

FINAL DEVELOPMENT PLANS  
MIDWEST GATEWAY  
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS  
SEC. 34-14-22

PREPARED & SUBMITTED BY:  
**SHAFER, KLINE & WARREN, INC.**  
CONSULTING ENGINEERS  
11250 CORPORATE AVENUE  
LENEXA, KANSAS

MATTHEW KIST, P.E.  
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**PROPERTY NOTES**

1. THE PROPERTY IS CURRENTLY ZONED L-P, LOGISTICS PARK, PER THE JOHNSON COUNTY AIMS WEBSITE.
2. TRACT A CONTAINS 196181 SQ.FT. OR 4.5 ACRES.
3. LOT 1 CONTAINS 678279.17 SQ.FT. OR 15.57 ACRES.
4. LOT 2 CONTAINS 482011.81 SQ.FT. OR 11.07 ACRES.
5. THE ENTIRE PROPERTY CONTAINS 1358471.94 SQ.FT. OR 31.14 ACRES.
6. THE PROPOSED BUILDINGS WILL BE APPROX. 487,710 SQ.FT.
7. THE PROPOSED USE OF THE BUILDINGS ARE WAREHOUSES.
8. THERE ARE PROPOSED 375 CAR PARKING STALLS, 53 SEMI TRUCK PARKING STALLS, AND 51 LOADING DOCKS.



PROJECT LOCATION

**CERTIFICATE:**

RECEIVED AND PLACED ON RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

\_\_\_\_\_, (ZONING ADMINISTRATOR).

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

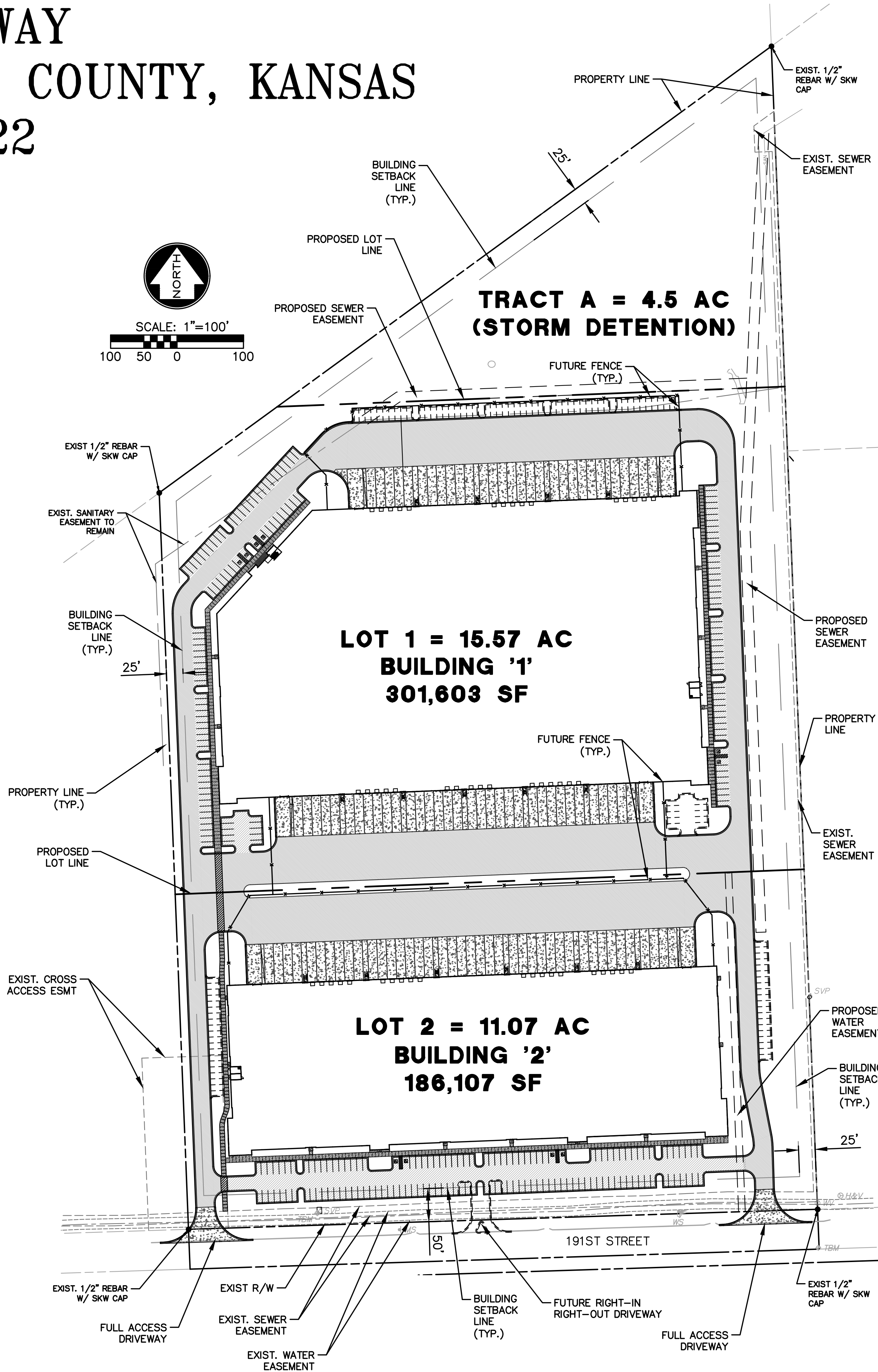
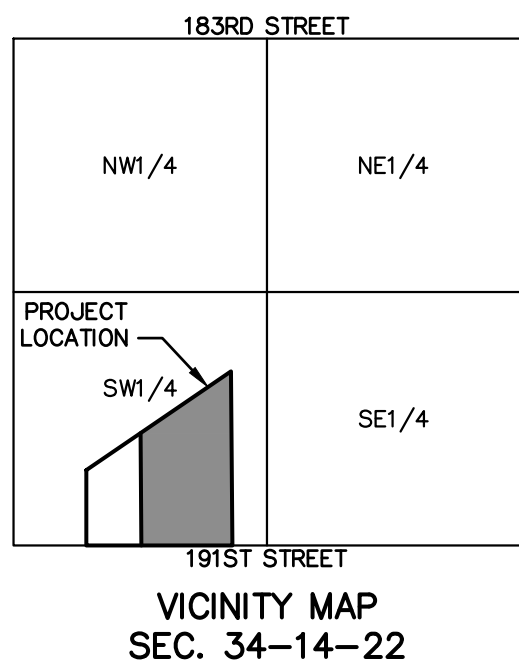
\_\_\_\_\_, (ZONING ADMINISTRATOR).

