

EDGERTON PLANNING COMMISSION AGENDA
REGULAR SESSION
Edgerton City Hall
October 10, 2017
7:00 PM

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. **CONSENT AGENDA**
(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action)

MINUTES

- A. Consideration of Minutes for Regular Session of September 12, 2017

5. **OLD BUSINESS**

**FINAL SITE PLAN- LOGISTICS PARK KANSAS CITY, PHASE VI, LOT 3, FS
2017-003 (INLAND PORT VII) –** tabled from September

- A. Consideration of an application, tabled at the August 8, 2017 meeting, in regards to Final Site Plan, FS2017-003, requesting approval of a final site plan for Logistics Park Kansas City, Phase VI, LOT 3, located at the South ½ of the NW ¼ of Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, consisting of one (1) lot approximately 57 acres, more or less. Owner: ELHC, LLC Engineer: Renaissance Infrastructure Consulting

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

6. Future Meeting – November 14, 2017
7. Adjournment

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
REGULAR SESSION
September 12, 2017
Minutes

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Chuck Davis, Maria O'Neill, Bob O'Neill, John Daley, and Joshua Lewis. Those absent were: Commissioners Leslie Hardin and Eric Erazo. Also present were: City Administrator Beth Linn, Assistant City Administrator Scott Peterson, City Attorney Lee Hendricks, City Engineer David Hamby, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

CONSENT AGENDA

Motion by B. O'Neill, seconded by M. O'Neill, to approve the item as presented in the Consent Agenda. Motion was approved, 5-0.

A. MINUTES

Minutes for the Regular Session of August 8, 2017 were considered and approved.

OLD BUSINESS

FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY, PHASE VI, LOT 3, FS2017-006 (INLAND PORT VII) – Tabled from August 8, 2017

Consideration of an application in regards to Final Site Plan, FS2017-006, requesting approval of a final site plan for Logistics Park Kansas City, Phase VI, Lot 3, located at the South ½ of the NW ¼ of Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, containing approximately 57 acres, more or less was considered. Owner: ELHC, LLC Engineer: Renaissance Infrastructure Consulting

The City Administrator provided a brief summary of this matter, originally presented at the August, 2017 meeting. She added this is the same report as was presented in August. The landscaping plan was reviewed, noting it is similar to the northern building and overviewed the orientation and articulation.

David Hamby, City Engineer, reviewed the summary of the stormwater study for Inland Ports VI and VII. Mr. Hamby summarized Table 5, the existing site hydrology and flow and looked at the potential stormwater flow from various storm events. He noted Table 10 recalculates the flow with the proposed improvements.

Mr. Daley questioned rules for discharging and outflows, and noted a detention pond will release some of the flows.

Fred Fraley, owner of the property at 18845 Waverly, stated he wants justice for all. He stated concern with water discharge continuing to erode his property and flatten out the growth between properties. He indicated this will continue to damage property. He stated he wants to be treated fairly and the actions on his property be appreciated.

Mr. Doug Patterson, 4630 W. 137th, Leawood, KS, distributed the responses of the Fraley's report addressing the storm water issues. Mr. Patterson noted the Unified Development Code 14.1 states: *streets, sanitary sewers and storm drainage shall be designed and laid out in accordance with the latest Standard Specifications and Design Criteria published by the Kansas City Metropolitan Chapter of Public Works Association except as modified below. Every consideration shall be taken to preserve the natural environment.* He also referred to the APWA (KC Metro) publication noting the conclusion of detention must be handled within own property.

Mr. Patterson stated the staff's report deals very little in regards to storm water, and did not consider the level of hard surface. He then spoke of Dr. Steve Starrett, indicating he was the Director of the Engineering School, with the emphasis on Urban Hydrology Engineering at Kansas State University, from 1994 – 2017, and overviewed his credentials. Mr. Patterson indicated he shared the stormwater plan with Dr. Starrett, and noted the response from Dr. Starrett was that the plan meets the requirements, but did not go far enough. Mr. Patterson indicated that Dr. Starrett needs more information in regards to saturation, spreaders, discharge, and infiltration. Mr. Patterson talked about floodways and impacts to properties with floods and the need for remedies. It was also noted the potential need to reduce the size of development in order to address the stormwater issues.

Mr. Patterson requested this matter be tabled again to allow Dr. Starrett and members of Renaissance Infrastructure Consulting to discuss this matter.

Beth Linn addressed the Commissioners and noted if there are questions or concerns, the Planning Commission should table for more information.

The City Attorney noted the document provided by Mr. Patterson provided only items to be improved, but did not address the property as it was prior.

Mr. Daley noted the calculations are showing the numbers are down.

Mr. Patterson noted the time between meetings was a short time for review, and additional time would be appreciated.

Mr. Lewis expressed desire to see Mr. Starrett's report rather than a general statement.

Mr. Thomas indicated he is agreeable to tabling the matter again, adding it is in the best interest of all. He focused on the level spreader, where the two drainage paths converge trying to duplicate the previous path. He stated there have been many actions to discharge the drainage back to the original ultimate drainage site.

Mr. Lewis stated support with tabling the item to allow the engineers to prepare reports.

Motion by Davis, seconded by Lewis, to table the final site plan until October 10, 2017. Motion was approved, 5-0.

FUTURE MEETING

The next meeting is scheduled for October 10, 2017.

ADJOURNMENT

Motion by M. O'Neill, seconded by Lewis, to adjourn. Motion was approved, 5-0.

The meeting adjourned at 8:29 p.m.

Submitted by:

Debra S. Gragg
Recording Officer

STAFF REPORT

October 10, 2017 - original date August 8, 2017

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Re: Application FS2017-06 for Final Development/Site Plan for *Logistics Park Kansas City Phase VI, Lot 3* (Inland Port VII)

APPLICATION INFORMATION

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

Requested Action: Final Development/Site Plan approval for LPKC - Phase VI, Lot 3 – Inland Port VII.

Legal Description: South ½ of the NW ¼ of Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas

Site Address/Location: Approximately 57 acres located along the south side of 185th Street and along the east side of Waverly Road.

Existing Zoning and Land Uses: L-P (Logistics Park District); ready mix batch plant; vacant

Existing Improvements: None

Site Size: Lot 3 – 57.525 acres

PROJECT DESCRIPTION

The applicant is seeking approval of a final development plan based on an approved preliminary development plan, final plat approved at July 11, 2017 Planning Commission meeting and the L-P, Logistics Park District zoning requirements. The applicants now seek approval of a final development/site plan with one lot. This lot is part of Logistics Park Kansas City. The subject property is located on the south side of 185th Street just east of Waverly Road and is zoned L-P, Logistics Park. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services.

Subject Property



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 meets the requirements except as described below..

Section 10.1 of Article 10 for Site Plan requirements

1. Sheets C02 thru C08

- a) A site map with the following features.
 - i) Exterior lot lines with any survey pins. *The final site plan states that pins are to be set, but the final plat indicates that pins have already been set. **Update Final Site Plan.***
 - ii) Exterior lighting specifications. *A photometric plan has not been provided. A photometric plan meeting city regulations must be submitted at building plan submittal. Please add a note that states the photometric plan will be submitted prior to building permit approval. **Update Final Site Plan.***
 - iii) Site entrance and connections to streets.
 - a) *Verify connections with the City Engineer. **Update Final Site Plan as needed.***
 - b) *The preliminary development/site plan contemplates access for the eastern one-half of lot 3 being provided by private drives and parking lot located on lot 2. Portions of both 185th and Montrose Street rights-of-ways are shown as being vacated by the plat Inland Port VII. A cross access easement should*

accompany the final plat associated with this application to ensure both Lots 2 and 3 have rights of access/cross access as depicted. Configuration of the private drive access points for lots 1, 2 and 3 along both 185th and Montrose Streets raise sight distance and functionality concerns for the streets. These concern should be further evaluated by the city engineer and applicant.

Update Final Site Plan as needed.

- iv) Connection point for utilities. ***Final Site Plan Complies except for C below.***
 - a) *Water service will be extended to the property from the south side of 185th Street.*
 - b) *The majority of the stormwater from this site plus stormwater from a detention basin on adjacent property to the northeast, (IP VI) will be conveyed to a 300' long "level spreader" located along the south property line of this application (IP VII). A smaller amount of stormwater will be conveyed to two detention basins in the northwest corner at Waverly & 185th. **A stormwater should be submitted to the City Engineer prior to approval of building plans.***
 - c) *Sanitary sewer service will be taken from an existing public sanitary sewer line located in the northwest corner of the property. The sanitary sewer note on Sheet C11 incorrectly states that the public sewer line is proposed and will be built by others. **Update Final Site Plan.***
 - d) *Electrical service will be provided from an existing power line located along the in the northwest corner of the property.*
- b) *A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. No signage plan was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC. Sheet C01 assigns responsibility for screening of added items and signage to the tenant.*
- c) *Profile and detail for roads (if required). Not applicable. However, the vacation document/instrument for those portions of 185th and Montrose Street rights of way should be consistently identified throughout the plan set. **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 right-of-way (ROW) with the front of the property being considered along Waverly Road. 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 meeting this requirement. The Planning Commission has approved similar requests in the past. Thus, if the Planning Commission approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors) toward 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 north 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 final site plan meets the minimum requirements for Landscaping in the L-P District and the applicant has worked with staff to provide additional screening for the adjacent residential. **FIStaff recommends that the site plan match the character of the neighborhood and meets the intent of the L-P District including the use of 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. The southern property line is the corporate city limits for City of Edgerton and unincorporated Johnson County. It is zoned Johnson County RUR that used for property with Rural Agriculture use that contain a single family residential structure. Due to these adjacent uses as residential, staff recommends screening on both the eastern and southern property line (achieved using a 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 or on the trail easement along the eastern property line. This the same proposed landscaping recently approved for Inland Port VI, directly north of this property.*
4. 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 sidewalk along the south side of 185th Street should show a ramp (connection) to the north to the sidewalk shown along the east side of Montrose Street. **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. *For both the north and south walls, the height of the walls range between 43'-6" and 48'-2". The maximum length of this wall without additional horizontal articulation is 192'-8". The required horizontal off-sets calculated for this wall is 4.3' & 4.8'. The off-sets provided are 5' & 10', respectively. Meaning the proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Dock doors on both walls make horizontal articulation nearly impossible to achieve. The applicant has used color blocking to help create visual articulation to meet*

the intent of the code. Also the applicant has provided right-of-way landscape buffering at this location for that portion adjacent to public rights-of-ways. This approach is similar to other LPKC buildings in this phase. If the Planning Commission determines a variance/waiver from this requirement is appropriate, it is recommended they also determine if the right-of-way landscaping buffering proposed will provide adequate screening for that portion of 185th and Montrose Street rights-of-ways exposed to the dock doors.

