

## STAFF REPORT SUMMARY

February 10, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: FP2017-01 for Final Plat for Inland Port XL, located West of Waverly Road and South of 181<sup>st</sup> Street.

### REQUEST

The applicant is seeking approval of a Final Plat based on an approved final site plan, preliminary plat and the L-P, Logistics Park District zoning requirements. The Planning Commission previously approve a Final Plat for this area. Prior to this previous document being filed, the applicant was ready to start proceeding forward with Phase II. Rather than have the applicant file a plat that would be replat in a matter of months, staff recommended proceeding forward with this request. The proposed use if for ColdPoint's new freezer building that is currently under construction and is the first Rail Served Building.

### DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note area that may need consideration by the Planning Commission. Other items noted in the Staff Report shall be addressed by applicant in revised submittal, but do not appear to be items in need of discussion by the Planning Commission.

1. The Legal Description needs to be updated
2. Add dedication language for the drainage easement.
3. Add a notation to the plat in regards to the hard packed gravel road.

### RECOMMENDATION

City staff recommends **approval** of FP2017-01 of the Final Plat for Logistics Park Kansas City, Rail Served, First 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.

**STAFF REPORT**

January 27, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: FP2017-01 Final Plat for Logistics Park Kansas City Rail Served-First Plat

**APPLICATION INFORMATION**

**Applicant/Property Owner:** Edgerton Land Holding Company

**Requested Action:** Final Plat–Logistics Park Kansas City Rail Served–First Plat

**Legal Description:** See Final Plat attached

**Site Address/Location:** West of Waverly Road, North of the Intermodal lead track and South of the Transcontinental Tracks.

**Surrounding Zoning and Uses:**

	ZONING	LAND USE	USER/OWNER
SITE	L-P, Logistic Park District	Industrial	Edgerton Land Holding Company
NORTH	RUR, Rural Residential District (County)	Agricultural	Baker, Dale Q. Rev Trust
SOUTH	A-G, Agricultural District	Industrial	BNSF Railway Company
EAST	A, Agricultural District (Gardner)	Park	KCP&L Co.
WEST	A-G, Agricultural District	Agricultural	BNSF Railway Company

**Existing Improvements:** Structure under construction

**Site Size:** Approximately 62 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 South 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 the future alignment of 181<sup>st</sup> Street and on the west side of Waverly Road and is zoned L-P, Logistics Park. The property is located to directly to the North of the BNSF intermodal facility and is the first project being developed within the rail served portion of the park. 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 fifth phase of development and has an approved preliminary plat and preliminary site plan as well as an approved Final Site Plan. The proposed subdivision includes 2 lots and one 7.83 acre tract. The preliminary Plat originally showed this subdivision as having a single lot with a tract. As part of the phased development of this project, the applicant has requested that they be permitted to plat only that portion of the project that will be used as part of the first phase in Lot 1. The applicant has expressed their intent to replat the proposed site as they move forward with future phases so that the building will be located on an individual lot. The Site Plan that has been approved for this area show a proposed warehouses that will be developed in phases. The first phase of the building is anticipated to be 115,000 square feet with the total size of the building being around 625,000 square feet.

## **INFRASTRUCTURE AND SERVICES**

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

- a. Waverly Road has recently been upgraded to be a three-lane concrete road. This project has also included a grade separated crossing of the intermodal lead tracks that lead into the BNSF facility. A portion of the new street known as 181<sup>st</sup> Street will be developed as part of this project. This road will initially be constructed to a point just past the driveway for the site and will be extended as part of additional development of this site or adjacent sites. The final site plan for this project was approved with conditions that require this road to be upgraded to an emergency access road and to a full street based upon meeting certain development criteria or when demand warrants.
- 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. A stormwater plan should be submitted to the City Engineer prior to development of the property.
- c. While the subject property is not currently located within a Special Flood Hazard Area the current FIRM Panel does show portions of the property as located within Zone X, 1% Future Conditions and is identified on the plat.
- d. The property does not currently have sanitary sewer service. The City is currently working with NorthPoint on the Development of a Sewer Master Plan for the development of the sewer system for the Logistics Park and surrounding area.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend to near 183<sup>rd</sup> Street along Waverly Road. The water line will be required to be extended as part of this project.
- 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 Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 4.5 miles to the west with another fire station being located with the City of Gardner approximately 1.5 miles to the 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 it 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. *Staff would suggest that the name would appear to be incorrect and might create problems in being recorded at the County. The Plat is titled, Logistics Park Kansas City Rail Served – First Plat. 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".*
  - *The legal description does not match the graphic portion of the plat.*
  - *The three found sectional corners should show what is on the cap and the origin of the corner and any other found monuments should show the origin, if known. Specifically, SE Corner 27-14-22, at point of commencement.*
  - *Label rail road right-of-way.*
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. **Final Plat Complies.**
5. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes. *Table is incomplete please add appropriate information. Update Final Plat.*
6. A number for each lot, starting (if practical) in the northwest corner. **Final Plat Complies.**
7. All easements with widths, and roads with curve data. *Please add dedication language for the drainage easement. Update Final Plat.*
8. Ingress/egress limitations if required. *Notate on the plat that no access will be permitted to Waverly Road from Lot 1 or Tract A. Final Plat Complies.*
9. The location of existing utility easements. **Final Plat Complies.**
10. A written legal description from the survey. *Written legal description does not match the graphic portion. Update Final Plat.*
11. An instrument of dedication for all roads and easements. *Additional wording needs to be added to the plat that stating Tract A will be utilized as open space and when the Tract is to be developed, it will be replatted to become eligible for building permit. Update Final Plat.*
12. Special notations required as a condition of platting by the Planning Commission. *The following condition was placed on the approval of the Preliminary Plat and should be included on the face of the Final Plat as a Special Notation:*

*"A hard packed gravel road will be required to be constructed no later than when the proposed 181st Street has been constructed half the distance to Four Corners Road. Such road will be required to be maintained as an emergency access road and may be required at an earlier point in time as part of the consideration of additional projects along the rail served area if it is determined that the number of employees or anticipated traffic volumes warrant the improvement."* **Update Final Plat.**
13. Approved phases – clearly delineated. *Not proposed to be developed in phases. Final Plat complies.*
14. Private travel easements. **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. ***The Planning Secretary is now Leslie Hardin, please add to plat. Update Final Plat.***
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 Rail Served – First 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 FP2017-01

Preliminary Plat for Logistics Park Kansas City Phase V

Final Plat for Logistics Park Kansas City Rail Served – First Plat

NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Rail Served - First PlatLOCATION OR ADDRESS OF SUBJECT PROPERTY: 31301 W. 181<sup>ST</sup> St. Edgerton, KSLEGAL DESCRIPTION: see attachedCURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: IndustrialTOTAL AREA: 61.34 Acres NUMBER OF LOTS: 2 Lots/1 Tract AVG. LOT SIZE: see attached Sq. Ft.DEVELOPER'S NAME(S): ELHC, LLC PHONE: (816) 888-7052COMPANY: ELHC, LLC FAX: (816) 888-7399MAILING ADDRESS: 4825 NW 41<sup>ST</sup> St. Riverside MO 64150  
Street City State ZipPROPERTY OWNER'S NAME(S): ELHC, LLC PHONE: (816) 888-7052COMPANY: ELHC, LLC FAX: (816) 888-7399MAILING ADDRESS: 4825 NW 41<sup>ST</sup> St. Riverside MO 64150  
Street City State ZipENGINEER'S NAME(S): Mick Slutter, P.E. PHONE: (816) 800-0950COMPANY: RIC FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St. Riverside MO 64150  
Street City State ZipSIGNATURE OF OWNER OR AGENT: A. Burch

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

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.

**FOR OFFICE USE ONLY**Case No. FP 2017-01 Amount of Fee Paid: \$ 320 Date Fee Paid: 1-13-17Received By: Rikki Walz Date of Hearing: mtg 2-14-17Rept # 44092**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.

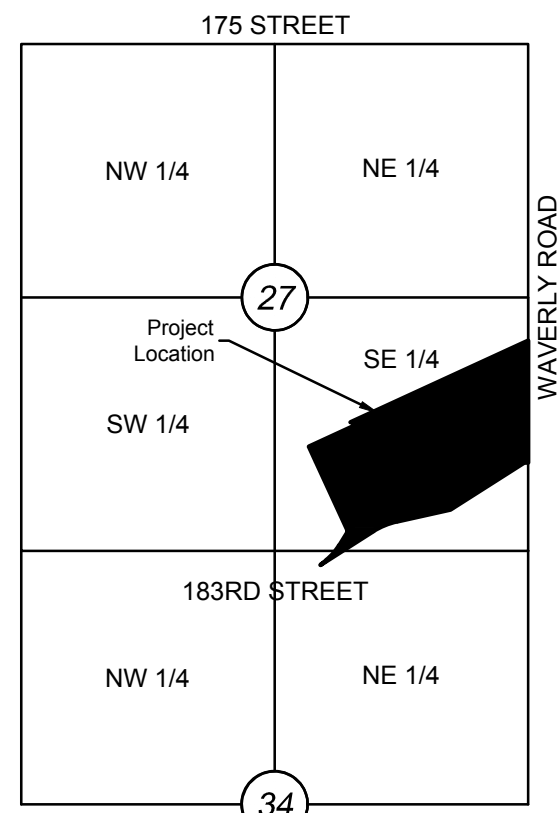




# FINAL PLAT

## LOGISTICS PARK KANSAS CITY RAIL SERVED - FIRST PLAT

A SUBDIVISION OF LAND IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



LOCATION MAP  
SECTIONS 27 & 34-T14S-R22E  
Scale 1" = 200'

### NOTES:

1. Basis of Bearings: Kansas North Zone, U.S. State Plane, NAD 83 HARN Bearing North 88°29'17" East along the South line of the SE 1/4 of Section 27-T14S-R22E
2. CLOSURE CALCULATIONS:  
Precision, 1 part in: 2,149,528.712"  
Error distance: 0.004"  
Error direction: N30°37'07"E  
Perimeter: 7902.240'
3. All bearings and distances shown on this plat are measured unless otherwise noted.
4. All structures must comply with City of Edgerton Floodplain Regulations.

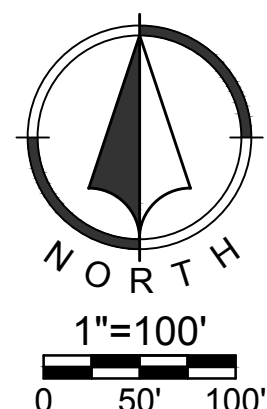
LOT INFORMATION					
LOT NO.	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BUILDING ENVELOPE
1	1,026,859 S.F. 23.57 Acres	AS SHOWN	AS SHOWN	AS SHOWN	800,133 S.F. 18.37 Acres
2	1,066,258 S.F. 24.48 Acres	AS SHOWN	AS SHOWN	AS SHOWN	794,546 S.F. 18.24 Acres
TRACT A	340,818 S.F. 7.82 Acres				
ROW	238,102 S.F. 5.47 Acres				

### FLOOD PLAIN NOTE:

According to "FIRM" Map Number 20091C0119G, revised August 3, 2009, this tract graphically lies in:

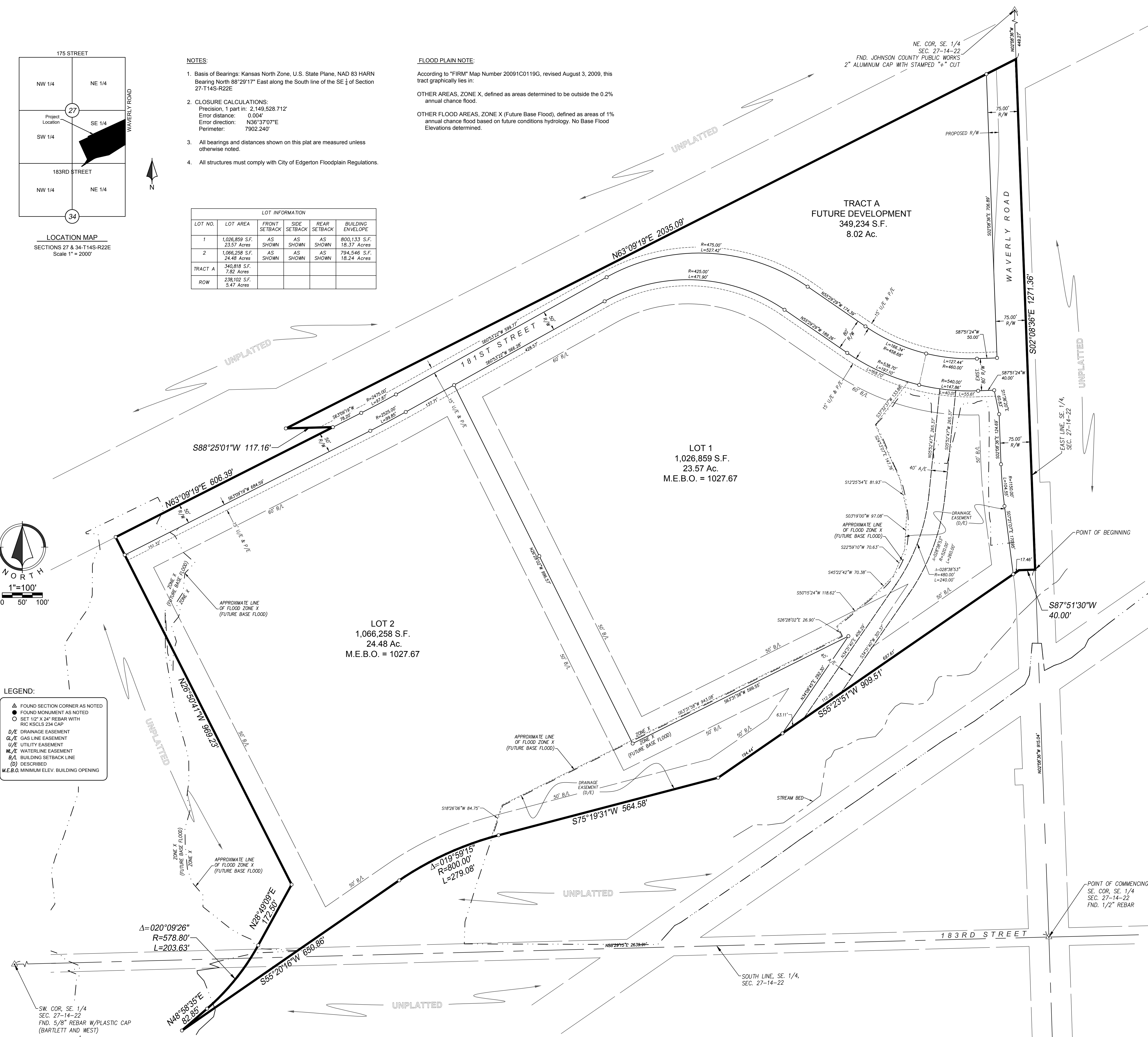
OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance flood.

