

EDGERTON PLANNING COMMISSION AGENDA
REGULAR SESSION
Edgerton City Hall
March 8, 2016
7:00 PM

1. Call meeting to order

2. Pledge of Allegiance

3. Roll Call

A. Members:

Chuck Davis, Chair

Present / Absent

Ron Conus, Vice-Chair

Present / Absent

Bob O'Neill

Present/ Absent

Maria O'Neill

Present/Absent

Andrea Lucero

Present/ Absent

Cliff Withrow

Present/ Absent

Elliott Lahn

Present/Absent

Leslie Hardin

Present/Absent

Desiree Goans

Present/ Absent

4. Minutes

A. Consideration of Regular Session Minutes of January 12, 2016

5. Guests Present

6. Communications from Staff

7. New Business

FINAL PLAT

- A. Consideration of Final Plat, FP2016-01, requesting recommendation of approval of a final plat for Logistics Park Kansas City Phase IV, 2nd Plat (IP IV - Harmon), located in the northwest corner of 196th and Waverly Road, on a tract of land consisting of four (4) lots, containing approximately 113.725 acres. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

Action requested: Consider motion to recommend approval, denial, or table.

FINAL SITE PLAN

- B. Consideration of Final Site Plan, FS2016-01, requesting approval of a final site plan for Lot 4, Logistics Park Kansas City Southeast, 2nd Plat (IP XIV), located in the northeast corner of 196th and Waverly Road, located on a tract of land consisting of two (2) lots, containing approximately 51.059 acres. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

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

FINAL SITE PLAN

- C. Consideration of Final Site Plan, FS2016-02, requesting approval of a final site plan for Lot 2, Logistics Park Kansas City Phase IV, 2nd Plat (IP XXXII), located in the northwest corner of 196th and Waverly Road, located on a tract of land consisting of one (1) lot, containing approximately 36.336 acres. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

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

FINAL SITE PLAN

- D. Consideration of Final Site Plan, FS2016-03, requesting approval of a final site plan for Lot 4, Logistics Park Kansas City Phase IV, 2nd Plat (IP XXXIII), located in the northwest corner of 196th and Waverly Road, located on a tract of land consisting of one (1) lot, containing approximately 46.552 acres. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

Action requested: Consider motion to approve, deny, or table

8. Old Business

PUBLIC HEARING- Cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT

- A. Consideration of a continued public hearing in regards to UDCA-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures. Applicant: City of Edgerton.

Action requested: Consider continued hearing and consider motion to continue hearing.

PUBLIC HEARING- Cont'd - UNIFIED DEVELOPMENT CODE AMENDMENT

- B. Consideration of a continued public hearing in regards to UDCA-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements. Applicant: City of Edgerton.

Action requested: Consider continued hearing and consider motion to continue hearing.

9. Future Meeting – Regular meeting – April 12, 2016

10. Commissioners Comments

11. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
January 12, 2015
Minutes

Prior to the meeting, Leslie Hardin was sworn in as Planning Commissioner.

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

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Ron Conus, Maria O'Neill, Bob O'Neill, Randal Gifford, and Leslie Hardin. Absent were: Commissioners Chuck Davis, Andrea Lucero, Cliff Withrow, and Elliott Lahn. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES – December 8, 2015

Approval of the minutes from the regular session of November 10, 2015 was considered.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the minutes as presented. Motion was approved, 5-0.

GUESTS

Guests attending were: Charlie Troutner, Edgerton City Council; Desi Goins, PTO; George Schlagel, applicant/landowner; and Tom Smith, Shafer, Kline & Warren, Inc.

COMMUNICATIONS FROM STAFF

Kenneth Cook informed the Commissioners of Leslie Hardin, the newest member of the Planning Commission. He also noted Desi Goins would be considered for a Planning Commissioner position by the Council on January 14, 2016.

Mr. Cook also announced tonight was the last night for Commissioner Randal Gifford. He was thanked for his service on the Commission. Best wishes were provided from all for his future endeavors.

Ms. Hardin informed the Commissioners she is a three-year resident of Edgerton and works for Johnson County. She noted she is ready for service on the Commission. All welcomed her.

