half of the NW1/4 of said Section 10; thence S 1° 47' 20" E, a distance of 638.10 feet, to a point on the North right-of-way line of said Interstate Highway No. 35; thence S 85° 06' 40" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 509.79 feet; thence N 10° 04' 47" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12' 54" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57' 08" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38' 21" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 12.210 acres, more or less.

CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached form letter) of the public hearing for the requested appeal or variance by certified mail, return receipt requested to all owners of land within the notification area: two hundred (200) feet within the city limits; one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of ten (10) 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.

AFFIDAVIT OF COMPLIANCE: An affidavit (see attached form) 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 Board of Zoning Appeals hearing.

BOARD OF ZONING APPEALS REVIEW AND DECISION: The Edgerton Board of Zoning Appeals meets in the City Hall. The agenda and staff reports will be available the Thursday preceding the Board of Zoning Appeals 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 Board of Zoning Appeals will close or continue the public hearing to a later date.

In hearing an appeal, the Board of Zoning Appeals is asked to make a judgment regarding a city official's interpretation of the Unified Development Code. The Board of Zoning Appeals may reverse or affirm the official's decision in whole or in part.

In hearing a variance, the Board of Zoning Appeals must decide whether the request meets all five of the following criteria:

1. That the variance requested arises from a condition which is unique to the property in question, is not ordinarily found in the same zone or district, and is not created by the action(s) of the property owner(s) or the applicant(s); and
2. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents; and
3. That the strict application of the provisions of the ordinance of which variance is requested will constitute unnecessary hardship upon the property owner(s) represented in the application; and
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of this ordinance.

NOTE: Decisions of the Board of Zoning Appeals may be appealed to the district court within thirty (30) days of the action.

Attach additional sheets if necessary. Please print or type.

1. Does the request arise from a condition, which is unique to the property in question, is not ordinarily found in the same zone or district, and is not created by an action(s) of the property owner(s) or applicant(s)? Explain:

2. Will granting a variance adversely affect the rights of adjacent property owners or residents? Explain:

3. Will strict application of the provisions of this ordinance constitute unnecessary hardship upon the property owner(s) represented in the application? Explain:

4. Will the variance adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare? Explain:

5. Will the variance be opposed to the general spirit and intent of this ordinance? Explain:

Prepared by: Ryan Duncan Date: 7/9/2020

Attach a list of names and addresses of all owners of land within the notification area (two hundred (200) feet within the city limits; one thousand (1,000) feet in the unincorporated area) of the subject property.

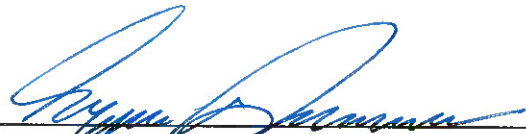
It is the applicant's responsibility to demonstrate that all of these conditions have been met at the time of application. Applicants are encouraged to submit any materials that will support their case, including sketch plans, photographs, studies, letters of support, etc.

NOTE: This signed affidavit is to be returned by the Thursday before the scheduled hearing.

I, Ryan Duncan of lawful age being first duly sworn upon oath, state:

That I am the owner's agent (agent, owner, attorney) for the property for which the application was filed and did, not later than ten (10) days prior to the date of the public hearing scheduled before the Board of Zoning Appeals, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 17th day of July, 2020.



Signature of Agent, Owner, or Attorney

Subscribed and sworn to before me this 17th day of July, 2020.



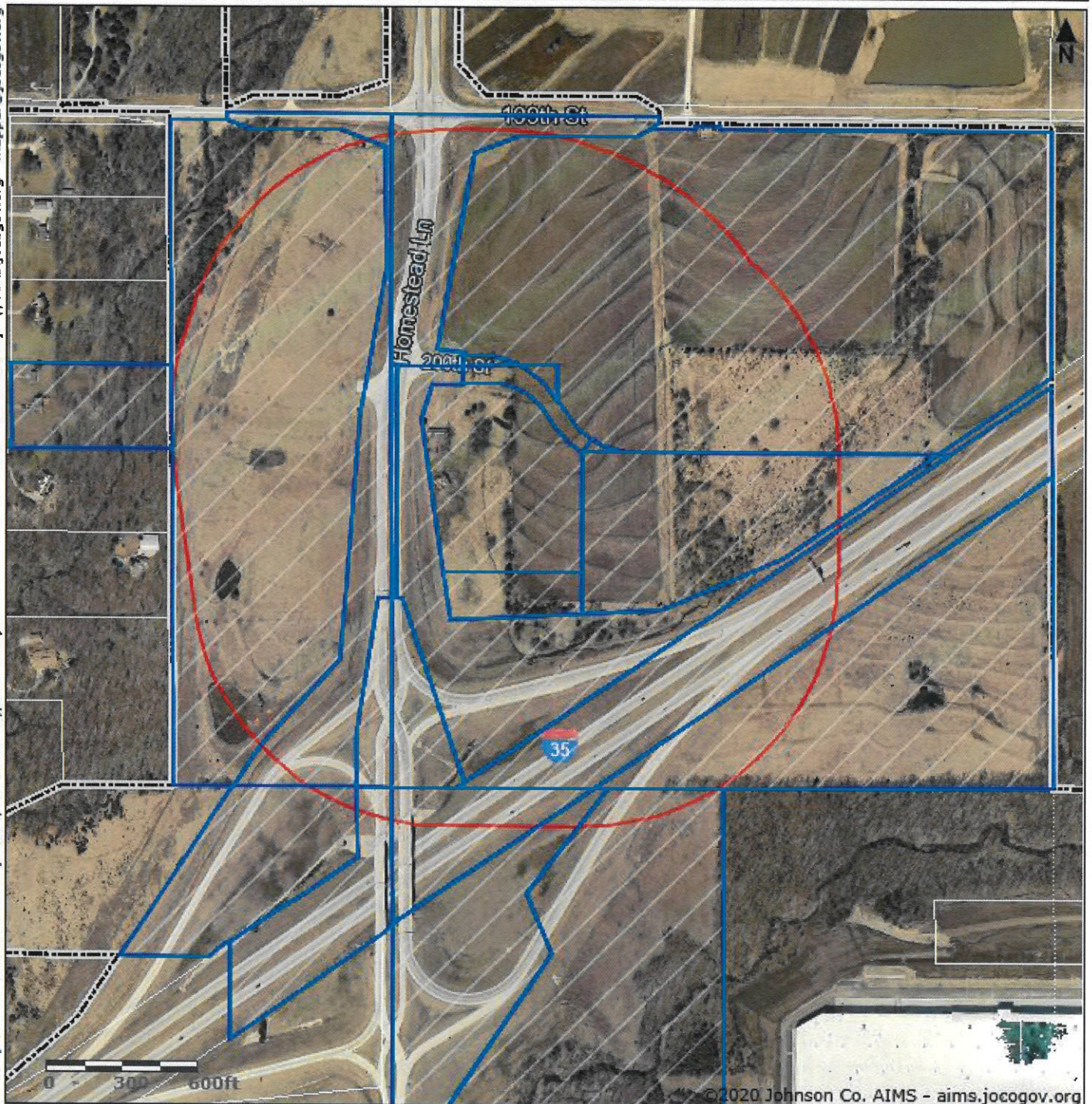
Notary Public

My Commission Expires:

May 24, 2022

(SEAL)





©2020 Johnson Co. AIMS - aims.jocogov.org

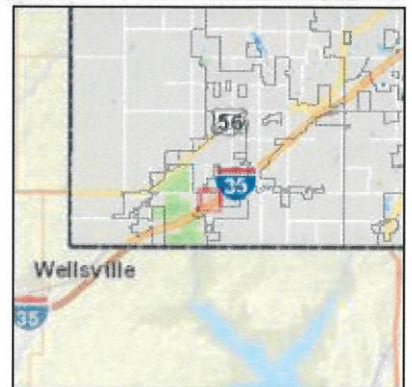
Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2019)

 City

 Property





Buffer Results

[Go To Home](#) > [AMS Home](#) > Internet Maps

1000 foot buffer (137.78 acres)