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



### LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 3/4" REBAR WITH RICKS/LS-234 CAP
- D/E DRAINAGE EASEMENT
- GL/E GAS LINE EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- B/L BUILDING SETBACK LINE
- (D) DESCRIBED
- M.E.B.O. MINIMUM ELEV. BUILDING OPENING



### LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Section 27, Township 14 South, Range 22 East, and in the Northeast Quarter of Section 34, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 27, thence North 02°08'36" West, along the East line of the Southeast Quarter of said Section 27, a distance of 915.04 feet to the Point of Beginning; thence departing said East line, South 87°51'30" West, a distance of 40.00 feet to the Northeast property corner of an unplatted tract of land owned by BNSF Railway Company; thence South 55°23'51" West, continuing along said North property line, a distance of 909.51 feet; thence South 75°19'31" West, continuing along said North line, a distance of 564.58 feet to a point of curvature; thence Southwesterly, along a curve to the left, having a radius of 600.00 feet and a central angle of 19°59'15", an arc distance of 279.08 feet to a point of tangency; thence South 55°20'16" West, continuing along said North line, a distance of 650.86 feet; thence departing said North line, North 48°58'35" East, a distance of 82.85 feet to a point of curvature; thence Northeasterly, along a curve to the left, having a radius of 578.80 feet and a central angle of 20°09'26", an arc distance of 203.63 feet to a point of tangency; thence North 29°40'02" East, a distance of 172.50 feet; thence North 26°50'41" West, a distance of 969.23 feet to a point on the Southerly right-of-way line of BNSF Mainline; thence North 63°09'19" East, along said Southerly right-of-way line, a distance of 606.39 feet; thence South 88°25'01" West, continuing along said Southerly right-of-way line, a distance of 117.16 feet; thence North 63°09'19" East, continuing along said Southerly right-of-way line, a distance of 2,035.09 feet to a point on the East line of said Southeast Quarter of Section 27; thence South 02°08'36" East, along said East line, a distance of 1,271.36 feet to the Point of Beginning. Containing 2,672.037 square feet, or 61.34 acres, more or less.

### DEDICATION

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

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 Engineer of the City of Edgerton, Kansas.

### RESTRICTIONS

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

No Access will be permitted to Waverly Road from Lot 1 or Tract A.

### CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees 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.

### EXECUTION

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

ELHC XL, LLC

Nathaniel Hagedorn, Managing Member

STATE OF KANSAS )  
COUNTY OF JOHNSON ) 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, Managing Member of ELHC XL, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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 the \_\_\_\_ day of \_\_\_\_, 2016.

Chuck Davis, Chairperson Maria O'Neill, Secretary

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas, on the \_\_\_\_ day of \_\_\_\_, 2016.

Donald Roberts, Mayor Attest: Janeice Rawles, City Clerk

APPROVED by the Zoning Administrator on the \_\_\_\_ day of \_\_\_\_, 2016.

Kenneth A. Cook, Zoning Administrator

### SURVEYOR'S CERTIFICATION

This is to certify on the 3rd day of October, 2016, 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

### INLAND PORT XL

Prepared For:  
ELHC XL, LLC  
5015 NW Canal Street, Suite 200  
Riverside, MO 64150  
(816) 888-7380

Date of Preparation:  
October 25, 2016

By: SPW

Renaissance  
Infrastructure  
Consulting

207 S. 5th Street  
Leavenworth, Kansas 66048  
913.317.9500  
www.rio-consult.com

## STAFF REPORT SUMMARY

February 10, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: FP2017-02 for Final Plat for Logistics Park Kansas City Phase III, First Plat, located West of Homestead Lane and South of 191<sup>st</sup> Street.

### REQUEST

The applicant is seeking approval of a Final Plat based on an approved preliminary site plan, preliminary plat and the L-P, Logistics Park District zoning requirements. This project is located to the South of the BNSF Intermodal Facility. The Preliminary Plat had proposed a three-lot subdivision and the Final Site Plan shows this being reduced to two lots. The proposed change simply combines the lots that were originally shown as lots 1 & 2 and does not make any modification to the road alignments that were proposed.

### DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note area that may need consideration by the Planning Commission. Other items noted in the Staff Report shall be addressed by applicant in revised submittal, but do not appear to be items in need of discussion by the Planning Commission.

1. The Plat needs to be updated to better show the roads that have already been dedicated to the City.
2. Information in regards to the dedication of ROW needs to be included on the plat.

### RECOMMENDATION

City staff recommends **approval** of FP2017-02 of the Final Plat for Logistics Park Kansas City, Phase III, First 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.

## STAFF REPORT

February 7, 2017

To: Edgerton Planning Commission  
 Fr: Kenneth Cook, AICP, CFM, Community Development Director  
 Re: FP2017-02 Final Plat for Logistics Park Kansas City Phase III, First Plat

### APPLICATION INFORMATION

**Applicant/Property Owner:** Edgerton Land Holding Company

**Requested Action:** Final Plat – Logistics Park Kansas City Phase III, 1st Plat

**Legal Description:** See Final Plat attached

**Site Address/Location:** Southwest of Homestead Lane and 191<sup>st</sup> Street

### Existing Zoning and Land Uses:

	ZONING	LAND USE	USER/OWNER
SITE	L-P, Logistics Park District	Agricultural	Edgerton Land Holding Company
NORTH	RUR, Rural Residential District (County*)	Agricultural	Widmer Farms LLC
SOUTH	RUR, Rural Residential District (County*)	Agricultural	Widmer Farms LLC
EAST	A-G, Agricultural District	Storage of dirt & Rock	Holtgraver, Omar J. Rev Trust Holtgraver, India L. Rev Trust
WEST	RUR, Rural Residential District (County)	Dwelling Park	Shelton, William V & Donna JO CO Park & Recreation

*\*Located in City Limits with County Zoning District*

**Existing Improvements:** Existing Farm Dwelling and Accessory Buildings

**Site Size:** 106.999 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 North of the subject site. The intermodal facility's purpose is to transfer loaded cargo containers from trains to trucks. LPKC is a 1700 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 191<sup>st</sup> Street and on the West side of Homestead Lane and is zoned L-P, Logistics Park. 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 third phase of development

and has an approved preliminary plat and preliminary site plan. This Final Plat includes all of the area considered as part of the Preliminary Plat, with a proposed modification combining the Western two lots into a single lot. The applicants have received approval for a Final Site Plan for Inland Port XXII, which is located on Lot 2 of the Plat and submitted a Final Site Plan for Inland Port XXI, which is proposed on Lot 1. The proposed subdivision includes two lots and one 3.038 acre tract (stormwater detention). The Site Plans that have been submitted for Lots 1 & 2 show proposed warehouses of 197,474 and 512,300 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. KDOT constructed a new interchange and road improvements at Homestead Lane and I-35 in 2013 to serve the new intermodal facility that was being developed by BNSF. Johnson County also participated with the improvement for 191<sup>st</sup> Street to provide access between the intermodal facility and Homestead Lane.
- b. Four Corners Road is currently located to the West of the property and is a paved county road with a ditch cross-section. The current plan of finance specifies that this road was anticipated to be removed.
- c. 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. A stormwater plan should be submitted to the City Engineer prior to development of the property.
- d. A very small portion of the subject property is currently located within a Special Flood Hazard Area. The current FIRM Panel shows a very small amount of the Southeast corner of the property as located within Zone X, 1% Future Conditions.
- e. The property does not currently have sanitary sewer service although the City's forced main does run across the Eastern portion of the tract. The City is currently working with NorthPoint on the Development of a Sewer Master Plan for the development of the sewer system for the Logistics Park and surrounding area. This plan would include the construction of a lift station proposed to be located to the Southwest of the intersection of Essex Street and 193<sup>rd</sup> Street.
- f. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend along the North side of 191<sup>st</sup> Street with a 2.5 inch line being located along Four Corners.
- g. 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 Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 2.5 miles to the west with another fire station being located with the City of Gardner approximately 3.5 miles to the Northeast.

## 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. 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".*
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 on the plat includes the area that has previously been dedicated as public roads. Staff does desire to have these ROW's still shown on the plat but should include the information describing their previous dedication and should possibly be removed from the legal description. The preliminary Plat included a line West of the East Line of the Northeast ¼ and which was labeled the West ROW line for Homestead Lane. The Final Plat shows these lines as being the same. Verify which is correct. 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 updated the Plat by combining the lots that were originally shown as Lots 1 & 2 into one single lot and renumbered what was shown as Lot 3 into Lot 2. It is staff's opinion that this is not a substantial change in that it is not increasing the number of lots, adding additional area into the Plat or changing the alignment of the ROW as was proposed in the Preliminary Plat. Final Plat Complies.*
7. All easements with widths, and roads with curve data. ***Update Final Plat.***
  - *A very small portion of the site Southeast Corner of Lot 2 is designated as being located with a Special Flood Hazard Area – AE and should be shown on the plat. Note #4 on the first page of the plat should also be updated.*
  - *Remove the Utility and Pedestrian Easement along the 191<sup>st</sup> Street ROW.*
  - *Remove the Pedestrian Easement along the Southern boundary of the property.*
  - *A note on the plat drawing specifies "See Easement Detail 'B' on Sheet 2". There is no such detail on sheet 2.*
  - *An easement should possibly be included for the location of the proposed pump station if we feel comfortable with the location and size of the proposed facility.*
  - *Temporary easements should be granted at the South end of Essex to provide for trucks to be able to turn around. This can be done on a separate document and would not need to be shown on the plat.*
  - *It is currently anticipated that Four Corners Road will be vacated and staff would suggest that this should be shown on the plat. A portion of the ROW for Four Corners Road will need to remain to provide access to the dwelling located on the West side of the ROW. Staff also suggests that wording should be added to the dedications which would describe the portions of Four Corners Road to be vacated. It is anticipated that agreements will be made in regards to the vacation of this ROW before the Plat is taken to City Council.*
8. Ingress/egress limitations if required. ***Final Plat complies.***
9. The location of existing utility easements. *Information on the dedication of the ROW needs to be included on the plat. Update Final Plat.*

10. A written legal description from the survey. ***Final Plat complies.***
11. An instrument of dedication for all roads and easements. *The ROWs have been dedicated by separate instrument and needs to be referenced on the plat. ROW for Four Corners Road needs to be shown as being vacated 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. 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. *A private travel easement may need to be shown along those portions of Four Corners Road that would be vacated in order to provide access to the property located to the South of Lot 1. Update Final Plat.*
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 III, First 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 FP2017-02

Preliminary Plat for Logistics Park Kansas City Phase III

Final Plat for Logistics Park Kansas City Phase III, First Plat

PRELIMINARY PLAT

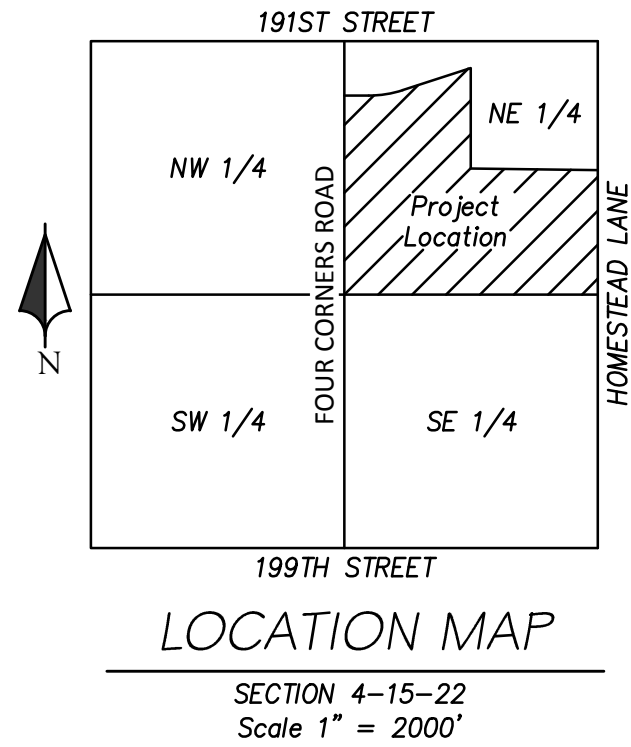
# LOGISTICS PARK KANSAS CITY PHASE III, FIRST PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST

LEGAL DESCRIPTION:

All that part of a Tract of land in the Northeast Quarter of Section 4, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 4; thence S 02°10'22" E, along the West line of said Northeast Quarter of Section 4, a distance of 582.00 feet to the Point of Beginning; thence N 87°49'38" E, a distance of 253.39 feet; thence Northeasterly, along a curve to the left, said curve having a radius of 1,141.00 feet, and a chord bearing of N 78°48'11" E, 357.93 feet, for a distance of 359.42 feet; thence N 69°46'44" E, a distance of 673.75 feet to the West right-of-way line of Peppertree Road, as now established; thence S 20°13'16" E, along said West right-of-way line, a distance of 67.98 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the right, said curve having a radius of 475.00 feet, and a chord bearing of S 11°11'47" E, 149.02 feet, for a distance of 149.64 feet; thence S 02°10'17" E, continuing along said West right-of-way line, a distance of 378.42 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the left, said curve having a radius of 1,244.75 feet, and a chord bearing of S 12°25'42" E, 443.29 feet, for a distance of 445.67 feet to the South line of the Northeast Quarter of the Northeast Quarter of said Section 4; thence N 88°30'21" E, departing said West right-of-way line, along said South line, a distance of 53.80 feet; thence Southerly, along a curve to the left, departing said South line, said curve having a radius of 1,194.75 feet, and a chord bearing of S 24°26'43" E, 34.51 feet, for a distance of 34.51 feet to a compound curve; thence Easterly, along a curve to the left, said curve having a radius of 60.00 feet, and a chord bearing of S 72°25'20" E, 87.98 feet, for a distance of 98.75 feet; thence N 60°25'43" E, a distance of 25.50 feet; thence Easterly, along a curve to the right, said curve having a radius of 625.00 feet, and a chord bearing of N 66°20'07" E, 128.57 feet, for a distance of 128.80 feet to the said South line of the Northeast Quarter of the Northeast Quarter of Section 4; thence N 88°30'21" E, along said South line, a distance of 971.10 feet to the East line of said Northeast Quarter of Section 4; thence S 02°10'12" E, along said East line, a distance of 1,324.91 feet to the South line of said Northeast Quarter of Section 4; thence S 88°27'13" W, along said South line, a distance of 2,633.91 feet to the West line of said Northeast Quarter of Section 4; thence N 02°10'22" W, along said West line, a distance of 2,072.63 feet to the Point of Beginning, containing 4,585,518.89 square feet, 105.27 or acres, more or less. Subject to all easements, restrictions and covenants, recorded and unrecorded, also less that part taken and used for road right-of-way.