PUBLIC HEARING – PRELIMINARY PLAT, PP-2015-02

A public hearing in regards to Preliminary Plat, Case No. PP-2015-02, requesting approval of preliminary plat for Edgerton Logistics Park, 32180 W 191st Street, consisting of one (1) lot containing 31.14 acres, more or less, located on apportion of land located in the Southwest Quarter of Section 34, Township 14 South, Range 22 East, as said tract is shown and described in the 1892 Re-Survey of said Section and Range, was considered. Applicant: George Schlagel, GJS 09 Trust, LLC et al. Engineer: Tom Smith, Shafer, Kline & Warren, Inc. (SK&W)

The hearing was opened by Mr. Conus.

The Community Development Director overviewed the previous preliminary plat, which included two (2) lots, approved in November, 2013. He reminded the Commissioners of the 2014 extension and the denial of the 2015 extension request, based upon conditions of the original extension and requirements of the Unified Development Code. Mr. Cook also noted the preliminary site plan is still in effect.

Mr. Cook overviewed the new application, now consisting of one (1) lot. He noted the property is adjacent to the Burlington Northern Santa Fe (BNSF) Intermodal facility, and is outside of the Logistics Park Kansas City area. He further identified the property is located on the north side of 191st Street, east of Homestead, and is zoned L-P, Logistics Park. He briefly overviewed the preliminary plat and revisions needed. He also noted the need for an agreement from the applicant not to protest formation of future benefit districts to make improvements to additional travel lanes and sidewalks.

Mr. Cook recommended approval of the request.

Mr. Smith, SK&W, informed the Commissioners that all revisions will be addressed.

Motion by B. O'Neill, seconded by M. O'Neill, to close the hearing. Motion was approved, 5-0.

Motion by M. O'Neill, seconded by Gifford, to approve the request with the following stipulations: 1) All Preliminary Plat requirements of the City noted shall be met or addressed; 2) 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; and 3) All infrastructure requirements of the City shall be met. Motion was approved, 5-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – UDCA-01

A public hearing in regards to UDCA-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures previously continued was considered. Applicant: City of Edgerton

Vice Chair Conus opened the continued hearing.

Kenneth Cook, Community Development Director, indicated he was unable to complete as much research to this item as anticipated. He noted the language would be more focused to "primary residential structures" in regards to roofing materials. He focused on the language "Metal roofs are allowed provided that they are designed for residential use with a factory applied color coating system and are non-reflective (galvanized is prohibited). Mr. Cook indicated the language addresses eliminating aluminum reflective roofing.

Mr. Cook overviewed some examples from other communities. The process and installation of metal roofing were briefly discussed, which included the installation process with fasteners.

He spoke about the Zoning Administrator's authorization to administer and interpret standards of

this section.

Mr. Conus indicated the City/Zoning Administrator cannot provide legislation on every piece. He stated it is staff's responsibility to review, but the Code allows for decision by the Board of Zoning Appeals (BZA) as the result of an appeal or exception request. Mr. Cook recommended the best process would be the recommendation of those requesting a different option to request an exception rather than an appeal.

Mr. Cook overviewed the Kansas Statutes laws which enable municipalities to adopt zoning regulations, provide for BZA authority to grant variances and exceptions from zoning regulations. He noted additional wording will need to be inserted into Article 8.1 and 8.3 of the UDC to create a process for the approval of exceptions (modeled after the variance method).

Mr. Cook overviewed the BZA process which includes notice of hearing, hearing, recommendation, protest period, and consideration of the Governing Body.

Mr. Cook spoke about accessory structures and the need of how to address. He spoke of the need to re-word the language to make it clearer – or look at the BZA exception for requirements. It was questioned whether or not this should include a maximum of two accessory structures.

Mr. Conus asked if there is an “end” to this.

Mr. Cook responded to Mr. Conus and indicated yes. He stated this is the first phase; the language will be available in February. He noted staff will re-work and bring back the information in the next hearing date.

Mr. Conus indicated he thought last month's discussion went well (building materials) and stated support of the same format.

Staff recommended continuing the hearing to February 9, 2016.

Motion by Hardin, seconded by M. O'Neill, to continue the hearing until February 9, 2016. Motion was approved, 5-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – UDCA-02

A public hearing in regards to UDCA-02, Unified Development Code Amendment 02, pertaining to fencing standards, setbacks, and bulk and yard requirements previously continued was considered.

Vice Chair Conus opened the continued public hearing.

Mr. Cook spoke about the current allowances. He noted staff will be working on material wording for standardization.