Buffer search returned 22 properties

[Download as Mailing Labels](#)

No.	Property ID	Area (ft ²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip	Billing Name	Billing Name2	Billing Address
1	BF221510-1005	566,716	13.01	0 NS NT	MY STORE III INC		14728 W 93RD ST	LENEXA, KS 66215			
2	BF221510-1008	8,712	0.20	0 NS NT	PAUL MIDDLETON AND NAOMI MIDDLETON TRUST		302 N WHITE DR	GARDNER, KS 66030			
3	BR221510-1010	6,534	0.15	0 NS NT	CITY OF EDGERTON		PO BOX 255	EDGERTON, KS 66021			
4	BR221510-1004	127,631	2.93	0 NS NT	STATE OF KANSAS		STATE HOUSE	TOPEKA, KS 66612			
5	BR221510-1008	322,780	7.41	0 NS NT	SEC OF TRANSPORTATION		700 SW HARRISON ST FL 14	TOPEKA, KS 66603			
6	BR221509-3005	82,764	1.90	0 NS NT	STATE OF KANSAS		STATE HOUSE	TOPEKA, KS 66612			
7	BP69000000 0001	398,138	9.14	32501 W 200TH ST	MY STORE III INC		14728 W 93RD ST	LENEXA, KS 66215			
8	BF221510-1001	2,704,205	62.08	0 NS NT	MIDDLETON, PAUL TRUSTEE	MIDDLETON, NAOMI TRUSTEE	302 N WHITE DR	GARDNER, KS 66030	VIVIAN PLANK		302 N WHITE DR
9	BF221510-1007	599,386	13.76	0 NS NT	SEC OF TRANSPORTATION	STATE OF KANSAS	700 NW HARRISON ST FL 14	TOPEKA, KS 66603			
10	BP69000000 070A	91,912	2.11	0 NS NT	MY STORE III INC		14728 W 93RD ST	LENEXA, KS 66215			
11	BR221509-4016	368,953	8.47	0 NS NT	SEC OF TRANSPORTATION	STATE OF KANSAS	700 SW HARRISON ST FL 14	TOPEKA, KS 66603			
12	BR221509-4003	271,379	6.23	0 NS NT	STATE OF KANSAS		STATE HOUSE	TOPEKA, KS 66612			
13	BR221509-3003	390,298	8.96	0 NS NT	SEC OF TRANSPORTATION		700 SW HARRISON ST FL 14	TOPEKA, KS 66603			
14	BR221510-1010	3,920	0.09	0 NS NT	CITY OF EDGERTON		PO BOX 255	EDGERTON, KS 66021			
15	BR221510-2003	497,455	11.42	0 NS NT	STATE OF KANSAS		STATE HOUSE	TOPEKA, KS 66612			
16	BR221510-1003	740,956	17.01	0 NS NT	STATE OF KANSAS		STATE HOUSE	TOPEKA, KS 66612			
17	4F221509-3011	209,524	4.81	19907 PEPPER TREE LN	SANDERS, MARK A.	SANDERS, PAMELA C.	19907 PEPPER TREE LN	EDGERTON, KS 66021			
18	BF221510-1002	1,105,117	25.37	0 NS NT	SEC OF TRANSPORTATION	STATE OF KANSAS	700 SW HARRISON ST FL 14	TOPEKA, KS 66603			
19	BF221509-3002	1,844,330	42.34	20080 HOMESTEAD LN	D & J LAND AND DEVELOPMENT LLC		5841 SW 29TH ST	TOPEKA, KS 66614			
20	BR221510-2005	1,393,920	32.00	0 NS NT	SEC OF TRANSPORTATION		700 SW HARRISON ST FL 14	TOPEKA, KS 66603			
21	BR221510-2002	211,702	4.86	0 NS NT	STATE OF KANSAS		STATE HOUSE	TOPEKA, KS 66612			
22	BR221510-1005	18,295	0.42	0 NS NT	JO CO BD OF COMMISSIONERS		111 S CHERRY ST	OLATHE, KS 66061			

Total Area of Parcels: 274.67 acres (11,964,625 ft²)
Selected Property

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								bushes shall be provided around the base of the sign as approved. See Section 12.8 for design details regarding Monument Signs.
Interstate Pole Sign	Permanent	900 sq. ft. in area per sign side which includes total of all individual sign faces; may be single or double sided.	60 ft. above finished grade of adjacent city roadway to a maximum height of 100 ft.	1	30 ft. setback from property lines.	Yes; Conditional Use Permit also required	Internal illumination only; see notes for changeable copy illumination.	<p>Allowed in C-2/C-3 District only and also requires a conditional use permit;</p> <p>May contain a changeable copy sign;</p> <p>No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate.</p> <p>May only be placed on premise.</p>
Monument Sign	Permanent	.5 sq. ft. in area per linear foot of street frontage;	25 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	30 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or	See Section 12.8 for design details regarding Monument Signs.



July 9, 2020

City of Edgerton, KS
Board of Zoning Appeals
404 E Nelson
Edgerton, KS 66021

RE: CAT Scale Sign Variance for an additional pole sign @
Edgerton Truck Stop, I-35 Exit 205 and Homestead Lane, Edgerton, KS 66021

Development Services,

Please accept the application for the variance for an additional pole sign to be allowed at the Edgerton Truck Stop. The variance request for Permitted Signs in C-2 – Heavy Service Commercial District (Table 12-1). We respectfully request for an additional pole sign for the CAT (Certified Automated Truck) Scale overhead internal site directional sign.

1. Does the request arise from a condition, which is unique to the property in question, is not ordinarily found in the same zone or district, and is not created by an action(s) of the property owner(s) or applicant(s)? Explain:
 1. *Yes, the property is a travel center with truck traffic and has services for truck drivers. The CAT Scale on the property is a separate entity from the travel center that provides the scaling service of a truck scale for weighing trucks. The CAT Scale does not have a structure to have a sign on to direct traffic to the CAT Scale. The CAT Scale is run through the fuel desk inside the travel center and uses an intercom system so the Weigh Master can speak to the drivers.*
2. Will granting a variance adversely affect the rights of adjacent property owners or residents? Explain:
 1. *By granting the CAT Scale sign will in no way adversely affect the rights of the adjacent property owners or residents. The CAT Scale provides a service that is in great need in the area with the interstate traffic and the warehousing in the area. The CAT Scale's main function is to keep overweight loads from damaging local and interstate roadways. Since the CAT Scale can only be used in one direction, it provides the drivers with the direction the scale needs to be used, which will increase the public's safety and increased response time for traffic to prevent the recycling of traffic within the site.*

CAT Scale Company • P.O. Box 630 • Walcott, IA 52773 • 563-284-6263

CAT Scale Company of Texas, L.P. • P.O. Box 865 • Walcott, IA 52773 • 563-284-6263



3. Will strict application of the provisions of this ordinance constitute unnecessary hardship upon the property owner(s) represented in the application? Explain:
 1. *Yes. Without an overhead CAT Scale sign, you cannot see the location of the scale since the scale is 4"-6" above the surrounding pavement, the scale does not have a structure or scale house. The CAT Scale sign will increase the public's safety and increased response time for traffic to prevent recycling within the site.*
4. Will the variance adversely affect public health, safety, morals, order, convenience, prosperity, or general welfare? Explain:
 1. *The approval of the variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The CAT Scale sign will be manufactured and installed in compliance with the building and electrical code requirements for the City of Edgerton. The sign has been designed to allow for the necessary ground clearance and appropriate setbacks, as applicable so that they do not impair the line of sight for the drivers. The CAT Scale's main function is to keep overweight loads from damaging local and interstate roadways. Since the CAT Scale can only be used in one direction, it provides the drivers with the direction the scale is to be used, which will increase the public's safety and increased response time for traffic to prevent the recycling of traffic within the site.*
5. Will the variance be opposed to the general spirit and intent of this ordinance? Explain:
 1. *If the variance is approved for the CAT Scale sign it will not oppose the general spirit and intent of the ordinance. The travel center has several businesses on the site which have structures for signs, the CAT Scale does not have a structure to have a sign on. The CAT Scale sign is vital to locate the scale on the property for drivers intending to use the scale. This will provide greater convenience for the public by more readily identifying the CAT Scale. With multiple tenants/businesses on the property, an additional quantity of sign or square footage would be required for visibility, legibility, and safety of the driver's.*

If you need further information, or have any questions, please call me at 563-468-5226.

