EDGERTON PLANNING COMMISSION REGULAR SESSION Edgerton City Hall April 9, 2019 7:00 P.M.

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

4. **CONSENT AGENDA**

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

MINUTES

A. Consideration of Minutes for Regular Session of March 12, 2019.

5. **NEW BUSINESS**

PUBLIC HEARING – PP2019-02 (PRELIMINARY PLAT FOR THE GENERAL AREA AROUND 207TH STREET AND WAVERLY ROAD)

A. Consideration of opening a public hearing in regard to preliminary plat application PP2019-02, pertaining to the area generally located on the northeast and northwest corners of 207th Street and Waverly Road. Applicant: Brett Powell, Agent of NorthPoint Development, LLC.

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

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

FINAL PLAT – FP2019-02 (FINAL PLAT FOR INLAND PORT 51)

B. Consideration of Final Plat FP2019-02, requesting recommendation of approval of a final plat for the property located on the northeast corner of 207st Street and Waverly Road. Applicant: Brett Powell, Agent of NorthPoint Development, LLC.

Consider motion to recommend approval or denial to the Governing Body.

PUBLIC HEARING – FS2019-03 (FINAL SITE PLAN FOR INLAND PORT 51)

C. Consideration of opening a public hearing in regard to the final site plan application FS2019-03, pertaining to the final site plan for Inland Port 51 located at the northeast corner of 207th Street and Waverly Road. Applicant: Brett Powell, Agent of NorthPoint Development, LLC.

Actions requested: Open the public hearing, receive comments, and consider

motion to close or continue the public hearing.

Consider motion to recommend to approve, deny or table the Final Site Plan.

TEMPORARY CONSTRUCTION USE – TU2019-01 (TEMPORARY CONSTRUCTION USE FOR ROCK CRUSHING FOR INLAND PORT 51)

D. Consideration of Temporary Construction use TU2019-01, requesting approval of temporary rock crushing operations for the property located on the northeast corner of 207st Street and Waverly Road. Applicant: Justin Haupt, Agent of Haupt Construction, Management: NPD Management, Agent: Brett Powell.

Consider motion to recommend to approve, deny or table the Temporary Construction Use.

TEMPORARY CONSTRUCTION USE – TU2019-02 (TEMPORARY CONSTRUCTION USE FOR CONCRETE BATCH PLANT FOR INLAND PORT 51)

E. Consideration of Temporary Construction use TU2019-02, requesting approval of temporary concrete batch plant operations for the property located on the northeast corner of 207st Street and Waverly Road, batch plant to be located at 20520 Waverly Road. Applicant: Concrete Strategies, Management: NPD Management, Agent: Brett Powell.

Consider motion to recommend to approve, deny or table the Temporary Construction Use.

PUBLIC HEARING – FS2019-02 (FINAL SITE PLAN FOR TSL EDGERTON)

F. Consideration of opening a public hearing in regard to the final site plan application FS2019-02, pertaining to the final site plan for TSL Edgerton located to the south of the southwest corner of 191st Street and Waverly Road. Applicant: Transpec Leasing Incorporated.

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

Consider motion to recommend to approve, deny or table the Final Site Plan.

PUBLIC HEARING – CU2019-01 (CONDITIONTAL USE PERMIT FOR CARGO CONTAINER STORAGE LOT FOR TSL EDGERTON)

G. Consideration of opening a public hearing in regard to Conditional Use Permit, CU2019-01, pertaining to the cargo container storage and truck maintenance facility for TSL Edgerton. Applicant: Transpec Leasing Incorporated.

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

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

FINAL SITE PLAN - FS2019-01 (FINAL SITE PLAN FOR INLAND PORT 7)

H. Consideration of an application for Final Site Plan, FS2019-01, pertaining to the final site plan for Inland Port 7 located on the southeast corner of 185th Street and Waverly Road. Applicant: Brett Powell, Agent of NorthPoint Development, LLC.

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

Consider motion to recommend to approve, deny or table the Final Site Plan.

- 6. Future Meeting May 14, 2019
- 7. Adjournment

EDGERTON CITY HALL PLANNING COMMISSION MEETING REGULAR SESSION March 12, 2019

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

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Chair John Daley, Commissioner Tim Berger, Secretary Jeremy Little, and Commissioner Charlie Crooks. Absent was Commissioner Andrew Merriman. Also present were: Mayor Donald Roberts, City Administrator Beth Linn, Development Services Director Katy Crow, Planning and Zoning Coordinator Chris Clinton, and Assistant City Administrator Scott Peterson.

The Planning and Zoning Coordinator announced a quorum was present.

CONSENT AGENDA

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

MINUTES

The minutes for Regular Session of February 12, 2019 were considered and approved.

NEW BUSINESS

<u>PUBLIC HEARING – ZA2019-01 (REZONING FOR ONE (1) PARCEL OF LAND</u> GENERALLY LOCATED SOUTH OF 199th STREET AND WAVERLY ROAD)

Katy Crow, Development Services Director, introduced all of the rezoning applications (ZA2019-01 through ZA2019-04) on tonight's agenda. Ms. Crow stated that Brett Powell, an agent of the property owner NPD Management, LLC, applied for all of the rezonings. Mr. Powell has requested that all four of the parcels be rezoned from City of Egerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District. Permitted uses within the requested zoning designation include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; along with other permitted uses.

Ms. Crow said that the property was annexed into the City of Edgerton on March 15, 2018 and has not had any improvements on any of the parcels that total approximately 200 acres. Application ZA2019-01 measures 41.91 acres, ZA2019-02 is 38.72 acres, ZA2019-03 contains 119.47 acres, and ZA2019-04 encompasses 0.9 acres. The standard providers for utilities and service providers as well as fire and police protection are the standard providers for the City of Edgerton and Johnson County.

Ms. Crow stated that access to the property will be from 207th Street, Waverly Road, and 199th Street. She also explained that in the staff report that there are three maps representing the area (Figures 1, 2, and 3). Figure 1 shows the outline of the parcels, Figure 2 details the zoning designations of the neighboring parcels, and Figure 3 shows neighboring structures with a green circle. Ms. Crow pointed out that the subject properties are surrounded by parcels zoned either Johnson County RUR or City of Edgerton AG to the north, east and south; and a parcel with City of Edgerton LP District zoning to the west.

Ms. Crow explained that each application was reviewed with respect to the Edgerton Unified Development Code, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. Ms. Crow stated that because so much of the criteria was the same for each application, one staff report was written to help avoid redundancy. Through an independent review of each parcel staff found the following:

Based upon available aerial photography, these parcels were agricultural use in unincorporated Johnson County, prior to their annexation into the City of Edgerton in 2018. The existing A-G zoning is considered a holding designation when an annexation occurs.

Applicant has requested the proposed change in order to allow construction of projects similar to other projects containing LP District zoning. Construction of warehousing, distribution, limited manufacturing and related facilities near the BNSF intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.

Due to the unexpected pace of development in Phase I of LPKC, the need to expand the logistics park has grown. These parcels are part of the area which would continue the development of the Phase II expansion.

Given the proximity of the parcels to LPKC Phase I and II, the BNSF facility, I-35 and the Homestead Interchange, an LP zoning designation is the most compatible for these uses.

While the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35, the proposed LP zoning designation is compatible with the spirit and intent of future development as outlined by both the Edgerton Comprehensive Plan and the Southwest Johnson County Area Plan.

The magnitude of the change is not considered extreme or rare when property is being developed for its planned end use, industrial development and the proposed zoning is compatible with the planned future uses of the surrounding property, specifically to the west.

The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc.

The subject properties are surrounded by undeveloped acreage with some low-density rural single-family residential. However, residential density in this area is lower than some of the parcels adjacent to development in Phase I of LPKC.

If rezoned L-P as requested, a separate Site Plan review and approval will be required before building permits can be issued. Part of a Site Plan review will include attention to buffering and setbacks, stormwater management and transition of uses between adjoining uses and any proposed industrial use. This Site Plan review will help mitigate impacts that might occur to adjacent properties.

Continued development of the area includes intermodal related uses. Homestead Lane and 207th Street are currently being upgraded into a four-lane, concrete roadway built to accommodate the Phase II expansion of LPKC. This upgrade includes the installation of new utility services to adjacent properties. Water 7, Kansas Gas, KCPL and Century Link have all updated their infrastructure to service adjacent parcels.

The City is in discussions regarding any improvements that will be required for Waverly Road or other adjacent streets. On-street parking will not be allowed, and the developer will need to provide adequate off-street parking for any development projects.

The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

Uses allowed in the L-P District, have the potential to benefit the residents and community in a positive way by providing jobs, economic opportunities and tax revenues to respective jurisdictions.

There would be little relative gain, if any, to the public health, safety, and welfare from the denial of this zoning application. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.

With the "Golden Criteria" reviewed for each application, Ms. Crow stated that City staff recommends approval of the proposed rezoning of the subject properties from City of Edgerton Agricultural (A-G), to City of Edgerton Logistics Park District (L-P) with the following stipulations; (1) all infrastructure requirements of the City shall be met, (2) all platting requirements of the City shall be met, (3) all Site Plan application requirements of the City shall be met, and (4) prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Ms. Linn stated that it is unique to have four (4) parcels so close together to come before the Planning Commission for a rezoning at the same time, but each application would have its own

public hearing. She informed everyone in attendance that the rezoning is purely about the use of the land and not what might be built on the land.

Chairman Daley requested a larger map of the area be placed for all to see the area easier. Ms. Linn displayed a map of the area and explained what was adjacent to the parcels that are the subject of the applications. Chairman Daley opened the public hearing for Application ZA2019-01, reminding the audience that only matters pertaining to the rezoning of the parcels are pertinent to this public hearing.

Mr. Lynn Baker, 23173 Old KC Road, Spring Hill, KS 66083, addressed the Planning Commission. Mr. Baker stated he owns 82 acres at 199th Street and Interstate 35 (I-35) and thinks the rezoning and development in this area is beneficial. He asked if there have been any tenants book for the development in this area. Ms. Crow stated that no projects have been brought before the Planning Commission at this time. Chairman Daley reiterated that the public hearing is only about the use of the land and they can't speculate as to what will be built on the land at this time.

Ms. Linn stated it would be best for Mr. Baker to ask all of his questions at one time, so staff and the Commissioners can write them down and answer them at once. She said that this would also help any of the other residents who have similar questions and save time.

Mr. Baker asked his remaining questions. He asked if a road will be built in the 60-foot section that connects to 199th Street and if there will be sewer service along that section. Mr. Baker wanted to know when the 199th Street bridge over I-35 would be updated. He also wanted to know if the County or the City maintains Waverly Road and 199th street. Mr. Baker asked if the City of Edgerton would annex his property. He asked how residents who are not for this project can protest it going forward.

With there being no further comments from the public, Mr. Berger motioned to close the public hearing, Mr. Crooks seconded. Motion approved 4-0.

Ms. Crow stated that all annexations are voluntary, and the City will not force any annexation. Ms. Linn explained that rezoning is just about land use and is the first step in the development process. The second step will plan what will be developed on the 60-foot section. Ms. Linn explained that the 199th Street bridge that spans I-35 is owned by the Kansas Department of Transportation (KDoT). She stated that it is her understanding KDoT is looking into repairing the bridge, but she does not know the timeline for the repair. Ms. Linn seconded what Ms. Crow stated about annexation and if a property owner does decide to protest the project going forward, the owner may contact City Hall for further information.

Chairman Daley asked about any nearby housing. Ms. Crow pointed out that on Figure 3 of the staff report, all of the nearby structures have been circled by staff.

Mr. Berger moved to recommend approval of Application ZA2019-01 to the Governing Body with the stipulations that (1) all infrastructure requirements of the City shall be met, (2) all platting requirements of the City shall be met, (3) all Site Plan application requirements of the

City shall be met, and (4) prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City, Mr. Crooks seconded. Motion approved 4-0.

PUBLIC HEARING – ZA2019-02 (REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 207TH STREET AND WAVERLY ROAD)

A public hearing regarding Application ZA2019- 02, pertaining to the rezoning of one (1) parcel from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, generally located on the northeast corner of 207th Street and Waverly Road was considered. Applicant: Brett Powell, Agent of NPD Management, LLC.

Chairman Daley opened the Public Hearing.

There were no comments from the public or staff.

Motion by Mr. Berger, seconded by Mr. Little, to close the Public Hearing. Motion was approved, 4-0.

Mr. Berger moved to recommend approval of Application ZA2019-02 to the Governing Body with the stipulations that (1) all infrastructure requirements of the City shall be met, (2) all platting requirements of the City shall be met, (3) all Site Plan application requirements of the City shall be met, and (4) prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City, Mr. Little seconded. Motion approved 4-0.

PUBLIC HEARING – ZA2019-03 (REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 207TH STREET AND WAVERLY ROAD)

A public hearing regarding a rezoning Application ZA2019-03, pertaining to the rezoning of one (1) parcel from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, generally located on the northeast corner of 207th Street and Waverly Road was considered. Applicant: Brett Powell, Agent of NPD Management, LLC.

Chairman Daley opened the Public Hearing.

There were no comments from the public or staff.

Motion by Mr. Little, seconded by Mr. Crooks, to close the Public Hearing. Motion was approved, 4-0.

Mr. Berger moved to recommend approval of Application ZA2019-03 to the Governing Body with the stipulations that (1) all infrastructure requirements of the City shall be met, (2) all platting requirements of the City shall be met, (3) all Site Plan application requirements of the

City shall be met, and (4) prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City, Mr. Little seconded. Motion approved 4-0.

PUBLIC HEARING – ZA2019-04 (REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 207TH STREET AND WAVERLY ROAD)

A public hearing regarding Application ZA2019- 04, pertaining to the rezoning of one (1) parcel from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, generally located on the northeast corner of 207th Street and Waverly Road was considered. Applicant: Brett Powell, Agent of NPD Management, LLC.

Chairman Daley opened the Public Hearing.

There were no comments from the public or staff.

Motion by Mr. Berger, seconded by Mr. Little, to close the Public Hearing. Motion was approved, 4-0.

Mr. Berger moved to recommend approval of Application ZA2019-04 to the Governing Body with the stipulations that (1) all infrastructure requirements of the City shall be met, (2) all platting requirements of the City shall be met, (3) all Site Plan application requirements of the City shall be met, and (4) prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City, Mr. Little seconded. Motion approved 4-0.

Ms. Linn stated that all four applications heard tonight would be recommended to the Governing Body at the March 28, 2019 City Council Meeting.

PUBLIC HEARING - PP2019-01 (PRELIMINARY PLAT FOR TSL EDGERTON)

A public hearing in regard to Application PP2019-01, pertaining to the property located on the southwest corner of 191st Street and Waverly Road was considered. Applicant: Transpec Leasing Incorporated.

Chairman Daley stated that TSL Edgerton is wanting to expand their current cargo container storage operations to parcels to the south. Ms. Crow stated that was correct as she showed the map provided in the staff report. She stated that the parcels were rezoned to the correct LP (Logistics Park) District zoning in October of 2018. Ms. Crow explained that a Preliminary and Final Plat were approved for Phase I by the Planning Commission in 2014. Pursuant to City of Edgerton Unified Development Code, that final plat has now become null and void since it was not filed with the County within one year. With the expansion to Phase II, the applicant has requested platting both phases together into one single plat.

Ms. Crow stated that the result will be a plat which contains one lot and two tracts. The resulting combined lot would have frontage along the south side of 191st Street right-of-way and the west side of Waverly Road right-of-way. This Preliminary Plat request is being made to move forward with a project which is seeking to expand the operations of the existing cargo container storage facility and truck yard. Ms. Crow informed the Commission that TSL Edgerton will also be reapplying for a Conditional Use Permit which will include the Phase II expansion of operations.

She explained that the utilities are the typical providers and that the parcels are located in the Big Bull Creek watershed. Ms. Crow said that there will be two private drives off of Waverly Road and two from 191st Street.

Ms. Crow pointed out that the driveway widths for two new drives to be constructed off of Waverly Road indicate a width which exceeds Edgerton standard width of 30 feet. The City Engineer recommends limiting drive width to 36 feet to match the width of drive being vacated which was approved for Phase I. The City Engineer has indicated that he would approve making the 20' radii, which is how the drive curves, smaller in order to hit the 36' maximum. This would not affect turning movements as striping would indicate that is a non-driving area. Another option is for the 50' radii to be made smaller. Ms. Crow also requested that a copy of any proposed restrictive covenants be provided at Final Site Plan approval.

Ms. Crow stated that City staff recommends approval of Application PP2019-01 for TSL Edgerton Phase II, subject to compliance with the following stipulations; (1) all Preliminary Plat requirements of the City listed shall be met or addressed, (2) all infrastructure requirements of the City shall be met, (3) a Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer, (4) preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

Mr. Crooks asked if the drive that is proposed to be removed was part of an access easement for another property. Ms. Linn stated that was for another cargo container storage lot on neighboring parcels to the ones that this application is for.

Chairman Daley opened the public hearing. There were no comments made by the public or Staff. Mr. Berger moved to close the public hearing, Mr. Crooks seconded. Motion approved 4-0.

Mr. Berger moved to approve Application PP2019-01, with the stipulations of (1) all Preliminary Plat requirements of the City listed above shall be met or addressed, (2) all infrastructure requirements of the City shall be met, (3) a Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer, (4) preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is

not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat. Mr. Crooks seconded. Preliminary Plat approved, 4-0.

FINAL PLAT - FP2019-01 (FINAL PLAT FOR TSL EDGERTON)

An application of a Final Plat, FP2019-01, requesting recommendation of approval of a final plat for the property located on the southwest corner of 191st Street and Waverly Road was considered. Applicant: Transpec Leasing Incorporated.

Chairman Daley introduced the Final Plat application. Ms. Crow stated that this is for the same parcels as the Preliminary Plat that was just approved by the Planning Commission. She stated that Lot 1 is comprised of 44.34 acres, Tract A is 1.27 acres, and that Tract B is made up of 1.45 acres.

Ms. Crow explained that confirmation of monument set will need to be provided once placed by surveyor, and it is possible that other easements may be required. She also stated that the existing sanity sewer easement has not been recorded with Johnson County. Staff recommends that this easement be indicated on the Final Plat so that it can be recorded at the time the plat is recorded. Applicant must confirm sanitary sewer location and confirm with City Staff prior to approval by the Governing Body.

Ms. Crow stated that City staff recommends approval of Application FP2019-01 Final Plat for TSL Edgerton Phases I & II, subject to compliance with the following stipulations; (1) the commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat by the Governing Body, (2) a Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements, (3) the applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax and recording of the Final Plat within one year of approval, (4) the applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. (5) the applicant has submitted a Stormwater Management Plan. All staff comments must be addressed to the satisfaction of the City Engineer at Site Plan review, (6) all Final Plat requirements of the City listed shall be met or addressed prior to recording of the Plat.

Chairman Daley asked if the lot was to be paved. Ms. Linn answered that the lot has to be asphalt or concrete in order to meet Code. Chairman Daley clarified that a Final Site Plan will be submitted at a later time. Ms. Linn stated that is correct.

Mr. Berger move to recommend approval to the Governing Body of Application FP2019-01 with the following stipulations; (1) the commencement of any improvements shall not occur

prior to the approval and endorsement of the Final Plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat by the Governing Body, (2) a Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements, (3) the applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax and recording of the Final Plat within one year of approval, (4) the applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code, (5) the applicant has submitted a Stormwater Management Plan. All staff comments must be addressed to the satisfaction of the City Engineer at Site Plan review, (6) all Final Plat requirements of the City listed shall be met or addressed prior to recording of the Plat. Mr. Crooks seconded. Motion approved, 4-0.

FUTURE MEETING

The next meeting is scheduled for April 9, 2019.

ADJOURNMENT

Motion by Mr. Berger, seconded by Mr. Little, to adjourn. Motion was approved, 4-0.

The meeting adjourned at 7:39 p.m.

Submitted by: Chris Clinton, Planning and Zoning Coordinator



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

STAFF REPORT

April 9, 2019

To: Edgerton Planning Commission

Fr: Chris Clinton, Planning and Zoning Coordinator

Re: **PP2019-02** Preliminary Plat for Inland Ports 51 through 54, located along the north side

of 207th Street, and the east and west side of Waverly Road.

APPLICATION INFORMATION

Applicant: Brett Powell, Agent

NPD Management, LLC 4825 NW 41st Street Riverside, MO 64150

Property Owners: Wellsville Farms, LLC

4825 NW 41 Street, Suite 500

Riverside, MO 64150

Wellsville Farms, LLC 4187 Louisiana Ter Ottawa, KS 66067

Hillsdale Farms, LLC 4187 Louisiana Ter Ottawa, KS 66067

East Kansas Land & Cattle Company, LLC

4187 Louisiana Ter Ottawa, KS 66067

Requested Action: Preliminary Plat approval for *Inland Ports 51 to 54*

Legal Description: All of the NW and SW Quarters of Section 11, and part of

SE Quarter of Section 10 in Township 15 South, Range 22 East and parts of lots 1 through 4 in Rockwall Estates subdivision; see attached application for complete legal

description.

Site Address/Location: North of 207th Street and adjacent to Waverly Road to the

east and west

Existing Zoning and Land Uses: Parcels contain an L-P (Logistics Park) District Zoning

Designation; all parcels are undeveloped.

Existing Improvements: None

Site Size: 256.166 acres

DESCRIPTION

The applicant has requested approval of Preliminary Plat Application **PP2019-02** for *Inland Ports 51 through 54.* This Preliminary Plat application shows four lots and one tract. Applicant has proposed the addition of "Street A" which would allow access to northern parcels and any development. This Preliminary Plat request is being made to move forward as part of the continued expansion of Phase II of Logistics Park Kansas City.

INFRASTRUCTURE AND SERVICES

- a. Proposed access to the property and development will be from 207th Street and new Street A. It is possible that future access points will be available along Waverly Road and 199th Street.
- b. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Electrical Service Kansas City Power & Light.
 - 4. Gas Service Kansas Gas Service.
 - 5. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
 - 6. Fire protection is provided by Johnson County Fire District #1.
- c. Parcels are located within the Bull Creek watershed.

PRELIMINARY PLAT REVIEW

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

Content of Preliminary Plat

- Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. Prior to road construction, applicant is required to submit public infrastructure plans for Street A. Additional ROW width may be needed. City Engineer will review infrastructure plans when submitted to ensure city standards are met. Update Preliminary Plat as needed.
- 2. A copy of the proposed restrictive covenants. None provided. Provide a copy at Final Site Plan review, if applicable.

OTHER COMMENTS

1. Indicate on the Preliminary Plat that Tract A is to be used for storm drainage retention purposes only. *Update Preliminary Plat*

RECOMMENDATION

City staff recommends **approval** of Application **PP2019-02** Preliminary Plat for *Inland Ports 51 through 54*, subject to compliance with the following stipulations:

- 1. All Preliminary Plat requirements of the City listed above shall be met or addressed.
- 2. All infrastructure requirements of the City shall be met.
- 3. A Stormwater Management Plan needs to be submitted.
- 4. Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

ATTACHMENTS

- Application PP2019-02
- Preliminary Plat for *Inland Ports 51 through 54*



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

-MAININI

NAME OF PROPOSED SUBDIVISION:	The state of the s	Th 21-24	Hel. Plan
LOCATION OR ADDRESS OF SUBJECT PROPERTY: WAVEY LU	Road &	207th	
LEGAL DESCRIPTION: See Attached) 1		
CURRENT ZONING ON SUBJECT PROPERTY: L- Pan A-C	CURRENT LAND	USE: Vacant	
TOTAL AREA: 256.16 Acres NUMBER OF LOTS:	_4	AVG. LOT SIZE	2,789,582.4 Sq. Ft.
DEVELOPER'S NAME(S): NPD Management	PHONE:	6. 888 13	80
COMPANY:	FAX:		
MAILING ADDRESS: 4825 NW 41St Street	Riverside	mo	Le4150
PROPERTY OWNER'S NAME(S): WELLSVILLE FARMS, LANGES	Land & couttle	State	Zip
a A C	PHONE:		
COMPANY: Same As Above	FAX:		
MAILING ADDRESS:			
Street City		State	Zip
ENGINEER'S NAME(S): Patrick Cassity	PHONE816-800	-0950	
Renaissance COMPANY: Infrastructure Consulting	FAX:		
MAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside	Mo 64150		
Street City		State	Zip
SIGNATURE OF OWNER OR AGENT: Daw 12			
If not signed by owner, authoriza	ation of agent must ac	company this app	lication.
NOTE: Ten (10) copies of the proposed preliminary plat must accompany the must also be submitted with the application.	is application for staff r	eview. One (1) redu	uced copy (8 ½ x 11)
FOR OFFICE USE ONLY			
Case No.: № - <i>PP</i> 2019-02 Amount of Fee Paid:\$ 340	Date Fee Paid:	- 25 - 19 Receipt	#
Received By: AC	Date of Hearing:	4-9-19	

PRELIMINARY PLAT INSTRUCTIONS

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

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

All that part of the Northwest and Southwest Quarters of Section 11, together with part of the Southeast Quarter of Section 10, all in Township 15 South, Range 22 East, together with part of Lots 1 thru 4, inclusive, ROCKWALL ESTATES, a platted subdivision, all in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 10; thence South 88°09'59" West, along the South line of said Southeast Quarter, a distance of 315.20 feet; thence departing said South line, North 02°17'25" West a distance of 50.00 feet to a point on the North right-of-way line of 207th Street, as it now exists; thence South 88°09'59" West, along said North right-of-way line, a distance of 561.39 feet; thence departing said North right-of-way line, North 01°48'46" West, along the East line of Lot 1, LOGISTICS PARK KANSAS CITY SOUTH, FIRST PLAT, a platted subdivision in said City, and its southerly prolongation, a distance of 2589.48 feet to a point on the North line of the Southeast Quarter of said Section 10; thence North 88°18'55" East, along said North line, a distance of 855.04 feet to the Northwest corner of the Southwest Quarter of said Section 11; thence North 88°21'38" East, along the North line of said Southwest Quarter, a distance of 208.71 feet; thence departing said North line, South 02°17'25" East a distance of 25.00 feet; thence North 88°21'38" East, along a line 25.00 feet south of and parallel with said North line, a distance of 1,137.61 feet to a point on the East line of the Northwest Quarter of the Southwest of said Section 11; thence North 02°12'03" West, along said East line, a distance of 25.00 feet to the Southeast corner of the Southwest Quarter of the Northwest Quarter of said section 11, said point also being the Southeast corner of Lot 1, MERTZ ADDITION, a platted subdivision in said County; thence North 02°12'59" West, along the East line of said Lot 1, and the West line of the Southeast Quarter of said Northwest Quarter, a distance of 655.74 feet to the Northeast corner of said Lot 1, MERTZ ADDITION; thence North 88°02'57" East a distance of 30.10 feet; thence North 01°45'02" West a distance of 660.45 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 11; thence North 88°18'22" East, along said South line, a distance of 261.17 feet; thence departing said South line, North 02°05'12" West a distance of 1,316.61 feet to a point on the North line of the Northwest Quarter of said Section 11; thence North 88°20'31" East, along said North line, a distance of 60.12 feet to the Northwest corner of the East 30 acres of the Northeast Quarter of the Northwest Quarter of said Section 11; thence South 02°05'12" East, along the West line of said East 30 acres, a distance of 1,316.61 feet to a point on the North line of the Southeast Quarter of the Northwest Quarter of said Section 11; thence North 88°21'07" East, along said North line, a distance of 992.57 feet to a point on the East line of the Northwest Quarter of said Section 11; thence South 02°05'12" East, along said East line, a distance of 1,316.78 feet to the Northeast corner of the Southwest Quarter of said Section 11; thence South 02°06'42" East, along the East line of said Southwest Quarter, a distance of 2,643.11 feet to the Southeast corner said Southwest Quarter; thence South 88°29'08" West, along the South line of said Southwest Quarter, a distance of 2,684.55 feet to the Point of Beginning, containing 11,158,595 square feet, or 256.166 acres, more or less.



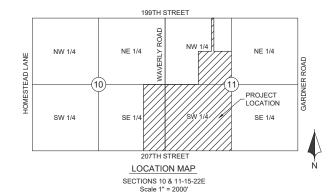


IP 51-54 **Preliminary Plat**

Northeast Corner of 207th Street and Waverly Road Edgerton, Johnson County, KS

PROJECT BENCHMARK

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



All that part of the Northwest and Southwest Quarters of Section 11, together with part of the Southeast Quarter of Section 10, all in Township 15 South, Range 22 East, together with part of Lots 1 thru 4, inclusive, POCKWALL ETATES, a platted subdivision, all in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:

According to the FEMA Flood Insurance Rate Map Number 20091 C0134G, revised August 3, 2009, protinos of this tract lie in: C1HER AREAS, 20NE X, defined as areas determined to be outlied the 0.2% annual chance floodplain, O1HER FLOOD AREAS, 20NE X (Future Base Flood), defined areas of 1% annual chance flood bead on thure conditions hydrology, and 20NE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood bears of the trace of the most of the condition of the conditions of the 1% annual chance flood bases flood Elevations determined.

Johnson County, Kansas, being more particularly described as follows:

Reginning at the Southeast corner of the Southeast Quarter of said Section 10; thence South
887939" West, along the South line of said Southeast Quarter, a distance of 315.20 feet; thence
departing said South line, North QU'1727" West ad distance of 50.00 feet to point on the North
right-of-way line of 200¹¹ Sireet, as it now exist; thence South 8870959" West, along said North
right-of-way line, ad distance of 56.13 gifes eith thence departing said North right-of-way line, North
O1*48.66" West, along the East line of Lot 1, LOGISTICS PARK KANGAS CITY SOUTH, RRST PAIT, a
platted subdividion in said City, and Issoutherly prionageting, ad distance of 25.98.48 feet to a
point on the North line of the Southeast Quarter of said Section 10; thence North 88°1185" East,
along said North line, a distance of 58.00 feet to the Northwest corner of the Southwest Quarter of
said Section 11; thence North 88°2138" East, along the North kine of said Southwest Quarter of
the distance of 1,137.61 feet to a point on the East line of the Northwest Quarter of the
line, a distance of 1,137.61 feet to a point on the East line of the Northwest Quarter of said
section 11; shore North O2*1273" West, along said Section 14; thence of the
Southwest of said section 11; thence North O2*12703" West, along said Section 14; thence of Southwest Quarter of the
Southwest of said section 11; thence Northwest Quarter of the Northwest Quarter of said
section 11; said point also being the Southwest Counter of the Northwest Quarter of Said
section 11; said point also being the Southwest Counter of the Northwest Quarter of Said
section 11; said point also being the Southwest Counter of the Northwest Quarter of Said
section 11; said point also being the Southwest Counter of the Northwest Quarter of Said 25.00 feet to the Southeast corner of the Southwest Quarter of the Northwest Quarter of said section 11, said point also being the Southwest Countre of LMETA ADDITION, aplanted suddivision in said Country, thence North OZ'12'59' West, along the East line of said to 11, and the west line of the Southwest Quarter of also Morthwest Quarter, a disable of 50.51 Meet to the West line of the Southwest Quarter of said section 12, disable of 50.51 Meet to the Country of the Country of the Southwest Quarter of 10.51 Meet Section 11; thence South 02°05'12" East, along the West line of said East 30 acres, a distance of 1,316.61 feet to a point on the North line of the Southeast Quarter of the Northwest Quarter of said Section 11; thence North 88"21'07" East, along said North line, a distance of 992.57 feet to a point on the East line of the Northwest Quarter of said Section 11; thence South 02"05'12" East, point on the Battline of the Northwest Quarter of said Section 11; thence South 02*0512" East, a date gain gain East line of the Northwest Quarter of said Section 11; thence South 02*0512" East, along the East line of said Southwest Quarter, or said Section 11; there south 02*0642" East, along the East line of said Southwest Quarter, then come and Southwest Quarter, then come said Southwest Quarter, thence south 88*2708 West, along most based to the Delant of Beginning containing mittal South His of said Southwest Quarter, a distance of 2.68*5.5 feet to the Point of Beginning containing mittal South His of said Southwest Quarter, a distance of 2.68*5.5 feet to the Point of Beginning containing this South His of Southwest Quarter, a distance of 2.68*5.5 feet to the Point of Beginning containing this Southwest Quarter, a distance of 2.68*5.5 feet to the Point of Beginning containing this Southwest Quarter, a distance of 2.68*5.5 feet to the Point of Beginning containing this Southwest Quarter, and the southwest Southwest Quarter of the Southwest Southwe

UTILITIES

FLOOD PLAIN NOTE

SANITARY Phone: 816.471.5275 404 Fast Nations P.O. Box 255

Kansas Gas Service Phone: 913.893.6231 11401 West 89th Street

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

Johnson Rural Water District 7 CABLE 534 West Main Century Link Phone: 800.788.3500

Gardner Kansas Phone: 913.856.7173

Project Architect

Renaissance Infrastructure Consulting, LLC 4825 NW 41st Street, Suite 500 Riverside, MO 64150 5015 NW Canal St. Suite 100 Riverside, Missouri 64150

Project Engineer

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

Project Applicant

Project Surveyor

NPD Management, LLC 5015 NW Canal St. Suite 100 Riverside, Missouri 64150

Note: Screening of added site items and site signage will be the responsibility of the tenant. Tenant should adhere to the current City of Edgerton regulations.

LEGEND

- - Existing Section Line Proposed Right-of-Way --- Existing Right-of-Way Line Proposed Property Line Existing Lot Line Proposed Lot Line Existing Curb & Gutter Proposed Curb & Gutter Proposed Sidewalk Existing Storm Sewer Existing Storm Structure Proposed Storm Structure Proposed Fire Hydrant Existing Gas Main Proposed Sanitary Sewer Existing Sanitary Manhole - - Existing Contour Major Proposed Contour Major Proposed Contour Minor

Future Curb & Gutter

Date of Survey:

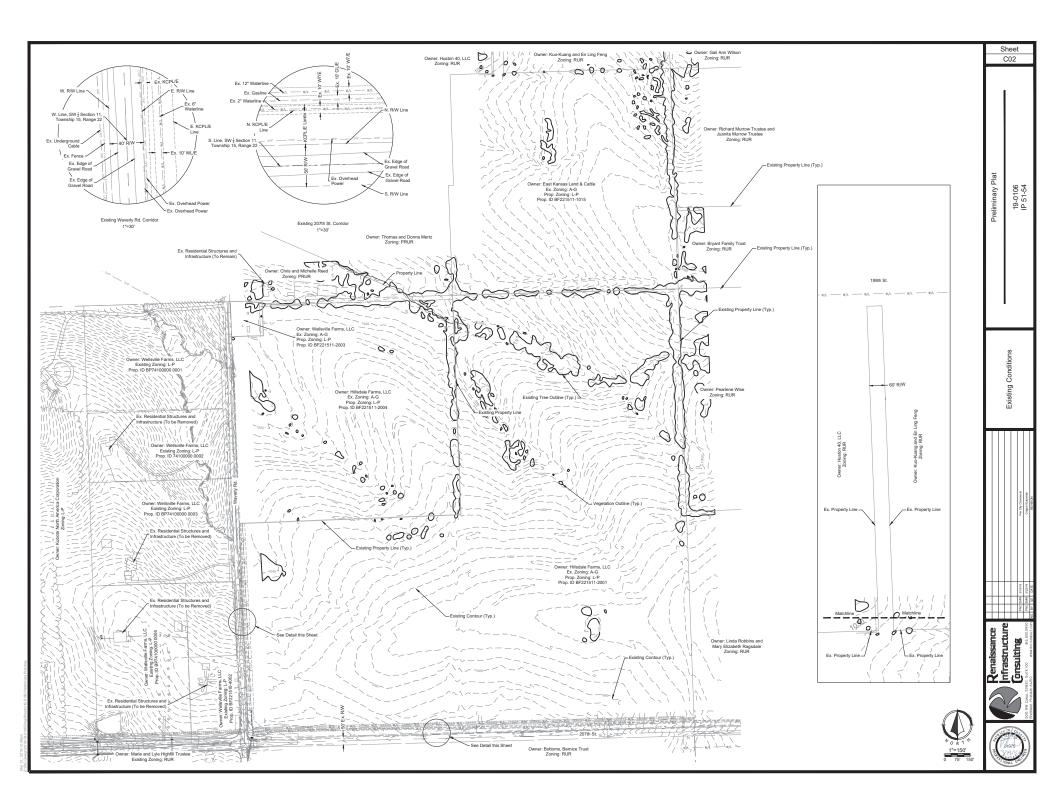
CERTIFICATE

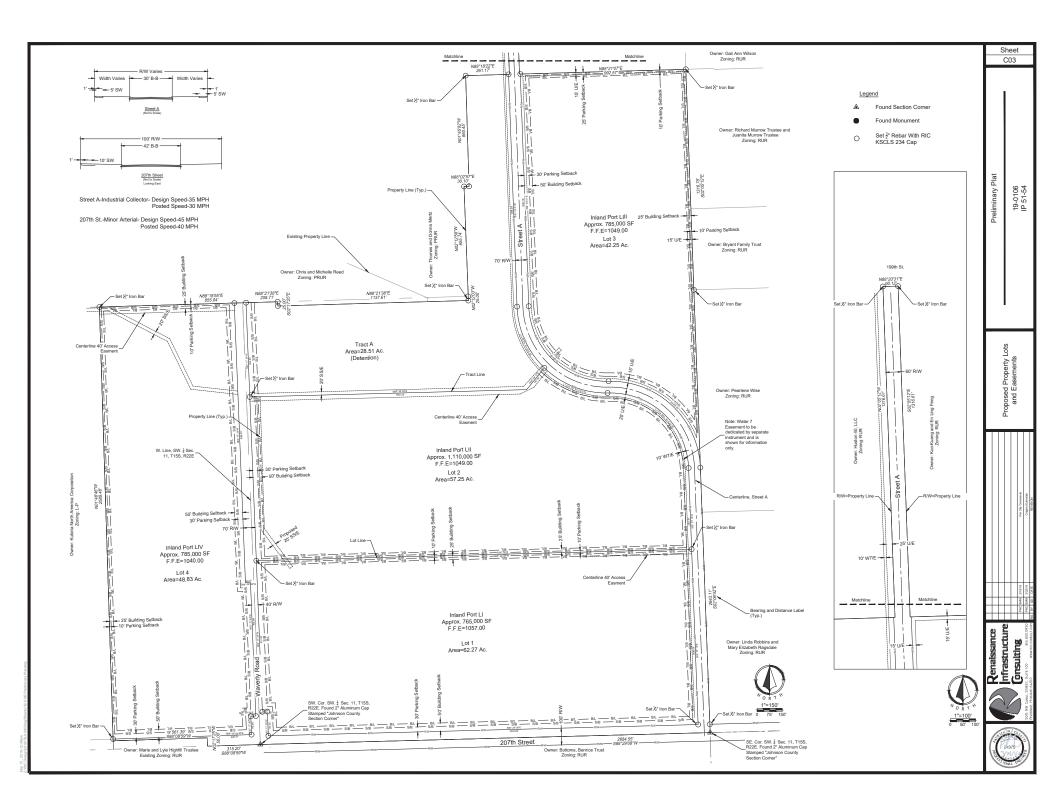
Survey of this property was completed 2/1/19 to 2/22/19.

CENTIFICATE.			
Reviewed by the Edgerton City Engineer this	day of	, 2019 by	
	City Engineer		
David Hamby			
Received and placed on record this da	y of	_, 2019 by	
	Katy Crow, Zoning Adn	ninistrator.	
Reviewed and authorized preparation of Final P	lat		
by the Edgerton City Planning Commission this	day of	, 20	_ by
	Chair of Planning Com	mission.	
John E. Daley			
Annual bush Commiss Body of the City of		V	

Existing Conditions
Proposed Property Lots and Easements

Approved by the Governing Body of the City of Edgerton, Johnson County, Kansas, or the _____ day of _____ 2019







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

STAFF REPORT

April 9, 2019

To: Edgerton Planning Commission

Fr: Chris Clinton, Planning and Zoning Coordinator

Re: FP2019-02 Final Plat for Inland Port 51 - Logistics Park Kansas City South, Second Plat

located at the northeast corner of 207th Street and Waverly Road.

APPLICATION INFORMATION

Applicant: Brett Powell, Agent

NPD Management, LLC 4825 NW 41st Street Riverside, MO 64150

Property Owners: Hillsdale Farms, LLC

4187 Louisiana Ter Ottawa, KS 66067

Requested Action: Final Plat approval for *Logistics Park Kansas City South,*

Second Plat

Legal Description: SW Quarter of Section 11, Township 15 South, Range 22

East; see attached application for complete legal

description.

Site Address/Location: Northeast corner of 207th Street and Waverly Road

Existing Zoning and Land Uses: Existing zoning – L-P (Logistics Park) District; parcel is

currently undeveloped.

Existing Improvements: None.

Site Size: Approximately 67.62 Acres

PROJECT DESCRIPTION

Application FP2019-02, Final Plat for Logistics Park Kansas City South, Second Plat, requests approval for the final plat of one (1) lot. The new lot would have frontage along the north side of 207th Street right-of-way and the east side of Waverly Road right-of-way. This Final Plat request is being made to move forward a project which is part of the expansion of Phase II of Logistics Park Kansas City. This Final Plat would also result in the split of the existing parcel. This Final Plat request is in compliance with Preliminary Plat Application PP2019-02. The remaining remnant parcel would be platted in the future with any accompanying development.