Index of Sheets

C01	Title Sheet
C02	Preliminary Plat
C03	Grading Plan

FLOODPLAIN NOTES:

1. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0134G and 20091C0133G, revised August 3, 2009, portions of this tract lie in:

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

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

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as base flood elevations determined.

UTILITY SERVICE NOTE:

- This property will initially use holding tank for sanitary sewer service until sewer main is able to extend to the property.
- This property to be served by Water District No. 7.

CERTIFICATION

Received and placed on record this \_\_\_\_ day of \_\_\_\_\_, 2016.

by \_\_\_\_\_  
Kenneth A. Cook, Zoning Administrator

Review by the Edgerton City Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2016.

by \_\_\_\_\_  
Chuck Davis, Chair of Planning Commission

I certify that I have reviewed this PLAT 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: \_\_\_\_\_

Reviewed By: \_\_\_\_\_  
David Hamby, City Engineer

Date: \_\_\_\_\_

PROPERTY OWNER and APPLICANT:

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

SITE DATA TABLE

Existing Zoning:	L-P
Proposed Zoning:	L-P
Total Land Area:	105.27 Acres
Street Right-of-Way:	5.41 Acres
Net Land Area:	99.86 Acres
Proposed Use:	Logistics Park

Legend:

△ FOUND SECTION CORNER AS NOTED  
○ SET 1/2" X 24" REBAR WITH  
RIC KSOLS 234 CAP  
U/E UTILITY EASEMENT  
SS/E SANITARY SEWER EASEMENT  
A/E ACCESS EASEMENT  
D/E DRAINAGE EASEMENT  
WL/E WATERLINE EASEMENT  
E/E KCP&L ELECTRIC EASEMENT  
T/E TEMPORARY EASEMENT  
B/L BUILDING SETBACK LINE

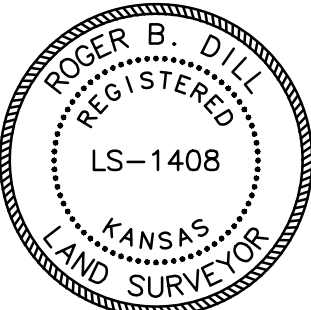
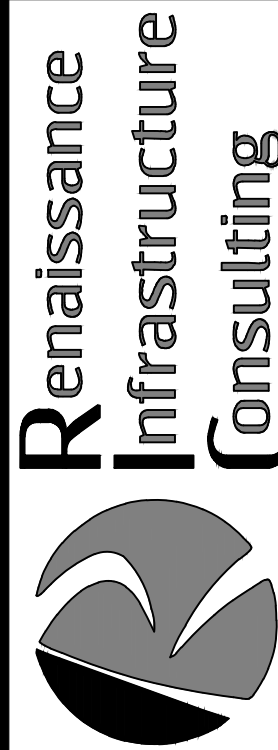
SHEET

C01

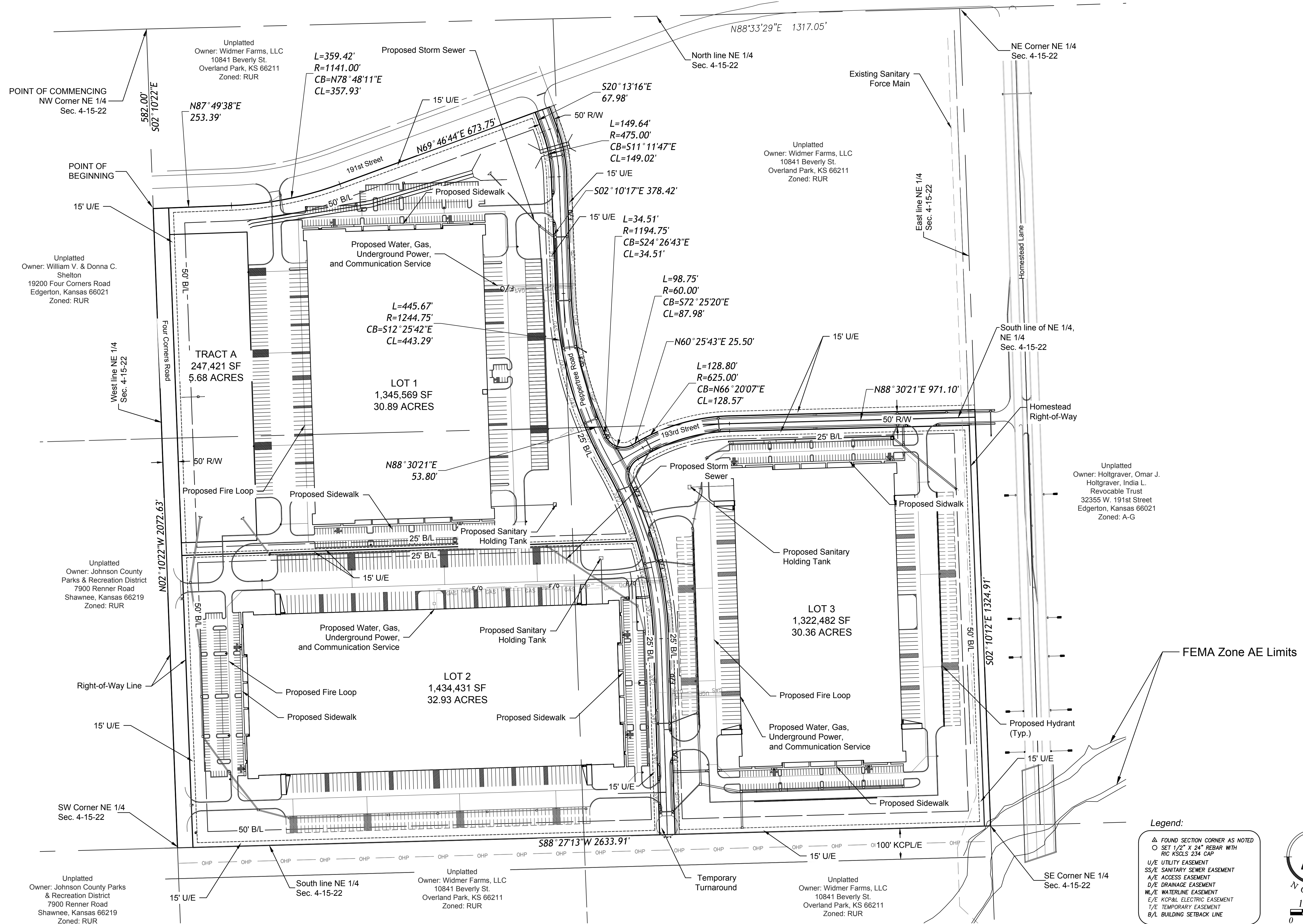
PRELIMINARY PLAT

13-0121  
LOGISTICS PARK KANSAS CITY  
PHASE III

TITLE SHEET



Jun 28, 2016-5:56pm  
Z:\R\C Design\2013\13-0121 Widmer Intermodal Property.dwg\13-0121 2016-05-17 Preliminary Plat.dwg



SHEET  
C02

PRELIMINARY PLAT

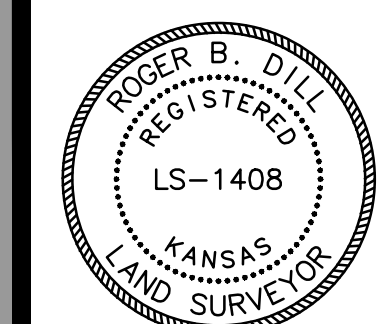
13-0121  
LOGISTICS PARK KANSAS CITY  
PHASE III

PRELIMINARY PLAT

NO.	BY	DATE	SPW	DAC	7/11/14	ORIGINAL SUBMITTAL	REVISION
1	KLF	MES	6/26/16				

**Renaissance Infrastructure Consulting**

5016 NW CANAL STREET, SUITE 100  
OVERSEAS, MISSOURI 64150  
816.800.0950  
WWW.RIC-CONSULT.COM

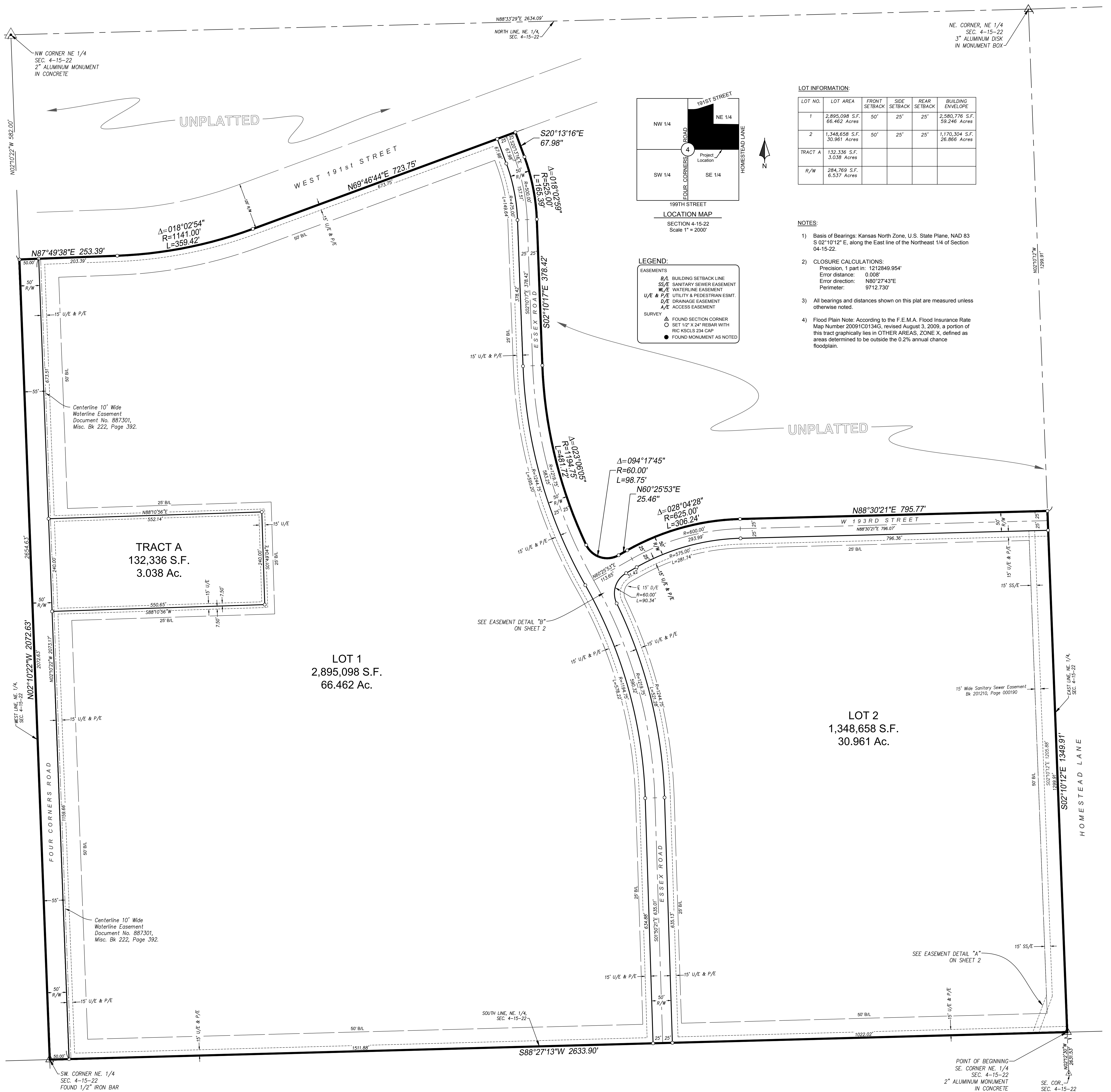




# FINAL PLAT

## LOGISTICS PARK KANSAS CITY PHASE III, FIRST PLAT

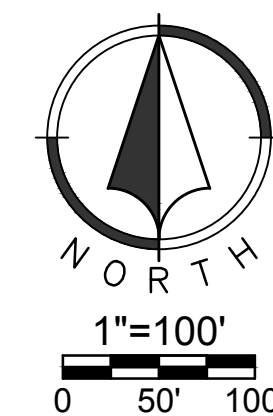
A PART OF THE NE 1/4, SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST,  
A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



### SURVEYORS CERTIFICATION

This is to certify on the 13th day of December, 2017 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



SHEET 1 OF 2

### LPKC PHASE III, FIRST PLAT

Prepared For:  
Edgerton Land Holding Co., LLC  
4825 NW 41st Street  
Suite 500  
Riverside, Mo. 64150-4825

Date of Preparation:  
February 1, 2017

By: RCW



207 S. 5th Street  
Leavenworth, Kansas 66048  
913.317.9500  
www.rii-consult.com

FINAL PLAT

# LOGISITICS PARK KANSAS CITY PHASE III, FIRST PLAT

A PART OF THE NE 1/4, SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST,  
A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

DESCRIPTION

A tract of land in the Northeast Quarter of Section 4, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of said Section 4; thence South 88°27'13" West, along the South line of said Northeast quarter, a distance of 2633.90 feet, to the Southwest corner of said Northeast quarter; thence North 02°10'22" West, along the West line of said Northeast quarter, a distance of 2072.63 feet, to the Southerly right-of-way line of West 191st Street, as now established; thence along said Southerly right-of-way, North 87°49'38" East, a distance of 253.39 feet to a point of curvature; thence Easterly, continuing along said Southerly right-of-way line and along a curve to the left, having a radius of 1141.00 feet, and a central angle of 18°02'54", an arc distance of 359.42 feet to a point of tangency; thence North 69°46'44" East, along said Southerly right-of-way line, a distance of 723.75 feet, to the Easterly right-of-way line of Essex Road, as now established; thence Southerly, continuing along said Easterly right-of-way line and along a curve to the left, having a radius of 1194.75 feet and a central angle of 23°06'05", an arc distance of 481.72 feet, to a point of compound curvature; thence Southerly, Southeasterly and Easterly, continuing along said Easterly right-of-way line along a curve to the left, having a radius of 60.00 feet and a central angle of 94°17'45", an arc distance of 98.75 feet to the Northerly right-of-way line of 193rd Street, as now established and to a point of tangency; thence continuing along the Northerly right-of-way line of said 193rd Street, North 60°25'53" East, a distance of 25.46 feet to a point of curvature; thence Easterly, continuing along said Northerly right-of-way line along a curve to the right, having a radius of 625.00 feet and a central angle of 28°04'28", an arc distance of 306.24 feet to a point of tangency; thence continuing along said Northerly right-of-way line, North 88°30'21" East, a distance of 795.77 feet to the East line of said Section 4, and the Westerly right-of-way line of Homestead Lane, as now established; thence South 2°10'12" East, along said Westerly right-of-way line, a distance of 1349.91 feet, to the Point of Beginning. Containing 4,660,858.70 square feet, or 106.999 acres, more or less.