Thank You,

Ryan Duncan
Construction Coordinator

CAT Scale Company • P.O. Box 630 • Walcott, IA 52773 • 563-284-6263

CAT Scale Company of Texas, L.P. • P.O. Box 865 • Walcott, IA 52773 • 563-284-6263

www.catscale.com



RE: Sign Variance for the CAT Scale @
Edgerton Travel Center, I-35 Exit 205 and homestead Lane, Edgerton, KS 66021

In keeping with the industry standard, CAT Scale Company installs a freestanding sign over the truck scale to direct and position the scaling traffic on the scale properly and obtain accurate weighing. The condition of our highway systems is better maintained when truck drivers use these scales to obtain and observe the proper legal limits.

Height: The sign poles are 16'-0" in length. This provides adequate clearance below the sign cabinet for over-height loads that frequent the use of truck scales. In addition, the sign needs to be visible to the driver (above the other truck traffic) when he enters the travel center so he can negotiate the proper turns to get onto the scale. This helps to maintain the least congestive traffic flow and minimize recycling traffic created when they cannot negotiate the turns to get onto the scale the first pass through.

Double Support Poles: One of the most significant problems in the Certified Weighing business is getting the trucker to position his truck correctly on the scale. A truck not positioned correctly on the scale will result in an inaccurate Certified Weight. From our experience with a network of over 2,000 scales nationwide, giving the driver a post on each side of the scale is a valuable aid to the driver in properly aligning the truck on the scale.

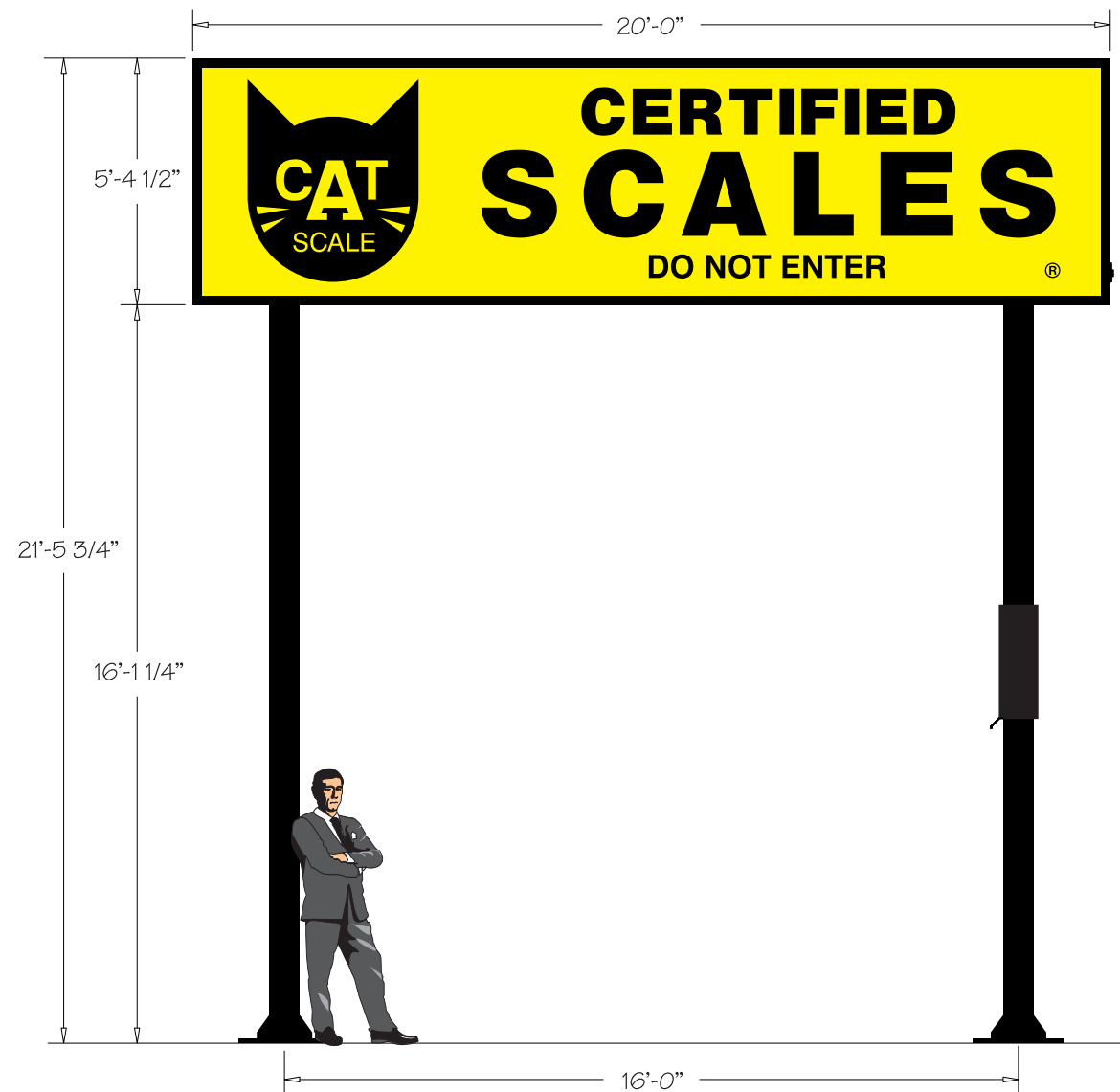
Intercom: The scale is unmanned. When the driver comes to a stop after positioning his vehicle on the scale, the left sign post is directly outside his window. Mounted on that post is an intercom cabinet, by which the driver and the weigh master (located inside the building at the fuel counter) are able to communicate the details, required in the weighing process. The operation instructions are listed on the intercom cabinet.

Camera: It is a State Weight and Measures requirement that the person operating the scale unit be able to see the vehicle being weighed on the scale. This is done by using a closed circuit camera mounted on the sign structure giving full view of the driver and truck on the scale via a TV monitor located at the fuel desk. The overhead sign provides the best placement for the camera.

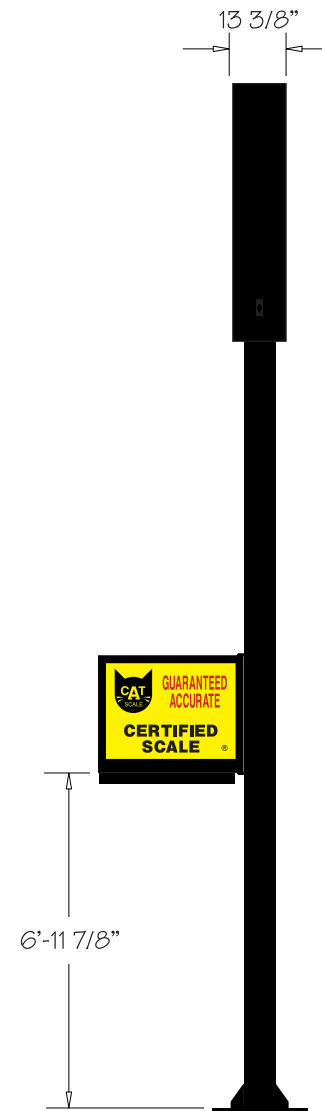
Sign Copy: The left side of the sign is reserved for the CAT Scale Logo. The remaining portion of the sign is for information and directional purposes. It tells the driver that this scale unit is a State Certified Public Scale Unit which gives Legal for Trade Weights, and helps determine if the vehicle is properly loaded so as not to exceed local and interstate weight limits. The scale may only be entered from one direction, so the sign copy also indicates which way to enter and exit the scale. The sign is easily recognized so the driver can focus his attention on driving instead of trying to locate the scale.