INFRASTRUCTURE AND SERVICES

- a. Per the proposed Site Plan, access to the property will be from one (1) private drive off Waverly Road and two (2) private drives off 207th Street.
- b. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Electrical Service Kansas City Power & Light.
 - 4. Gas Service Kansas Gas Service.
 - 5. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
 - 6. Fire protection is provided by Johnson County Fire District #1.
- c. Parcel is located within the Bull Creek watershed.

FINAL PLAT REVIEW

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

- 1. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, and monuments found or set. All P.I.'s corners, boundaries must be monumented with a 1/2" x 24" metal bar. *Monuments along the north property line have not been set. Confirm monuments have been set prior to Final Plat recorded.*
- 2. All easements with widths, and roads with curve data. Additional utility easements may be required. Update Final Plat after discussions with utility companies and before recording of Final Plat should conversations determine the requirement of any additional easements.

RECOMMENDATION

City staff recommends **approval** of Application **FP2019-02** Final Plat for *Inland Port 51,* subject to compliance with the following stipulations:

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

7. The approved Final Plat expires one year after acceptance by the Governing Body. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

ATTACHMENTS

- Application FP2019-02
- Final Plat, Logistics Park Kansas City, South, Second Plat



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

NAME OF PROPOSED SUBDIVISION: LPKC South, 2nd Pla	
LOCATION OR ADDRESS OF SUBJECT PROPERTY: WAVEL	Road & 201th
LEGAL DESCRIPTION: See Attached.	
CURRENT ZONING ON SUBJECT PROPERTY: L-P	CURRENT LAND USE: Vacant
TOTAL AREA: 67.62 Acres NUMBER OF LOTS:	One AVG. LOT SIZE: Sq. Ft.
DEVELOPER'S NAME(S): NPD Management	PHONE: 816 · 888 · 7380
COMPANY:	FAX:
MAILING ADDRESS: 4825 NW 4/84 St. Riv	erside, mo le4150
Street	State Zip
PROPERTY OWNER'S NAME(S) Hillsdale Farms, LLC	<u>5</u>
COMPANY: Same As Above	FAX:
MAILING ADDRESS:	
Street City	State Zip
ENGINEER'S NAME(S): Patrick Cassity Renaissance	PHONE:
COMPANY: Infrastructure Consulting	FAX:
MAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside	Mo 64150
Street	State Zip
SIGNATURE OF OWNER OR AGENT: Bruk 12	>
If not signed by owner, authoriza	tion of agent must accompany this application.
NOTE: Ten (10) copies of the proposed preliminary plat must accompany thi must also be submitted with the application.	s application for staff review. One (1) reduced copy (8 ½ x 11)
FOR OFFICE USE ONLY	
Case No.: X-FP2019-02 Amount of Fee Paid:\$ 310	Date Fee Paid: 2-75-19 Receipt #
Received By: AC	Date of Hearing: <u>4-9-19</u>

FINAL PLAT INSTRUCTIONS

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

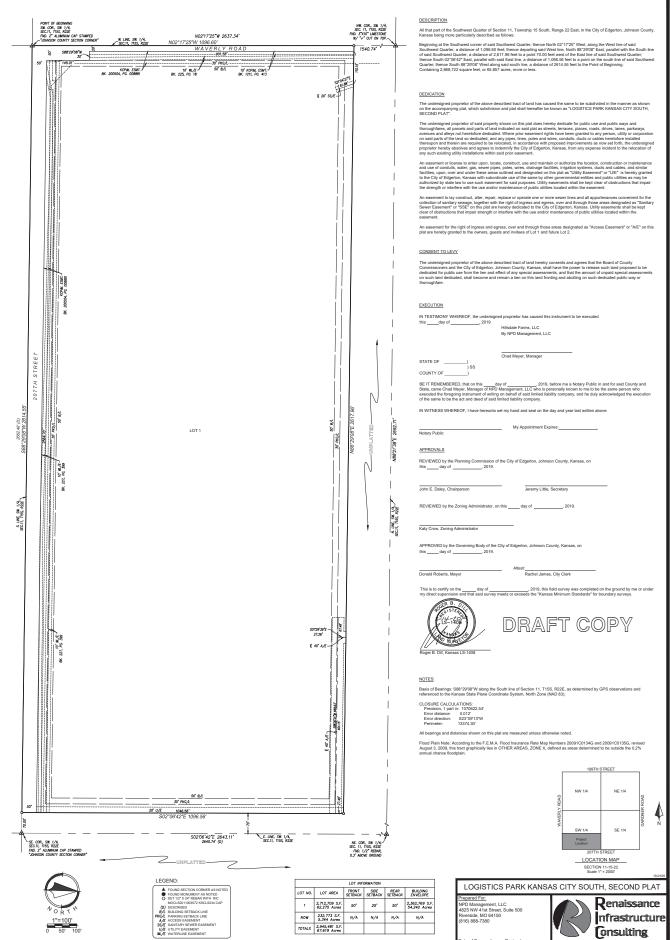
vs. 9-9-11

IP 51 DESCRIPTION

All that part of the Southwest Quarter of Section 11, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter; thence North 02°17'25" West, along the West line of said Southwest Quarter, a distance of 1,096.60 feet; thence departing said West line, North 88°29'08" East, parallel with the South line of said Southwest Quarter, a distance of 2,687.97 feet to a point on the East line of said Southwest Quarter; thence South 02°06'42" East, along said East line, a distance of 1,096.56 feet to the Southeast corner of said Southwest Quarter; thence South 88°29'08" West, along the South line of said Southwest Quarter, a distance of 2,684.55 feet to the Point of Beginning, containing 2,945,481 square feet, or 67.619 acres, more or less.

FINAL PLAT LOGISTICS PARK KANSAS CITY SOUTH, SECOND PLAT A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST, IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS





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

STAFF REPORT

April 9, 2019

To: Edgerton Planning Commission

Fr: Chris Clinton, Planning and Zoning Coordinator

Re: **FS2019-03** Final Site Plan for *Inland Port 51 - Logistics Park Kansas City South, Second*

Plat located along the north side of 207th Street, and the east side of Waverly Road.

APPLICATION INFORMATION

Applicant: Brett Powell, Agent

NPD Management, LLC 4825 NW 41st Street Riverside, MO 64150

Property Owner: Hillsdale Farms, LLC

4187 Louisiana Ter Ottawa, KS 66067

Requested Action: Approval of Final Site Plan Application FS2019-03 - *Inland*

Port 51 - LPKC South, Second Plat

Legal Description: Southwest Quarter of Section 11, Township 15 South,

Range 22 East in the City of Edgerton, Johnson County,

Kansas; see attached for full description

Site Address/Location: Along the north side of 207th Street, and along the east

side of Waverly Road.

Existing Zoning and Land Uses: Approval to rezone parcel to Logistics Park (L-P) District

Zoning given by Edgerton City Council on March 28, 2019.

Parcels are currently undeveloped.

Existing Improvements: None.

Site Size: 62.27 acres

PROJECT DESCRIPTION

Application FS2019-03 is a request for Final Site Plan approval for LPKC South, Second Plat which is also known as Inland Port 51 (IP 51). The parcel is on the northeast corner of 207th Street and Waverly Road. This project continues the expansion of LPKC Phase II south of Interstate 35. The proposed 765,000 SF warehouse would contain intermodal related development similar to existing operations in in LPKC Phase I.

Subject Property



INFRASTRUCTURE AND SERVICES

- 1. Proposed access to the property will be from 207th Street via two (2) private drives and one (1) private drive off of Waverly Road.
- 2. Utilities and service providers.
 - a. Johnson County Rural Water District #7.
 - b. Sanitary Sewer City of Edgerton.
 - c. Electrical Service Kansas City Power & Light.
 - d. Gas Service Kansas Gas Service.
 - e. Police protection is provided by the city of Edgerton through the Johnson County Sheriff's Office.
 - f. Fire protection is provided by Johnson County Fire District #1.
- 3. Project is located within the Bull Creek watershed.

FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, Site Plans and Design Standards and Section 5.2, Logistics Park (L-P) District of Article 5 of the Edgerton Unified Development Code (UDC). Review comments are listed below.

Article 10 - Section 10.1 - Site Plan Requirements

1. Front or Cover Sheet

a. A project title, zoning designation and project sponsor. Rezoning from A-G to L-P approved by Edgerton City Council on March 28, 2019. Update Final Site Plan.

2. Sheet #3

- a. Site entrance and connections to streets. *Applicant has proposed several drives/access points and streets that will require infrastructure plans:*
 - i. Proposed access to the site includes one entrance for employee vehicles from Waverly Road. Applicant has indicated their intent to apply asphalt paving to Waverly Road from 207th Street north to the employee drive entrance, to accommodate this employee vehicle traffic. Asphalt maintenance due to degradation of the Waverly Road driving surface will be the responsibility of the applicant. In order to deter large truck traffic on Waverly Road, City Staff requires the installation of a barrier arch at the entrance to Waverly Road at both the 207th Street and the 199th Street entrances. This barrier arch would allow access to automobiles, farm implements and small delivery trucks, and would be placed at a height that would provide a warning to vehicles of a significant height (i.e., semitrucks containing cargo containers) that access is not allowed. The City Engineer has indicated that public infrastructure plans must be submitted by the applicant and approved by City Staff prior to the addition of asphalt pavement and installation of the barrier arches. All comments on public infrastructure plans must be addressed to the satisfaction of City Staff and the City Engineer prior to construction.
 - ii. Proposed access for trucking operations includes two entrances from 207th Street. 207th Street east of the Waverly Road intersection must be improved to a concrete three-lane section to allow use for trucking operations. City Engineer has indicated that public infrastructure plans must be submitted by the applicant and approved by City Staff prior to road improvement construction. All comments on public infrastructure plans must be addressed to the satisfaction of City Staff and the City Engineer.
 - iii. Applicant has indicated the proposed construction of Street A which would run adjacent to the east side perimeter of the project. City Engineer has indicated that the construction of Street A would require the submission of public infrastructure plans for review by both City Engineer and City Staff prior to construction. All comments on public infrastructure plans must be addressed to the satisfaction of the City Staff and the City Engineer.
 - iv. Additionally, the drive connecting employee parking and the western most entrance from 207th Street is not dimensioned. The turn radii and the width of the drive are missing. **Update Final Site Plan.**
- 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 from the Zoning Administrator according to the provisions of the UDC. Applicant acknowledges.
- c. Features to facilitate handicapped access. The accessible parking spaces and access areas should not exceed 2% slope in any direction. The accessible

route to the building should meet ADAAG requirements. Applicant acknowledges.

Article 5 - Section 5.2 - L-P Logistics Park District Requirements

- 1. <u>Architectural Design Standards Façade Guidelines</u>
 - a. Horizontal Articulation. Walls facing a public right-of-way, or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement. All four of the walls on IP 51 are adjacent to public right of way or residentially zoned property. On the long building sides which contain dock doors, the Applicant should provide a depth offset of 4.3 feet (10% of the average wall height of forty-three (43) feet) after a distance of 172 feet (the first plane calculated at four (4) times the average wall height). This offset should extend for 34.4 feet (20% of the 172-foot first plane). On the long dock door sides, the applicant has not provided a plane change using actual wall depth but has instead met the horizontal articulation requirement through changes in paint color. A small change of plane does occur with larger mid-entry panels and at the drive-in doors. Additionally, the midentry panels on both the north and south elevations contain glass window panels and glass doors. Staff feels this articulation meets the spirit and intent of the code and recommends approval of this exemption.
 - b. Vertical Articulation. Walls facing a public right-of-way, or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-ofway or residentially zoned properties are exempt from the vertical articulation requirement. All four of the walls on IP 51 are adjacent to public right of way or residentially zoned property. On the long building sides which contain dock doors, the Applicant should provide an offset of 4.3 feet (10% of the average wall height of forty-three (43) feet) in height after a distance of 172 feet (the first plane calculated at four (4) times the average wall height). This offset should extend for 34.4 feet (20% of the 172-foot first plane). On the long dock door sides, the applicant has provided a 2-foot height for 26 feet, every 78 feet of horizonal wall length with an additional 2 feet (total of 4 feet) at mid entry points. This type of vertical articulation is typical to what is seen at other buildings in LPKC. Staff feels this articulation meets the spirit and intent of the code and recommends approval of this exemption.
 - c. <u>Screening of Rooftop Equipment.</u> For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. *Site plan does show proposed location for rooftop*

equipment, but it does not confirm that the equipment will be screened from the ground. If rooftop equipment is visible from the ground, street level parapets or screening to conceal it from the ground and the street shall be required.

2. Parking and Loading

a. Exception for Warehouse/Distribution Center and Large Building Parking Space Requirements — Article 5.2.K.3 requires one parking space per two (2) thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study for the city for approval. Applicant has included 36 future parking stalls in their calculation to meet the minimum number of spaces required for this project. Provide detailing for phased parking plan which outlines what the impetus is for the construction of future parking spaces and why they are not needed at this time.

3. Off-Street Loading Standards

a. Minimum Loading Space Dimensions. Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length and fourteen (14) feet in height except as may otherwise be approved by the City. Applicant has provided loading space dimensions of thirteen (13) feet in width by sixty (60) feet in length, which is consistent with previous projects built at LPKC. Applicant states sixty (60) feet in length is adequate for logistics park warehousing operations. Staff recommends allowing the sixty (60) feet loading space exemption for IP 51 with the applicant acknowledging that parking lot will be restriped should sixty (60) feet not be deemed adequate for tenant operations.

4. Landscape Standards

- a. Screening from Residential Uses. Property adjacent to or across from residential uses shall be landscaped in accordance with the standards set for in Article 5, Section 5.2.0 of the Edgerton UDC. This proposed development is adjacent to Johnson County RUR zoned parcels on the east and south property lines. There are also Johnson County RUR zoned parcels north of the proposed development that would be in the line of sight of the project should no additional building occur to the north. Applicant has provided Sight Line drawings for several spots around the proposed project. However, Sight Line drawings do not provide adequate information for staff to perform a full review of the landscaping plan submitted. The following was noted:
 - i. West side of project: This side of the parcel is adjacent to Waverly Road. Applicant has utilized a standard Type 4 Landscape Buffer. Per the UDC, this type of buffer is utilized adjacent to Residential uses and requires 1 (one) tree per every 50 linear feet. Additionally, hedge/shrub evergreens are to be installed every 4 feet. The Line of Sight drawing provided indicates a berm taller than six feet. Sight Line drawing from vantage point AA reflects berm and landscaping along Waverly Road right-of-way which meets code requirements.
 - ii. North side of project: This side of the parcel is adjacent to a parcel containing L-P District Zoning and contains no proposed landscaping. Per the UDC, Type 1 and Type 2 Buffers are not required along rear property lines or along interior side property lines behind the front face of the building. The

- northwest and northeast corners of IP 51 would be visible from the right of way of Waverly Road and proposed Street A respectively. The UDC requires the applicant install a Type 1 Perimeter Buffer from both roadways (Waverly and Street A) along the north perimeter to where the building line begins. Update Landscaping Plan to include Type 1 Buffer along north perimeter of project site. If updated landscaping meets code, staff approval may be given.
- iii. <u>East side of project</u>: The landscaping plan provided by the Applicant indicates a Type 4 Buffer along the eastern perimeter property line, adjacent to proposed Street A and facing Johnson County RUR zoned parcels. Per the UDC, this type of buffer is utilized for Residential adjacent uses requiring 1 (one) tree per every 50 linear feet. Hedge/Shrub Evergreens are to be installed every 4 feet. Sight Line drawing from vantage point EE reflects grading and landscaping along proposed Street A. Landscaping shown meets code requirements.
- iv. <u>South side of project:</u> This side of the parcel is adjacent to 207th Street right-of-way with Johnson County RUR zoned parcels across the street. Applicant has utilized a Type 4 Buffer along this southern property line. Per the Edgerton UDC, a Type 4 Perimeter Buffer requires one canopy or evergreen tree every 50 feet and a hedge/shrub evergreen ever 48". *Sight Line drawings were reviewed by staff to ensure that the 14' screening requirement is achieved using the landscaping plan submitted. Sight Line drawing from vantage points BB, CC and DD reflect berm and landscaping along the 207th Street right-of-way. Landscaping shown meets code requirements.*
- b. <u>Dumpster and Compactor Screening.</u> All dumpsters and compactors visible from public right-of-way and/or abutting residential, commercial, public, or civic property shall be screened with a consistent six (6) foot opaque screening wall with a solid metal gate. Chain link fences or wooden fences are not acceptable. Dumpsters shall be set back a minimum of twenty-five (25) feet from adjacent residential uses. *Final Site Plan does not contain any information regarding dumpster location and screening materials to be used. Prior to issuance of Building Permit for Tenant Finish, this information must be provided to insure adequate landscaping and buffering, especially related to the adjacent residential property.*
- 5. <u>Diesel Emission Requirements.</u> No electrical hookups have been shown as they relate to the elimination of excessive truck idling. *Refer to Article 5, Section 5.2.Q to ensure all requirements are met regarding diesel emissions and idling. Applicant acknowledges and will address if necessary.*

OTHER COMMENTS

- 1. Label for "Proposed Storm Sewer" on page C06 does not tie to anything. The label needs to either be removed or edited to show an actual proposed storm sewer. *Update Final Site Plan.*
- 2. A note needs to be added stating that the proposed holding tank will be registered with the City of Edgerton and the appropriate fees will be paid. Indicate a line of flow and the slope of the sewer lines around the holding tank. Confirm that holding tank is located in appropriate place for hook up to Sanitary Sewer when completed. *Update Final Site Plan*.

- 3. A Stormwater management plan has been submitted for review by the City Engineer. The following comments must be addressed to the City Engineer's satisfaction prior to building construction:
 - a. Document the origin of the rainfall intensities that have been shown in Table 1.
 - b. Sub-basin F has not been delineated correctly. The west 1/3 of 'F' flows to the intersection of 207th Street and Waverly Road and flows south across 207th Street in a pipe. Correct exhibit and related calculations. It appears another sub-basin may need to be added.
 - c. Weighted CN should be calculated for the site sub-basins instead of using an arbitrary Urban Industrial CN. Use CN=98 for impervious areas and CN=80 for grass areas. Update study and related calculations.
 - d. Label the outfall locations with designations on Exhibit F.
 - e. Document the ability of the emergency spillway to pass the 1% storm with 1 foot of freeboard to the top of the dam assuming zero available storage in the basin and zero flow through the primary outlet.
 - f. The detention basins are located on unplatted property separate from the proposed development. Provide easements for the detention basins and conveyance piping and legal documentation for the shared detention basins that covers maintenance responsibility, etc.
- 4. An approved NOI has not been received by the City. A Land Disturbance Permit will not be issued until an approved NOI from KDHE has been received.

RECOMMENDATION

City staff recommends **approval** of **FS2019-03** Final Site Plan for *LPKC South, Second Plat (Inland Port 51)*, subject to compliance with the following stipulations:

- 1. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
- 2. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
- 3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. The property owner and/or developer shall work with City staff to determine the best possible placement for a storm water easement and shall dedicate said storm water easement on the Final Plat.
- 4. Any items added as part of a tenant finish must comply with the Edgerton UDC and it is the building owner's ultimate responsibility to ensure code compliance.
- 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.

ATTACHMENTS

- Application FS2019-03
- Final Site Plan for *Inland Port 51 LPKC South, Second Plat* including Line of Sight drawings.



ct.



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

PRELIMINARY SITE PLAN FINAL SITE PLAN			
NAME OF PROPOSED SUBDIVISION:			
LOCATION OR ADDRESS OF SUBJECT PROPERTY: Waverly Goad + 207	7 4 4		
LEGAL DESCRIPTION: See Attachel			
CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE	: Ag		
TOTAL AREA: 62.27 Acres NUMBER OF LOTS: AV	G. LOT SIZE:	62.27	Sq. Ft
DEVELOPER'S NAME(S): NPD Management PHONE: 816. 8	88. 738	80	
COMPANY: FAX:			
MAILING ADDRESS: 4825 NW 41th St & Sev Brown L	NU	64150	
MAILING ADDRESS: 4825 NW 4/1 It Is It sou Prover to Street Willrodale Farms City PROPERTY OWNER'S NAME(S): Wellsville Farms : East Karses PHONE: 816.	State <i>888. 730</i>	Zip 50	
COMPANY: MP Management LLC FAX:			
MAILING ADDRESS: 4625 NW 41 5 5 500 Biverside Street City	MO	64150	
		Zip	
ENGINEER'S NAME(S): Patrick Cassity PHONE: 816.80.	0950		
COMPANY: Renaissance Infrastructure Consulting FAX:			
MAILING ADDRESS: 5015 NW Canal St Soite 100 Priversity Street City	no	64150	
Street	State	Zip	
SIGNATURE OF OWNER OR AGENT: If not signed by owner, authorization of agent must accom			
If not signed by owner, authorization of agent must accompany this application.			

NOTE: Three (3) copies of the site plan must accompany this application for staff review. One (1) reduced copy (8 $\frac{1}{2}$ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

SITE PLAN INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to the public hearing.

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.

IP 51 DESCRIPTION

All that part of the Southwest Quarter of Section 11, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter; thence North 02°17'25" West, along the West line of said Southwest Quarter, a distance of 1,096.60 feet; thence departing said West line, North 88°29'08" East, parallel with the South line of said Southwest Quarter, a distance of 2,687.97 feet to a point on the East line of said Southwest Quarter; thence South 02°06'42" East, along said East line, a distance of 1,096.56 feet to the Southeast corner of said Southwest Quarter; thence South 88°29'08" West, along the South line of said Southwest Quarter, a distance of 2,684.55 feet to the Point of Beginning, containing 2,945,481 square feet, or 67.619 acres, more or less.

Northeast Corner of 207th Street and Waverly Road Edgerton, Johnson County, KS

Description

All that part of the Southwest Quarter of Section 11, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter; thence North Q2*1725* West, along the West line of said Southwest Quarter, a distance of 1066 of best; these departing said Vest line, North a distance of 2066 of best; these departing said Vest line, North a distance of 2067. The first on point on the East line of said southwest Quarter; thence South Q2*07*16* East, along said East line, a distance of 1,066.55 feet to the Southeast corner of said Southwest Cuarter; thence South 62*200* West, slang the South line of said Beginning, containing 2,945,384 square feet, or 67.617 acres, more or less.

Note:

Screening of added site items and site signage will be the responsibility of the tenant. Tenant should adhere to the current City of Edgerton regulations.

Overhead door position to be used as loading spaces.

All trailer stalls and dock positions on the north side of the building are designed for 57' trailers

Project Sponsor

NPD Management, LLC 4825 NW 41st Street, Suite 500 Riverside, Missouri 64150

Project Architect

Studio North Architecture 4825 NW 41st Street, Suite 500 Riverside, Missouri 64150

Project Engineer

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

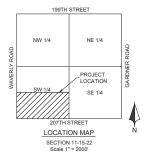
Project Surveyor

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

nsas City Power & Light Phone: 816.471.5275 404 East Nelson P.O. Box 255 Kansas Gas Service hone: 913.893.623 11401 West 89th Street Overland Park, Kansa TELEPHONE Phone: 913.599.8981 Century Link Johnson Rural Water District P.O. Box 7 Phone: 877.837.5738 Gardner, Kansı Phone: 913.856.717

Project Location Project Location

LOCATION MAP SECTION 11-15-22



LEGENI

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk	-	Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline	A	Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
SAN	Existing Sanitary Sewer		Proposed Sanitary Sewer
0	Existing Sanitary Manhole	•	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
		— вл. —	Proposed Building Setback
			Proposed Parking Setback

INDEX OF SHEETS

C01	Title Sheet
C02	Overall General Layout
C03	General Layout West
C04	General Layout East
C05	Site Dimension Plan W
C06	Site Dimension Plan Ea
C07	Grading Plan Northwes
C08	Grading Plan Northeast
C09	Grading Plan Southwes
C10	Grading Plan Southeas
C11	Site Utility Plan West
C12	Site Utility Plan East
A1.51	Overall Floor Plan
A4.01	Elevations
A4.02	Elevations
L01-L08	Landscaping Plan

SITE DATA TABLE

Existing Zoning: Proposed Zoning: Site Acreage:	A-G L-P 62.27 Acr
Building Area:	765,000 \$
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	845 Stalls
Dock Parking/Loading Position:	148 Stalls
Trailer Parking:	310 Stalls
Employee Parking:	350 Stalls
Future Employee Parking:	36 Stalls
Total Number ADA Stalls:	10 Stalls
Number of Employees:	250
BOCA Building Code(5)((SF(person):	6.12
Building Coverage (765 000 (2.712 481):	28 20%

PARKING CODE

CERTIFICATE

Nathaniel Hagedorn, Manager NPD Management, LLC

Required Number of Employee Stalls=383 (1 per 2,000 Building Square Feet)

Received and placed on record this	day of	, 2019 by
Katy Crow, Zoning Administrator		
Approved by the Edgerton City Planning	Commission this _	day of, 2019 by
John E. Daley, Chair of the Planning Cor	mmission	
		y with all specifications, changes, and amendments herein, and to build and develop in accordance with all final agreements.
Applicant Signature		Date

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0134G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, 20NE X, defined as reas eletemined to be unicide the Q.24 smanler chance floodplain, OTHER FLOOD AREAS, 20NE X (Future Base Flood), defined as areas of 1% armusi chance flood based on future conditions hybridogy, and Z0NE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Jestedton determined.





19-0106

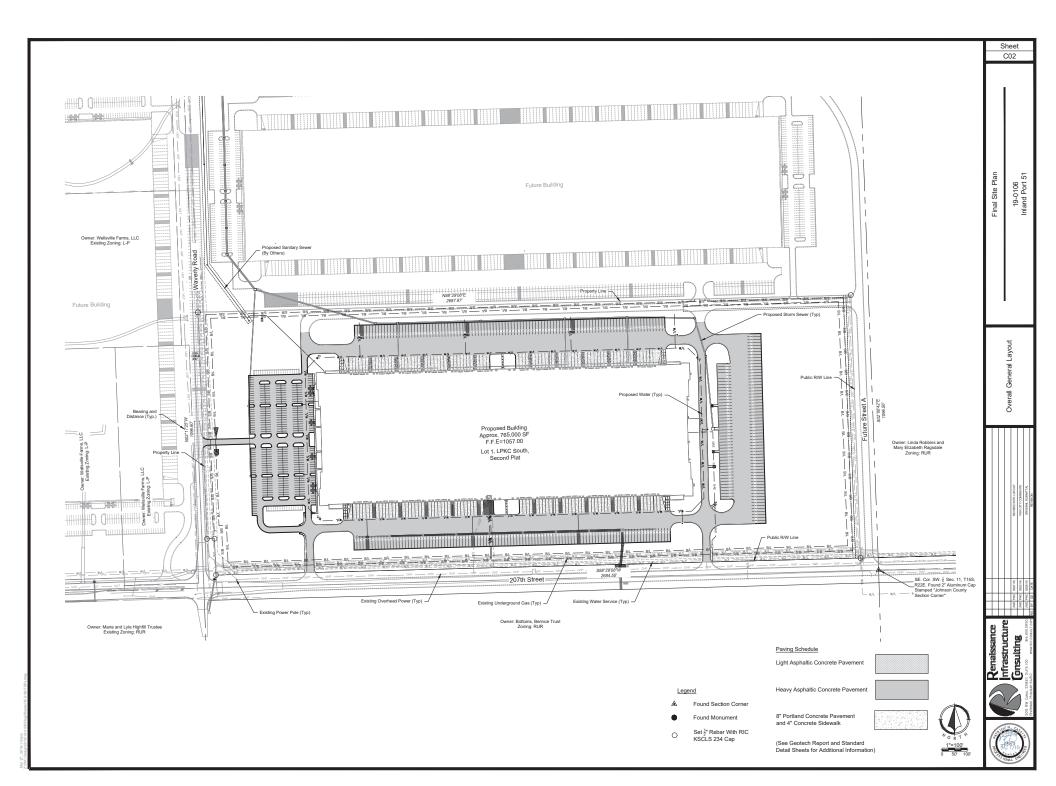
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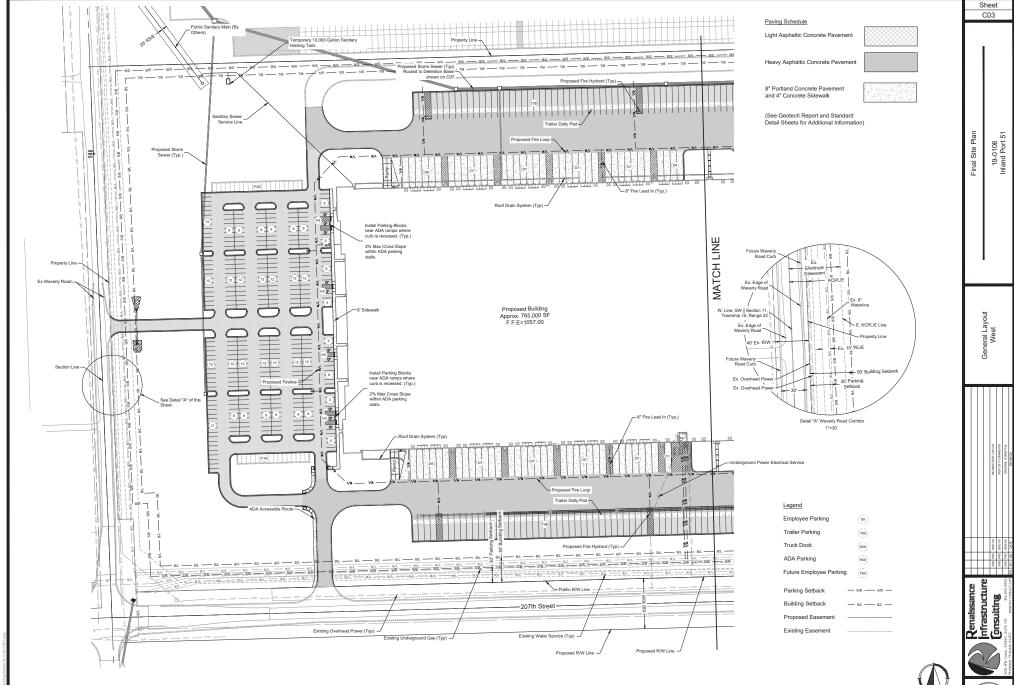
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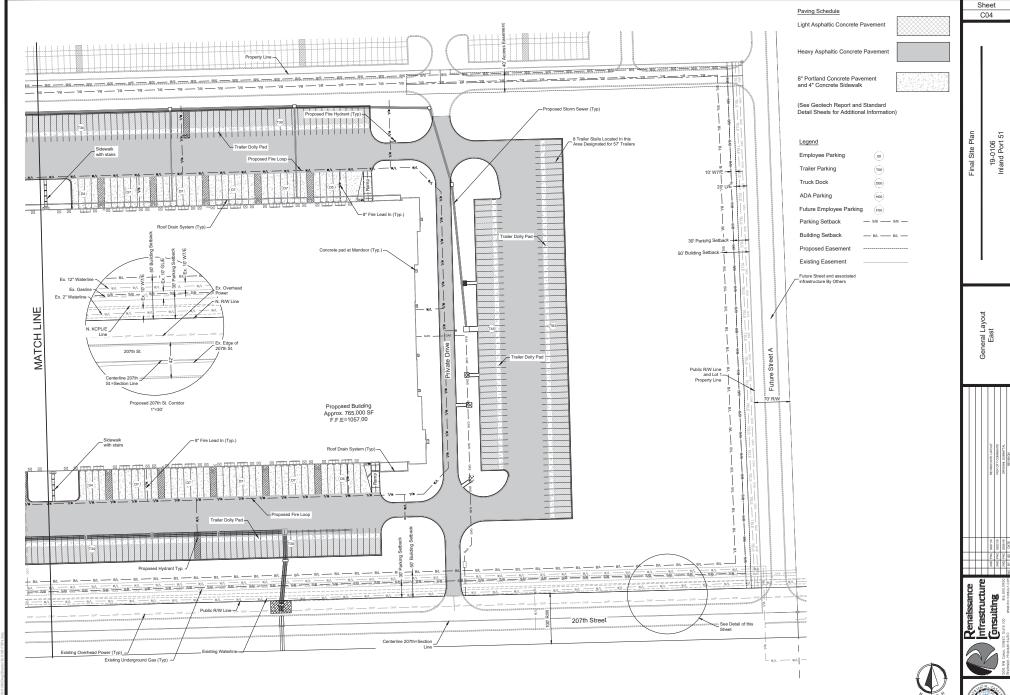