Except for any part used or dedicated for streets, roads or public rights of way.

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 III, FIRST PLAT".

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.

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 "U/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.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

Nathaniel Hagedorn, Manager

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF PLATTE )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2017, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chuck Davis, Chairperson  
\_\_\_\_\_  
Maria O'Neill, Secretary

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Donald Roberts, Mayor  
Attest: \_\_\_\_\_  
Janeice Rawles, City Clerk

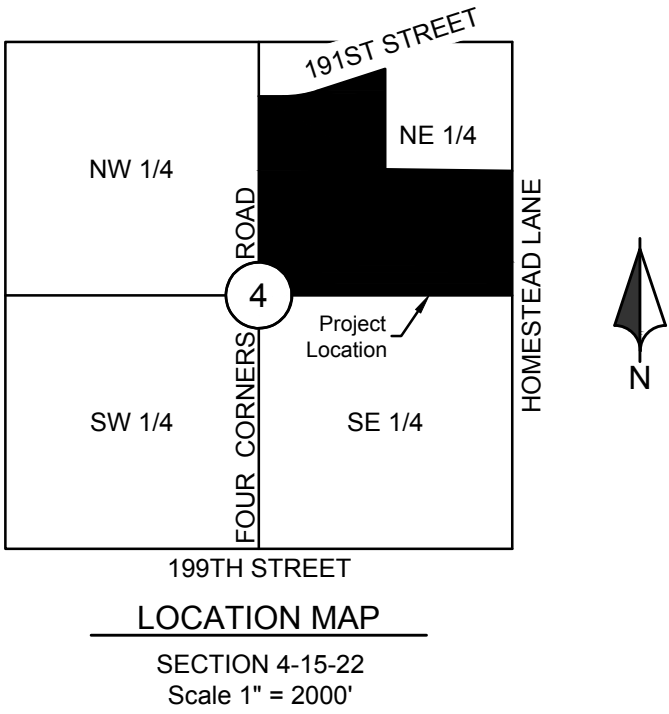
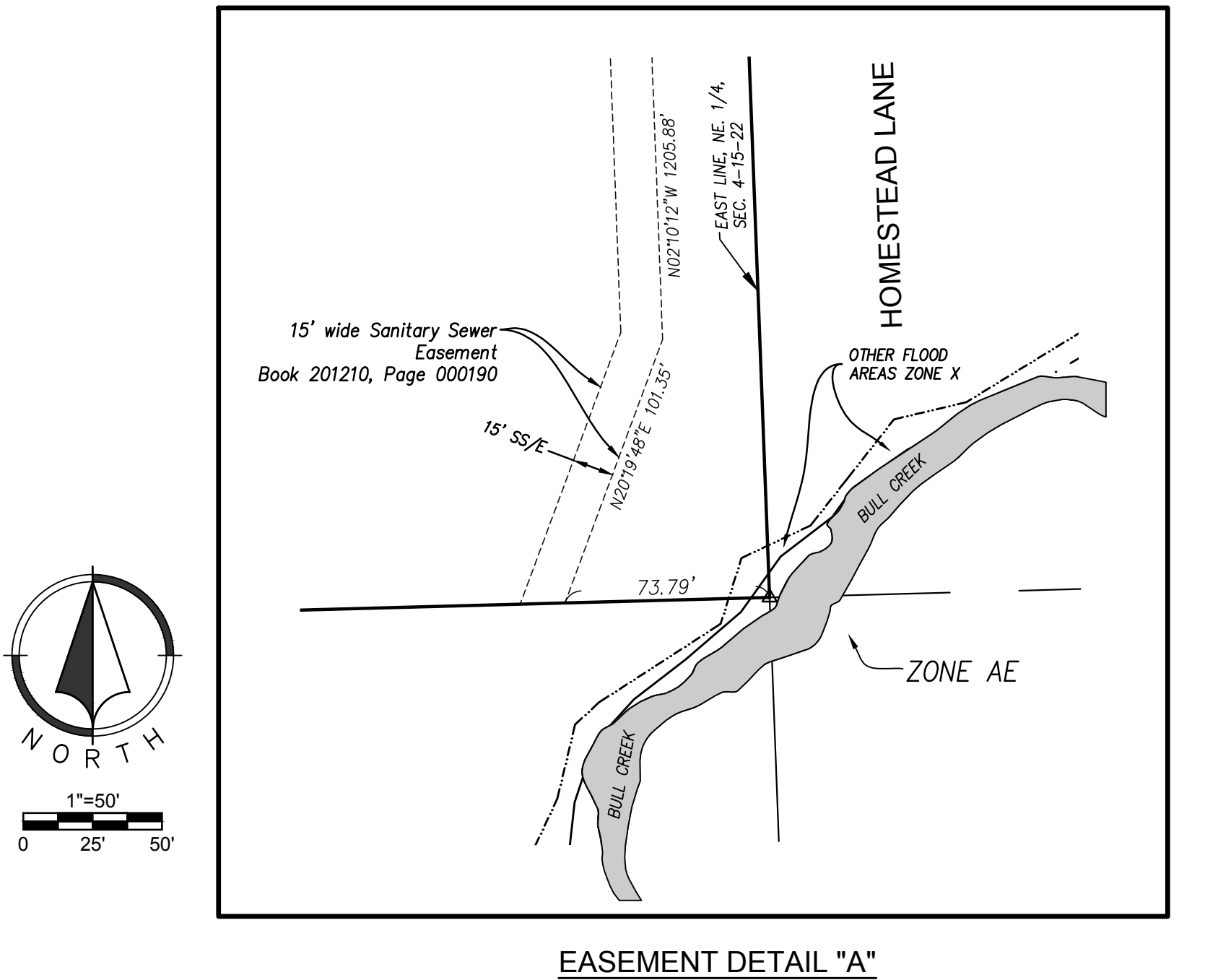
APPROVED by the Zoning Administrator, on this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Kenneth A. Cook, Zoning Administrator

SURVEYORS CERTIFICATION

This is to certify on the 13th day of January, 2017 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



NOTES:

- 1) Basis of Bearings: Kansas North Zone, U.S. State Plane, NAD 83  
S 02°10'12" E, along the East line of the Northeast 1/4 of Section 04-15-22.
- 2) CLOSURE CALCULATIONS:  
Precision, 1 part in: 1212849.954'  
Error distance: 0.008'  
Error direction: N80°27'43"E  
Perimeter: 9712.730'
- 3) All bearings and distances shown on this plat are measured unless otherwise noted.
- 4) Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0134G, revised August 3, 2009, a portion of this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

LOGISTICS PARK KANSAS CITY PHASE III

Prepared For:  
Edgerton Land Holding Co., LLC  
4825 NW 41st Street  
Suite 500  
Riverside, Mo. 64150-4825

**Renaissance  
Infrastructure  
Consulting**

Date of Preparation:  
February 1, 2017

By: RCW

207 S. 5th Street  
Leavenworth, Kansas 66048  
913.317.9500  
www.ric-consult.com

## STAFF REPORT SUMMARY

February 10, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: FS2017-01, Final Site Plan for Inland Port XXI, located on the South side of 191<sup>st</sup> Street and East of Four Corners Road.

### REQUEST

The applicant is seeking approval of a Final Site Plan based on an approved preliminary site plan, preliminary plat and the L-P, Logistics Park District zoning requirements. This project is located directly South of the BNSF Intermodal facility. The original Preliminary Site Plan that was approved for this location showed 2 lots with proposed buildings that were 540,000 square feet and 630,000 square feet, respectively. These lots were combined and the proposal includes a 197,474 square foot warehouse.

### DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note as deviations from LP district regulations (that staff believes meet the intent of the code) or staff recommendations for changes to the Final Development Plans. Other items noted in the Staff Report shall be addressed by applicant in revised submittal, but do not appear to be items in need of discussion by the Planning Commission.

#### 1. Sidewalk.

- a) A sidewalk should be developed along 191<sup>st</sup> Street adjacent to the project site and also along Four Corners Road, to the point at which the Road is vacated.

#### 2. Buildings

- a) The elevations need to be updated to meet the City's vertical and horizontal articulation requirements. Additional consideration should be made as all sides of the buildings that front a public ROW have loading docks. Planning Commission must determine if an exception should be granted to the building articulations requirements.
- b) Provided details showing how guard sheds will match the architectural character and materials types of the principle building.
- c) The plan shows an area described as Optional Future Building Expansion. An amended Final Site Plan will be required as part of any proposed expansion as no elevation drawings have been submitted.
- d) Planning Commission must determine if an exception should be granted to orient an elevation with dock doors towards a Public Street.

#### 3. Landscaping.

- a) The applicant needs to review landscaping requirements for the L-P District and also provide additional landscaping and/or berming for the screening of the truck courts. The current Plan generally shows landscaping only being located in area where it is required by the standard regulations but shows less landscaping than typically required. Additional landscaping, above the normal standard, should be required as all sides of the building facing a public street have truck docks and are also surrounding by loading and service areas, which are typically considered items to be placed at the

rear of a structure. This is of specific concern for areas along 191<sup>st</sup> Street and that are also adjacent to the Johnson County Parks and Recreation property and Dwelling on the West side of Four Corners.

- b) Screening is also required for dumpster and compactors.
- c) Fencing proposed needs to be described on the plans

**4. Parking & Site Access**

- a) No photometric plan has been submitted.
- b) Some future truck parking areas are shown encroaching into the required 30 foot setback from a ROW line.
- c) Driveway at Southeast corner of site exceeds the normal 30 foot maximum width.

**5. Public improvement plans are required.**

**6. A SWPPP has not been submitted**

**RECOMMENDATION**

City staff recommends **approval** of FS2017-01 for the Final Site Plan, Inland Port XXI subject to the suggested stipulations, below.

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
  - a. Submittal of a photometric lighting plan for Inland Port XXI in conformance with UDC especially with regard to maximum foot-candles at property line.
  - b. Updated drawings of all building elevations showing compliance with building material standards and articulation requirements.
  - c. Submittal of architectural plans depicting the proposed guard shack.
  - d. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
  - e. Submittal of landscaping plans including screening for adjacent public roads, trash enclosures and the adjacent residential property. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
3. All building permit and sign permit requirements of the City shall be met.
4. 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.

## STAFF REPORT

February 10, 2017

To: Edgerton Planning Commission  
 Fr: Kenneth Cook, AICP, CFM, Community Development Director  
 Re: Application FS2017-01 for Final Site Plan for Inland Port XXI, located South of 191<sup>st</sup> Street and East of Four Corners Road.

### APPLICATION INFORMATION

**Applicant/Property Owner:** Edgerton Land Holding Company

**Requested Action:** Final Site Plan – LPKC Phase III, Lot 1

**Legal Description:** Part of the SW 1/4, Section 34, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas.

**Site Address/Location:** 19400 Essex Street

**Existing Zoning and Land Uses:** L-P, Logistics Park and on vacant land.

**Existing Zoning and Land Uses:**

	ZONING	LAND USE	USER/OWNER
<b>SITE</b>	L-P, Logistics Park District	Agricultural	Edgerton Land Holding Company
<b>NORTH</b>	RUR, Rural Residential District (County*)	Agricultural	Widmer Farms LLC
<b>SOUTH</b>	RUR, Rural Residential District (County*)	Agricultural	Widmer Farms LLC
<b>EAST</b>	A-G, Agricultural District	Storage of dirt & Rock	Holtgraver, Omar J. Rev Trust Holtgraver, India L. Rev Trust
<b>WEST</b>	RUR, Rural Residential District (County)	Dwelling Park	Shelton, William V & Donna JO CO Park & Recreation

*\*Located in City Limits with County Zoning District*

**Site Size:** 69.5 Acres

### PROJECT DESCRIPTION

The applicant is seeking approval of a final site plan based on an approved preliminary site plan, final plat and the L-P, Logistics Park District zoning requirements. The initial, three lot, preliminary site plan was approved October 18, 2016. A final Site Plan was approved by the Planning Commission on November 15, 2016 on the lot that was originally known as Lot 3, and which is now being considered Lot 2. The current request includes the consolidation of the areas shown as Lots 1 & 2 on the preliminary site plan and preliminary plat into a single lot. The subject property is located on the South side of 191st Street and East of Four Corners Road and is zoned L-P, Logistics Park. 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.

## **STAFF ANALYSIS**

Staff has reviewed the Final Site Plan submittal. The Final Site Plan is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The combined details of that review are listed below.

### Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.
  - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. *Show the alignments for Essex and 193<sup>rd</sup> Streets. Update Final Site Plan.*
  - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. *The existing title is incorrect and needs to be updated to specify Logistics Park Kansas City Phase III, First Plat, Lot 1. Update the address included in the title to 19400 Essex Street. Update Final Site Plan.*
  - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. *Parking space numbers do not match the Plan and should be updated. Final Site Plan Complies.*
  - d) The name of the architect, engineer, surveyor or draftsman. *Final Site Plan Complies.*
  - e) The specified certificates and signature blocks. *Final Site Plan Complies.*
2. Sheet #2
  - a) A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. *Update Site Plan.*
    - *Trash containers and screening have not been shown.*
    - *Please indicate right-of-way for 191st Street on landscape plan sheets.*
    - *Very few shrubs, landscaping in parking areas or adjacent to the building have been provided.*
    - *To the landscaping notes, please add text that states the proposed landscaping shall be installed so that when at full maturity it will not encroach into identified sight triangles.*
  - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. *Update Final Site Plan.*
    - *No timetable has been indicated for any of the planting.*
    - *Please verify quantities on both landscaping plans as the quantities listed for shrubs do not match those depicted and are generally substantially less than the quantities listed.*

3. Sheet #3

- a) A site map with the following features.
  - i) Topography at reasonable intervals. *What is the slope of the detention basins. Riprap or other erosion prevention should be placed at the outlet of pipes and flumes and in the southwest corner of the detention basin where the concentrated flow runs over the steep side slopes. The detention pond outlet pipe has not been shown. Update Final Site Plan.*
  - ii) Exterior lot lines with any survey pins. *Property pins have not yet been set. Final Site Plan Complies.*
  - iii) Location of building. *Final Site Plan Complies.*
  - iv) Parking areas, paths, walks with sizes and surfaces material specifications. *Update Final Site Plan.*
    - a) *The surface material specifications for the future parking areas are not shown. At least a note should be included on the plans specifying that the future areas would be paved in the same manner as the first phase.*
    - b) *The crosshatching for existing pavement is partially incorrect as Essex and 193<sup>rd</sup> Streets are also shown as existing pavement.*
  - v) Exterior lighting specifications. *No photometric plan has been provided. Update Final Site Plan.*
  - vi) Site entrance and connections to streets. *The Southeastern entrance width exceeds the 30' maximum width allowed. Update Final Site Plan.*
  - vii) The location of easements. *The proposed detention basin and public drainage flow should be located in a drainage easement. Update Final Site Plan.*
  - viii) Connection point for utilities. *Update Final Site Plan.*
    - a) *The Service line from the building should connect to the gravity main as a tap and not a direct connection to the wetwell. Public sanitary sewer line may be necessary depending upon the alignment.*
    - b) *Public improvement plans for the proposed sanitary sewer line are required. The plans should be submitted to the City for review and once all comments have been addressed the City will submit them to KDHE for approval.*
- b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *No signage plan was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.*
- c) Features to facilitate handicapped access. *The accessible parking spaces and access areas should not exceed 2% slope in any direction. The grade of the driveway aprons shall not exceed 2% where the sidewalk crosses the aprons. Final Site Plan Complies.*
- d) Profile and detail for roads (if required). *NA. Final Site Plan Complies.*

4. Sheets #4

- a) Scale drawing of building floor plans. *These plans do not currently include interior improvements. These plans have typically been submitted with the Building Permit application. Will be reviewed at Building Permit Review.*
- b) Dimensions and use of rooms and areas. *Will be reviewed at Building Permit Review.*
- c) Dimensions of entrances/exits and corridors. *Will be reviewed at Building Permit Review.*

***Review.***

- d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Building Permit Review.***
- 5. Sheet #5
  - a) Scale drawings of all building elevations. ***Final Site Plan complies***
  - b) Roof pitch and materials. ***Final Site Plan complies***
  - c) Siding type and materials, including fascia. ***Final Site Plan complies***

Section 5.2 Logistics Park (L-P) District regulations

**SETBACK, YARD, AND AREA REGULATIONS:**

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a current lot size being shown of 66.462 acres or 2,895,098 square feet and a building foot print of 197,474 square feet, building coverage is calculated as 6.8%. ***Final Site Plan Complies.***
2. Setbacks from the street right-of-way or property line: Items such as row centerlines, row limits and property lines need to be verified and labeled for consistency. ***Final Site Plan Complies.***
  - a. Front. A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-lane collectors or thoroughfares. A 50' setback is shown along Four Corners and 191<sup>st</sup> Street with a 25' setback being shown along Essex Street.
  - b. Side (Typical). A minimum 25 feet is required from side property lines. *NA.*
  - c. Side at Street (Typical). A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-lane collectors. *NA*
  - d. Rear. A 25 foot minimum setback is required. *A 50' setback is shown along the South Property line.*
3. Maximum Building Height. *The drawings show a height to top of the walls at 39'-7 1/8". The structure complies with the maximum height of 110 feet. Final Site Plan Complies.*
4. Building Separation. A minimum building separation of twenty (20) feet is required. *There is only a single building proposed to be located on this lot with this final site plan. Final Site Plan Complies.*
5. Accessory Building and Structure Regulations. *There is one guard shack shown as part of the current phase which is located near the Southeast corner of the building. A second guard shack is shown as "future" and is located to the north of the building. Additionally, the guard shacks will need to be designed to match the architectural character of the building. Update Final Site Plan.*

**DISTRICT REGULATIONS:**

1. A minimum of three exterior walls shall be of materials other than metal. *All exterior walls of the proposed warehouse are tilt-up concrete, meeting this requirement. Final Site Plan complies.*
2. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. ***Final Site Plan Complies.***
3. 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. ***Final Site Plan Complies.***

#### **DESIGN GUIDELINES:**

1. When more than one (1) building is planned for L-P district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space. *The proposed building, design is generally consistent with previously approved projects in the Logistics Park with a main difference that three sides of the building are proposed to have loading docks. The design of the site, especially in regards to landscaping, open space and the amount of truck parking is significantly different. The current plan that has been submitted includes loading docks on three sides of the propose building. The applicant has asked questions in regards to if they would be able to pave along the North side of the building, which would remove all landscaping surrounding the building. No landscaping is currently shown within any parking areas. The portions of the site which will be developed first will leave significant amounts of open space. Even once the entire property is developed, an area of open space will remain where and existing wetland and stream are located on the Northern portion of the site. Previous LPKC project have included an approved alternative landscape plan that integrated landscaping throughout the site, including in parking areas and adjacent to the building. As the only landscaping currently proposed is located within the required ROW & Perimeter Landscape Buffers, staff would suggest that this project needs to comply with the standard requirements for landscaping. **Update Final Site Plan.***
2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *The only side of the building that does not contain dock doors is the South Side of the building, which faces the rear lot line of the property. The project is unique in that the building is surrounded on three sides by public right-of-way and the building will be located across the street from another warehouse that also has dock doors facing Essex Street. The building does have a significantly larger setback from the public ROW than other buildings and also contains a large amount of truck parking that is proposed between the building and surrounding ROWs. The City has also had a strong desire to give a higher preference to 191<sup>st</sup> Street, including that the fronts of buildings should be designed to face the street. The current request does not provide this frontage onto 191<sup>st</sup> Street, but may also be screened if some of the existing trees will remain. No information is provided on this plan showing if any of these trees will remain. It should be noted that 191<sup>st</sup> Street ends at the West boundary of this property and the Four Corners Road is currently shown as being removed. Staff would suggest that modifications should be made to the site plan that take into consideration the higher preference for 191<sup>st</sup> Street. This could include additional landscaping or berming to provide additional screening for the future truck stalls, when they are constructed. **Thus, if the City approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors)***

***toward a public street (Waverly Road) due to the configuration of a lot with public streets on two sides of the proposed building.***

3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The orientation of the building exposes the North, East and West sides containing dock doors and future trailer parking to visibility from a public right-of-way (Four Corner Road, 191<sup>st</sup> Street and Essex Street). This building is proposed directly across the street from a similar building in which the Planning Commission allowed for the placement of these items adjacent to a ROW (Essex) with the consideration of an Alternative Landscape Plan and discussion for the placement of additional Landscaping at entrances. Additional consideration needs to be provided for areas that are adjacent to Four Corners Road and 191<sup>st</sup> Street. The property located on the West side of Four Corners is property being developed by Johnson County Parks and Recreation as a regional park and also a residential dwelling further to the North. Additional screening needs to be provided along the North and West property lines which should include berming and significantly more landscaping. **Update Final Site Plan.***
4. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the City. *The property is located across the street from an existing residential use. The current site plan shows future truck stalls extending onto portions of the site directly adjacent to the dwelling. Staff would suggest that a greater setback should be provided from the existing residence and that additional screening be required to be constructed to provide screening for the currently proposed and future areas of the site. **Update Final Site Plan.***
5. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *A Sidewalk is currently shown just north of the car park area and extending to the Southeast corner of the building. The plans currently show sidewalks along Essex Street but no sidewalks are shown along 191<sup>st</sup> Street or Four Corners Road. Staff would suggest that Sidewalks should be provided along 191<sup>st</sup> Street and extended to the point of Four Corners that is currently under discussions to be vacated. **Update Final Site Plan.***

## **ARCHITECTURAL DESIGN STANDARDS**

1. Building Massing and Scale. A building's massing is defined as its exterior volume. The height, width and depth of a structure create the overall massing of a building. A building's scale is the relationship of its overall size and its component parts with its adjoining spaces and buildings. ***Final Site Plan complies.***
2. Large expanses of blank walls of any material or metal siding are not allowed. Building facades over one hundred feet (100') long facing public right of way or residential property shall break up massing of buildings by dividing building façade into smaller components with a minimum of three (3) of the following elements:
  - a. articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands," recessed design elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other such methods of visual relief;
  - b. Avoiding long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation
  - c. Use of darker building color and varied wall treatments
  - d. Varying roof lines (see Vertical Articulation section)

- e. Change of wall plane (see Horizontal Articulation section)

*The proposed elevations appear to be similar to other buildings approved and constructed in the area but also have significant differences. First, only the South end of the building does not contain loading docks and the Southeast and Southwest corners are the only corners that contain vertical and horizontal articulation. Other buildings that have been developed have typically included articulation at each of the corners, even when these portions of the building are not visible from a public ROW. The East and West sides of the building also contain a very monotonous design. While some vertical articulation is provided, it is at significantly longer intervals than other buildings. As an example, the plans for the West side of Inland Port XXXIII (which is not visible from a public ROW) has vertical articulation less than every 80' and also included a change in this articulation at the mid-point of the building. The proposed building has the same articulation over the entire length of the structure and the spacing is between these points is up to 120'. Inland Port XXI is significantly smaller than Inland Port XXXIII which have lengths of 675' and 1,798' respectively. Staff's recommendation would be to provide additional horizontal and vertical articulation at least at the Northern corners of the building. A change of the manner in which the vertical articulation occurs at the midpoint of the structure would also be a positive. This is especially important as the North, East and West walls all face the Public ROW. **Update Site Plan.***

3. 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. *All walls are concrete tilt-up, which meets this requirement. **Final Site Plan complies.***

4. Facade Guidelines

- a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical facade elevation. Walls not facing a public right-of-way or a residentially zoned property and walls with loading dock doors are exempt from the horizontal articulation requirement.

*The North, East and West walls are the facades that faces a public ROW. Each of these walls technically have loading dock doors and so are officially exempt from this requirements. The current design of the structure would appear to provide some area on the Northern portion of the East and West Walls that do not include dock doors and which some articulation could occur. Staff suggest that some articulation should be provided at these areas, especially with the concern that loading areas are typically considered as rear areas of the building and not typically to be oriented towards a public street. **Update Final Site Plan.***

- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this

requirement upon review and approval of a typical façade elevation. *Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from this requirement. However, walls with loading dock doors are still required to meet this standard if they face a public ROW or residentially zoned property. Based upon this requirement the North, East and West walls must comply with this requirement. The minimum height change required is between 3.96 feet. The maximum change in height shown on the plans is located at the Southern end of the building and is approximately 8 feet. As you continue North along the East and West walls, the only additional articulation occurring is less than 2 foot in height and is spaced between every 90' to 120'. The overall articulation does not comply as the 10% change in height required to occur within each 158 foot section of wall as the typical change is less than 2 feet. The North façade of the structure officially complies with this standard at the total articulation across the structure is 4 feet and the building has a total width of 270 feet. **The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided. Staff recommends that the Final Site Plan should be updated.***

- c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. *Rooftop equipment is not shown on the proposed building elevations. **Determine if any equipment will be screened from public view.***
- d. Color Palette. Earth tones, muted hues, and natural tones are permitted as structures' basic colors. Brighter hues are permitted only as an accent color on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other. *Color blocking appears to be used effectively in the elevations provided although no colored elevations or color samples have been provided. Staff has not done percentage calculations to evaluate strict compliance with the below chart. **Color elevations or samples should be provided.***

Accent colors should be applied using the following guidelines:

	<b>Required</b>	<b>Allowed</b>
1 <sup>st</sup> Accent Color	10%	20%
2 <sup>nd</sup> Accent Color	0%	10%
3 <sup>rd</sup> Accent Color	0%	10%

\*Percentage calculations shall utilize the entire façade area.

## **PARKING AND LOADING**

1. General. The plan addresses the general parking and loading requirements as follows:
  - a. Parking space dimensions of at least 9 by 20 feet per space are required. *The Plan currently shows 399 regular car parking spaces with an additional 228 shown as future. 8 are van accessible ADA compliant. Parking spaces are currently shown on the plan as only being 20' in length but no typical width is provided. The plan also shows 9 motorcycle parking spaces.*
  - b. Adequate loading spaces off the public right-of-way are shown.