Again, due to the nature of the truck weighing business, we request a variance for the proposed scale sign.

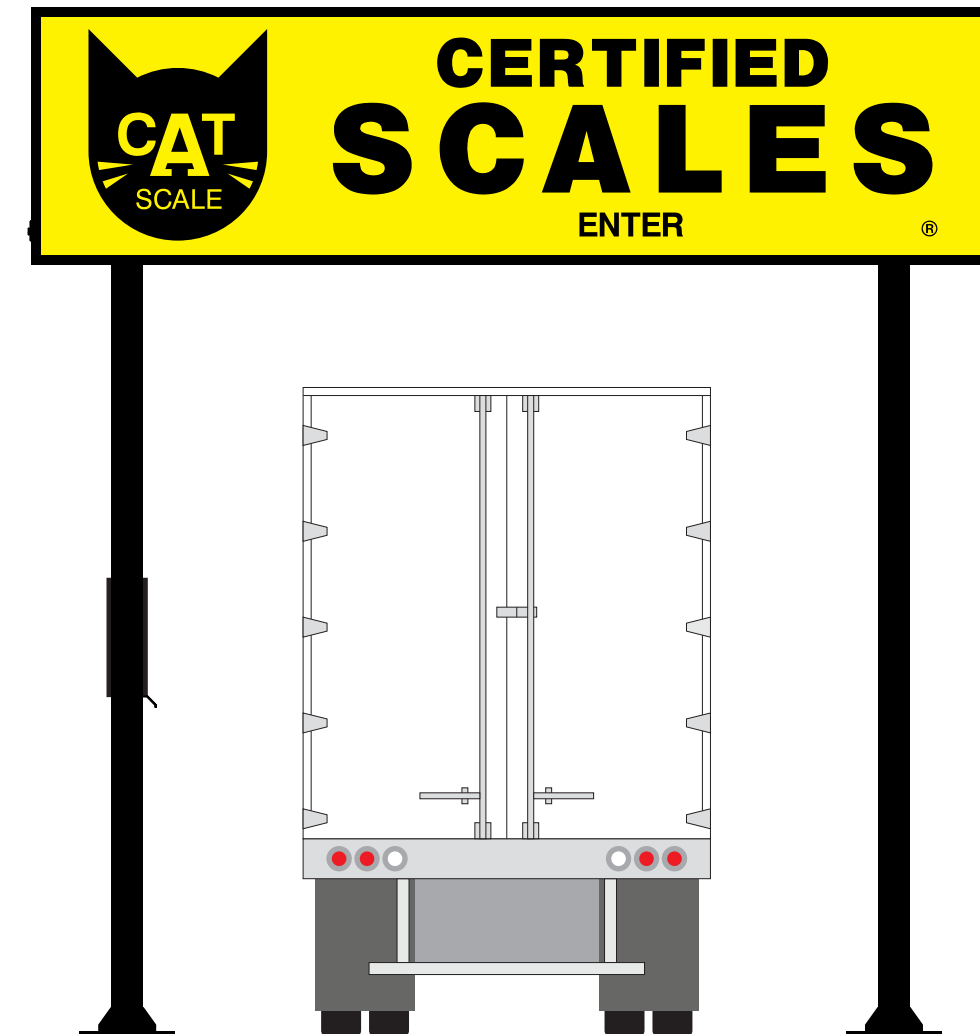
Ryan Duncan
Construction Coordinator



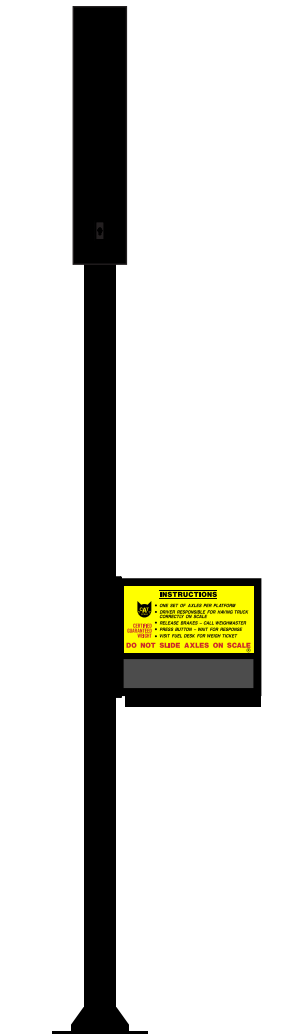
BACK VIEW OF SIGN



LEFT SIDE VIEW OF SIGN



FRONT VIEW OF SIGN



RIGHT SIDE VIEW OF SIGN

CAT Scale ID sign – Qty (7) HanleyH100W – PPS524V power supplies and Qty (20) 60” Hanley HLB-2560 Concorde 4500 LEDs. Power Consumption: approx. 490W.
Speaker Sign – (1) Qty (1) HanleyH100W – PPS524V power supply and Qty (3) 36” Hanley HLB-2560 Concorde 4500 LEDs. Power Consumption: approx. 49W.

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.



605 SW 37TH ST.
GRIMES, IA 50111
515-243-5663 • FAX: 515-243-5313
TOLL FREE: 800-307-8186
www.eaglesign.net

NAME: CAT SCALE - STANDARD SIGN PACKAGE

SKETCH #: 1018-00

APPROVAL: X

DATE: X

PROJECT:

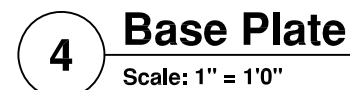
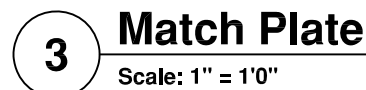
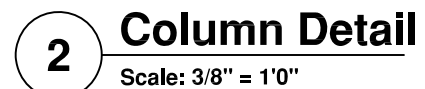
SCALE: 1/4" = 1' | DESIGNER: CRN

REVISIONS:


VERSION #1 - 2/2/2018

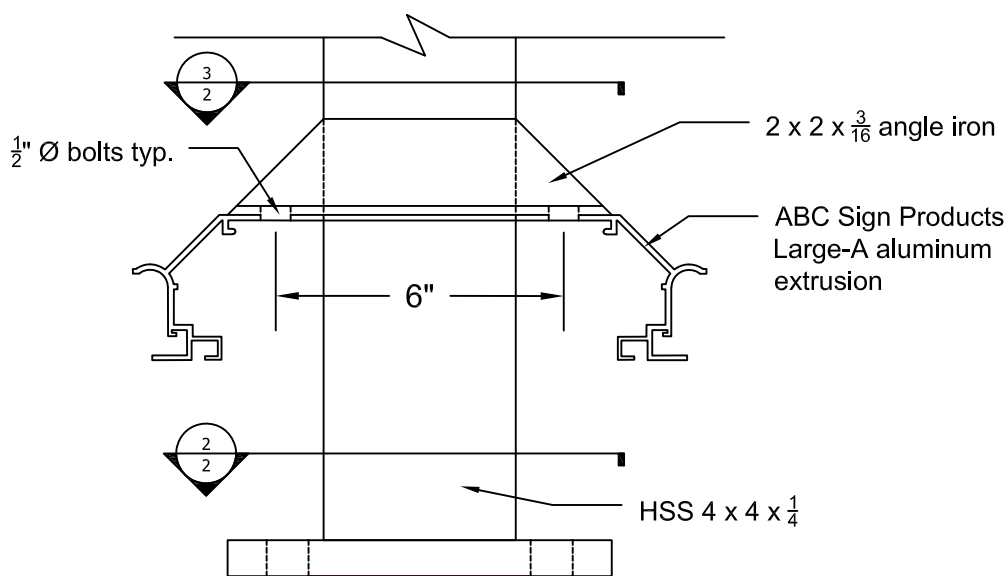
VERSION #2 - 2/6/2018

THIS IS A CONCEPTUAL
DRAWING. FINAL PRODUCT
MAY VARY. THIS ARTWORK
IS PROPERTY OF
EAGLE SIGN CO. AND
MAY NOT BE REPRODUCED