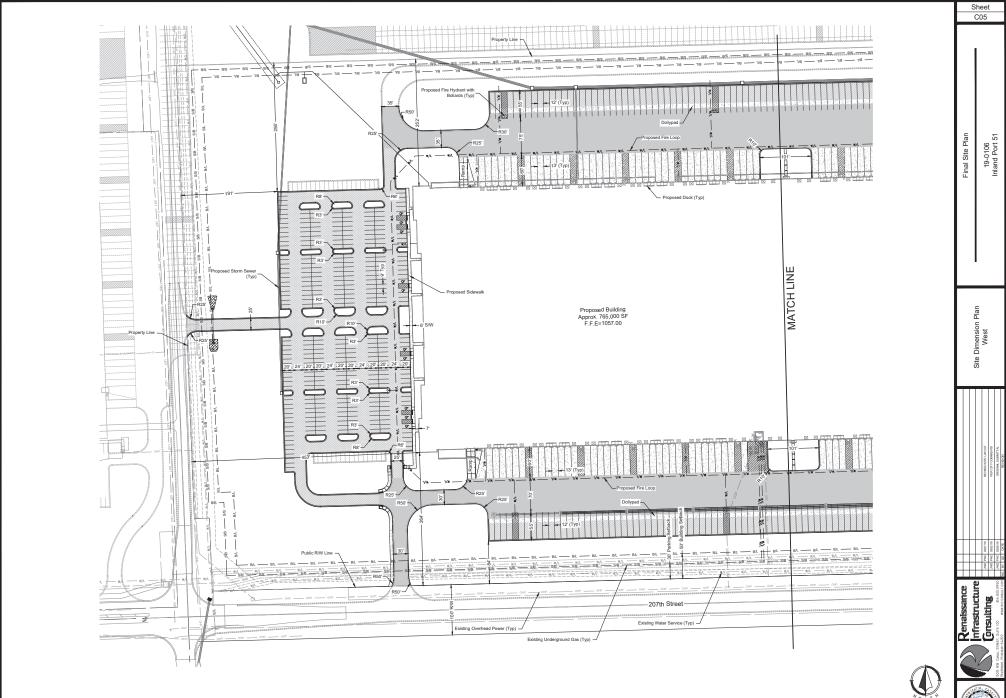




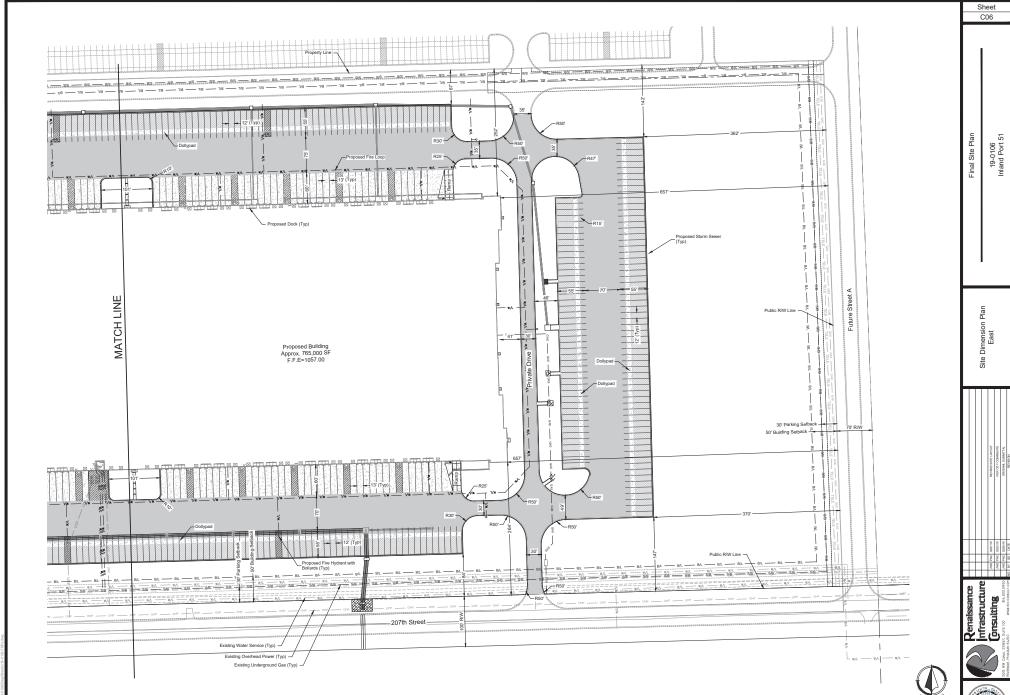




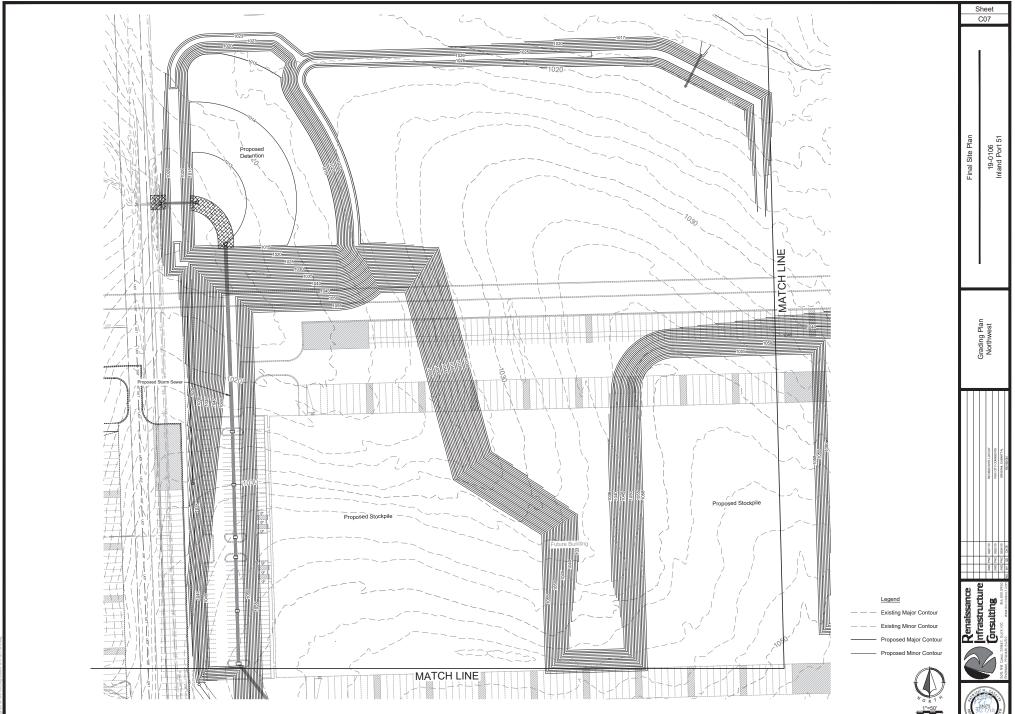




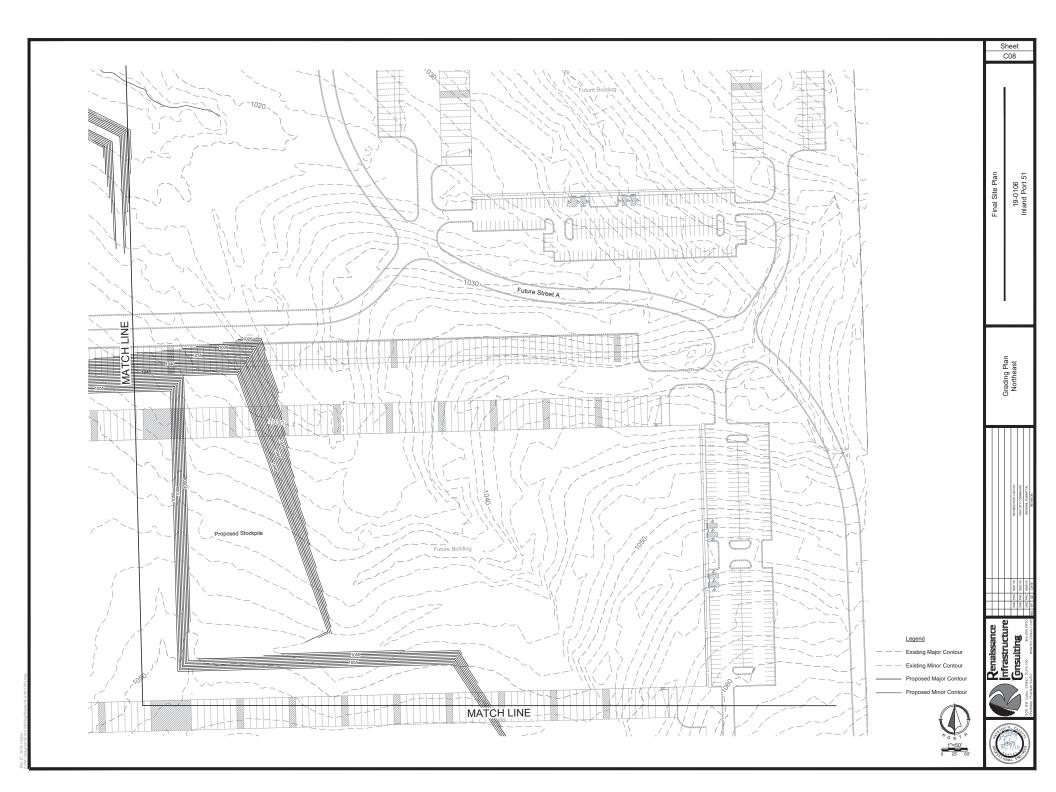


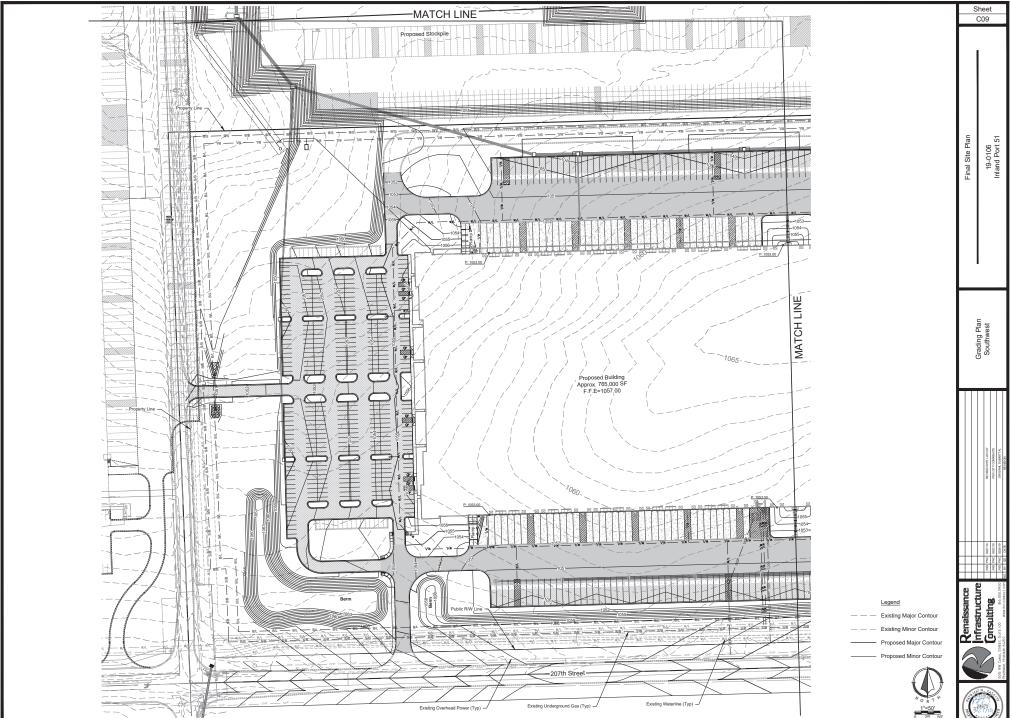




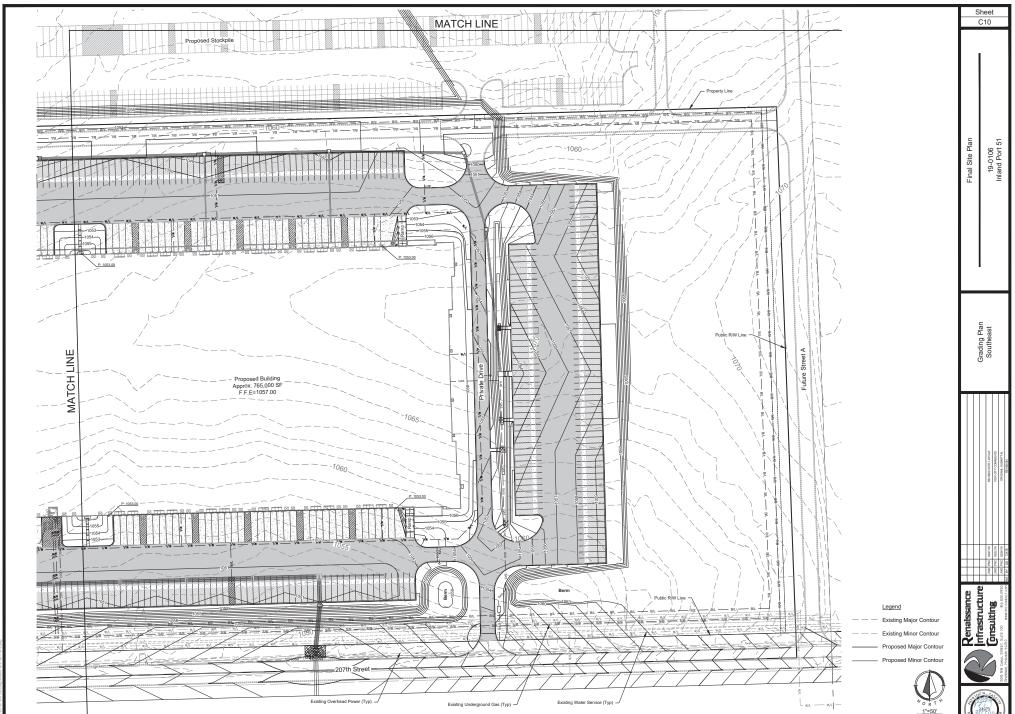




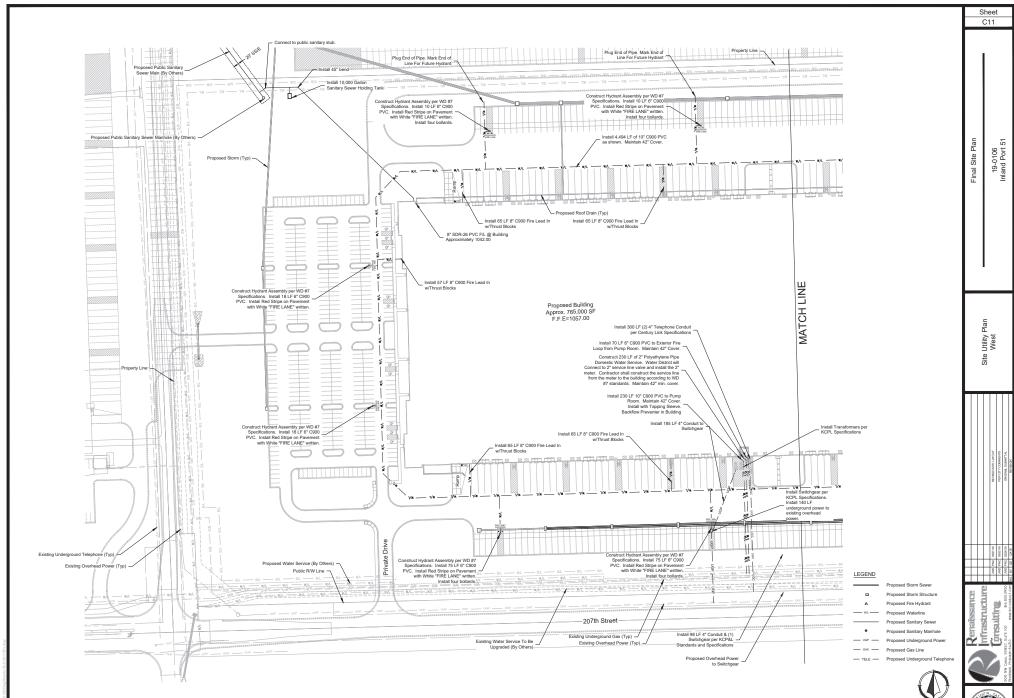






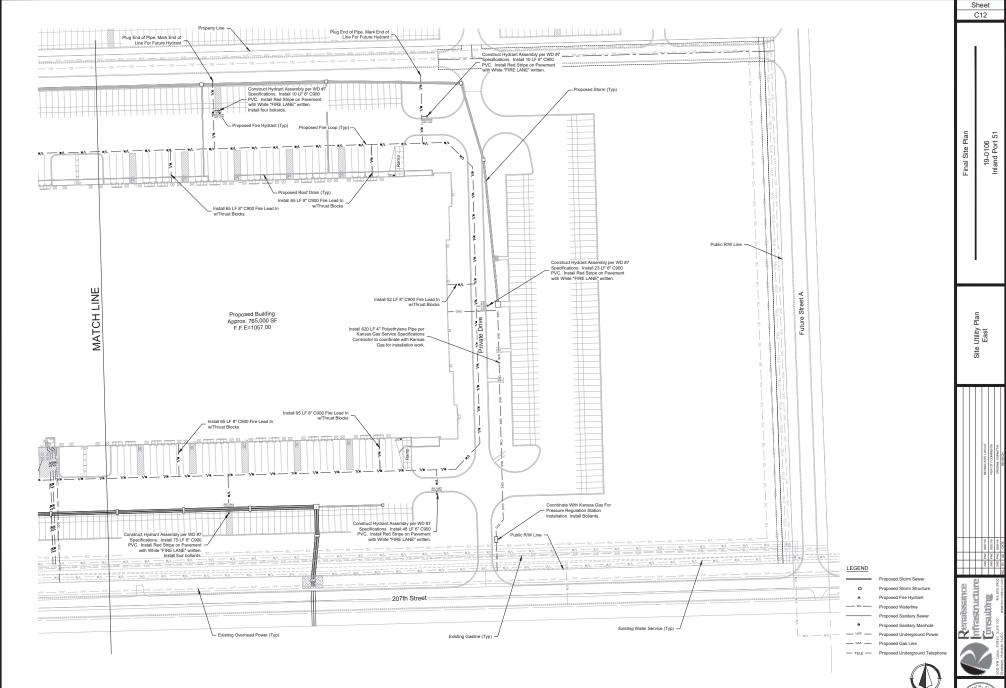




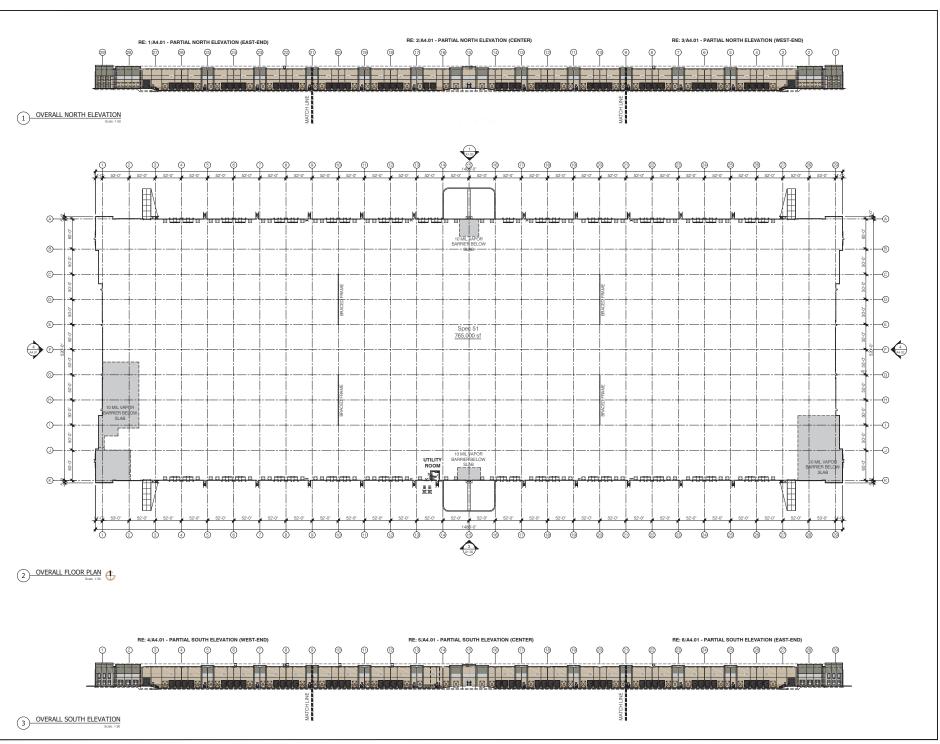














Kareau Certificate of Authorization No. A-101

CIVIL PENAISSANCE INFRASTRUC

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Inland Port 51

Project No. 2019-05
Date: 08.27.19
Bouald For: PPELIM DEVELOPMENT PLAN
Rovisions: PNAL DEVELOPMENT PLAN
No. Date Description



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OVERALL FLOOR PLAN





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ANDSCAPE PENAISSANCE INFRASTRUCTUR

FOUNDATIONS KRUDWIG STRUCTURES
STRUCTURAL KRUDWIG STRUCTURES

PLUMBING MECHANICAL

ELECTRICAL

FIRE PROTECTION

CONTRACTOR





Inland Port 51

Project No. 2019-95
Date: 03 27:19
Bossed For: PPELLIM TOVES-OPMENT PLAN
Revisions:
No. Date: Description







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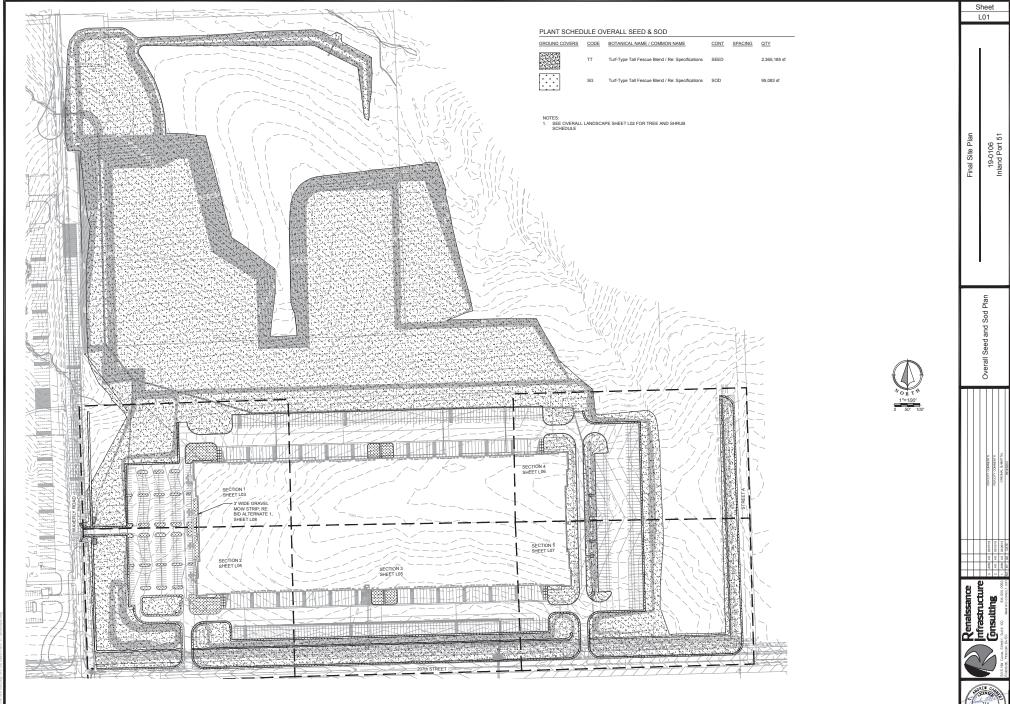


Inland Port 51

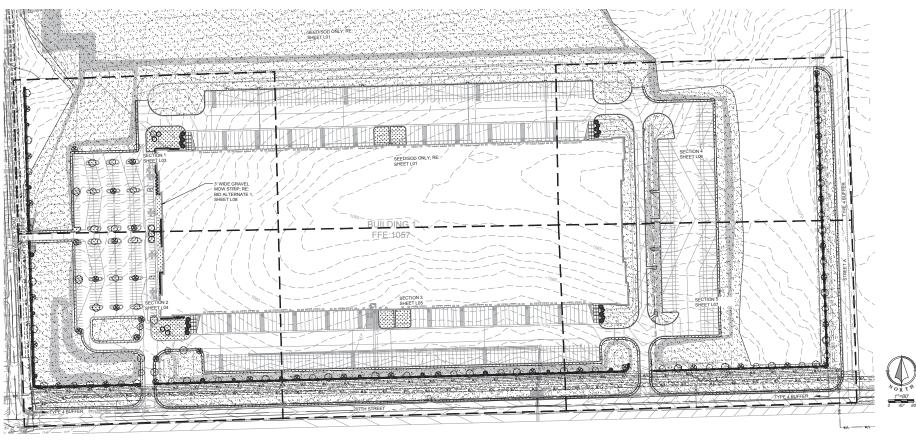
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No. Date Description

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Pobert N. Winines III - Architect Namusa License No. 4297



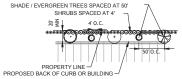




GENERAL NOTES:

1. SEE OVERALL SEED AND SOD PLAN SHEET L01
FOR SEED AND SOD SCHEDULE

MINIMUM PLANTING REQUIREMENTS SHADE TREES: 2.5° CALIPER EVERGREEN TREES: 6' TALL SHRUBS: 24° TALL



TYPE 4 AND 4A BUFFER PLANTING REQUIREMENTS SHADE TREES SPACED 50' EVERGREEN TREES 50'

TYPE 4 BUFFER

LANDSCAPE DATA STREET A - TYPE 4 BUFFER - 1000' REQ: 20 Trees Shrub Hedge PROV: 20 Trees 196 Shrubs

WAVERLY ROAD - TYPE 4 BUFFER - 1000' REQ: 20 TREES PROV: 20 Trees Shrub Hedge 247 Shrubs

207th STREET - ROW BUFFER - 647'
REQ: 13 Trees PROV: 13 Trees
75% Shrubs (42) PROV: 42 Shrubs

207th STREET - TYPE 4 BUFFER - 1840' PROV: 37 Trees Shrub Hedge 365 Shrubs

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Sheet L02

19-0106 Inland Port 5 Final Site F

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PLANT SCHEDULE OVERALL LANDSCAPE

TREES

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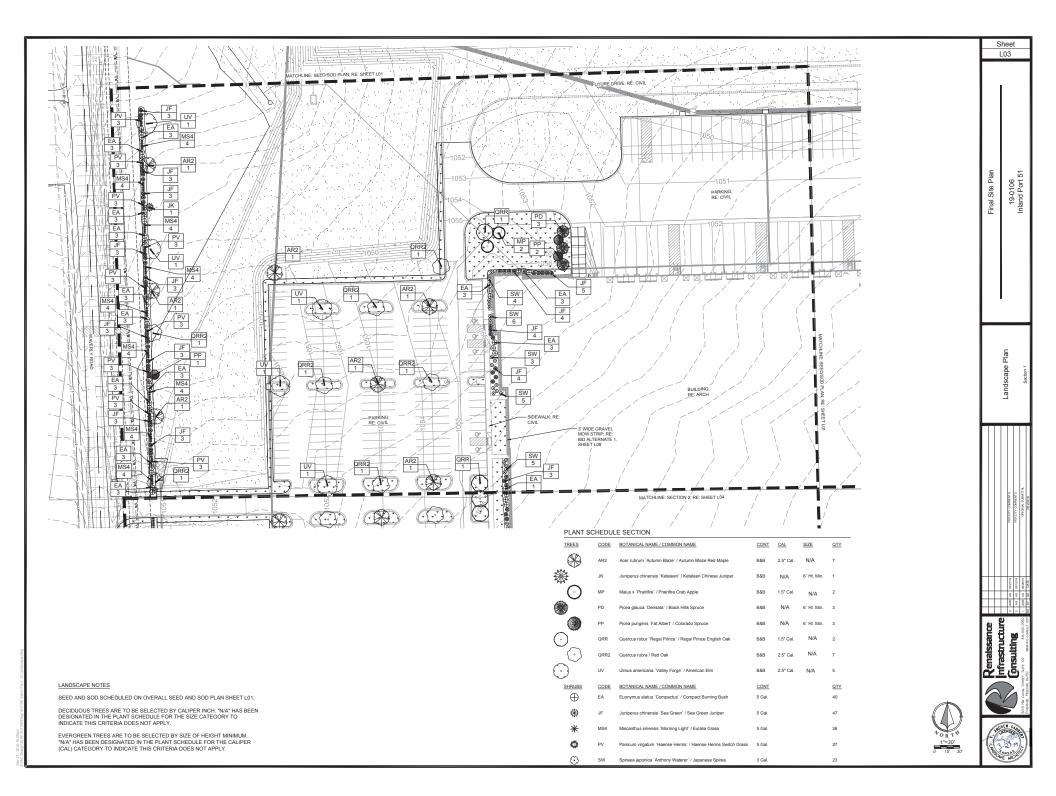
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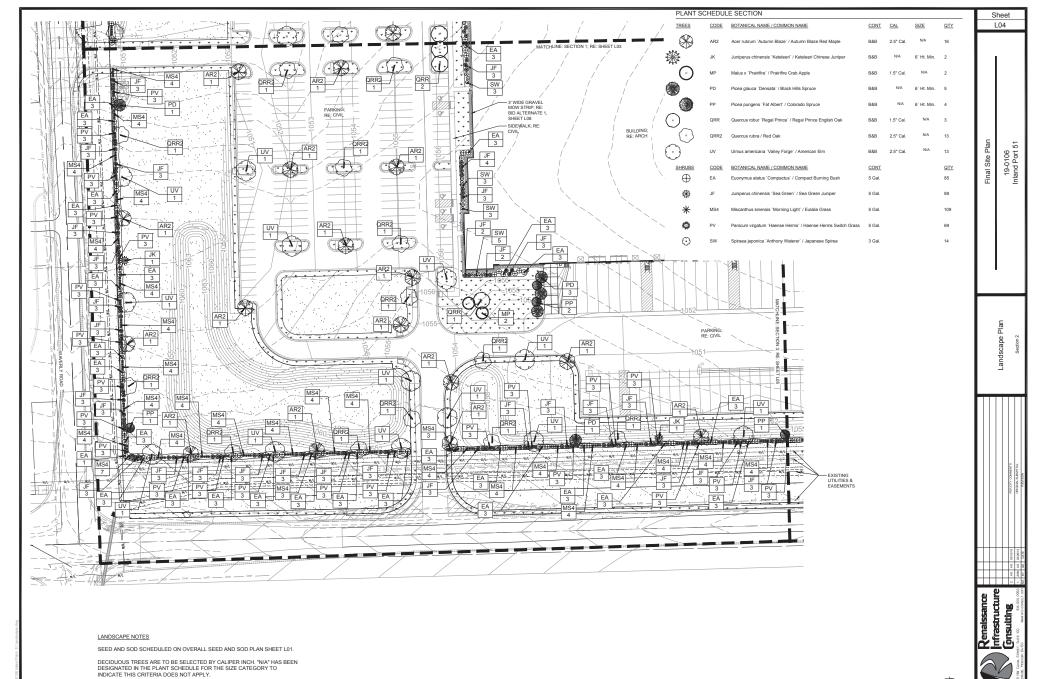
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CODE BOTANICAL NAME / COMMON NAME CONT CAL SIZE QTY Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple N/A Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper 6° Ht. Min. 5 1% Malus x 'Prairifire' / Prairifire Crab Apple 1.5" Cal. N/A Picea glauca 'Densata' / Black Hills Spruce Picea pungens 'Fat Albert' / Colorado Spruce 6' Ht. Min. Quercus robur 'Regal Prince' / Regal Prince English Oak R&R 1.5" Col N/A 5 1% QRR2 Quercus rubra / Red Oak B&B 2.5" Cal. N/A 35 3% UV Ulmus americana 'Valley Forge' / American Elm B&B 2.5" Cal. N/A 33 2% CODE BOTANICAL NAME / COMMON NAME QTY SHRUBS CONT EA Euonymus alatus 'Compactus' / Compact Burning Bush 278 21% Juniperus chinensis 'Sea Green' / Sea Green Juniper 5 Gal 295 22% 318 24% MS4 Miscanthus sinensis 'Morning Light' / Eulalia Grass 5 Gal 228 17% PV Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass 5 Gal. Spiraea japonica 'Anthony Waterer' / Japanese Spirea TOTAL 1307 100%

LANDSCAPE NOTES

- 1. LOCATE LITH ITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIFLD POSITIONED AS TO AVOID CONFLICTS. WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS
- 2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO
 THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI 260.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- 5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- 6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 8 ALL TREES SHALL BE STAKED PER DETAIL
- 9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- 11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- 12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 15. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIF IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION. 16. DECIDUOUS TREES ARE TO BE SELECTED BY CALIPER INCH. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE SIZE
- CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY. 17. EVERGREEN TREES ARE TO BE SELECTED BY SIZE OF HEIGHT MINIMUM. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE
- CALIPER (CAL) CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY
- 18. 3' WIDE GRAVEL MOW STRIP SHALL BE INSTALLED BETWEEN BUILDING AND ALL IMPERVIOUS SURFACES. RE: DETAIL
- 19. ALL AREAS PROPOSED AS SEED SHALL BE STABILIZED AS FOLLOWS:
- SLOPES < 4:1 = PROVIDE STRAW MULCH
- SLOPES 4:1 = PROVIDE EROSION CONTROL BLANKET PER SPECIFICATIONS
 CHANNELS = PROVIDE PERMANENT TURF REINFORCEMENT MAT PER SPECIFICATIONS

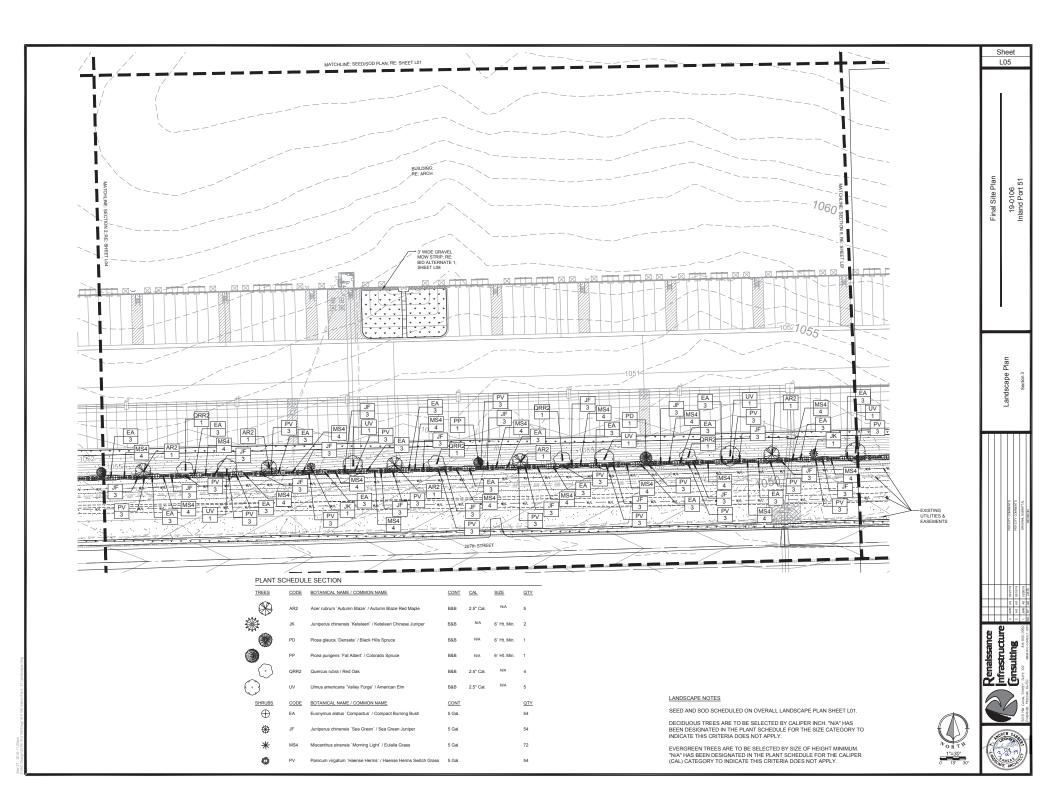


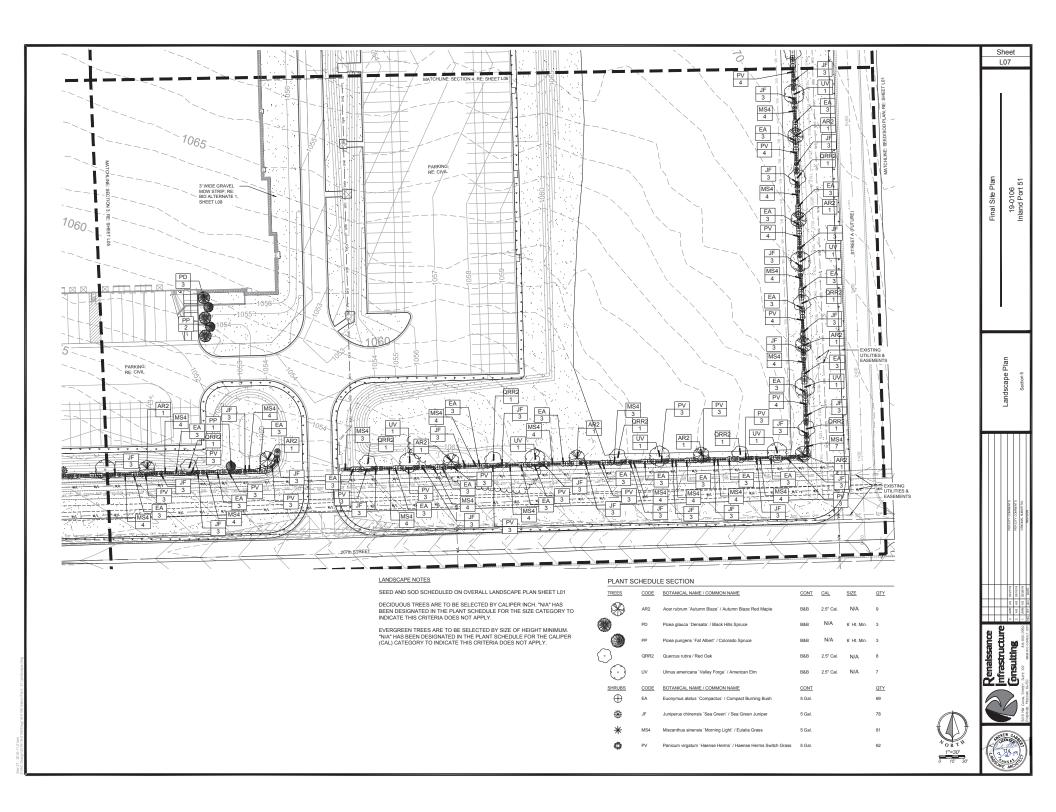


EVERGREEN TREES ARE TO BE SELECTED BY SIZE OF HEIGHT MINIMUM. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE CALIPER (CAL) CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY.

0 R T W 1"=30" 15" 30"

714 714 72 3-29





Renaissance Infrastructure Consulting





- BUILDING: RE: ARCHITECTURE PLANS NO. 2 GRAVEL: 6" MINIMUM DEPTH SEOTEXTILE FABRIC AS SECTION

- NOTES:

 1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE

 3. ALL JOINTS SHALL BE SECURELY STAKED

 4. CONTRACTOR SHALL CUIT TOP EDGES AS NEEDED TO BE
- PARALLEL WITH GRADE.

 5. SUBMIT SAMPLE OF ROCK FOR APPROVAL.

GRAVEL MOW STRIP DETAIL - NTS

- PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL

PLACE SHRUB SO CROWN IS AT SOIL LEVEL

INSTALL 3" OF HARDWOOD MULCH
THROUGHOUT PLANTING BED. LEAVE
A 6" BARE CIRCLE AT BASE OF PLANT
FILL PLANTING HOLE WITH AMENDED SOIL MIX
ACCORDING TO SPECIFICATIONS. CONSTRUCT
RING AROUND PLANTED SHRUB TO FORM SAUCER

- INSTALL 3* OF HARDWOOD MULCH

BID ALTERNATE 1: 3' WIDE 4" CONCRETE PAD ILO GRAVEL MOW
 OTDID



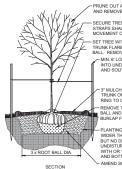




Free Standing Against Wall Free Standing Clustered Boxes Transformer Small Box

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

UTILITY BOX SCREENING DETAILS - NTS



STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS. MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE. - 3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM. REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TO 1/3 OF THE ROOT BALL PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1° ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.

AMEND SOIL ACCORDING TO SPECIFICATIONS.

DECIDUOUS TREE PLANTING DETAIL - NTS

NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

NOTES:

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.

2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.

3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS.

SHRUB PLANTING DETAIL - NTS.

BOTTOM (MIN. 6*)

SECTION

PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE. SECURE TREE TO STAKES WITH STRAPS (RE: SPECS).

SPECIFIED MULCH DEPTH - SPECIFIED STEEL EDGING - LAWN AREA AS SPECIFIED - STAKE EDGING WITH METAL STAKES

- PLANTING BED WITH

PRUNE ANY BROKEN TWIGS AND BRANCHES

SECURE TREE TO (3) STAKES WITH STRAPS.
STAPS SHALL BE LOOS ENOUGH TO ALLOW SOME
MOVEMENT OF THE TRUNK WITH THE WIND.

BURLAP FROM INFO, OF ROOI BAIL

3" MULCH PER SPECIFICATIONS

-PLANTING HOLE SHALL BE AT LEAST 3 TIMES
WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO
DEEPER. PLACE ROOT BALL ON UNDISTURBED
SOIL WITH ROOT FLARE EVEN WITH OR 1'ABOVE
GRADE. SCARIFY SIDES AND BOTTOM OF PIT.

- AMEND SOIL ACCORDING TO SPECIFICATIONS.

EVERGREEN TREE PLANTING DETAIL - NTS

AND REMOVE DEBRIS FROM SITE

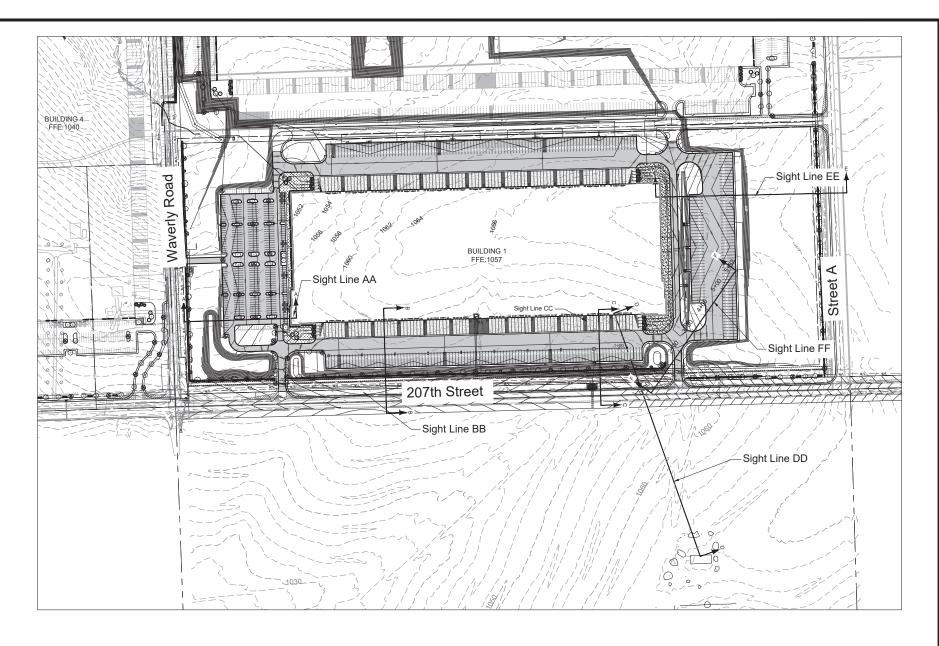
MIN. 6' LONG STAKE SECURED INTO UNDISTURBED SOIL.

FIRST LATERAL ROOTS SHALL BE AT EXISTING GRADE. REMOVE ANY SOIL IN THE ROOT BALL ABOVE THE ROOT FLARE. REMOVE TWINE AND CAGE FROM ROOT

BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP ½ OF ROOT BALL

STEEL EDGING DETAIL - NTS

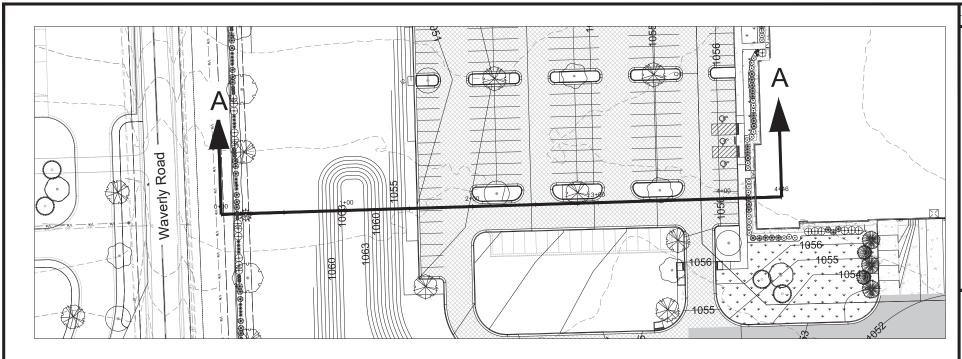
3 x ROOT BALL DIA.



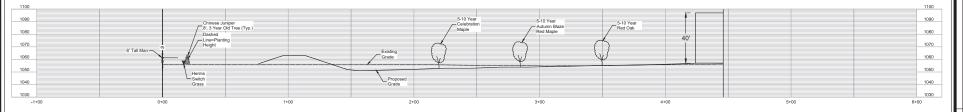


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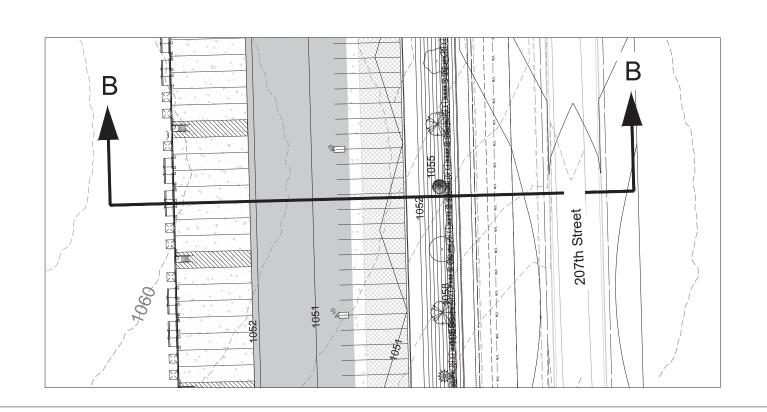
19-0106 Northpoint Inland Port 51





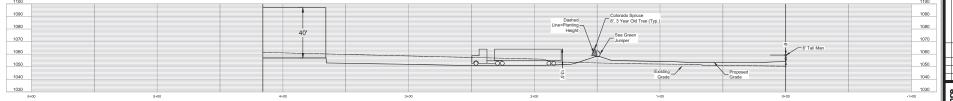








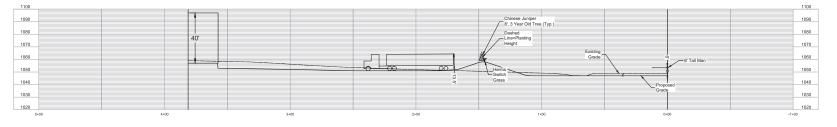
Sight Line BB



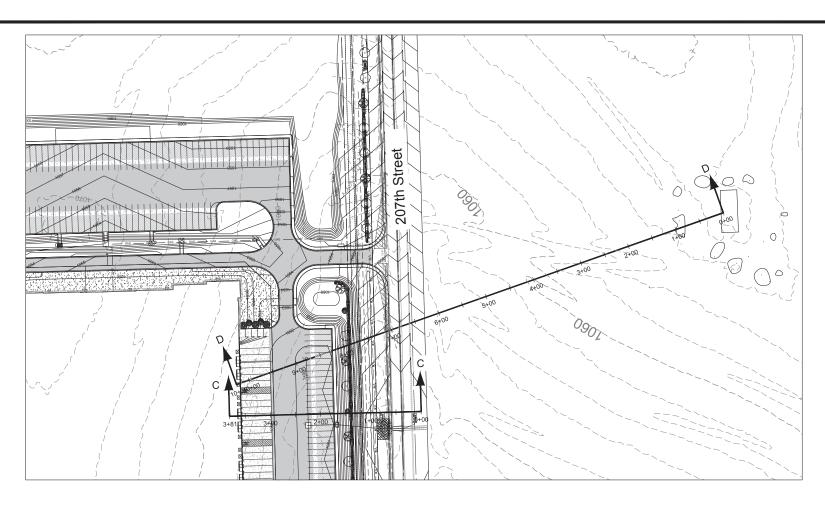


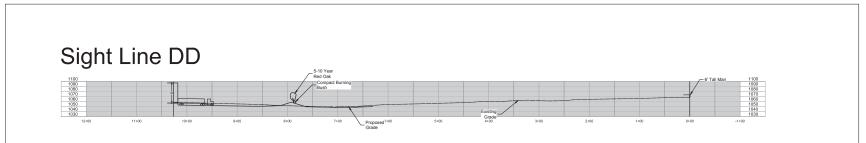


Sight Line CC



207th Street







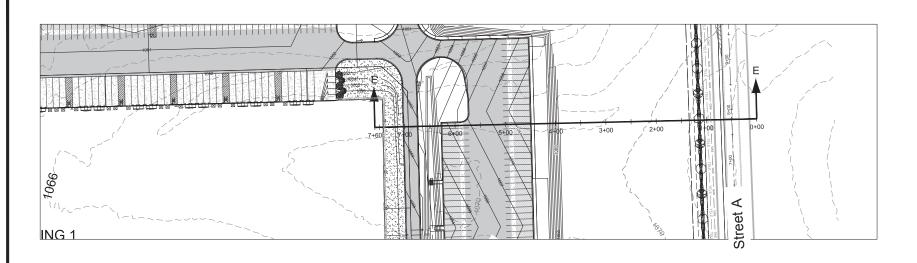
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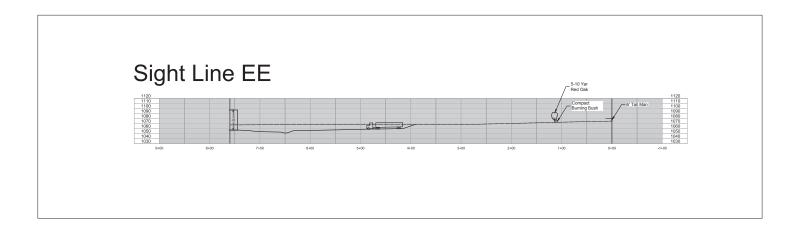
Project Exhibit 2 4 9-9106 Northpoint Inland Port 51 9-9169

Site Sections 4 of 6

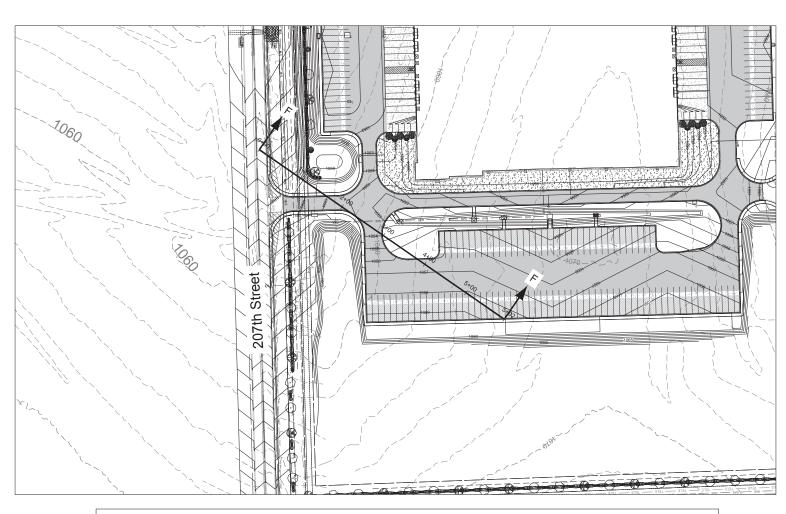
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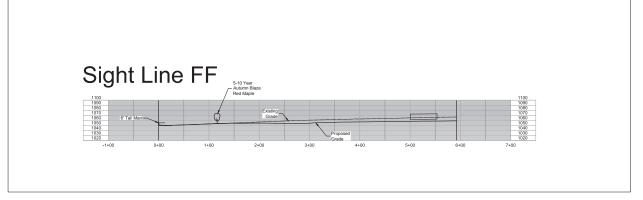
Renaissance Infrastructure Gonsulting













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19-0106 Northpoint Inland Port 51



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



STAFF REPORT

Date: April 9, 2019

To: Edgerton Planning Commission

From: Katy Crow, Development Services Director

Re: Consider Approval of Temporary Construction Application TU 2019-01 on property located

near Waverly Road and 207th Street - Rock Crushing for IP 51

BACKGROUND INFORMATION

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

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

MATTERS TO BE CONSIDERED

On March 19, 2019, staff received a request from Haupt Construction, to construct a temporary rock crushing operation on property located on the northeast corner of Waverly Road and 207th Street. This temporary operation will be for the construction of IP 51. If approved, operations would commence on April 15, 2019 and end on August 9, 2019. Applicant requests performing rock crushing activities Monday through Saturday, 7:00 AM to 7:00 PM.