Staff recommended continuing the hearing to February 9, 2016.

Motion by Gifford, seconded by B. O'Neill, to continue the hearing until February 9, 2016. Motion was approved, 5-0.

COMMISSIONERS COMMENTS

No comments were provided.

FUTURE MEETING

The next scheduled meeting is a regular session on February 9, 2016.

ADJOURNMENT

Motion by B. O'Neill, seconded by Gifford, to adjourn. Motion was approved, 5-0.

The meeting adjourned at 7:45 p.m.

Submitted by:

Debra S. Gragg
Recording Officer

STAFF REPORT

March 1, 2016

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: FP2016-01 Final Plat for Logistics Park Kansas City Phase IV, Second Plat

APPLICATION INFORMATION

Applicant/Property Owner: Edgerton Land Holding Company

Requested Action: Final Plat – Logistics Park Kansas City Phase IV, 2nd Plat

Legal Description: See Final Plat attached

Site Address/Location: East side of Montrose Road and South of 191st Street

Existing Zoning and Land Uses: City of Edgerton L-P Logistics Park on vacant land

Existing Improvements: None

Site Size: 113.725 Acres

PROJECT DESCRIPTION

This is additional development of the Logistics Park Kansas City by Edgerton Land Holding Company (ELHC), a subsidiary of NorthPoint Development. The property will serve the BNSF intermodal facility to the northwest of the subject site. The intermodal facility's purpose is to transfer loaded cargo containers from trains to trucks. LPKC is a 1500 acre master planned development. ELHC, the applicant for this project, is BNSF's partner for developing warehousing which is planned to eventually surround the intermodal facility.

The subject property is located South of 191st Street and on the West side of Waverly Road and is zoned L-P, Logistics Park. The property is located to the South of the TSL Cargo Container Storage Facility and West of Inland Port XIV. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services. The property is located within the fourth phase of development and has an approved preliminary plat and preliminary site plan. The first plat for this phase included the water tower property and the dedication of right-of-way for the new 196th Street and additional width for Waverly Road. The applicants have also submitted Final Site Plans for Lots 2 & 4 which will also be considered for this site. The proposed subdivision includes three lots and one 9 acre tract (stormwater detention, wetland). The preliminary Plat originally showed this tract extending North to 191st Street. The applicant has specified their intent to submit an amended Preliminary Plat showing the remainder of the tract not included in this plat as an additional Lot that will be developed in the future. The

Site Plans that have been submitted for Lots 2 & 4 show proposed warehouses of 764,785 and 927,112 square foot respectively.

INFRASTRUCTURE AND SERVICES

Infrastructure was reviewed previously per the rezoning and preliminary plat. Some conditions continue to exist as noted below.

- a. The construction of Waverly Road into a three-lane concrete road is nearly complete. The construction of 196th Street to the South is included in the Waverly Road project and is currently expected to be complete by July 1, 2016.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- c. A small area located in the Eastern portion of this plat is shown as located within a Special Flood Hazard Area (X - 1% annual chance – Future Conditions).
- d. New Sanitary Service is currently under construction that will serve the property. The new sewer line will run across the Northern portions of Tract A and Lot 4.
- e. The property is located within the service area of Rural Water District No. 7. The new water tower for Water 7 is located on Lot 3 of the first plat of the Logistics Park Kansas City Phase IV, and which is located between the two properties which will also be considered as part of requests for Final Site Plans. A 12-inch water main is located along Waverly Road and is connected to the water tower by an 16-inch line.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Fire District No. 1. A fire station is located in the City of Edgerton, approximately 4.5 miles to the west and in the City of Gardner, approximately 2.5 miles North and East.

FINAL PLAT REVIEW

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

1. Scale, the same used for the preliminary plat; North point; vicinity map. *A different scale is being used for the Final Plat as the Final Plat only includes a portion of the area shown in the Preliminary Plat. The change in scale allows for the Final Plat to show improved detail and staff considers the change acceptable. **Final Plat complies.***
2. The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract. **Final Plat complies.**
3. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar. **Update Final Plat**
 - *The plat currently shows all monuments being ½" x 24" Rebar while the regulations require 2" x 24" metal bar. Staff believes that the 2" measurement is a typographical error and that it should be ½".*
 - *No monuments are currently shown at the property corners between Lot 2 and Tract A.*
 - *The legend includes a description for "Found monument as noted." None of the monuments that are shown as found include any note describing the monuments.*