I CERTIFY THAT I HAVE REVIEWED THIS SITE PLAN AND WILL COMPLY WITH ALL THE 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 \_\_\_\_\_

**LEGAL DESCRIPTION:**

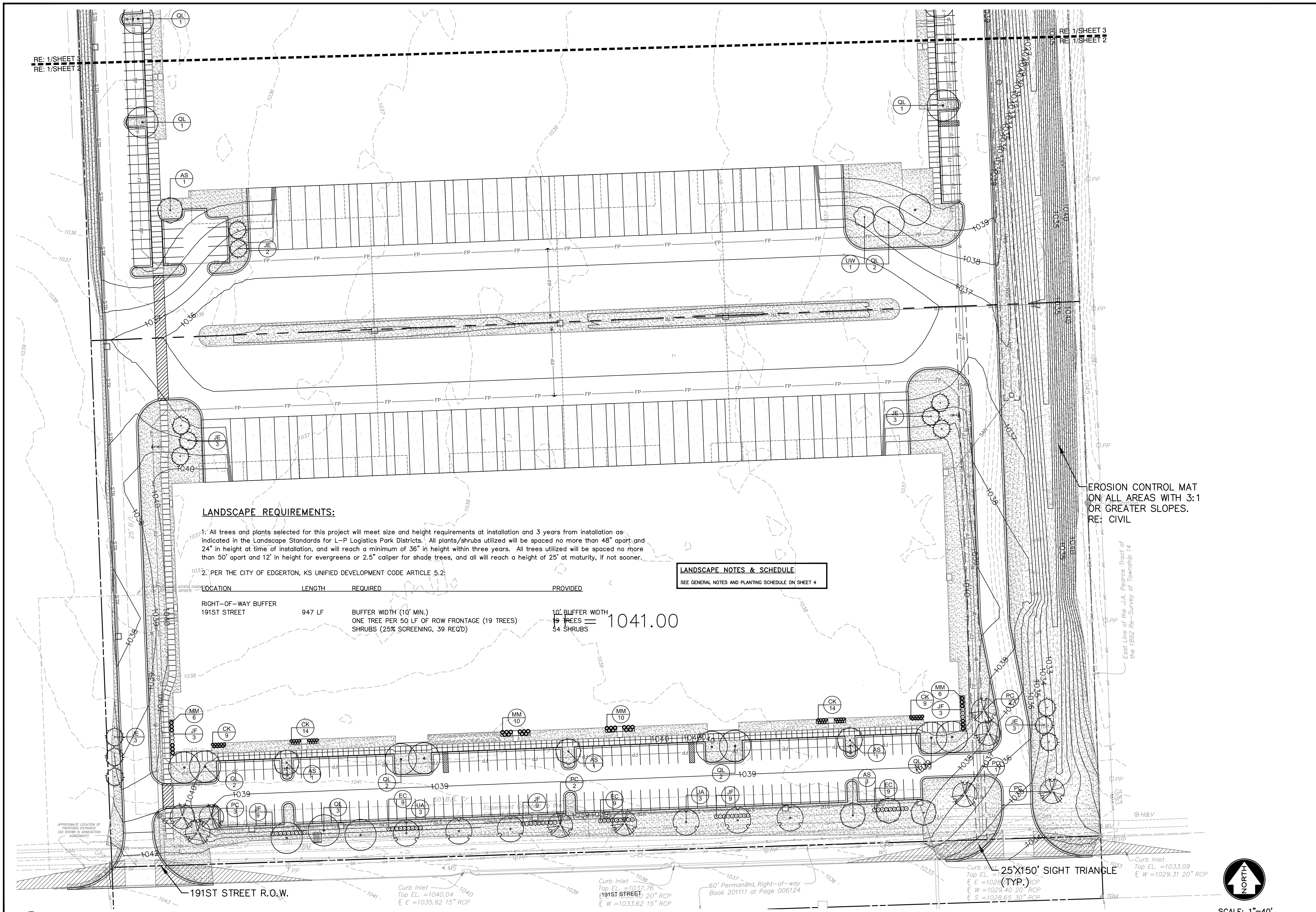
(SEE FINAL PLAT)



**GENERAL LAYOUT**

<b>CONSULTING ENGINEERS</b> SKW 11250 CORPORATE AVE LENEXA, KS 66219 (P) 913-888-3981 WWW.SKW-INC.COM		<b>ELECTRICAL</b> HERITAGE ELECTRIC 841 N MARTIN OLATHE, KS 66061 (P) 913-888-3981
<b>STRUCTURAL</b> KRAUS & ASSOCIATES 11250 STRANG LINE ROAD LENEXA, KS 66219 (P) 913-888-3981		<b>PLUMBING</b> ADIFCA CASE ENGINEERING 758 MERUS COURT LENEXA, KS 66219 (P) 913-888-3981
<b>MECHANICAL</b> METRO AIR 11250 STRANG LINE ROAD LENEXA, KS 66219 (P) 913-888-3981		<b>FIRE PROTECTION</b> F.E. MORAN 11250 STRANG LINE ROAD LENEXA, KS 66219 (P) 913-888-3981
<b>CONTRACTOR</b> <b>ARCO</b> NATIONAL CONSTRUCTION, INC. 9015 NW CANAL ST #110 RIVERVIEW, MO 64150 (P) 913-888-3981 WWW.ARCO-KC.COM		
<b>CIVIL ENGINEER</b> <b>SKW</b> 11250 CORPORATE AVE LENEXA, KS 66219 (P) 913-888-3981 WWW.SKW-INC.COM		
<b>NEW FACILITY FOR:</b> <b>MIDWEST GATEWAY</b> EDGERTON, KS		
<b>FINAL DEVELOPMENT PLAN</b>		
JOB NO: SJ1699 PA: VMV DATE: 3/28/2017		
<b>REVISIONS</b>		
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SHEET NUMBER <b>1 OF 11</b> COVER SHEET		





**LANDSCAPE REQUIREMENTS:**

1. All trees and plants selected for this project will meet size and height requirements at installation and 3 years from installation as indicated in the Landscape Standards for L-P Logistics Park Districts. All plants/shrubs utilized will be spaced no more than 48" apart and 24" in height at time of installation, and will reach a minimum of 36" in height within three years. All trees utilized will be spaced no more than 50' apart and 12' in height for evergreens or 2.5" caliper for shade trees, and all will reach a height of 25' at maturity, if not sooner.