While the attached request letter is from Haupt Construction, permission to conduct this type of operation has been granted by the property owner, Wellsville Farms, LLC as represented by NPD Management, LLC. A of the letter granting permission is included with the application

Application materials submitted describe the proposed operation as mobile rock crushing equipment that will move around the site as the rock is excavated. Crushers will be moved around the site to ensure efficiency of the crushing process. Areas in red on the attached map indicate where rock to be crushed is located. Trucks will be used onsite to move the rock where it is needed for building pads and as base rock in paved areas. The rock crushing equipment contains a dust containment system and the Kansas Department of Health & Environment (KDHE) will be engaged to test the air prior to the start of crushing activities. Monitoring equipment on the crushers will test the air to make sure it does not exceed the level allowed by KDHE. The applicant indicates the operator will be responsible for mitigating dust and maintaining haul roads on site will be kept wet to ensure that airborne dust does not spread to neighboring properties.

If this permit is not approved, applicant has stated that the rock blasted on-site would need to be hauled away would equate to 14,000 haul loads and an additional 8,000 truckloads would be needed to haul in aggregate material for construction applications. If this occurs, the increased truck traffic on adjacent roadways would be detrimental to the flow of local traffic.

STAFF RECOMMENDATION

Staff recommends **approval** of Application **TU2019-01** a rock crushing operation, deemed to be temporary construction related activities pursuant to Article 9, Section 9.6.E of the Uniform Development Code of the City of Edgerton, located near Homestead Lane and 207th Street, by Haupt Construction for construction-related activities related to Inland Port 51, conditioned as follows:

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

ATTACHMENTS:

Application including map and permission letter from property owner



March 18, 2019

Mr. Brett Powell Northpoint Development 4825 NW 41st Street Riverside, MO 64150

RE: Inland Port 51 - Rock Crushing Permit

Brett,

Described below are the parameters of the proposed rock crushing operations for Inland Port 51. Our KDHE permit has already been obtained and upon request we can forward a copy to whoever would like one.

- (2) FT4250 KPI-JCI mobile rock crushers
- (2) Warrior 1800 Powerscreen mobile screening plants
- Crushing will commence April 15, 2019 and finish by August 9, 2019.
- Operating hours will range from 7:00 A.M. 7:00 P.M.
- Rock crushing activities will be performed Monday-Saturday.
- All crushing equipment will be mobile. Crushers will be relocated frequently throughout the site to ensure efficiency of the crushing process.
- Total quantity of crushed rock generated from the project site will be 163,000 tons.
- All crushed rock will be utilized on site for construction applications (LVC on pad and base rock in paved areas).
- Due to crushed rock remaining on site, there will be no exporting of material.
- KDHE will test silica dust air contamination on site prior to the commencement of major crushing activities. Crushers are equipped with water spray bars at transfer points.
- Haul roads on site will be watered as needed using a water truck to ensure airborne dust does not spread to neighboring property owners.
- The denial of this permit will change the overall scope of the project; including but not limited to exporting large quantities of shot rock and importing all required LVC material. This hauling would negatively impact local traffic and infrastructure. Additionally, the denial of this permit will result in drastic changes to the civil design.
- The denial of this permit would require 14,000 haul trucks to export blasted rock material and import clay. An additional 8,000 trucks would be required to import aggregate material for construction applications. These hauling activities would severely hinder local traffic.

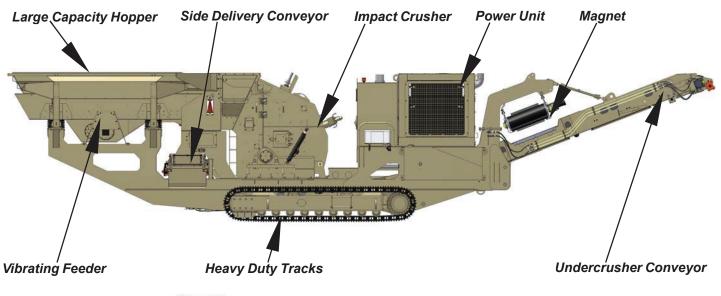
Justin Haupt

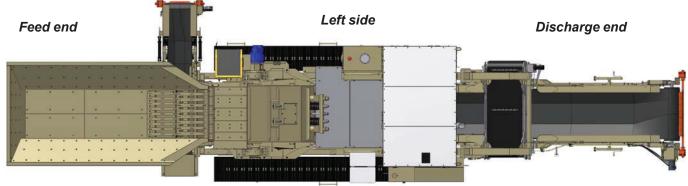


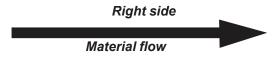
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TRACK MOUNTED HORIZONTAL SHAFT IMPACTOR Model FT4250OC Spec Sheet







• VIBRATING GRIZZLY FEEDER

- 50" X 15' Vibrating Pan Feeder
- 5' Grizzly Fingers 1-1/2" spacing

HSI CRUSHER

- 4250 Horizontal Impactor
- Hydraulic driven variable speed
- MPR rotor

• CHASSIS

- Sculpted frame design
- 24" 600mm tracks with dual drive
- Track width 10'9"/3.276m
- Balanced for zero cribbing
- Dust suppression
- 200 gal/757 L Oil Reservoir

• UNDERCRUSHER CONVEYOR

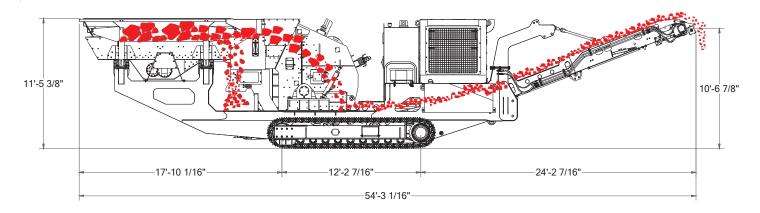
- 48" x 40' Under crusher conveyor
- Impact bed
- 440 PIW single ply belt

POWER UNIT

- Cat C13 440hp/328 kw Tier IV i
- Cat C13 440hp/328 kw Tier III (International)
- 180gal/681L fuel tank
- Fuel Consumption 10-12 gal

OPTIONS

- 24" x 12' Side delivery conveyor
- Permanent magnet
- Return conveyor
- 50" x 18' Vibrating feeder
- Electrical/Hydraulic Control Valve (CE Certification)



• CRUSHER

• PHYSICAL/OPERATING CHARACTERISTICS

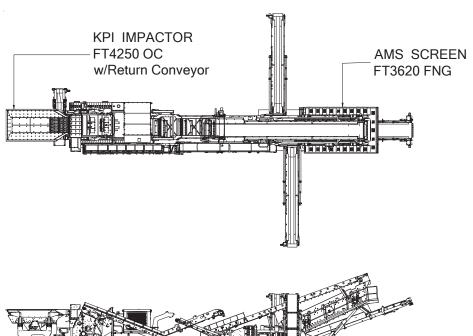
Overall Length	54' 3"/16.510m	Travel Width	11'5"/3.480m
Operating Height	. 11' 6"/3.505m	Feed Height	11' 6"/3.505m
Travel Height	11' 6"/3.505m	Discharge Height	10'/3.048m
Ground Clearance10 ·	-1/2"/266.7mm	Unit Weight	95,400 lbs/43272kg

• OPERATING SLOPE

Side to Side	1% grade	Front to Back	3% grade
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PERFORMANCE WHEN MOVING

Travel Speed	68MPH	Gradability	50%
Total Tractice Effort	.69,016 lbf	Ground Pressure	2460PSF



NOTE: Specifications are subject to change without notice.

Because KPL/Cit may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by KPI-JCI may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by KPI-JCI may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by KPI-JCI may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by KPI-JCI may use in its catalog & literature, field photographs of its products which the products of the product is used. A safety study should be made by the user. In some photographs, guards may have been removed for illustrative purposes only. This equipment should not be operated without all guards attached in their normal position. Placement of guards of the safety equipment is often dependent upon the area and how the product is used. A safety study should be made by the user of the application, and, if required additional guards, warning signs and other safety devices should be installed by the user, wherever appropriate before operating the products.

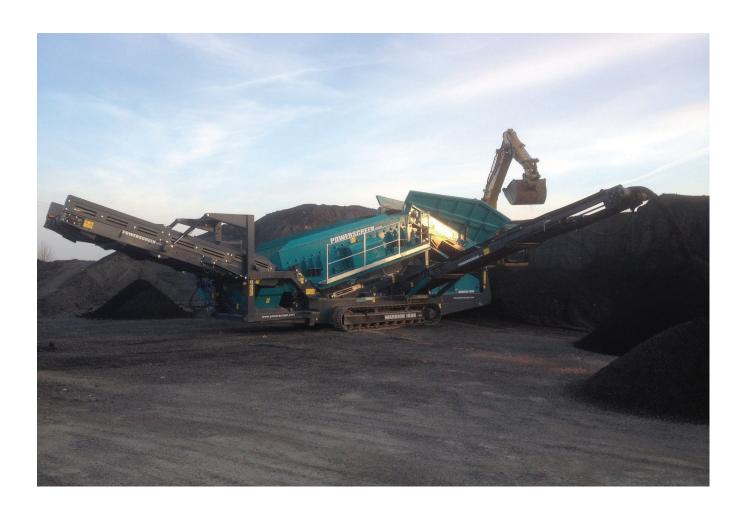


Email: mail@kpijci.com www.kpijci.com Mdl FT42500C 10/11 rev 1

Powerscreen® Warrior 1800

2 Deck Heavy Duty Incline Screen

Specification - Rev 12. 01/01/2017







Specification - Rev 12. 01/01/2017

Specification

		Three Way Split	Two Way Split
Total weight	Incline Belt	29,000kg (63,934lbs)*	27,800kg (61,300lbs)*
	Incline Apron	31,500kg (69,445lbs)*	30,300kg (66,800lbs)*
Transport	Length	15.38m (50' 6")	14.99m (49' 2")
	Width	2.96m (9' 8")	2.96m (9' 5")
	Height	3.39m (11' 2")	3.39m (11' 2")
Operation	Length	14.3m (47' 2")	14.03m (46')
	Width	12.6m (41' 4")	7.74m (25' 5")
	Height	4.57m (14' 11")	4.55m (14' 11")
Screenunit		4.88m x 1.5m (16' x 5')	4.88m x 1.5m (16' x 5')
Powerunit		Diesel / Hydraulic	Diesel / Hydraulic
Plant Colour		RAL 5021, 7024 & 9005	RAL 5021, 7024 & 9005

Features & Benefits

- High capacity up to 600 tph / 661 stph (depending on feed size, mesh size & material type)
- Maximum feed size 600mm. Maximum allowable feed size may vary depending on material
- Suitable for scalping or stockpiling as a 3 Way Split or 2 Way Split machine
- Heavy duty inclined hopper & belt feeder featuring impact bars & impact rollers
- Hydraulic folding hopper sides & twin drive belt feeder
- Jack up screen facility for access to screen media & collection conveyor
- Unique hydraulic slide out facility on tail conveyor to aid screen media removal
- Heavy-duty aggressive 2 bearing screenbox with 10mm stroke (optional 12mm stroke)
- Maximum mobility with heavy duty, low ground pressure crawler tracks
- Quick set up time typically under 15 minutes
- Hydraulically folding conveyors for transport
- Heavy duty crawler tracks, complete with removable pendant remote control system
- High performance hydraulic system

Application

Aggregate		R	Recycling		Mining	
- ;	Sand & gravel	•	Top soil	-	Processed ores	
• 1	Blasted rock	•	C&D waste	•	Processed minerals	
•	River rock	•	Composted materials			
		•	Wood by-products			
		•	Overburden			
		٠	Foundry waste			

Abbreviations: T=Track, W=Wheel, Std= Standard, Hyd= Hydraulic, W/O= Without, C/W= Complete with EXT= Extended, DDVG= Double deck vibrating grid, Inc= Including, Aux= Auxiliary,

Conv= Conveyor, 3WS= 3 Way Split, 2WS= 2 Way Split, *= depending on machine specification

POWERSCREEN
CELEBRATING 50 YEARS
OF POWER 2016



Specification - Rev 12. 01/01/2017

Hopper

Target area: 4.4m (14' 5") long x 2.7m (8' 10") wide

Hopper capacity: 6.8m³ (8.9 cu. yd.) Feed in height: 4.23m (13' 10") (side) Feed in height: 3.63m (11' 11") (rear)

Feed in height: 3.20m (10' 8") (collapsed hopper)

Hydraulic folding hopper sides, manufactured from

wear resistant steel

Rear wall collapsible for direct feeding Hydraulic slide & raise facilities for transport



Heavy Duty Feed Conveyor

1300mm (51") 4 ply heavy duty grade belt 3.43m (11' 3") drum centres Driving speed: 15rpm

Heavy duty impact bars & impact rollers
Heavy duty drive featuring twin gearbox drive
Variable speed control
Supergrip drive drum as standard



Screenbox

Heavy Duty 4.88m x 1.5m (16' x 5') 2 deck, 2 bearing incline screen with highly aggressive screen drive

Self adjusting belt driven screen drive, increased flexibility over direct drive alternatives, adjustable stroke: 10mm - 12mm (3/8" - 1/2")

Side tensioned or modular top deck End tensioned or modular bottom deck Hydraulic screen angle adjustment 14° - 18°

Jack up screen facility for access to screen media Galvanised maintenance platforms on both sides of screen

Modular screen suitable for bofor, finger, punch







Underscreen Conveyor

1200mm (48") wide 3 ply plain belt 3.97m (11' 9") drum centres Accessible via jack up screen facility



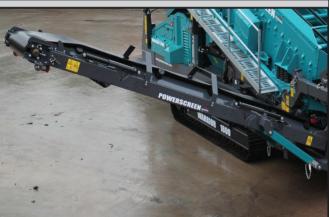
Fines - Side Conveyor

900mm (35") wide 3 ply plain belt (chevron option)
7.07m (23' 2") drum centres
3.70m (12' 2") stockpile height
76m³ (99 cu. yd.) stockpile capacity
Impact bars under feedboot area
Variable speed control
Hydraulically folding, angle adjustable 14° - 25°
Operates on separate hydraulic circuit



Midsize - Side Conveyor

900mm (35") wide 3 ply plain belt (chevron option)
7.07m (23' 2") drum centres
3.44m (11' 3") stockpile height
61m³ (80 cu. yd.) stockpile capacity
Impact bars under feedboot area
Variable speed control
Hydraulically folding, angle adjustable 14° - 25°
Removed during 2 Way Split operation



Oversize - Tail Conveyor

1400mm (55") wide 4 ply chevron belt
5.15m (16' 10") drum centres
3.73 m (12' 3") stockpile height 3WS mode
77m³ (101 cu. yd.) stockpile capacity
3.0m (9' 10") stockpile height 2WS mode
40m³ (52 cu. yd.) stockpile capacity
Hydraulic raise & lower facility
Impact bar/ roller combination
Hydraulic slide out facility to aid screen access
Angle adjustable 10° - 24°
Variable speed control







Power unit & Hydraulics

Engine:

Tier 3 equivalent — Caterpillar C4.4 ATAAC 4 cylinder engine

Performance:

83 kW (111hp) @ 2200rpm

Tank Capacities:

Fuel: 336 L (88 US Gal) Hydraulic Oil (Tier 3): 564 L (149 US Gal) Hydraulic Oil (Tier 4): 450 L (99 US Gal)

Pumps:

Flywheel: Cast iron 46/46/33/33cc/rev quad pump

PTO 'A': Cast iron 23/23cc/rev tandem

Motors:

Belt feeder: 125cc/rev

Cast iron 800cc/rev Tail conveyor: Mid fines side conveyor: Cast iron 500cc/rev Cast iron 500cc/rev Under screen: Cast iron 500cc/rev Fines conveyor: Screen: Cast iron 101.1 400cc/rev Optional apron feeder:

Optional Diesel Engine:

Tier 4f / Stage IV —Caterpillar C4.4 4 cylinder engine developing 82kW (110hp) @ 2200rpm

Optional Constant Speed Engine (EU Only):

Stage 3A: Constant Speed:

CAT C4.4 4 cylinder engine, 98kW (131hp) @ 1800rpm

Crawler Track Data

Track width: 500mm

Speed: 1.0 kph (0.62mph)

Flow rate: 101 Lpm









Powerscreen® Warrior 1800 Options

Incline Apron Feeder

1200mm (51") wide wear resistant feed apron 3.39m (11' 1") apron centres Fitted with single gearbox drive Variable speed control



2 Way Split Configuration

Mid sized side conveyor removed

Machine built as 2 Way Split

Top deck & bottom deck oversize material fed on to
tail conveyor



Dual Power

Dual Power System:

2 of electric motors: 37 kW (50hp) & 37 kW (50hp)

Diesel engine

Integrated control system

This controls either diesel-hydraulic or electric-

hydraulic functions

Note: This option may alter transport dimensions and feed access. For further details please contact engineering for detailed drawings and dimensions.



Other Options

Different coloured machine

Side conveyor telescopic hydraulic extensions (1.8m)

Chevron side conveyor belts

Optional engine

Auto lubrication system

Radio controlled tracking

Dust suppression

Powerscreen Pulse

Other Media Options

Top Deck

Grizzly / Bofor deck: Max Feed Size = 600mm Finger screens: Max Feed Size = 400mm Punch plate: Max Feed Size = 600mm Screen mesh: Max Feed Size = 600mm Combined Finger & Punch Plate

3D Punch Plate

Bottom Deck

Finger screens

Punch plate: mild steel or wear resistant steel

POWERSCREEN
CELEBRATING 50 YEARS
OF POWER 2016





Powerscreen® Warrior 1800 Options

Specification - Rev 12. 01/01/2017

Powerscreen Pulse

Powerscreen Pulse is a system which allows the machine to relay data via phone networks, or by satellite when there's no cellular signal, to any device with a web browser, such as a PC, tablet or Smartphone.

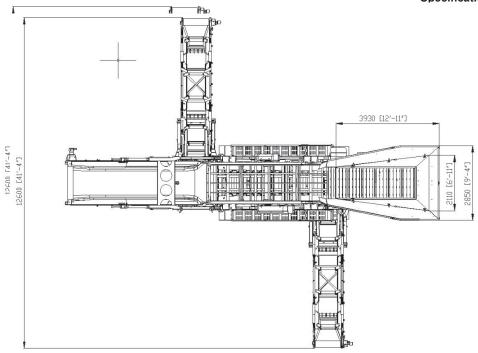
Please contact the factory for further information.

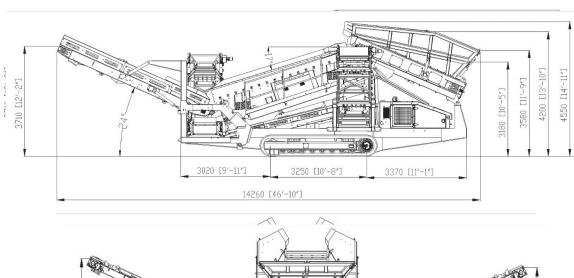






Specification - Rev 12. 01/01/2017





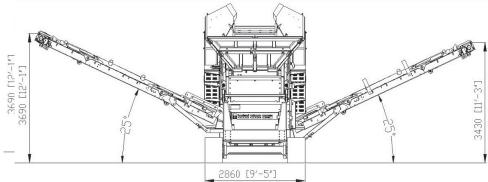
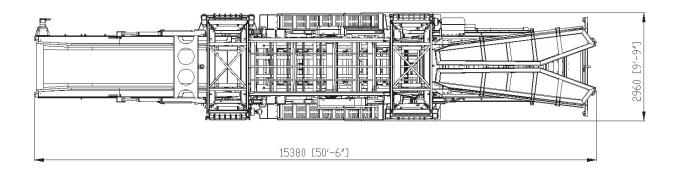


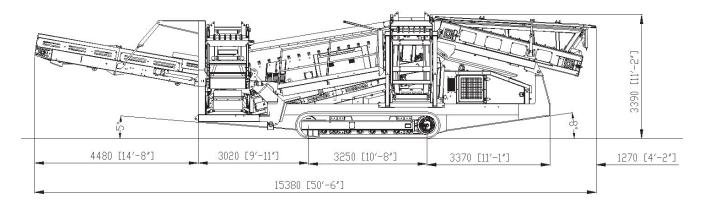
Figure 1: Warrior 1800 2 Deck Track 3 Way Split Working Position





Specification - Rev 12. 01/01/2017





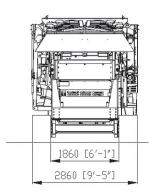
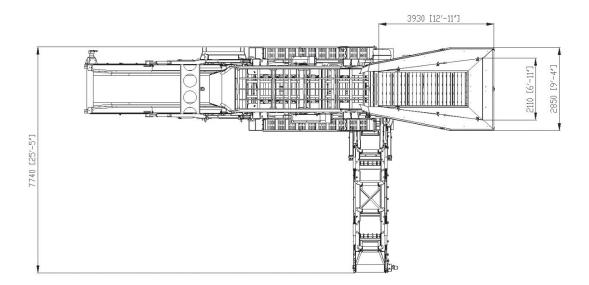


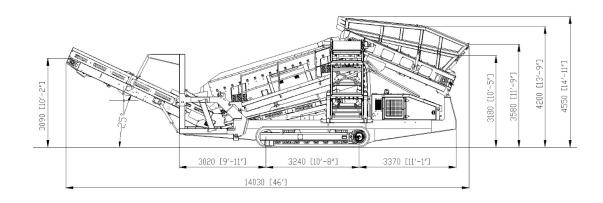
Figure 2: Warrior 1800 2 Deck Track 3 Way Split Transport Position

POWERSCREEN
CELEBRATING 50 YEARS
OF POWER 2016



Specification - Rev 12. 01/01/2017





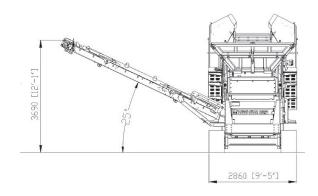
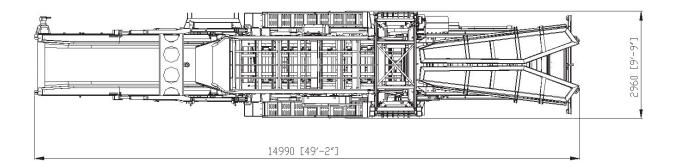


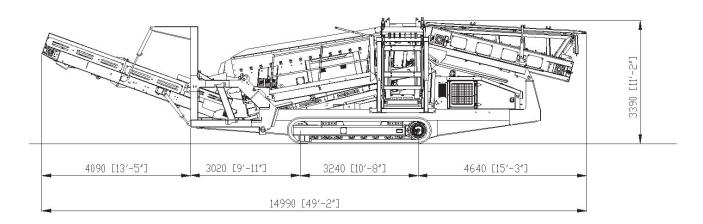
Figure 3: Warrior 1800 2 Deck Track
2 Way Split
Working Position





Specification - Rev 12. 01/01/2017





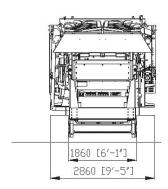
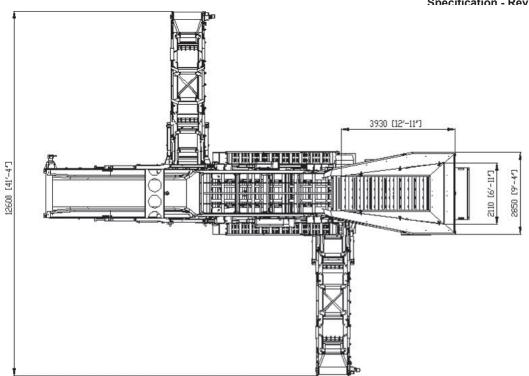


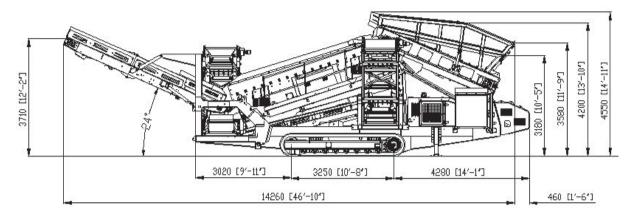
Figure 4: Warrior 1800 2 Deck Track 2 Way Split Transport Position

POWERSCREEN
CELEBRATING 50 YEARS
OF POWER 2016



Specification - Rev 12, 01/01/2017





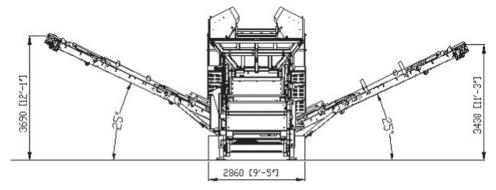
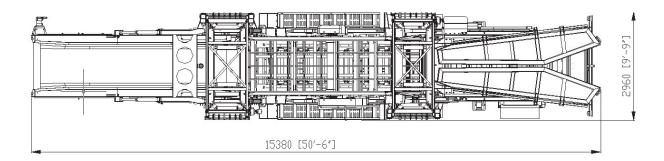


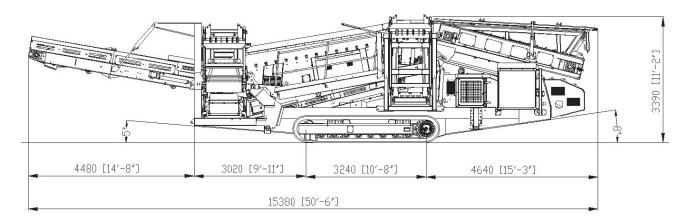
Figure 5: Warrior 1800 2 Deck Track
3 Way Split
Dual Power
Working Position

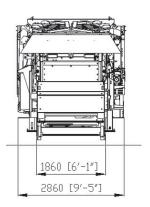


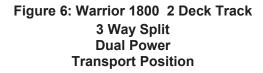


Specification - Rev 12. 01/01/2017





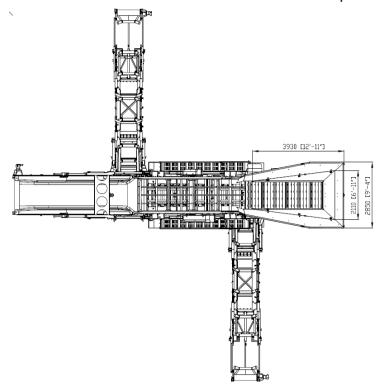


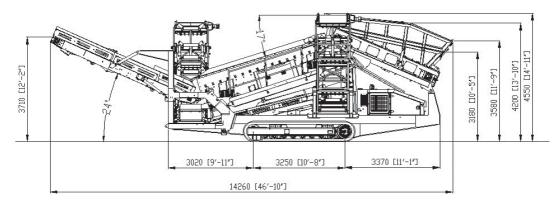






Specification - Rev 12. 01/01/2017





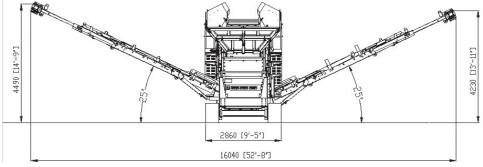
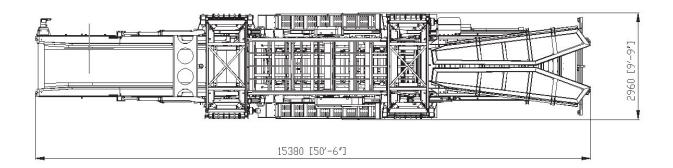


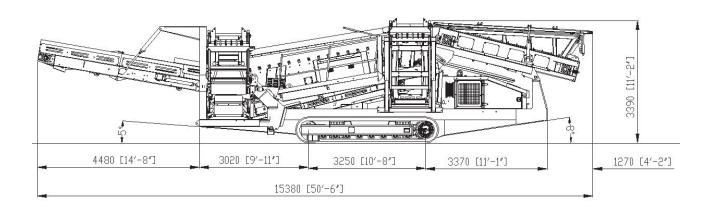
Figure 7: Warrior 1800 2 Deck Track
3 Way Split
Telescopic Side Conveyors
Working Position

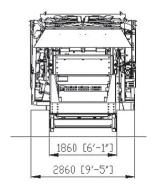




Specification - Rev 12. 01/01/2017













Specification - Rev 12. 01/01/2017

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Terex GB Ltd. 200 Coalisland Road Dungannon Co. Tyrone Northern Ireland BT71 4DR

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E-Mail: sales@powerscreen.com Web: www.powerscreen.com

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March 18, 2019

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

RE: IP 51 - Project Cupcake - Rock Crushing Operation

Dear Katy:

As the representative for NPD Management, LLC (Manager) On behalf of Wellsville Farms, LLC (Owner) please consider this letter as written permission for Contegra Construction, their subsidiaries or subcontractors to implement rock crushing operations for the purpose of constructing IP-51 – Project Cupcake on the property as illustrated in their permit submission packet and attached herein.

Respectfully,

Nathaniel Hagedorn

(Manager)

Attachment



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

STAFF REPORT

Date: April 9, 2019

To: Edgerton Planning Commission

From: Katy Crow, Development Services Director

Re: Consider Approval of Temporary Construction Activities **Application TU 2019-02** on

property located at 20520 Waverly Road - Concrete Batch Plant for several LPKC

projects.

BACKGROUND INFORMATION

Article 9, Section 9.6E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with Logistic Park Kansas City (LPKC) subject to stipulations and the approval of staff.

MATTER TO BE CONSIDERED

On April 10, 2018 the Planning Commission approved a request from Concrete Strategies (CSI) to conduct concrete batch plant operations on property located at 20520 Waverly Road for use in building the Kubota North American Distribution Center. Permission for these activities was granted with an ending date of June 30, 2019. On March 19, 2019 City Staff received an application from CSI to continue these operations through June 30, 2020, in order to provide concrete to an LPKC Phase II project, IP 51.

The property where the batch plant is located is owned by Wellsville Farms, LLC. This property is considered part of Logistics Park Kansas City Phase II. Because this property is privately owned, staff required the property owner's permission in order to use the property for temporary construction activities as allowed by Article 9, Section 9.6E of the Unified Development Code. Staff received notification on March 19, 2019 from NPD Management, as agent for the landowner, Wellsville Farms, LLC, granting conditional permission to allow batch plant operations on the parcel. The conditions stipulated by the owner include a fixed end date of June 30, 2020, the restriction that the batch plant only be used for LPKC projects, the requirement that CSI be under contract to provide more than 50% of the concrete needed for LPKC projects, and the right to evict CSI from the property at any time with 30 days advance notice.

As part of their application, CSI has indicated typical operating hours would be from 6:00 AM to 5:00 PM. However, overnight operations from 10:00 PM to 9:00 AM are requested during warmer months. Applicant has indicated that ambient temperature, wind speeds, solar radiation, and low humidity are all factors which can impair the quality of concrete by accelerating the rate of moisture loss and rate of cement hydration. These conditions could

exist from June through September but could extend longer, depending upon the weather. Applicant has agreed to keep City Staff updated with any schedule changes.

Access to the IP 51 site will be across Waverly Road as shown on the map attached with the application. Applicant has indicated dust remediation procedures will be in place on all haul roads used for the project. CSI will be responsible for maintenance of Waverly road during batch plant use. City Staff recommends that within 30 days of approval of the batch plant temporary construction use permit by the Edgerton Planning Commission, Waverly Road be restored to a baseline condition as follows:

- 3" of CA5 gravel with an application of magnesium chloride, with any necessary grading work occurring with rock laydown.
- Maintaining existing roadway crown as part of the additional maintenance work is requested. This should not exceed 3%.
- Work performed will require the issuance of a City of Edgerton Right of Way Permit permit issued by the Public Works Department.
- When restoration is complete, the City of Edgerton Public Works Department will perform an inspection to confirm work was completed to City specifications.

Once the road is restored to a baseline condition it will be inspected at least weekly by the Edgerton Public Works Department to make sure that the conditions have not deteriorated due to truck use/hauling. If noted during inspections, City Staff will provide deficiency notifications to CSI. Once notified, repairs must be made within two (2) business days.

Stop signs to control traffic at Waverly Road and the IP 51 project site will need to be installed by CSI at the connecting drive points. The haul frequency will vary depending upon the type of pour. Slab pours will see a haul rate of 20 trucks/hour while smaller footing pours will see traffic of 4 trucks or less per hour. If CSI wishes to have an uninterrupted flow of trucks across Waverly, the City Engineer requires traffic control flaggers be present. Applicant must provide notification of the use of flaggers to both the City of Edgerton and Public Safety (Sherriff and Fire) prior to use.

Cement and aggregate deliveries for the batch plant will use Waverly Road from 199th Street. Once completed, Homestead Lane to 207th Street would be used for product materials to the site. City Staff will notify CSI when Homestead Lane is open for aggregate haul deliveries and once informed of that route availability, delivery traffic using 199th/Waverly will need to switch to Homestead Lane and cease using Waverly within two (2) business days.

STAFF RECOMMENDATION

Staff recommends **approval** for this use of the property located at 20520 Waverly Road for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by Concrete Strategies, Inc. and Clayco, Inc., for operation of a concrete batch plant associated with LPKC projects subject to 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 for the City of Edgerton, including traffic control signage;

- 4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
- 5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
- 6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or any other applicable chapter of City Code;
- 7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with City Regulations and Policies in regard to the tracking of debris onto public streets. Applicant agrees to not trail concrete onto paved roadways used for haul route and will clean up any spillage due to the improper use/cleaning of equipment;
- 8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
- 9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
- 10. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
- 11. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan;
- 12. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
- 13. Applicant and any subcontractors agree to address any issues that affect off-site properties or public rights-of- way or easements in a reasonable time period;
- 14. Applicant shall make requested improvements to Waverly Road as outlined in this Staff Report and ongoing maintenance will be provided by the applicant during the period it is in use for the both the delivery of aggregate materials and the hauling of concrete to any LPKC projects;
- 15. Stop Signs must be placed at both sides of haul road adjacent to Waverly. Should applicant wish to have an uninterrupted haul across Waverly, flaggers must be present to manage cross traffic on Waverly Road. Applicant must notify City staff and Public Safety of the presence of flaggers prior to implementing use;
- 16. Hours of operation shall be limited to from 6:00 AM to 5:00 PM unless otherwise approved by staff for special use weather dependent hours;
- 17. Applicant shall maintain a valid City of Edgerton Business License; and
- 18. Permission for temporary construction activities is granted for a period ending **June 30, 2020**.

ATTACHMENTS

• Request letter from Concrete Strategies including site plan with aerial map of batch plant operations, permission from property owner Wellsville Farms and JCDHE letter.



March 19, 2019

Ms. Katy Crow Development Services Director City of Edgerton 404 East Nelson Edgerton, KS 66021

Re: Temporary Batch Plant Request

Dear Ms. Crow

This letter serves as request for the City's approval of Concrete Strategies LLC for use of our temporary concrete batch plant operation on 20520 Waverly Road for Inland Port 51.

Concrete Strategies respectfully request the City add this item to the April Planning Commission session, and that the City recommend the approval of the referenced plant for temporary use through June of 2020. The proposed site plan of the proposed batch plant operation is attached.

We appreciate your consideration of this request and if we can be of further assistance, please contact us.

Sincerely,

Stum Schwering

Steve Schuering Director Operations - KC

Attachments:

Site plan, Northpoint approval, SWPPP, KDHE Permit

CC: Jim Berry, Concrete Strategies, Inc. Joe Vitale, Concrete Strategies, Inc.

Request for Temporary Construction Activities:

Concrete Strategies mobile batch plant would remain at 20520 Waverly Rd Edgerton, KS through June 30, 2020. We will be providing concrete service to Inland Port 51 in Edgerton, Kansas.

Hours of Operation:

- Typical Hours Monday through Friday 6:00 am to 5:00 pm
- Summer Hours Monday through Friday 10:00 pm to 9:00 am
 - * Overnight operations are based on weather conditions. Due to a combination of factors in the summer (ambient temperature, wind speeds, solar radiation, and low humidity). But generally when the ambient temperature is 80 degrees or higher, it can impair the quality of concrete by accelerating the rate of moisture loss and rate of cement hydration.
 - * Typical time frame for overnight operations would be June through September. But it can extend further due to unpredictable weather conditions.
- Hours of operation will vary depending of job schedule. Weekend operations are infrequent.
- We will keep the city of Edgerton's staff informed and updated with our schedule pour times

Traffic Routes:

- Inland Port 51 Route would use an additional drive that will be established off Waverly road to connect at Inland Port 51's site entrance. The temporary road would be 8-10 inches of gravel that is approximately 20 feet wide, the connection onto Waverly road would be approximately 40 feet wide with a culvert installed, and a stop sign will be installed at the crossing. Any damage caused from our traffic crossing Waverly road, Concrete Strategies will maintain and restore.
 - * Distance 0.1 Mile

Haul Frequency:

- There are approximately 14-16 large concrete slab pours that would average 20 trucks per hour.
- The concrete paving and wall pours would average 12 trucks per hour.
- Smaller concrete footing and other miscellaneous pours would average 4 or less trucks per hour.

Material Deliveries:

- Cement and aggregate deliveries will use Waverly road from 199th street.
- Deliveries would use already established batch plant entrances on Waverly road.
- Once Homestead Land construction is completed, deliveries would come south on Homestead lane to 207th street, east on 207th street to Waverly road, and north on Waverly road to batch plant entrance.
- Night time deliveries are extremely infrequent.



March 15, 2019

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

RE: Concrete Batch Plant - Near 207th St and Waverly Rd.

Dear Katy:

As the representative for NPD Management, LLC (Manager) on behalf of Wellsville Farms, LLC (Owner) please consider this letter the written permission for Concrete Strategies, LLC (CSI), their subsidiaries or subcontractors to implement a concrete batch plant for the purpose of constructing Project Yard, Project Speed (IP 23), and Project Cupcake (IP 51) on the property as described in their associated submission packet and attached herein. Permission is granted with the following conditions.