- ii. *Both the east and west walls are 540 long and is off-set 10' at each at each corner of the building. The middle of the east/west façade (wall) measures 270'. The height of the wall ranges between 41'-0" and 48'-2". The maximum length of this wall without additional horizontal articulation is 192'-8". The required horizontal off-sets calculated for this wall is 4.1' & 4.8'. The off-sets provided are 5' and 10'. The proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. The applicant has used color blocking that help create visual articulation. The applicant provided landscaping along both walls in compliance or exceeding the requirements of the code. If the Planning Commission determines a variance/waiver from this requirement is appropriate, it is recommended they also determine if the screening is adequate to screen street rights-of-way and future residential uses.*

iii.

- 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.
 - i. *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 7'-2" 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 applicant has also used color blocking that help create visual articulation. The vertical articulation being provided appears to be the same as that shown on previous projects. 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. *Rooftop equipment is not shown on the proposed building elevations. If rooftop equipment visible from the ground and street level is planned, parapets to conceal it from the ground and the streets shall be required prior to building permit approval.*

- 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. 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 final site plan depicts 440 employee stalls and 9 ADA parking stalls for a total of 449. Based on a 1,115,163 sq. ft. building, city parking standards require 558 employee and 9 ADA parking stalls, of which two must be van accessible. The Site Data Table on Sheet CO1 identifies the number of employees at 300. Update Final Site Plan to meet City standard or provide independent parking study once tenant identified for City approval as allowed by Code.*

OFF-STREET LOADING STANDARDS

1. 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. *Typical dimensions of 13'x60' for dock spaces and 12'x55' for future trailer spaces are shown on Sheets 05 & 06. Update Final Site Plan*
2. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000

square feet. *Based upon this standard the 1,115,050 sq. ft. building should provide 12 total loading spaces. The proposal has identified 4 loading spaces. The Planning Commission will need to decide if the application needs to meet the full requirement or if the loading spaces provided for are sufficient.*

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. ***No photometric plan has been provided. The applicant shall provide a photometric lighting plan, including cut-off design specifications for all proposed lighting fixtures prior to issuance of any building permit.***

LANDSCAPE STANDARDS – Sheets L1 through L5

1. Dumpster screening. ***Trash enclosures or screening are not shown. Update Final Plan once tenant identified to satisfy the dumpster screening requirements in Article 5.2 K 8.***
2. Additional Notes.
 - a) Sheet C01
 - a. Verify parking stall (vehicle & trailer) numbers.
 - b. Add typical dimensions for parking (vehicle & trailer) stalls.
 - b) Sheet C02
 - a. Identify and/or reference cross access easement.
 - b. Verify 20' U/E & P/E is consistent with what is being provided on Lot 2 to the north.
 - c) Sheet C07
 - a. Please identify sewer line.
 - d) Sheet L01
 - a. Identify landscape/trail easement along east side of property line of Lot 3.
 - e) Sheet L02
 - a. Building ends are mislabeled as north and south and north arrow orientated incorrectly.
 - f) Sheet L04
 - a. Label 20' U/E & P/E and verify width is consistent with U/E & P/E lot abutting on the north.
 - b. Verify north arrow orientated correctly.

SIGNAGE

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

DIESEL EMISSION REQUIREMENTS

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more

than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.

2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups.
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

1. Scale shown on sheets is not consistent between the sheets. Please evaluate and revise accordingly.

RECOMMENDATION

City staff recommends approval of FS2017-0X for the Final Development/Site Plan - LPKC Phase VI, Lot 3 (IP VII) subject to the conditions and stipulations of the staff report and the following:

1. All Site Plan requirements of the City shall be met as listed above, particularly including:

- a. Updated drawings of all building elevations showing compliance with building material standards, articulation requirements and color of buildings.
 - b. Submittal of photometric lighting plan in conformance with UDC especially with regard to maximum average foot-candles and foot-candles at property line.
 - c. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - d. Submittal of architectural and landscaping plans will be required for trash enclosures if they become necessary. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
 3. All building permit and sign permit requirements of the City shall be met.
 4. Prior to obtaining a building permit the owner will record the final plat.
 5. 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. FS2017-06

Final Development/Site Plan - LPKC Phase VI, Lot 3 – (IP VII)

Jul 19, 2017 9:18am
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Inland Port VII Final Site Plan Logistics Park Kansas City - Phase VI, Lot 3

185th Street & Waverly Road
City of Edgerton, Johnson County, Kansas

Description

Lot 3, Logistics Park Kansas City Phase VI. A subdivision of land in the City of Edgerton, Johnson County, Kansas.

JOHNSON COUNTY BENCHMARK

JVCN BM1190
Bernsten Aluminum Disk Stamped BM 1190, Located on center North end of the West headwall RCB. From the intersection of Waverly Road and 183rd Street, go West 0.15 Miles to the RCB. ELEV: 1023.06

Note:

Screening of added site items and site signage will be the responsibility of the tenant. Tenant should adhere to the current City of Edgerton regulations.

Project Sponsor

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

Project Architect

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

Project Engineer

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

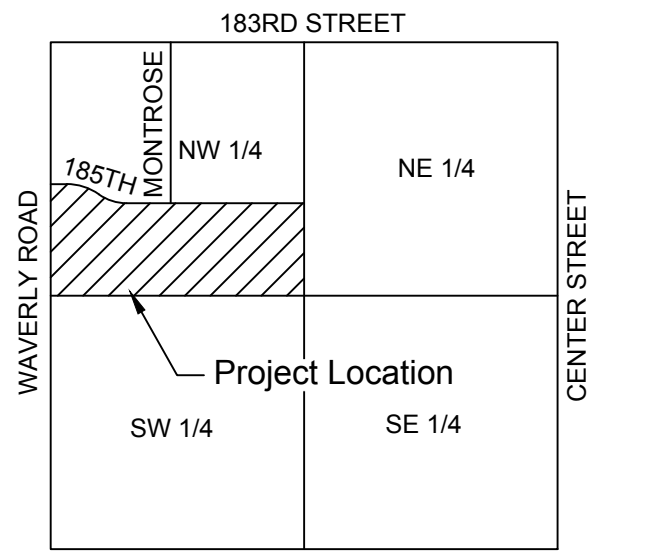
Project Surveyor

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



LOCATION MAP

SECTION 26-14-22
Not to Scale



LOCATION MAP

SECTION 35-14-22
Scale 1" = 2000'

ZONING

The project is currently zoned L-P.

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
---	Existing Waterline	A	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
○	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
-----		-----	Future Curb and Gutter
---		---	Proposed Building Setback
---		---	Proposed Parking Setback

INDEX OF SHEETS

C01	Title Sheet
C02	Overall General Layout
C03	General Layout West
C04	General Layout East
C05	Site Dimension Plan West
C06	Site Dimension Plan East
C07	Grading Plan West
C08	Grading Plan East
C09	Storm Drainage Plan
C10	Storm Drainage Calculatons
C11	Site Utility Plan West
C12	Site Utility Plan East
C13	Preliminary Storm Plan West
C14	Preliminary Storm Plan East
A1.07	Overall Floor Plan/Elevations
L1	Overall Landscape Plan
L2	Building Ends Landscape Plan
L3	Waverly Road Landscape Plan
L4	185th Street Landscape Plan
L5	East Property Line Landscape Plan

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 _____

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 Hagedorn, Manager
ELHC VII, LLC

SITE DATA TABLE

Site Acreage:	57.53 Acres
Building Area:	1,115,163 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	937 Stalls
Dock Parking:	234 Stalls
Future Trailer Parking:	254 Stalls
Employee Parking:	440 Stalls
Total Number ADA Stalls:	9 Stalls
Number of Employees:	300
BOCA Building Code(500SF/person):	7.43
Building Coverage (1,115,163/505,775):	44.5%

FLOOD PLAIN NOTE

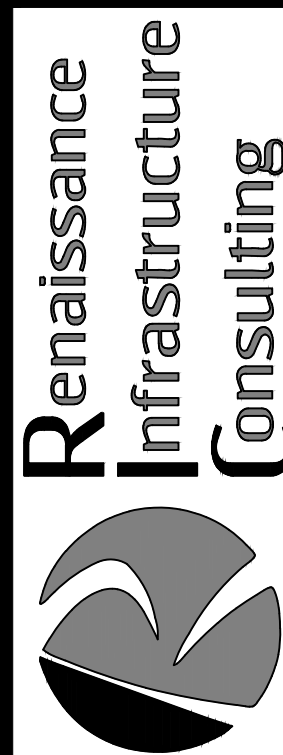
We have reviewed the "Flood Insurance Rate Map", Community Panel Number 20091C0119G, dated August 3, 2009, and 20091C0134G, dated August 3, 2009, as published by the Federal Emergency Management Agency. The above rate map places the property in Zone "X" for insurance purposes. Zone "X" is defined as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

