

STAFF REPORT SUMMARY

April 7, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: PS2017-02, Preliminary Site Plan for LPKC Lot 3 – Inland Port VI, located on the South side of 183rd Street and East of Montrose.

REQUEST

The applicant is seeking approval of a Preliminary Site Plan based on the L-P, Logistics Park District zoning requirements. This project is located to the East of the original LPKC development and BNSF Intermodal facility. The proposal includes a square foot speculative 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. Pedestrian Access.

- a) The Trail easement needs to be updated to 20 feet.

2. Buildings

- a) Determine that all rooftop equipment will be screened from public view
- b) Provided details showing how guard sheds will match the architectural character and materials types of the principle building.

3. Landscaping.

- a) The applicant needs to review landscaping requirements for the L-P District and also provide additional landscaping, fencing and/or berming for the screening of the truck courts, especially where they are proposed adjacent to residential uses.
- b) Staff has suggested the preparation of perspective drawings so that the Planning Commission can better visualize what the site will look like viewing from the City Limit/trail area West. These need to be prepared as part of a Final Site Plan submittal.
- c) Topography needs to be updated to provide elevation values.
- d) Screening is also required for dumpster and compactors.

4. Parking & Site Access

- a) The entrance/intersection at the Southwest area of the site needs to be updated as the intersection was developed when it was anticipated that the road network would be extended to the East and South. Work with the City engineer on this design.
- b) Verify location of Section line and South ROW line along 183rd Street.
- c) Approve parking plan as shown with the condition that additional parking spaces can be added in loading dock areas if future users of the building require additional spaces.

5. A storm water management report and public improvement plans are required.

RECOMMENDATION

City staff recommends **approval** of FS2017-02 for the Final Site Plan, LPKC Phase VI, Lot 3 (Inland Port VI) subject to the suggested stipulations, below.

1. The above recommendations contained in this staff report are incorporated as stipulations and conditions of approval into the Final Site Plan for applicant property, Lot 3, LPKC- Phase VI (Inland Port VI).
2. A Final Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with a Site Plan, Landscape Plan or Alternative Landscaping Plan, and Photometric Plan as required by City approval of the submitted preliminary site plan, as amended by these stipulations, and approved by the City.
3. All Preliminary Site Plan requirements of the City listed above shall be met or addressed during Final Site Plan submittal as identified above.
4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

STAFF REPORT

April 5, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: Application PS-2017-02 for Preliminary Site Plan for Logistics Park Kansas City, Inland Port VI, located at the southeast corner of 183rd Street and Montrose Road.

APPLICATION INFORMATION

Applicant/Property Owner: Aaron Burks, Edgerton Land Holding Company.

Requested Action: Preliminary Site Plan Approval for Lot 3, LPKC Phase VI.

Legal Description: NW Quarter, Section 35, Township 14S, Range 22E.

Site Address/Location: Approximately 50 acres located on the southeast corner of 183rd Street and Montrose Road.

Existing Land Use: Agriculture.

Existing Zoning and Uses: Currently zoned County RUR; currently undergoing rezoning to L-P, Logistics Park District.

Existing Improvements: Farm House and Structures.

Site Size: Lot 3 is approximately 50 acres.

Background Information

The applicant has prepared a site plan based on the L-P, Logistics Park District, zoning requirements. The application and request is contingent upon the City Council approving the rezoning request from RUR to L-P, if approved the conditions outlined in this report shall apply.

The Preliminary Plat containing this site is for approximately 160 acres and shows three (3) warehouse buildings on three (3) lots, all with associated parking and stormwater facilities. The proposed building sizes are: Lot 1 – 777,222 Sq.Ft. Lot 2 – 1,088,000 Sq.Ft. and Lot 3 – 777,200 Sq.Ft. Infrastructure such as roads and mainline utilities are in place. Lot 1 is under development with a building being constructed. This Preliminary Development Plan application is for Lot 3.

The current Site Plan requirements in the UDC do not delineate any differences as to what is required to be submitted for Preliminary and Final Site Plan applications. Staff would suggest that the Preliminary Site Plan should include more general information about the development including items such as overall layout, access (including sight distance considerations), circulation and possibly a screening concept where the property is adjacent to uses that would be negatively impacted. The additional, more detailed information which is listed in the Site Plan requirements need to be included with the Final Site Plan. It appears that the information submitted is sufficient for the Preliminary Site Plan.

Subject Property



Infrastructure and Services:

1. 185th Street and Montrose Street are concrete surfaced roads that are 36 feet wide and designated heavy-haul corridors.
2. 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.
3. No base flood elevations have been determined within this project area.
4. The property does not currently have sanitary sewer service, although the City is currently working on a plan to extend services. Until then, a holding tank will be used.
5. The property will be served by Johnson County Rural Water District No. 7.
6. 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 6 miles to the west and a station in Gardner less than one mile to the east

STAFF ANALYSIS

Staff has reviewed the Preliminary Site Plan submittal. The Preliminary 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. ***Amend the vicinity (location) map to show and label Montrose & 185th Streets, and Edgerton city limits. Remove text Cherokee Drive from vicinity map and title of project. 183rd Street becomes Cherokee Drive in Gardner, Kansas. Extend project location depiction south to 185th Street. Legal description appears to be incorrect. Revise Preliminary Site Plan.***
 - b) A project title, zoning designation and project sponsor. ***Add a street lot or tract address of the project. Add lot number to the site data table on title sheet. Revise Preliminary Site Plan. If the City Council approves the rezoning of this property, the "Existing Zoning" and "Proposed Zoning" information will need to be changed to reflect the most current circumstances.***
 - 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. ***Add lot number to the site data table on title sheet. Revise Preliminary Site Plan.***
 - d) The name of the architect, engineer, surveyor or draftsman. ***Preliminary Site Plan complies.***
 - e) The specified certificates and signature blocks. ***It is staff's opinion that the Preliminary Site Plan does not need to have signature blocks as only the Final Site Plan is signed. These items do not need to be removed. Preliminary 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. ***Landscape plan will need updating. Screening of trash enclosures should be shown. A Landscape plan has been submitted.***
 - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***A Landscape plan has been submitted.***
3. Sheet #3
 - a) A site map with the following features.
 - i. Topography at reasonable intervals. ***Additional labels for elevations should be provided, especially for contours around the detention basin and trailer parking are on Northeast portion of site. Update Preliminary Site Plan.***

- ii. Exterior lot lines with any survey pins. *Verify property boundary as it appears the NW corner of the lot is shown extending into the street improvements. Additionally, verify if the centerline of 183rd and the Section line of 35-14-22 are the same. Current map shows Section line not being centered in ROW. Identify the corporate city boundaries.*
 - iii. Location of buildings. *Preliminary Site Plan complies.*
 - iv. Parking areas, paths, walks with sizes and surfaces material specifications. *Dimension the distance between property lines and all parking areas.*
 - v. Exterior lighting specifications. *Details, locations and photometric plan have not been provided.*
 - vi. Site entrance and connections to streets. *The southwest access point for Lot 3 raise sight distance concerns that should be further evaluated by the city engineer and applicant. Provide modifications to this intersection to update the facility based upon current design and layout of road. Work with City Engineer to update layout of intersection and entrance.*
 - vii. The location of easements. *Preliminary Site Plan complies*
 - viii. Connection point for utilities. *Preliminary Site Plan complies.*
 - b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.*
 - c) Features to facilitate handicapped access. *9 ADA accessible parking spaces and access areas are shown on the plan. Applicant understands that these spaces will not exceed 2% slope in any direction.*
 - d) Profile and detail for roads (if required). *Not applicable as no new roads are to be constructed. Rename Cherokee Drive to W 183rd Street.*
4. Sheet #4.
- a) Scale drawing of building floor plans. *Staff understands that the proposed building is speculative and no final interior plans have been created. An Architectural sheet depicting the building's overall floor plan and elevations has been submitted.*
 - 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.*
 - 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. *Architectural elevations have been submitted. Will need to be submitted with Final Site Plan.*
 - b) Roof pitch and materials. *Will be submitted with Final Site Plan.*
 - c) Siding type and materials, including fascia. *Site cast concrete wall panels finished with cement-based acrylic coating with medium texture. Colors are coordinated with previous buildings. Same information will be submitted with Final Site Plan.*

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%. *The building covers approximately 36% of the site. Preliminary Site Plan complies.*

