

EDGERTON PLANNING COMMISSION AGENDA  
SPECIAL SESSION  
Edgerton City Hall  
June 20, 2017  
7:00 PM

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
5. New Business

**FINAL PLAT – LOGISTICS PARK KANSAS CITY PHASE VI (INLAND PORTS 6 AND 8)**

- A. Consideration of an application in regards to Final Plat, FP2017-04, requesting approval of a final plat for Logistics Park Phase VI, located on the southwest and southeast corners of Montrose Street and 183<sup>rd</sup> Street, a part of the northwest quarter of Section 35, Township 14 South, and Range 22 East, consisting of two (2) lots containing approximately 100.878 acres, more or less. Owner: Edgerton Land Holdings Company, LLC Engineer: Renaissance Infrastructure Consulting.

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

**FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY, PHASE VI (INLAND PORT 6)**

- B. Consideration of an application in regards to Final Site Plan, FS2017-03, requesting approval of a final site plan for Logistics Park Kansas City Phase VI, located at the southeast corner of Montrose Street and 183<sup>rd</sup> Street, a part of the east one-half of the northwest quarter of Section 35, Township 14 South, Range 22 East, consisting of one (1) lot, containing approximately 49.962 acres, more or less. Owner: Edgerton Land Holdings Company, LLC Engineer: Renaissance Infrastructure Consulting.

Action requested: Consider motion to approve, deny, or table the final site plan request.

7. Future Meeting – July 11, 2017
8. Adjournment



## STAFF REPORT

June 9, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Application FP2017-04 for *Final Plat Logistics Park Kansas City Phase VI*, located to the southeast of the intersection of 183<sup>rd</sup> & Montrose Streets.

### APPLICATION INFORMATION

**Applicant/Property Owner:**

Aaron Burks  
Edgerton Land Holding Company, LLC

**Requested Action:**

Final Plat Approval

**Legal Description:**

The NW 1/4, Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas.

**Site Address/Location:**

South side of 183<sup>rd</sup> Street just east of Montrose Street.

**Existing Zoning and Land Uses:**

City of Edgerton L-P (Logistics Park) zoning on vacant land.

**Existing Improvements:**

None.

**Site Size:**

Lot 1 is 42.793 acres, Lot 2 is 50.592 acres.

### PROJECT DESCRIPTION

The applicant is seeking approval of a final plat based on the approved preliminary plat and the L-P, Logistics Park District zoning requirements. The three (3) lot Preliminary Plat was approved April 11, 2017. This plat is for property that is part of Logistics Park Kansas City. The subject property is located on the south side of 183<sup>rd</sup> Street and east of Waverly Road and is zoned L-P, Logistics Park. The right-of-way for 185<sup>th</sup> Street and Montrose Street were previously dedicated to the City of Edgerton as part of the Waverly Road project. 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.

### 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. The final plat as submitted complies with all requirements except as noted below.

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. ***Update Final Plat***
  - a) *Monuments have not been shown at all P.I.'s of the lot lines.*
  - b) *Identify adjoining parcels by description of record.*
  - c) *Show the west quarter corner and the center of the section with dimensions. Because the north quarter corner was set the method used to set it should be shown.*

- d) *Show the origin of the sectional corners. If unknown, state "origin unknown".*
5. Individual notations and a table showing: lot and tract areas, setbacks, and building envelopes. *Verify that the information in the table is correct as it conflicts with numbers provided on the Final Site Plan for Lot 2. Setbacks are not included in table. Setback adjacent to Montrose are incorrect as they should be 50 feet.*
  6. A number for each lot, starting (if practical) in the northwest corner. *The Final Plat should match the lot numbers provided on the preliminary Plat. This would change the lot number currently shown as Lot 2 to Lot 3. **Update Final Plat.***
  7. All easements with widths, and roads with curve data. *Extra dimensions are shown next to S/E on West portion of Lot 1 and for a U/E located South of Lot 2. Drainage easements shall be provided for the detention areas and conveyance system. Wetlands identified on the Final Site Plan should also be shown in an easement. Easement shown on the Plat drawing do not match the easement on the Final Site Plan. A portion of 183<sup>rd</sup> Street is being vacated by the Plat. Verify that no easements need to be retained in the 183<sup>rd</sup> Street ROW. On the portion of 183<sup>rd</sup> Street that will remain, the plat currently shows only 22 feet for ROW. Edgerton has typically required a minimum of 25 feet from the Section line for ROW. **Update Final Plat.***
  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. It appears that a mistake is included in the dedication in the reference to "Logistics Park Kansas City Phase IV – Third Plat" and also in the Notary Certificate for Nathaniel Hagedorn that states "ELHC VI, LLC". This wording may need to be adjusted as the Lot for IP VI still appears to be under the ownership of ELHC while IP VIII appears to be under the ownership of ELHC VIII. **Update Final Plat.***
  14. Private travel easements. *Combined Utility and Pedestrian Easements are also shown along Montrose Street and 183<sup>rd</sup> Street. This does not match the Final Site Plan drawings. Verify which option is correct. **Update Final Plat.***
  19. Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. *Surveyor's Certificate who prepared the plat is missing, the County Surveyor utilizes their own stamp, and therefore no other certificate is required. **Update Final Plat.***

## RECOMMENDATION

City staff recommends **approval** of FP2017-04 for the Final Plat, Logistics Park Kansas City Phase VI, subject to compliance with the staff report recommendations and following stipulations:

1. The two (2) lot plat is configured such that Lot 1 has no frontage along 183<sup>rd</sup> Street right-of-way as it is being vacated by this plat.
2. Adequate Drainage Easements for the stormwater conveyance and detention system for Lots 1 & 2.
3. Determination if location of wetlands need to be placed in any kind of easement such as drainage and/or conservation.
4. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
5. 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.

6. 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.
7. 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.
8. 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.
9. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

**ATTACHMENTS**

Application FP2017-04

Final Plat Logistics Park Kansas City Phase VI

**\$ 320**

NAME OF PROPOSED SUBDIVISION: Logistics Park Phase VI  
LOCATION OR ADDRESS OF SUBJECT PROPERTY: SWC and SEC of Montrose St and 183<sup>rd</sup> St  
LEGAL DESCRIPTION: See Attached  
CURRENT ZONING ON SUBJECT PROPERTY: LP CURRENT LAND USE: LP and Ag  
TOTAL AREA: 100.878 Acres NUMBER OF LOTS: 2 AVG. LOT SIZE: 50 <sup>Acres</sup>  
DEVELOPER'S NAME(S): Edgerton Land Holdings Company, LLC PHONE: 816.888.7380  
COMPANY: Edgerton Land Holdings Company, LLC FAX: \_\_\_\_\_  
MAILING ADDRESS: 4825 NW 41<sup>st</sup> St, #500 Riverside MO 64150  
Street City State Zip  
PROPERTY OWNER'S NAME(S): See Above PHONE: \_\_\_\_\_

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

MAILING ADDRESS: \_\_\_\_\_  
Street City State ZipENGINEER'S NAME(S): Renaissance Infrastructure Consulting PHONE: 816.800.0950COMPANY: Renaissance Infrastructure Consulting FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St Riverside MO 64150  
Street City State ZipSIGNATURE OF OWNER OR AGENT: [Signature]

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

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

**FOR OFFICE USE ONLY**Case No. FP-2017-04 Amount of Fee Paid: \$ 320<sup>00</sup> Date Fee Paid: 5-18-17Received By: [Signature] Date of Hearing: \_\_\_\_\_

CC/33370687

**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.





**STAFF REPORT**

June 9, 2017

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Application FS2017-03 for Final Site Plan for Inland Port VI, located East of Montrose Street and South of 183<sup>rd</sup> Street

**APPLICATION INFORMATION**

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

**Requested Action:** Final Development/Site Plan – Inland Port VI, Logistics Park Kansas City-Phase VI, First Plat, Lot 2.

**Legal Description:** Part of Section 35, Township 14S, Range 22E

**Site Address/Location:** 18451 Montrose Street.

**Existing Zoning and Land Uses:** City of Edgerton, L-P, Logistics Park.

**Existing Improvements:** None

**Site Size:** Approximately 50 acres

**PROJECT DESCRIPTION**

The applicant has prepared a Final Development/Site Plan based on a preliminary site plan and the L-P, Logistics Park District zoning requirements. This project is considered part of LPKC Phase VI. The Preliminary Site Plan was approved April 11, 2017 for this lot with the proposed building anticipated to be approximately 777,200 square feet. The current application is proposing to construct a 777,222 square foot building located on the 49.84 acre Lot 2. A final plat for the subject property has been submitted for concurrent consideration.