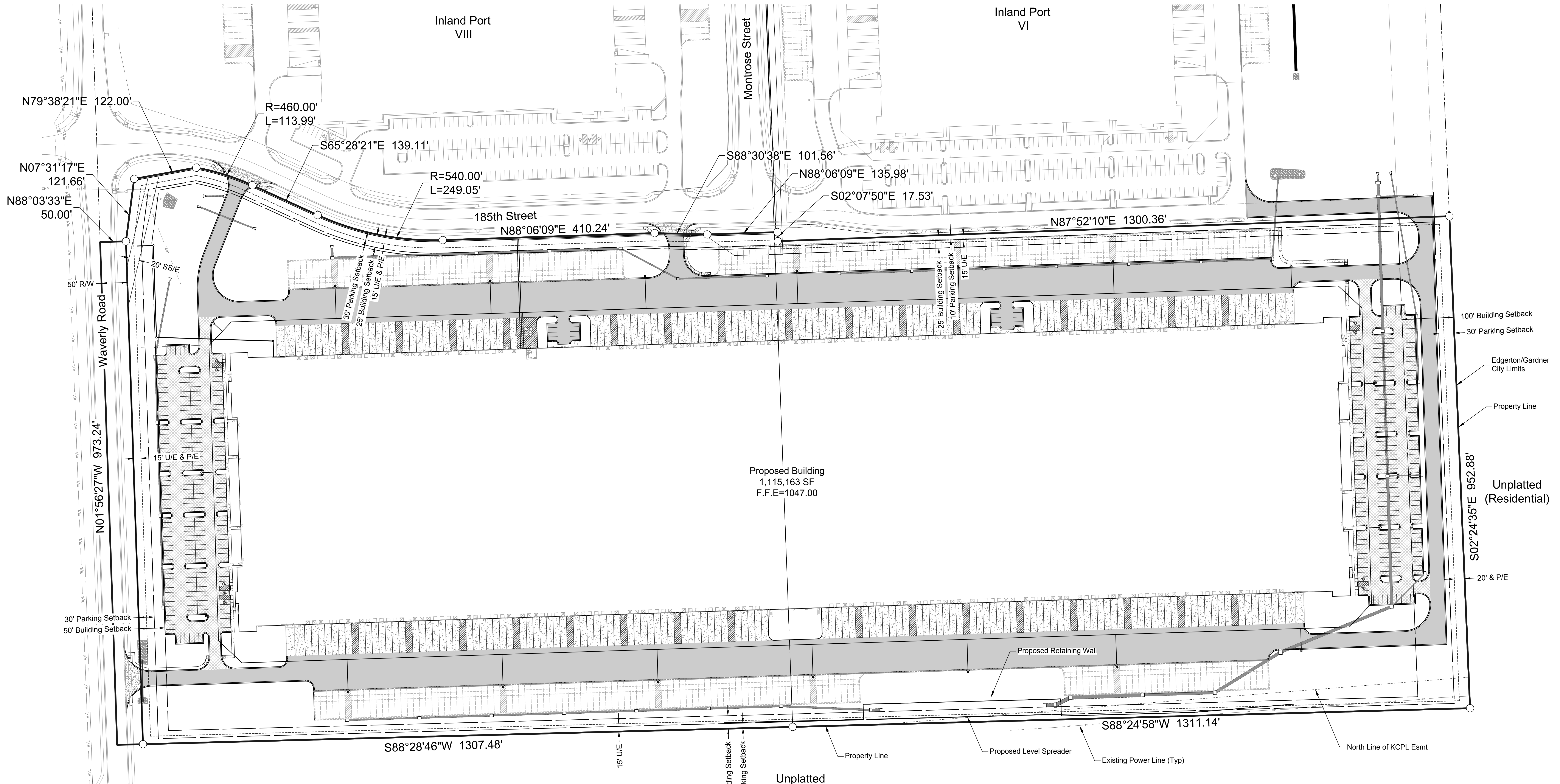
Sheet
C01

Final Site Plan

16-0137
Inland Port VII

Title Sheet





PAVEMENT MARKING AND SIGNAGE NOTES

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

LAYOUT & PAVING NOTES

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

Paving Schedule

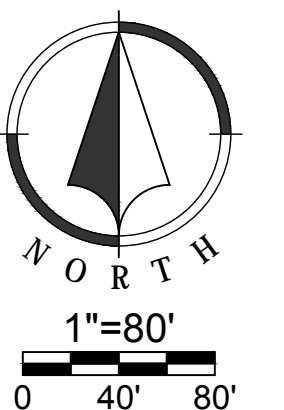
7" Asphaltic Concrete Pavement

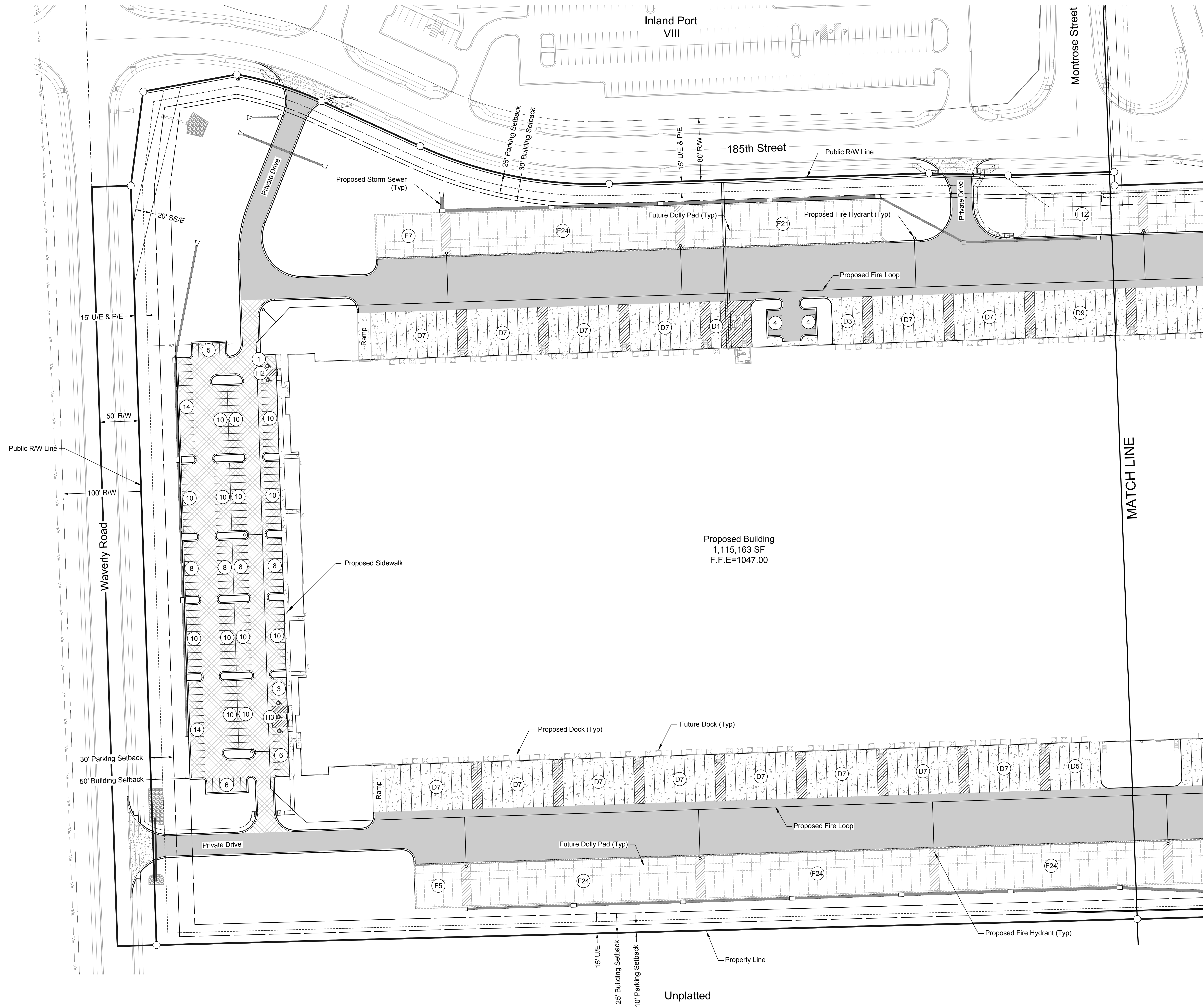
5" Asphaltic Concrete Pavement

8" Portland Concrete Pavement
and 4" Concrete Sidewalk

Legend

- ½"x24" Iron Bar to be Set