- a. Setbacks from the street right-of-way or property line: Front. A 50-foot minimum setback is required with an allowable reduction to 25 feet when adjacent to two-lane collectors. ***Preliminary Site Plan complies.***
- b. Side (Typical). A minimum of 25 feet is required. ***The plan shows a 25 foot setback along the eastern property line, which is also the corporate city limits with the City of Gardner. The abutting property in Gardner is zoned for single-family residential and continues to be being developed with residential homes. City of Edgerton regulations establishes setbacks as a function of building height when these conditions are present. Because the building exceeds 45 feet in height this setback/building line should be increased to 100 feet per Edgerton regulations. Revise Preliminary Site Plan.***
- c. Side at Street (Typical). A minimum of 50 feet is required, with 25 feet allowed adjacent to internal streets. The side yard/setback provided for along Montrose Street is 25 feet. ***Preliminary Site Plan complies.***
- d. Rear. The minimum rear yard adjacent to a residential use is 50 feet. ***In this instance rear is south. Preliminary Site Plan complies.***
2. Maximum Building Height. The maximum height allowed is 110 feet. ***Building elevations submitted indicate a building height of 48'2". Preliminary Site Plan complies.***
3. Building Separation. A minimum 20 foot building separation is required. ***Preliminary Site Plan complies.***
4. Accessory Building and Structure Regulations. ***No accessory buildings are proposed with this application. Preliminary Site Plan complies.***

DISTRICT REGULATIONS:

1. A minimum of three exterior walls shall be of materials other than metal. ***Submitted building elevations comply.***
2. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. ***Due to the unique characteristics of this site (topography) and it abutting single-family residential development, the Planning Commission should ensure that those uses are buffered and that sufficient landscaping, fencing or berms are specified in the Landscape Plan, or Alternative Landscape Plan, that meet the intent of the city regulations. The existing single-family residential uses along the lots eastern property line and view sheds from W 183rd and Montrose Streets must be buffered per city regulations. This includes screening of outdoor trail storage lots. Additional screening should be added to the North side of the trailer stalls located adjacent to 183rd Street.***
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. ***The Planning Commission should ensure that sufficient landscaping, fencing or berms are specified in the Landscape Plan, or Alternative Landscape Plan, along the areas of ROW buffers***

outdoor trailer storage lots, and loading docks along the sites western and eastern sides.

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, landscaping, and open space design is generally consistent with previously approved projects in the Logistics Park. However; given the sites eastern property line is the corporate city limits with Gardner, abuts single-family residential zoning and development, and the 2013 Southwest Johnson County Plan has identified this property as accommodating a trail, part of the active transportation network, staff recommends the applicant work with city staff and develop an Alternative Landscape Plan that provides for buffering and screening for the development that meets city regulations and deal with the unique characteristics of this site. This may include the need to include some type of solid screening adjacent to trailer storage areas that are adjacent to residential areas.*
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 building elevations submitted orientates the front façade north, toward W 183rd Street. This orientation places facades containing dock doors and trailer lots east toward residential homes and westward facing Montrose, a public street.*
3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *Orientation of the building with dock doors and trailer storage areas facing residential homes and visibility from public right-of-way (Montrose Street). City Staff recommends the Planning Commission require these areas to provide additional landscaping to screen these areas. The following are recommended by staff and could be part of an Alternative Landscape Plan:*
 - a) *ROW buffers are required to be placed along Montrose Street and 183rd Street. City regulations specify these buffers require 1 tree per 50 LF of ROW within a 10 foot buffer width. The ROW buffer shown along Montrose Streets shows trees at 1 per 100 feet. That portion of 183rd Street with view of the trailer storage area should have the same buffer. Trees along 183rd are spaced at approximately 1 every 90 feet. The screening should be varied more, clusters of trees are "encouraged to create a more natural appearing environment" (Section 5.2.O.4) and the use of berms or other elements can also assist in making a design less monotonous. ROW buffers also require shrubs to be placed at a maximum spacing of 48 inches.*
 - b) *Perimeter Landscape Buffer: Type 1 and Type 4 buffers are required as Lot 3 adjacent to industrial and residential uses. Type 1 & 2 buffers are not required along rear or interior side property lines behind the front face of the building. Based upon this, Type 1 buffers would be required along the South side of Lot 3. Type 4 buffers would be required along the East side of Lot 3.*
 - i. *The type 1 buffer requires a 5 foot buffer width and trees at 50' spacing (all within the 5 foot buffer) and hedge/shrub at 48" spacing (with 25% within the 5' buffer). Evergreen trees (Keteleeri Juniper) shall be a*

minimum 12' height. Deciduous trees shall be a minimum 2.5" caliper. Hedge/shrub shall be a minimum 24" high.

- ii. The type 4 buffers requires a 20 foot buffer width and trees at 50 foot spacing (all within the 20 foot buffer) and hedge/shrub at 48 inch spacing (with 100% within the buffer). Deciduous trees shall be a minimum 2.5" caliper. Hedge/shrub shall be a minimum 24" high.*

Landscape plans need to be updated to have greater detail for the perimeter landscape buffer and which also include the necessary hedge/shrub plantings.

- c) Consideration of additional landscaping at entrances or at the intersection of 185th Street and Montrose Street.*

- d) Please review additional landscape standards (below).*

4. The City may require a solid or semi-solid fence, or wall at least six feet (6'), but not more than eight feet (8') high, and having a density of not less than eighty percent (80%) per square foot be provided adjacent to an adjoining residential district unless the adjacent residential district and the office development are separated by a street right-of-way. The wall shall incorporate architectural elements similar to what the primary buildings are constructed with, such as stone or masonry. The fence design should vary in order to break up long expanses of single material in a straight line. For example, brick or rock walls may be varied in pattern or location, including offsets; wooded privacy fences may be varied through use of brick, rock, or wrought iron details. The owner or owners of the property in the L-P District shall maintain the fence or wall in good condition. *Staff would suggest that at minimum, such solid or semi-solid fence or wall should be constructed adjacent to the trailer court areas. These walls should wrap around the sides of the trail court areas. Staff would also suggest that additional information be provided as part of the Final Site Plan for this project that would include perspective drawings from areas along the East property line looking West. The Planning Commission may want to use this additional information to determine if fencing/wall should be constructed along this entire side of the property. Update Preliminary Site Plan and provide additional information with Final Site Plan.*
5. 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.
6. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *The Active Transportation Network contained in the 2013 Southwest Johnson County Area Plan identifies the area accommodating a paved multi-use trail on separated right-of-way. The eastern side of Lot 3 can accommodate a 20 foot pedestrian/trail easement and should be shown.*

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. *Building elevations submitted.*
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)*

Building elevations submitted meet these requirements by utilizing features specified in a, b, c and d. There is limited use of letter e.

- 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. ***Building elevations submitted meet these requirements.***
- 4. Façade 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 façade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement. ***The middle of the north wall measures just less than 350 feet. With the height of the wall ranging between 41'-0" and 48'-2" the maximum length of this wall without additional horizontal articulation should be 192.6 feet. The required horizontal off-set along this wall is between 4.1 and 4.8 feet. The off-sets that are provided are 5 feet, respectively. This means that the proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Additional articulation could be provided in this area or the articulation provided at the East and West portions of this wall could be extended to shorten this distance. This is the same issue that has been discussed as part of previous approvals. The Planning Board has allowed exceptions to this requirement in the past based upon reviewing the building elevation and design and determining that the applicant is using some of the additional design elements listed in Section 5.2J.2 to give the appearance of breaking up the length of the building and to allow for a common design to be used between the buildings that are being proposed. While the East and West walls are also adjacent to single-family residential zoning and uses, and public ROW respectively, the regulations do not require horizontal articulation on walls with loading docks. The south wall does not need meet this requirement. The Planning Commission may decide to approve exceptions to all or portions of this plan based upon the façade elevations that have been provided and to allow for this building to maintain a consistent appearance with the adjacent development.***
 - 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. In this instance, the eastern wall faces single-family residential uses and zoning and the western wall faces public ROW (Montrose Street). The north faces 183rd Street. The south wall faces undeveloped property that is zoned county Rural, but is part of the current request to rezoned to L-P District. Walls with loading dock doors must still meet this standard. Full dimensions have only been provided for the North and South elevations and so the compliance of the East and West walls are not able to be determined. The minimum height change required is between 4.1 & 4.8 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 6'-10" feet (41'-0" to 48'-2"). While the articulation between the tops of the lowest and tallest walls exceed this requirement, the overall articulation does not comply as the 10% change in height is required to occur within each 192.6 foot section of wall. While the elevations do not comply with this requirement more, smaller articulations are provided. The vertical articulation being provided appears to be the same as that shown on previous projects. **The elevation plans do not comply with this requirement. The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided.***