**STAFF ANALYSIS**

Staff has reviewed the Final Site Plan submittal. The Final Site Plan is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The final site plan as submitted complies with all requirements except as noted below.

- Profile and detail for roads (if required). *As this project includes proposed connections to 183<sup>rd</sup> Street, the street will need to be reconstructed to handle the anticipated traffic and to match our typical cross section. No profile and details have been submitted. **Update Final Site Plan.***

## DESIGN GUIDELINES:

1. 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 subject property is located so that it is surrounded on two (2) sides by ROW with the front of the property being considered along 183<sup>rd</sup> Street. This orientation places the building western façade toward Montrose Street and will be across the street from another building that has loading docks facing Montrose Street. Loading docks and trailer storage spaces would typically be considered items that would be oriented to the rear of the property and not directly adjacent to a public street, but the location of this property creates difficulty with this. The Planning Commission has approved previous requests in the past. Thus, if the City approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors) towards public streets (Montrose) due to the configuration of a lot with public streets on two sides of the proposed building.*
2. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The orientation of the building exposes the west façade containing dock doors and future trailer parking areas to visibility from a public right-of-way (Montrose Street). The Planning Commission has previously allowed for the placement of these items adjacent to a ROW with the consideration of how adjacent properties have or are anticipated to develop. The current request has been designed to meet the minimum requirements for Landscaping in the L-P District and the applicant has worked with staff and is upgrading their landscaping plan to provide additional screening for the adjacent residential. Staff recommends that the site plan matches the character of the neighborhood and meets the intent of the L-P District including the use screening adjacent to residential uses.*
3. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the City. *The eastern property line is the corporate city limits for the Cities of Edgerton and Gardner. The abutting property to the east has, and continues to, develop with single-facility residential uses. Due to the adjacent use as residential, staff recommends screening (achieved using combination of berm, varied placement of type 4 buffer and modified type 4 perimeter buffer) be provided to screen trucks (in trailer stalls or at the building) from view of a person just east of the eastern property line. The applicant is revising line of sight drawings to reflect these changes for review during Planning Commission meeting. It is anticipated the updated plan will also meet the required landscape standards. Update Final Site Plan.*

## ARCHITECTURAL DESIGN STANDARDS

1. 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 walls with loading dock doors are exempt from the horizontal articulation requirement.

- i. *The middle of the north wall measures 295 feet. The wall height ranges shown for the East and West elevations are from 43'-0" & 48'-2" therefore the maximum length of this wall without additional horizontal articulation is 192'-6". The required horizontal off-sets calculated for this wall is 4.3' & 4.8'. The off-sets provided are 5' & 10', 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. **Elevations of the North wall need to be submitted.***

ii. *East and West walls are exempt due to the location of loading dock doors. Additional horizontal articulation could be provided in these areas or the articulation provided at the buildings corners could be extended to shorten these distances. This is the same issue that has been discussed as part of previous approvals. The Planning Commission 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 North Wall elevations need to be submitted, it appears that the North wall will not meet the horizontal articulation requirements. The Planning Commission can decide to approve an exception 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 other development at LPKC.***

- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. *Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from this requirement. However, walls with loading dock doors are still required to meet this standard. Elevations for the north and south façades have not been provided. Only one building height dimension has been provided requiring compliance within this requirement to be estimated. 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 (while smaller) articulation is provided. The vertical articulation being provided appears to be the same as that approved on previous projects. **The elevation plans do not comply with this requirement. The Planning Commission may decide to approve an exception to this requirement based upon the façade elevations that have been provided.***

## OFF-STREET LOADING STANDARDS

1. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. *The site plan shows a total of 177 "Future Trailer Parking" spaces, 86 on the west side of the building, 91 on the east side and 50 in the parking on the northeast corner of the building.*
  - a. *On the West side of the building these spaces are located approximately 30 feet from the east ROW line of Montrose Road.*
  - b. *On the east side of the building the spaces are approximately 330' from the property line.*
  - c. *The trailer lot located on the northeast corner of the site is 60' from the property line.*

*The proposal is similar to what has been approved previously on other projects other than the trailer parking shown being located in the Northeast corner of the site and which is separated from the loading dock area. Also see above as applicant revising landscape plan to provide additional screening along the east side of property. **Update Final Site Plan.***

## RECOMMENDATION

City staff recommends **approval** of FS2017-03 for the Final Development/Site Plan, Logistics Park Kansas City Phase VI, First Plat, Lot 2 (Updated to Lot 3) (Inland Port VI) subject to the suggested stipulations below.

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

**ATTACHMENT**

Final Site Plan Application No. FS2017-03

Final Development/Site Plan- Logistics Park Kansas City Phase VI, First Plat, Lot 2 (updated to Lot 3) (Inland Port VI)

\$699.62

☐ PRELIMINARY SITE PLAN☒ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Phase VILOCATION OR ADDRESS OF SUBJECT PROPERTY: SEC of Montrose St and 183<sup>rd</sup> StLEGAL DESCRIPTION: See AttachedCURRENT ZONING ON SUBJECT PROPERTY: LP CURRENT LAND USE: AgTOTAL AREA: 49.962 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 49.9 <sup>acres</sup> <sub>Sq. Ft.</sub>DEVELOPER'S NAME(S): Edgerton Land Holdings Company, LLC PHONE: 816.888.7380COMPANY: Edgerton Land Holdings Company, LLC FAX: \_\_\_\_\_MAILING ADDRESS: 4825 NW 41<sup>st</sup> St #500 Riverside MO 64150  
Street City State ZipPROPERTY OWNER'S NAME(S): See Above PHONE: \_\_\_\_\_

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

MAILING ADDRESS: \_\_\_\_\_  
Street City State ZipENGINEER'S NAME(S): Renaissance Infrastructure Consulting PHONE: 816.800.0950COMPANY: Renaissance Infrastructure Consulting FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St Riverside MO 64150  
Street City State ZipSIGNATURE OF OWNER OR AGENT: Paul Lutz  
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. FS-2017-03 Amount of Fee Paid: \$ 699.62 Date Fee Paid: 5-18-17Received By: Nikki Waldorf Date of Hearing: \_\_\_\_\_0437370687**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

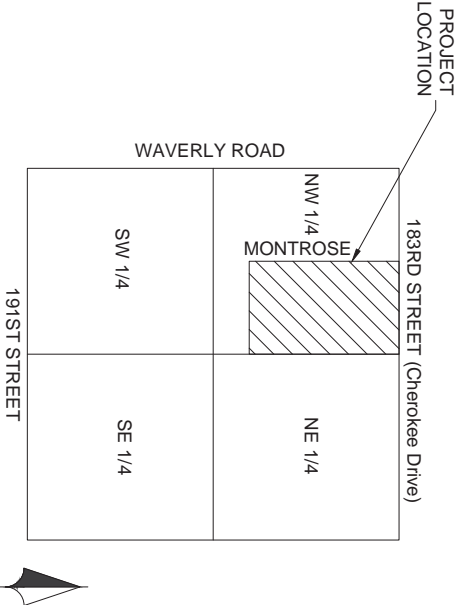
# Inland Port VI

## Final Development Plan

### Logistics Park Kansas City - Phase VI, First Plat, Lot 2

Southeast Corner of Cherokee Drive and Montrose Street  
Edgerton, Johnson County, KS

Description  
Lot 2, Logistics Park Kansas City Phase VI, a subdivision of land in the City of Edgerton, Johnson County, Kansas.



