



## STAFF REPORT

April 7, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Application FP2016-04 for Final Plat for Midwest Gateway, located north side of 191<sup>st</sup> Street and one-quarter mile east of Homestead Road.

### APPLICATION INFORMATION

**Applicant/Property Owner:** Aaron Schlagel, Midwest Gateway Venture, LLC  
Keith Copaken, Midwest Gateway Venture, LLC

**Requested Action:** Final Plat – Midwest Gateway

**Legal Description:** Part of the SW 1/4, Section 34, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas. See attached final plat for full legal description.

**Site Address/Location:** North side of 191<sup>st</sup> Street and 1,500 feet West of Kill Creek Road.

**Existing Zoning and Land Uses:** City of Edgerton L-P (Logistics Park) zoning on vacant land.

**Existing Improvements:** None.

**Site Size:** Lot 1 is 15.57 acres, Lot 2 is 11.065 acres and Tract A is 4.504 acres, Total 32.445 Acres.

### PROJECT DESCRIPTION

The applicant is seeking approval of a final plat based on an approved preliminary and the L-P, Logistics Park District zoning requirements. The initial, two lot, Preliminary Plat was approved November 12, 2013. The currently valid, one lot, Preliminary Plat was approved December 17, 2015, and received a one year extension in 2016. The planning commission did approve a 1 lot final plat which was forwarded to the city council for their consideration. However, the applicant requested the city council remand the application back to the planning commission to accommodate a new, two (2) lot layout. That application is now before you. While this lot is located adjacent to the intermodal facility, it is not considered part of Logistics Park Kansas City. The subject property is located on the North side of 191st Street and approximately a quarter mile East 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.

## STAFF REPORT SUMMARY

January 6, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: FP2016-04, Final Plat for Midwest Gateway, located on the North side of 191<sup>st</sup> Street and 1,500 feet West of Kill Creek Road.

### 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 West of the original LPKC development and directly South of the BNSF Intermodal facility. The proposal includes a two lots with 301,603 and 186,107 square foot warehouses.

### DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note areas 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. Cross access easements for vehicular and pedestrian traffic need to be provided across lot 2 in order to provide access to lot 1.
2. Show a drainage easement for the detention pond.

### RECOMMENDATION

City staff recommends **approval** of FP2016-04 for the Final Plat, Midwest Gateway subject to the suggested stipulations, below.

1. The plat is configured such that Lot 1 and Tract A have no frontage on public right-of-way (191<sup>st</sup> Street). Only lot 2 has frontage along 191<sup>st</sup> Street. General design standards outlined in city ordinances provide that all lots must "front on public right-of-way", however city ordinances also provide "the Zoning Administrator may grant a waiver from this requirement and allow permanent travel easement when appropriate". In this instance city staff is willing to waive the frontage requirement only if a cross access easement that includes both vehicular and pedestrian traffic can be established.
2. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
3. 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.

4. 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.
5. 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.
6. 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.
7. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

## INFRASTRUCTURE AND SERVICES

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

- a. 191st Street has been constructed as a heavy haul corridor. It is a 40 foot wide, two-lane road, constructed with 14-inch thick concrete surface. 191st Street will require upgrades in the future as development occurs in the area which could include the construction of additional travel lanes and sidewalks. The funding for these improvements will be made as part of a tri-party agreement regarding the development of Logistics Park Kansas City (LPKC). The City has typically required adjacent property owners that are not part of LPKC to sign agreements not to protest the formation of a benefit district that would also be used to fund these improvements.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- c. The property is located within an area identified as Zone X and is defined as Areas determined to be outside the 500-year flood elevation. No base Flood Elevations have been determined.
- d. The property has access to sanitary sewer service. A gravity sewer line is located on the South side of 191<sup>st</sup> Street across from the Southwest corner of the site. This line flows into the pump station that is located at the Southeast corner of 191<sup>st</sup> and Homestead Lane. Another lift station is located at the Northeast corner of the site and another at the southwest corner of the site.
- e. The property is located within the service area of Rural Water District No. 7. The new water tower for Water 7 is located on Lot 3 of the first plat of the Logistics Park Kansas City Phase IV. A 12-inch water main is located along the 191<sup>st</sup> Street property frontage.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Fire District No. 1. A fire station is located in the City of Edgerton approximately 3.5 miles to the west, and one approximately 2.5 miles to the northeast in the City of Gardner.