- 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. ***Building elevations submitted do not depict roof top equipment.***
- 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 is used effectively in the elevations provided. Though staff has not done percentage calculations to evaluate strict compliance with the below chart, staff believes the uses of color on the building follow the pattern of previously approved buildings and are otherwise consistent with the identity of LPKC.***

Accent colors should be applied using the following guidelines:

	Required	Allowed
1 st Accent Color	10%	20%
2 nd Accent Color	0%	10%
3 rd 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. Sufficient off-street parking spaces. Parking space dimensions of at least 9 by 20 feet per space are required. ***Please dimension vehicle and trailer parking spaces and label as typical.***

- b. All parking areas shall be setback a minimum of 30 feet from residential property whether such use is existing or designated for residential use. ***Not Applicable as recommending a higher standard for the trailer storage areas shown.***
 - c. All parking areas shall be at least 10 feet from peripheral property line other than a street ROW line or residentially zoned property. ***Dimensions need to be shown on Site Plan.***
 - d. Adequate loading spaces off the public right-of-way are shown. ***Site plan complies.***
 - e. Parking on asphalt or concrete. ***Site Plan complies.***
 - f. Off-street space for loading and unloading of goods is provided. ***Site plan complies.***
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 site plan shows the following number of parking spaces per lot (# required by formula in parentheses): Lot 3 – building area is 777,200 Sq.Ft. with 485 parking stalls provided, (389) are required. This includes ADA spaces. The Preliminary 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. This may change depending on City Engineer requirements with regard to sight distance and preferred access point locations for drives. Please coordinate with City Engineer.***
- 2. Parking Spaces and Aisle Surfaces. ***Preliminary Site Plan complies.***
- 3. Parking Space and Aisle Dimensions. ***Parking space dimensions of at least 9 by 20 feet per space are required. Other parking spaces and aisle dimensions should conform to Article 10.2, Parking and Loading Standards, as required. Please dimension one parking stall and one trailer stall and label as typical.***
- 4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. ***Curbs are required. The submitted site plan depicts curbs along most of the parking and drive areas. This requirement shall be satisfied by the applicant on the final site plan.***
- 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. ***Preliminary Site Plan complies.***

OFF-STREET LOADING STANDARDS

- 1. Access. Loading facilities shall be located adjacent to a public access-way or private service drive. ***Preliminary Site Plan complies.***
- 2. Loading docks that are within three-hundred (300) feet of any residential use shall be screened from those residential lots. ***The future trailer parking and loading docks shown on the East side of the structure are located approximately 330 and 520 feet respectively from the East property line. While both of these dimensions exceed the 300 foot requirement, other portions of the L-P District still require additional landscaping/screening.***

3. 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. Please show this on the Final Site Plan.*
4. Use of Loading Spaces. Off-street loading 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. Preliminary Site Plan complies.*
5. 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 space; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000 square feet. *Based upon this standard lot 3 is required to provide 9 loading spaces. Preliminary Site Plan Complies.*
6. 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 docks and associated outdoor parking/storage areas are located on the buildings western and eastern sides, including future trailer parking/storage areas/lots on each side as well. Additionally, there are two (2) more outdoor parking/storage lots located on the east side of the building, east of the future parking/storage area. The western side of the building and parking/storage areas abutt Montrose Street. City regulations require additional buffering. The outdoor parking/storage spaces located on the eastern side of the site abutt single-family residential uses and zoning. Each of the "lots" can accommodate 50 cargo containers or operational trailers. Additionally, the northern lot can be viewed from 183rd Street and is required, per city regulations, to be screened and buffered from the existing single-family residential uses. A screening plan complying with city regulations regarding screening must be submitted. This can include utilization of the topography, fencing, berming, trees, and shrubbery. Because the eastern side of the development could eventually have 267 trailer stalls, and approximately 36 vehicle stalls, additional screening and buffering is required. Perspective drawings adjacent to these trailer storage areas should be included with the Final Site Plan. The Landscaping shown (and fence/wall) along the East property line should also be wrapped around the ends of each of the trailer parking areas to provide screening from the adjacent residential areas. Show additional screening for Final Site Plan*

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, so this element cannot be evaluated at this time. Photometric plans submitted in the future shall satisfy the above requirements.*

LANDSCAPE STANDARDS:

1. Right-of-way Buffer Width Requirements. *ROW buffers are required to be placed along Montrose Street and that portion of 183rd Street with views of the trailer storage area. City regulations specify these buffers require 1 tree per 50 LF of ROW within a 10 foot buffer width. The ROW buffer shown along Montrose Streets shows trees at 1 per 100 feet. That portion of 183rd Street with view of the trailer storage area should have the same buffer. Trees along 183rd are spaced at approximately 1 every 90 feet. The screening should be varied more, clusters of trees are "encouraged to create a more natural appearing environment" (Section 5.2.O.4) and the use of berms or other elements can also assist in making a design less monotonous. ROW buffers also require the placement of shrubs at a maximum spacing at 48 inches with a minimum of 25% located within the buffer area. **The landscape plan needs to be adjusted.***
2. Perimeter Landscape Buffer Requirements. *Perimeter Landscape Buffer: The perimeter landscape requirements are based upon the use of the adjacent property. Type 1 and Type 4 buffers are required as Lot 3 adjacent to industrial and residential uses. Type 1 & 2 buffers are not required along rear or interior side property lines behind the front face of the building. Based upon this, Type 1 buffer would be required along the South side of Lot 3. Type 4 buffer would be required along the East side of Lot 3.*
 - a. *The type 1 buffer requires a 5 foot buffer width and trees at 50' spacing (all within the 5 foot buffer) and hedge/shrub at 48" spacing (with 25% within the 5' buffer). Evergreen trees (Keteleeri Juniper) shall be a minimum 12' height. Deciduous trees shall be a minimum 2.5" caliper. Hedge/shrub shall be a minimum 24" high. No shrubs are currently shown in this buffer.*
 - b. *The type 4 buffer requires a 20 foot buffer width and trees at 50 foot spacing (all within the 20 foot buffer) and hedge/shrub at 48 inch spacing (with 100% within the buffer). Evergreen trees (Keteleeri Juniper) shall be a minimum 12' height. Deciduous trees shall be a minimum 2.5" caliper. Hedge/shrub shall be a minimum 24" high. The spacing of deciduous trees is currently shown as 50' with additional Junipers (6-foot height) placed in between. Approximately 4-5 Junipers are placed in between the deciduous trees which calculates to a spacing of approximately 10-12.5 feet on center while the table specifies a spacing of 3 feet on center. A note is included on the plan stating "15' of elevation change-shrubs will be of no use". Staff would still suggest that groupings of shrubs should be placed at intervals along this area in order to provide additional variation of the buffer.*

The Landscape Plan needs to be adjusted.
3. Buffer Composition Requirements. *Deciduous trees shall be a minimum 2.5" caliper. Evergreen trees shall be a minimum 12' height. Bushes shall be a minimum 24" high. All plant material need to comply with these minimum requirements. As such, the Landscape Plan needs to be adjusted.*
4. Screening from Residential Uses. *Lot 3 abuts single-family residential uses along its eastern property line that also serves as the corporate city limits with Gardner, Kansas. City regulations specify a Type 4 buffer will be required. This area is identified in the 2013 Southwest Johnson County Area plan accommodating a trail as specified by and depicted in the Active Transportation Network System Map.*
5. Dumpster screening. *Trash enclosures or screening are not shown. Plans shall be updated to satisfy the dumpster screening requirements in Article 5.2 K 8.*
6. Additional Notes. *None.*

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.
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.
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.
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

- The applicant should submit a stormwater study sealed by a Kansas Licensed Professional Engineer to be reviewed and approved by City Engineer.
- The intersection located at Montrose and 185th Street was designed based upon previous assumptions that were shown for the development of this area. This included that a roads might extend to the East and South. As the plans for the development of this area have now changes, staff would suggest that the South and East legs of this intersection should be modified as part of this project. This modification should include an adjustment to the entrance shown proceeding to the East so that it is not mistaken for a continuation of the street. Work with the City Engineer to provide proposed modifications as part of the Final Site Plan.

- No access is currently shown from this site onto 183rd Street. At such time as 183rd Street is used for access to a site, improvements will need to be made to the street to bring it up to a standard similar to Montrose Street.