SECTION 35-14S-22E  
LOCATION MAP  
Scale 1" = 1000'

BENCHMARKS  
JC/CN BM 1181:  
Bernstein Aluminum Disk Stamped BM 1181, located on corner, west end of the North headwall RCB. From the intersection of Waverly Road and 191st Street, go west 0.10 Miles to the RCB.  
Elevation=1010.97

Project Engineer

Renaissance Infrastructure Consulting, LLC  
5015 NW Canal St, Suite 100  
Riverside, Missouri 64150

Project Surveyor

Renaissance Infrastructure Consulting, LLC  
5015 NW Canal St, Suite 100  
Riverside, Missouri 64150

Project Sponsor

ELHC VI, LLC  
4825 NW 41st Street, Suite 500  
Riverside, Missouri 64150

Project Architect

Studio North  
4825 NW 41st Street, Suite 500  
Riverside, MO 64150

UTILITIES

ELECTRIC

Kansas City Power & Light  
Phone: 816.471.5275

SANITARY

City of Edgerton  
404 East Nelson  
P.O. Box 255  
Edgerton, Kansas

GAS

Kansas Gas Service  
Phone: 913.893.6231

11401 West 89th Street  
Overland Park, Kansas  
Phone: 913.899.8981

TELEPHONE

Century Link  
Phone: 800.788.3500

WATER

Johnson Rural Water District 7  
534 West Main  
P.O. Box 7  
Gardner, Kansas

CABLE

Century Link  
Phone: 800.788.3500

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
---	Existing Storm Structure	---	Proposed Storm Structure
---	Existing Waterline	---	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
---	Existing Sanitary Manhole	---	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Future Curb & Gutter

INDEX OF SHEETS	
C01	Title Sheet
C02	General Layout
C03	Site Dimension Plan
C04	Grading Plan North
C05	Grading Plan South
C06	Storm Drainage Map
C07	Storm Drainage Calculations
C08	Site Utility Plan
C09	Proposed Storm Plan
A1.10	Overall Flood Plan
L1	Overall Landscape Plan
L2	Landscape Plan Building Ends
L3	Landscape Plan East Property
L4	Landscape Plan 183rd Street
L5	Landscape Plan Montrose Street

CERTIFICATE:

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

Kenneth Cook, Zoning Administrator

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

Chuck Davis, Chair of the Planning Commission

Permission for parking to encroach within setback lines is \_\_\_\_\_ is not \_\_\_\_\_ granted according to my marked notations:  
Zoning Admin. \_\_\_\_\_ date \_\_\_\_\_

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

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Nathaniel Hagerton, Manager

ELHC VI, LLC

SITE DATA TABLE

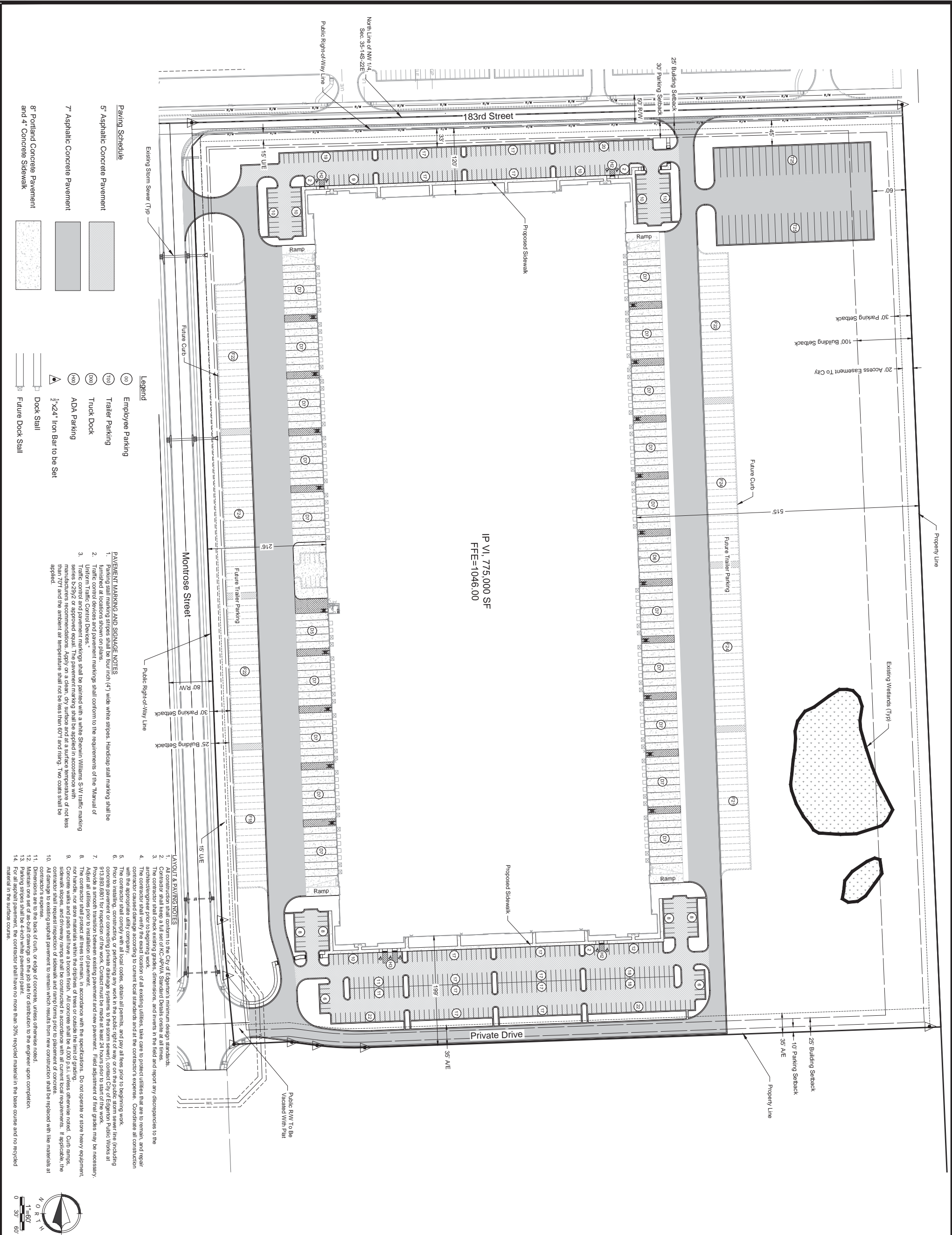
Site Acreage:	49.84 Acres
Building Area:	777,200 SF
Proposed Building Use:	Warehouse
Total Number of Proposed Stalls:	866 Stalls
Trailer Parking:	50 Stalls
Dock Parking:	144 Stalls
Future Trailer Parking:	177 Stalls
Employee Parking:	476 Stalls
Total Number of ADA Stalls:	9 Stalls
Number of Employees:	200
BOCA Building Code (use of Firearm):	7-2.5
Building Coverage (77,200/2,171,030):	3.53%