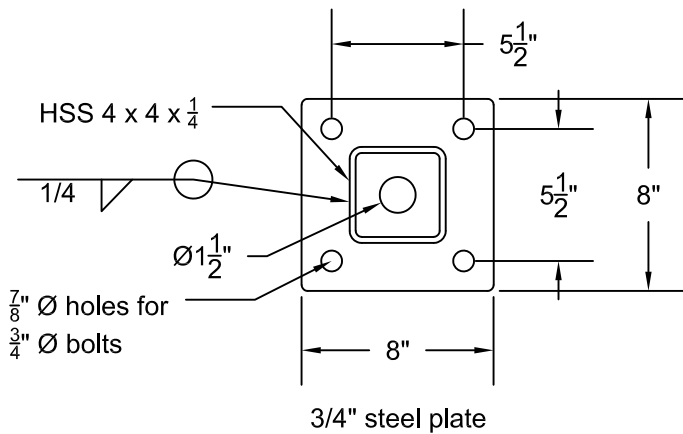
1. All design, fabrication, construction, and installation shall conform to the following specifications unless specifically noted on the drawing:
 - Minimum requirements of 2012 and 2015 International Building Code
 - American Institute of Steel Construction, Inc., Steel Construction Manual (13th Edition)
 - American Welding Society ANSI/AWS D1.1 Structural Welding Code - Steel
2. All steel components shall be as listed here, unless noted otherwise:
 - All plates and bars shall be ASTM A36 or equal.
 - All structural tubing shall be ASTM A500, Gr. B or equal.
 - All bolted connections shall be made with SAE Grade 5 bolts or equal.
 - All welds shall be made with E70XX electrode or equal.
 - All exposed materials shall be properly protected from weathering and/or corrosion.
3. Extruded aluminum sign frame shall be 6063 alloy T6 temper.
4. Footing details are presented on pages 1 and 4 from the Scale Pit Drawings.
5. The structure has been designed to withstand a 115 mph (3-sec gust) design wind according to ASCE 7-10 (exposure C).
6. Drawings based on structural calculations completed by Sullaway Engineering dated 9-27-2017.
7. EAGLE SIGN CO. is in no way responsible for the safety of the work site during installation. The installer shall take appropriate measures to make sure the erection of the structure is preformed using methods in compliance with OSHA regulations.

5					 <div>EAGLE SIGN CO. 605 SW 37th Street Grimes, Iowa 50111</div>			
4								
3								
2								
1								
REV.	DATE	REVISION DESCRIPTION	DR.	APPVD.	TITLE			
REVISIONS					CAT Scale – 115 MPH – Elevation			
					SCALE	DR. TJN	DATE	DRAWING NUMBER
					as shown	CHK'D	11/2017	1 of 2

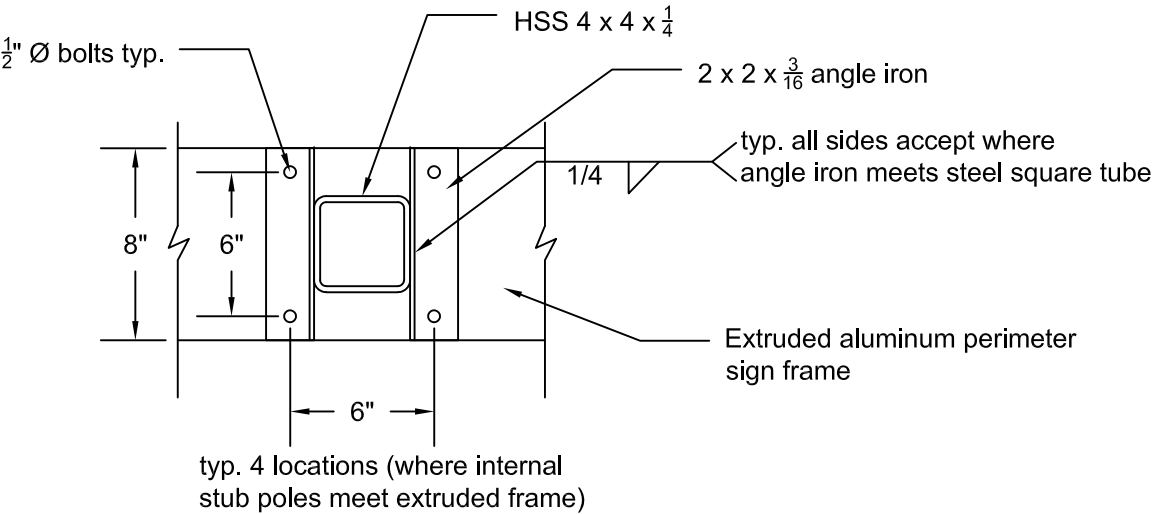


Cabinet detail and saddle attachment similar / typical at 4 locations (top and bottom) where stub poles meet ABC Large-A extrusion


1 Cabinet Detail
Scale: 3" = 1'0"

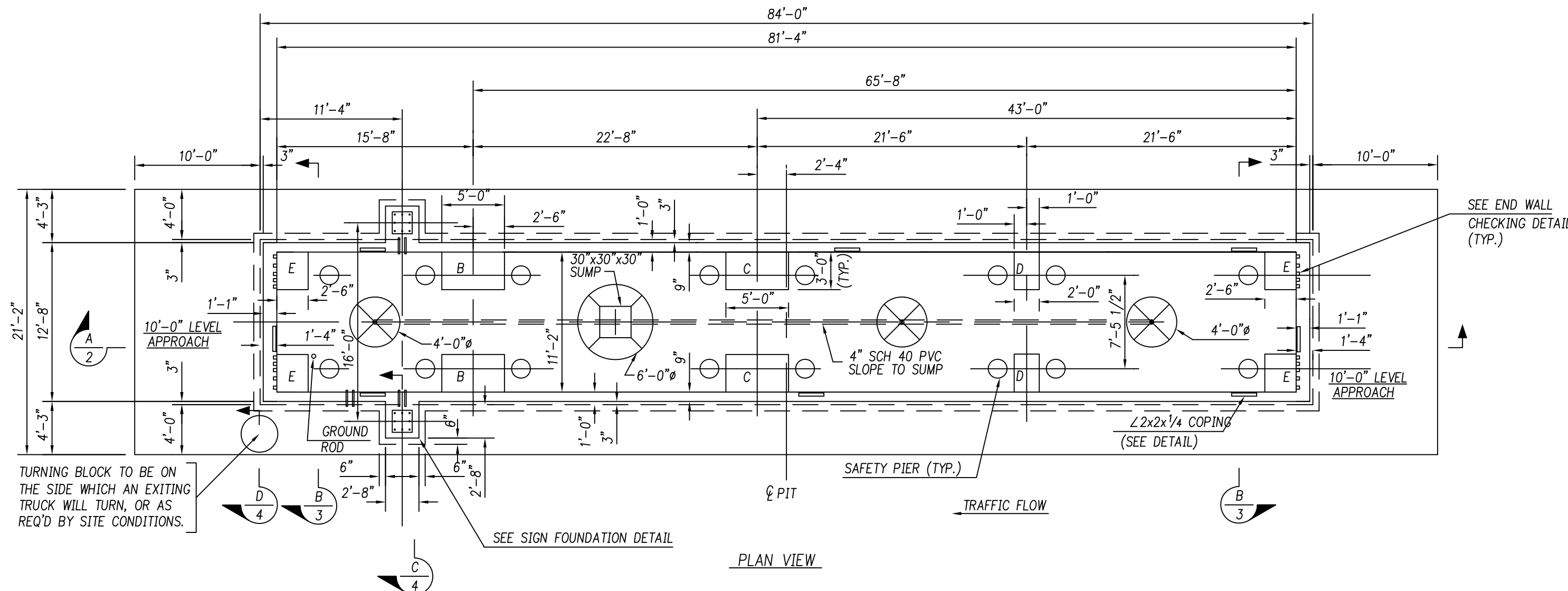


2 Match Plate
Scale: 1-1/2" = 1'0"



3 Saddle Detail
Scale: 1-1/2" = 1'0"

5						EAGLE SIGN CO. 605 SW 37th Street Grimes, Iowa 50111			
4									
3									
2									
1									
REV.	DATE	REVISION DESCRIPTION	DR.	APPVD.	TITLE				
REVISIONS					Love's #xxx				
					Small Town, Big State, USA				
					CAT Scale – 115 MPH – Details				
					SCALE	DR.	TJN	DATE	DRAWING NUMBER
					as shown	CHK'D		11/2017	2 of 2