- ▬ Dock Stall
- ▬ Future Dock Stall



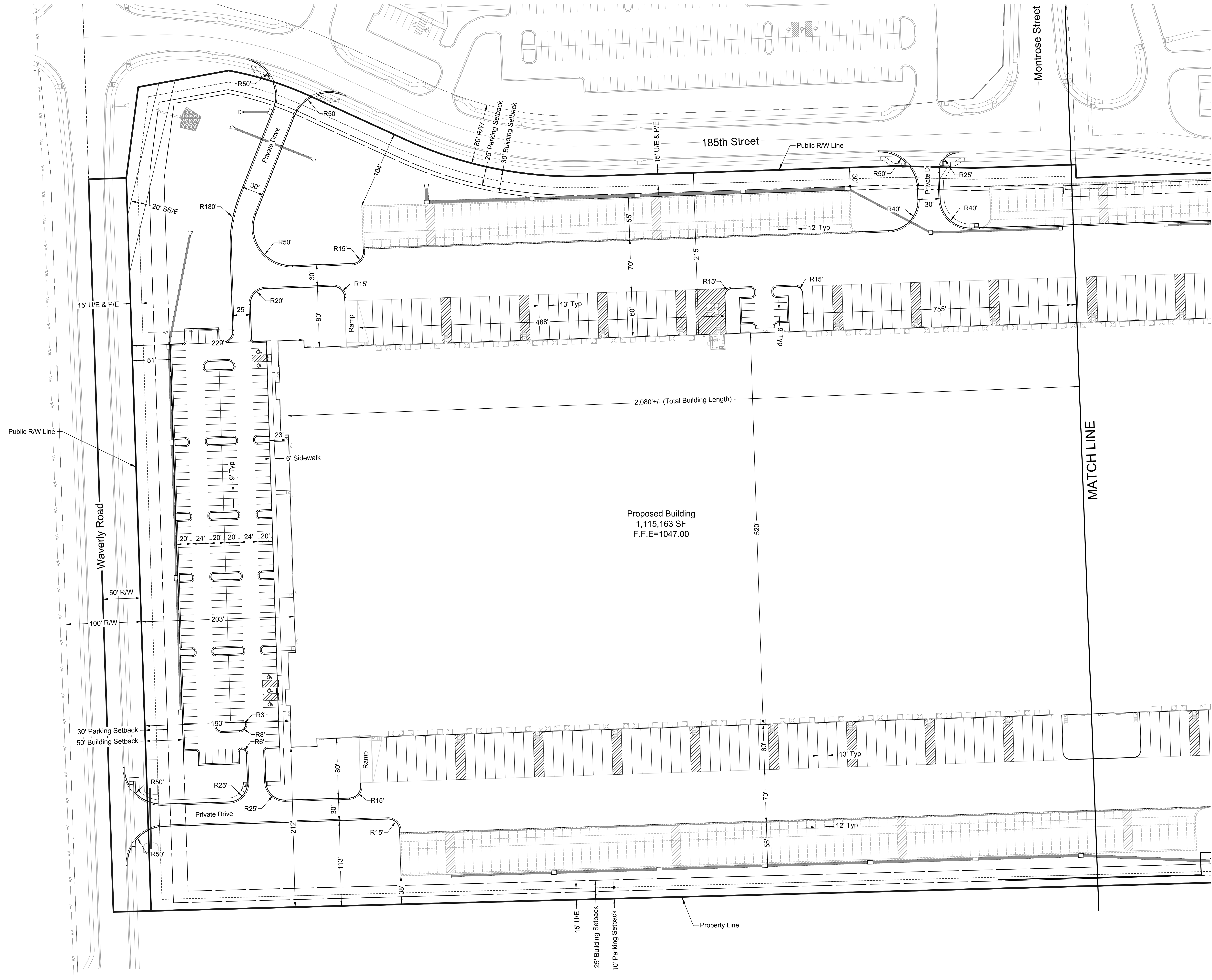


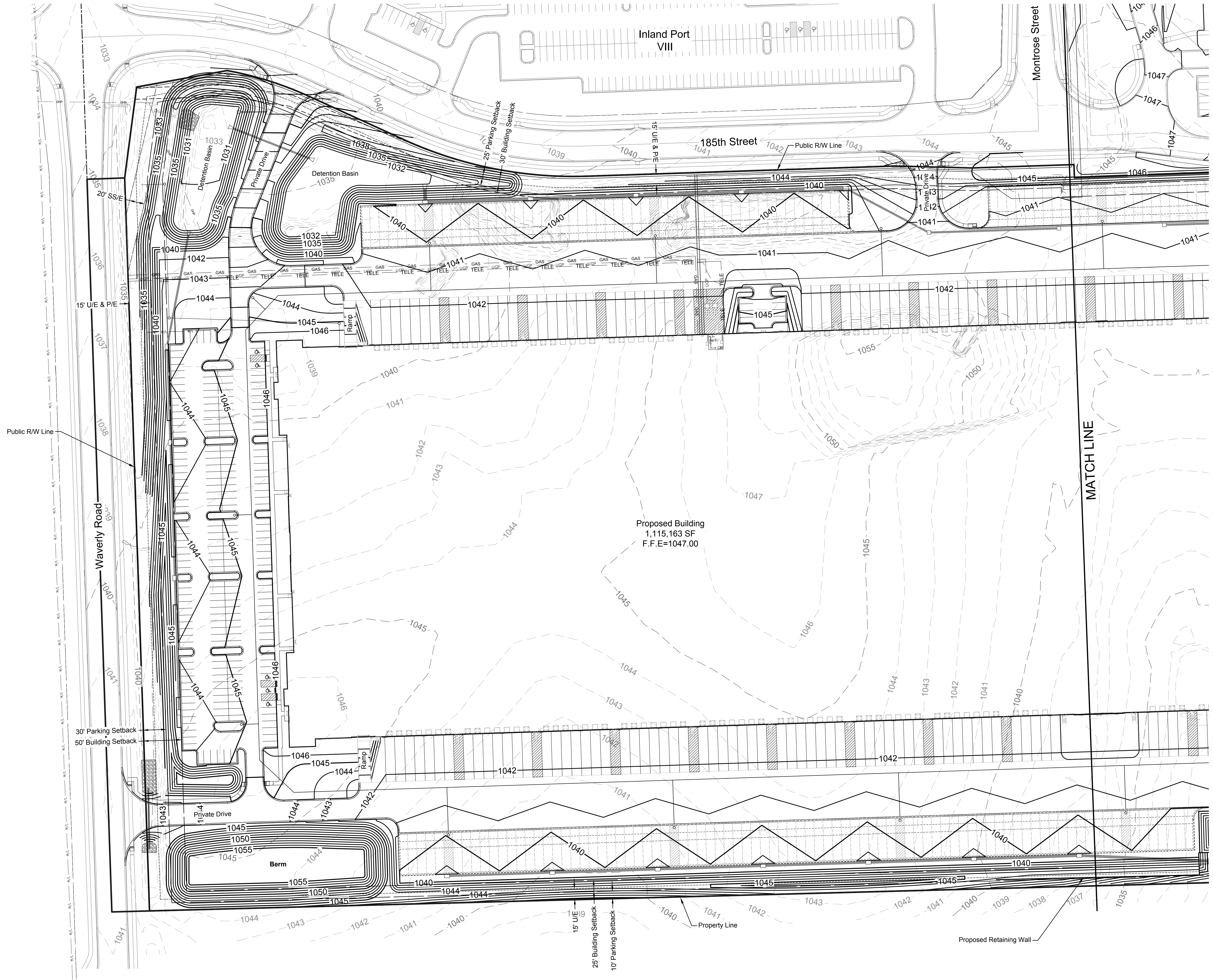
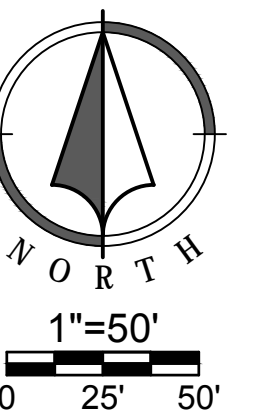
- Legend
- 00 Employee Parking
 - T00 Trailer Parking
 - D00 Truck Dock
 - H00 ADA Parking
 - F00 Future Parking
 - 1/2"x24" Iron Bar to be Set
 - ▬ Dock Stall
 - ▬ Future Dock Stall

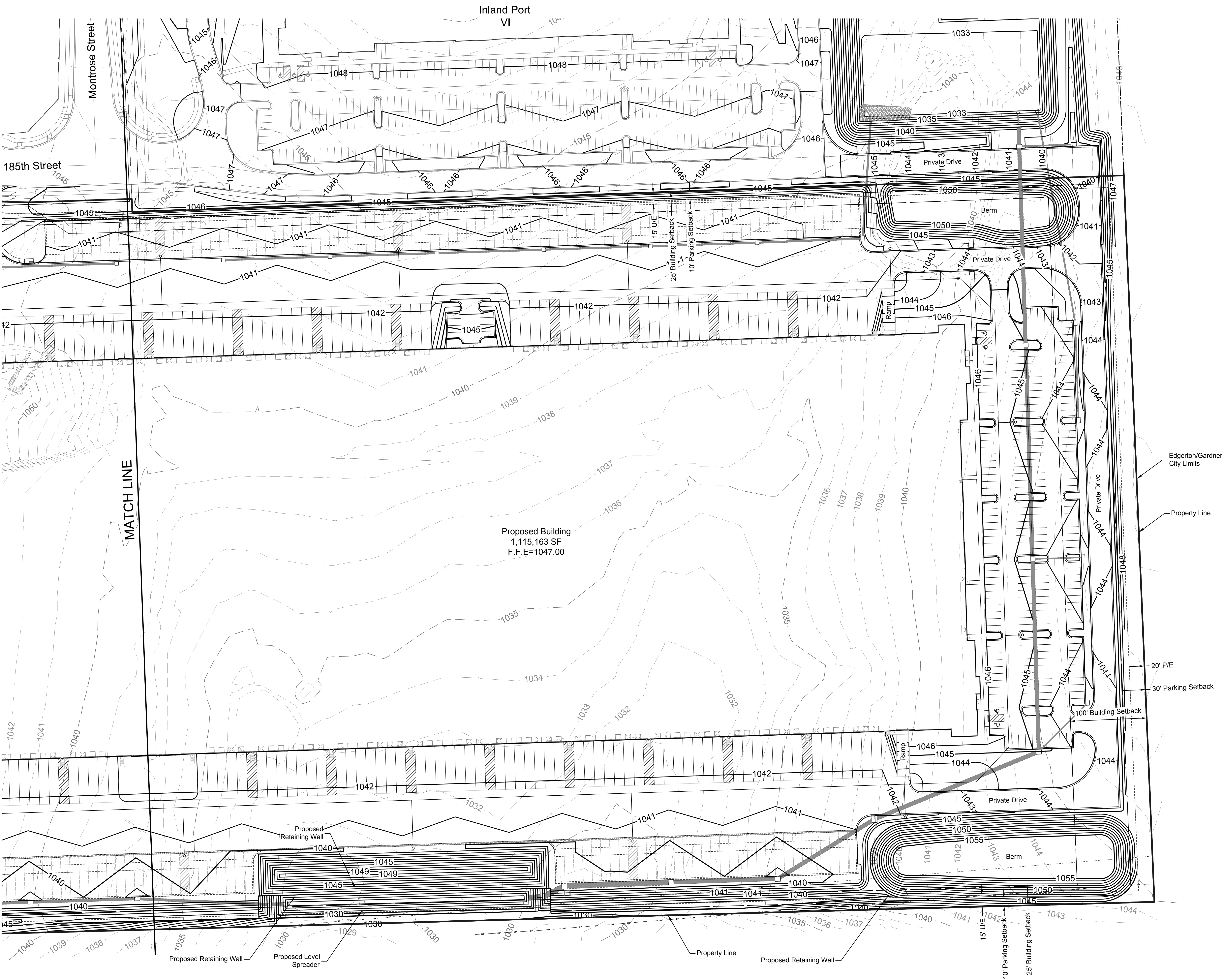




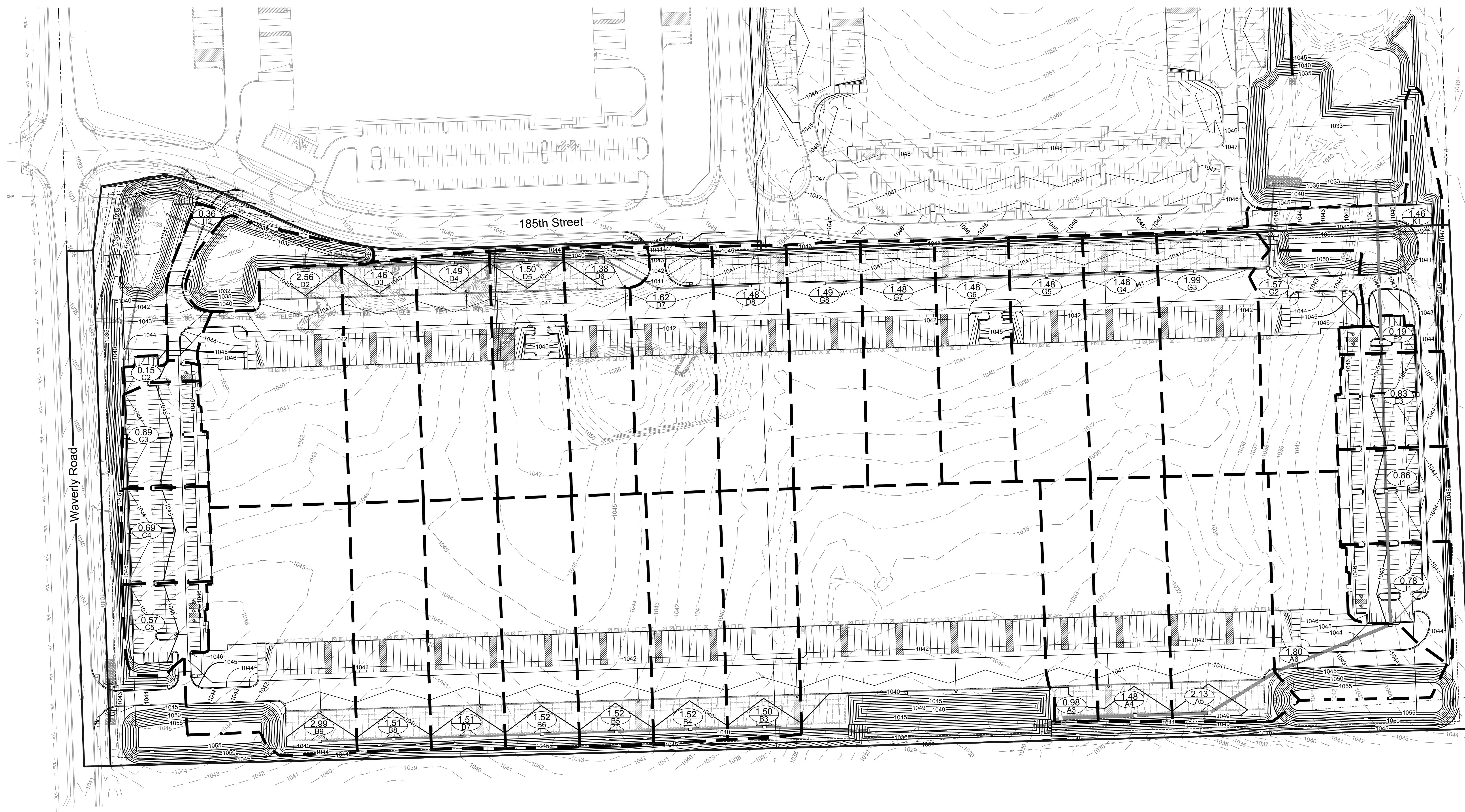
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Storm Drainage Plan