Condition 1: The permitted term expires on June 30th, 2020.

Condition 2: The batch plant can be used only for projects specifically listed above.

Condition 3: CSI must be under contract or in receipt of a Letter of Intent to Contract directly from NorthPoint Development, a subsidiary, direct affiliate, or contracted party (e.g. a General Contractor) by June 30th, 2019 for the purpose of supplying a substantial percentage (>50% based on volume) of concrete to any of the aforementioned projects.

Condition 4: NPD Management, LLC reserves the right to cancel any written or implied agreement related to the permission of CSI to utilize the noted property for the purpose of operating a concrete batch plant at any time during allotted term, provided a minimum of 30 days' notice of eviction is provided to CSI.

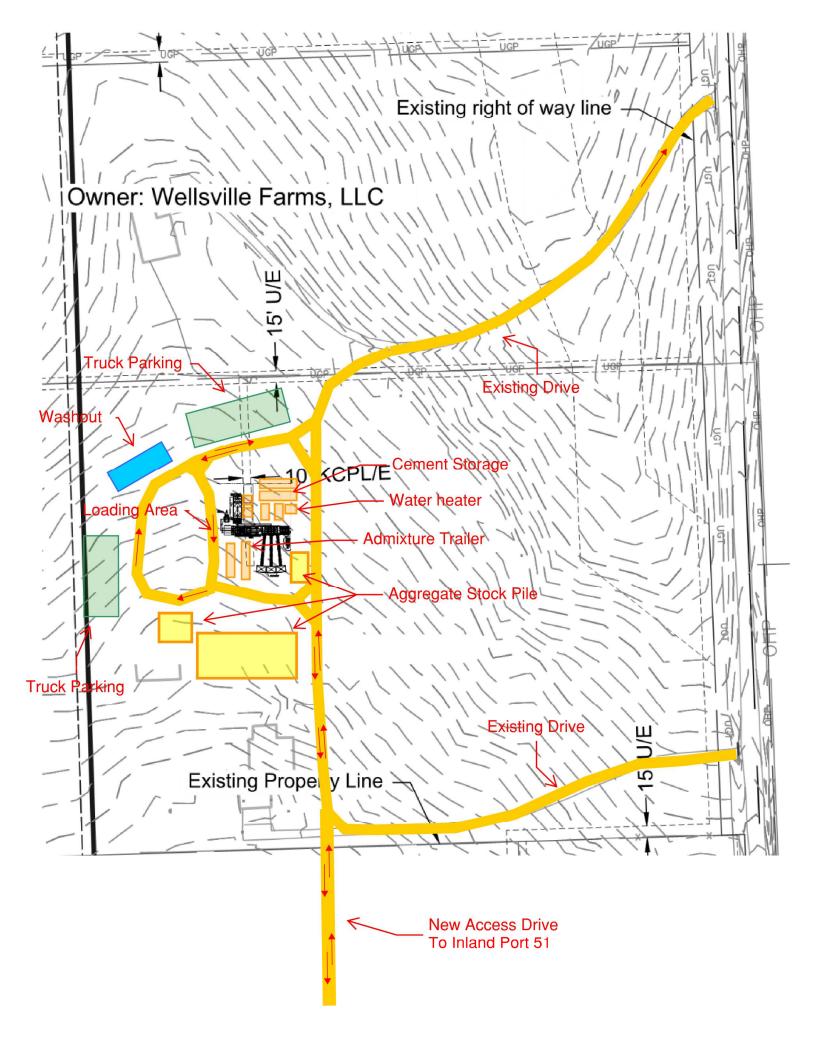
Respectfully,

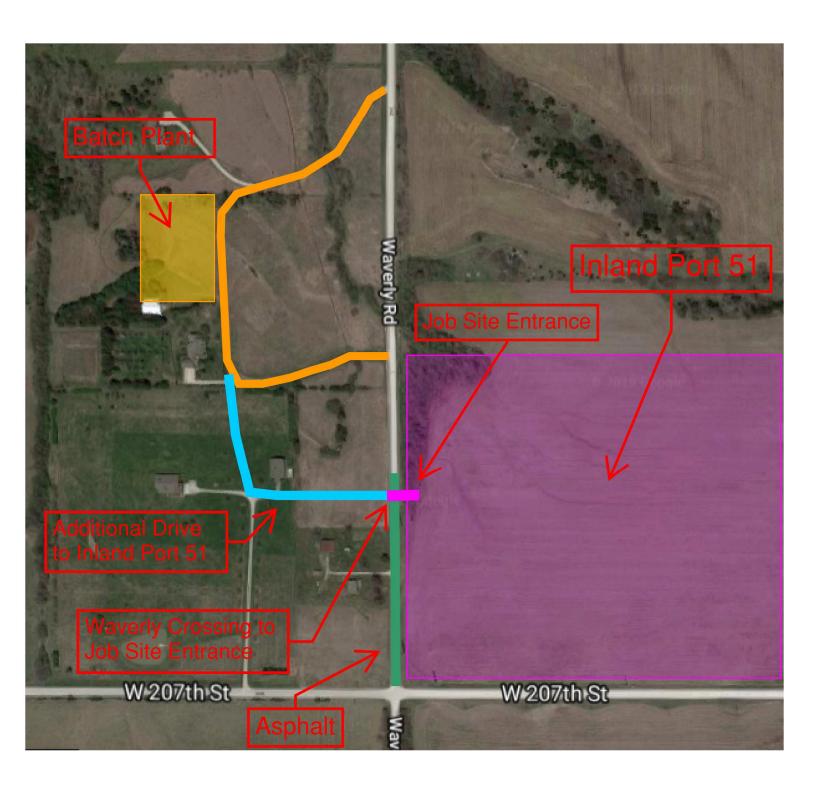
Nathaniel Hagedorn

North oint Development, LLC 4825 NW 41st Street, Suite 500

Riverside, MO 64150

Attachment







March 30, 2018

Mr. Rodney Mills Concrete Strategies, LLC 2199 Innerbelt Business Center St. Louis, MO 63114

Re: Relocation of concrete batch plant, #7770938

Dear Mr. Mills:

On March 13, 2018, the Johnson County Department of Health and Environment (JCDHE) was notified by Heider Environmental Consulting on your behalf that your firm's concrete batch plant would be relocated to 20520 Waverly Road, Edgerton, Kansas. Operations of the plant at this location will begin on May 1, 2018. The equipment is expected to be in operation for approximately ten months from that date.

Having been advised of the scheduled relocation, the JCDHE, acting as the designated agent for Kansas Department of Health and Environment, considers that Concrete Strategies, LLC is in compliance with K.A.R. 28-19-9(c) Time Schedule For Compliance for installation/operation of the concrete batch plant at the above location.

When you decide to relocate this portable plant to any location in Kansas, you are required to report the move at least 10 days prior to moving the plant. If it is another location outside of Johnson County, you will need to notify KDHE in Topeka. Please send the notice to Ms. Vivien Smith at the Bureau of Air, Curtis State Office Building, Suite 310, Topeka, KS 66612-1366. The written notification shall include the plant's identification number, manufacturer and model number, description or address of the new location, and provide the estimated date of when the project should be completed.

If you have any questions, please contact Mike Boothe, Environmental Compliance Manager-Air Quality at 913-715-6939. Once the plant is operational, please send an email to Mike at michael.boothe@jocogov.org.

Sincerely.

Todd A. Rogers

Environmental Division Director

TR\MB\cmd\G:\Environmental\Admin\Air Quality\2018\Concrete Strategies relocation ltr 7770938.docx

c: Curtis Heider, Heider Environmental Consulting Vivien Smith, Kansas Department of Health & Environment Mike Boothe, Environmental Compliance--Air Quality

Health 11875 S. Sunset, Suite 300, Olathe, KS 66061 6000 Lamar, Suite 140, Mission, KS 66202

(913) 826-1200 • fax (913) 826-1300 TDD: 800-766-3777

Z.

Jim Berry

From: Curtis Heider <heiderenv@centurytel.net>
Sent: Wednesday, March 13, 2019 8:16 AM

To: Jim Berry; Rodney Mills

Subject: [EXTERNAL] FW: Concrete Strategies portable batch plant, permit #7770938

See KDHE's email below—you may continue operating the concrete plant.

Curtis Heider

Heider Environmental Consulting

14 Bright Star Drive Columbia, MO 65203 Ph: 573-445-3033

Fax: 573-445-3058 Cell: 573-639-1410

Email: <u>Curtis@heiderenv.com</u>

From: Vivien Smith [KDHE] [mailto:Vivien.Smith@ks.gov]

Sent: Tuesday, March 12, 2019 4:50 PM

To: Curtis Heider

Cc: Boothe, Michael, DHE

Subject: RE: Concrete Strategies portable batch plant, permit #7770938

I apologize for not being clear, Concrete Strategies may continue operations at the 20250 Waverly Road location.

Thanks for checking in!

Vivien

Vivien Smith

Environmental Specialist

Air Compliance and Enforcement Section

Facility Inspections, Complaints, Open Burn Exceptions

KDHE, Bureau of Air 1000 SW Jackson, Ste 310

Topeka KS 66612 785-296-0757 office

From: Curtis Heider [mailto:heiderenv@centurytel.net]

Sent: Tuesday, March 12, 2019 1:13 PM

To: Vivien Smith [KDHE] < <u>Vivien.Smith@ks.gov</u>>

Subject: FW: Concrete Strategies portable batch plant, permit #7770938

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello Vivien,

Concrete Strategies was wondering whether they need to wait for your letter approving the extension of their permit or whether they can go ahead and operate their plant. If they still need to wait, how soon do you expect the letter to be issued?

Thank you,

Curtis Heider Heider Environmental Consulting 14 Bright Star Drive

Ph: 573-445-3033 Fax: 573-445-3058 Cell: 573-639-1410

Columbia, MO 65203

Email: Curtis@heiderenv.com

From: Curtis Heider [mailto:heiderenv@centurytel.net]

Sent: Wednesday, March 6, 2019 4:03 PM

To: 'vivien.smith@ks.gov' **Cc:** 'Rodney Mills'; 'Jim Berry'

Subject: Concrete Strategies portable batch plant, permit #7770938

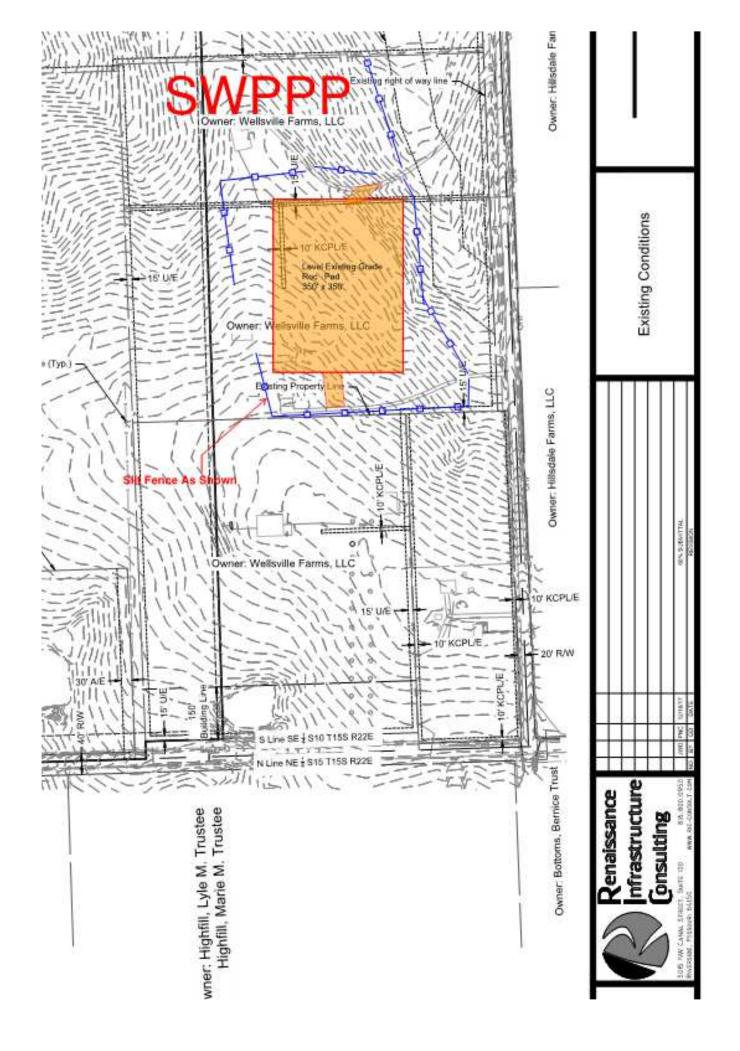
Hello Vivien,

Per your request, in regard to Concrete Strategies portable batch plant (permit #7770938), they expect to remain at their current location, 20250 Waverly Road, Edgerton, Kansas (Johnson County) until April 30, 2020.

Thank you,
Curtis Heider
Heider Environmental Consulting
14 Bright Star Drive
Columbia, MO 65203
Ph: 573-445-3033

Fax: 573-445-3058 Cell: 573-639-1410

Email: Curtis@heiderenv.com





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



STAFF REPORT

April 9, 2019

To: Edgerton Planning Commission

Fr: Chris Clinton, Planning and Zoning Coordinator

Re: **FS2019-02** Final Site Plan for *TSL Edgerton Phase II*, located along the south side of 191st

Street, and the west side of Waverly Road.

APPLICATION INFORMATION

Applicant: Chris Stara, representing

Transpec Leasing Incorporated

10001 S. 152nd St.

Omaha, Nebraska 68138

Property Owners: Hastings Family Holdings, LLC

25830 W Dodge Rd Waterloo, NE 68069

Requested Action: Final Site Plan approval for *TSL Edgerton Phase II*

Legal Description: Part of the NE Quarter of Section 3, Township 15 South,

Range 22 East; see attached application for complete

legal description.

Site Address/Location: Along the south side of 191st Street, and along the west

side of Waverly Road.

Existing Zoning and Land Uses: Existing zoning L-P (Logistics Park) District; Parcels are

currently undeveloped.

Existing Improvements: None.

Site Size: 29.44 acres

Subject Property





PROJECT DESCRIPTION

This request is for approval of Application **FS2019-02** Final Site Plan for the Phase II expansion of the current TSL Edgerton cargo container storage/maintenance facility and truck yard. The proposed expansion would occur on the adjacent parcels located directly south of current operations. Phase II includes a proposed 10,000 square foot Maintenance and Fueling Facility located near the southwestern corner of the property. If approved, this facility would include 6 (six) fueling pumps and 3 (three) above ground fuel tanks with containment basins. Also included is a proposed guard shack on the east side of the project, adjacent to Waverly Road. Increased demand for businesses which store and maintain cargo containers is a by-product of the activity in and around the intermodal facility.

A Preliminary Site Plan was not required due to the nature of the project and the proposed operation. Tracts A and B are to be utilized as part of the stormwater system. Building elevations for both the maintenance building and guard shack have been included. The Final Site Plan sheets include general information about the development including items such as overall layout, access, circulation and landscape plans.

Cargo container storage facilitates are permitted by condition on parcels containing L-P District zoning designation. As such, operators are required to obtain a Conditional Use Permit. TSL Edgerton currently possesses a Conditional Use Permit for Phase I of their operations. As part of the Phase II expansion, they have applied for a new Conditional Use Permit (Application CU2019-01) which would include both phases of the operation and will be considered under separate review from this Site Plan Application.

INFRASTRUCTURE AND SERVICES

- 1. Requested access to the project operations will be from 191st Street via one (1) existing private drive and two (2) private drives off of Waverly Road. Proposal is to remove the existing drive off of Waverly and add two new drives further south.
- 2. Utilities.
 - a. Johnson County Rural Water District #7.
 - b. Sanitary Sewer City of Edgerton.
 - c. Electrical Service Kansas City Power & Light.
 - d. Gas Service Kansas Gas Service.
- 3. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
- 4. Fire protection is provided by Johnson County Fire District #1.
- 5. Located within the Bull Creek watershed.

FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements in Article 10, *Site Plans and Design Standards* and Section 5.2, *Logistics Park (L-P) District* of Article 5 of the Edgerton Unified Development Coder (UDC). Review comments are listed below.

Article 10 - Site Plan Requirements

- 1. Sheet #3
 - a. Parking areas, paths, walkways with sizes and surfaces material specifications.

 Driveway aprons should not exceed 30' in width at the throat. Phase I driveway throats are 36', which was allowed as part of the approval of the original

- Phase I Site Plan in 2013. Phase II driveway throats are 36' and 34'. This meets the standard that was agreed upon for Phase I.
- 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 from the Zoning Administrator according to the provisions of the UDC.*
- c. Features to facilitate handicapped access. The accessible parking spaces and access areas should not exceed 2% slope in any direction. The accessible route to the building should meet ADAAG requirements. Applicant acknowledges.

Section 5.2 – L-P Logistics Park District

1. <u>District Regulations</u>

a. All storage of motorized machinery and equipment, materials, products or equipment shall be within a fully enclosed building, or in a storage area or yard. Said storage shall be limited to twenty percent (20%) of the ground floor area of the building or tenant space. All storage materials shall be one hundred (100) percent screened from public view, except when adjacent to another storage area, which is one hundred (100) percent screened from public view. For the purposes of this section, the phrase "screened from public view" means not visible at eye level from adjoining properties or any street right-of-way. Use of landscaping materials is encouraged in lieu of privacy fencing. All storage areas shall be paved or surfaced. Building elevations indicate exterior HVAC units on the west side of the maintenance facility building. Screening of this equipment from public view is necessary. Landscaping or vinyl fencing material may be used. Update Final Site Plan.

2. Architectural Design Standards.

- a. Building Materials. One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials. The use of other cementitious products (e.g. stucco, Hardy Plank, or other similar materials) shall be limited to fifty percent (50%) of the buildings' exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first eight feet (8') above grade on a facade visible from a public right-ofway or a public area. The proposed east facade of the maintenance facility building is shown with 100% complete coverage utilizing a stone veneer product. The proposed west façade shows 100% stucco finish. The north and south facades show the stone veneer in the first 8' above grade then stucco on the remaining height. All surfaces on this building should be finished with the same material as the front of the building that faces 191st Street. Update Final Site Plan.
- b. <u>Screening of Rooftop Equipment.</u> For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. Site plan does show proposed location for rooftop equipment, but it does not confirm that the equipment will be screened from the ground. If rooftop equipment is

visible from the ground, street level parapets or screening to conceal it from the ground and the street shall be required.

3. Parking and Loading.

a. <u>Specific Requirements.</u> 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 space shall be at lease nine (9) feet by twenty (20) feet. *There are no dimensions provided on the provided plans of the vehicular parking spaces. Update Site Plan.*

4. Landscape Standards.

- a. <u>Perimeter Landscape Buffer Requirements.</u> Perimeter landscape buffers shall be determined based upon adjacent land uses. Table 2, Perimeter Landscape Buffer Requirements, defines the required buffer to be provided.
 - i. West side of project: Phase II operations are adjacent to another approved cargo container operation containing L-P District zoning designation and adjacent to walking trail easement. Per the UDC, Type 1 and Type 2 Buffers are not required along rear property lines or along interior side property lines behind the front face of the building. Final Site Plan meets UDC requirements.
 - ii. North side of project: No landscaping is required on the north side of Phase II operations due to adjacency to Phase I operations. *Final Site Plan meets UDC requirements.*
 - iii. <u>East side of project:</u> Phase II operations are adjacent to Waverly Road right-of-way. Applicant has indicated included a Right-of-Way Buffer on Landscaping Plans. *Landscaping requirements met.*
 - iv. <u>South side of project:</u> South side of Phase II operations will be adjacent to private roadway for Inland Ports 32 and 33. *Full evaluation of Landscape Buffer cannot be performed by staff as no Line of Sight drawings were provided. Provide Line of Sight drawings for staff review or continue Landscape Buffer to west property line to ensure proper screening. Update Final Site Plan.*
- b. <u>Dumpster and Compactor Screening.</u> All dumpsters and compactors visible from public right-of-way and/or abutting residential, commercial, public, or civic property shall be screened with a consistent six (6) foot opaque screening wall with a solid metal gate. Chain link fences or wooden fences are not acceptable. Dumpsters shall be set back a minimum of twenty-five (25) feet from adjacent residential uses. *Final Site Plan indicates dumpster will be located on west side of project adjacent to Waverly Road right-of-way and landscape berm. Dimensions for dumpster and a Line of Sight drawing were not provided for this area. Staff is unable to evaluate if the dumpster will be fully screened from view. If deemed required, applicant may use landscaping or screening materials similar to those used for the building to screen dumpster from public view. Prior to issuance of Building Permit, this information must be provided to insure adequate landscaping and screening, especially adjacent to public right of way. Update Final Site Plan.*
- 5. <u>Diesel Emission Requirements.</u> No electrical hookups have been shown as they relate to the elimination of excessive truck idling. *Refer to Article 5, Section 5.2.Q to ensure all*

requirements are met regarding diesel emissions and idling. Applicant acknowledges and will address if necessary.

OTHER COMMENTS

- 1. Proposed black galvanized steel fencing which encloses the entire property is indicated. Edgerton UDC perimeter fencing requirements call for black vinyl coated 1" mesh chain link fencing.
- 2. A Stormwater management plan has been submitted for review by the City Engineer. The following comments must be addressed to the City Engineer's satisfaction prior to building construction:
 - a. The site plan proposes to add 2.5 acres of impervious area which drains to the undetained Phase I portion of the TSL site. This results in an increase of runoff from the site. An increase in runoff from the site is not acceptable and stormwater management should be proposed to control the runoff from the site to no greater than the existing.

RECOMMENDATION

City staff recommends **approval** of **FS2019-02** Final Site Plan for *TSL Edgerton Phase II,* subject to compliance with the following stipulations:

- 1. The staff recommendations and comments noted related to building materials, landscaping, the stormwater plan and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
- 2. A Final Site Plan with corrections must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with the approved Final Site Plan, Landscaping Plan, Photometric Plan, Stormwater Study and SWPPP.
- A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
- 4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
- 5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. The property owner and/or developer shall work with City staff to determine the best possible placement for a storm water easement and shall dedicate said storm water easement on the Final Plat.
- 6. A Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer.

ATTACHMENTS

- Application FS2019-02
- Final Site Plan for TSL Edgerton Phase II





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

	FINAL SITE PLAN				
NAME OF PROPOSED SUBDIVISION: T	SL Edgerton ((Phase II I	Portion)		7 g
LOCATION OR ADDRESS OF SUBJECT PR	ROPERTY: 3111	15 West	191st Street		
LEGAL DESCRIPTION: See attached					
CURRENT ZONING ON SUBJECT PROPE	RTY: Logistic	s Park	_ CURRENT LAND USE	: Vacant	
TOTAL AREA: 30.14 Ac. (Phase II Area) Acres	NUMBER	OF LOTS: 1	AV	/G. LOT SIZE: _	,312,898.4 Sq. Ft.
DEVELOPER'S NAME(S): Chris Stara			_ PHONE: 531-444-	4820	
COMPANY: Transpec Leasing Inco	orporated		FAX: 402-895-70	033	
MAILING ADDRESS: 10001 South 15	52nd St.	Omaha		NE	68138
Street		City		State	Zip
PROPERTY OWNER'S NAME(S): Hasting	gs Family Hol	dings, LLC	2 PHONE: 402-895	-6692	
COMPANY: Hastings Family Ho	ldings, LLC		FAX: 402-895-70	033	
MAILING ADDRESS: 10001 South 15	52nd St.	Omaha		NE	68138
Street		City		State	Zip
ENGINEER'S NAME(S): Patrick Cassi	ty		PHONE: 816-800-	0950	
COMPANY: Renaissance Infrastru	cture Consult				
MAILING ADDRESS: 5015 NW Cana	I St. Suite 100	0 Riversio	de	MO	64150
Street SIGNATURE OF OWNER OR AGENT:	11.5	City		State	Zip
SIGNATURE OF OWNER OR AGENT.	If not signed	by owner, author	orization of agent must accom	npany this applicati	on.
NOTE: Three (3) copies of the site plan mus be submitted with the application.	t accompany this a	application fo	or staff review. One (1) r	educed copy (8	½ x 11) must also
FOR OFFICE USE ONLY					
Case No.: S Amount o	f Fee Paid:\$		_ Date Fee Paid:	Receipt #	
Received By:			_ Date of Hearing:		

SITE PLAN INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to the public hearing.

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.





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

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

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

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

CHECKLIST

Front or Cover Sheet

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

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

v. 09.24.18





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

Sheet #2

A landscape plan drawn to scale, showing the site, building location, planting and seeding sche storage screening and boundary screening. All landscape features shall be shown in relation to parking areas and drives.	
A table entitled "Planting Schedule" which lists the common name, size and condition of all pla with a timetable for planting.	anting materials, together
Sheet #3	

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

Sheet #5 (if requested)

☐ Scale drawings of all building elevations

□ Roof pitch and materials

☐ Siding type and materials, including facie

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

That part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East, in the City of

Commencing at the Northeast corner of said Southeast Quarter, South 88°19'51" West along the Commencing at the Northeast corner of said Southeast Quarter, South 88"1951" West along the North line of said Southeast Quarter, a distance of 997.22 feet, thence North 01"0947" West, a distance of 989.98 feet to the Point of Beginning of the herein described tract, thence South 88"2256" West, a distance of 39.92 feet; thence North 01"2055" West, a distance of 1.015.47 feet, thence North 88"09'08" East, a distance of 1.261.21 feet to the West right-of-way line of Waverly Street, as now established;

waterly dreet, a lower sealing said West right-of-way line, a distance of 1,020.56 feet; thence South 01°0947" East along said West right-of-way line, a distance of 1,020.56 feet; thence South 88°22′56" West, a distance of 918.64 feet to the Point of Beginning,

containing 1,282,190.21 square feet, or 29.44 acres, more or less

OVERALL PROPERTY DESCRIPTION

Part of the Northeast Quarter of Section 3. Township 15 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter; thence South 01°09'47" East, along the East line of said Northeast Quarter, a distance of 1,681.02 feet; thence departing said East line, South 88°21'32" West, along the North line and its easterly prolongation of LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision in said City, a distance of 1,311.45 feet to the Northwest corner of Tract A of said LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, said point being on the West line of the East Half of said Northeast Quarter. thence North 01*20'47" West, along said West line, a distance of 1,676.20 feet to a point on the North line of said Northeast Quarter; thence North 88*09'02" East, along said North line, a distance of 1316.86 feet to the Point of Beginning, containing 2,205,869 square feet or 50.640

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

JOHNSON COUNTY BENCHMARK

Bernsten Aluminum Disk Stamped BM 1181, Located on center West End of the North Headwall RCB from the Intersection of Waverly Road and 191st Street, go West 0.10 Miles to the RCB. ELEV: 1010.97

UTILITIES

ELECTRIC CITY Kansas City Power & Light City of Edgerton Phone: 816 471 5275 404 Fast Nelson

P.O. Box 255 Edgerton, Kansas GAS

Kansas Gas Service Phone: 913.893.6231 11401 West 89th Street

Overland Park, Kansas TELEPHONE Phone: 913 599 8981 Century Link

Phone: 800.788.3500

WATER Johnson Rural Water District 7 CABLE 534 West Main Century Link

Phone: 800 788 3500 P O Box 7 Gardner, Kansas

Phone: 913 856 7173 SANITARY SEWER City of Edgerton Phone 913 893 6801



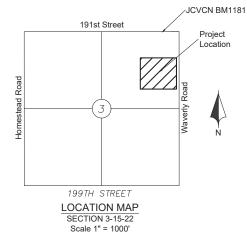
TSL Edgerton Final Site Plan

Of the Phase II Portion of Edgerton TSL

Zoning: L-P

Applicant: Transpec Leasing Incorporated

191st Street and Waverly Road City of Edgerton, Johnson County, Kansas



LEGEND

	Existing Section Line	— R/W —	Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line	— L/L —	Proposed Lot Line
	Existing Easement Line	— U/E —	Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk	S-22-17-17-17	Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure	_	Proposed Storm Structure
	Existing Waterline	А	Proposed Fire Hydrant
	Existing Gas Main	WATER	Proposed Waterline
— SAN —	Existing Sanitary Sewer		Proposed Sanitary Sewer
9	Existing Sanitary Manhole	•	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter

INDEX OF SHEETS

C01 C02 Existing Conditions

General Layout
Maintenance and Fueling Facility Detail
Grading Plan C03 C04 C05

Truck Turning Plan

1.01-1.02 Landscape Plan

29.44 acres (Phase II Area)

SITE DATA TABLE

Existing Zoning: Proposed Zoning: Site Acreage:

Building Area Building 1 Office: Building Area Building 1 Warehouse 8,000 SF 5,760 SF

Building Area Building 2: Future Building Area Building 3: Proposed Building Use: Required Number of Automobile Stalls: Required Number of ADA Stalls: Total Number of Automobile Stalls: Total Number ADA Stalls:

23 Stalls 2 Stalls (Included in total) Number of Employees: BOCA Building Code (500SF/person): Building Coverage (15,760/1,282,406):

Developer/Applicant/Sponsor

Transpec Leasing Incorporated Thomas M. Hastings 10001 S. 152nd St. Omaha, Nebraska 68138 Email: David.Hastings@4tsl.com

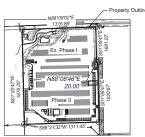
Project Surveyor

5015 NW Canal St. Suite 100 Riverside, Missouri 64150

Project Engineer

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

Industrial and Office 5 (UDC, 10.2.C, Table1, General Office (2400SF/1 per 300SF))



Overall Property Layout Description)

O Set ½" Rebar With RIC KSCLS 234 Cap

Received and placed on record this _____ day of ____

Katy Crow, Zoning Administrator

CERTIFICATE:

Approved by the Edgerton City Planning Commission, subject to any conditions outlined during the approval process, this ___ ___ day of _____, 2019 by

John E. Daley, Chair of the Planning Commission

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

Applicant Signature Transpec Leasing Incorporated Thomas M. Hastings, President

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C119G, revised August 3, 2009, portions of this tract lie in: CTHER AREAS, ZONE X, defined as areas determined to boustide the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base) Flood Elevations determined to the control of the



Sheet C01

> 15-0184 Edgerton Phase I TSL

Plan

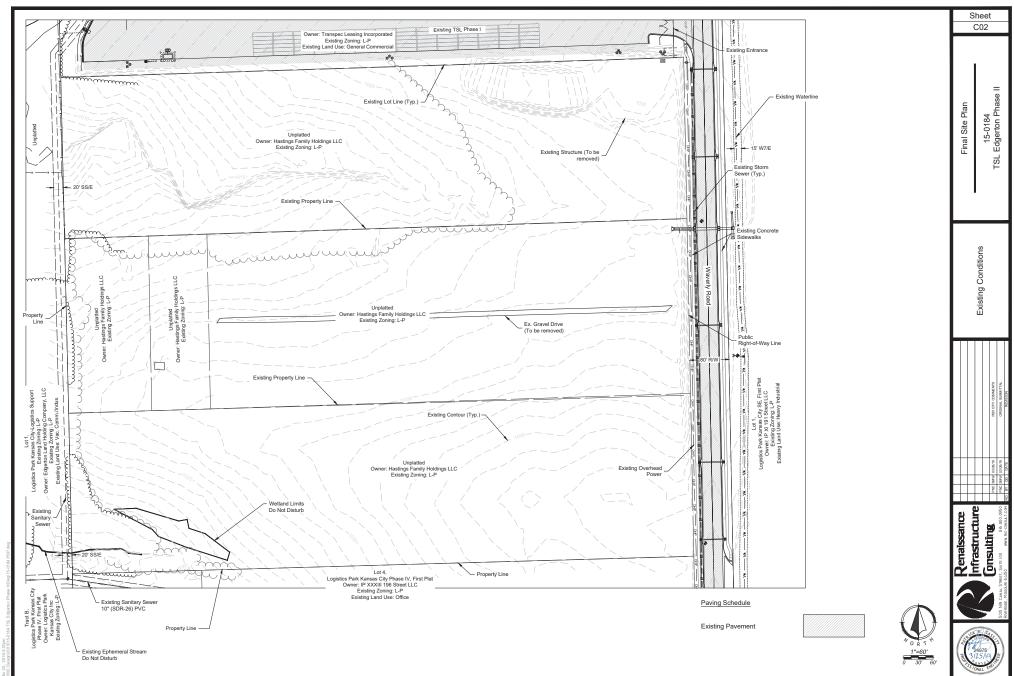
Final Site

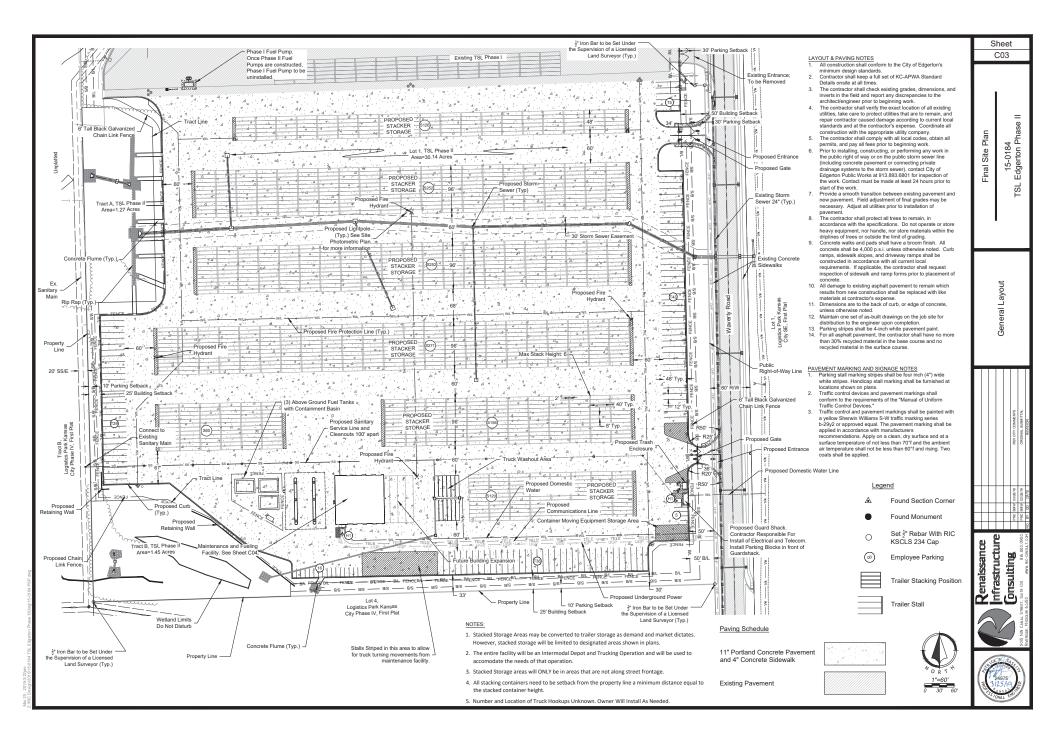
Sheet <u>i</u>

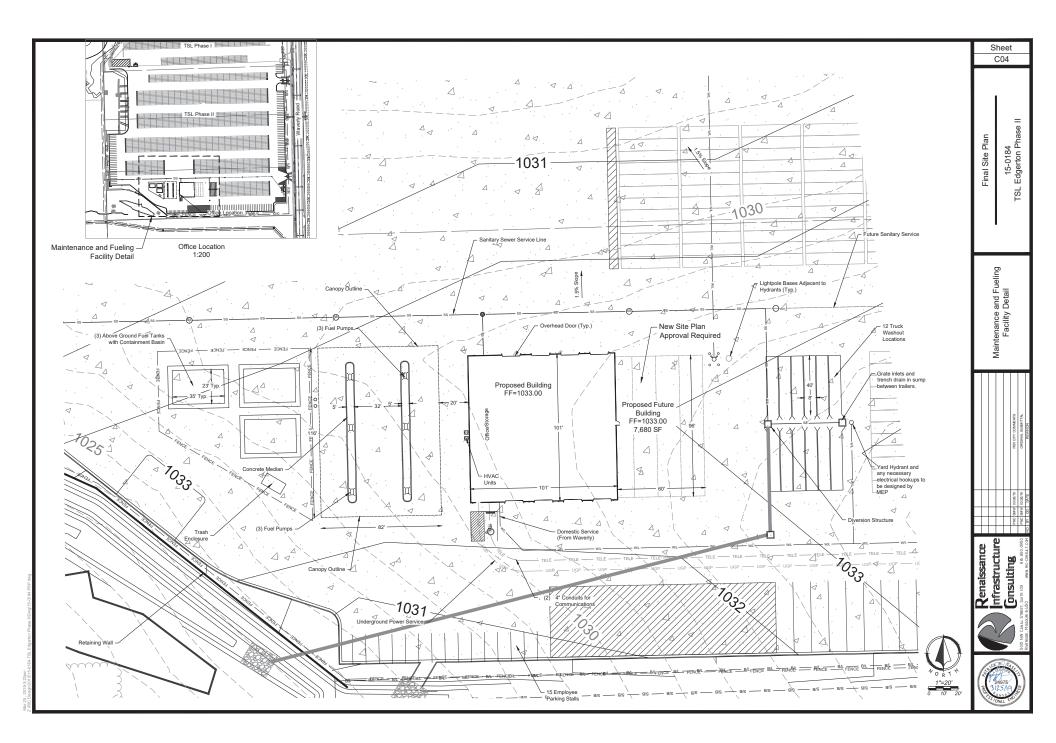


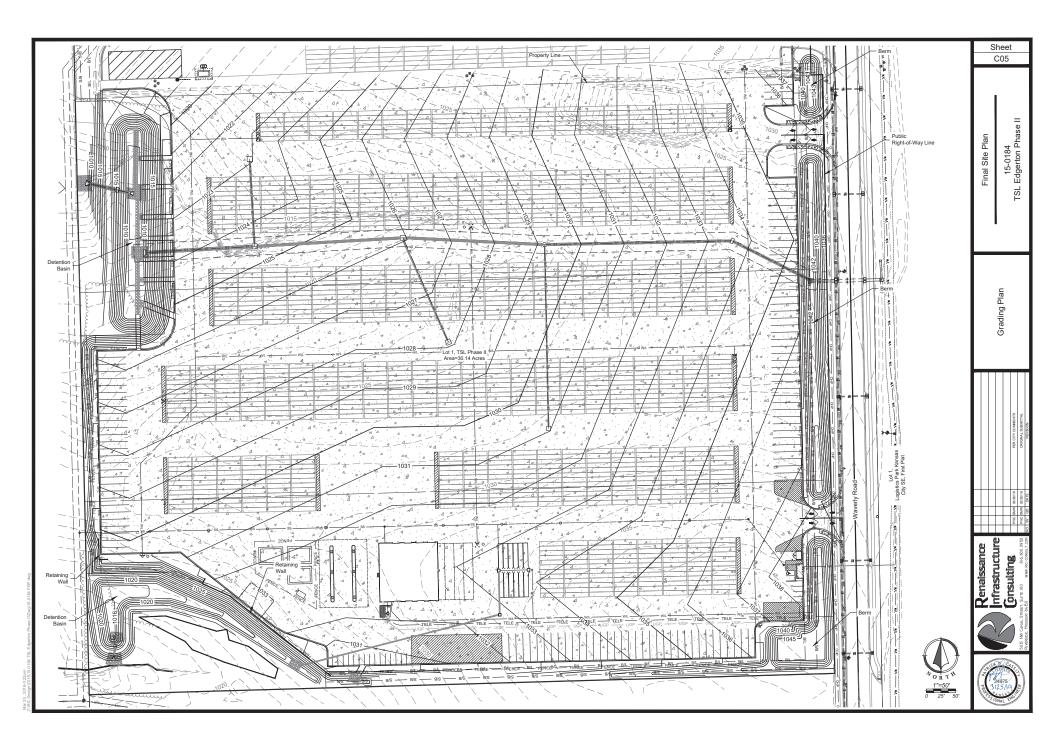


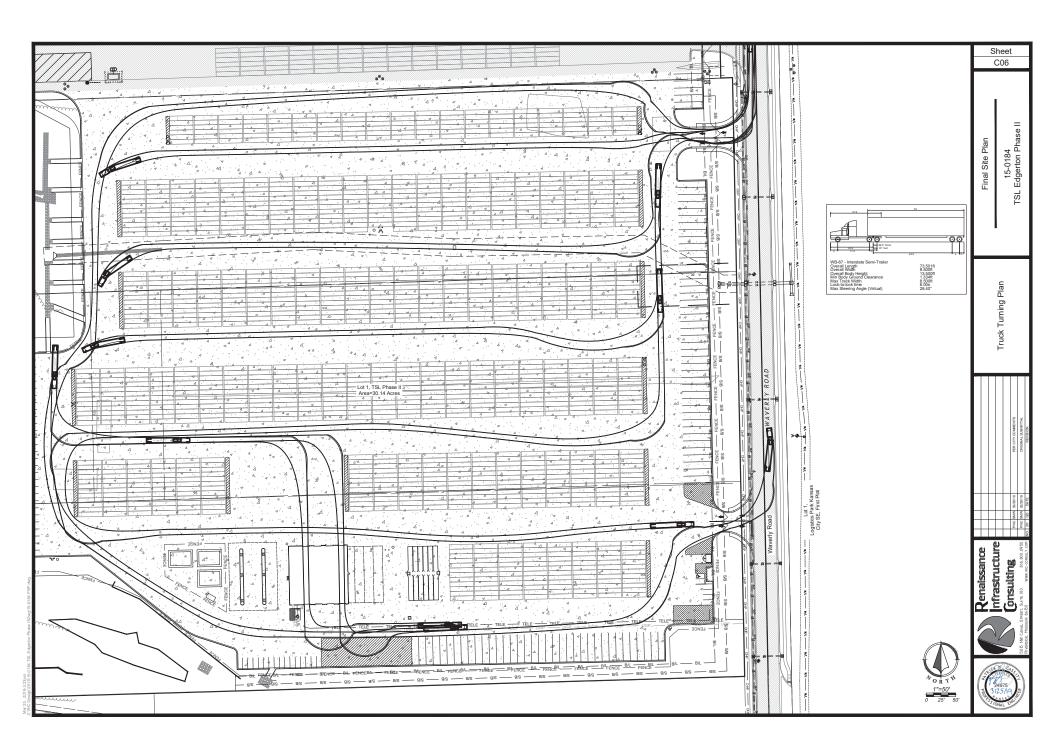


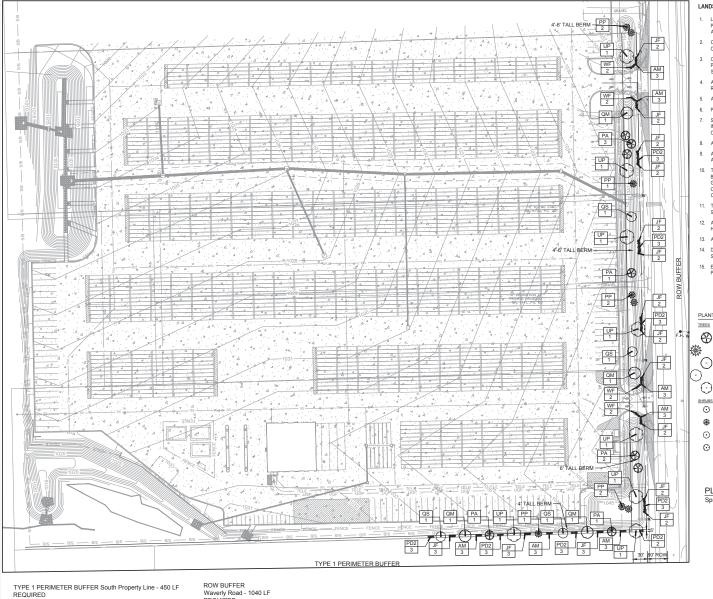












LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 - CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 8. ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1") CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED THE LANGUAGE CONTRACTION OPERATION. REIMINAY AND FOR STREET IS AFREE OF DEBINS ADDRESS. BY ON-COINT CONSTRUCTION OPERATIONS. REIMINAY AND FOR STREET IS AFREE OF THE RESPONSIBILITY OF THE GENERAL CONTRACTOR LANGUAGE WAS ALL NOT EXPENDED IN UNIT. THE LANGUAGE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH THERE SHALL BE NO DELAYS DECIDED IN LOCK OF THE CONTRACTOR OF THE PROPERTY OF THE PROVING THE PROPERTY OF THE SHALL BE NOTE LAYS TO LOCK OF THE CONTRACTOR OF THE PROPERTY OF COORDINATION FOR THIS ACTIVITY.
- 11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- 12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 13 ALL TURE AND SHRUR AREAS SHALL RE WATERED DURING THE ESTARI ISHMENT PERIOD
- 14. DECIDUOUS TREES ARE TO BE SELECTED BY CALIPER INCH. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE SIZE CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY.
- EVERGREEN TREES ARE TO BE SELECTED BY SIZE OF HEIGHT MINIMUM. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE CALIPER (CAL) CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME		CAL	SIZE	QTY		Ļ
8	PA	Picea ables / Norway Spruce	B&B	N/A	12° Ht. Min.	8	7%	l
*	PP	Picea pungers 'Fat Albert' / Colorado Spruce	B&B	N/A	12' Ht. Min.	8	7%	l
	QM	Quercus macrocarpa / Burr Oak	B&B	2.5" Cal.	N/A	4	3%	l
\odot	QS	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	N/A	4	3%	l
	UP	Ulmus americana "Princeton" / American Elm	B&B	2.5" Cal.	N/A	8	7%	l
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT			QTY		ı
0	AM	Aronia melanocarpa "Morton" TM / Iroquis Beauty Black Chokeberry	5 Gal.			21	18%	ı
*	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			33	28%	ı
0	PD2	Physocarpus opulifolius "Diablo" / Diablo Ninebark	1 Gal.			23	20%	ı
•	WF	Weigela florida "Alexandra" TM / Weigela	5 Gal.		TOTAL:	8	7%	ŀ

PLANTING TIME TABLE Spring 2019 - Fall 2019

Sheet

L01

15-0184 Edgerton SE Entrance

TSL

Plan

Site Plan

Final





Buffer Width 5' Evergreen Trees = 1 / 50 ' = 9 25% Coverage Shrubs @ 4' o.c. =29 PROVIDED

Buffer Width 10' w/Berm Evergreen Trees = 23 Shrubs = 65

Waverly Road - 1040 LF REQUIRED Buffer Width 5' Evergreen Trees = 1 / 50 ' = 21 25% Coverage Shrubs @ 4' o.c. = 65

PROVIDED Buffer Width 10' w/Berm Evergreen Trees = 23 Shrubs = 65



PRUNE ANY BROKEN TWIGS AND BRANCHES AND REMOVE DEBRIS FROM SITE

SECURE TREE TO (3) STAKES WITH STRAPS. STAPS SHALL BE LOOS ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND.