## 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. *The same scale is being used for the Final Plat as the Preliminary Plat. **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, and monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar. **Final Plat Complies.**
  - a) *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".*
  - b) *Show the basis of bearing on the graphic part of the plat.*
  - c) *Show names or recording data for the adjacent unplatted parcels.*

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. *Information depicted. Final Plat Complies.*
5. Individual notations and a table showing: lot and tract areas, setbacks, and building envelopes. *Final Plat Complies.*
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. *A drainage easement shall be provided for the detention pond and conveyance system. Update Final Plat.*
8. Ingress/egress limitations if required. *The easement providing ingress and egress is not shown. This information must be shown and declared. Update Final Plat.*
9. The location of existing utility easements. *Final Plat Complies.*
10. A written legal description from the survey. *Final Plat Complies.*
11. An instrument of dedication for all roads and easements. *The Final Plat includes language for the dedication of right-of-way (streets) and other types of similar rights-of-way including utility easements. Final Plat Complies.*
12. Special notations required as a condition of platting by the Planning Commission. *Final Plat Complies.*
13. Approved phases – clearly delineated. *Not applicable. Final Plat Complies.*
14. Private travel easements. *While an existing driveway easement is shown on the plat, additional cross access easements including pedestrian access (east and west sides of the site) shall be provided and shown. 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 utilizes their own stamp and requires space to be reserved in the top left corner to accommodate it. No additional certificate is 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 utilizes their own stamp, therefore no other certificate is required. Final Plat Complies.*
20. Certificate of the Zoning Administrator. *Final Plat Complies.*

## RECOMMENDATION

City staff recommends **approval** of FP2016-04 for the Final Plat, Midwest Gateway, subject to compliance with the following stipulations:

1. The plat is configured such that Lot 1 and Tract A have no frontage on public right-of-way (191<sup>st</sup> Street). Only lot 2 has frontage along 191<sup>st</sup> Street. General design standards outlined in city ordinances provide that all lots must "front on public right-of-way", however city ordinances also provide "the Zoning Administrator may grant a waiver from this requirement and allow permanent travel easement when appropriate". In this instance city staff is willing to waive the frontage requirement only if a cross access easement that includes both vehicular and pedestrian traffic can be established.
2. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
3. 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.

4. 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.
5. 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.
6. 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.
7. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

#### **ATTACHMENTS**

Application FP2016-04

Final Plat Midwest Gateway

NAME OF PROPOSED SUBDIVISION: Midwest Gateway

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 32180 W 191st Street

LEGAL DESCRIPTION: Lot 1 Midwest Gateway, Final Plat

CURRENT ZONING ON SUBJECT PROPERTY: L-P Logistics Park CURRENT LAND USE: Undeveloped

TOTAL AREA: 32.445 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: N/A Sq. Ft.

DEVELOPER'S NAME(S): Aaron Schlager / Keith Copaken PHONE: 816-701-5000

COMPANY: Midwest Gateway Venture, LLC FAX: 816-701-5099

MAILING ADDRESS: 1100 Walnut, Suite 2000 Kansas City MO 64106  
Street City State Zip

PROPERTY OWNER'S NAME(S): Keith Copaken PHONE: 816-701-5000

COMPANY: Midwest Gateway Venture, LLC FAX: 816-701-5099

MAILING ADDRESS: 1100 Walnut, Suite 2000 Kansas City MO 64106  
Street City State Zip

ENGINEER'S NAME(S): Matt Kist PHONE: 913-888-7800

COMPANY: Shafer, Kline & Warren FAX: 913-888-7868

MAILING ADDRESS: 1250 Corporate Ave Lenexa KS 66219  
Street City State Zip

SIGNATURE OF OWNER OR AGENT: Midwest Gateway Venture, LLC, a Delaware limited liability company  
By: IRA Foxfield JV, LLC a Delaware limited liability company its: Manager  
By: CB MGW, LLC a Kansas limited liability company its Manager  
*[Signature]* 1.

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- 2016-04 Amount of Fee Paid: \$ 310.00 Date Fee Paid: 12/20/16

Received By: Debra Stragg Date of Hearing: —

**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.



**PLANNING COMMISSION REVIEW AND DECISION:** The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the final plat and other material submitted with it to determine conformity preliminary plat. The Planning Commission shall act upon the final plat within ninety (90) days after submission, unless the subdivider shall waive or consent to an extension of the ninety (90) day period.