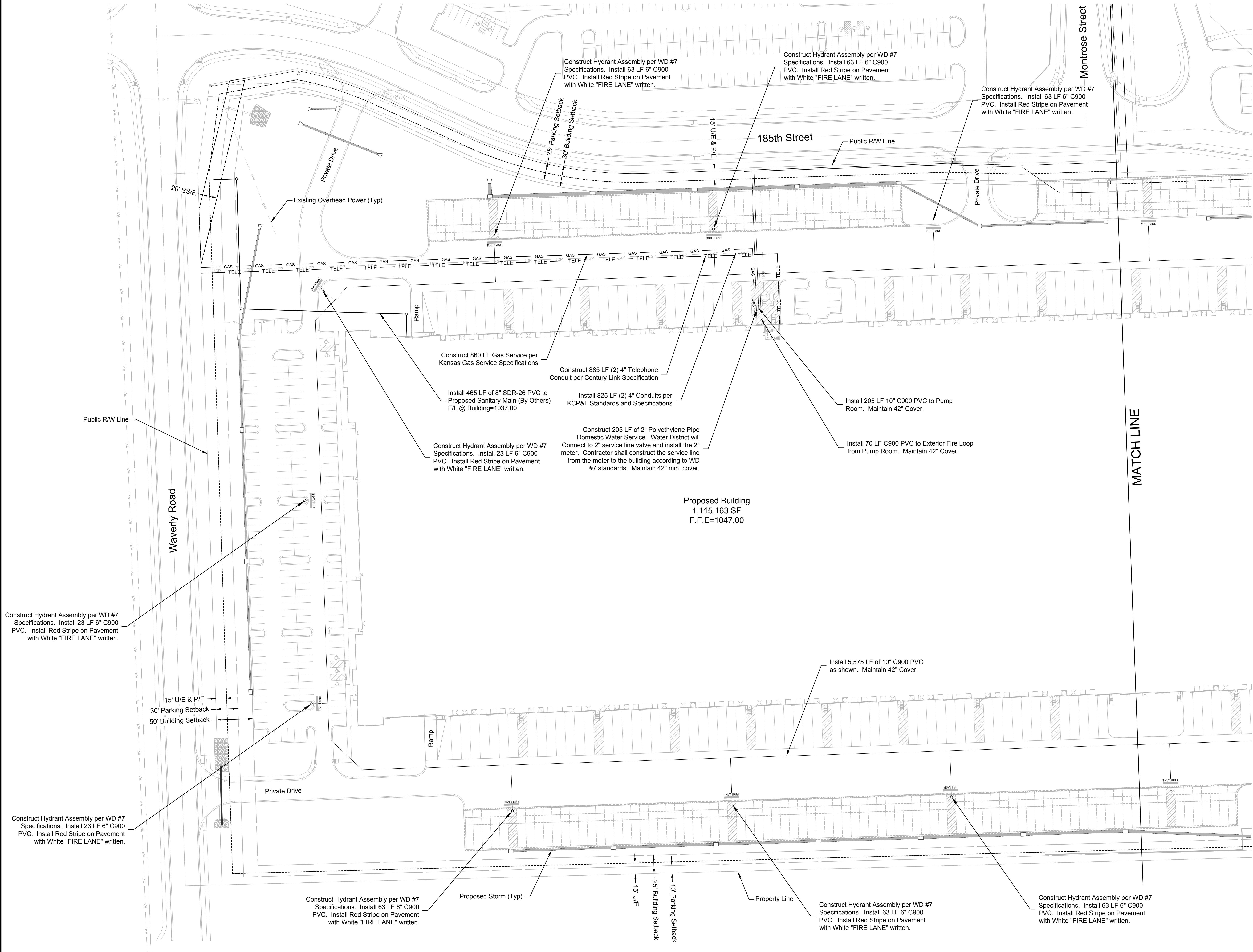
LEGEND

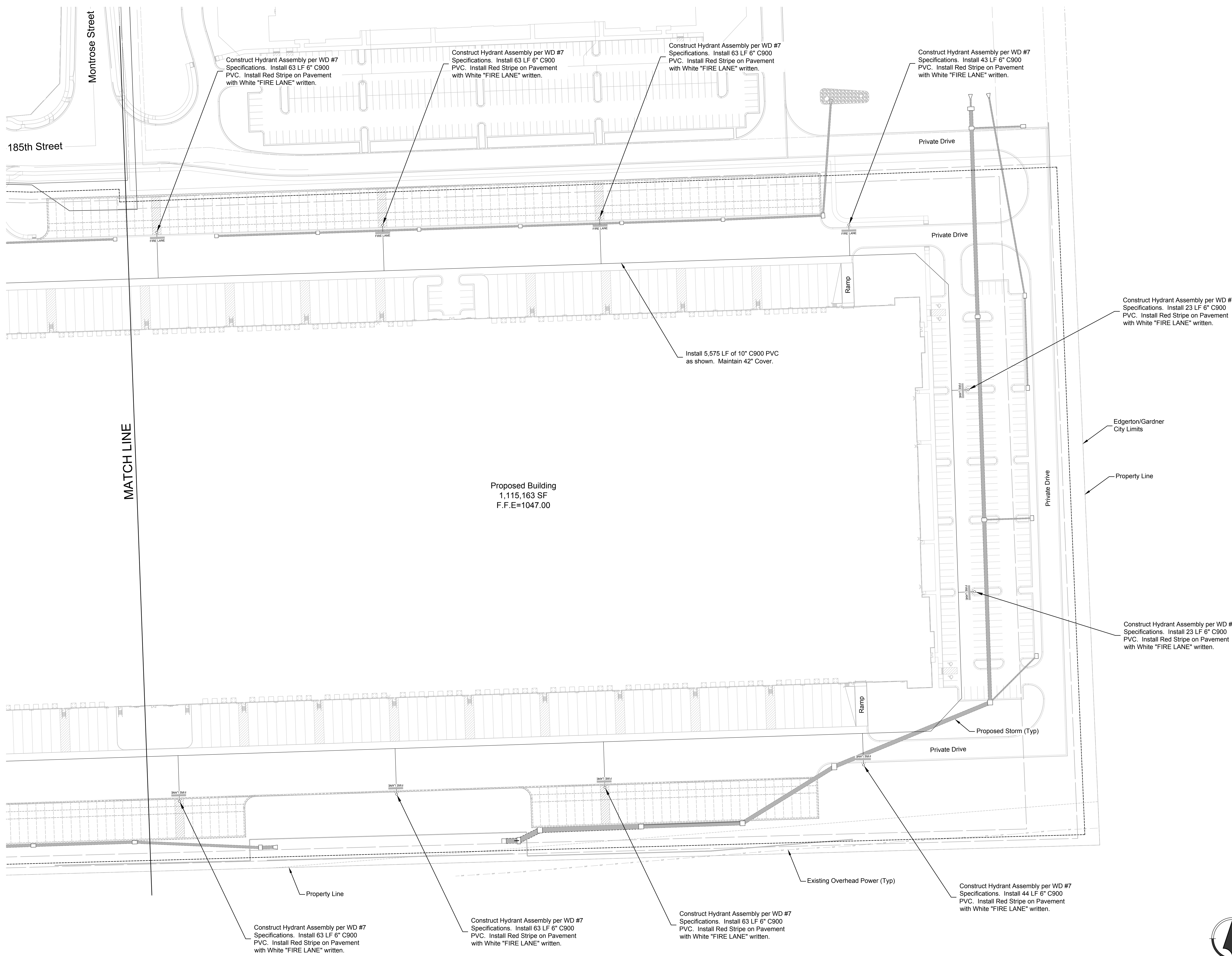
Drainage Area Structure

- **Drainage Boundary**



Overland Flow							System Flow							Pipe Design										Structure Design																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity (in./hr.)	Trib. Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (KVA/C)	Time of Conc. (min.)	Intensity I (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Manning's "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (ft/s)	Design Flow Velocity (ft/s)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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A9	0.000	0.87	10	1	5.00	7.35	0.00	0.00	0.00	0.000	0.00	6.02	7.05	21.55	A9	A8	HDPE	Round	60	280.90	0.012	0.20	21.55	125.03	6.37	4.76	16.8	0.98	1031.35	1036.35	1030.80	1035.80	9.25	9.00	1032.76	1032.55	I	1045.60																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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A7	0.000	0.87	10	1	5.00	7.35	0.00	0.00	0.00	1.643	1.64	7.81	9.27	134.15	A7	A6	HDPE	Round	60	232.86	0.012	0.28	134.15	143.33	7.30	8.29	45.6	0.47	1030.15	1035.15	1029.55	1034.55	10.25	7.45	1031.71	1031.82	I	1045.40																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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A5	2.125	0.87	10	1	5.00	7.35	13.60	0.00	13.60	5.564	4.84	8.84	6.33	52.20	A5	A4	HDPE	Round	66	140.00	0.012	0.21	52.20	168.58	7.10	6.24	25.1	0.37	1028.50	1034.00	1028.20	1033.70	5.30	5.00	1030.60	1030.89	O	1039.