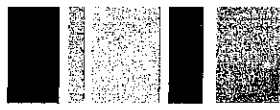
RECOMMENDATION

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

1. The above recommendations contained in this staff report are incorporated as stipulations and conditions of approval into the Final Site Plan for applicant property, Lot 3, LPKC- Phase VI (Inland Port VI).
2. A Final Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with a Site Plan, Landscape Plan or Alternative Landscaping Plan, and Photometric Plan as required by City approval of the submitted preliminary site plan, as amended by these stipulations, and approved by the City.
3. All Preliminary Site Plan requirements of the City listed above shall be met or addressed during Final Site Plan submittal as identified above.
4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.



EDGERTON
global routes. local roots.



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

☒ PRELIMINARY SITE PLAN

☐ FINAL SITE PLAN

NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Phase VI, Second Plat

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 30425 W. 183rd Street, Gardner, KS

LEGAL DESCRIPTION: See Attached

CURRENT ZONING ON SUBJECT PROPERTY: AG County RUR CURRENT LAND USE: AG with Single Family Dwelling

TOTAL AREA: 79.359 Acres NUMBER OF LOTS: 2 AVG. LOT SIZE: 40 ACS Sq. Ft.

DEVELOPER'S NAME(S): ELHC, LLC PHONE: 816-888-7380

COMPANY: ELHC, LLC FAX: 816-888-7399

MAILING ADDRESS: 4825 NW 41st Street, Suite 500, Riverside, MO 64150

Street City State Zip

PROPERTY OWNER'S NAME(S): Michael J Degrande

PHONE: _____

COMPANY: NA

FAX: _____

MAILING ADDRESS: PO Box 272 Gardner, Kansas 66030

Street City State Zip

ENGINEER'S NAME(S): Renaissance Infrastructure Consulting PHONE: (816) 800-0950

COMPANY: Renaissance Infrastructure Consulting FAX: _____

MAILING ADDRESS: 5015 NW Canal St #100, Riverside, MO 64150

Street City State Zip

SIGNATURE OF OWNER OR AGENT: John G. Thomas, Jr.

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.: 17-2017-02 Amount of Fee Paid: \$ 993.59 Date Fee Paid: 3/10/17

Received By: Debra Stragg Date of Hearing: 4/11/17

SITE PLAN INSTRUCTIONS

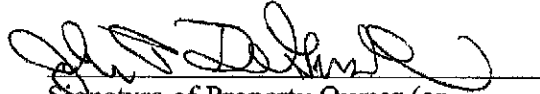
SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.

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

AUTHORIZATION AND CONSENT

The undersigned is the owner or representative of the owner of the land which is the subject of certain re-zoning, annexation, preliminary development plan, preliminary site plan application(s), and/or similar applications (the "Applications") to the City of Edgerton, Kansas (the "City"), and hereby authorizes and consents to NorthPoint Development, LLC, as manager of Edgerton Land Holding Company, LLC (or its affiliates) submitting the Applications to the City for purposes of ELHC's proposed development of the Property.


Signature of Property Owner (or
Representative)

JOHN J. DEGRANDE
Typed or Printed Name

Subscribed and sworn to before me a notary public on this 10th day of March,
2017.


Notary Public



My Commission expires: 6-13-17

IP VI Boundary

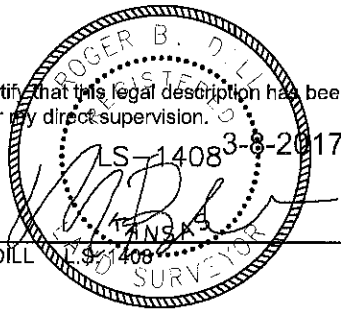
Exhibit A

Description

All that part of the East One-Half of the Northwest Quarter of Section 35, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

Beginning at the Northeast corner of Northwest Quarter of said Section 35; thence South $02^{\circ}24'35''$ East, along the East line of said Northwest Quarter, a distance of 2648.52 feet to the Southeast corner of said Northwest Quarter; thence South $88^{\circ}24'58''$ West, along the South line of said Northwest Quarter, a distance of 1311.14 feet to the West line of the East One-Half of said Northwest Quarter; thence North $02^{\circ}07'50''$ West, along the West line of said East One-Half, a distance of 2651.06 feet to the North line of said Northwest Quarter; thence North $88^{\circ}32'07''$ East, along the North line of said Northwest Quarter, a distance of 1298.26 feet to the Point of Beginning. Containing 3,456,878 square feet or 79.359 acres, more or less.

I hereby certify that this legal description has been prepared by me or under my direct supervision.