FLOOD PLAIN NOTE

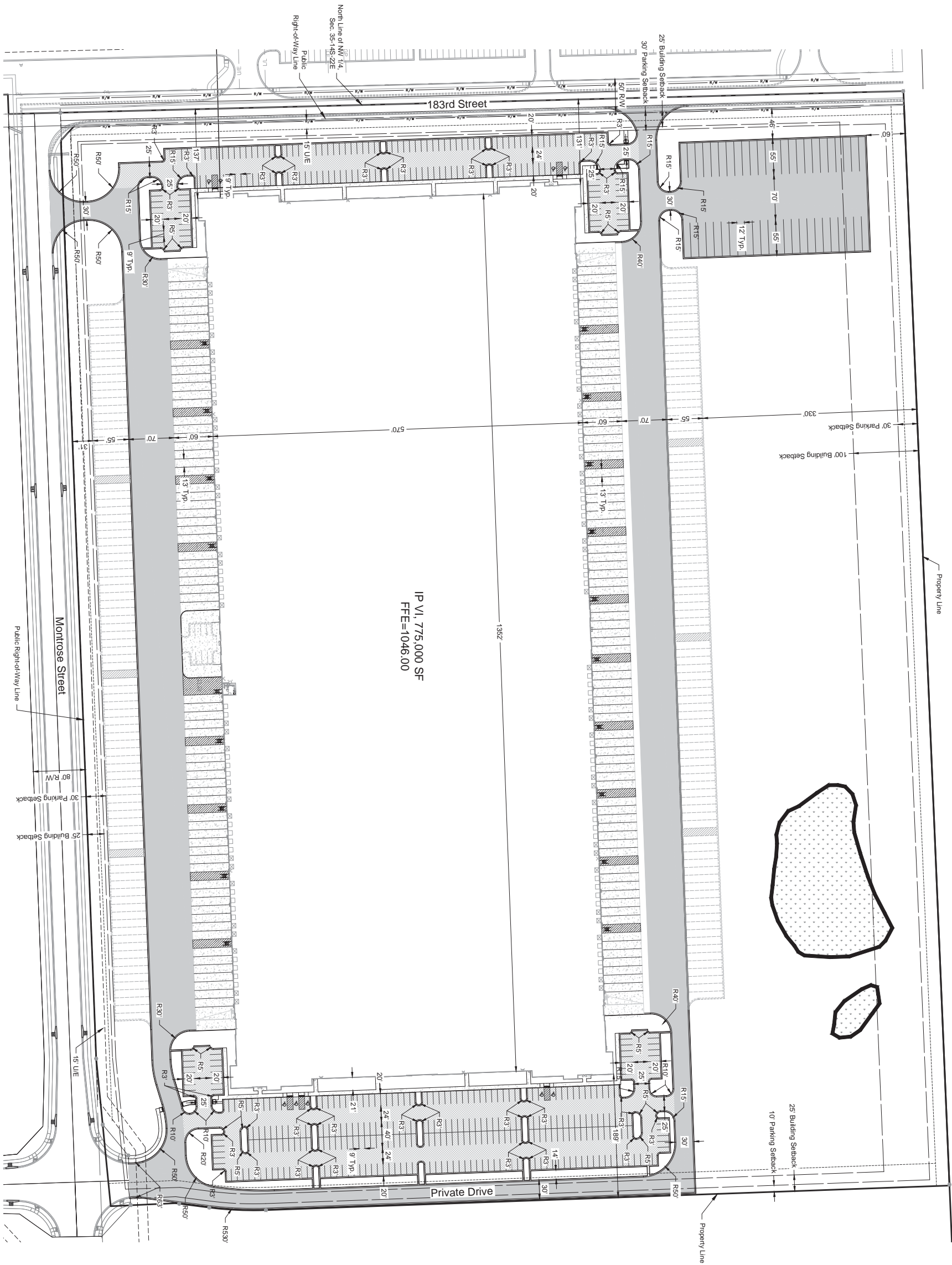
We have reviewed the "Flood Insurance Rate Map", Community Panel Number 20091C0119G, dated August 3, 2009, and 20091C0134G, dated August 3, 2009, as published by the Federal Emergency Management Agency. The above rate map places the property in Zone "X" for insurance purposes. Zone "X" is defined as Areas determined to be outside the 500-year flood elevation. No Base Flood Elevations have been determined.\*