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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			10	1		7.35	9.46	0.00	9.46		6.13	6.25	58.82	58.82									208.47	8.69	7.43	23.8	0.31	1028.15	1028.15	1027.70	1033.20	11.15	6.10	1030.14	1030.54	O	1039.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
			100	1.25		10.32	15.26	0.00	15.26		7.042	7.04	9.22	8.62									181.05	181.05	208.47	8.69	9.79	47.4	0.24	1028.15	1028.15	1027.70	1033.20	11.15	6.10	1030.14	1030.54	O	1039.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
A3	0.978	0.87	10	1	5.00	7.35	6.26	0.00	6.26	8.020	6.88	9.53	6.18	64.65	A3	A2	RCP	Round	66	32.55	0.012	0.46	64.65	247.21	10.41	8.64	22.4	0.06	1027.65	1033.15	1027.50	1033.00	6.15	1.50	1029.53	1030.53	O	1039.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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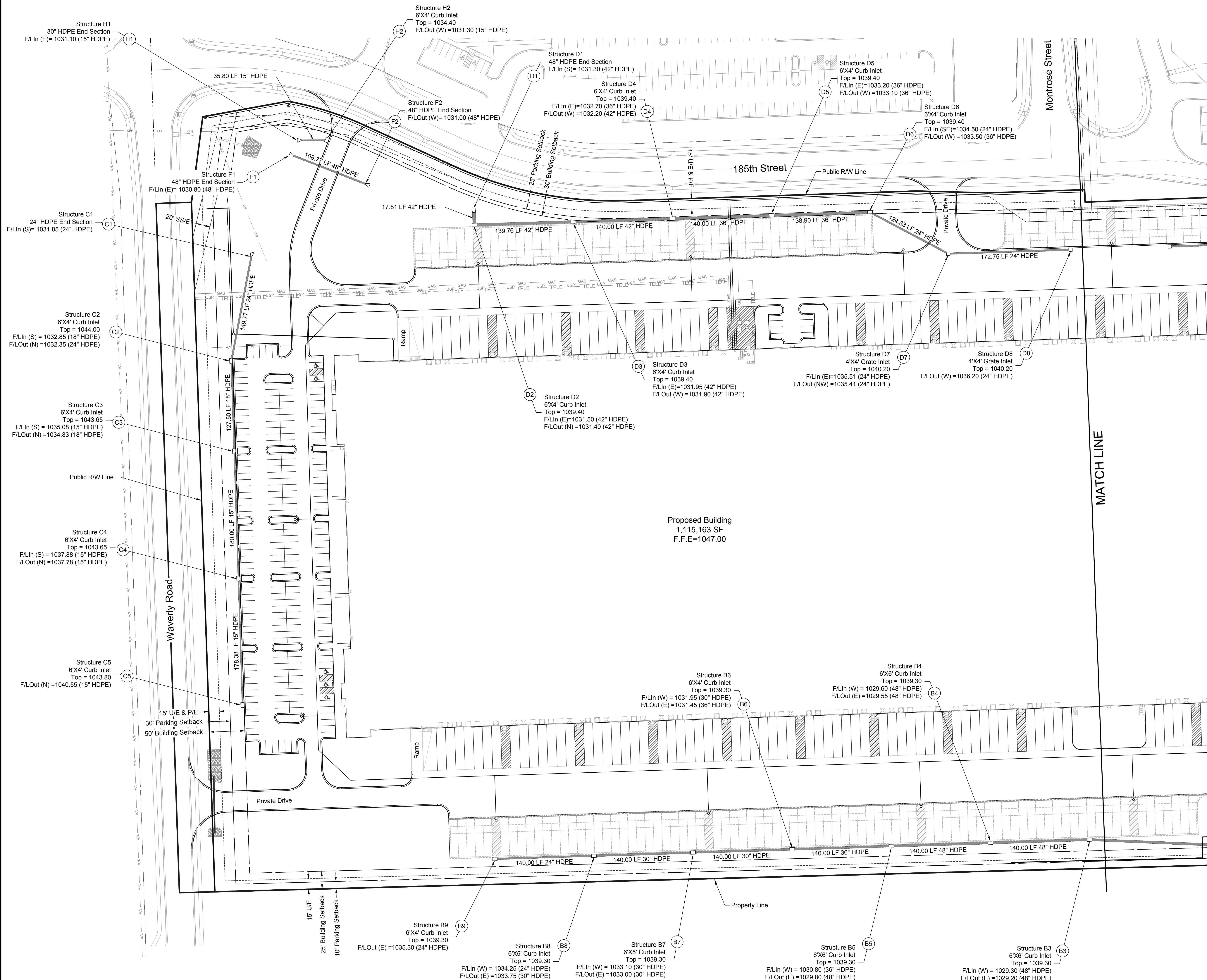


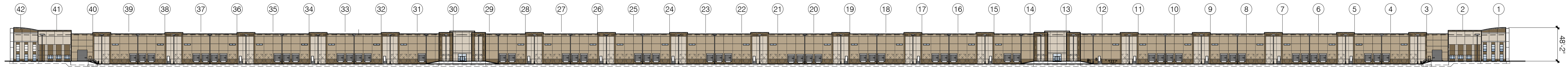


	JWD	PNC	07/19/17	ORIGINAL SUBMITTAL
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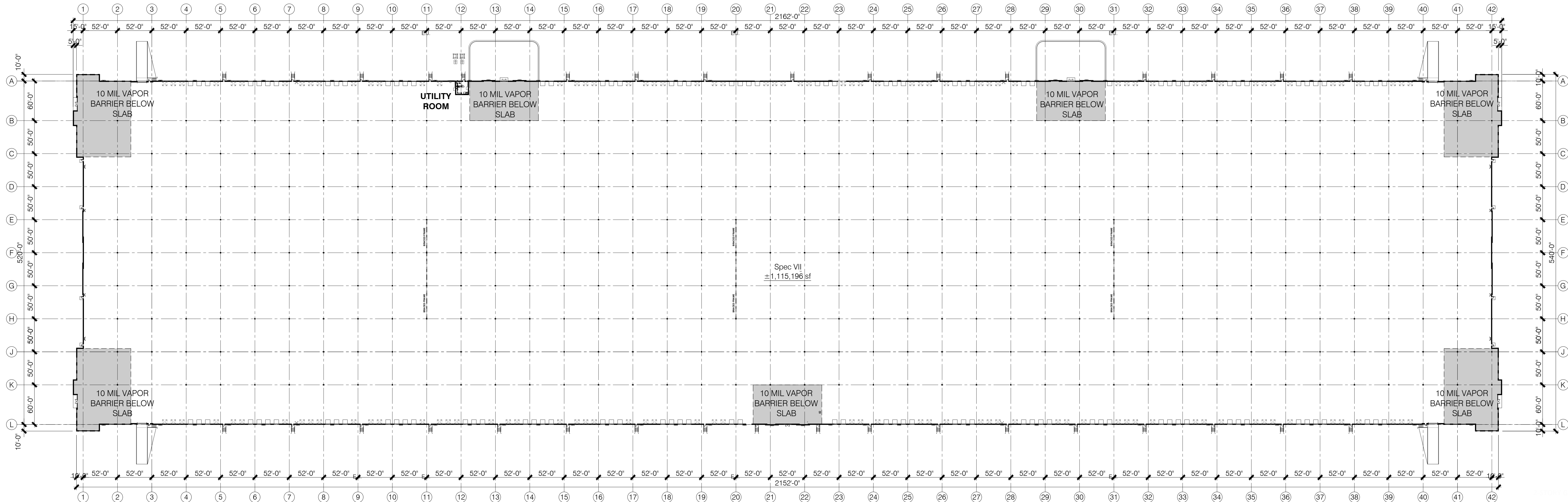


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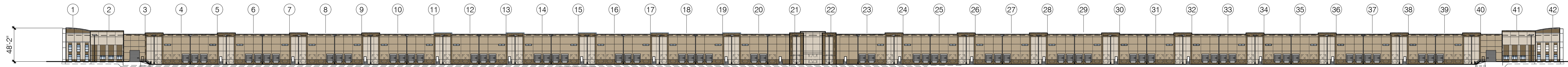




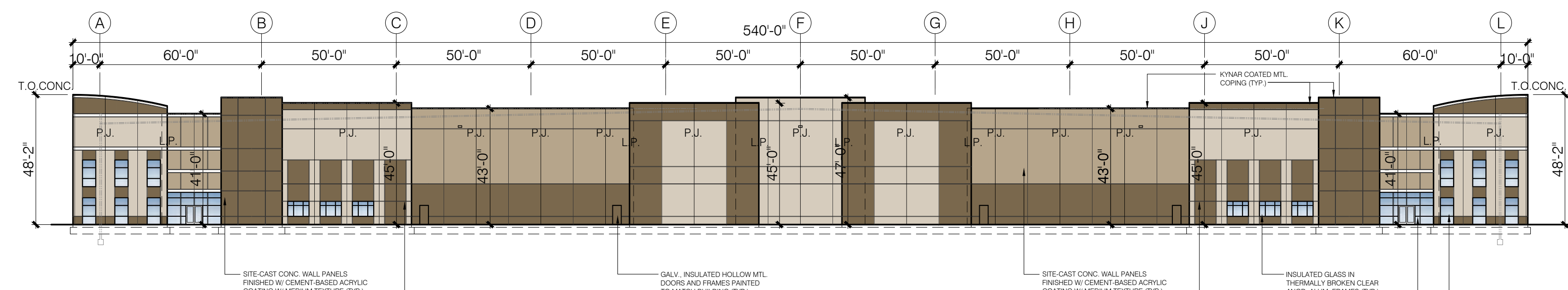
1 OVERALL NORTH ELEVATION
Scale: 1/64" = 1'-0"



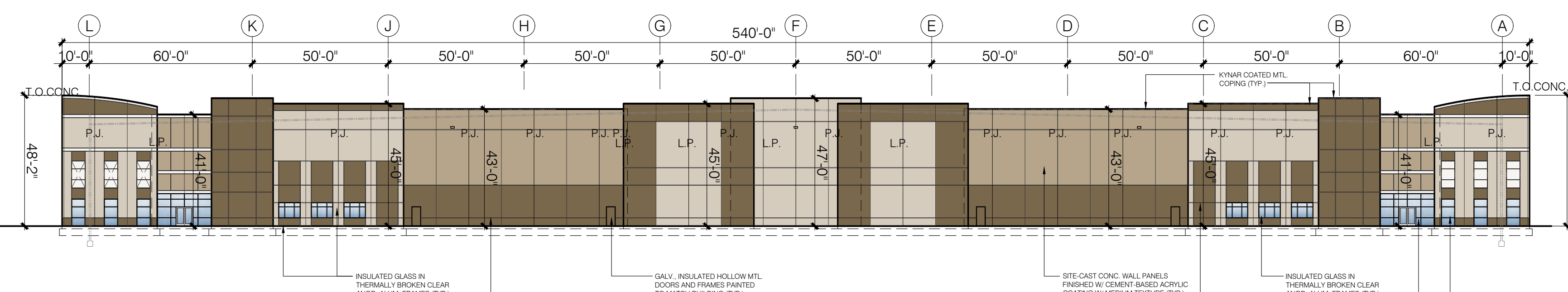
2 OVERALL FLOOR PLAN
Scale: 1/64" = 1'-0"



3 OVERALL SOUTH ELEVATION
Scale: 1/64" = 1'-0"



4 OVERALL WEST ELEVATION
Scale: 1/32" = 1'-0"



5 OVERALL EAST ELEVATION
Scale: 1/32" = 1'-0"



studioNorth
ARCHITECTURE
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 686 | 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