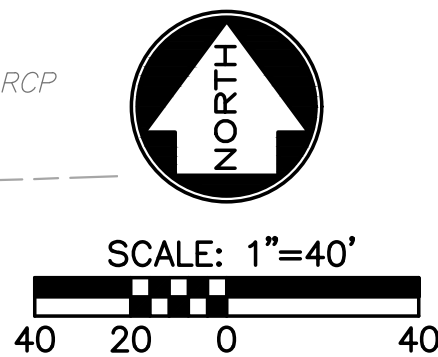
2. PER THE CITY OF EDGERTON, KS UNIFIED DEVELOPMENT CODE ARTICLE 5.2:

LOCATION	LENGTH	REQUIRED	PROVIDED
RIGHT-OF-WAY BUFFER 191ST STREET	947 LF	BUFFER WIDTH (10' MIN.) ONE TREE PER 50 LF OF ROW FRONTAGE (19 TREES) SHRUBS (25% SCREENING, 39 REQ'D)	10' BUFFER WIDTH 19 TREES = 1041.00 54 SHRUBS

**LANDSCAPE NOTES & SCHEDULE**  
SEE GENERAL NOTES AND PLANTING SCHEDULE ON SHEET 4

EROSION CONTROL MAT  
ON ALL AREAS WITH 3:1  
OR GREATER SLOPES.  
RE: CIVIL

**1 OVERALL LANDSCAPE PLAN**  
1" = 50'-0"



**CIVIL ENGINEER**  
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**CONSULTING ENGINEERS**  
ELECTRICAL: HERITAGE ELECTRIC  
841 N. MARTIN  
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(P) 913-338-1000  
PLUMBING: ADIFICA CASE ENGINEERING  
788 MERUS COURT  
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(P) 913-338-1000  
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CHANDLER, IL 61822  
(P) 217-358-0700

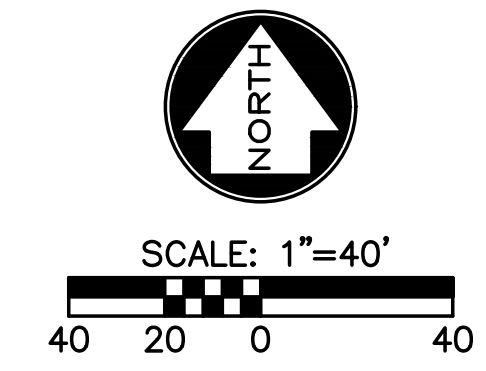
**NEW FACILITY FOR:**  
**MIDWEST GATEWAY**  
**EDGERTON, KS**

**JOB NO :** SJ1699  
**PA :** VMV  
**DATE :** 3/28/2017

**REVISIONS**

**SHEET NUMBER**  
**2 OF 11**  
LANDSCAPE PLAN








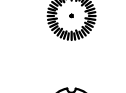
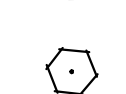
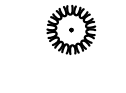