**Renaissance**  
Infrastructure  
Consulting

5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MISSOURI 64150

816.800.0950  
WWW.RIC-CONSULT.COM

NO.	DATE	BY	CHKD	REV

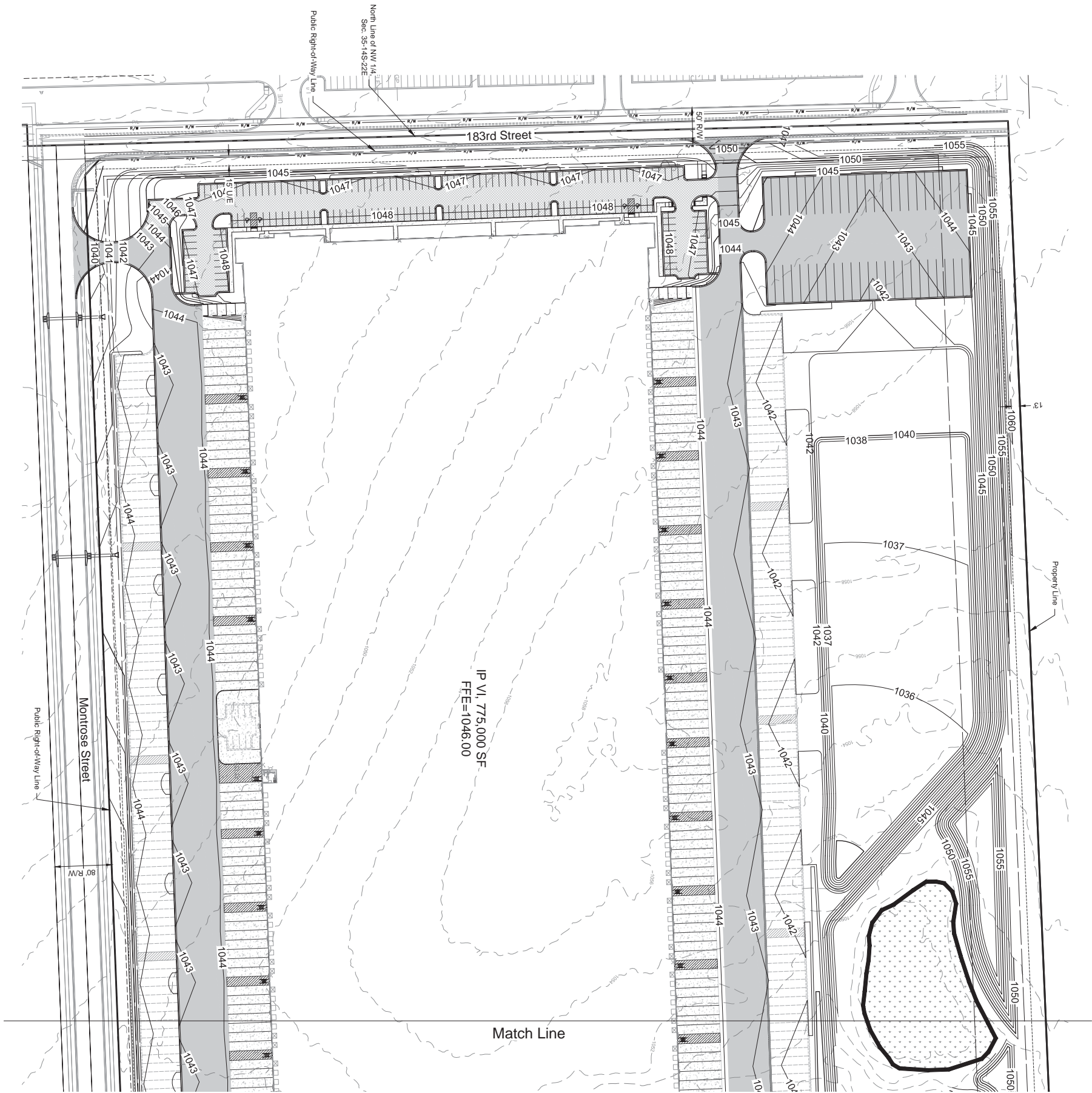
ORIGINAL SUBMITTAL  
REVISION

Site Dimension  
Plan

Final Development Plans

17-0142  
Inland Port VI

Sheet  
C03



- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour





**Renaissance**  
Infrastructure  
Consulting

5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MISSOURI 64150

816.800.0950  
WWW.RIC-CONSULT.COM

JWD	MES	05/17/17	ORIGINAL SUBMITTAL
NO	BY	CS	DATE
REVISION			

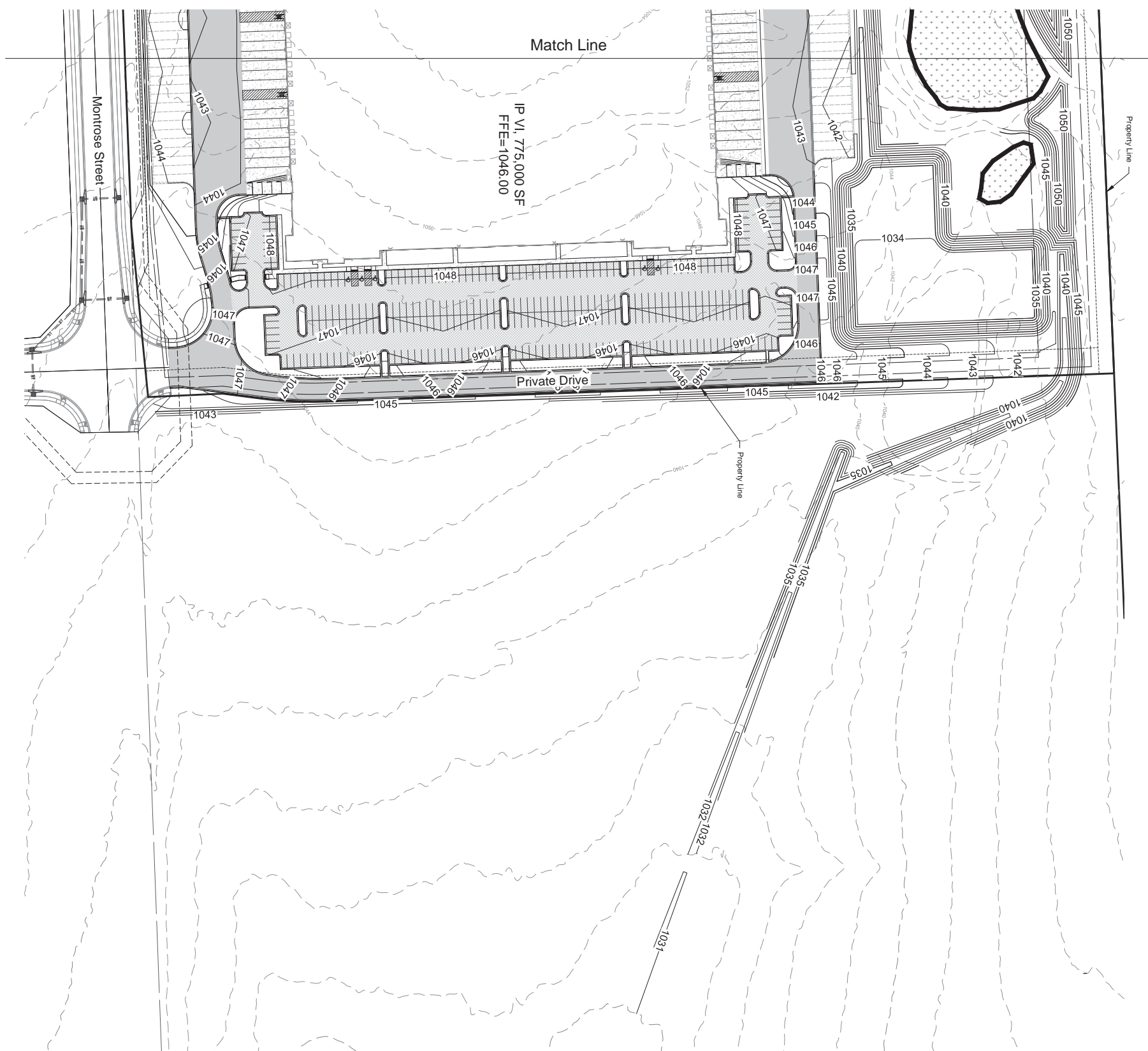
Grading Plan  
North

Final Development Plans

17-0142  
Inland Port VI

Sheet  
C04





Existing Major Contour

Existing Minor Contour

Proposed Major Contour

Proposed Minor Contour



**Renaissance  
Infrastructure  
Consulting**

5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MISSOURI 64150

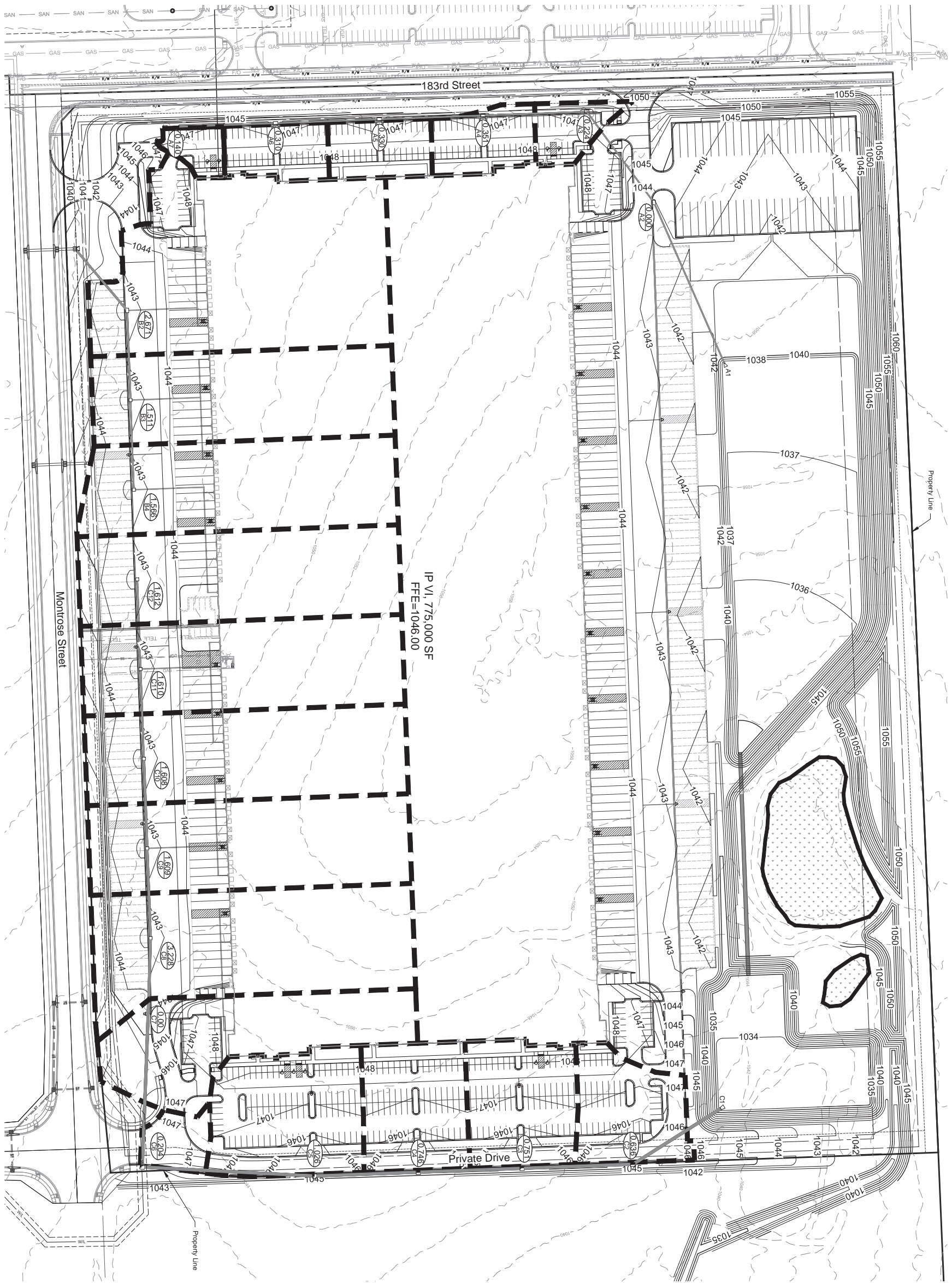
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## Grading Plan South

## Final Development Plans

17-0142  
Inland Port VI

Sheet  
C05



**Renaissance Infrastructure Consulting**  
5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MISSOURI 64150  
816.800.0950  
WWW.RIC-CONSULT.COM