PLAN VIEW

NOTES:

- USE 4000 PSI CONCRETE @ 28 DAYS. CONCRETE SHALL BE A MIX DESIGN UTILIZING TYPE II PORTLAND CEMENT AND NORMAL WEIGHT AGGREGATES WITH 5-7% AIR ENTRAINMENT. NO FLY ASH WILL BE ALLOWED. MAXIMUM ALLOWABLE SLUMP SHALL BE 4 1/2". CONCRETE TO BE MECHANICALLY VIBRATED TO INSURE PROPER CONSOLIDATION.
- USE A MIX DESIGN WHICH WILL DEVELOP 4000 PSI STRENGTH IN 7 DAYS ON THE APPROACHES.
- ALL REINFORCING TO BE ASTM A-615 GR 60 DEFORMED BARS. ALL BAR TO BE LOCATED AS SHOWN ON PLANS WITH ALL INTERSECTING BAR SECURELY TIED AND CHAIRED INTO POSITION. BEND BARS COLD. REMOVE SCALE, LOOSE FLAKEY RUST, DIRT AND OTHER COATING THAT WOULD IMPAIR BONDING.
- ALL CONCRETE SURFACES SHALL BE FORMED WITH WOOD OR METAL FORMS USING APPROVED METHODS. NO CONCRETE VERTICAL SURFACE SHALL BE POURED AGAINST DIRT.
- MAKE 3 CONCRETE TEST CYLINDERS, LABEL WITH POUR DATE AND DESCRIPTION OF POUR, WRAP CYLINDERS IN 6 MIL POLY.
- ALL WORK TO BE IN ACCORDANCE WITH ACI 301.
- BOTTOM OF PIT SHOULD BE SUPPORTED ON NON-EXPANSIVE WELL DRAINED MATERIAL CAPABLE OF SAFELY SUPPORTING 1000 PSF.
- ALL BACKFILL SHOULD BE PLACED IN 8 INCH LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM 1557.
- SUITABLE CONDUIT FOR LOW VOLTAGE CONDUCTOR SHIELDED CABLE MUST PASS THRU THE PIT WALL AS INDICATED ON THIS DRAWING. CONDUIT MUST EXTEND BEYOND PIT WALL 2" MIN..
- WORK FROM CENTER LINES WHEN ERECTING FORMS AND PLACING FOUNDATION EMBEDMENTS. PLACE EMBEDMENTS TO WITHIN +/- 1/8" OF POSITIONS INDICATED ON DRAWINGS. (EMBEDMENT MUST BE PLACED WITHIN +/- 1/8" OF TOTAL DIMENSIONS OF SCALE.)
- PROVIDE MEANS SO THAT ADEQUATE DRAINAGE FOR THE PIT EXISTS. CONNECT THE DRAIN TO A GRAVITY DRAIN, STORM SEWER OR SUMP PUMP TO INSURE THAT STANDING WATER CANNOT ACCUMULATE IN PIT.
- APPROX. EXCAVATION QTY. = 390 CU. YDS. (BASED ON ON 2'-0" CLEARANCE AROUND SIDE OF PIT.)

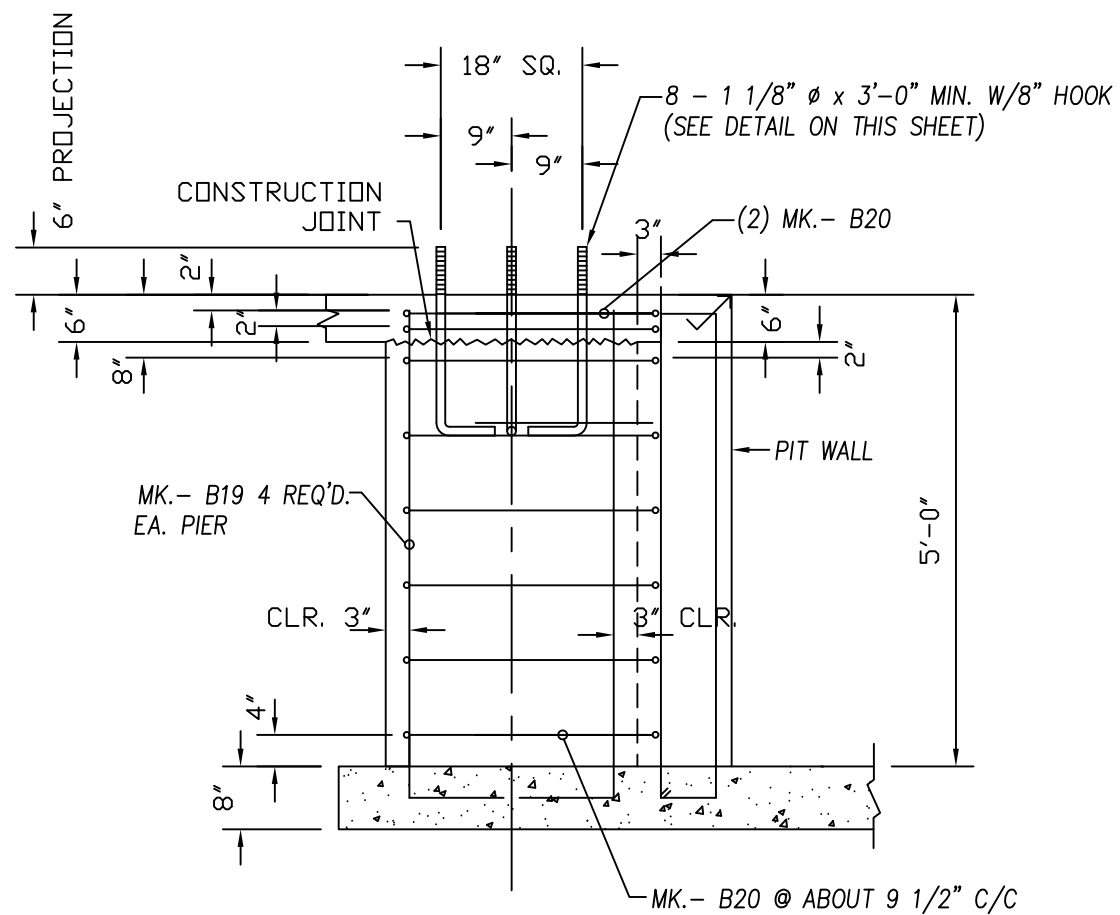
5					
4					
3					
2					
1					
REV.	DATE	REVISION DESCRIPTION	DR.	APPVD.	
REVISIONS					



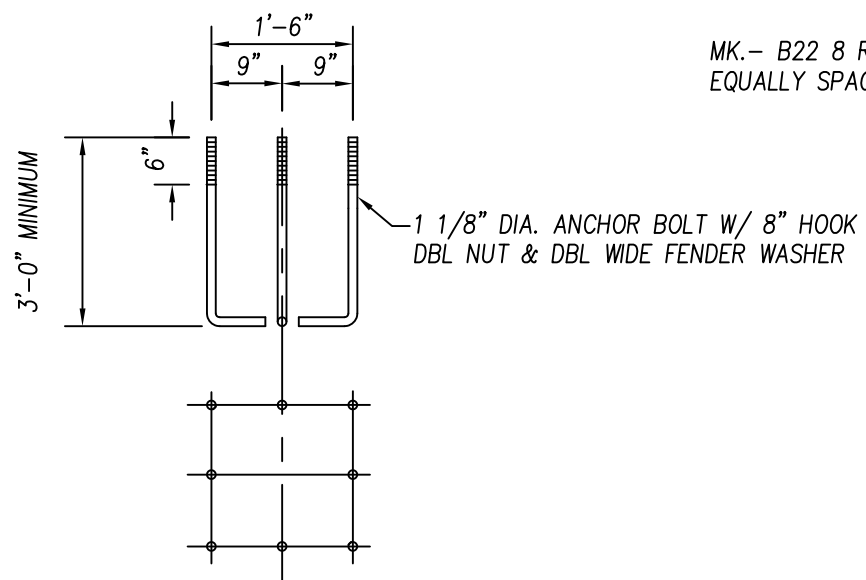
CAT SCALE CO.
P.O. Box 639
Walcott, Iowa 52773