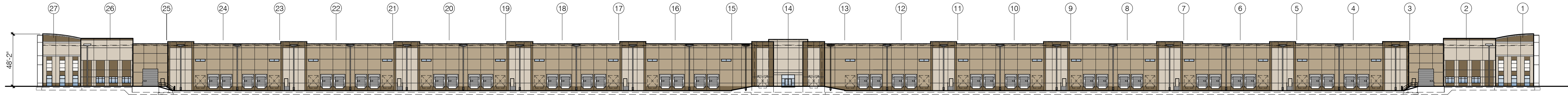


ROGER B. DILL

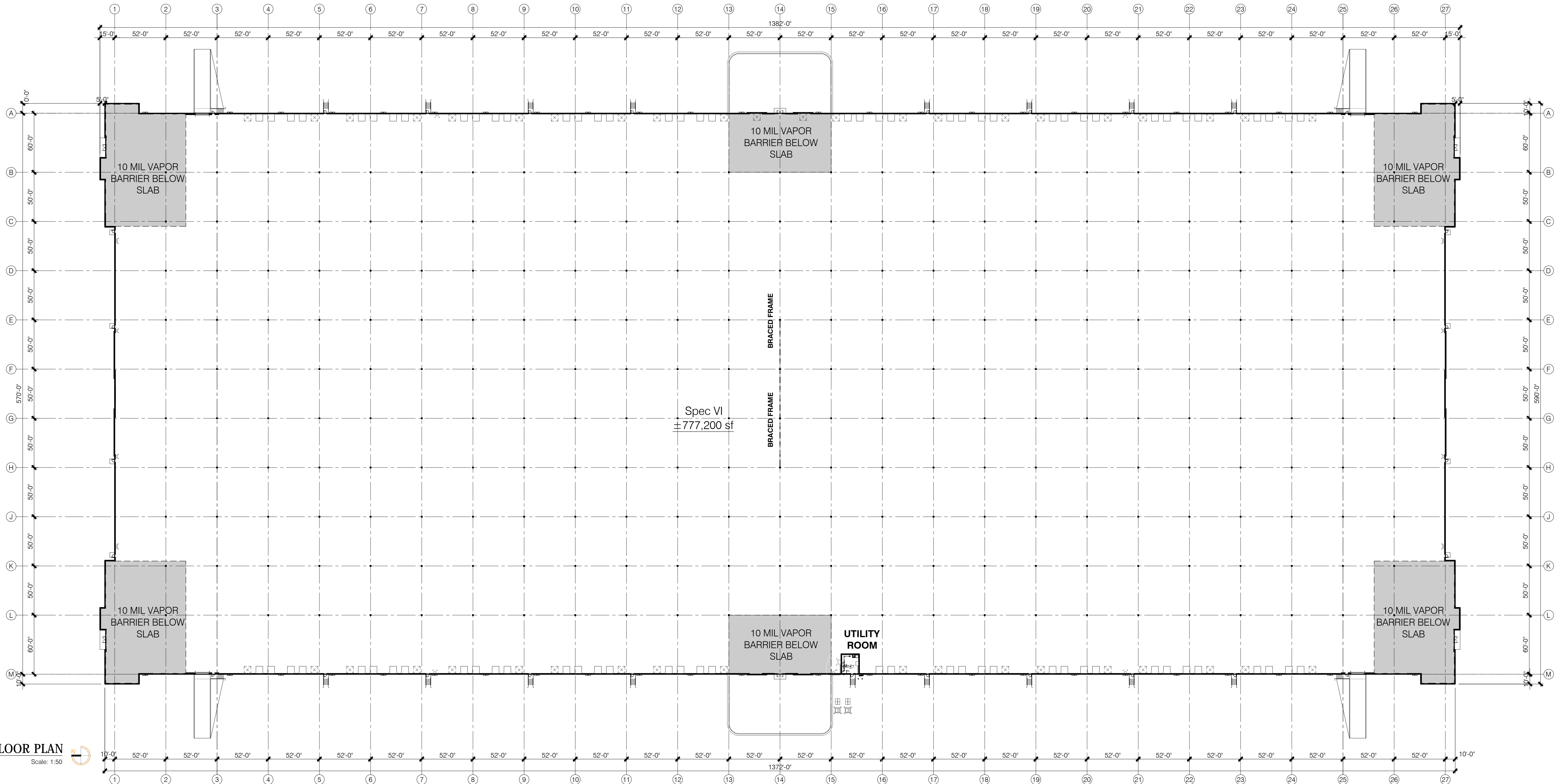
Sheet 1 of 2
16-0138

Prepared: 3-08-17
Prepared By: SPW

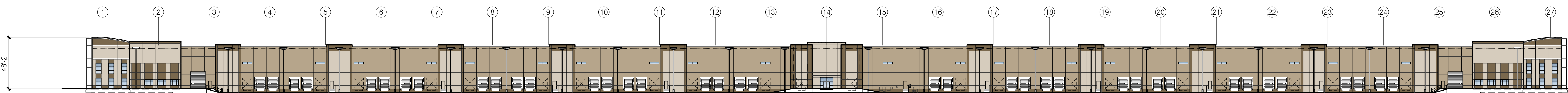




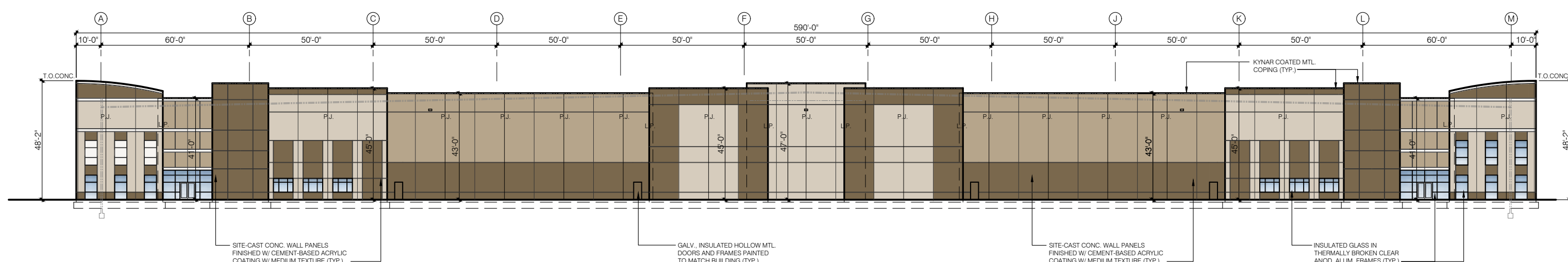
1 OVERALL EAST ELEVATION
Scale: 1:50



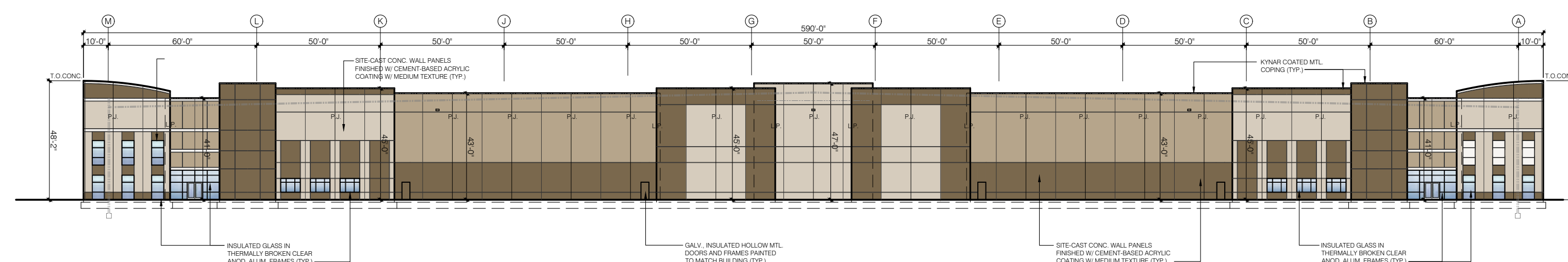
2 OVERALL FLOOR PLAN
Scale: 1:50



3 OVERALL WEST ELEVATION
Scale: 1:50



4 OVERALL NORTH ELEVATION
Scale: 1:40



5 OVERALL SOUTH ELEVATION
Scale: 1:40



studioNorth
ARCHITECTURE

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



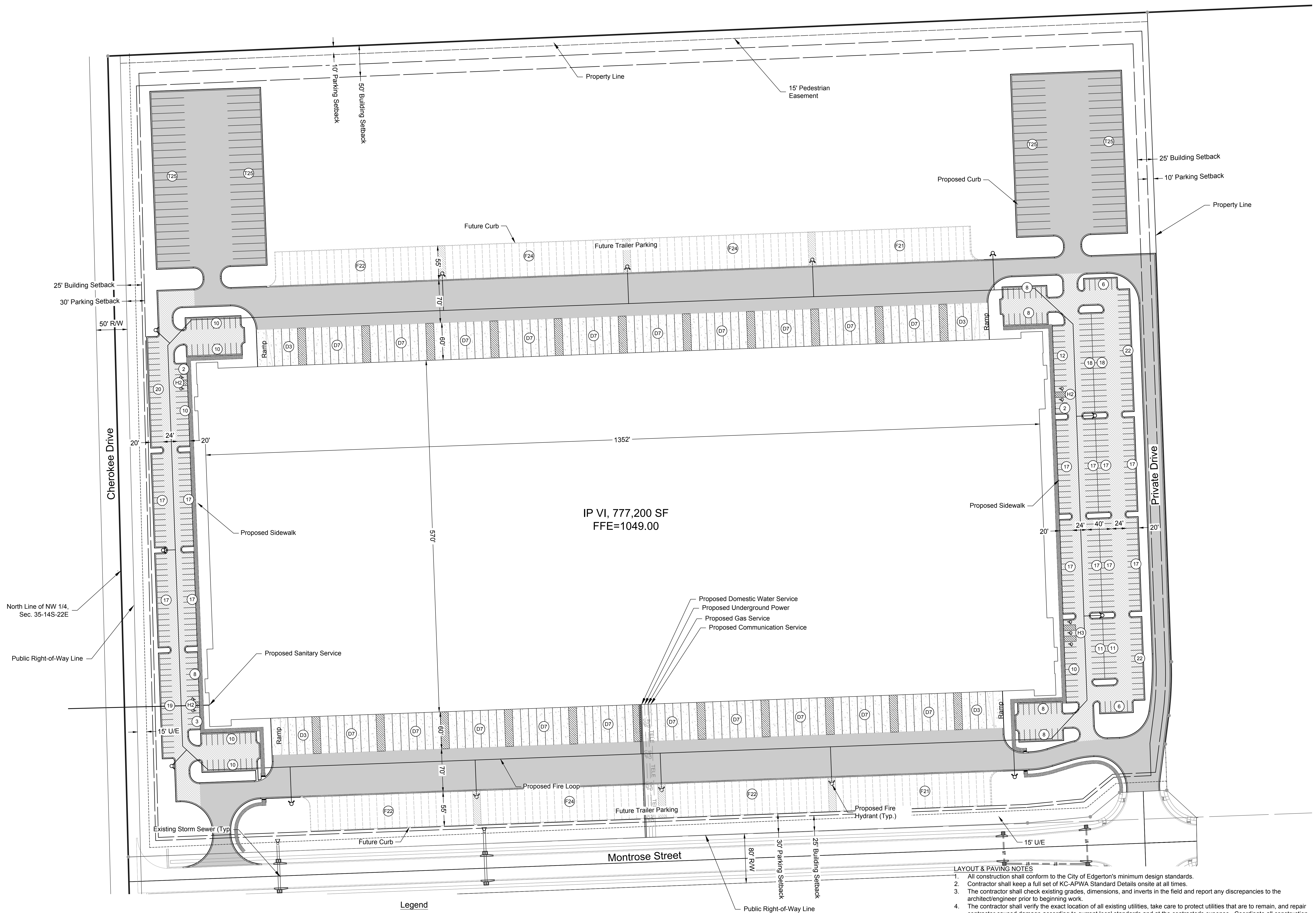
6
Inland Port VI

Project No.	2017-21	
Date:	03.16.17	
Issued For:	Preliminary Development Plan	
Revisions:		
No.	Date	Description



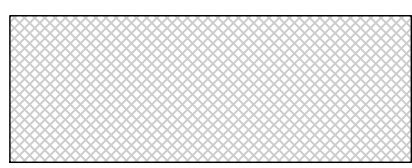
Robert H. Waters III - Architect
Kansas License No. 4297