MIN. 6' LONG STAKE SECURED INTO UNDISTURBED SOIL.

FIRST LATERAL ROOTS SHALL BE AT EXISTING GRADE. REMOVE ANY SOIL IN THE ROOT BALL ABOVE THE ROOT FLARE.

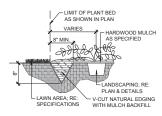
REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP % OF ROOT BALL 3" MULCH PER SPECIFICATIONS PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT. AMEND SOIL ACCORDING TO SPECIFICATIONS.

EVERGREEN TREE PLANTING DETAIL

NTS

- NOTES:

 1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
- OWNER OR LANDSCAPE ARCHITECT.
 TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL
 LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL,
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT / CULTIVATED EDGE NTS

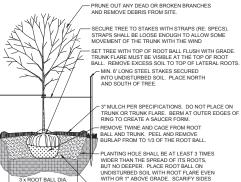
Small Box

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

UTILITY BOX SCREENING DETAIL NTS

- NOTES:

 1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION



AND BOTTOM OF PIT

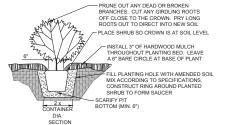
- AMEND SOIL ACCORDING TO SPECIFICATIONS.

TREE PLANTING DETAIL

3 x ROOT BALL DIA.

SECTION

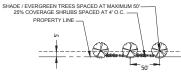
NTS



REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL

NTS



MINIMUM PLANTING REQUIREMENTS SHADE TREES: 2.5" CALIPER EVERGREEN TREES: 6' TALL SHRUBS: 24" TALL

TYPE 1 PERIMETER BUFFER NTS

SHADE / EVERGREEN TREES SPACED AT MAXIMUM 50'-25% COVERAGE SHRUBS SPACED AT 4' O.C. —— RIGHT OF WAY / PROPERTY LINE 6 LANE STREET DIVIDED 4 LANE STREET DIVIDED 2.4 LANE STREET LINDIVIDED

RIGHT OF WAY PLANTING REQUIREMENTS 2-4 LANE UNDIVIDED 10' BUFFER 4 LANE DIVIDED 15' BUFFER 6 LANE DIVIDED 20' BUFFER

MINIMUM PLANTING REQUIREMENTS SHADE TREES: 2.5" CALIPER EVERGREEN TREES: 6' TALL SHRUBS: 24" TALL

RIGHT OF WAY BUFFER

Sheet L02

Site Plan

Final

15-0184 Edgerton SE Entrance TSL

4. JAM 3. JAM 2. JAM

nfrastructure Grisulting







CEILING HEIGHT TO BE 9'.0" AFF

3 Mezzanine Floor Plan 1/8" = 1'-0"

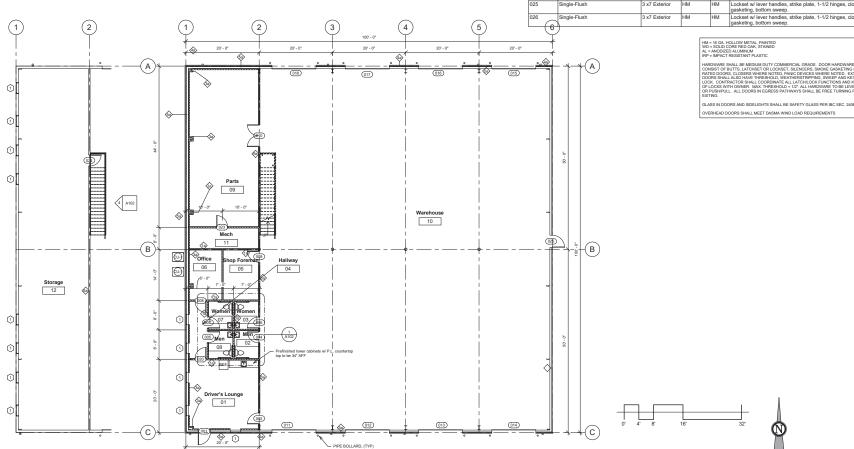
1) Floor Plan 1/8" = 1'-0"

	\	Vall Schedule
Type Mark	Type	Type Comments
1a	Interior Partition-Metal Stud	3-5/8" Metal studs @ 16" o.c. w/ 3 1/2" fiberglass batt insulation and (1) layer 5/8" gyp. board each side. To 6" above ceiling
3a	Interior Furring wall metal studs	Furr out Columns
4a	Stone Veneer Wainscot	Thin Stone Veneer
5a	Exterior Wall - Metal Bldg w/ stucco finish	Per metal building mfr
6a	Interior Partition-Metal Stud 2	3-5/8" Metal studs @ 16" o.c. w/ 3 1/2" fiberglass batt insulation and (1) layer 5/8" gyp. board each side. To roof deck

a-Metal Stud 2 3-5/8" Metal studs @ 16" o.c. w/ 3 1/2" fiberglass batt ins and (1) layer 5/8" gyp. board each side. To roof deck				att insulation ck		
	Window Schedule					
	Type Mark	Type	Height	Width	Sill Height	Count

36" x 48" | 4' - 0" | 3' - 0" | 13

			Door Sc	hedule	
Mark	Family	Type	Door Finish	Frame Finish	hardware type
IVIGIR	1 dillily	Туро	DOOI 1 IIIIIIIII	Tillion	nardware type
001	Single-Flush	3 x7 Exterior	HM	HM	Lockset w/ lever handles, strike plate, 1-1/2 hinges, closer, drip cap,
					gasketing, bottom sweep.
002	Single-Flush	3 x 7 Office	WD	НМ	Lockset w/ lever handles, strike plate, 1 -1/2 pair hinges
004	Single-Flush	3 x 7 Toilet	HM	НМ	Lockset w/ lever handles, strike plate, 1 - 1/2 pair hinges, closer.
005	Single-Flush	3 x 7 Toilet	HM	HM	Lockset w/ lever handles, strike plate, 1 - 1/2 pair hinges, closer.
006	Single-Flush	3 x 7 Toilet	HM	HM	Lockset w/ lever handles, strike plate, 1 - 1/2 pair hinges, closer.
007	Single-Flush	3 x 7 Toilet	HM	HM	Lockset w/ lever handles, strike plate, 1 - 1/2 pair hinges, closer.
800	Single-Flush	3 x 7 Office	WD	HM	Lockset w/ lever handles, strike plate, 1 -1/2 pair hinges
009	Single-Flush	3 x 7 Office	WD	НМ	Lockset w/ lever handles, strike plate, 1 -1/2 pair hinges
010	Double-Flush	6x7 Interior	WD	HM	Lockset w/ lever handles, strike plate, 2 -1/2 pair hinges
011	Door-Overhead-Sectional	12 x 16			
012	Door-Overhead-Sectional	12 x 16			
013	Door-Overhead-Sectional	12 x 16			
014	Door-Overhead-Sectional	12 x 16			
015	Door-Overhead-Sectional	12 x 16			
016	Door-Overhead-Sectional	12 x 16			
017	Door-Overhead-Sectional	12 x 16			
018	Door-Overhead-Sectional	12 x 16			
020	Single-Flush	3 x 7 Office	WD	НМ	Lockset w/ lever handles, strike plate, 1 -1/2 pair hinges
023	Single-Flush	3 x 7 Office	WD	НМ	Lockset w/ lever handles, strike plate, 1 -1/2 pair hinges
024	Single-Flush	3 x 7 Office	WD	НМ	Lockset w/ lever handles, strike plate, 1 -1/2 pair hinges
025	Single-Flush	3 x7 Exterior	НМ	НМ	Lockset w/ lever handles, strike plate, 1-1/2 hinges, closer, drip cap, gasketing, bottom sweep.
026	Single-Flush	3 x7 Exterior	НМ	НМ	Lockset w/ lever handles, strike plate, 1-1/2 hinges, closer, drip cap, gasketing, bottom sweep.



191st AND WAVERLY ROAD **EDGERTON**

TSL

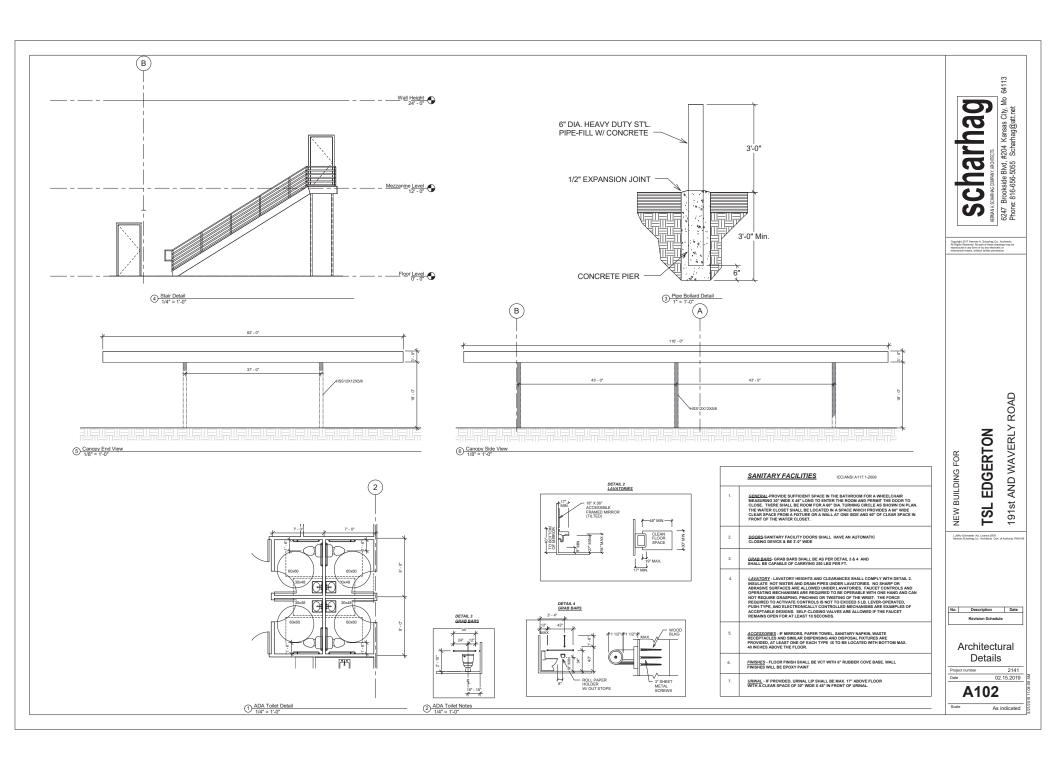
NEW BUILDING FOR

No. Description Date

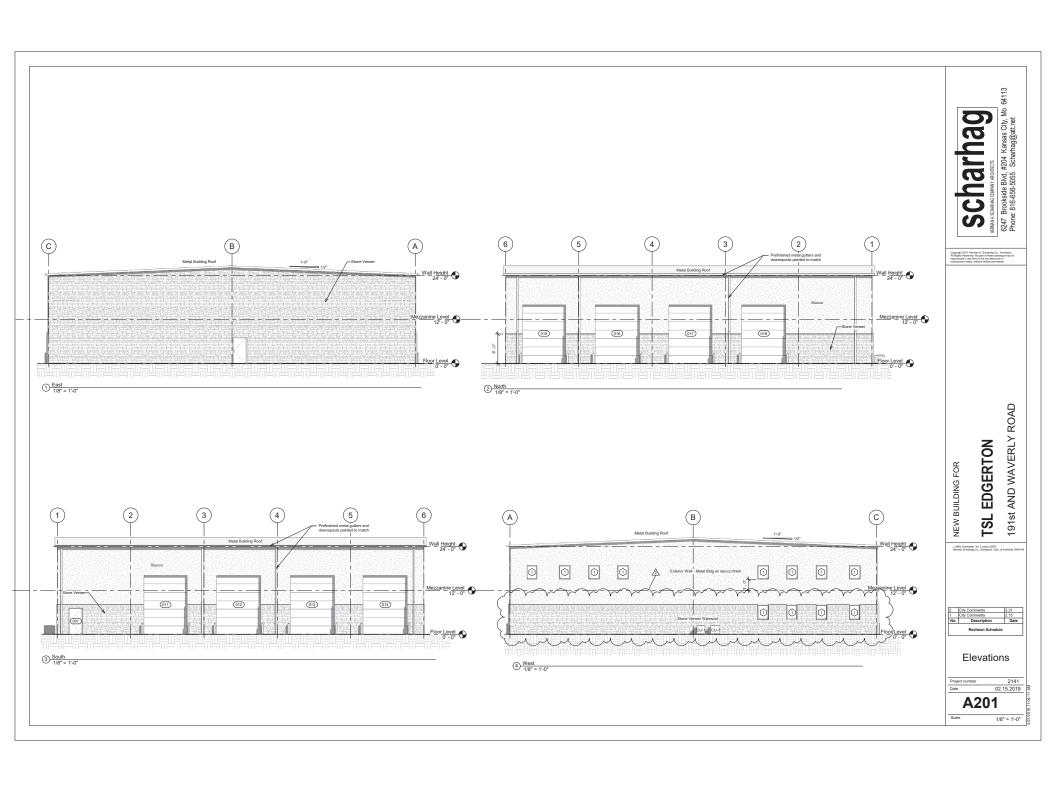
Floor Plan

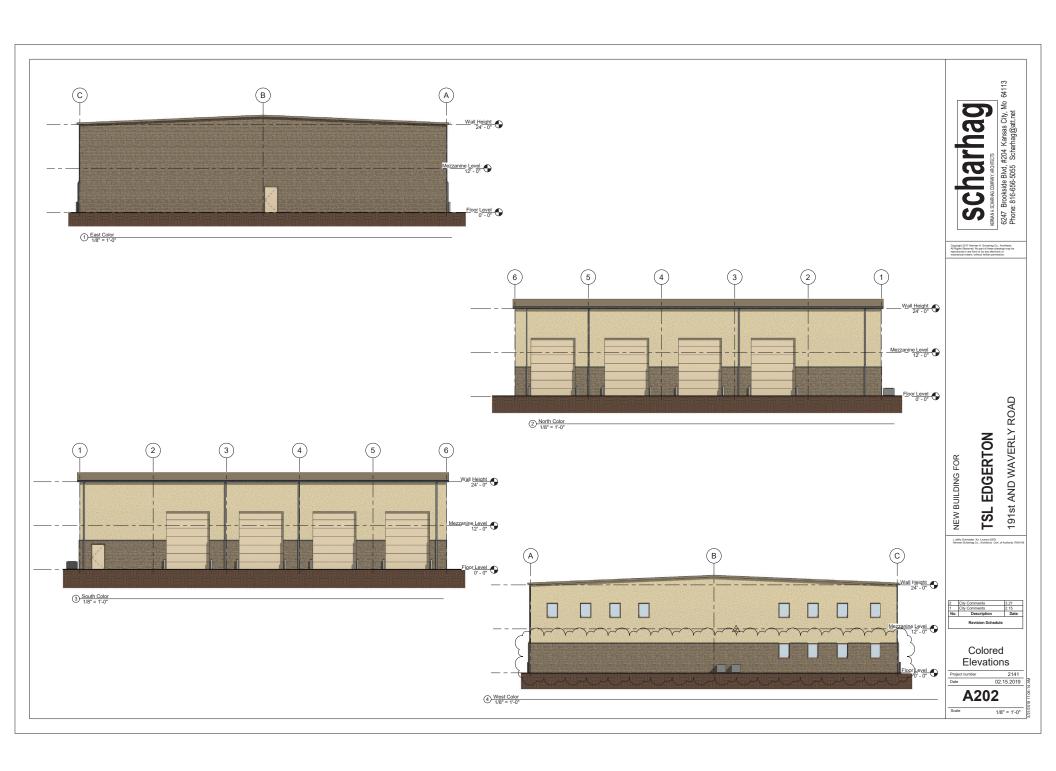
02.15.2019

A101











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



STAFF REPORT

April 9, 2019

To: Edgerton Planning Commission

Fr: Chris Clinton, Planning and Zoning Coordinator

Re: **CU 2019-01** for Conditional Use Permit Request for Container Yard and Freight Station for

TSL Edgerton

APPLICATION INFORMATION

Applicant: Chris Stara, Agent

TSL Company Holdings, LLC 10001 South 152nd Street

Omaha, NE 68138

Property Owners: Hastings Family Holdings, LLC

10001 South 152nd Street

Omaha, NE 68138

Requested Action: Conditional Use Permit approval for a cargo container

storage/maintenance facility and truck yard – LPKC

Logistics Support

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

East; see attached application for complete legal

description.

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

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

Site Size: Approximately 50.64 Acres

Existing Improvements: Phase I operations include an approved cargo container

storage and trucking operations.



Current Zoning and Land Uses:

	ZONING	LAND USE	USER/OWNER
SITE	LP, Logistics Park District	Current use is Phase I cargo container operations with Agricultural use on parcels to be used for Phase II expansion. Site plan application for Phase II operations to be heard at Planning Commission meeting on April 9, 2019.	Transpec Leasing Incorporated and Hastings Family Holding, LLC
NORTH	LP, Logistics Park District	N/A – Parcel vacant	Edgerton Land Holding Company, LLC
SOUTH	LP, Logistics Park District	Warehouse Operations	IP XXIII 196 Street LLC, NorthPoint Development LLC Manager
EAST	LP, Logistics Park District	Warehouse Operations	IPXI 191 Street LLC, NorthPoint Development LLC Manager
WEST	LP, Logistics Park District	Parcels are currently vacant; a site plan application for storage and trucking operations was approved by the Planning Commission on October 9, 2018.	Edgerton Land Holding Company, LLC and Logistics Park Kansas City, Inc.

BACKGROUND AND PROJECT DESCRIPTION:

On December 10, 2013, the City of Edgerton Planning Commission considered and approved **Application CU-9-16-2013** for a Conditional Use Permit for Transpec Leasing Incorporated which allowed the Phase I construction of a cargo container storage yard and truck parking/maintenance facility on land owned by Hastings Family Holding, LLC. The City of Edgerton City Council then approved their Conditional Use Permit (CUP) application on January 9, 2014.

On March 4, 2019 City Staff received **Application CU2019-01**, a request to combine both Phase I and Phase II operations into one CUP instead of having two different permits with two different expiration dates.

Phase II operations include a fueling station with a 10,000 square foot maintenance building in the southwestern corner of the parcels. A guard shack is also proposed in the southeastern portion of the lot. The maintenance facility will have restrooms and a driver lounge as well as an area for storage of parts. The BNSF intermodal facility is located about 1/2 mile to the northwest of the proposed location and Logistics Park Kansas City (LPKC) industrial park operations and L-P District parcels surround this project.

Applicant requests a ten (10) year use period be assigned to this Conditional Use Permit as that time frame has been granted for similar projects.

INFRASTRUCTURE AND SERVICES:

All infrastructure and services were reviewed with Final Site Plan FS2019-02 which included Phase II operations.

STAFF ANALYSIS

Based upon review of Application CU2019-01 and the plan submitted, staff has determined the

request for a cargo container storage and trucking/maintenance yard, as allowed by the Edgerton Unified Development Code (UDC), to be a Conditional Use in the Logistics Park (L-P) zoning district.

The Planning Commission, in accordance with the procedures and standards of the UDC, may authorize buildings, structures, and uses as conditional uses in specific instances and in particular zoning districts provided that:

- the location is appropriate and consistent with the Comprehensive Plan;
- that the public health, safety, morals, and general welfare will not be adversely affected;
- the necessary safeguards will be provided to surrounding property, persons, and neighborhood values; and
- may further provide that additional standards of this Article be specified as a condition of approval.

No Conditional Use shall be authorized unless the Planning Commission finds that the establishment, maintenance, or operation of the Conditional Use meets the standards set forth in the UDC. The burden of proof and the burden of persuasion is on the applicant to bring forth the evidence on all questions of fact that are determined by the Planning Commission.

Staff has reviewed the Conditional Use application for compliance with the requirements in Section 7.1(c) of Article 7 of the Edgerton UDC as it relates to the issuance of Conditional Uses. Review comments are listed below.

GENERAL CRITERIA

- a. The extent to which there is a need in the community for the proposed use. Demand for businesses to store and maintain cargo containers and chassis, such as the facility proposed here, is a by-product of the activity in and around the intermodal facility. LPKC's primary function is to transport and redistribute containers and the products they contain. There is a need for companies that specialize in storage and truck parking/maintenance. The proposed use would fill a need for this type of support service in LPKC. Staff determination: *Positive*
- b. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space. The character of the neighborhood is established as a transportation and logistics hub. The BNSF Intermodal Facility is across 191st Street to the west and north of this proposed location. Land use zoning for the parcels comprising this project is L-P Logistic Park District. The lot would be wholly contained within Site Plan FS2019-02 as submitted for Planning Commission review. Staff determination: *Positive*
- c. The nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses, and the need for buffering and screening. The existing parcel zoning of LP Logistics Park and the adjacent property uses are similar in nature to other Logistics Park support services. The proposed Final Site Plan FS2019-02 meets the Edgerton UDC requirements with stipulations for a Right-Of-Way landscape buffer and berming along Waverly Road and 191st Street. Proposed fencing of 1" black galvanized chain link to be installed around the perimeter of the operation will be changed to black vinyl coated chain link to meet L-P zoning design guidelines per Article 5.2 of Edgerton's Uniform Development Code.

Staff determination: *Positive*

d. <u>Suitability of the uses of the property without the proposed conditional use permit</u>. The property is zoned L-P district. Cargo container storage and truck yards are an important support function at the Logistics Park Kansas City. Staff determination: *Positive*

- e. <u>Length of time the subject property has remained vacant without the proposed conditional use permit</u>. Phase I of the project was approved for the same conditional use in 2014, with that permit set to expire on January 9, 2024 (Ordinance 965). Currently, there is no development on the land that will be used for the Phase II expansion of TSL Edgerton. Staff determination: *Positive*
- f. The extent to which the proposed use may detrimentally affect nearby property. No long term detrimental effects are expected for the use of the property as the use requested is not extraordinary at Logistics Park Kansas City. There are currently three other cargo container storage use facilities in operations at the Logistics Park and approval for a fourth operation that has not yet been constructed directly to the west of this project. Staff determination: *Positive*
- g. The adequacy of ingress and egress to and within the site of the proposed use, traffic flow and control, the adequacy of off-street parking and loading areas, the adequacy of required yard and open space requirements and sign provisions. During the approval process for the Preliminary and Final Plat for this project, Access Limitations were added to allow two entrances on 191st Street and a maximum of two entrances from Waverly Road. The existing entrance off of Waverly Road will be removed and two additional entrances further south are part of the proposal of Final Site Plan FS2019-02, also presented before the Planning Commission during the April 9, 2019 meeting. Staff determination: *Positive*
- h. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services. As addressed in FS2019-02, Phase I of TSL's cargo container operations are currently served with standard Edgerton utilities. Staff determination: *Positive*.
- i. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the proposed use, or present parking problems in the vicinity of the property. The application is not anticipated to adversely affect the capacity of safety of the road network as the project is located on 191st Street and Waverly Road which are designated Heavy Haul Corridors. Staff determination: *Positive*
- j. The environmental impacts that the proposed use would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm. The City will follow NPDES (stormwater management requirements) guidelines that require the developer to address runoff and water pollution mitigation measures as part of the development of the property. As part of the stipulations for conditional approval of Final Site Plan FS2019-02, the applicant was required to submit a stormwater study for the City Engineer to review, submit documentation and obtain a Land Disturbance Permit, and complete a City of Edgerton Floodplain Development Permit. Staff determination: *Neutral*
- k. The economic impact of the proposed use on the community. Prior to the development of the

BNSF intermodal and logistics park, there were few commercial and industrial uses within the City. Warehousing and related uses in the L-P District have the potential to benefit the residents and community in a positive way by providing needed jobs and tax revenues. This type of use is seen as necessary support for warehousing and other related Logistics Park uses. Staff determination: *Positive*

- I. The relative gain (if any) to the public health, safety, and welfare from a denial of the application for conditional use permit as compared to the hardship imposed upon the conditional use applicant from such denial. The proposed Final Site Plan application FS2019-02, with stipulations, will meet the requirements of the UDC. Due to the nature of the request, there would be little gain to the public health, safety and welfare of the City of Edgerton and the property owner should this request be denied. Staff determination: *Positive*
- m. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton, and the general safety, health, comfort and general welfare of the community. The Future Land Use Map (attached) within the Comprehensive Plan designates the subject property for industrial development. Staff determination: *Positive*

In addition to the above criteria, the recommendation of professional staff is also required per Ordinance 798 (2005). Staff recommendation is addressed in the Recommendations Section of this Staff Report.

Staff has reviewed Application CU2019-01 for compliance with the requirements in Section 7.2(d) of Article 7 of the Edgerton UDC as it relates to uses within an area with an L-P Zoning District designation.

CARGO CONTAINER STORAGE, REPAIR, AND MAINTENANCE FACILITY PERFORMANCE CRITERIA.

All cargo container storage and cargo container repair and maintenance facilities (collectively referred to as "facilities") shall be subject to the following performance provisions:

- 1. <u>Access:</u> No cargo containers or semi-trailers (either on or off a chassis), or a chassis, may be stored in a manner that impedes access to public rights-of-way, public utility or drainage easements, structures, and buildings. *Final Site Plan FS2019-02 complies*.
- Exterior Lighting: Facilities shall provide lighting on-site, including at all vehicular entrances and exits. A lighting plan shall be submitted and approved. Final Site Plan FS2019-02 complies.
- 3. <u>Minimum Lot Size:</u> Facilities shall have a minimum lot size of twenty (20) acres. *Property complies with 50.64 acres.*
- 4. <u>Noise:</u> Noise from businesses and facilities shall not exceed 60 dB(A) in any adjacent residential district or 70 dB(A) in any adjacent commercial or industrial district or property. *Noise issues are not addressed in the applicant's proposal; however, if approved, the use must continuously comply with these noise maximums in the conduct of business.*
- 5. <u>Paving:</u> All interior driveways, parking, loading, and storage areas shall be paved and dust-free. For purposes of this stipulation:

- a. Paving shall mean concrete or asphalt: and
- b. Dust-free shall mean that all interior driveways and storage area surfaces shall be kept free of dust, dirt or other materials to prevent the migration of dust off-site.

FS2019-02 is in compliance with City of Edgerton UDC and APWA recommended standards as it indicates 11" Portland concrete pavement and 4" concrete sidewalk.

- 6. <u>Parking:</u> Facilities shall comply with the Article 5.2 L-P District Off Street Parking and Loading regulations. No portion of any required off-street parking or loading/unloading areas shall be used for the storage of cargo containers, semi-trailers (either on or off a chassis), chassis or similar storage devices. *The proposed use shall continuously comply with parking requirements*.
- 7. <u>Cargo Container Stacking:</u> Cargo containers shall not be stacked more than five (5) in number. The proposed use must continually comply and not exceed the maximum stacking number. Additionally, Final Site Plan FS2019-02 indicates specific areas where cargo containers will be stacked. Cargo containers may not be stored outside of approved areas indicated on FS2019-02.
- 8. <u>Chassis Stacking/Racking:</u> Empty chassis may be stored on end (racking) or may be stacked. When stacked, chassis shall not be more than five (5) in number. *The proposed use must continually comply with and not exceed the maximum stacking number. Additionally, Final Site Plan FS2019-02 indicates specific areas where cargo containers will be stacked. Cargo containers may not be stored outside of approved areas indicated on FS2019-02.*
- 9. <u>Screening and Landscaping:</u> Screening may be required on the perimeter of the property. Screening shall be a combination of fencing and landscaping or berming and landscaping. Screening shall comply with requirements Article 5.2 L-P District Landscape Standards. *Submitted Final Site Plan FS2019-02 complies. The proposed use shall continuously comply with landscaping requirements*.
- 10. <u>Setbacks and Separation Distance:</u> All buildings, structures, parking and other uses on the property, shall be subject to the setback requirements in Article 5.2 L-P District Setback, Yard, Area Regulations, except, however, the parking or storage of cargo containers or semi-trailers (either on or off a chassis), and chassis (racked or stacked) shall be subject to the following setback standards that may vary depending upon the difference scenarios set forth below:
 - a) When abutting (touching, or across the street from non-residentially zoned property, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo container or semi-trailer (either on or off a chassis), and chassis (racked and stacked). *Final Site Plan FS2019-02 complies. The proposed use shall continuously comply with setback requirements.*
 - b) When abutting (touching public right-of-way, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo containers or semi-trailers (either on or off a chassis), and chassis (racked or stacked. *Final Site Plan FS2019-02 complies. The proposed use shall continuously comply with setback requirements.*
 - c) When abutting (touching), or across the street from, residentially zoned property, such parking and storage shall be setback a minimum of 250 feet from the nearest property line of

the residentially zoned property. This requirement is not applicable as there is no property adjacent to this project that is residentially zoned.

- d) When abutting (touching), or across the street from, a habitable dwelling, such parking and storage shall be setback a minimum of 300 feet from the nearest dwelling. There is a warehouse to the south of the proposed cargo storage area. The warehouse is over 300 feet away from the closest container. There is also a warehouse to the east of the proposed cargo container storage area. That facility is also over 300 feet from the closest proposed container stack. Final Site Plan FS2019-02 complies.
- 11. <u>Signage</u>: <u>Business signs shall be allowed according to Article 5.2 L-P District Signage regulations.</u>

 No signage, other than shipping company identification logos and placards, shall be allowed on any cargo container, semi-trailer or chassis. No signage is proposed with this application.

 Signage proposed later shall receive separate approval according the provisions of the UDC.
- 12. <u>Site Plan: A site plan shall be submitted with the application. The site plan shall be prepared in accordance with the requirements of Article 9 (B) (3) of these regulations. Final Site Plan FS2019-02 shall be revised to comply with all stipulations as required through the approval of the Planning Commission and as part of the Conditional Use Permit review.</u>
- 13. Other Rules and Regulations. All facilities shall abide by any and all governmental rules, regulations, codes and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner. The proposed use must continuously comply with these requirements.

RECOMMENDATION

Based upon the above staff analysis, City staff recommends **approval** of Application **CU2019-01** Conditional Use Permit for a Transportation Storage and Trucking Yard on these parcels as shown in the enclosed site plans for a period of ten years with the following stipulations:

- 1. The Conditional Use Permit CU2019-01 approval shall be transferable, but it must stay with the ownership of these parcels for which its use is approved (Final Plat FP2019-01);
- 2. The property owner shall continuously comply with all performance criteria in Article 7 pertaining to Cargo Container Storage Facilities and Cargo Repair and Maintenance Facilities, including, but not limited to, noise maximums and cargo container and chassis stacking height requirements. The applicant shall comply with height requirements by limiting cargo container stacking to not exceed the maximum of 5 (five) cargo containers. This condition shall be continually met for the duration of the conditional use permit.
- 3. The property shall be developed in accordance with the Site Plan FS2019-02, to be approved by the Planning Commission, prior to commencement of the cargo container storage use. Landscaping material shall be continuously maintained and replaced when dead.
- 4. Cargo containers and chassis may only be stored in the designated areas shown on Site Plan FS2019-02.
- 5. No other outside storage of equipment or materials shall be allowed on the property.

- 6. Any future phases or additional areas used for cargo container maintenance and repair uses shall not commence until a new, revised Site Plan is submitted and approved by the City for that phase, including photometric and landscaping plans.
- 7. This Conditional Use Permit shall be valid for 10 (ten) years from date of approval by the City of Edgerton Governing Body.

ATTACHMENTS

- Application CU2019-01
- Future Land Use Map



Please print or type.

PROPERTY INFORMATION		
Requesting Conditional Use Permit For: TSL	Terminals	
Location or Address of Subject Property: 3111	5 West 191st Stree	et
Legal Description: See "Exhibt A - Lega	l Description"	
	\$\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\left\frac{1}{2}\l	
Zoning on Subject Property: Logistics Park (L-P) Current Land Use:	Container Yard and Freight Station
PROPERTY OWNER INFORMATION		
Property Owner's Name(s): Tom Hastings	\$ 7	Phone: 402-895-6692
Company: Hastings Family Holdings,	LLC	Fax: 402-895-7033
Mailing Address: 10001 South 152nd S		-
V 2	_{state:} Nebraska	Zip: 68138
APPLICANT/AGENT INFORMATION		
Applicant/Agent's Name(s): Chris Stara		Phone: 531-444-4820
Company: TSL Company Holdings, L	td.	Fax: 402-895-7033
Mailing Address: 10001 South 152nd S	Street	
City: Omaha		_{Zip:} 68138
ENGINEER/ARCHITECT INFORMATION		
Engineer/Architect's Name(s): Patrick Cass	itv	Phone: 913-333-3878
Company: Renaissance Infrastructure		
		Fax:
Mailing Address: 5015 NW Canal Stree		64450
City: Riverside	tate: Missouri	Zip: 64150
SIGNATURE	1	
Signature of Owner or Agent:	A	_
NOTE: If not signed by owner, authorization of ag	gent must accompany this a	pplication
FOR OFFICE USE ONLY		
Case No.: CU		
Amount of Fee Paid: \$	Date Fee Paid:	
Received By:	Date of Hearing:	v 09 25 18





Property Owner Affidavit

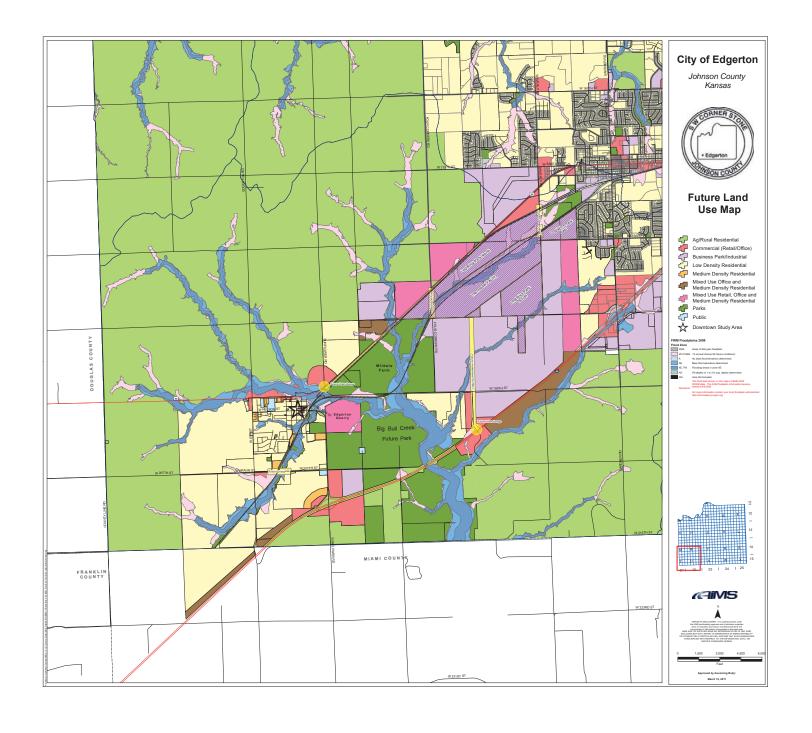
2019-01 Case No.: CU	_
Chris Stara	of lawful age being first duly sworn upon oath, state:
and did, not later than twenty (20) days prior Commission, mail certified notice to all person	nt, owner, attorney) for the property for which the application was filed to the date of the public hearing scheduled before the Edgerton Planning on owning property within the notification area (two hundred (200) feet in et in the unincorporated area of the subject property) in compliance with the
These notices were mailed on the	day of February, 20_19.
Signature of Agent, Owner, or Attorney	
Subscribed and sworn to before me this	th day of March, 2019.
andria Lear	
Notary Public	Autoritation Connect Motors
	State of Nebraska – General Notary ANDREA LEACH My Commission Expires February 3, 2023
My Commission Expires:	(SEAL)
2/3/23	

Name	Address	City	State	Zip
Edgerton Land Holding Company LLC	4825 NW 41 St Street, Suite 500	Riverside	MO	64150
Logistics Park Kansas City INC	4825 NW 41 St Street, Suite 500	Riverside	MO	64150
IPXXXIII 196 Street LLC	2000 Avenue of The Stars, Apt 12FL	Los Angeles	CA	90067
NorthPoint Development LLC	4825 NW 41 St Street, Suite 500	Riverside	MO	64150
Spectrum Brands	31100 West 196th Street	Edgerton	KS	66030
IPXIV Waverly LLC	2000 Avenue of The Stars, Apt 12FL	Los Angeles	CA	90067
Amazon Fulfillment Center	19451 Waverly Road	Edgerton	KS	66021
IPXI 191 Street LLC	2000 Avenue of The Stars, Apt 12FL	Los Angeles	CA	90067
Kubota Tractor Coporation	30901 W 191st Street	Edgerton	KS	66021
Nickell Gardner Kansas Properties, LLC	5252 W 115th Terrace	Leawood	KS	66211
IPV 187 Street, LLC	2000 Avenue of The Stars, Apt 12FL	Los Angeles	CA	90067
IPII 191 Street, LLC	2000 Avenue of The Stars, Apt 12FL	Los Angeles	CA	90067
Demdaco	31426 West 191st Street	Edgerton	KS	66021

EXHIBIT A – DESCRIPTION

Part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter; thence South 01°09'47" East, along the East line of said Northeast Quarter, a distance of 1,681.02 feet; thence departing said East line, South 88°21'32" West, along the North line and its easterly prolongation of LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision in said City, a distance of 1,311.45 feet to the Northwest corner of Tract A of said LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, said point being on the West line of the East Half of said Northeast Quarter; thence North 01°20'47" West, along said West line, a distance of 1,676.20 feet to a point on the North line of said Northeast Quarter; thence North 88°09'02" East, along said North line, a distance of 1316.86 feet to the Point of Beginning, containing 2,205,869 square feet or 50.640 acres, more or less.