JWD	MES	05/17/17	ORIGINAL SUBMITTAL	
BY	GO	DATE		
			REVISION	

Storm Drainage Map

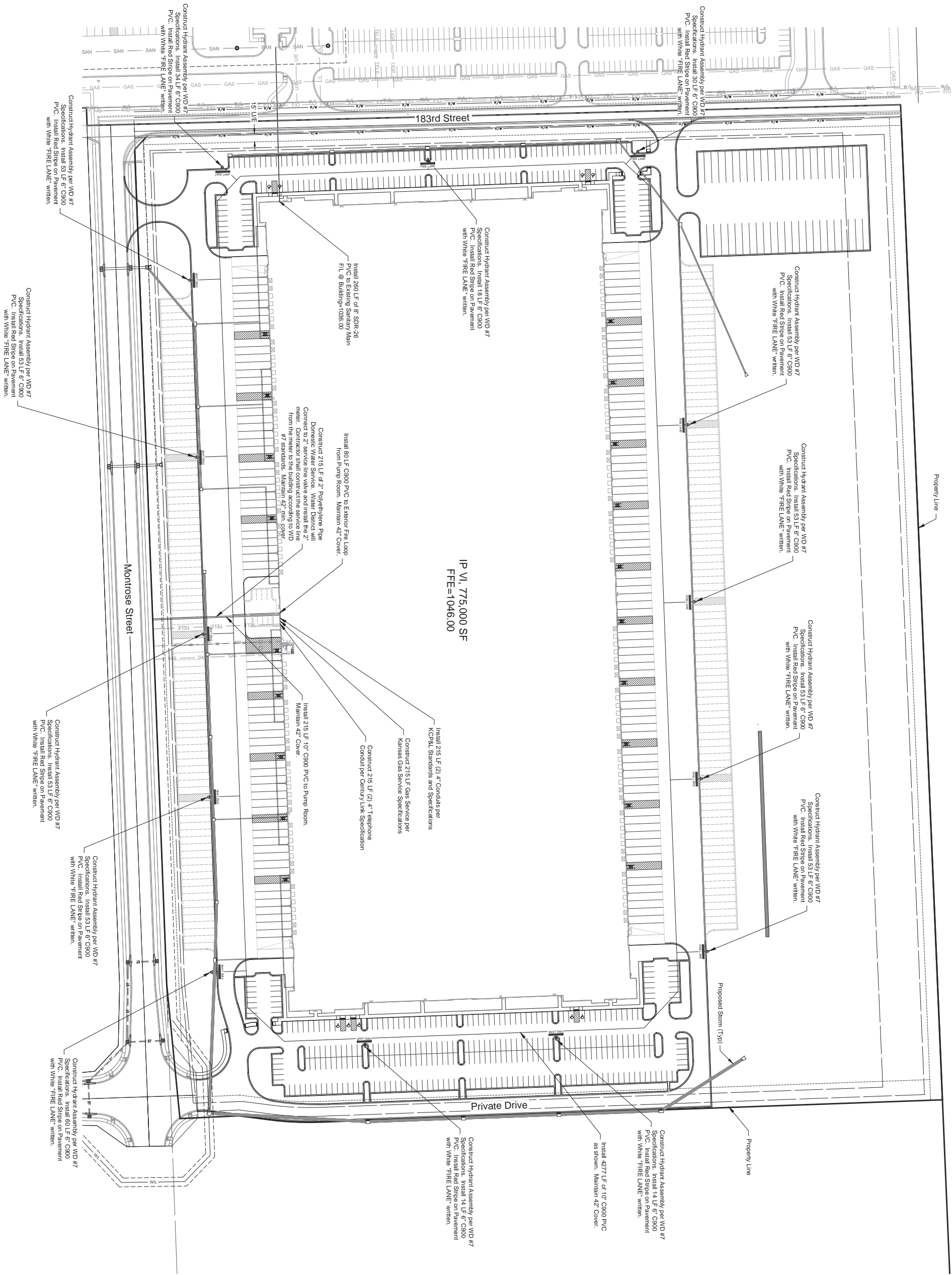
Final Development Plans

17-0142  
Inland Port VI

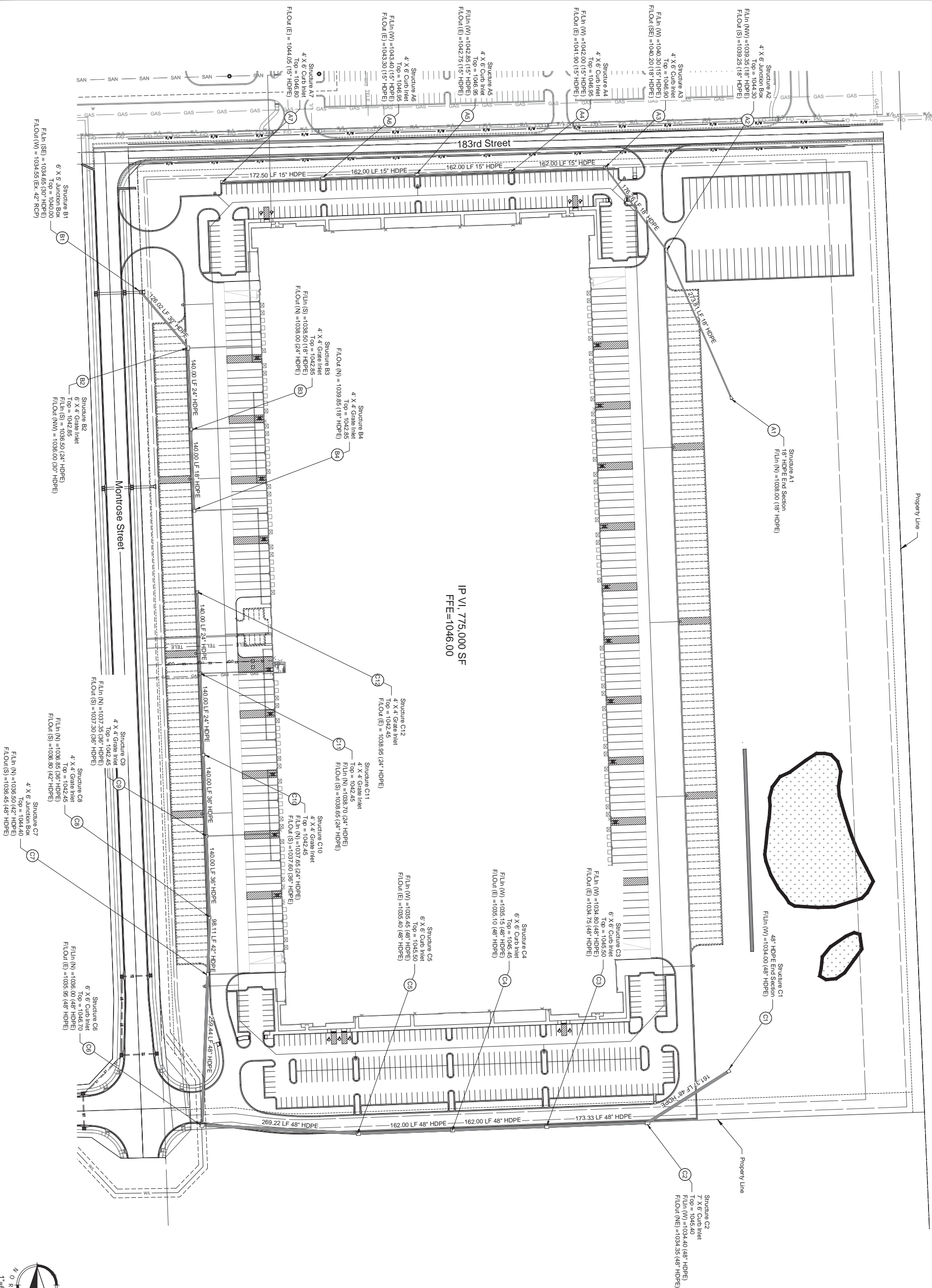
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C06