A1.06
OVERALL FLOOR PLAN

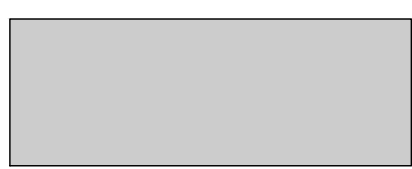


Paving Schedule

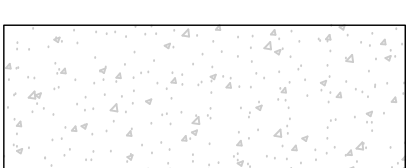
5" Asphaltic Concrete Pavement



7" Asphaltic Concrete Pavement



8" Portland Concrete Pavement
and 4" Concrete Sidewalk



Legend

- (00) Employee Parking
- (F00) Future Trailer Parking
- (T00) Trailer Parking
- (D00) Truck Dock
- (H0) ADA Parking

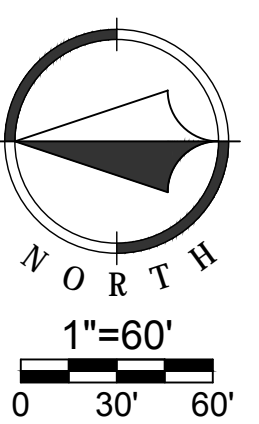
Set 1/2" x 24" Rebar w/
RIC KSCLS 234 Cap

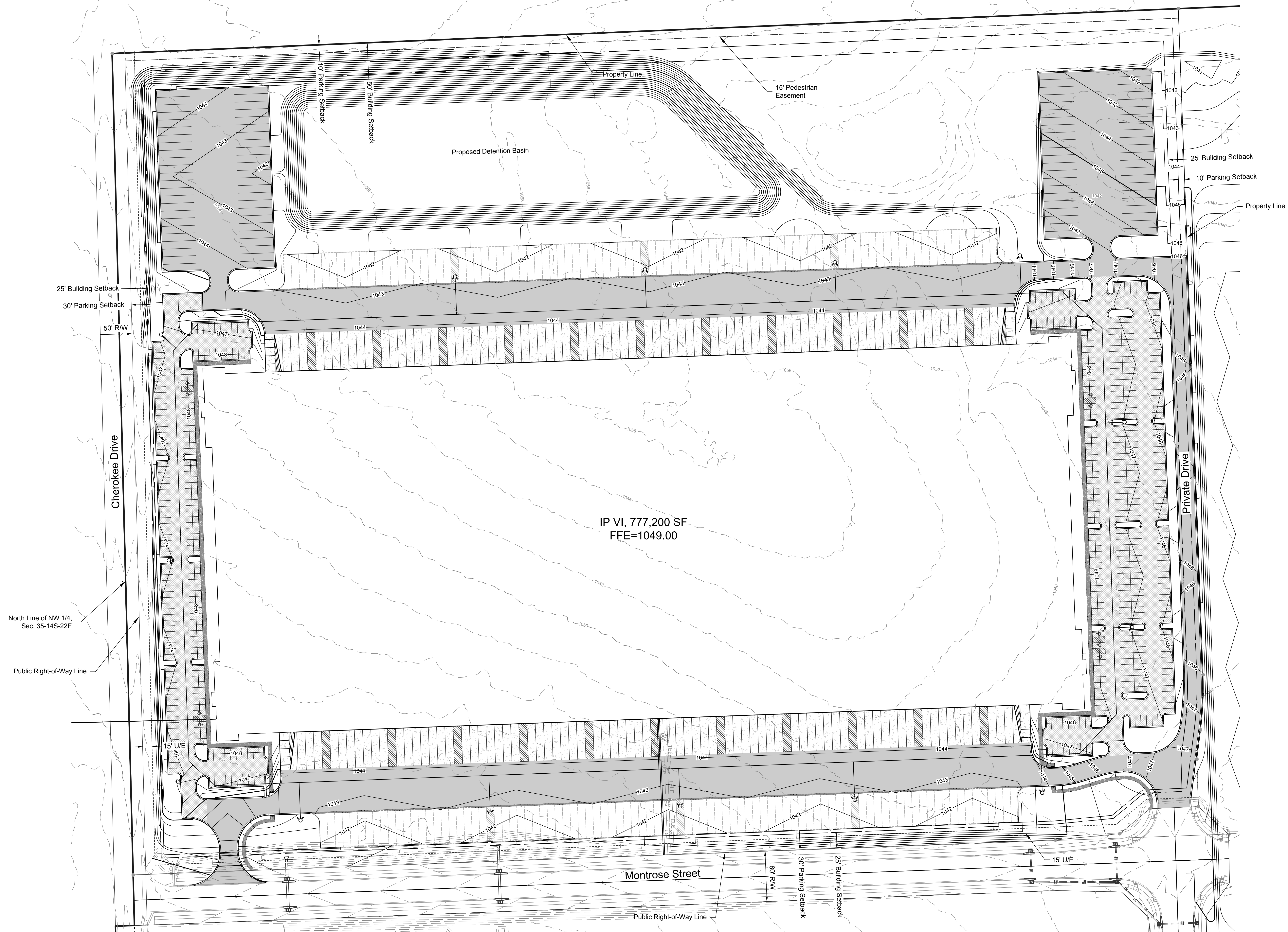
PAVEMENT MARKING AND SIGNAGE NOTES

- Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
- Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
- 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.

LAYOUT & PAVING NOTES

- All construction shall conform to the City of Edgerton's minimum design standards.
- Contractor shall keep a full set of KC-APWA Standard Details onsite at all times.
- The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
- 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.
- The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
- 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.
- 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.
- 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.
- 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.
- All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
- Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
- Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
- Parking stripes shall be 4-inch white pavement paint.
- 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.