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



STAFF REPORT

March 12, 2019

To: Edgerton Planning Commission

Fr: Chris Clinton, Planning and Zoning Coordinator

Re: **FS-2019-01** Final Site Plan for *Inland Port 7 - Logistics Park Kansas City Phase VI, Lot 3*

located along the south side of 185st Street, and the east side of Waverly Road.

APPLICATION INFORMATION

Applicant: Brett Powell, representing

Edgerton Land Holding Company, LLC

4825 NW 41st Street Riverside, MO 64150

Property Owners: Edgerton Land Holding Company, LLC

4825 NW 41st Street Riverside, MO 64150

Requested Action: Final Site Plan approval for Logistics Park Kansas City –

Phase VI, Lot 3 – Inland Port 7

Legal Description: South half of the Northwest Quarter of Section 35,

Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas; see Application

FS2019-01 for complete legal description.

Site Address/Location: Along the south side of 185st Street, and along the east

side of Waverly Road.

Existing Zoning and Land Uses: Existing zoning L-P (Logistics Park) District; Parcels are

currently undeveloped.

Existing Improvements: None.

Site Size: 55.73 acres

PROJECT DESCRIPTION

This request is for approval of Application FS2019-01 Final Site Plan for Logistics Park Kansas City – Phase VI, Lot 3 which is also known as Inland Port 7 (IP VII). The Final Plat for these parcels was approved by the Planning Commission on July 11, 2017. A Final Site Plan was approved by the Planning Commission on October 10, 2017. However, because it has been over a year since the

Final Site Plan was approved and no Building Permit was issued, the Final Site Plan on file is considered null and void per the Unified Development Code (UDC). The platted parcel contains a Logistics-Park (L-P) zoning designation and runs along the south edge of 185th Street and the east side of Waverly Road. The proposed Final Site Plan includes a 952,956 SF building and is adjacent to residentially zoned parcels on the east and south sides of the property.

Subject Property



INFRASTRUCTURE AND SERVICES

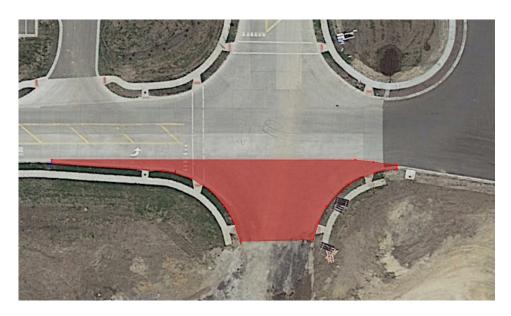
- 1. Requested access to the property and development will be from 185th Street via three (3) private drives and two (2) private drives from Waverly Road.
- 2. Utilities.
 - a. Johnson County Rural Water District #7.
 - b. Sanitary Sewer City of Edgerton.
 - c. Electrical Service Kansas City Power & Light.
 - d. Gas Service Kansas Gas Service.
- 3. Police service is provided by the City of Edgerton through the Johnson County Sheriff's Office.
- 4. Fire protection is provided by Johnson County Fire District #1.
- 5. Property is located within the Bull Creek watershed.

FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements in Article 10, *Site Plans and Design Standards* and Section 5.2, *Logistics Park (L-P) District* of Article 5 of the Edgerton Unified Development Coder (UDC). Review comments are listed below.

Article 10 - Site Plan Requirements

- 1. Sheet #3
 - a. Site entrance and connections to streets. *Applicant has proposed the removal of the south apron at 185th Street and Montrose.*
 - i. The current Final Site Plan submission reflects the location of the replacement sidewalk too far south and not in alignment with existing curb adjacent to existing drive. Applicant has provided public infrastructure plans for this removal and replacement which have been reviewed by City Staff and City Engineer. As noted below, curb, gutter and sidewalk replacement should be brought into alignment with roadway, and the existing drive radius curve should be removed.



ii. Removal of the south apron will necessitate the need to vacate right of way at that intersection. City Staff will work with City Attorney to prepare and file a Governing Body approved Ordinance with the Register of Deeds. Because the applicant owns both sides of the property adjacent to the right of way, they will get it all back, subject to any easements reserved by the City.

Applicant acknowledges both of these points and will work with City Staff and the City Engineer to 1) make corrections to submitted public infrastructure plans including addressing any comments from City Staff and City Engineer, and 2) provide City Staff with the legal description of the right of way to be vacated so that the City may complete the vacation process in a timely manner. Update Final Site Plan for any changes related to either item.

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 from the Zoning Administrator according to the provisions of the UDC.*

Section 5.2 – L-P Logistics Park District

- 1. Design Guidelines.
 - a. The City may require a solid or semi-solid fence, or wall at least six feet (6'), but not more than eight feet (8') high and having a density of not less than eighty percent (80%) per square foot be provided adjacent to an adjoining residential district unless the adjacent residential district and the office development are separated by a street right-of-way. The wall shall incorporate architectural elements similar to what the primary buildings are constructed with, such as stone or masonry. The fence design should vary in order to break up long expanses of single material in a straight line. For example, brick or rock walls may be varied in pattern or location, including offsets; wooded privacy fences may be varied through use of brick, rock, or wrought iron details. The owner or owners of the property in the L-P District shall maintain the fence or wall in good condition. Design specifications on the proposed retaining wall on the south side of the project are not provided. Retaining wall installation must be in accordance with International Building Code requirements as they relate to building wall height and any required wrought iron railing along the capstone. At this time applicant has not confirmed the type of retaining wall block to be used on this project. Applicant has agreed to use materials similar to those previously approved on other projects at LPKC.

2. Architectural Design Standards.

- a. Horizontal and Vertical Articulation.
 - i. Horizontal Articulation. Walls facing a public right-of-way, or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-ofway or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement. All four of the walls on IP VII are adjacent to public right of way or residentially zoned property. On the long building sides which contain dock doors, the Applicant should provide a depth offset of 4.3 feet (10% of the average wall height of forty-three (43) feet) after a distance of 172 feet (the first plane calculated at four (4) times the average wall height). This offset should extend for 34.4 feet (20% of the 172-foot first plane). On the long dock door sides, the applicant has not provided a plane change using actual wall depth but has instead met the horizontal articulation requirement through changes in paint color. A small change of plane does occur with larger mid-entry panels and at the drive-in doors. Staff feels this articulation meets the spirit and intent of the code and recommends approval of this exemption.

- ii. Vertical Articulation. Walls facing a public right-of-way, or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or residentially zoned properties are exempt from the vertical articulation requirement. All four of the walls on IP VII are adjacent to public right of way or residentially zoned property. On the long building sides which contain dock doors, the Applicant should provide an offset of 4.3 feet (10% of the average wall height of forty-three (43) feet) in height after a distance of 172 feet (the first plane calculated at four (4) times the average wall height). This offset should extend for 34.4 feet (20% of the 172-foot first plane). On the long dock door sides, the applicant has provided a 2-foot height change every 78 feet of horizonal wall length with an additional 2 feet (total of 4 feet) at mid entry points. This type of vertical articulation is typical to what is seen at other buildings in LPKC. Staff feels this articulation meets the spirit and intent of the code and recommends approval of this exemption.
- b. <u>Screening of Rooftop Equipment.</u> For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. Site plan does show proposed location for rooftop equipment, but it does not confirm that the equipment will be screened from the ground. If rooftop equipment is visible from the ground, street level parapets or screening to conceal it from the ground and the street shall be required.

3. Off Street Loading Standards.

a. **Minimum Loading Space Dimensions.** Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length and fourteen (14) feet in height except as may otherwise be approved by the City. The current dimensions for the loading spaces are thirteen (13) feet by sixty (60) feet with no height given. Applicant has provided loading space dimensions of thirteen (13) feet in width by sixty (60) feet in length, which is consistent with previous projects built at LPKC. Applicant states sixty (60) feet in length is adequate for logistics park warehousing operations. Staff recommends allowing the sixty (60) feet loading space exemption for IP VII with the applicant acknowledging that parking lot will be restriped should sixty (60) feet not be deemed adequate for tenant operations.

4. Landscape Standards.

a. <u>Screening from Residential Uses.</u> Property adjacent to or across from residential uses shall be landscaped in accordance with the standards set for in Article 5, Section 5.2.0 of the Edgerton UDC. *This proposed development is adjacent to residentially* zoned parcels on the east and south property lines. Applicant has provided Site Line drawings for several spots around the proposed project. Staff has reviewed these drawings as they relate to the landscaping standards provided in the submitted landscaping plan. The following was noted:

- i. West side of project: This side of the parcel is adjacent to Waverly Road. Applicant has utilized a Right of Way Buffer. Per the UDC, this type of buffer along a two-lane undivided street requires 1 tree per every 50 linear feet of R/W frontage with minimum spacing at 12 feet and maximum spacing at 50 feet. Hedge/Shrub Evergreens are to be installed every 4 feet. Applicant has met requirements. Final Site Plan complies.
- ii. North side of project: This side of the parcel is adjacent to 185th Street and faces Inland Ports 6 and 8. The applicant has utilized a Right of Way Buffer from Waverly to Montrose Street and then switched deciduous trees only at Montrose Street. Per the UDC requirements stated above for Right of Way Buffers, applicant meets those requirements from Waverly to Montrose. However, at the switch to deciduous trees only east of Montrose, applicant has not included hedge/shrub evergreens. A majority of this area is visible from the Montrose/Waverly Road intersection right-of-way. Landscaping should include hedge/shrub evergreens every 48 inches to meet Right of Way Buffer requirements. Update Landscaping Plan to include shrubs every 48" along canopied tree line.
- iii. East side of project; The landscaping plan provided by the Applicant indicates a "Modified Type 4 Buffer" along the eastern perimeter property line. A Modified Type 4 Buffer may be used to achieve the 14' line of sight height requirement for landscape screening when the land grade changes between the property line and the building. The composition of a Modified Type 4 Buffer may vary depending upon the slope of the land the visibility of trucks/trailers from adjacent property. Site Line drawings were reviewed by staff to ensure that the 14' screening requirement is achieved using the landscaping plan submitted. The applicant has used a mixture of canopied trees, evergreen trees and shrubs to achieve adequate screening along this perimeter line. Final Site Plan complies.
- iv. South side of project: This side of the parcel is adjacent to a parcel currently in Johnson County and zoned RUR, rural residential. Applicant has utilized a Type 4 Buffer along this southern property line. Per the Edgerton UDC, a Type 4 Perimeter Buffer requires one canopy or evergreen tree every 50 feet, and a hedge/shrub evergreen ever 48". Site Line drawings were reviewed by staff to ensure that the 14' screening requirement is achieved using the landscaping plan submitted. The applicant has used a mixture of canopied trees, evergreen trees and shrubs to achieve adequate screening along this perimeter line. Final Site Plan complies.
- v. <u>Plant Schedules General Comment:</u> The Overall Plant Schedule has the correct quantity of each species provided. However, the percentages that are provided are incorrect when calculated to the total number of plantings as is required by the UDC. The Plant Schedule for each section of the Landscape Plan is incorrect. The quantity listed does not match the drawings provided. On pages L04 and L05 a species is not listed on the planting schedule but is graphically included in the plans. Update Planting Schedules to match provided plans.

- b. <u>Dumpster and Compactor Screening.</u> All dumpsters and compactors visible from public right-of-way and/or abutting residential, commercial, public, or civic property shall be screened with a consistent six (6) foot opaque screening wall with a solid metal gate. Chain link fences or wooden fences are not acceptable. Dumpsters shall be set back a minimum of twenty-five (25) feet from adjacent residential uses. *Final Site Plan does not contain any information regarding dumpster location and screening materials to be used. Prior to issuance of Building Permit for Tenant Finish, this information must be provided to insure adequate landscaping and buffering, especially related to the adjacent residential property.*
- 5. No electrical hookups have been shown as they relate to the elimination of excessive truck idling. *Refer to Article 5, Section 5.2, Sub-section Q to ensure all requirements are met regarding diesel emissions and idling. Applicant acknowledges and will address if necessary.*

RECOMMENDATION

City staff recommends **approval** of FS2019-01 Final Site Plan for *LPKC – Phase VI, Lot 3* (*Inland Port 7*), subject to compliance with the following stipulations:

- 1. The above recommendations and corrections are stipulated as a part of approval of this Final Site Plan.
- 2. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
- 3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
- 4. Vacation of 185th Street and Montrose right-of-way documents shall be approved and filed in accordance with City procedures prior to issuance of a Building Permit.
- 5. All Final Site Plan requirements of the City listed above shall be met or addressed prior to issuance of a Building Permit.
- 6. 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.

ATTACHMENTS

- Application FS2019-01
- Final Site Plan for LPKC Phase VI, Lot 3 (Inland Port 7)
- Building Elevations





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

□ PRELIMINARY SITE PLAN ■ FINAL SITE PLAN	
NAME OF PROPOSED SUBDIVISION: IP VII	
LOCATION OR ADDRESS OF SUBJECT PROPERTY: Near 185th and	l Waverly
LEGAL DESCRIPTION:	
CURRENT ZONING ON SUBJECT PROPERTY: L-P	CURRENT LAND USE: Ag
TOTAL AREA: 58.642 Acres NUMBER OF LOTS: 1	AVG. LOT SIZE: 58.642 Sq. Ft.
DEVELOPER'S NAME(S): Edgerton Land Holding Company, LLC	PHONE: 816.888.7340
COMPANY: Edgerton Land Holding Company, LLC	FAX:
MAILING ADDRESS: 4825 NW 41st Street, Riverside, MO Street City	64150
PROPERTY OWNER'S NAME(S): Edgerton Land Holding Company, LLC	PHONE: 816.888.7340
COMPANY: Edgerton Land Holding Company, LLC	FAX:
MAILING ADDRESS: 4825 NW 41st Street, Riverside, MO,	64150
Street City	State Zip
ENGINEER'S NAME(S): Renaissance Infrastructure Consulting	PHONE: 913.317.9500
COMPANY: Renaissance Infrastructure Consulting	FAX:
MAILING ADDRESS: _5015 NW Canal St #100, Riverside,	MO 64150
Street City	State Zip
SIGNATURE OF OWNER OR AGENT: If not signed by owner author.	
If not signed by owner, author	ization of agent must accompany this application.
NOTE : Three (3) copies of the site plan must accompany this application for be submitted with the application.	staff review. One (1) reduced copy (8 ½ x 11) must also
FOR OFFICE USE ONLY	
Case No.: * <u>FSP-Z019-01</u> Amount of Fee Paid: \$ <u>\$ 786</u>	Date Fee Paid: Receipt #
Received By:	Date of Hearing:

SITE PLAN INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to the public hearing.

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.





Inland Port VII Final Site Plan Lot 3, Logistics Park Kansas City Phase VI-Lot 3

185th Street & Waverly Road City of Edgerton, Johnson County, Kansas

A tract of land in the Northwest Quarter of Section 35, Township 14 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Commencing at the Northwest comer of said Northwest Quarter, thence South 01'5927' East, along the West line of said Section 35, a distance of 1679.01 feet to the Point of Beginning, thence North 89'033' East, a distance of 30'00 feet to a point on the Eastlery right-cively line of Weeving for the most open of the Section 10'00 feet to a point of curvent the Eastlery right-cively line of Weeving for the next eight courses: brance North 7'31'17' East, a distance of 120' feet, thence North 7'33'17' East, a distance of 120' feet the point of curventry thence along and curve to the right having an Initial Tangent Bearing of South 7'94'01'6' East, a radius of 460.00 feet, and onticed angle of 141'1150' and and distance of 1130' feet thence South 6'92'21' East, 13' 11' feet a point of curvature; thence along said curve to the left having a radius of 540.00 feet and a central angle of 26°25'31" an arc distance of 249.05 feet; thence North 88°06'09" East, a distance of angle of 22.23.1 and activations of 23.25.1 and activation of 23.25.1 and activation of 23.25.1 and activation of 23.25.1 and feet; thence South 88°24'58" West, a distance of 1311.14 feet to a point on the East line of the West Half of said Northwest Quarter; thence South 88°28'46" West, 1307.48 feet to a point on along the West line of said Section 35; thence North 1°56'27" West, along said West line, a distance of 973.24 feet, to the Point of Beginning. Containing 2,541,457 square feet, or 58.344

Screening of added site items and site signage will be the responsibility of the tenant. Tenant should adhere to the current City of Edgerton regulations.

Overhead door position to be used as loading spaces

Project Sponsor

ELHC VII. LLC 4825 NW 41st Street, Suite 500 Riverside, Missouri 64150

Project Architect

Studio North Architecture 4825 NW 41st Street. Suite 500

Project Engineer

Project Surveyor

Riverside Missouri 64150

Phone: 816.471.5275 404 East Nelson Kansas Gas Service hone: 913.893.623 Overland Park, Kansa TELEPHONE Phone: 913.599.8981 Century Link Johnson Rural Water District P.O. Box 7 Phone: 877.837.5738 one: 913.856.7173

LOCATION MAP

LOCATION MAP

The project is currently zoned L-P.

____ Proposed Parking Setback

LEGEND

Existing Section Line		Proposed Right-of-Way
Existing Right-of-Way Line		Proposed Property Line
Existing Lot Line		Proposed Lot Line
Existing Easement Line	— U/E —	Proposed Easement
Existing Curb & Gutter		Proposed Curb & Gutter
Existing Sidewalk	Name and Address of the O	Proposed Sidewalk
Existing Storm Sewer		Proposed Storm Sewer
Existing Storm Structure		Proposed Storm Structure
Existing Waterline	A	Proposed Fire Hydrant
Existing Gas Main		Proposed Waterline
Existing Sanitary Sewer		Proposed Sanitary Sewer
Existing Sanitary Manhole		Proposed Sanitary Manhole
Existing Contour Major		Proposed Contour Major
Existing Contour Minor		Proposed Contour Minor
		Future Curb and Gutter
	B/L	Proposed Building Setback
	Existing Right-of-Way Line Existing Easement Line Existing Easement Line Existing Easement Line Existing State & Gutter Existing Statewalk Existing Storm Sewer Existing Storm Sewer Existing Waterline Existing Waterline Existing Sanitary Sewer Existing Sanitary Sewer Existing Sanitary Marhole Existing Contour Major	Existing Right-of-Way Line Existing Exament Line Existing Exament Line Existing Sidewalk Existing Side

INDEX OF SHEETS

C01	Title Sheet
C02	Overall General Layout
C03	General Layout West
C04	General Layout East
C05	Site Dimension Plan W
C06	Site Dimension Plan Ea
C07	Grading Plan West
C08	Grading Plan East
C09	Site Utility Plan West
C10	Site Utility Plan East
L01-L07	Landscaping Plan

SITE DATA TABLE

Existing Zoning: Proposed Zoning: Site Acreage:	L-P L-P 55.73 Ac
Building Area:	952,956
Proposed Building Use:	Industria
Total Number of Proposed Stalls:	1,015 Sta
Dock Parking/Loading Position:	194 Stall
Trailer Parking:	195 Stall
Future Trailer Parking:	110 Stall
Employee Parking:	506 Stall
Total Number ADA Stalls:	10 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	7.62
Building Coverage (952,956 / 2,427,717):	39.25%

PARKING CODE

Received and placed on r	ecord this	day of	, 20	_ by
Katy Crow, Zoning Admin	istrator			
Approved by the Edgertor	City Planning C	ommission this	day of	, 20 by

Zonina Admin.

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

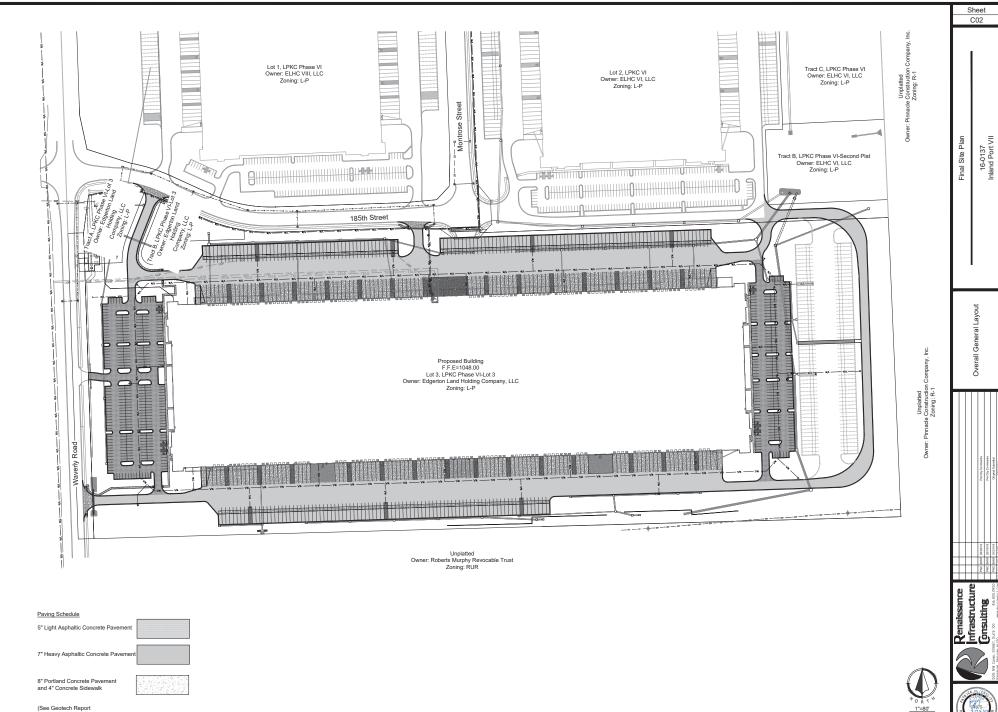
Permission for parking to encroach within setback lines is __ is not__ granted according to my marked notations:

Nathaniel Hagedom, Manage Northpoint Development, LLC

FLOOD PLAIN NOTE

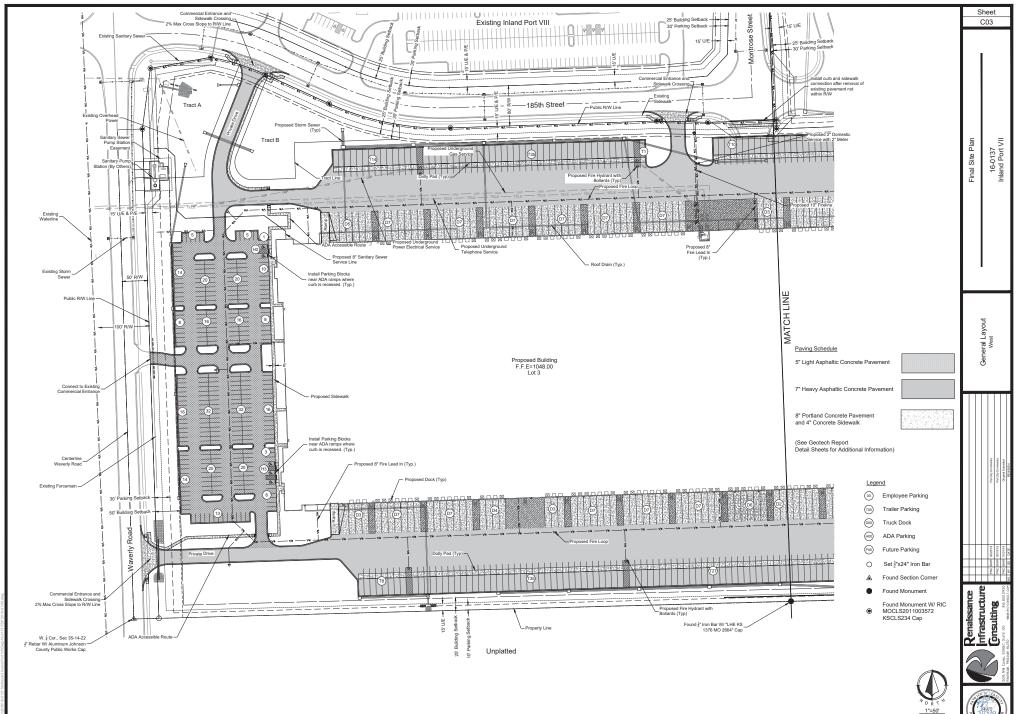
We have reviewed the "Flood Insurance Rate Man". Community Panel Number we have reviewed the "Flood insurance kate Map"; Community Yanet Number 20091C0134G, dated August 3, 2009, and 20091C0134G, dated August 3, 2009, as published by the Federal Emergency Management Agency. The above rate map places the property in Zone "X" for insurance purposes. Zone "X" is defined as Areas determined to be outside the 500-year flood elevation. No Base Flood Elevations have been determined."



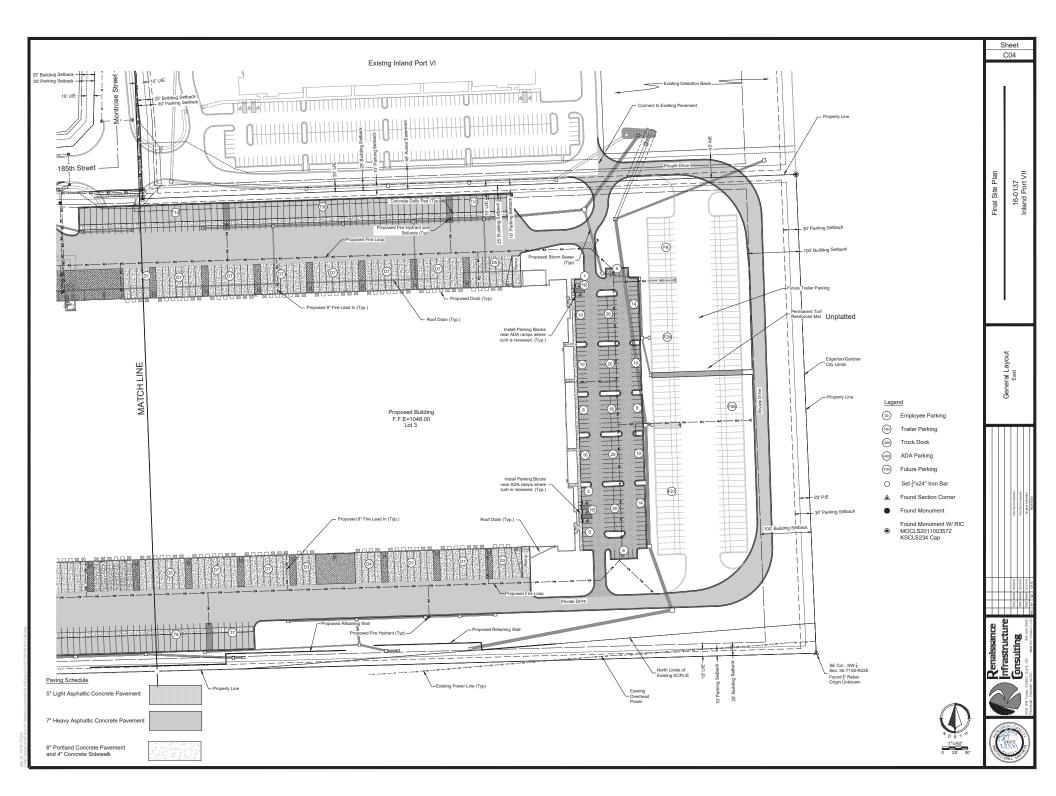


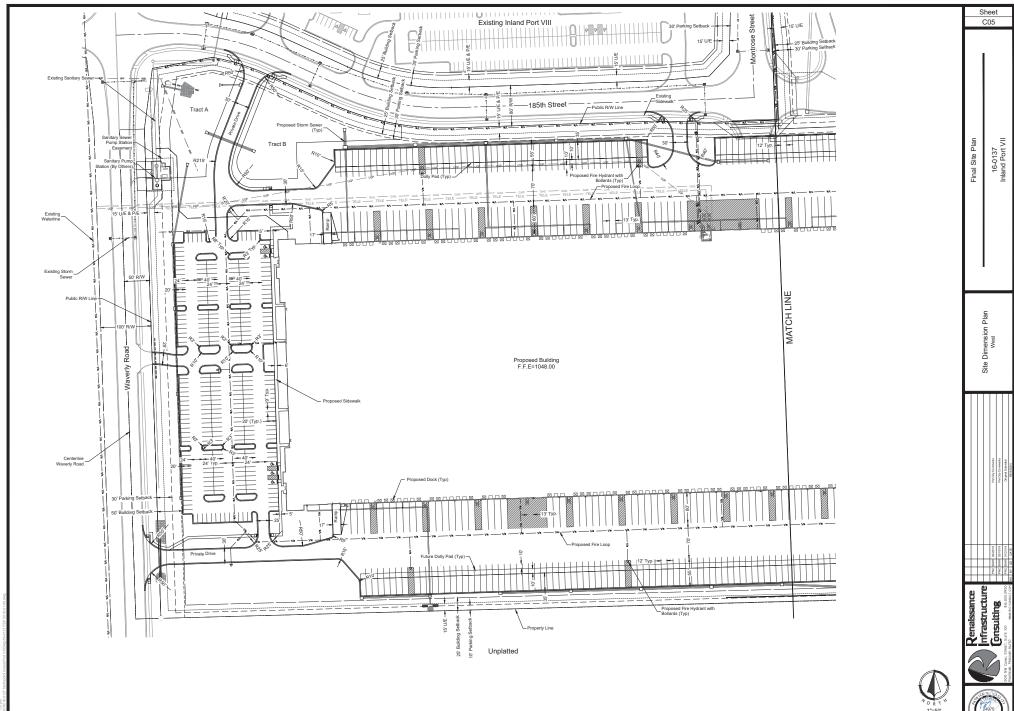
Detail Sheets for Additional Information)



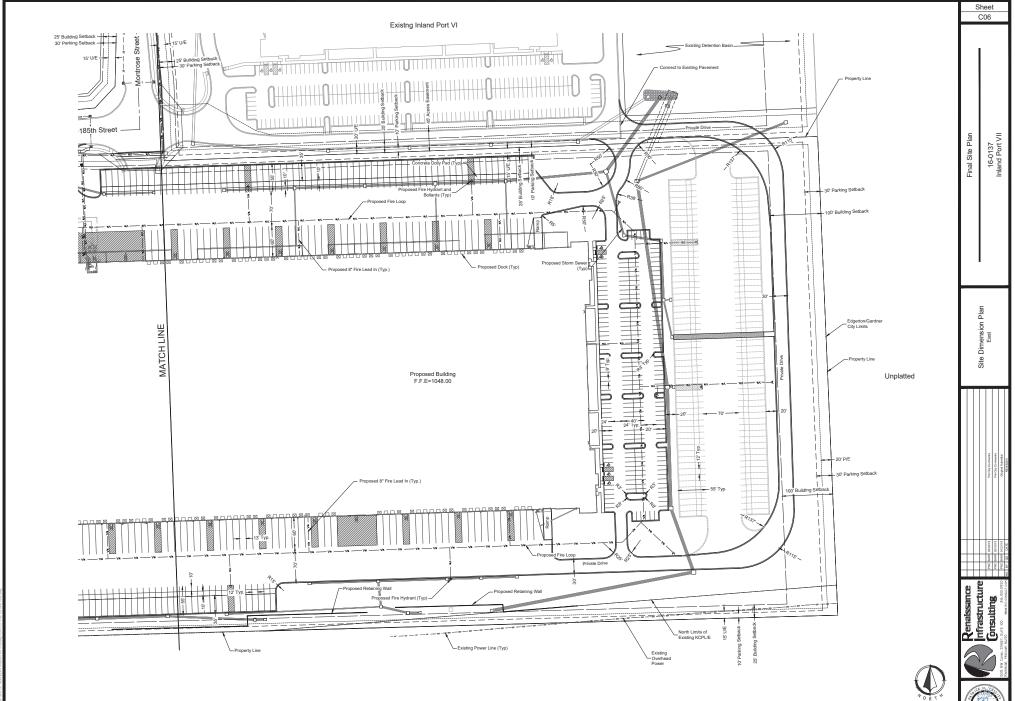




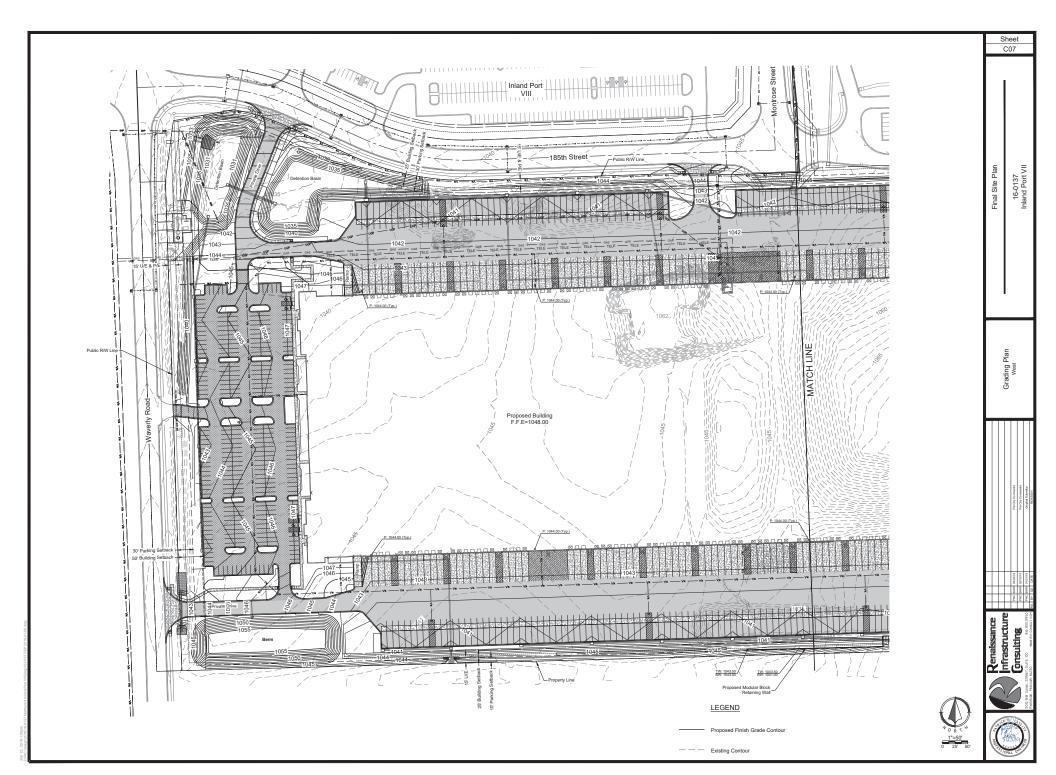


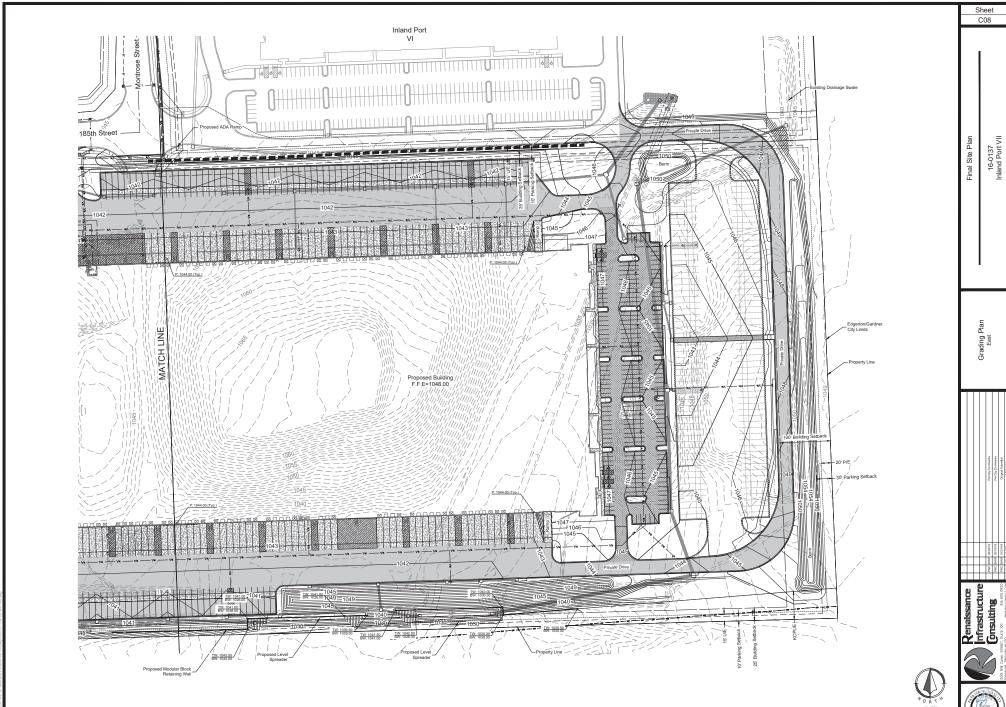




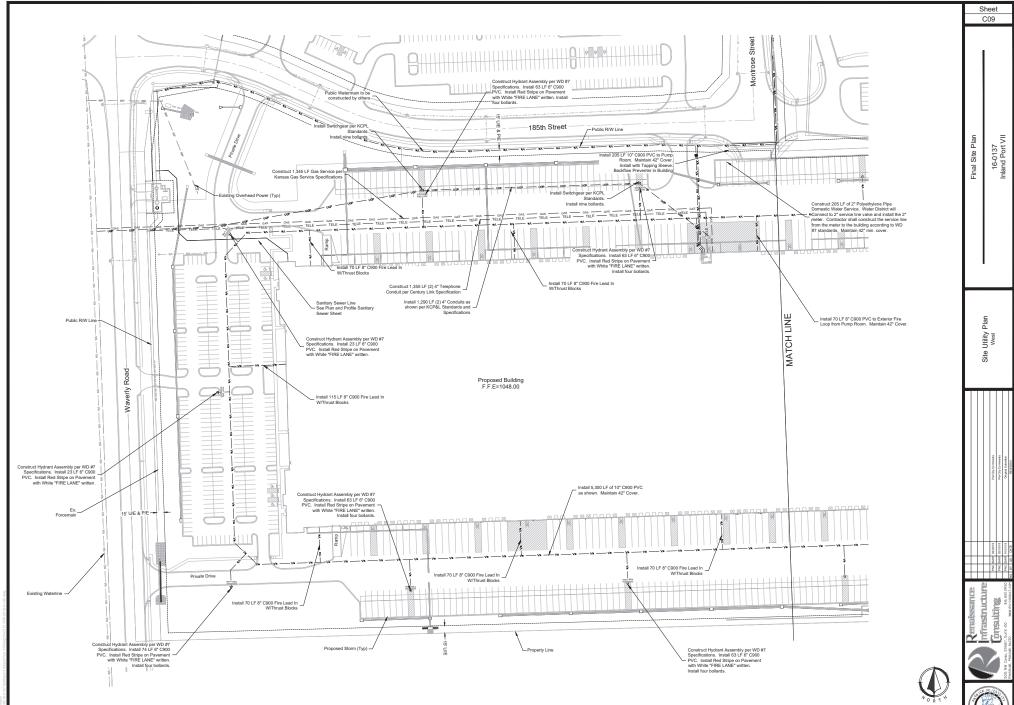




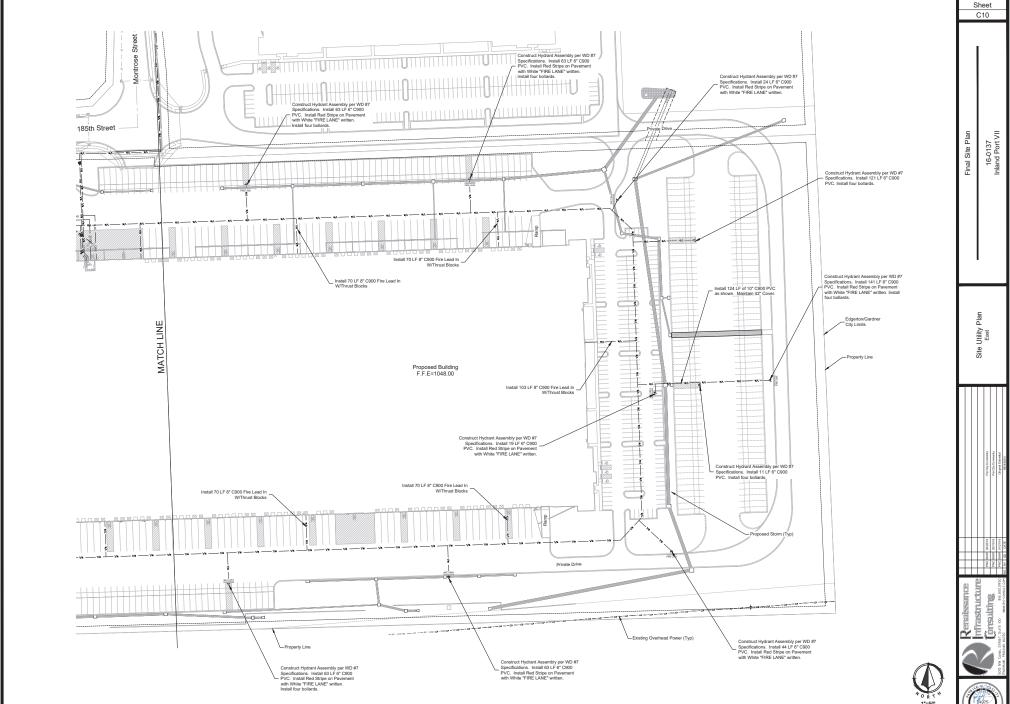




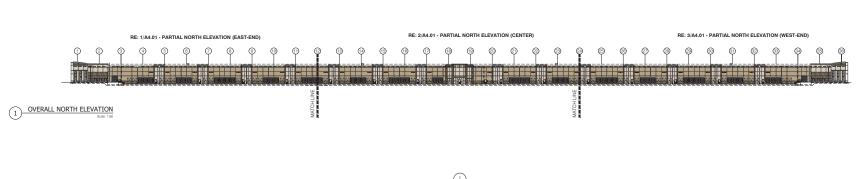


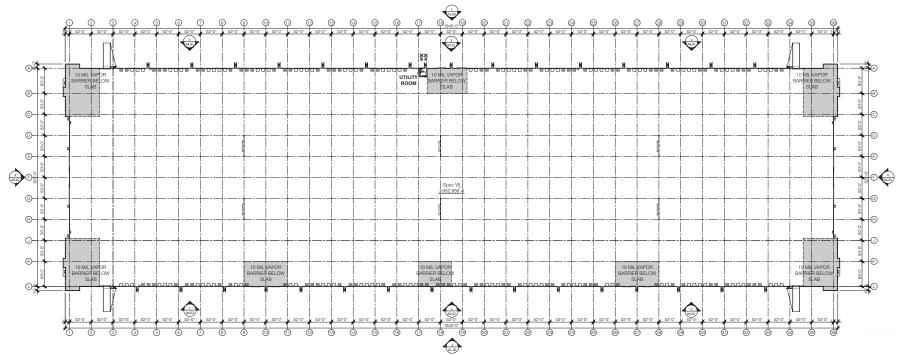




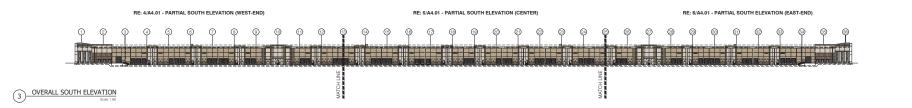








OVERALL FLOOR PLAN
Scale: 1.60





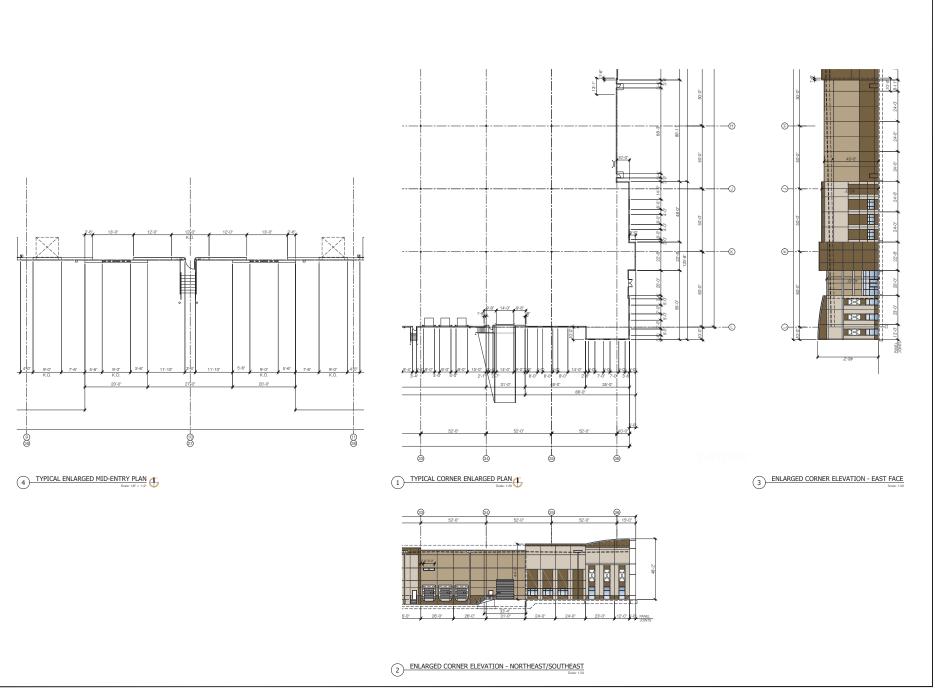
NorthPoint*



Project No. 2017-80
Date: 01.11.19
Issued For: Final Development Plan



A1.07 OVERALL FLOOR PLAN





NorthPoint"