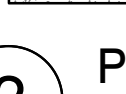

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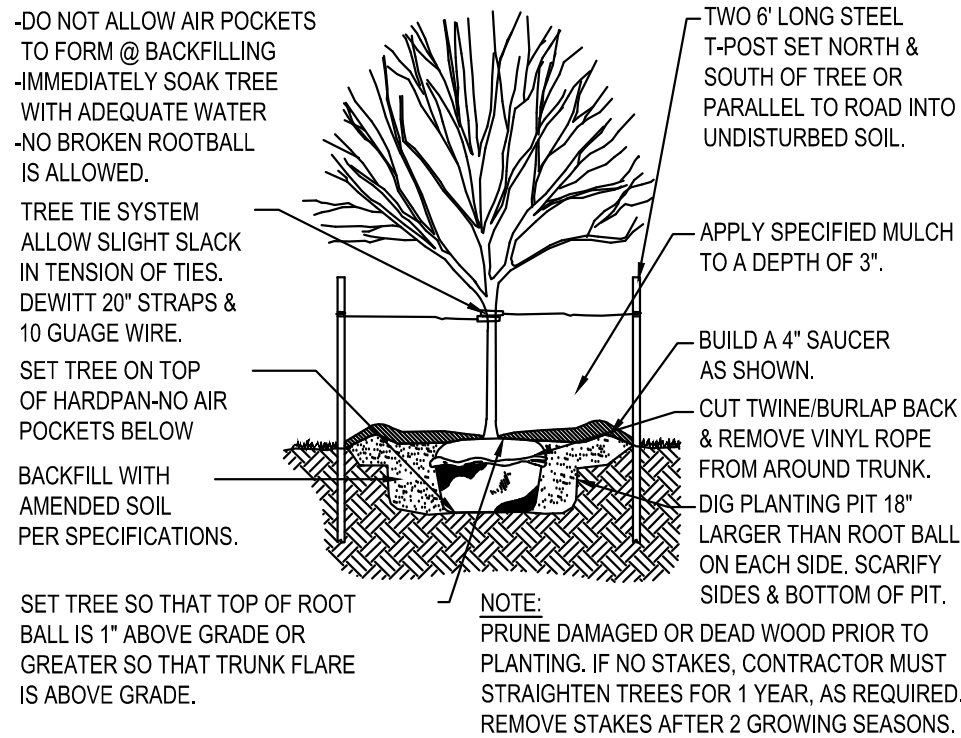
LANDSCAPE PLAN NOTES:

1. EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE.
3. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE/LAYOUT PLANT LOCATIONS IN THE FIELD & HAVE APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
5. NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF THE LANDSCAPE ARCHITECT, CITY OF OVERLAND PARK, KS & THE OWNER'S REPRESENTATIVE.
6. ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION—TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
7. ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY. INSTALL ALL PLANTS PER PLANTING DETAILS.
9. ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
10. ROCK MULCH (IF OWNER REQUEST—NOT DESIGNER) SHALL BE 2"—3" MO RAINBOW RIVER ROCK. PLACE OVER PIN WEED BARRIER FABRIC 4" THICK. ELEVATION OF TOP OF ROCK SHALL BE 1/4" BELOW ANY ADJACENT PAVEMENT.
11. TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
12. CONTRACTOR SHALL THOROUGHLY WATER—IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION. PROVIDE HOURLY RATE TO WATER THE SITE, IF IRRIGATION NOT INSTALLED OR NOT WORKING.
13. ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF—TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD (NATURE'S CARPET — L.C. BRIGGS TURF FARM, CAPEN BRIGGS 816.547.6214 OR EQUAL). ALL ROCK AND BOULDERS TO BE MOSS ROCK FROM SEMCO OUTDOOR. 816.200.6367 KARL HYING.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL AREAS OF SOD, ROCK & MULCH AND THE AMOUNTS OF EACH NEEDED FOR OPTIMUM COVERAGE.
15. NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
16. ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
17. THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE CITY OF EDGERTON, KS UNIFIED DEVELOPMENT CODE. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF EDGERTON, KS TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.
18. ANTICIPATED DATE OF PLANTING: SEPTEMBER/OCTOBER 2017
19. THE PROPOSED LANDSCAPING SHALL BE INSTALLED SO THAT WHEN AT FULL MATURITY IT WILL NOT ENCR OACH INTO IDENTIFIED SIGHT TRIANGLES.