- c. All parking areas shall be set back a minimum of 30 feet from any street right-of-way. *A number of places shown as future trailer parking area encroach into the required 30 feet.*
  - d. All parking areas shall be set back a minimum of 10 feet from any peripheral property line other than a street ROW line or residentially zoned property line.
  - e. Parking is all on asphalt or concrete.
  - f. Off-street space for loading and unloading of goods is provided. *94 truck/dock spaces with associated docks are shown. The plan also specifies that that total number of stalls proposed as 418 with 870 Future Stalls.*
  - g. Shipping, loading, maneuvering, and parking areas meet the setback requirements. ***Update Final Site Plan.***
2. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. *The proposed structure is 197,474 square feet which would calculate to a minimum of 99 spaces. The Final Site Plan, at full buildout, shows 627 regular car parking spaces with 8 being van accessible, ADA compliant. As submitted and at full buildout, the proposed parking would exceeds this requirement. Final Site Plan Complies.*

#### **OFF-STREET PARKING STANDARDS**

- 1. Maneuvering. It appears that adequate space is provided on the plan for vehicle maneuvering off the public right of way. ***Final Site Plan complies.***
- 2. Parking Spaces and Aisle Surfaces. All parking spaces, aisles and maneuvering areas are all-weather surfaced and are connected by all-weather surfaced driveways to the street, as required. ***Final Site Plan Complies.***
- 3. Parking Space and Aisle Dimensions. Parking space dimensions of at least 9 by 20 feet per space are required. *The parking stalls appear to measure appropriately. Please dimension one stall in each parking lot and label typical.* ***Final Site Plan Complies.***
- 4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. *Parking spaces are not adjacent to required landscaped areas, public ROW or public sidewalks and Curbs are also indicated on the site plan around parking areas.* ***Final Site Plan complies.***
- 5. Parking layout with 90 degree spaces and two-way traffic. The parking area proposed conforms to the requirements shown in Figure 8 of the L-P District parking requirements. ***Final Site Plan Complies.***

#### **OFF-STREET LOADING STANDARDS**

- 1. Access. Loading facilities shall be located adjacent to a public access-way or private service drive. ***Final Site Plan complies.***
- 2. 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) in height except as may otherwise be approved by the City. *The loading spaced shown on the site plan are dimensioned as 12 feet by 60 feet. These spaces all front onto a 70 foot wide driveway area. Staff understands that the normal minimum design turning radius for semi-trucks is*

45 feet. The future trailer parking spaces are dimensioned as 12 feet by 55 feet. ***Final Site Plan complies.***

3. Use of Loading Spaces. Off-street loadings spaces shall be used only for temporary loading/unloading operations and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products. *The main loading spaces appear to be designed to operate as loading docks for the facility and not for the storage of other goods, materials and products. Final Site Plan Complies*
4. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000 square feet. *Based upon this standard the property is required to provide 3 loading spaces. Final Site Plan Complies*
5. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. *The site plan shows a total of 418 truck stalls to be developed with the project and 642 "Future Trailer Parking" on the site. Some of these trailer spaces are located adjacent to the Public ROW and should require additional screening, especially along 191<sup>st</sup> Street. Additional screening may need to be provided in order to screen these future spaces.*

#### **PHOTOMETRICS –**

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. ***A photometric plan has not been provided. The applicant shall provide a photometric lighting plan, including cut-off design specifications for all proposed lighting fixtures prior to issuance of a building permit.***

**LANDSCAPE STANDARDS –** The applicant has submitted a landscaping plan that does not currently comply with the minimum standards of the L-P District. The L-P District does allow for the submittal of an alternative landscape plan that uses innovative use of plant material and design techniques in response to the unique characteristics of a particular site. The current plan does not provide any innovative use of plant material as the material that is shown is primarily only located in the areas required by the regular landscaping standards but in less quantities.

#### **SIGNAGE**

No signage plan has been made available for review. ***The applicant shall provide a signage plan according to the requirements in Article 5(K) prior to the issuance of a building permit.***

## **DIESEL EMISSION REQUIREMENTS**

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.
2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups. ***Will be reviewed at Building Permit.***
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use. ***Will be reviewed at Building Permit.***
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
  - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
  - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines. ***Will be reviewed at Building Permit.***
8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

## **Other Comments**

1. A storm water management report has been submitted and all comments have been addressed.
2. A SWPPP has not been submitted.

## **RECOMMENDATION**

City staff recommends **approval** of FS2017-01 for the Final Site Plan, Inland Port XXI subject to the suggested stipulations, below.

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
  - a. Submittal of a photometric lighting plan for Inland Port XXI in conformance with UDC especially with regard to maximum foot-candles at property line.
  - b. Updated drawings of all building elevations showing compliance with building material standards and articulation requirements.
  - c. Submittal of architectural plans depicting the proposed guard shack.
  - d. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
  - e. Submittal of landscaping plans including screening for adjacent public roads, trash enclosures and the adjacent residential property. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
3. All building permit and sign permit requirements of the City shall be met.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

## **ATTACHMENT**

Final Site Plan Application No. FS2017-01  
Final Site Plans Inland Port XXI

\$864.62

☐ PRELIMINARY SITE PLAN

☒ FINAL SITE PLAN

NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City-Southeast Fourth Plat, Lot 1

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE Quadrant 191<sup>st</sup> St & Four Corners Rd

LEGAL DESCRIPTION: See Attached

CURRENT ZONING ON SUBJECT PROPERTY: LP CURRENT LAND USE: AG

TOTAL AREA: 66.462 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 66 Sq. Ft.

DEVELOPER'S NAME(S): ELHC XXI, LLC PHONE: 916.888.7380

COMPANY: ELHC XXI, LLC FAX: \_\_\_\_\_

MAILING ADDRESS: 4825 NW 41<sup>st</sup> St #500 Riverside MO 64150  
Street City State Zip

PROPERTY OWNER'S NAME(S): ELHC, LLC PHONE: 816.888.7380

COMPANY: ELHC, LLC FAX: \_\_\_\_\_

MAILING ADDRESS: 4825 NW 41<sup>st</sup> St #500 Riverside MO 64150  
Street City State Zip

ENGINEER'S NAME(S): RIC-Patrick Cassity PHONE: 913.333.3878

COMPANY: RIC FAX: \_\_\_\_\_

MAILING ADDRESS: 5015 NW Canal St Riverside MO 64150  
Street City State Zip

SIGNATURE OF OWNER OR AGENT: [Signature]  
If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.

**FOR OFFICE USE ONLY**

Case No. 15-2017-01 Amount of Fee Paid: \$ 864.62 Date Fee Paid: 2-3-17

Received By: [Signature] Date of Hearing: \_\_\_\_\_

**SITE PLAN INSTRUCTIONS**

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

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

vs. 9-9-11

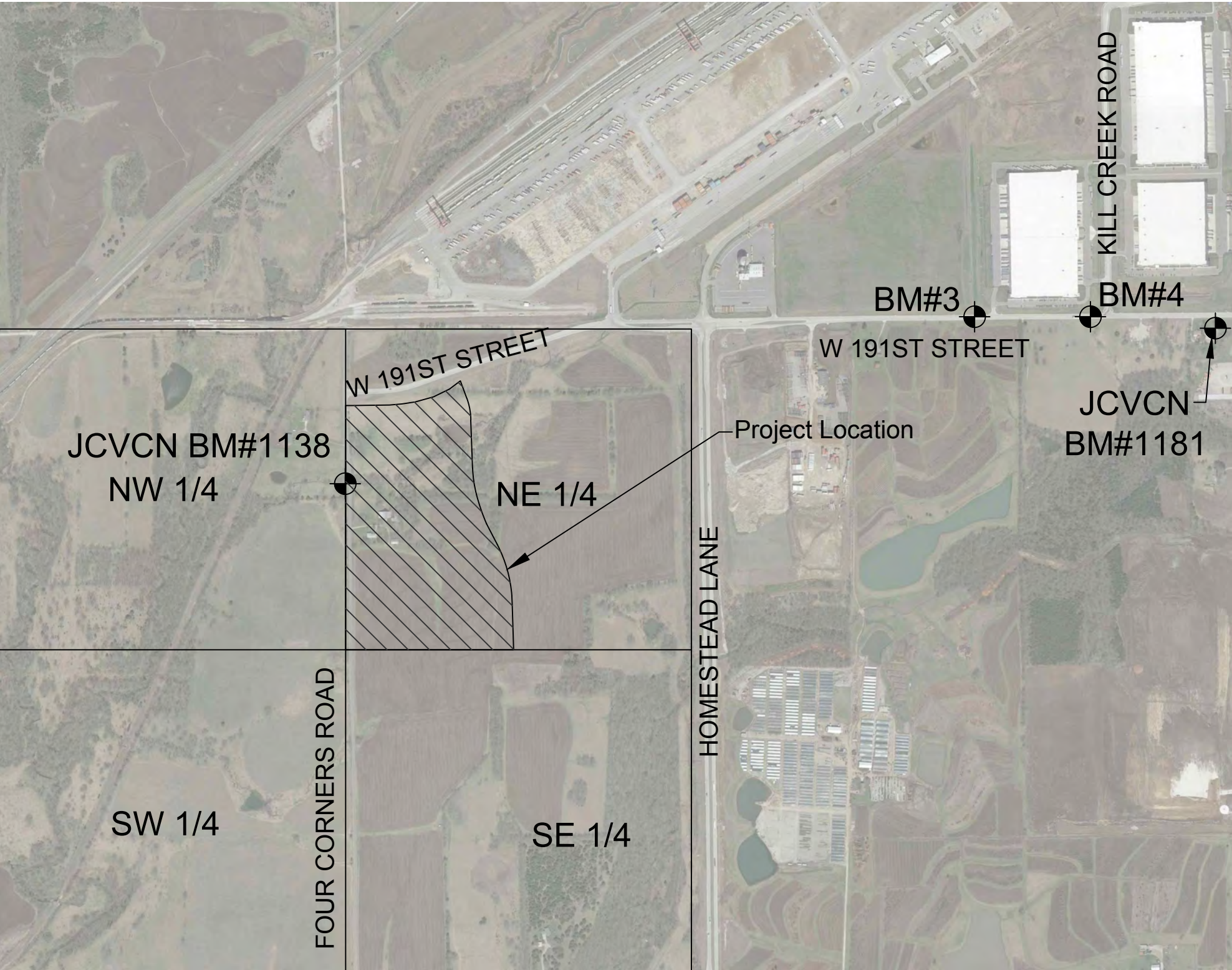
## DESCRIPTION

A tract of land in the Northeast Quarter of Section 4, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

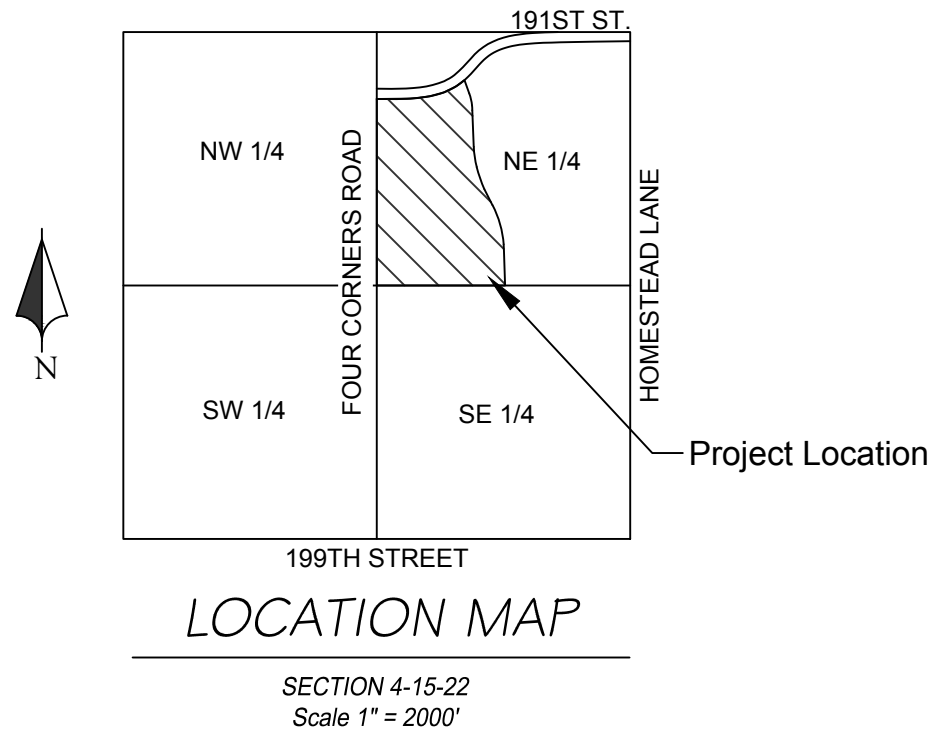
Commencing at the Northwest corner of the Northeast Quarter of said Section 4; thence South  $02^{\circ}10'22''$  East, along the West line of said Northeast Quarter, a distance of 582.00 feet; thence departing said West line, North  $87^{\circ}49'38''$  East, along the Southerly right-of-way line of 191st Street, as now established, and its Westerly extension, a distance of 50.00 feet to the Point of Beginning; thence continuing North  $87^{\circ}49'38''$  East, along said Southerly right-of-way line, a distance of 203.39 feet to a point of curvature; thence Easterly, continuing along said Southerly right-of-way line and along a curve to the left having a radius of 1141.00 feet and a central angle of  $18^{\circ}02'54''$ , an arc distance of 359.42 feet to a point of tangency; thence North  $69^{\circ}46'44''$  East, continuing along said Southerly right-of-way line, a distance of 673.75 feet to the Westerly right-of-way line of Essex Road, as now established; thence South  $20^{\circ}13'16''$  East, along said Westerly right-of-way line, a distance of 67.98 feet to a point of curvature; thence Southerly, continuing along said Westerly right-of-way line and along a curve to the right having a radius of 475.00 feet and a central angle of  $18^{\circ}02'59''$ , an arc distance of 149.64 feet to a point of tangency; thence South  $02^{\circ}10'17''$  East, continuing along said Westerly right-of-way line, a distance of 378.42 feet to a point of curvature; thence Southerly, continuing along said Westerly right-of-way line and along a curve to the left having a radius of 1244.75 feet and a central angle of  $27^{\circ}23'50''$ , an arc distance of 595.20 feet to a point of reverse curvature; thence Southerly, continuing along said Westerly right-of-way line and along a curve to the right having a radius of 1194.75 feet and a central angle of  $27^{\circ}43'46''$ , an arc distance of 578.22 feet to a point of tangency; thence South  $01^{\circ}50'21''$  East, continuing along said Westerly right-of-way line, a distance of 634.88 feet to the South line of said Northeast Quarter; thence departing said Westerly right-of-way line, South  $88^{\circ}27'13''$  West, along the South line of said Northeast Quarter, a distance of 1511.88 feet; thence North  $02^{\circ}10'22''$  West, along a line 50 feet East of and parallel with the West line of said Northeast Quarter, a distance of 1159.66 feet, thence departing from said line, North  $88^{\circ}10'56''$  East, a distance of 550.65 feet; thence North  $01^{\circ}49'04''$  West, a distance of 240.00 feet; thence South  $88^{\circ}10'56''$  West, a distance of 552.14 feet, to said line 50 feet East of and parallel with the West line of said Northeast Quarter; thence North  $02^{\circ}10'22''$  West, a distance of 673.51 feet to the Point of Beginning; Containing 2,895,098 square feet or 66.462 acres, more or less.