Inland Port VII

A2.07





ELECTRICAL

FIRE PROTECTION CONTRACTOR

NorthPoint*

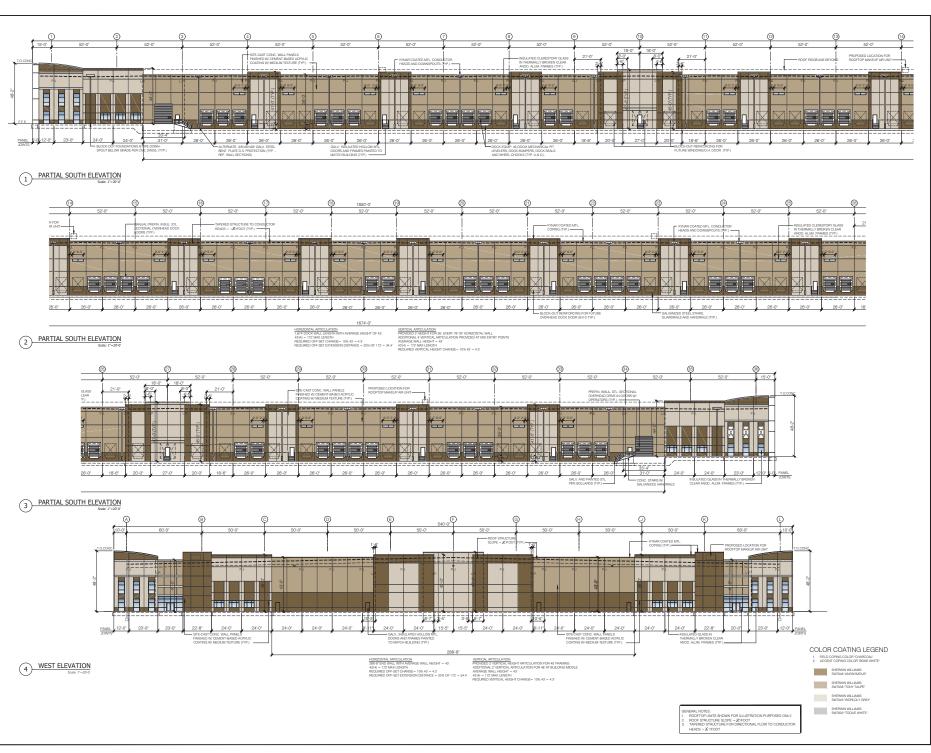


Inland Port VII

Project No. 2017-80
Date: 01.11.19
Issued For: Final Development Plan

No. Date Description 03.07.19 PLANNING COMME 03.21.19 PLANNING COMME







IVIL PENAISSANCE INFRASTRUCTU CONSULTIN

STRUCTURAL

LUMBING

MECHANICAL ELECTRICAL

FIRE PROTECTION

CONTRACTOR

North Point DEVELOPMENT



Project No. 2017-80
Date: 01.11.19
Issued For: Final Development Plan

No. Date Description

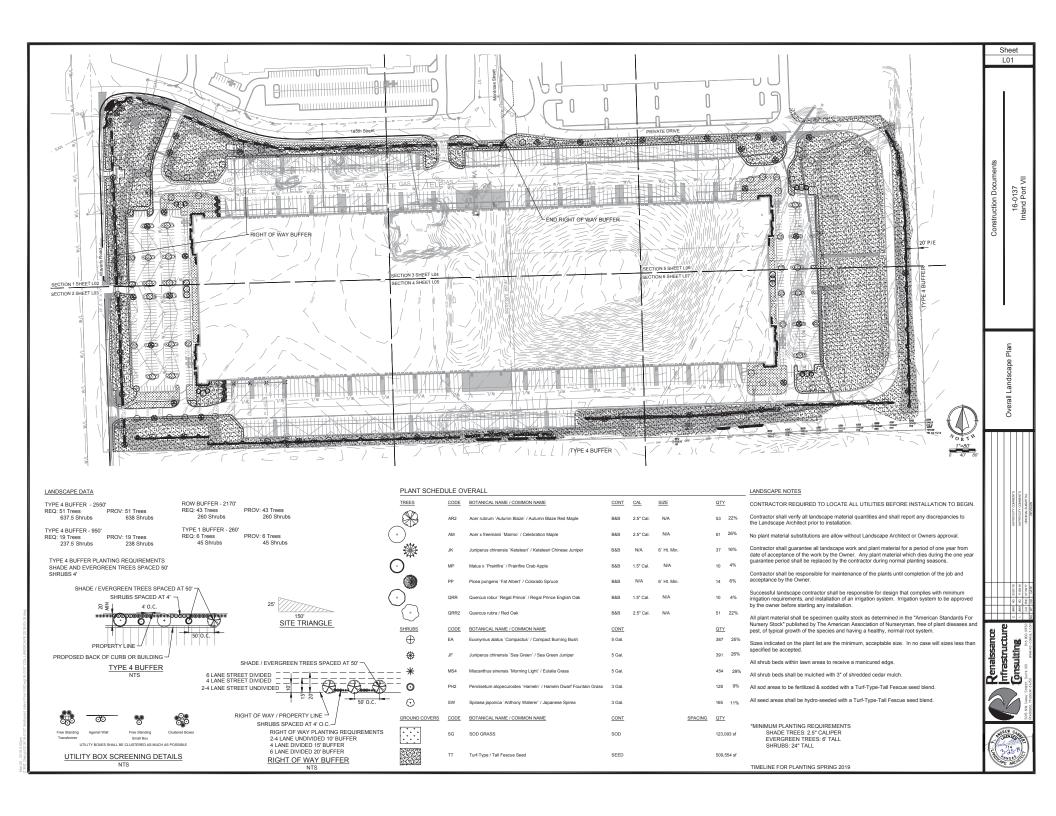
03.07.19 PLANNING COMMENTS

03.21.19 PLANNING COMMENTS

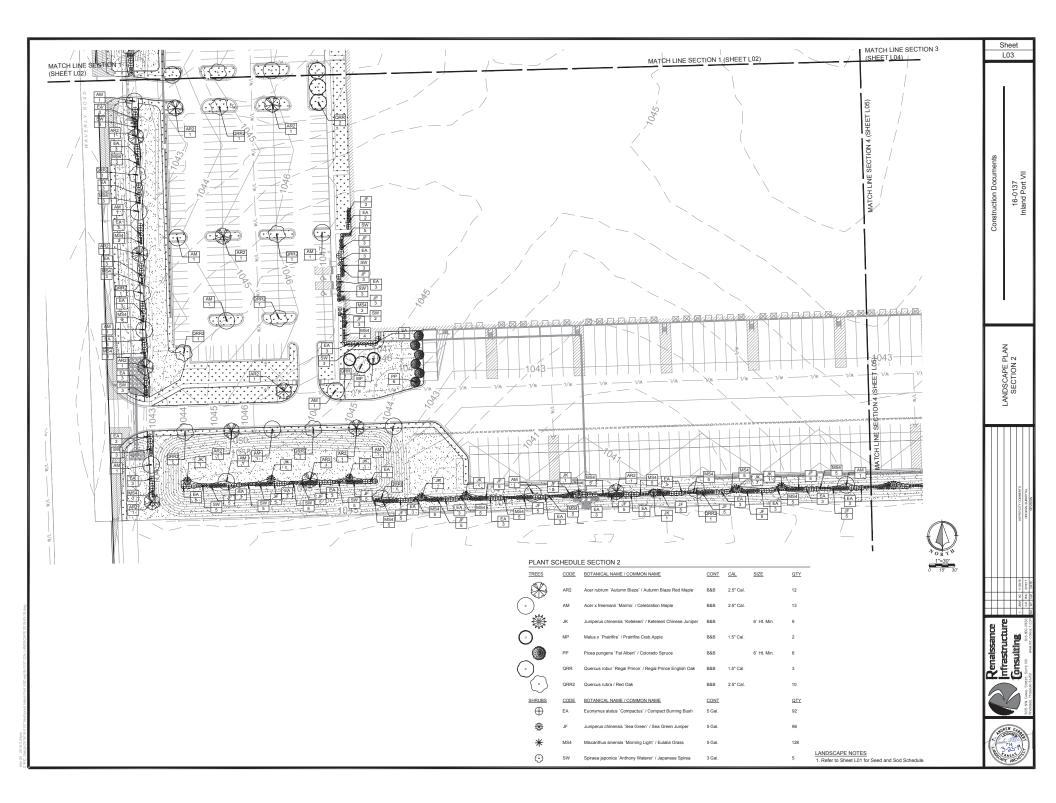
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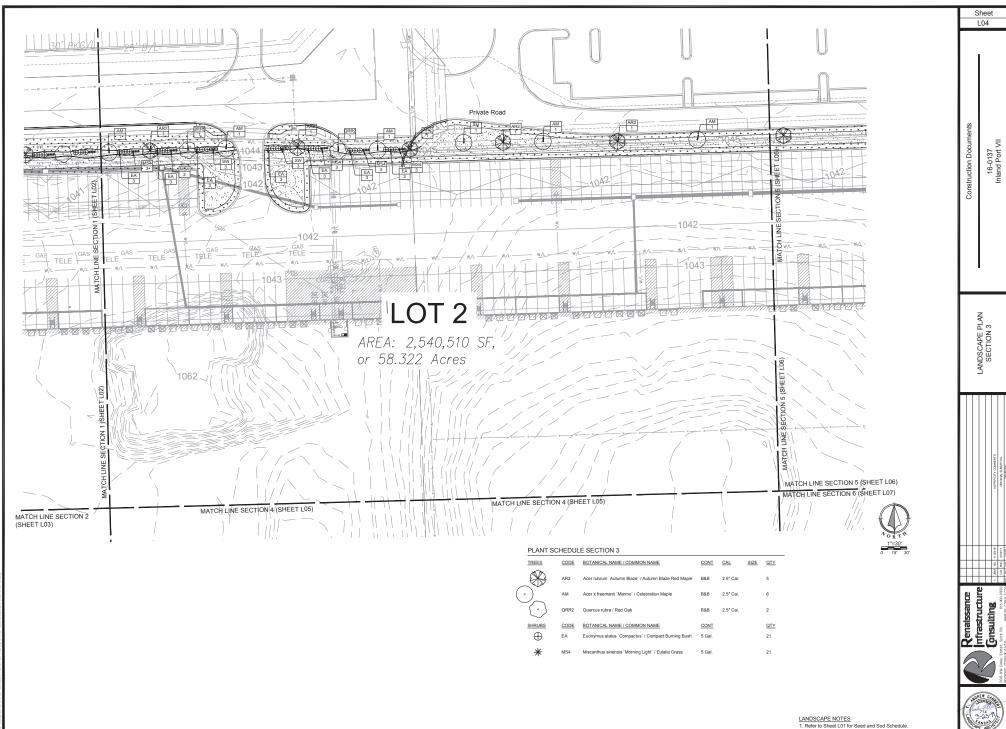
Robert H. Wales III - Architect Karasas License No. 4297

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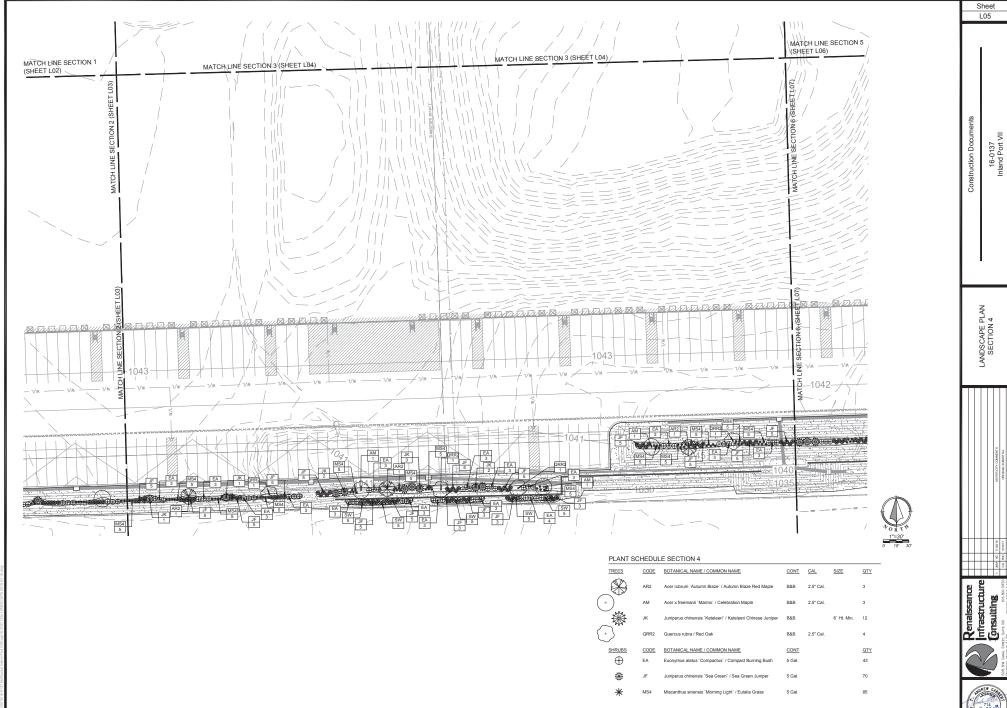








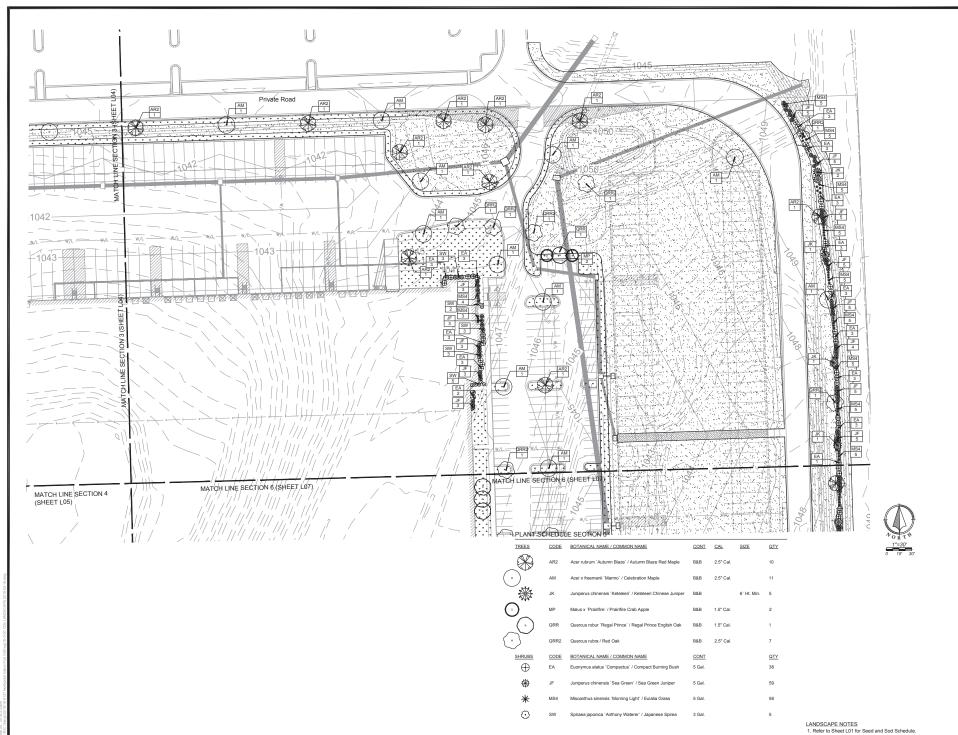






LANDSCAPE NOTES

1. Refer to Sheet L01 for Seed and Sod Schedule.



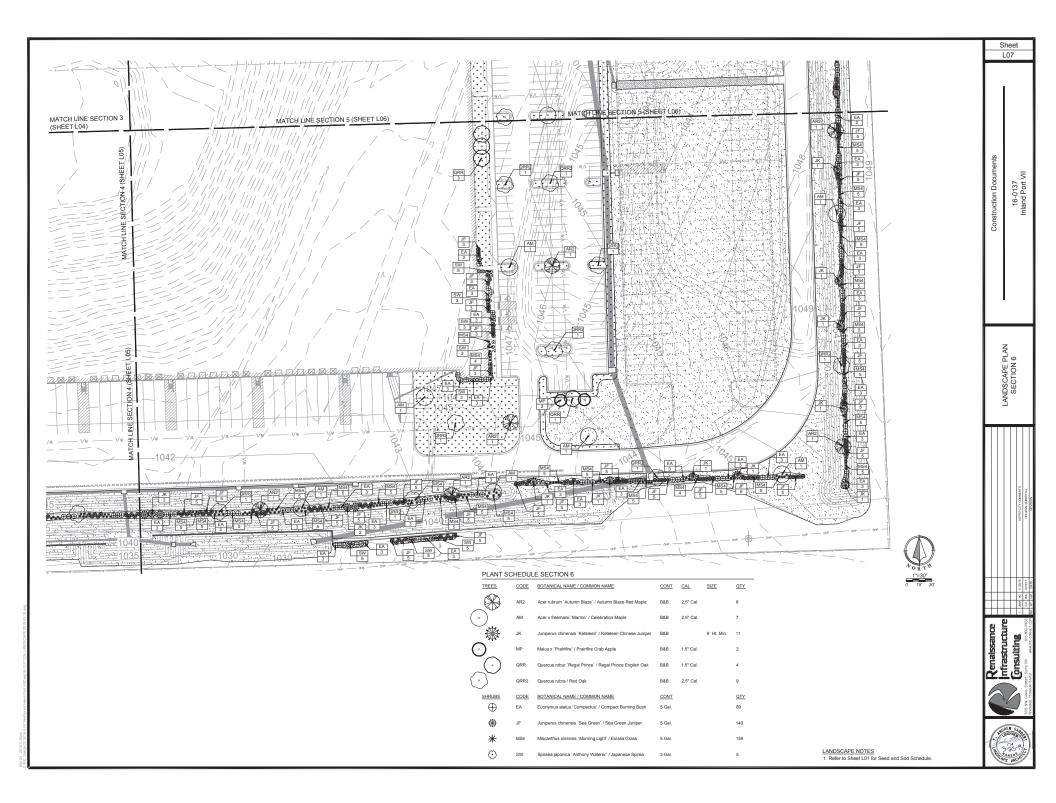
L06 16-0137 Inland Port VII Construction Docu LANDSCAPE PLAN SECTION 5

Sheet

Renaissance Infrastructure Consulting



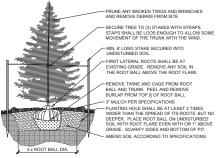




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LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- 2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI 260.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- 5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- 6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 7 SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE LISED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MUCHED TO THE OUTSIDE EDGE OF THE SALICER OR LANDSCAPE ISLAND.
- 8. ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK LINTIL THE SITE IS FREE OF DERRIS THE LANGSCAPE CONTRICT OR SPAIL NOT COMMENCE WORK ONTIL THE SITE IS PIECE OF DEBMS CAUSED BY ON-GONG CONSTRUCTION OPERATIONS. REMOVAL OF DEBRS SHALLE BYTE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANGSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COOPDINATION FOR THIS ACTIVITY.
- 11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO
- 12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 15. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SHOOT DEVELOP THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



EVERGREEN TREE PLANTING DETAIL - NTS

NOTES:

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING
SPECIFICATIONS

SHRUB PLANTING DETAIL - NTS

RING AF

PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL

PLACE SHRUB SO CROWN IS AT SOIL LEVEL

- INSTALL 3" OF HARDWOOD MULCH

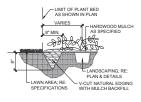
THROUGHOUT PLANTING BED. LEAVE A 6" BARE CIRCLE AT BASE OF PLANT A DESCRIPTION OF A STATE OF POINT AND A STATE OF THE PLANTING HOLE WITH AMENDED SOIL MIX ACCORDING TO SPECIFICATIONS. CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER

TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

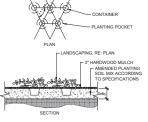
PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE. SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS. - MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE. - 3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM. PEMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TO 1/3 OF THE ROOT BALL. PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN 3 x ROOT BALL DIA. WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT AMEND SOIL ACCORDING TO SPECIFICATIONS.

DECIDUOUS TREE PLANTING DETAIL - NTS

- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTRED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
- TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL,
- THIS SHEET.
 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION



V-CUT NATURAL EDGE DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS





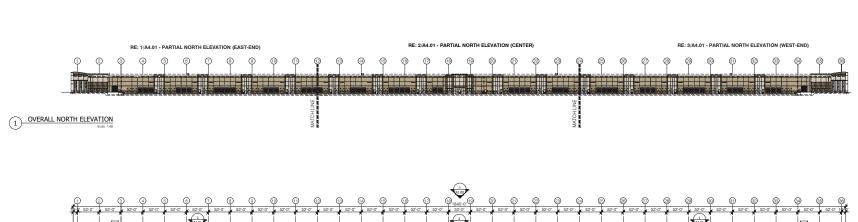


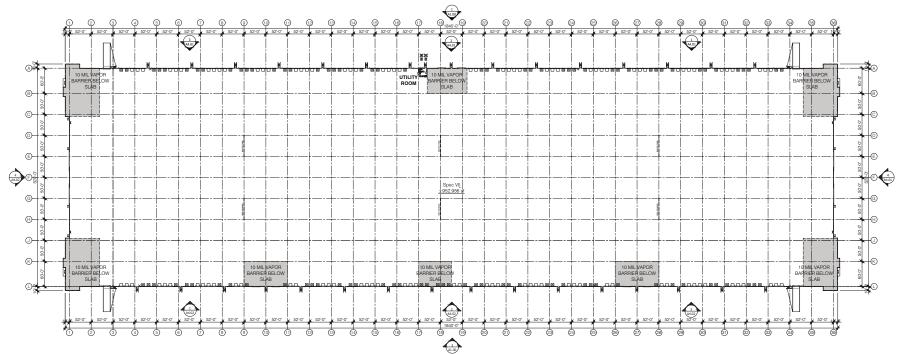


UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

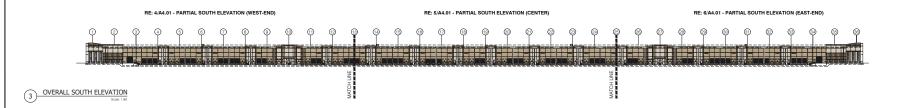
TYPICAL UTILITY BOX SCREENING DETAILS - NTS







OVERALL FLOOR PLAN
Scale: 1:60





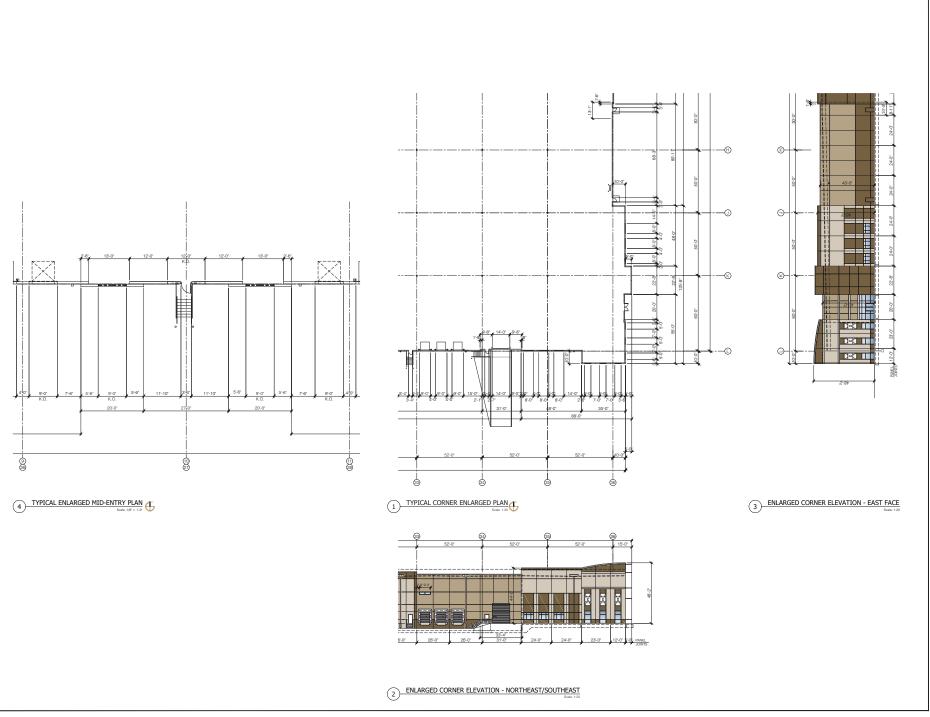
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OVERALL FLOOR PLAN





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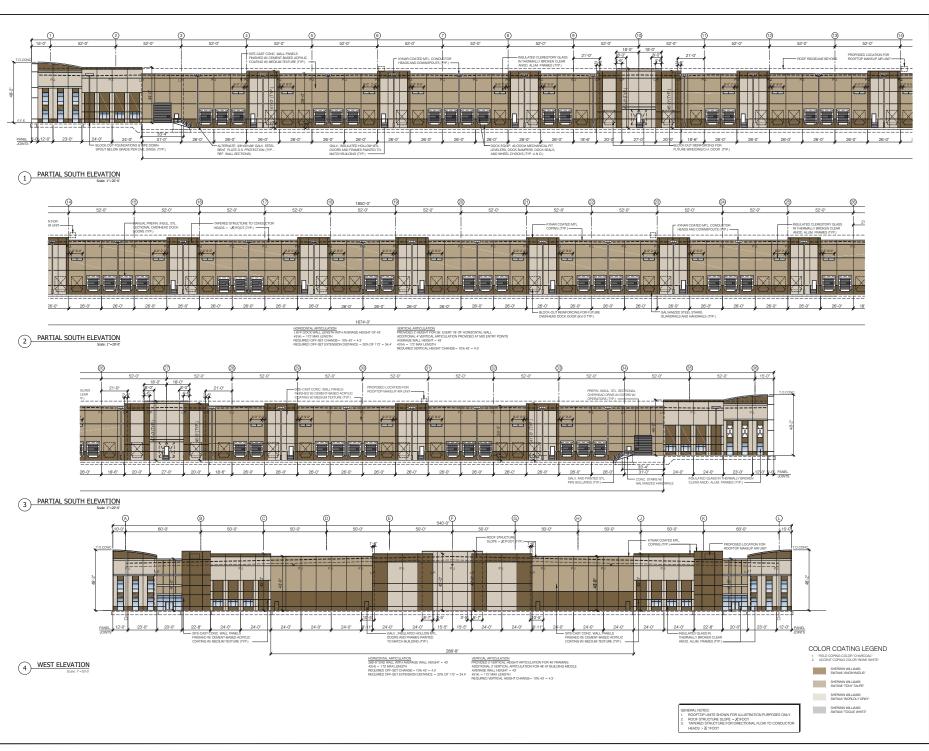
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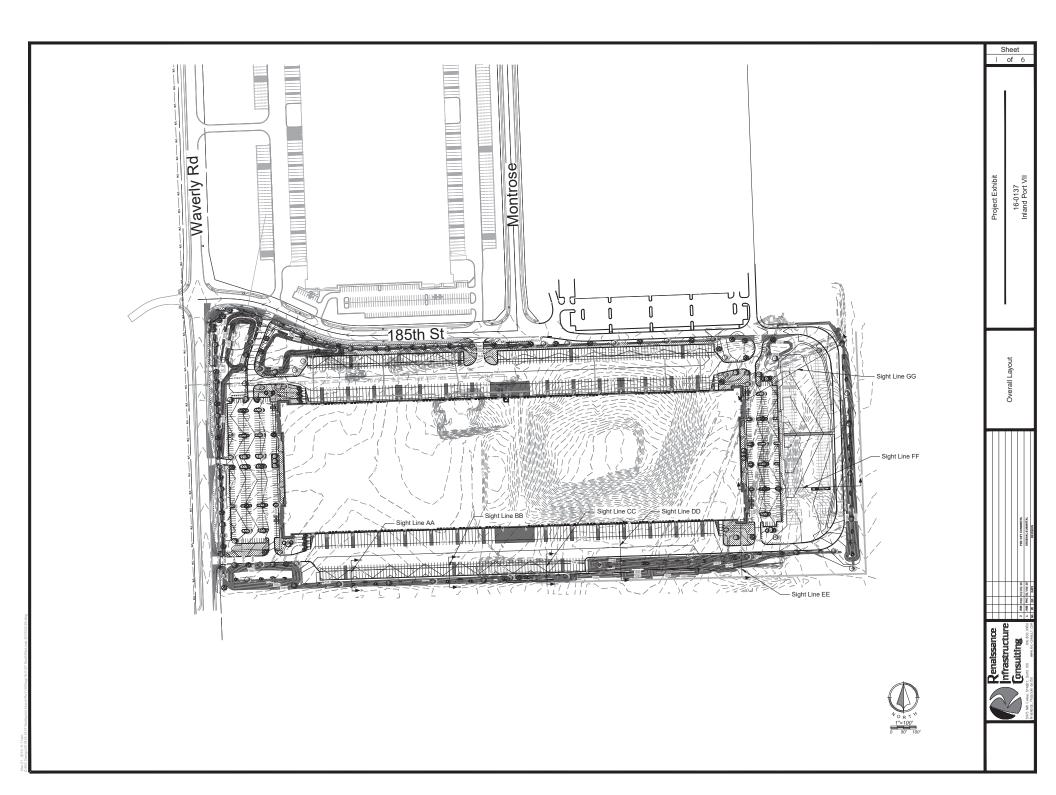
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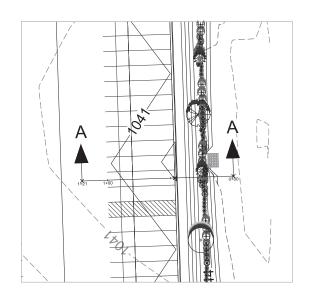
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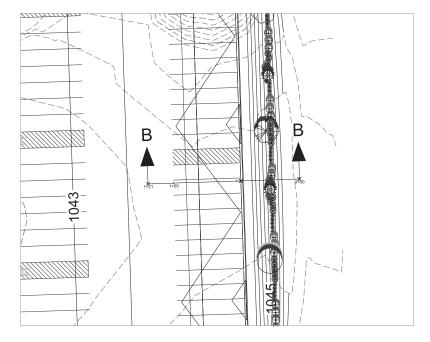
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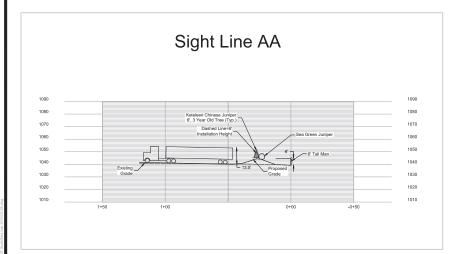
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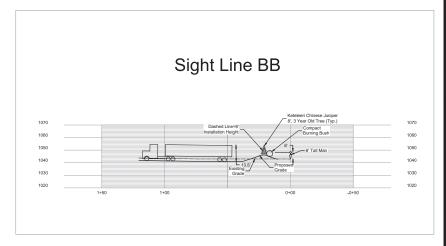








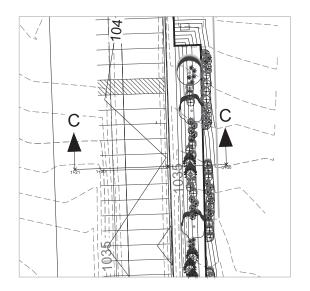


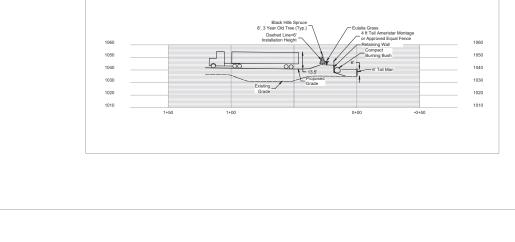


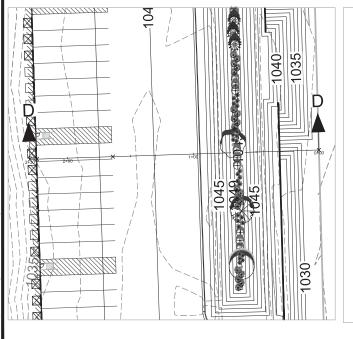




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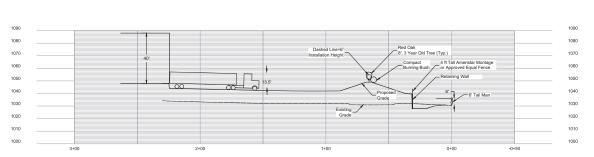






Sight Line DD

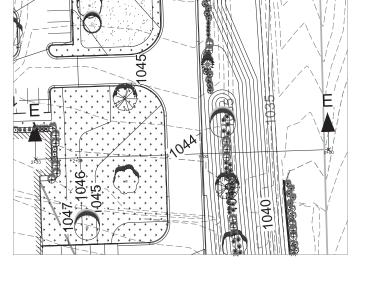
Sight Line CC

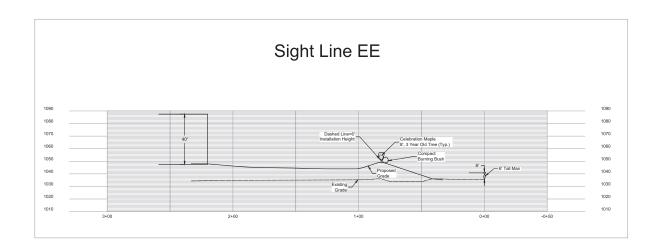




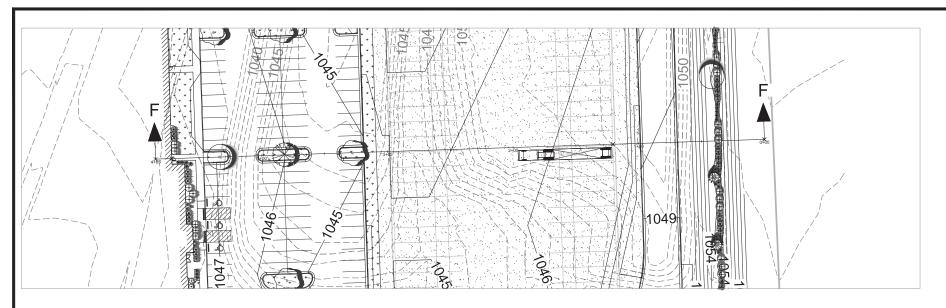
Sheet 4 of 6



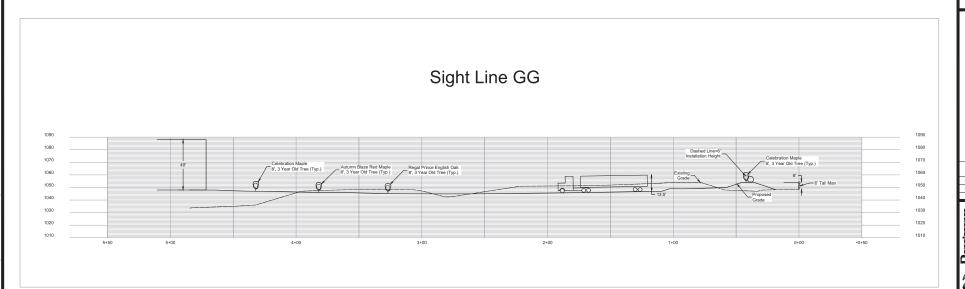












Sheet 5 of 6

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