4. A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1' in 5,000), with bearings and distances referenced to section or fractional section corners or other base line shown on the plat and readily reproducible on the ground. *The legal description for the subject plat does not appear to match the legal description along a shared property line between this plat and LPKC Phase IV, 1st Plat. The dimensions at the Northwest corner of 196th Street and Waverly and the first segment heading to the West both appear to not match. Update Final Plat.*
5. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes. ***Final Plat Complies.***
6. A number for each lot, starting (if practical) in the northwest corner. *The applicant has discussed their plan to submit an updated Preliminary Plat that will show the balance of Tract A as a Lot. This new Lot would be anticipated to be Lot 5 and would be developed at some point in the future. Final Plat Complies.*
7. All easements with widths, and roads with curve data. ***Update Final Plat.***
 - *Include a reference to the recorded easement for the sanitary sewer along the Northern portion of the property.*
 - *An Access Easement is currently shown along the Northern portion of Lot 4 which ends at Tract A. The access drive then crosses tract A with no easement. Staff suggests that Lot 2 should be extended further North along the Eastern portion of Tract A so that the access easement provides a direct access point to Lot 2. This would also appear to require additional easements for drainage.*
 - *Does a future private drive need to be added in the Northern portion of Tract A to extend a drive for trucks to use to access the West side of Lot 2 in the case the building is divided for multiple tenants. This would be similar to what is being shown along the South portion of this lot on the Final Site Plan. Truck traffic has not typically been encouraged to go through car parking areas.*
 - *A Pedestrian Easement needs to be added for the sidewalk which is located North of the North parking area on Lot 4. This easement may also need to be extended to the North line of Lot 2 and possibly to Lot 1 to provide access. The location of this Pedestrian Easement/sidewalk may need to be adjusted so that the sidewalk does not conflict with the improvements for the storm water system.*
8. Ingress/egress limitations if required. ***Final Plat complies.***
9. The location of existing utility easements. *Document recording information should be added for the sewer easement. Update Final Plat.*
10. A written legal description from the survey. ***Final Plat complies.***
 - *Those portions of the legal description along the common boundary with LPKC Phase IV, First Plat and which refer to areas to the Northwest of the intersection of 196th Street and Waverly Road do not appear to match the legal from the previous plat.*
11. An instrument of dedication for all roads and easements. *The Final Plat includes wording for the dedication of streets and other types of similar rights-of-way but no such areas are included on the plat. The plat also It would appear that this dedication is not necessary. Update Final Plat.*
12. Special notations required as a condition of platting by the Planning Commission. ***Final Plat complies.***
13. Approved phases – clearly delineated. *Not proposed to be developed in phases. Final Plat complies.*

14. Private travel easements. *As is discussed above, either additional area on the East of Tract A needs to be added to Lot 2 or additional access easement needs to be provided. Additional access may also be needed in order to provide access to the West side of Lot 2 from the North. The current wording on the access easement specifies that the access easement is for the use of Lot 1 and Lot 2. Does this access easement need to be extended to the Northern portion of Lot 1? **Final Plat complies.***
15. The Owner's Certificate with Notary Seal. **Final Plat complies.**
16. Certificate of the Governing Body with City Clerk's attest and Seal. **Final Plat Complies.**
17. Edgerton City Planning Commission chair and secretary approval. **Final Plat Complies.**
18. Certificate of the Register of Deeds. **Register of Deeds uses their own stamp and requires space to be reserved in the top left corner. No certificate required. Final Plat Complies**
19. Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. **County Surveyor uses own stamp. No certificate required. Final Plat Complies.**
20. Certificate of the Zoning Administrator. **Final Plat Complies.**

RECOMMENDATION

City staff recommends approval of the Final Plat for Logistics Park Kansas City Phase IV, Second Plat, subject to compliance with the following stipulations:

1. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
2. 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. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements.
3. A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
4. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax.
5. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