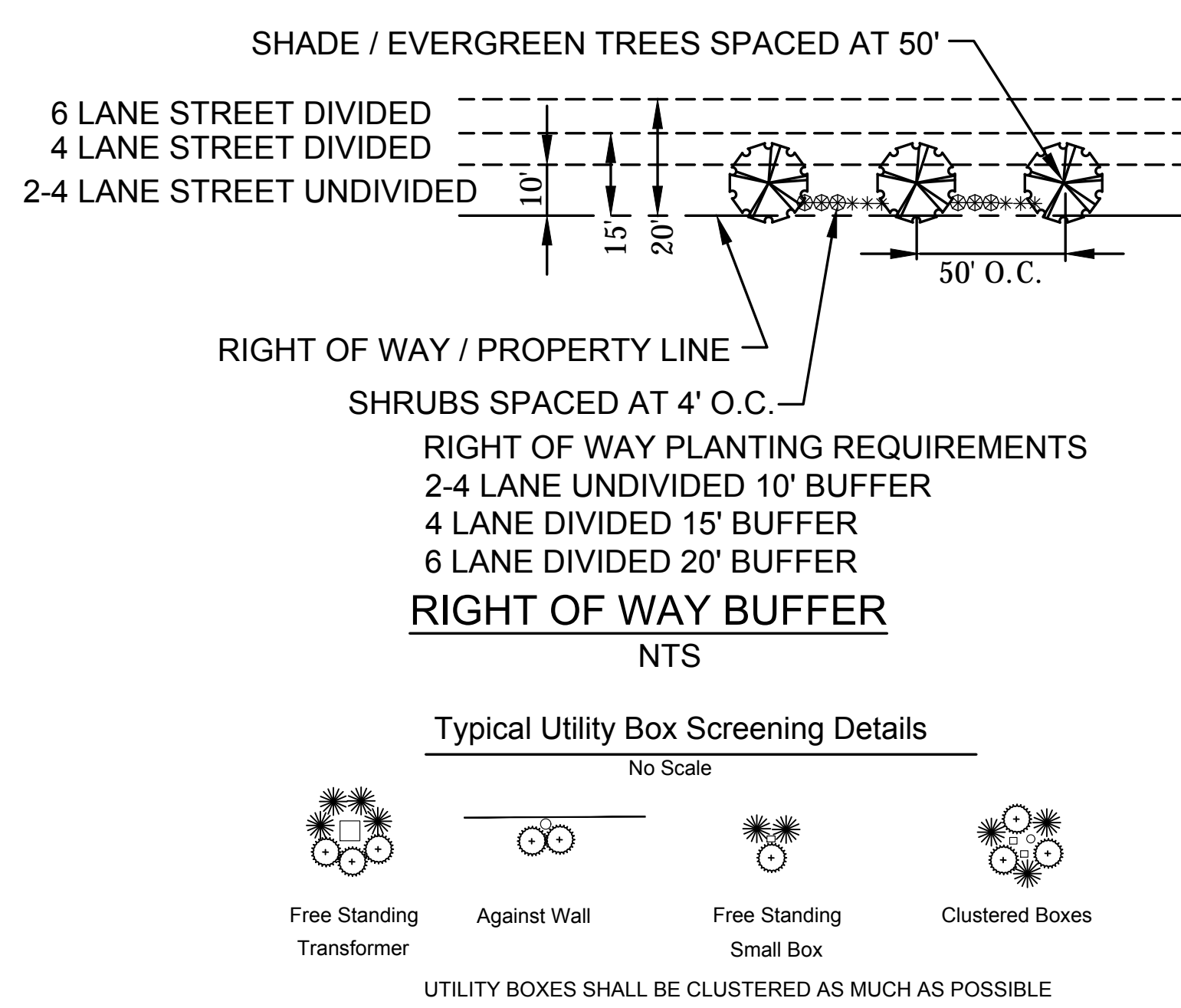
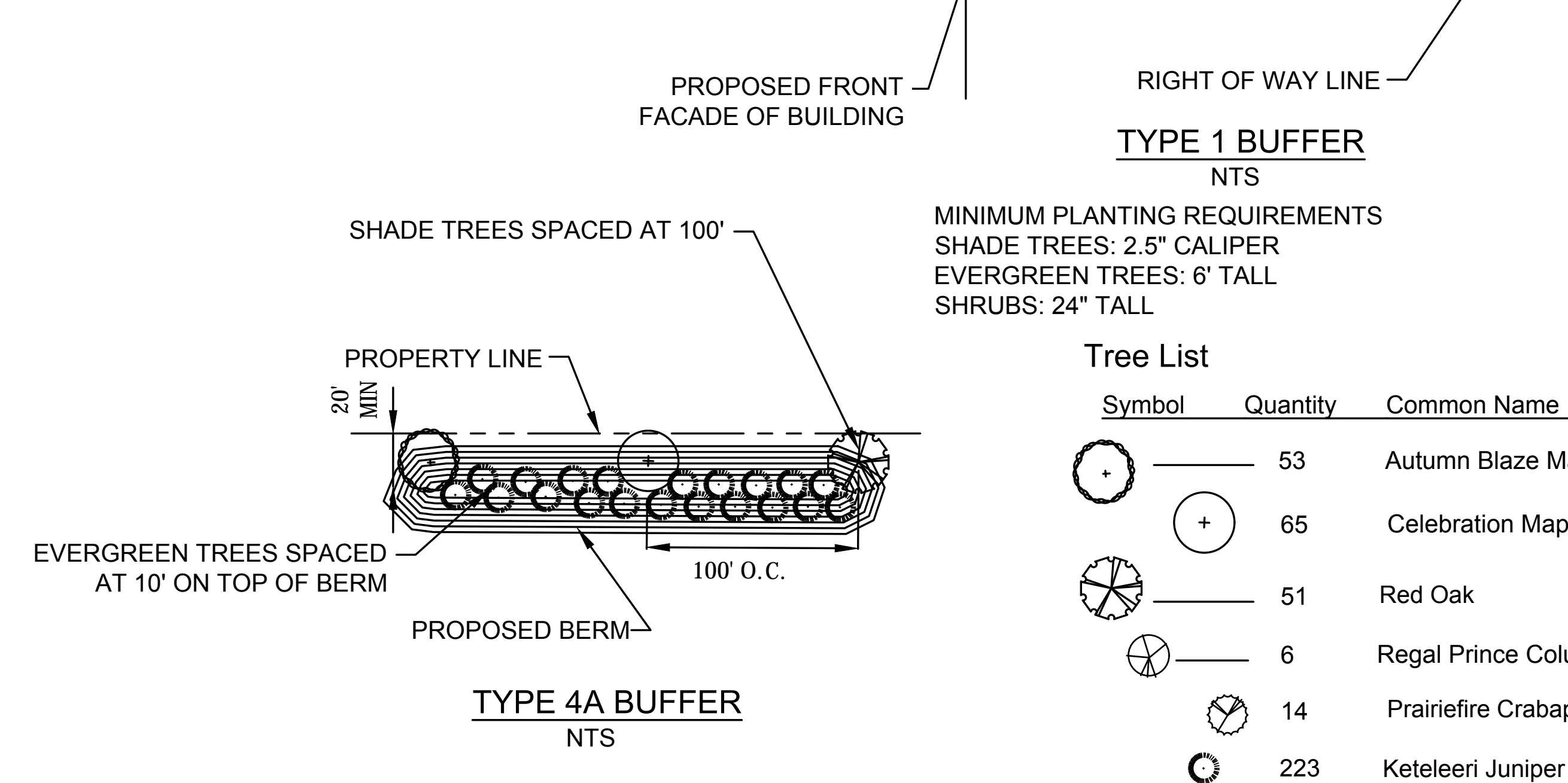
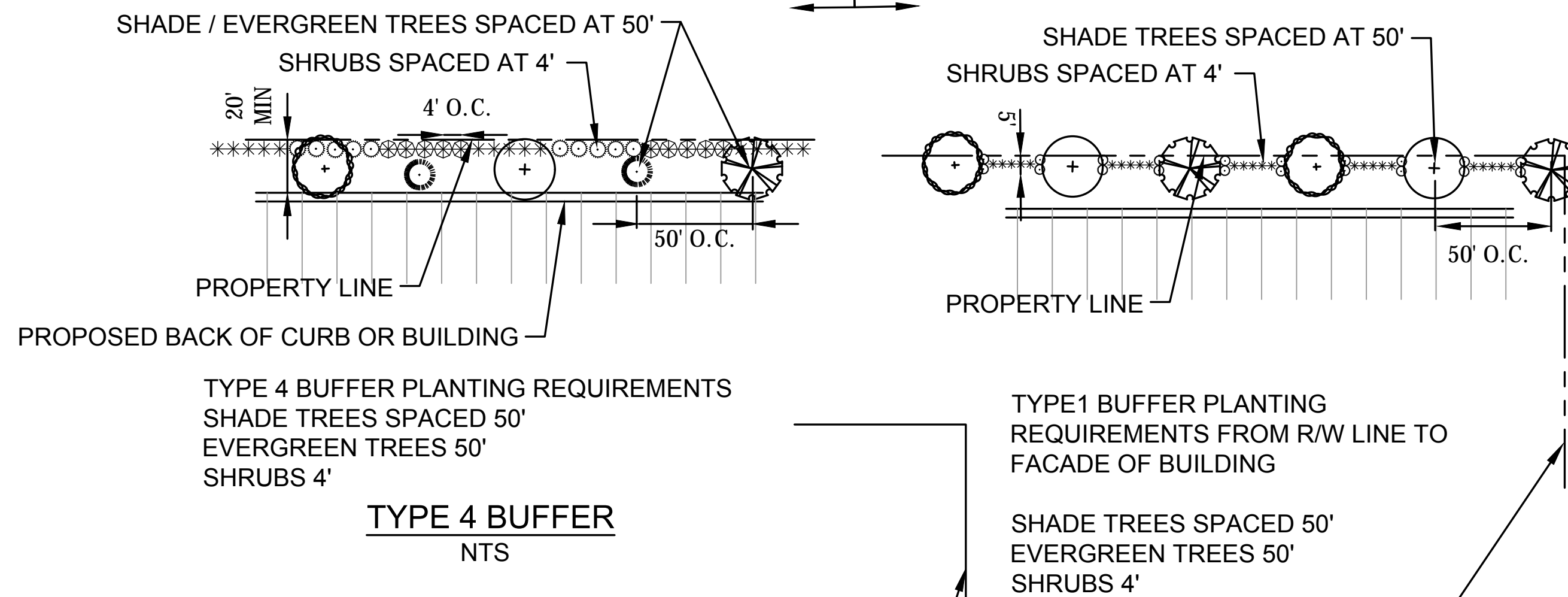
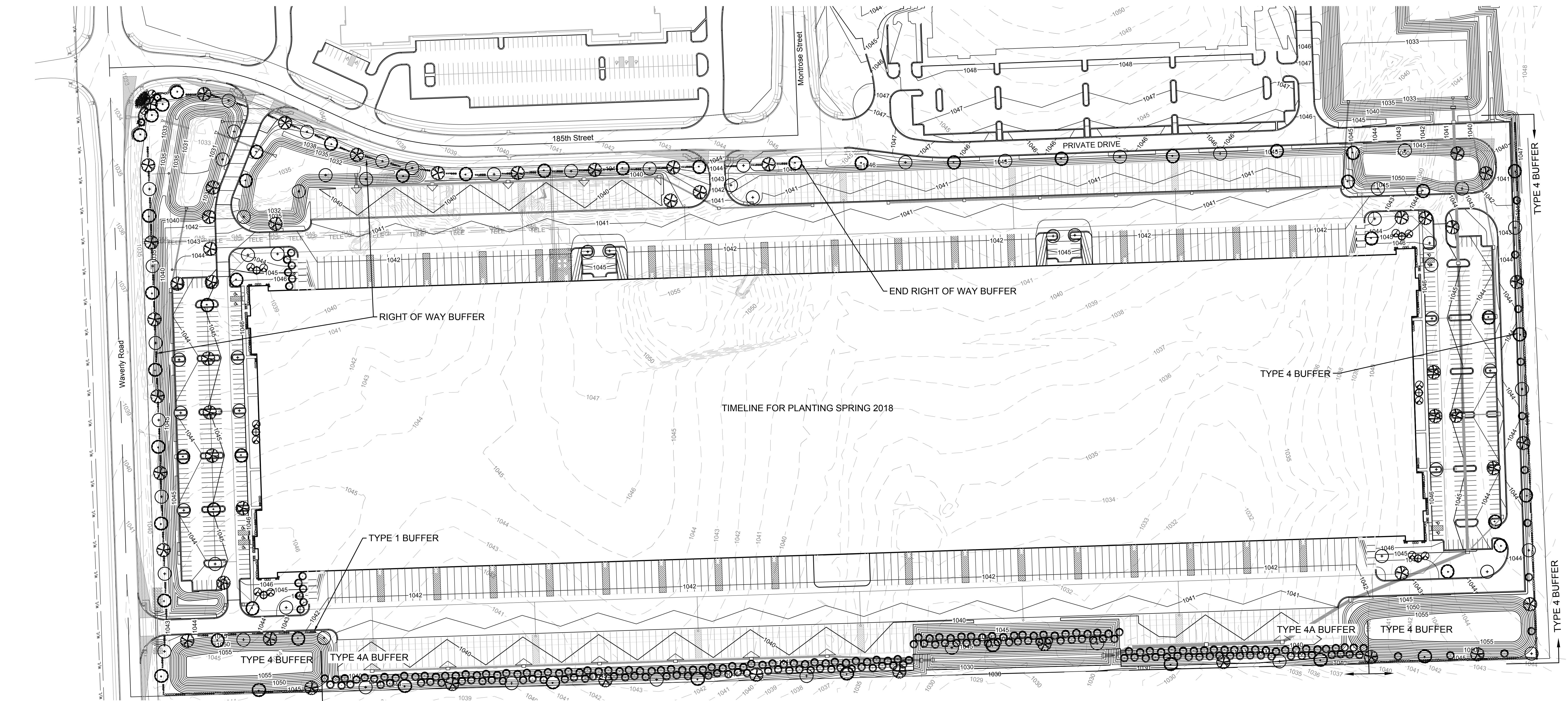
7
Inland Port VII