**GOVERNING BODY APPROVAL:** Following the approval of a final plat by the Planning Commission, the Governing Body shall review the instrument for dedications and reservations and assure that the final plat and construction plans for all proposed streets, sidewalks, storm water sewers, sanitary sewers and water mains meet the standards of the City of Edgerton. The Governing Body may either approve the final plat, return the final plat and/or construction plans to the applicant with instructions and specifications to conform to City standards, or deny the final plat and/or construction plans with a refusal to accept dedication. If the Governing Body denies the final plat and/or construction plans, a set of written findings must be given to the applicant within 30 (thirty) days.

**RECORDING OF FINAL PLAT:** Upon approval of a final plat by the Governing Body, the applicant shall record the plat with the Register of Deeds within a period of one year. If the final plat is not recorded within one year from the date of approval by the Governing Body, it shall be considered null and void. Before any final plat shall be signed by the Zoning Administrator and filed by the Register of Deeds, the applicant shall submit a certificate of title indicating the ownership of all property within the bounds of the subdivision.

The applicant shall provide the Zoning Administrator with one copy of the final plat that was approved by the Governing Body on Mylar®. The applicant shall also return one copy of the final plat that was recorded by the Register of Deeds.

**FEES DUE BEFORE ENDORSEMENT OF FINAL PLAT:** Article 10 of Chapter IV of the Edgerton City Code imposes an excise tax \$0.10 per square foot of Final Plat. Prior to endorsement of any final plat, all excise taxes must be paid or City staff must determine that an exemption from payment prior to platting is applicable, all in accordance with Article 10 of Chapter IV of the City Code. In addition, a New Street Light Fee of \$250 each shall be submitted prior to the endorsement of any final plat.

**VESTING AND CONFLICTING REQUIREMENTS:** Initial rights for a final plat shall vest for a period of three (3) years. If all streets, sidewalks, storm water sewers, sanitary sewers and water mains have not been installed and the development of structures commenced after three (3) years, the final plat shall be considered null and void.

The requirements and standards in force at the time of the adoption of a final plat shall remain and shall continue to govern and not be set aside by the adoption of subsequent standards. Standards (such as setbacks) appearing on a plat which are greater than those imposed by this ordinance are valid, and shall be duly noted and enforced by building permits. Restrictive covenants are private instruments between buyer and seller. The Zoning Administrator does not enforce restrictive covenants unless such restrictions are part of a Planned Unit Development, or unless the City itself, as a condition of platting, is a party to such agreements. Nothing contained in these regulations is intended to void the obligation of any party to adhere to the terms of all contracts, conditions, and covenants of record.

**ASSURANCES:** Developers are required to install all streets, storm water sewers, sanitary sewers and water mains and other services to all lots (in a designated phase) as they appear on the final plat and/or construction plans prior to receiving a building permit from the Zoning Administrator. Developers are required to install all sidewalks on a lot as they appear on the final plat and/or construction plans prior to receiving a certificate of occupancy from the Zoning Administrator. Developers are also required to reimburse the City of Edgerton for the cost of all street signs, stop signs and speed limit signs.

Exceptions: The Zoning Administrator may issue building permits for lots in an approved subdivision when such lots have direct access to an existing public right-of-way and when, in his/her opinion, building construction would not interfere with the orderly process of the installation of facilities and utilities.

Financial Assurance: Prior to the commencement of any improvements, all required infrastructure (streets, sidewalks, storm water sewers, sanitary sewers, and water mains) must be assured by a financial instrument (performance and maintenance bond or special benefit district). Financial assurances must be made in a form and amount acceptable and approved by the City Attorney. Unless otherwise indicated by special resolution of the Governing Body, financial assurances shall be equal to the contract cost of purchase and installation of all facilities and utilities and valid for a period ending no less than two years after acceptance by the City of Edgerton. If substantial progress in installing the infrastructure is not evident within two hundred eighty (280) days after the approval of the final plat by the Governing Body, the City of Edgerton shall take appropriate action to exercise the financial assurance.



Public Improvement Inspection Fee: If a Developer is required to construct any public improvements, including streets, sidewalks, storm water sewers, sanitary sewers and water mains, that construction must be inspected by city staff or their designee. Developers are required to pay 3% of construction costs to the City for those inspections.

As Builts: Prior to acceptance of public improvements by the City, the developer shall provide two (2) sets of prints for all public improvement projects, excluding sidewalks, corrected to show the project as constructed and shall accurately and completely denote all changes made during the construction. Each sheet within the prints shall be clearly marked as "Conforming to Construction Records" and shall include the date of revision and certifications by a Kansas licensed engineer. This set of plans shall be substantially similar to the set of construction plans that was approved by the Governing Body.

## CHECKLIST

The following items shall be included on the final plat.