ATTACHMENTS

Application FP2016-01

Preliminary Plat for Logistics Park Kansas City Phase IV

Final Plat for Logistics Park Kansas City Phase IV, Second Plat

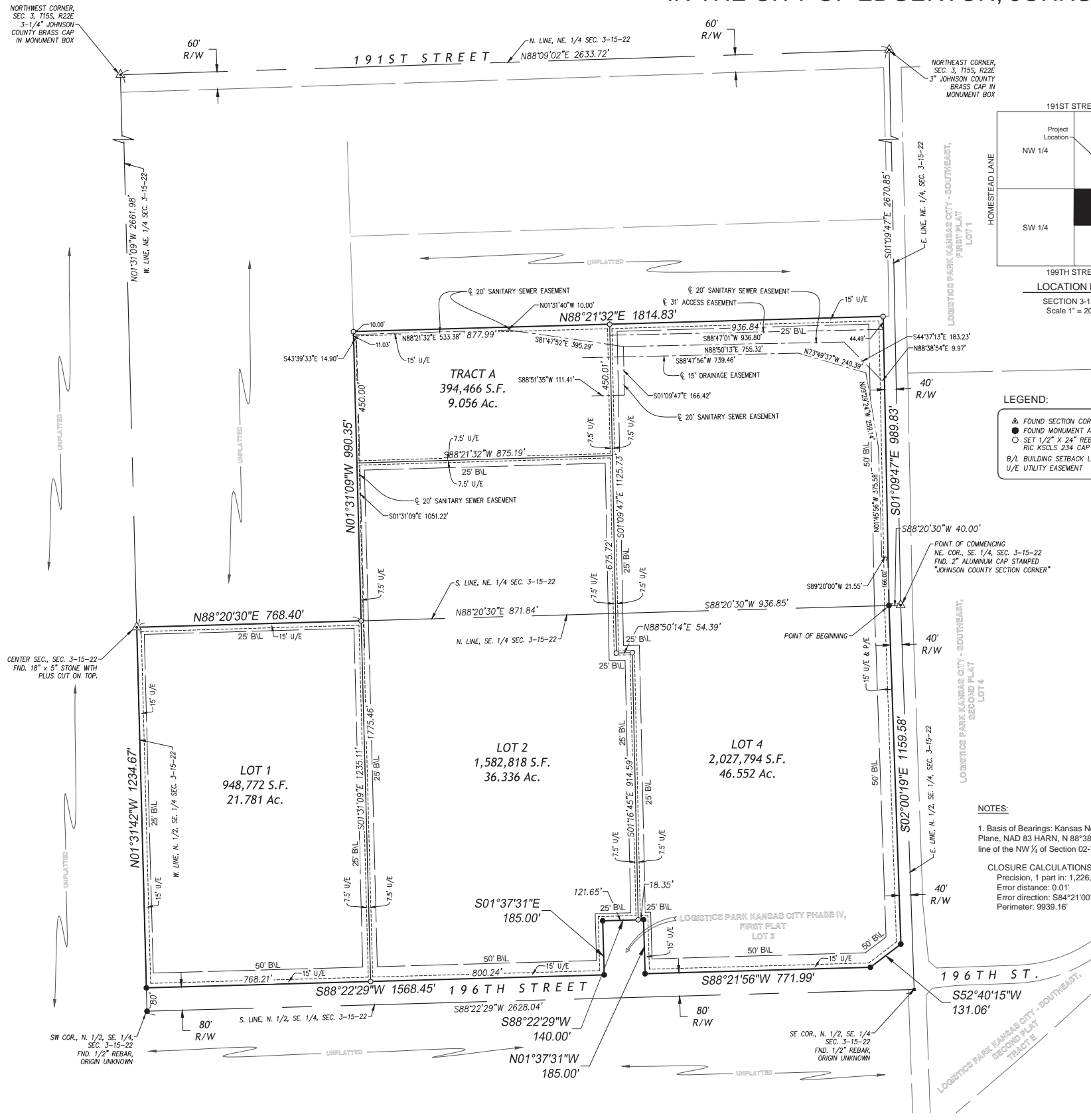


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Public Works: 816.893.6801 • EDGERTONKS.ORG

FINAL PLAT

LOGISTICS PARK KANSAS CITY PHASE IV, 2ND PLAT

A PART OF THE NORTHEAST QUARTER AND THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF
SECTION 3, TOWNSHIP 15 NORTH, RANGE 22 WEST,
IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