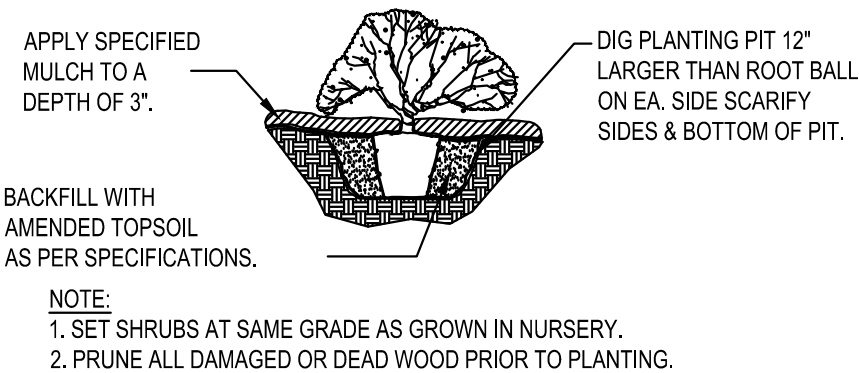
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AS	9	Acer miyabei 'State Street' / Miyabei Maple	B & B	2.5"Cal	
	JE	14	Juniperus virginiana / Eastern Red Cedar	B & B		12' - 14'
	PC	9	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		10' - 12'
	QL	20	Quercus lyrata / Overcup Oak	B & B	2.5"Cal	
	UA	6	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B & B	2.5"Cal	
	UW	7	Ulmus x 'Morton Glossy' TM / Triumph Elm	B & B	2.5"Cal	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	CK	47	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal		
	EC	27	Euonymus alatus 'Compactus' / Compact Burning Bush	3 gal		
	JF	33	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal		
	MM	32	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass	3 gal		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	FH	311,839 sf	Fescue Seed / (90% Fescue/10% Bluegrass Blend)	seed and starter fertilizer		

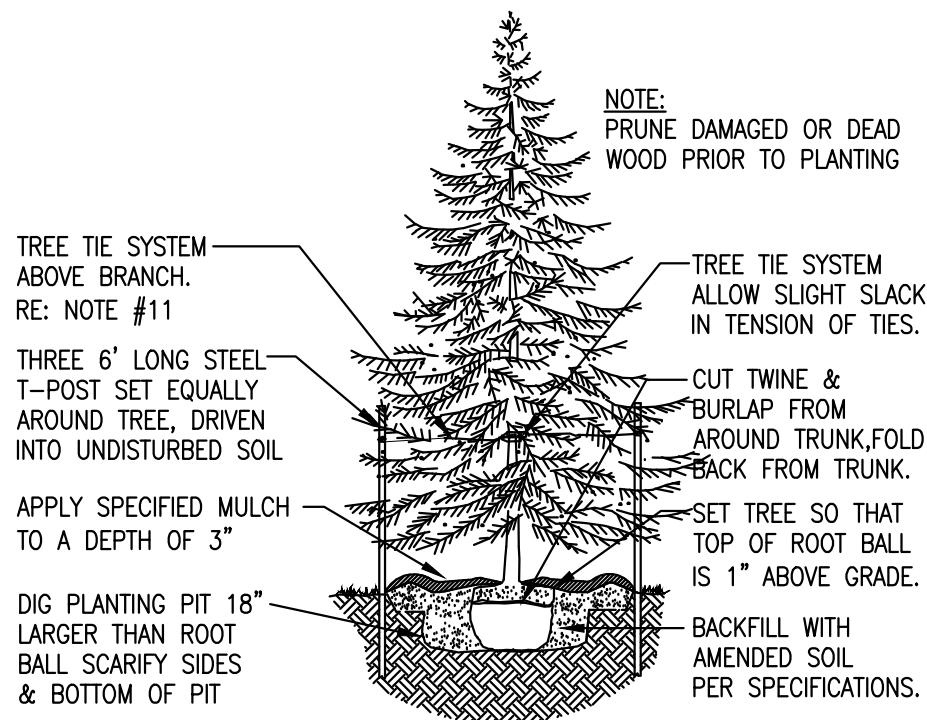
SPACING



3 DECIDUOUS TREE PLANTING DETAIL  
NTS



5 SHRUB & PERENNIAL PLANTING DETAIL  
NTS



4 EVERGREEN TREE PLANT DETAIL  
NTS

CIVIL ENGINEER

CONTRACTOR

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NEW FACILITY FOR:

MIDWEST GATEWAY

EDGERTON, KS

JOB NO : SJ1699

PA : VMV

DATE : 3/28/2017

REVISIONS

SHEET NUMBER

4 OF 11

LANDSCAPE PLAN

CONSULTING ENGINEERS

ELECTRICAL: MORTAGE ELECTRIC  
841 N MARTWAY  
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PLUMBING: ADIFICA CASE ENGINEERING  
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