		Overhead Flow												Structural Flow												Pipe Design												Structure Design											
		Line	Point	Area (Ac.)	Thru Value	Design Stem	WC Value	Time of Conc. (min)	Intensity (in/hr)	Thru Rainfall (in)	Bypass Rainfall (in)	Total Rainfall (in)	Total Area (Ac.)	Time of Conc. (min)	Intensity (in/hr)	Station Discharge (cfs)	US Node	DS Node	Pipe Type	Pipe Shape	Pipe Diameter (in)	Pipe Length (ft)	Manhole "r" value	Pipe Slope (%)	Pipe Shape	Design Slope (%)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (ft)	Flow Time (min)	US Invert El.	US Crown El.	DS Invert El.	DS Crown El.	US Depth of Cover (ft)	DS Depth of Cover (ft)	Headwater Elev. (ft)	Headwater Elev. (ft)	Headwater Elev. (ft)	Headwater Elev. (ft)	Inst. Cont. Corv.	Top Elevation						
A	A1	0.140	0.67	10	1	5.00	7.35	0.90	0.00	0.90	0.90	0.12	5.00	7.35	0.90	A2	A6	HOPE	Round	15	172.50	0.012	0.38	0.90	0.90	4.28	3.49	2.76	4.7	1.64	1044.05	1045.30	1043.40	1044.65	1.50	2.30	1044.65	1044.65	1043.91	1043.91	1	1046.80							
	A2	0.140	0.67	10	1.25	5.00	7.35	0.90	0.00	0.00	0.00	0.14	5.00	10.32	1.45	A3	A6	HOPE	Round	15	172.50	0.012	0.38	1.45	3.67	2.89	3.15	6.0	0.91	1044.05	1045.30	1043.40	1044.65	1.50	2.30	1044.65	1044.65	1043.91	1043.91	1	1046.80								
	A3	0.310	0.67	100	1	5.00	7.35	1.98	0.00	1.98	1.98	0.34	5.00	7.35	2.76	A4	A5	HOPE	Round	15	162.00	0.012	0.28	2.76	3.67	2.89	3.28	9.6	0.80	1043.30	1044.55	1044.10	1044.10	2.40	2.65	1044.17	1043.82	1	1046.95										
	A4	0.310	0.67	100	1.25	5.00	7.35	2.11	0.00	2.11	2.11	0.70	5.00	10.32	4.46	A5	A4	HOPE	Round	15	162.00	0.012	0.28	4.46	3.87	3.47	4.40	11.9	0.70	1042.75	1044.00	1044.25	1044.25	2.65	3.70	1043.86	1043.29	1	1046.95										
	A5	0.330	0.67	100	1.25	5.00	7.35	2.25	0.00	2.24	2.24	0.78	5.00	10.32	4.63	A6	A3	HOPE	Round	15	162.00	0.012	0.28	4.63	4.74	3.87	4.40	11.9	0.70	1042.75	1044.00	1044.25	1044.25	2.65	3.70	1043.86	1043.29	1	1046.95										
	A6	0.330	0.67	100	1.25	5.00	7.35	2.25	0.00	2.25	2.25	1.11	5.00	10.32	4.63	A7	A4	HOPE	Round	15	162.00	0.012	0.28	4.63	4.74	3.87	4.40	11.9	0.70	1042.75	1044.00	1044.25	1044.25	2.65	3.70	1043.86	1043.29	1	1046.95										
	A7	0.330	0.67	100	1.25	5.00	7.35	2.25	0.00	2.25	2.25	1.11	5.00	10.32	4.63	A8	A3	HOPE	Round	15	162.00	0.012	0.28	4.63	4.74	3.87	4.40	11.9	0.70	1042.75	1044.00	1044.25	1044.25	2.65	3.70	1043.86	1043.29	1	1046.95										
	A8	0.330	0.67	100	1.25	5.00	7.35	2.25	0.00	2.25	2.25	1.11	5.00	10.32	4.63	A9	A3	HOPE	Round	15	162.00	0.012	0.28	4.63	4.74	3.87	4.40	11.9	0.70	1042.75	1044.00	1044.25	1044.25	2.65	3.70	1043.86	1043.29	1	1046.95										
	A9	0.330	0.67	100	1.25	5.00	7.35	2.25	0.00	2.25	2.25	1.11	5.00	10.32	4.63	A10	A3	HOPE	Round	15	162.00	0.012	0.28	4.63	4.74	3.87	4.40	11.9	0.70	1042.75	1044.00	1044.25	1044.25	2.65	3.70	1043.86	1043.29	1	1046.95										
	A10	0.330	0.67	100	1.25	5.00	7.35	2.25	0.00	2.25	2.25	1.11	5.00	10.32	4.63	A11	A3	HOPE	Round	15	162.00	0.012	0.28	4.63	4.74	3.87	4.40	11.9	0.70	1042.75	1044.00	1044.25	1044.25	2.65	3.70	1043.86	1043.29	1	1046.95										
B	B1	0.000	0.67	100	1	5.00	7.35	1.43	0.00	1.43	1.43	1.35	5.00	7.35	1.43	A1	A2	HOPE	Round	18	170.25	0.012	0.48	1.43	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B2	0.000	0.67	100	1.25	5.00	7.35	1.43	0.00	0.00	0.00	1.35	5.00	10.32	1.18	A2	A2	HOPE	Round	18	170.25	0.012	0.48	1.18	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B3	0.000	0.67	100	1	5.00	7.35	1.43	0.00	1.43	1.43	1.35	5.00	7.35	1.43	A3	A2	HOPE	Round	18	170.25	0.012	0.48	1.43	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B4	0.000	0.67	100	1.25	5.00	7.35	1.43	0.00	0.00	0.00	1.35	5.00	10.32	1.18	A4	A2	HOPE	Round	18	170.25	0.012	0.48	1.18	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B5	0.000	0.67	100	1	5.00	7.35	1.43	0.00	1.43	1.43	1.35	5.00	7.35	1.43	A5	A2	HOPE	Round	18	170.25	0.012	0.48	1.43	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B6	0.000	0.67	100	1.25	5.00	7.35	1.43	0.00	0.00	0.00	1.35	5.00	10.32	1.18	A6	A2	HOPE	Round	18	170.25	0.012	0.48	1.18	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B7	0.000	0.67	100	1	5.00	7.35	1.43	0.00	1.43	1.43	1.35	5.00	7.35	1.43	A7	A2	HOPE	Round	18	170.25	0.012	0.48	1.43	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B8	0.000	0.67	100	1.25	5.00	7.35	1.43	0.00	0.00	0.00	1.35	5.00	10.32	1.18	A8	A2	HOPE	Round	18	170.25	0.012	0.48	1.18	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B9	0.000	0.67	100	1	5.00	7.35	1.43	0.00	1.43	1.43	1.35	5.00	7.35	1.43	A9	A2	HOPE	Round	18	170.25	0.012	0.48	1.43	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
	B10	0.000	0.67	100	1.25	5.00	7.35	1.43	0.00	0.00	0.00	1.35	5.00	10.32	1.18	A10	A2	HOPE	Round	18	170.25	0.012	0.48	1.18	7.73	7.88	4.46	5.08	14.4	0.48	1046.20	1047.10	1046.85	1046.85	5.20	3.45	1047.05	1046.95	1	1046.90									
C	C1	1.612	0.87	100	1	5.00	7.35	10.31	0.00	6.31	6.31	1.61	5.00	7.35	10.31	C12	C11	HOPE	Round	24	140.00	0.012	0.18	10.31	16.64	20.09	6.30	3.29	3.25	19.4	0.82	1038.95	1040.55	1038.70	1040.70	1.50	1.75	1040.61	1040.54	1	1042.45								
	C2	1.612	0.87	100	1.25	5.00	7.35	10.31	0.00	6.31	6.31	1.61	5.00	10.32	16.64	C3	C11	HOPE	Round	24	140.00	0.012	0.18	16.64	16.64	20.09	6.30	3.29	24.0	0.71	1038.95	1040.55	1038.70	1040.70	1.50	1.75	1040.61	1040.54	1	1042.45									
	C3	1.610	0.87	100	1	5.00	7.35	10.30	0.00	10.30	10.30	2.80	5.02	7.17	20.09	C4	C10	HOPE	Round	24	140.00	0.012	0.18	20.09	20.09	20.09	6.30	3.29	19.0	0.31	1038.65	1040.65	1037.65	1038.65	1.80	2.80	1040.31	1040.10	1	1042.45									
	C4	1.610	0.87	100	1.25	5.00	7.35	10.30	0.00	11.78	11.78	3.22	5.02	10.07	32.45	C5	C10	HOPE	Round	24	140.00	0.012	0.18	32.45	32.45	20.09	6.30	3.29	24.0	0.35	1038.65	1040.65	1037.65	1038.65	1.80	2.80	1040.31	1040.10	1	1042.45									
	C5	1.608	0.87	100	1	5.00	7.35	10.29	0.00	10.29	10.29	4.830	4.830	9.95	48.05	C6	C9	HOPE	Round	36	140.00	0.012	0.18	48.05	29.73	30.50	4.32	4.82	28.4	0.47	1037.60	1040.60	1037.35	1040.35	1.85	2.10	1039.99	1040.10	1	1042.45									
	C6	1.608	0.87	100	1.25	5.00	7.35	10.29	0.00	11.74	11.74	4.830	4.830	9.95	48.05	C7	C8	HOPE	Round	36	140.00	0.012	0.18	48.05	29.73	30.50	4.32	4.82	28.4	0.47	1037.60	1040.60	1037.35	1040.35	1.85	2.10	1039.99	1040.10	1	1042.45									
	C7	1.609	0.87	100	1	5.00	7.35	10.29	0.00	10.29	10.29	6.439	6.439	6.44	38.89	C8	C8	HOPE	Round	36	140.00	0.012	0.32	38.89	40.93	5.79	6.56	27.7	0.35	1037.30	1040.30	1038.65	1038.85	2.15	2.60	1039.64	1038.83	0	1042.45										
	C8	1.609	0.87	100	1.25	5.00	7.35	10.29	0.00	21.97	21.97	6.44	6.44	9.77	48.99	C9	C7	HOPE	Round	42	98.11	0.012	0.31	48.99	60.24	6.28	6.99	29.0	0.23	1038.80	1040.30	1038.50	1040.00	2.15	4.40	1039.24	1038.67	0	1042.45										
	C9	1.985	0.87	100	1	5.00	7.35	10.25	0.00	20.65	20.65	8.394	8.394	6.78	9.64	C10	C7	HOPE	Round	42	98.11	0.012	0.31	9.64	80.90	62.36	6.28	6.28	42.0	0.26	1038.80	1040.30	1038.50	1040.00	2.15	4.40	1039.24	1038.67	0	1042.45									
	C10	1.985	0.87	100	1.25	5.00	7.35	10.25	0.00	20.65	20.65	8.394	8.394	6.78	9.64	C11	C6	HOPE	Round	48	259.44	0.012	0.17	57.06	94.81	5.18	5.81	34.6	0.74	1038.45	1040.45	1038.40	1040.40	3.95	6.70	1039.34	1039.40	0	1044.40										
C11	1.214	0.87	100	1	5.00	7.35	8.15	0.00	8.15	8.15	9.668	9.667	7.00	92.36	C12	C5	HOPE	Round	48	259.44	0.012	0.17	92.36	94.81	5.18	5.81	34.6	0.74	1038.45	1040.45	1038.40	1040.40	3.95	6.70	1039.34	1039.40	0	1044.40											
C12	0.204	0.87	100	1	5.00	7.35	1.31	0.00	1.31	1.31	9.872	9.872	7.14	9.87	C13	C5	HOPE	Round	48	259.44	0.012	0.19	56.63	67.06	5.34	5.98	33.6	0.84	1038.65	1039.65	1038.45	1038.45	6.75	6.05	1038.76	1038.80	0	1046.70											
C13	0.204	0.87	100	1.25	5.00	7.35	1.31	0.00	24.70	24.70																																							