DESCRIPTION

That part of the Northeast and the North One-Half of the Southeast Quarter of Section 3, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence coincident with the north line of said Southeast Quarter, South 88°20'30" West, 40.00 feet to the West right-of-way line of Waverly Road, as now established, and to the Point of Beginning; thence departing said north line, South 02°00'19" East, coincident with said West right-of-way line, 1,159.58 feet; thence South 52°40'15" West, coincident with said West right-of-way line and coincident with the North right-of-way line of 196th Street, as now established, and the North line of LOGISTICS PARK KANSAS CITY PHASE IV, FIRST PLAT, 131.81 feet; thence South 88°21'56" West, coincident with said North lines, 771.99 feet to the Southeast corner of Lot 3, LOGISTICS PARK KANSAS CITY PHASE IV, FIRST PLAT; thence departing the North right-of-way line of said 196th Street, North 01°37'31" West, coincident with the East line of said Lot 3, 185.00 feet; thence South 88°22'29" West, coincident with the North line of said Lot 3, 185.00 feet, to the North right-of-way line of said 196th Street; thence South 88°22'29" West, coincident with said North right-of-way line, 1568.45 feet to the West line of the North One-Half of the Southeast Quarter of said Section 3; thence North 01°31'42" West, coincident with said West line, 1,234.67 feet to the Center of said Section 3; thence North 88°20'30" East, coincident with the South line of the Northeast Quarter of said Section 3, 768.40 feet; thence departing said South line, North 01°31'09" West, 990.35 feet; thence North 88°21'32" East, 1,814.83 feet to the West right-of-way line of Waverly Road, as now established; thence South 01°09'47" East, coincident with said West right-of-way line, 989.83 feet to the Point of Beginning, containing 4,953,850 square feet, or 113.725 acres, more or less.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby assents and agrees to indemnify the City of Edgerton, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Edgerton, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Edgerton, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

A perpetual easement of access over, across and upon all areas designated on the plat as "Access Easement" or "A/E", is hereby granted for ingress and egress of all owners and occupants of Lots 1 & 2, and those tracts adjacent to said Lot 4, their guests and invitees.

An easement to lay construct, alter, repair, replace or operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat are hereby dedicated to the City of Edgerton, Kansas. Utility easements shall be kept clear of obstructions that impair strength or interfere with the use and/or maintenance of public utilities located within the easement.

Areas designated on the accompanying plat as "pedestrian access easement" are hereby dedicated to the public for the purpose of pedestrian access (P/E). No fence, wall, planting, structure or other obstruction may be placed or maintained in said P/E without approval of said City Community Development Director of the City of Edgerton, Kansas.

RESTRICTIONS

Tract "A" is intended to be used for stormwater detention and open space and shall be owned and maintained by Logistics Park Kansas City Owners' Association, its successors and assigns.

CONSENT TO LEVY

The undersigned proprietors of the above described tracts of land hereby consent and agree that the Board of County Commissioners and the City of Edgerton, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land fronting and abutting on such dedicated public way or thoroughfare.

LOT INFORMATION				
LOT NO.	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	948,772 S.F. 21.781 Acres	50'	25'	25'
2	1,582,818 S.F. 36.336 Acres	50'	25'	25'
4	2,027,794 S.F. 46.552 Acres	50'	25'	25'
TRACT A	394,466 S.F. 9.056 Acres			

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

Edgerton Land Holding Company, LLC
By: NorthPoint Development, LLC
Its: Manager

Nathaniel Hagedorn, Manager

STATE OF MISSOURI)
COUNTY OF PLATTE) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came Nathaniel Hagedorn, Manager of NorthPoint Development, LLC, the Manager of Edgerton Land Holding Company, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

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

Notary Public My Appointment Expires: _____

APPROVALS

APPROVED by the Planning Commission of the City of Edgerton, Johnson County, Kansas, on this ____ day of _____, 20__.

Chuck Davis, Chairperson Maria O'Neill, Secretary

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas, on this ____ day of _____, 20__.

Donald Roberts, Mayor Attest: Janeice Rawles, City Clerk

APPROVED by the Zoning Administrator, on this ____ day of _____, 20__.

Kenneth A. Cook, Zoning Administrator

SURVEYORS CERTIFICATION

This is to certify on the 18th day of February, 2015 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys pursuant to K.S.A. 74-7037.

Roger B. Dill, Kansas LS-1408

LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT

Prepared For:
Edgerton Land Holding Co., LLC
5015 NW Canal Street
Suite 200
Riverside, Mo. 64150

Date of Preparation:
February 22, 2016



11690 STRANG LINE ROAD
LENEXA, KANSAS 66215

913.317.9500
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