PLAN - 5'-0" DEEP SCALE FOUNDATION

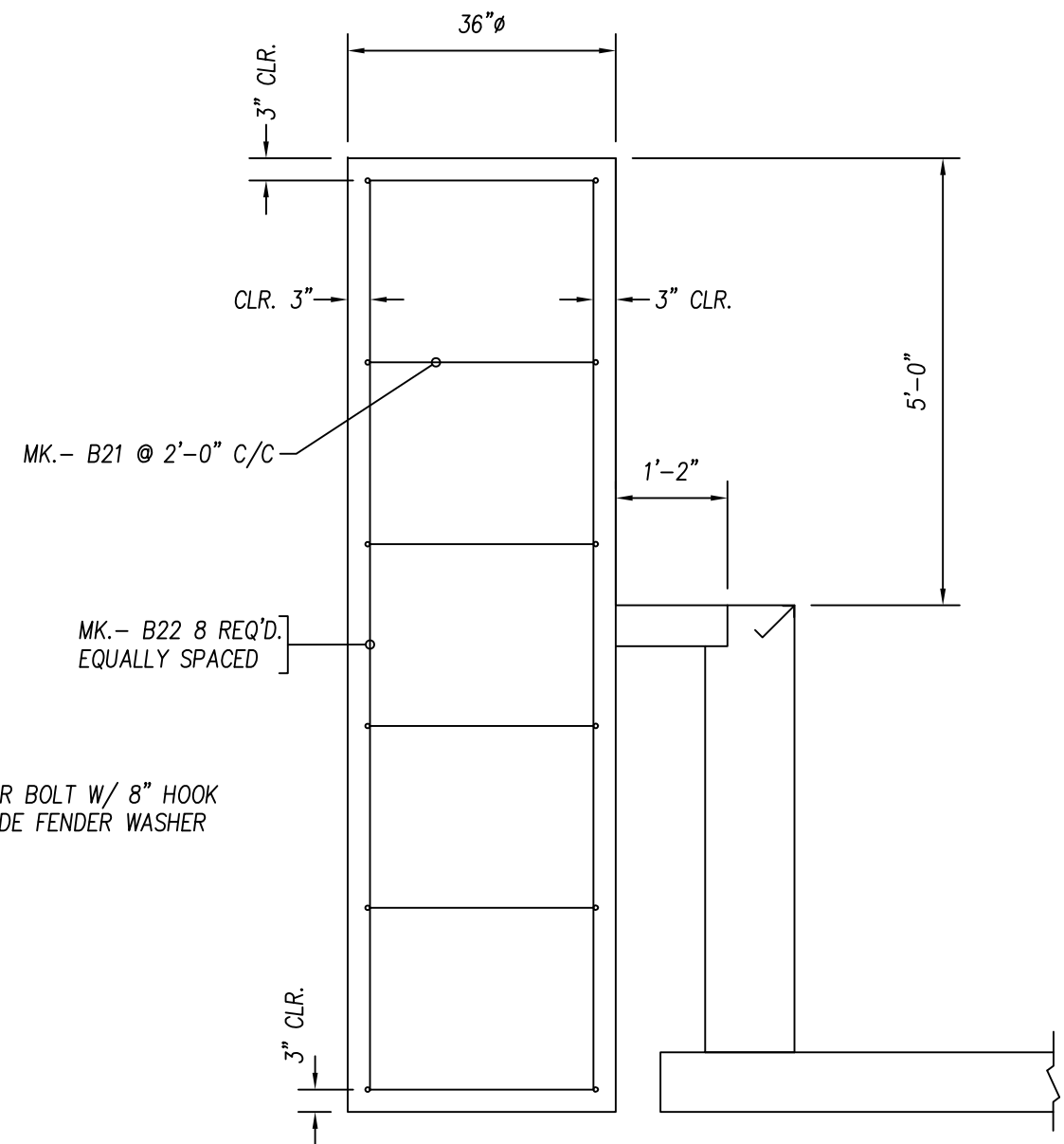
SCALE	DR.	MSF	DATE	DRAWING NUMBER
NONE	CHK'D	MTN	1/00	1




SECTION C
(SIGN FOUNDATION)



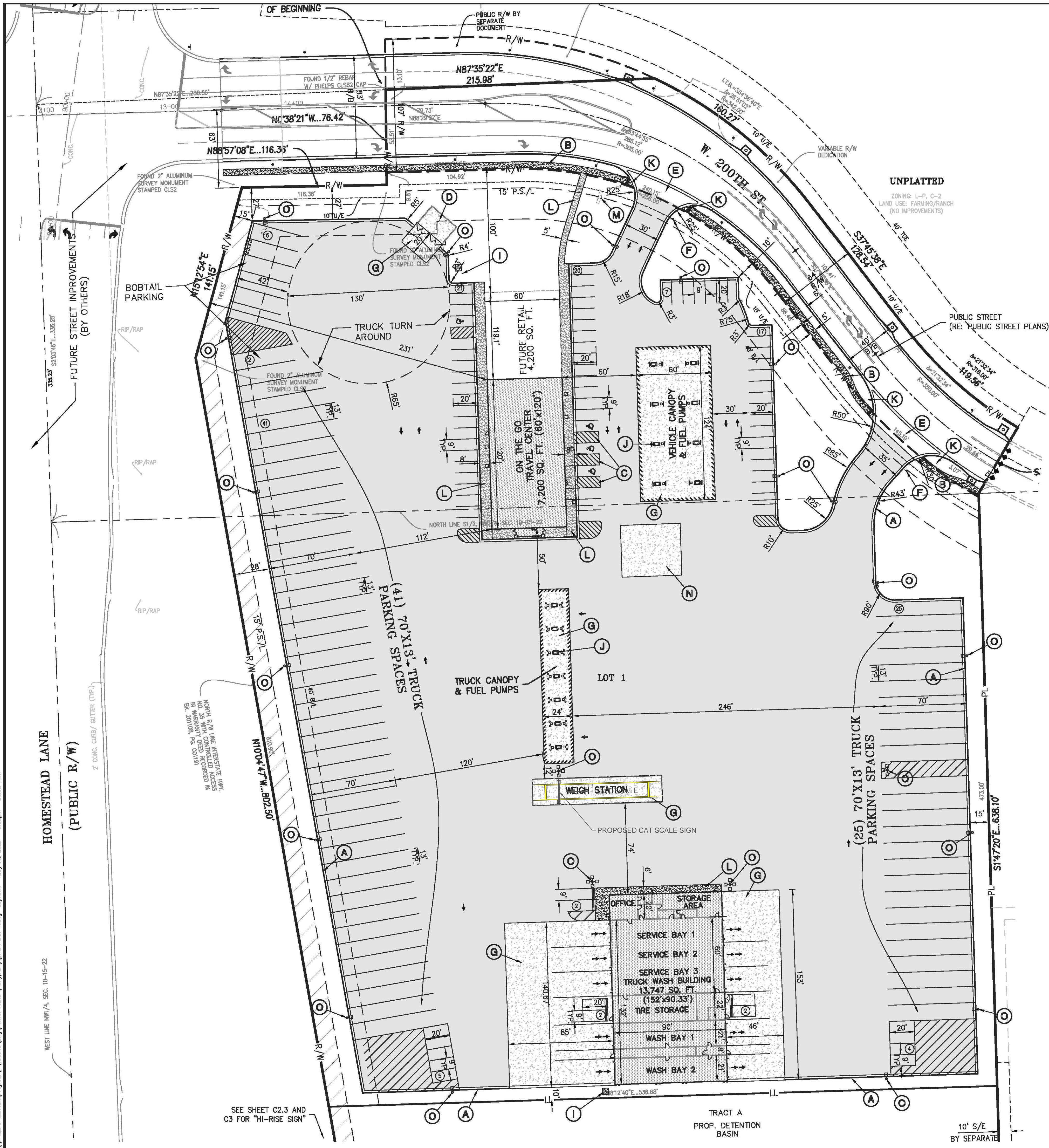
ANCHOR BOLT ASSEMBLY



SECTION D
(TURNING BLOCK)