Paving Schedule

5" Asphaltic Concrete Pavement

7" Asphaltic Concrete Pavement

8" Portland Concrete Pavement
and 4" Concrete Sidewalk

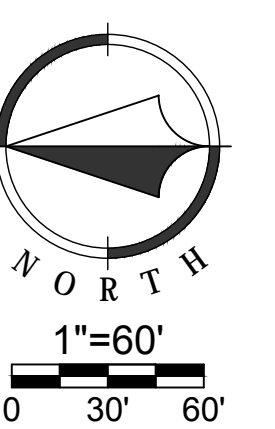
--- Existing Major Contour

--- Existing Minor Contour

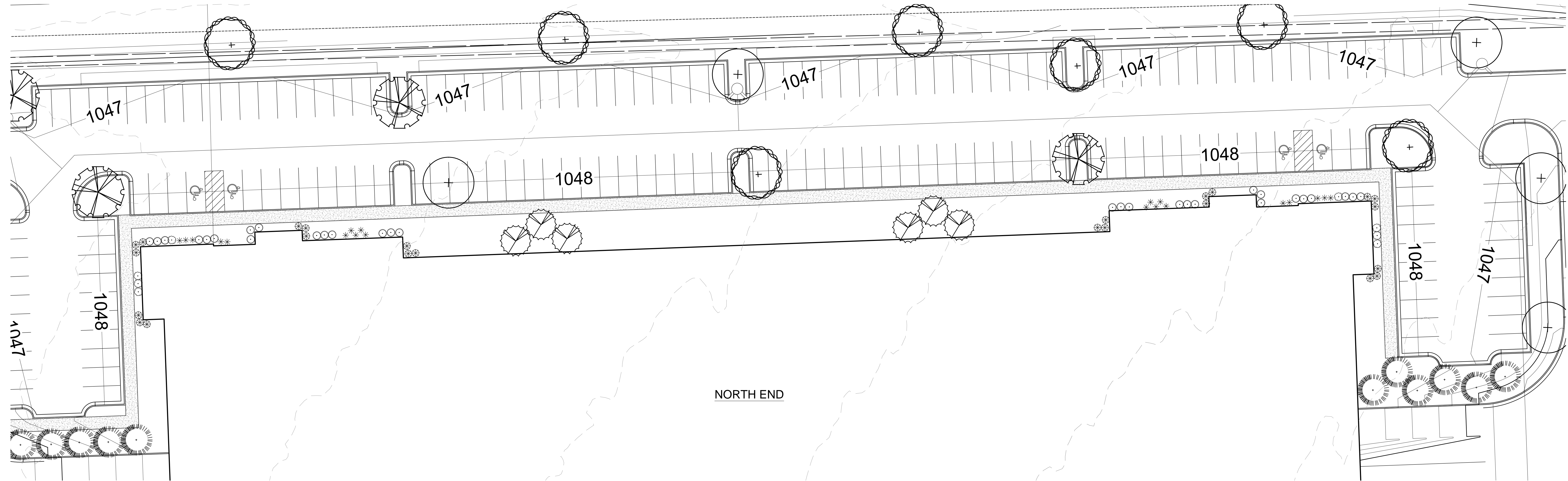
--- Proposed Major Contour

--- Proposed Minor Contour

• Set $\frac{1}{2}$ " x 24" Rebar w/
RIC KSCLS 234 Cap

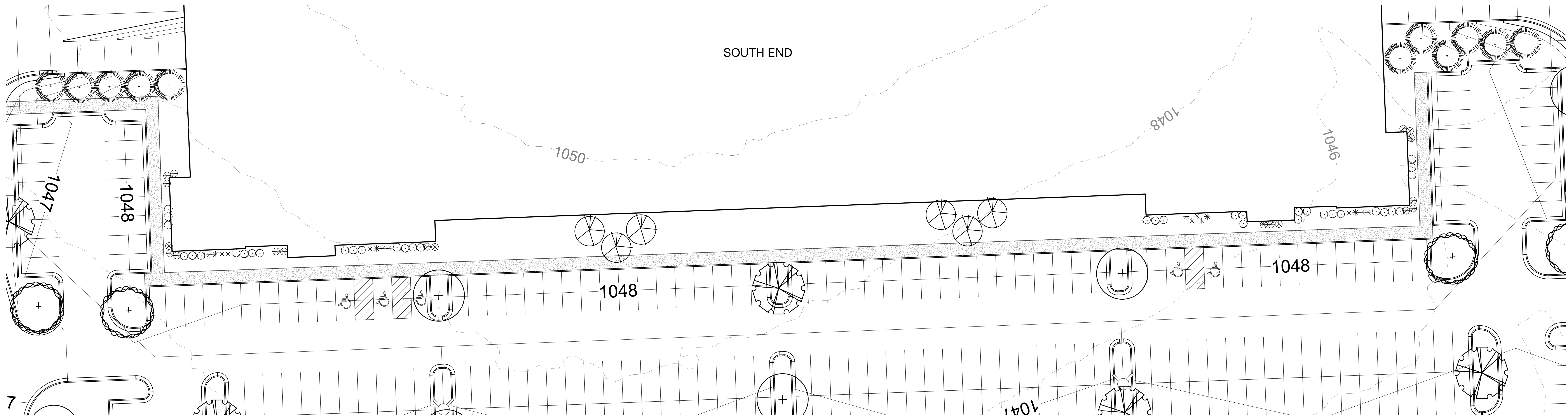
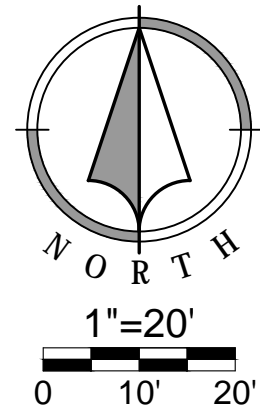