Inland Port XXI  
Final Development Plan  
Logistics Park Kansas City - Southeast, Fourth Plat, Lot 1

30700 West 193rd St.  
City of Edgerton, Johnson County, Kansas



LOCATION MAP  
SECTION 4-15-22  
Scale 1" = 100'



LOCATION MAP  
SECTION 4-15-22  
Scale 1" = 2000'

ZONING

The project is currently zoned L-P.

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
---	Existing Storm Structure	---	Proposed Storm Structure
---	Existing Waterline	---	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

UTILITIES	
<b>ELECTRIC</b>	<b>Sewer</b>
Kansas City Power & Light	City of Edgerton
Phone: 816.471.5275	404 East Nelson
	P.O. Box 255
	Edgerton, Kansas
<b>GAS</b>	
Kansas Gas Service	Phone: 913.893.6231
11401 West 89th Street	
Overland Park, Kansas	<b>TELEPHONE</b>
Phone: 913.599.8981	Century Link
	Phone: 800.788.3500
<b>WATER</b>	
Johnson Rural Water District 7	<b>CABLE</b>
534 West Main	Century Link
P.O. Box 7	Phone: 877.837.5738
Gardner, Kansas	
Phone: 913.856.7173	

INDEX OF SHEETS

C01	Title Sheet
C02	Overall General Layout
C03-C04	General Layout
C05-C06	Site Dimension Plan
C07	Grading Plan
C08	Storm Drainage Plan
C09	Storm Drainage Calculations
C10	Site Utility Plan
C11	Preliminary Storm Plan
L01	Landscaping Plan Sheet One
L02	Landscaping Plan Sheet Two
L03	Landscaping Plan Sheet Three
L04	Landscaping Plan Sheet Four

CERTIFICATE:

Received and placed on record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_(Zoning Administrator).

Kenneth Cook

Approved by the Edgerton City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_(Chair of Planning Commission).

Chuck Davis

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

Applicant signature \_\_\_\_\_ Date \_\_\_\_\_

John Thomas, Project Manager  
NorthPoint Development

SITE DATA TABLE

Lot 1 Acreage:	66.462 Acres
Tract A Acreage:	3.038 Acres
Total Land Area:	69.500 Acres

Building Area:	197,474 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	827 Stalls
Total Number of Future Stalls:	870 Stalls
Truck Parking:	418 Stalls
Future Truck Parking:	642 Stalls
Employee:	400 Stalls
Employee Motorcycle:	9 Stalls
Future Employee:	228 Stalls
Total Number ADA Stalls:	8 Stalls
Number of Employees:	350
BOCA Building Code:	0.88

DEVELOPER/APPLICANT:

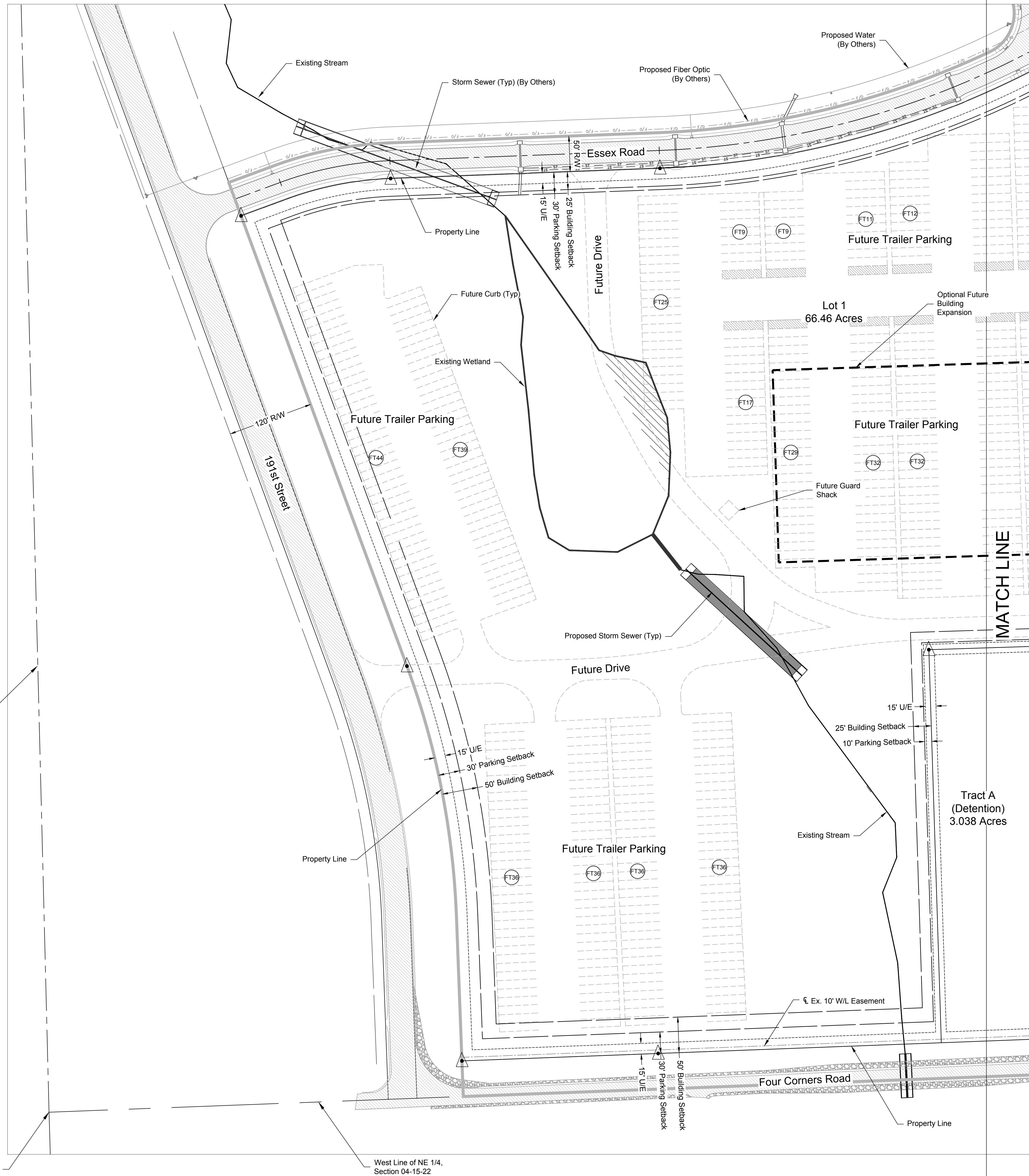
ELHC, LLC  
Contact: John Thomas  
4825 NW Canal Street, Suite 500  
Riverside, MO 64150  
Email: jthomas@northpointkc.com

FLOOD PLAIN NOTE

We have reviewed the "Flood Insurance Rate Map", Community Panel Number 20091C0119G, 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."







- LAYOUT & PAVING NOTES**
1. All construction shall conform to the City of Edgerton's minimum design standards.
  2. Contractor shall keep a full set of KC-APWA Standard Details onsite at all times.
  3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
  4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
  5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
  6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Edgerton Public Works at 913.893.6801 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
  7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
  8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grading.
  9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
  10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
  11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
  12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
  13. Parking stripes shall be 4-inch white pavement paint.
  14. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

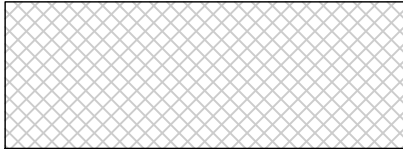
- PAVEMENT MARKING AND SIGNAGE NOTES**
1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
  2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
  3. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series b-29y2 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.

**Paving Schedule**

7" Asphaltic Concrete Pavement



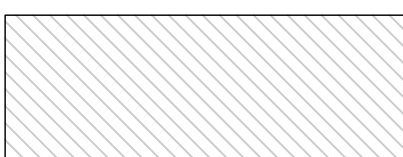
5" Asphaltic Concrete Pavement



8" Portland Concrete Pavement  
and 4" Concrete Sidewalk



Existing Pavement

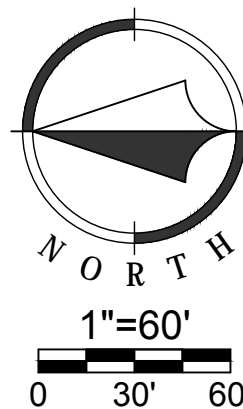


**Legend:**

1/2"x24" Iron Bar to be Set

**Legend**

- Employee Parking
- Motorcycle Parking
- Trailer Parking
- Truck Dock
- ADA Parking
- Future Parking
- Future Trailer Parking





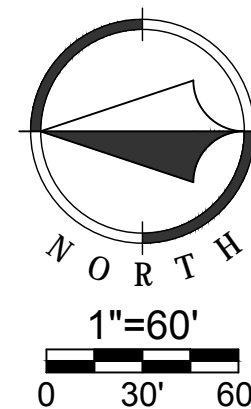
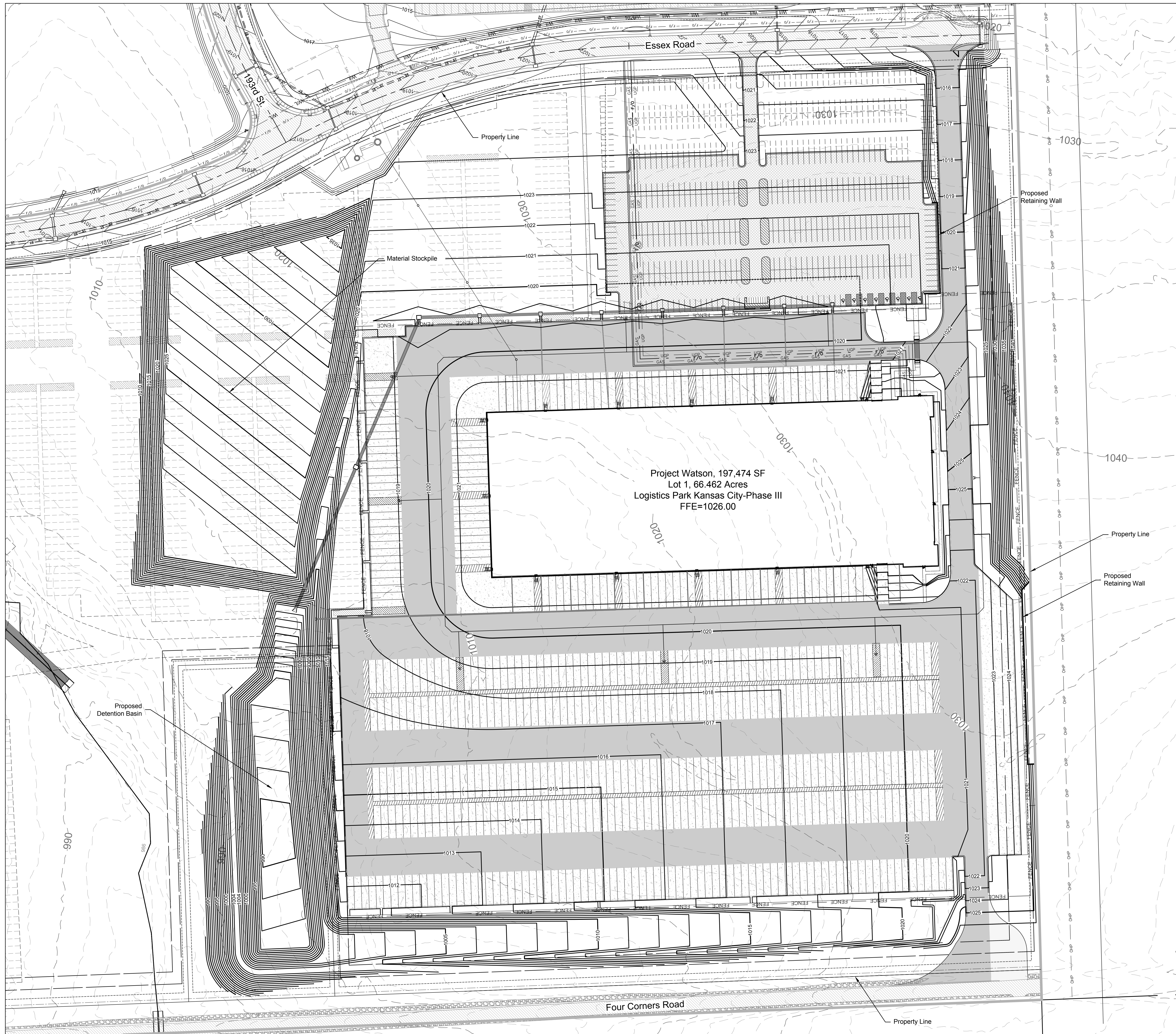
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## Storm Drainage Calculations