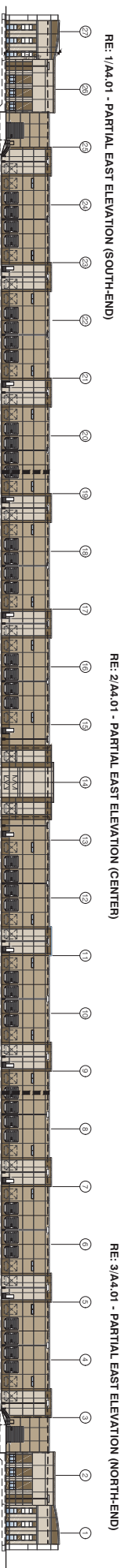






1 OVERALL EAST ELEVATION

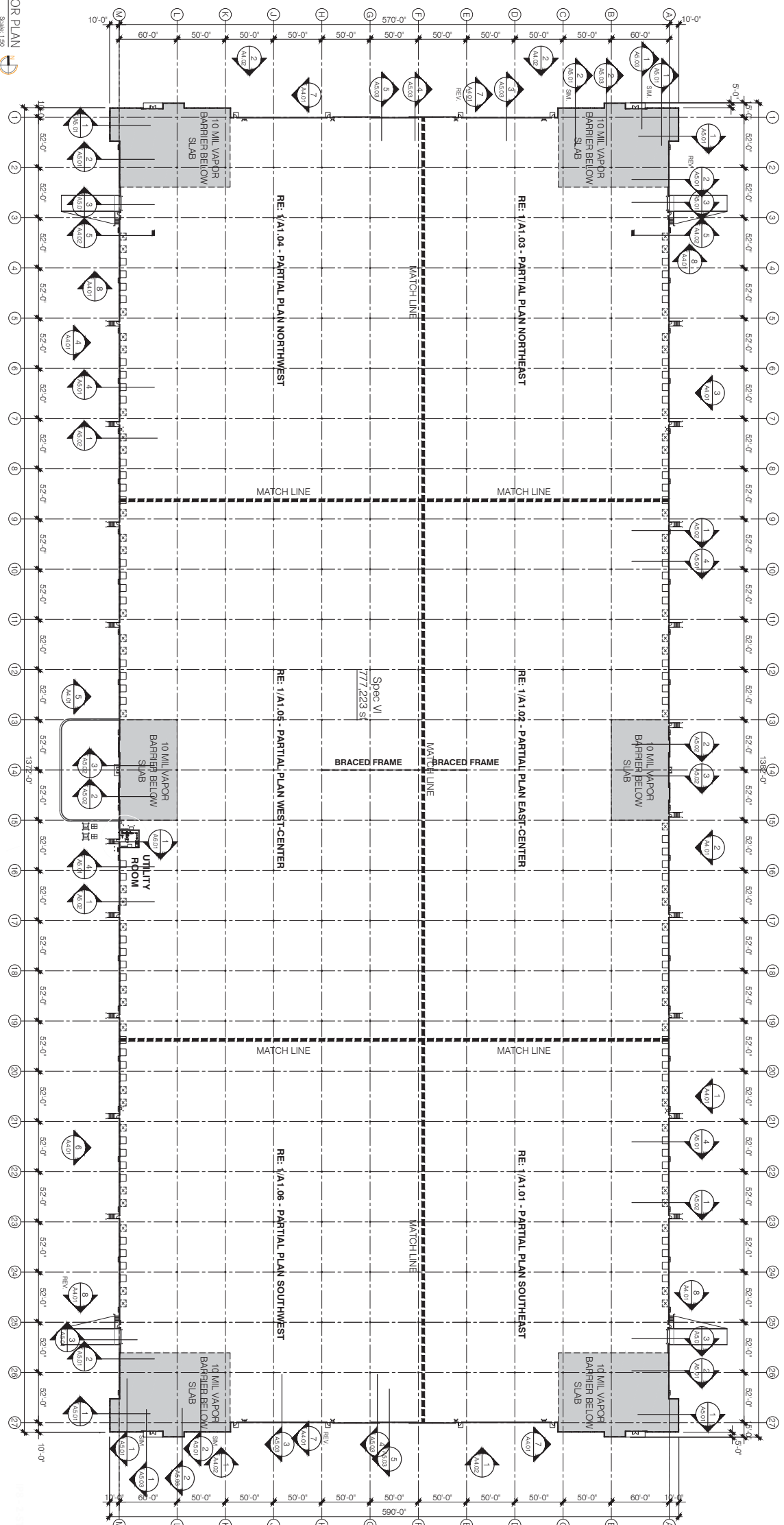
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2 OVERALL FLOOR PLAN  
Scale: 1/50

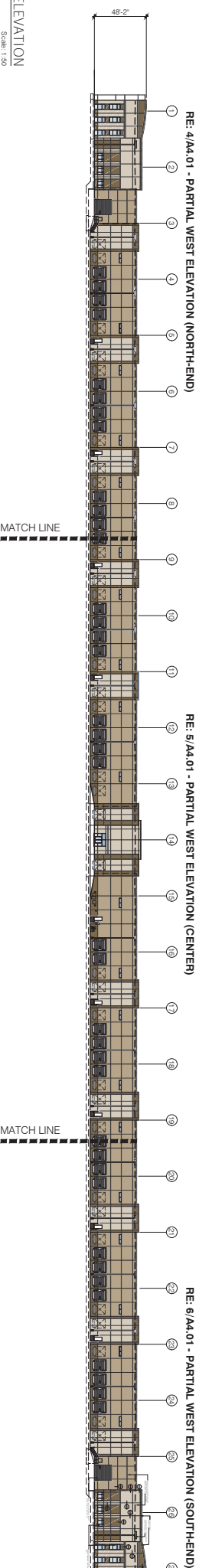


Scale: 1:50



3 OVERALL WEST ELEVATION

Scale: 1:5



4825 NW 41st Street | Suite 500 | Pymatene, MO 64154  
816 | 888 | 7380  
NorthPoint Development, LLC  
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.



Inland Port V  
18451 Montrose St • Edgerton, KS

Project No.	2017-21
Date:	04.21.17
Issued For:	Structural Coordination
Revisions:	
No.	Date
	Description

Preliminary  
Not For Construction

**Robert H. Walters III - Architect**  
Walters & Walters, Inc. 40000

A1.00

OVERALL FLOOR PLAN