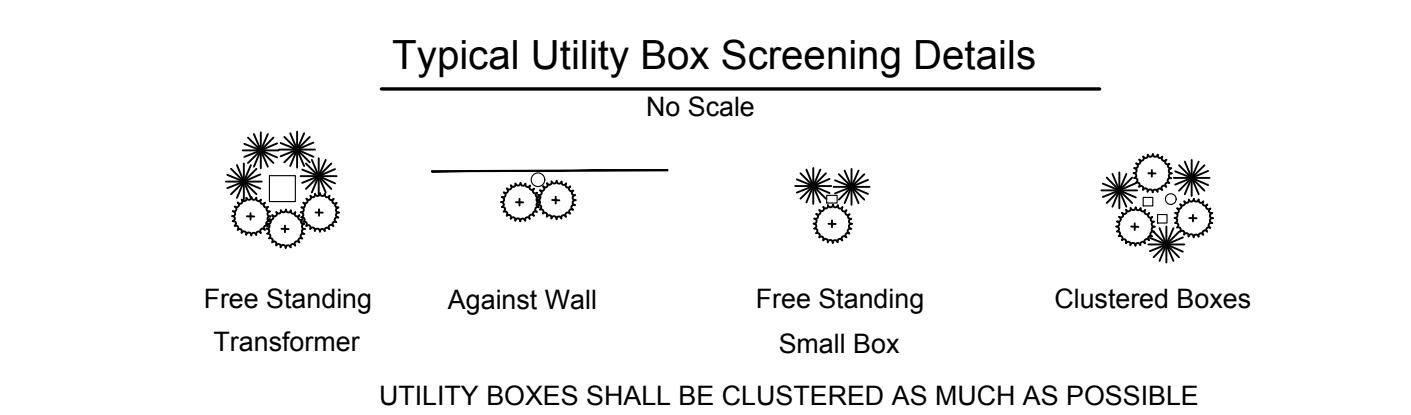
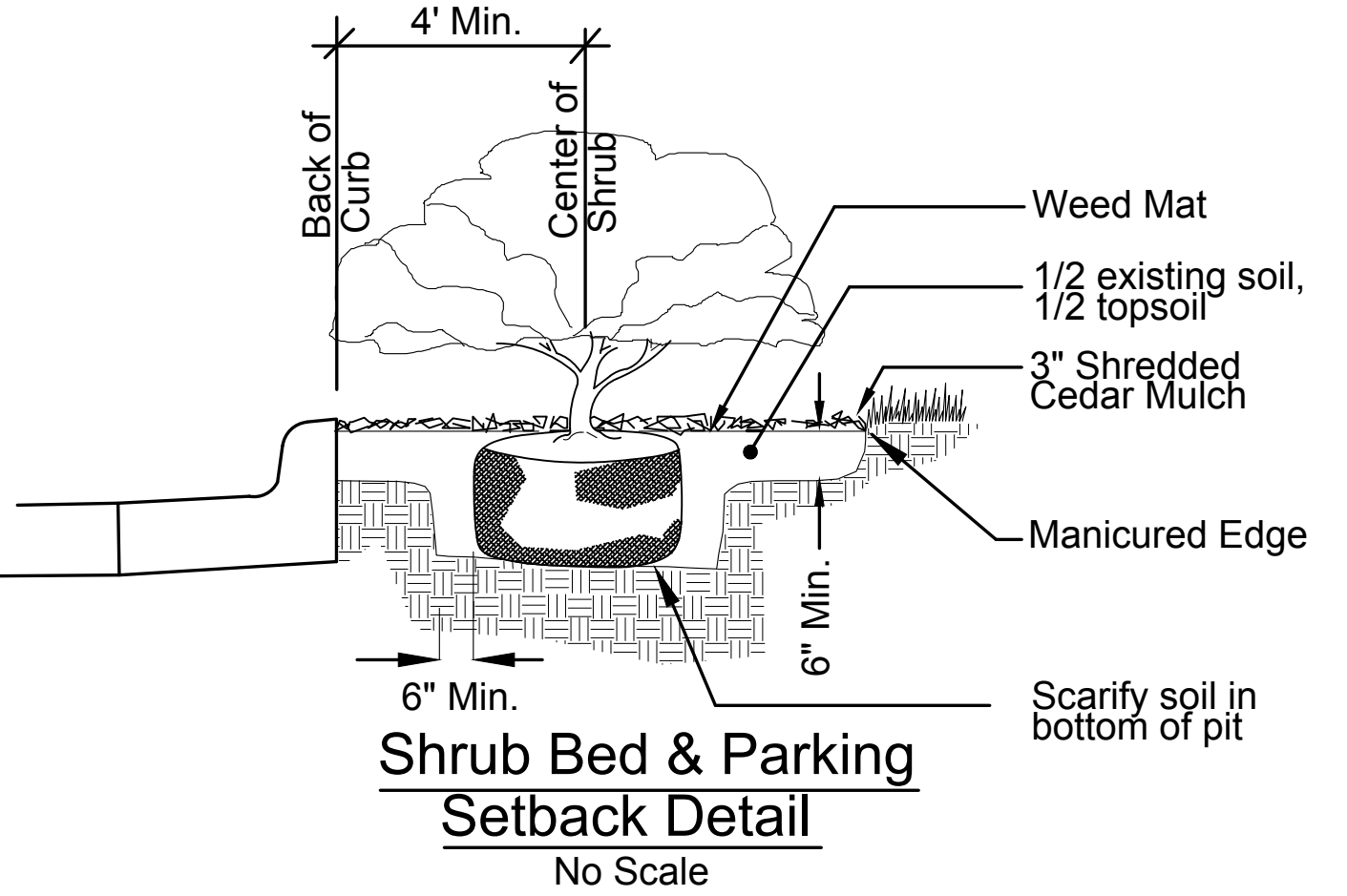
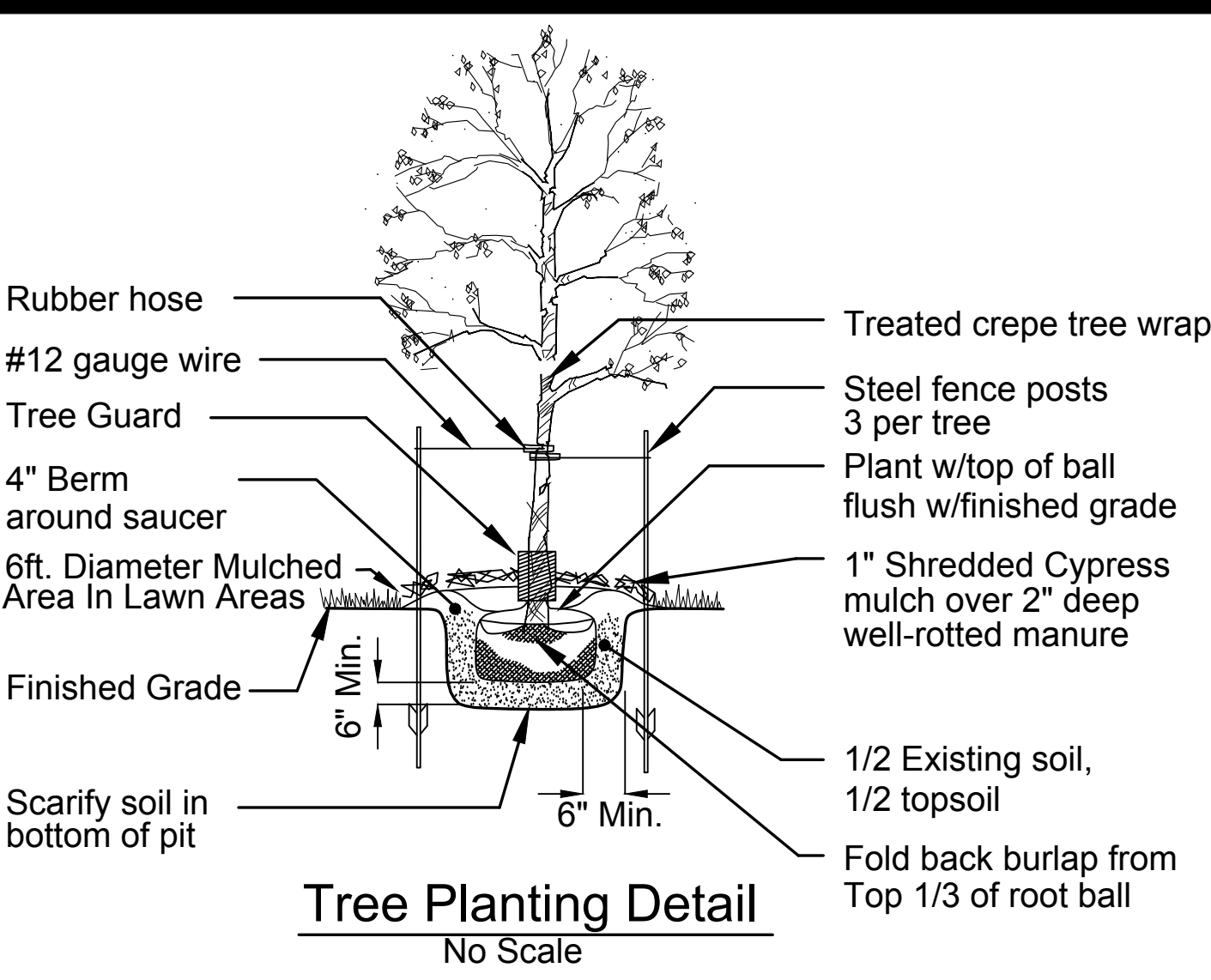
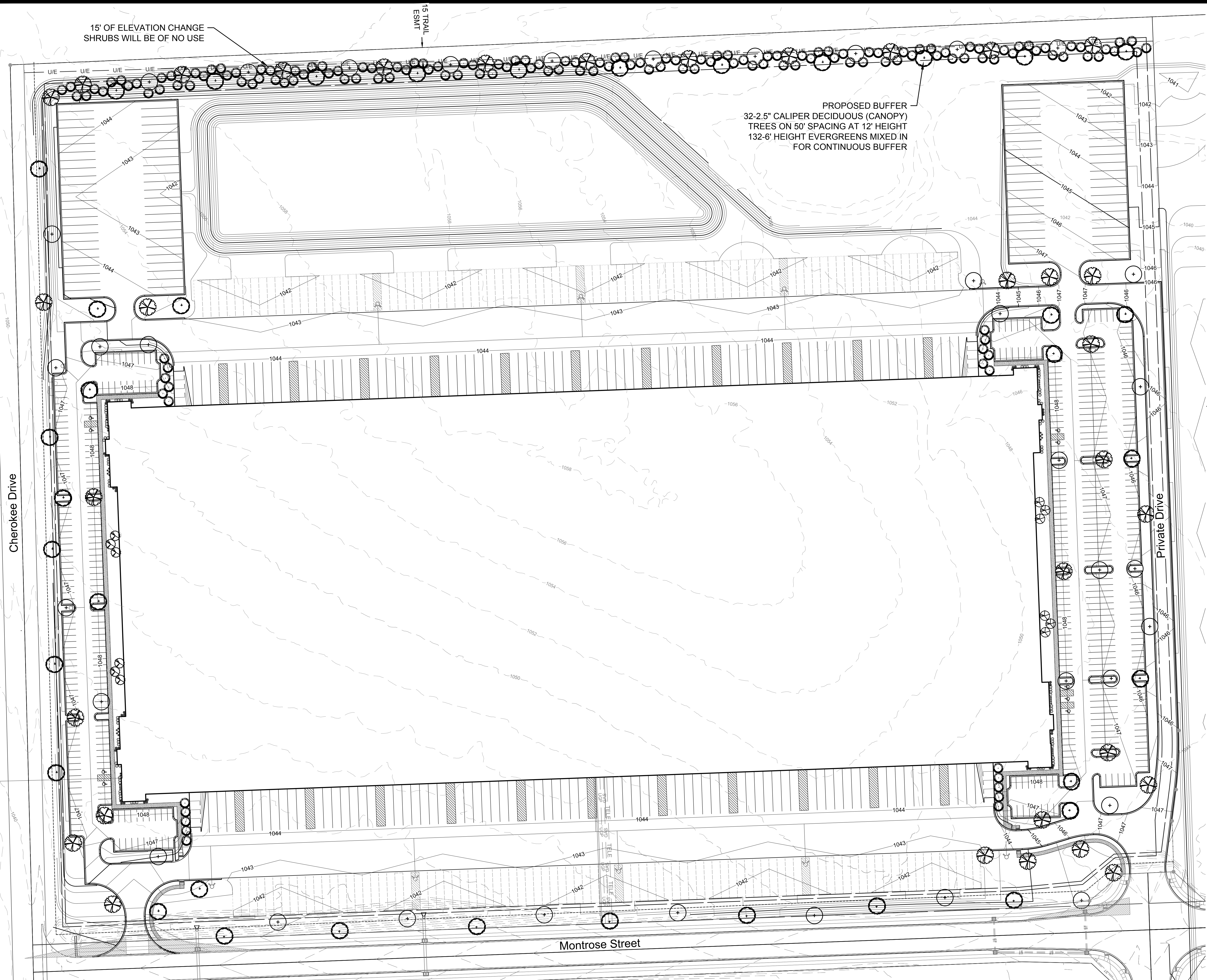
May 22, 2017 9:09am
Z:\RIC Design\2017\17-0142 Northport Inland Port 6\Draw\17-0142 LANDSCAPE.dwg



Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	43	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	24"	Cont.	4'o.c.
	57	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	24"	Cont.	4'o.c.
	37	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.
	16	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	24"	Cont.	4'o.c.





LANDSCAPE NOTES

- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allow without Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded cedar mulch.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	26	Autumn Blaze Maple	Acer fremanii	2" cal	BB	As Shown
	25	Celebration Maple	Acer x freemanii Celebration	2" cal	BB	As Shown
	22	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	3	Regal Prince Columnar English Oak	Quercus x warei 'Long'	1.5" cal	BB	As Shown
	3	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown
	23	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6' hgt	Cont.	3'o.c.