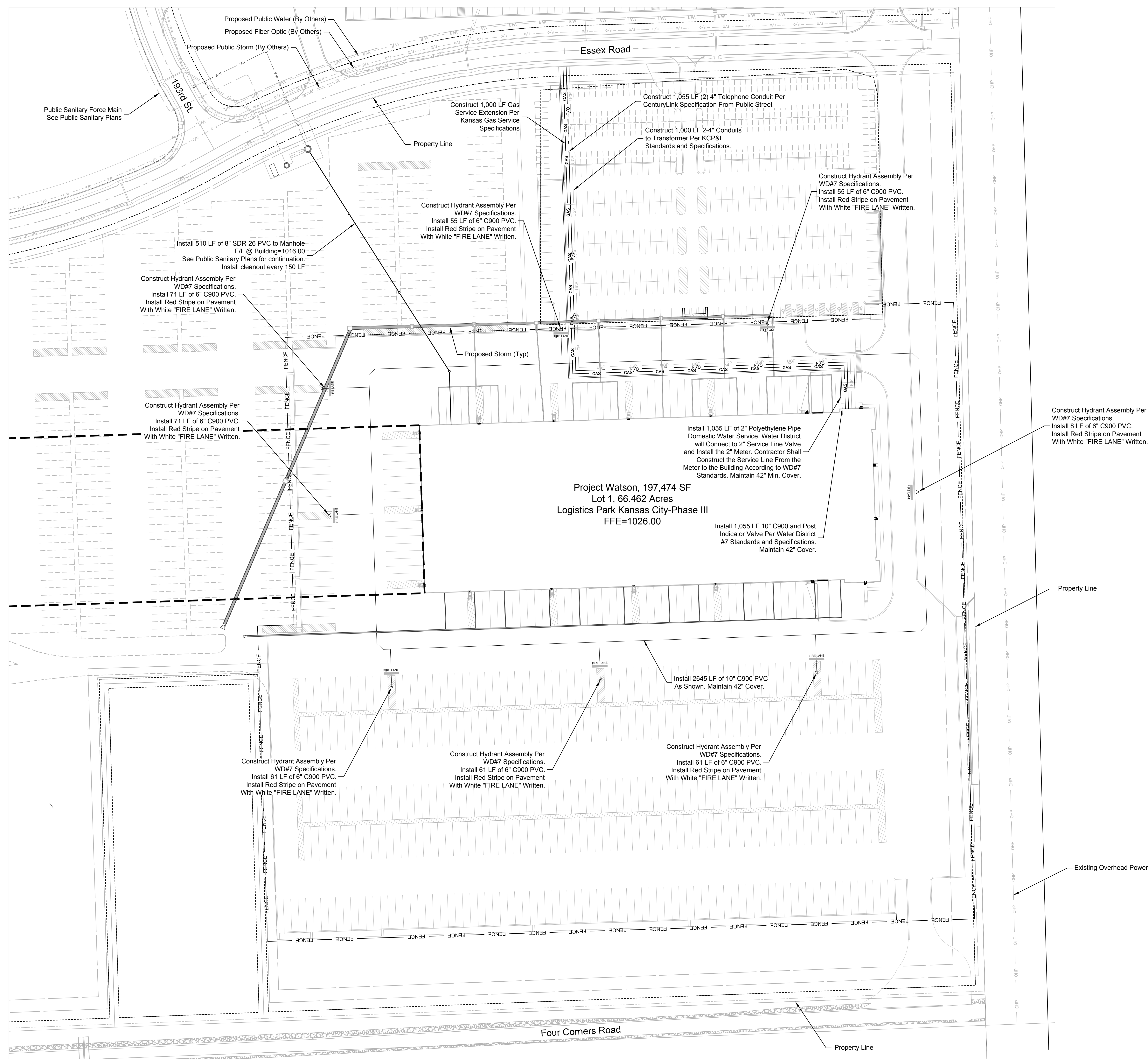


**Renaissance  
Infrastructure  
Consulting**

816.800.0950  
WWW.RIC-CONSULT.COM

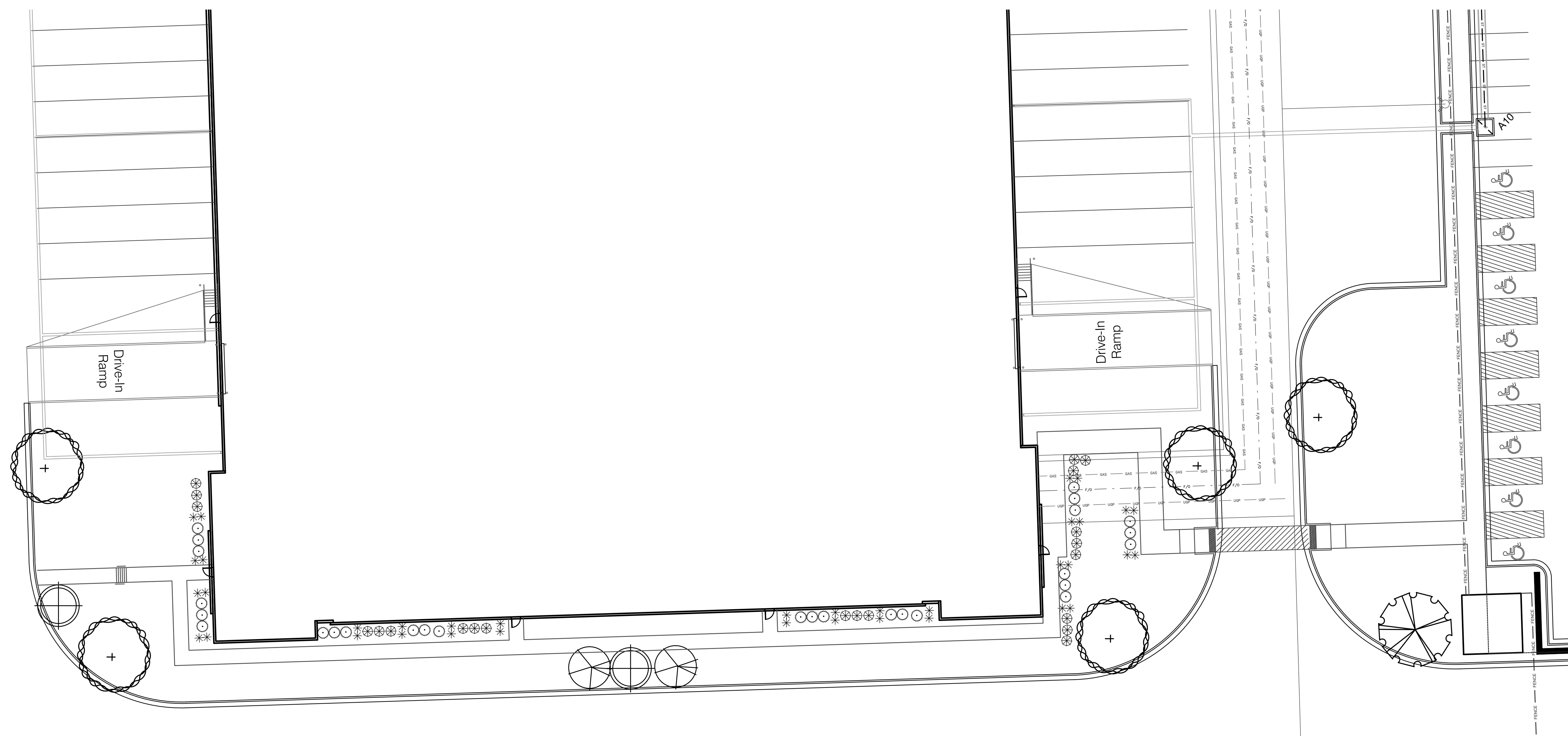
5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MISSOURI 64150

Feb 01, 2017-11:56am  
C:\Users\PatrickCassidy\appdata\local\temp\AcPublish\_7740\16-0121 Watson FDPs.dwg


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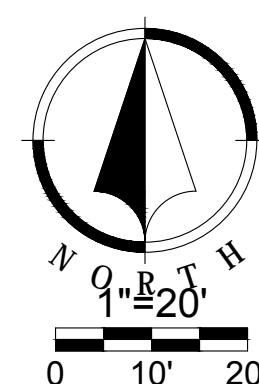


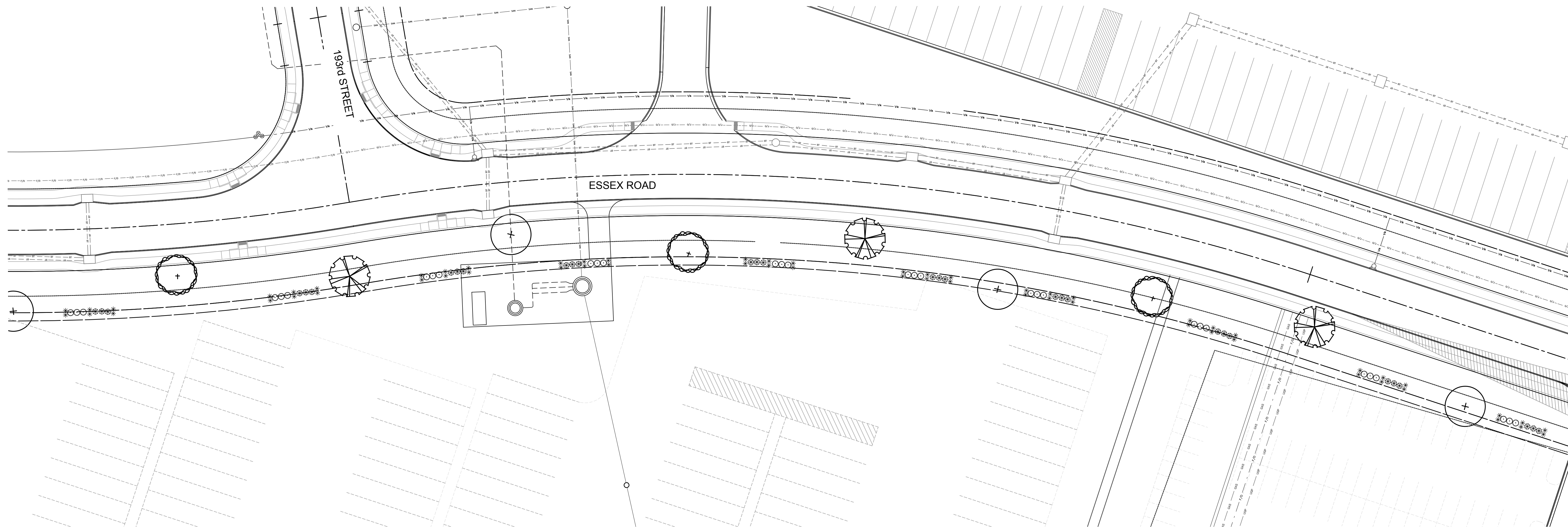





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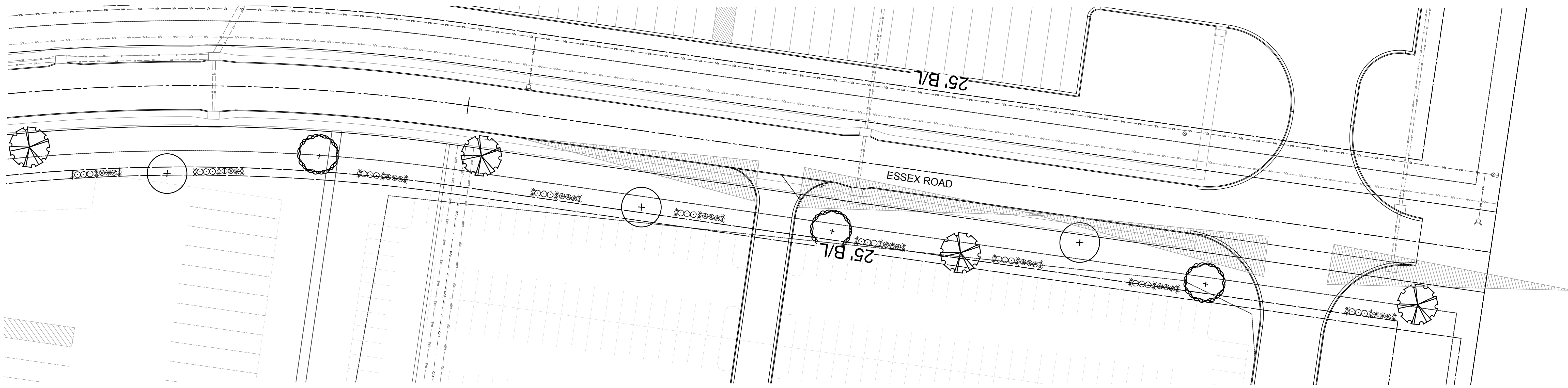
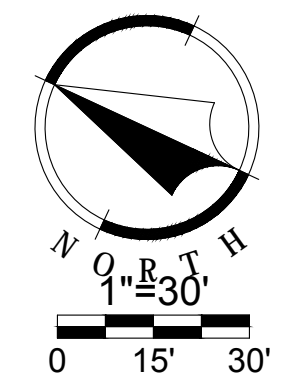
Shrub List South Building End Only

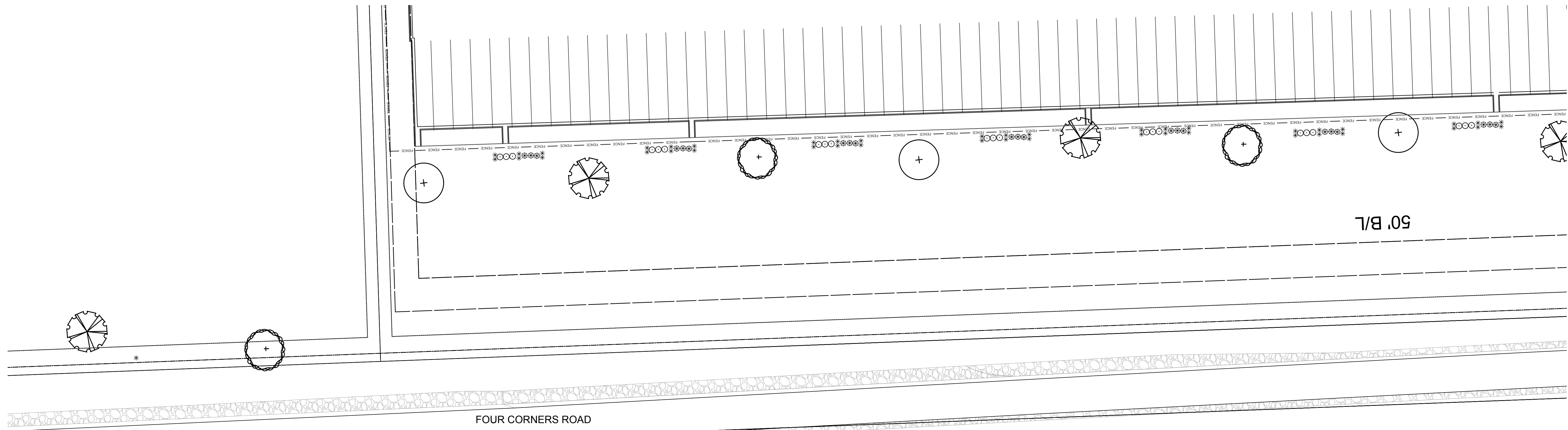
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	— 177	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	3 gal.	Cont.	4'o.c.
	— 183	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.
	— 192	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.






[illegible]Shrub List Essex Road Only

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	— 84	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	3 gal.	Cont.	4'o.c.
	— 84	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.
	— 84	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.



[illegible]

Shrub List Four Corners Only							
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing	
	— 60	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	3 gal.	Cont.	4'o.c.	
	— 60	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.	
	— 60	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.	