- ☐ Scale, the same used for the preliminary plat; North point; vicinity map.
- ☐ 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.
- ☐ 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 monumental with a 2" x 24" metal bar.
- ☐ 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.
- ☐ Individual notations and a TABLE showing: lot area, setbacks, and building envelopes.
- ☐ A number for each lot, starting (if practical) in the northwest corner.
- ☐ All easements with widths, and roads with curve data.
- ☐ Ingress/egress limitations, if required.
- ☐ The location of existing utility easements.
- ☐ A written legal description from the survey.
- ☐ An instrument of dedication for all roads and easements.
- ☐ Special notations required as a condition of platting by the Planning Commission.
- ☐ Approved phases – clearly delineated.
- ☐ Private travel easements.
- ☐ The Owner's Certificate with Notary Seal.
- ☐ Certificate of the Governing Body with City Clerk's attest and Seal.
- ☐ Edgerton City Planning Commission chair and secretary approval.
- ☐ Certificate of the Register of Deeds.
- ☐ Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor.
- ☐ Certificate of the Zoning Administrator.

FINAL PLAT OF  
MIDWEST GATEWAY

PART OF THE SW 1/4, SECTION 34, TOWNSHIP 14, RANGE 22,  
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION:  
All that part of a tract of land described as the J.A. Pearce Tract in the Southwest Quarter of Section 34, Township 14 South, Range 22 East as said tract is shown and described in the 1892 Re-Survey of said Section Township and Range, Johnson County, Kansas, said tract of land being more particularly described as follows:  
Commencing at the Southeast corner of the Southwest Quarter of said Section 34; thence S 88° 10' 27" W, along the South line of said Southwest Quarter, a distance of 360.36 feet, to the true point of beginning of subject tract; thence continuing S 88° 10' 27" W, along said South line, a distance of 947.45 feet, thence N 02° 16' 29" W, parallel with the East line of said J.A. Pearce Tract, a distance of 1170.31 feet; thence N 53° 52' 24" E, a distance of 1140.81 feet, to a point on the East line of said J.A. Pearce Tract; thence S 02° 16' 29" E (S 02° 16' 32" E, Deed), along the East line of said J.A. Pearce Tract, a distance of 1813.21 feet, to the true point of beginning.

The above described tract contains 1,413,318 square feet or 32.445 acres more or less.  
OWNERS CERTIFICATION AND 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 "MIDWEST GATEWAY"  
The undersigned proprietors of said property shown on this plat do 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 wire, 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 sewer pipes, sewer structures and similar facilities, upon, over and under these areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/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. Sanitary sewer easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of sanitary sewer facilities.  
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, under 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 or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, pipes, water and similar facilities, upon, over and under these areas outlined and designated on this plat as "Water line Easement" is hereby granted to Water District No 7.  
The undersigned proprietor of the above described land hereby consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated road or street.  
A blanket cross access easement is hereby dedicated over walkways, driveways and parking areas for vehicular and pedestrian access across all lots on this plat. Each owner shall be responsible for the maintenance of said walkways, driveways, parking areas and improvements located on each owners property.  
Tract A, as shown hereon, is to be used for storm water drainage and detention facilities and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat.  
Pursuant to K.S.A. 12-512b, the Permanent Sanitary Sewer Easement in Book 201312, Page 001926 located within the limits of this plat is hereby vacated.

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their hand.  
OWNER:  
Midwest Gateway Venture, LLC  
By \_\_\_\_\_  
Keith Copaken  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by  
Keith Copaken of Midwest Gateway Venture, LLC.  
\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Notary Public  
APPROVED by the Governing body of the City of Edgerton, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Donald Roberts, Mayor  
\_\_\_\_\_  
Janeice Rowles, Clerk  
APPROVED by the City of Edgerton, Kansas Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chuck Davis, Chairman  
Attest: \_\_\_\_\_  
Maria O'Neill, Secretary  
APPROVED by the Zoning Administrator, on this this \_\_\_\_ day of \_\_\_\_\_, 2017

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

I Hereby certify that the information shown hereon is based on a field survey performed under my supervision on November 10, 2015.

Robert C. Sandlin, KS LS-1602  
OWNER/APPLICANT  
Midwest Gateway Venture, LLC  
1100 Walnut, Suite 200  
Kansas City, MO 64106

SHAFER, KLINE & WARREN, INC.  
ENGINEERS ~ SURVEYORS  
11250 CORPORATE AVENUE  
LENEXA, KANSAS 66219  
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