5						 C.A.T. SCALE CO. P.O. Box 639 Walcott, Iowa 52773
4						
3						
2						
1						
REV.	DATE	REVISION DESCRIPTION	DR.	APPVD.	TITLE	CAT Scale @ LOCATION? SECTIONS C-C & D-D - CAT SCALE PIT
REVISIONS						SCALE: NONE DR. TB CHK'D MTN DATE: 8/13 DRAWING NUMBER: 4

FAIRBANKS



APPLICANT:

MY STORE III INC.
14728 W. 93RD STREET
LENEXA, KANSAS 66215
MR. MOUSSA SOBAITI

ARCHITECT:

BCS DESIGN, INC.
19920 WEST 161ST STREET
OLATHE, KANSAS 66062
(913) 780-4820

SURVEYOR:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
(913) 393-1166 (FAX)

ENGINEER:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
(913) 393-1166 (FAX)

LEGAL

LOT 1, ON THE GO TRAVEL CENTER, FIRST PLAT, A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2012 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0134G, AND DATED AUGUST 3, 2009.

ZONING:

THIS PROPERTY IS ZONED C-2 (HEAVY SERVICE COMMERCIAL) PER JOHNSON COUNTY AIMS WEBSITE.

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCWN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION=1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

SITE KEY NOTES:

- (A) CONSTRUCT 2' TYPE 'B' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS. (SEE ACCESSIBLE PARKING SPACE DETAIL 10.12.).
- (D) INSTALL MASONRY TRASH ENCLOSURE (REFER TO ARCH. PLANS).
- (E) CONSTRUCT COMMERCIAL CONCRETE ENTRANCE (PER CITY STD. DETAIL).
- (F) INSTALL STOP SIGN.
- (G) INSTALL CONCRETE PAVEMENT. (SEE TYPICAL SECTION SHEET C11).
- (H) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTABLE WARNING).
- (I) CONSTRUCT CONCRETE TRANSFORMER PAD
- (J) PLANS FOR BUILDING MATERIALS FOR FUEL ISLANDS. (REFER TO ARCH. PLANS).
- (K) CONSTRUCT CITY STANDARD SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER WITH DETECTABLE WARNING MEETING PROWAG REQUIREMENTS.
- (L) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (M) PROPOSED MONUMENT SIGN TO BE REVIEWED UNDER SIGN APPLICATION (REFER TO ARCH. PLANS).
- (N) CONCRETE PAD FOR UNDERGROUND GAS TANKS (RE: ARCH. PLANS)
- (O) PARKING LOT LIGHT POLE (REFER TO LIGHTING PLANS).

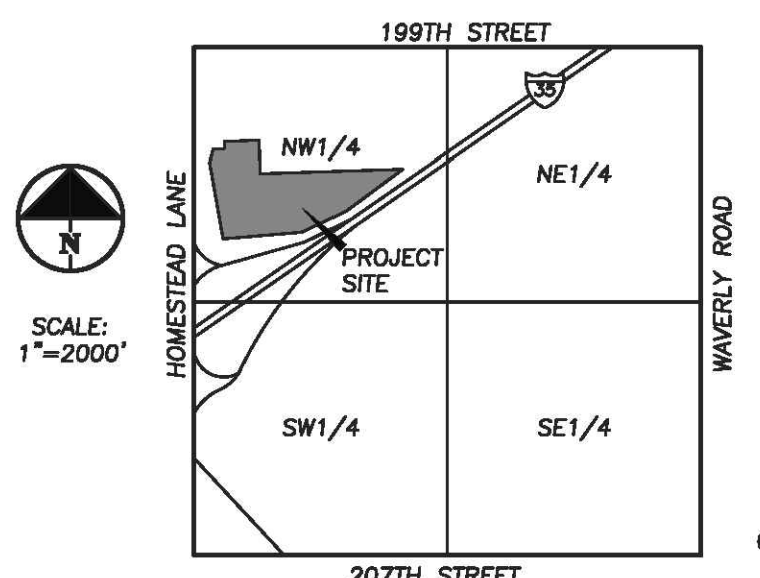
SITE DATA

SITE AREA TOTAL:	531,889± SQ.FT./12.21± AC.
ZONING	C-2
EXISTING	
FUTURE RETAIL BUILDING (1-STORY)	4,200 S.F.
PROPOSED BUILDING (1-STORY)	7,200 S.F.
PROPOSED TRUCK WASH (1-STORY)	13,747 S.F.
PROPOSED # OF EMPLOYEES (MAX SHIFT)	10 EMPLOYEES

VEHICULAR PARKING DATA

	PROVIDED	REQUIRED
PROPOSED AUTO PARKING STANDARD STALLS (9'-0" X 20'-0")	76	4 (76-100)
ACCESSIBLE STALLS	4	
PUMPS	16	
TOTAL	96	36 (1/200)
PROPOSED SEMI-TRUCK PARKING TRUCK STALLS	66	
PUMPS	8	
SERVICE & WASH BAYS	79	
TOTAL		
PROPOSED BOB-TAIL TRUCK PARKING	8	

NOTE: AUTO PARKING INCLUDES THE 15 STALLS ADJACENT TO THE SERVICE & WASH BAYS.



LEGEND

- PL - PROPERTY LINE
- LL - LOT LINE
- R/W - RIGHT-OF-WAY
- WL/E - WATERLINE EASEMENT
- U/E - UTILITY EASEMENT
- P/E - PEDESTRIAN EASEMENT
- A/E - PROPOSED ACCESS EASEMENT
- Proposed Concrete Pavement
- Proposed Asphalt Pavement
- Proposed 2' CURB & GUTTER
- Proposed Concrete Sidewalk
- Proposed Parking Lot Light

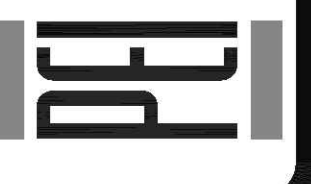


UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES.



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PLANNING
ENGINEERING
IMPLEMENTATION



SITE PLAN
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

PROJECT NO.	180548	No.	7.	Date	5-19-20	By	App.	Revisions:	Issued for Permit
CHECKED DATE	8-22-19	19	19	19	19	19	19	19	19
DATE OF APPROVAL	8-22-19	19	19	19	19	19	19	19	19
CERTIFICATE OF AUTHORIZATION	8-22-19	19	19	19	19	19	19	19	19
ENGINEERING - LS-82	8-22-19	19	19	19	19	19	19	19	19
ENGINEERING - E-301	8-22-19	19	19	19	19	19	19	19	19
CERTIFICATE OF AUTHORIZATION	8-22-19	19	19	19	19	19	19	19	19
LAND SURVEYING - 200700128	8-22-19	19	19	19	19	19	19	19	19
ENGINEERING - 200700668	8-22-19	19	19	19	19	19	19	19	19

SHEET
C1

CAT Scale #327 - 7-Eleven, Olathe, KS (Picture Taken 5/10/2020)





CAT Scale #1391 @ Love's Travel Stop, Ottawa, KS (Picture Taken 6/6/2020)



CAT Scale
(No Signage)

TRUCK
AREA