Project No.	2017-21	
Date:	07.16.17	
Issued For:	Final Development Plan	
Revisions:		
No.	Date	Description



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

A1.07
OVERALL FLOOR PLAN



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 allowed 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 Nurserymen, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

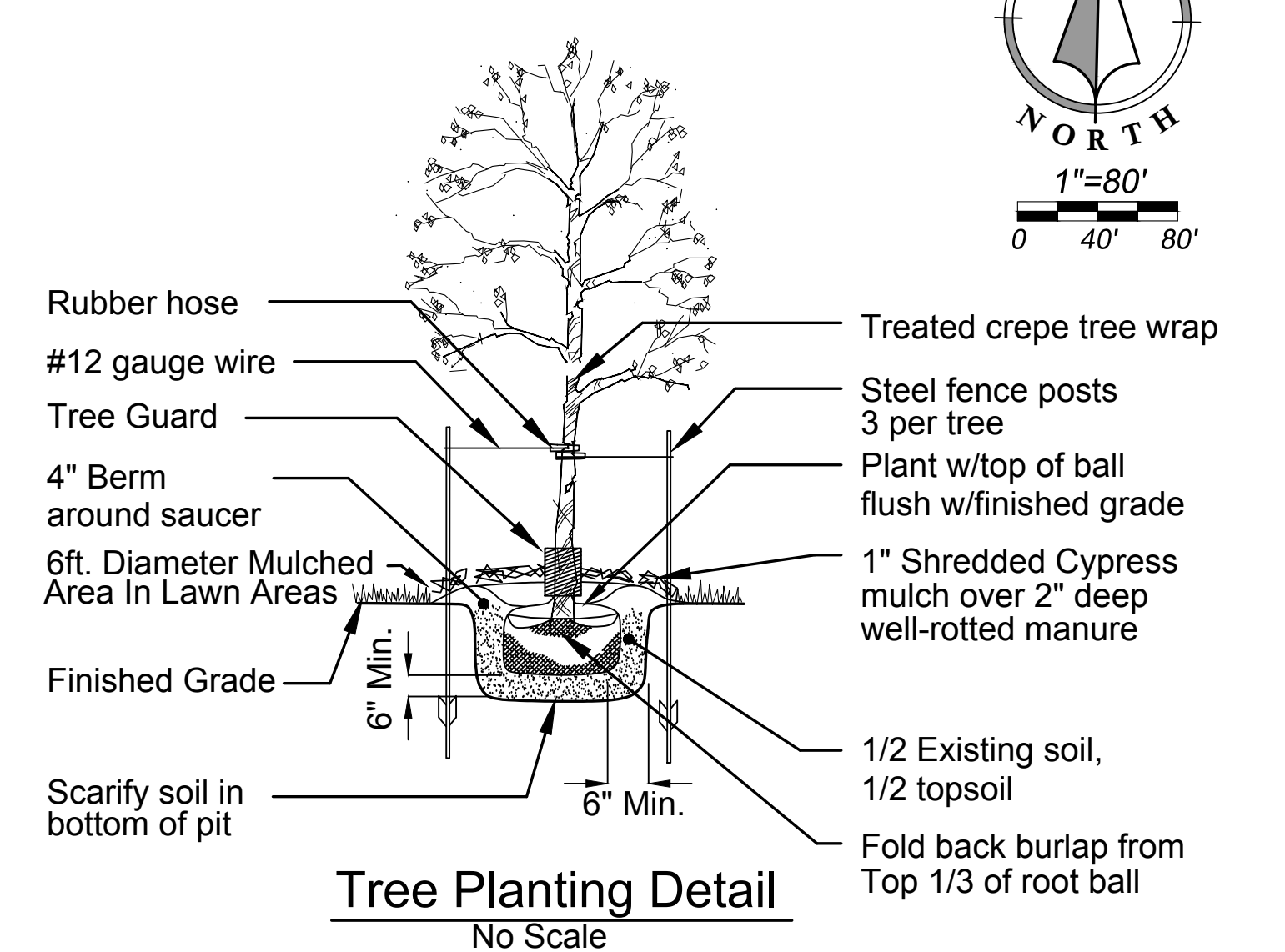
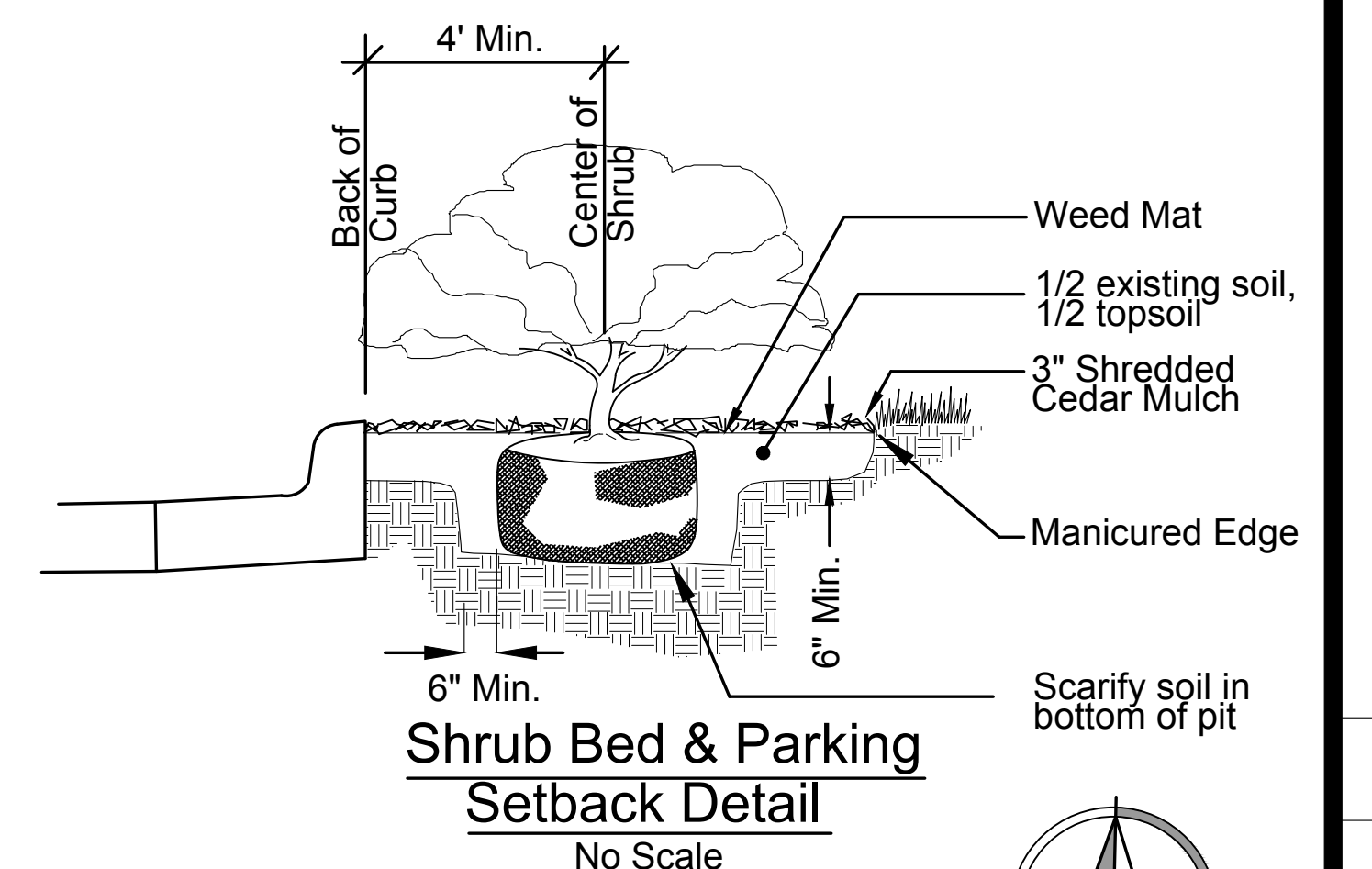
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

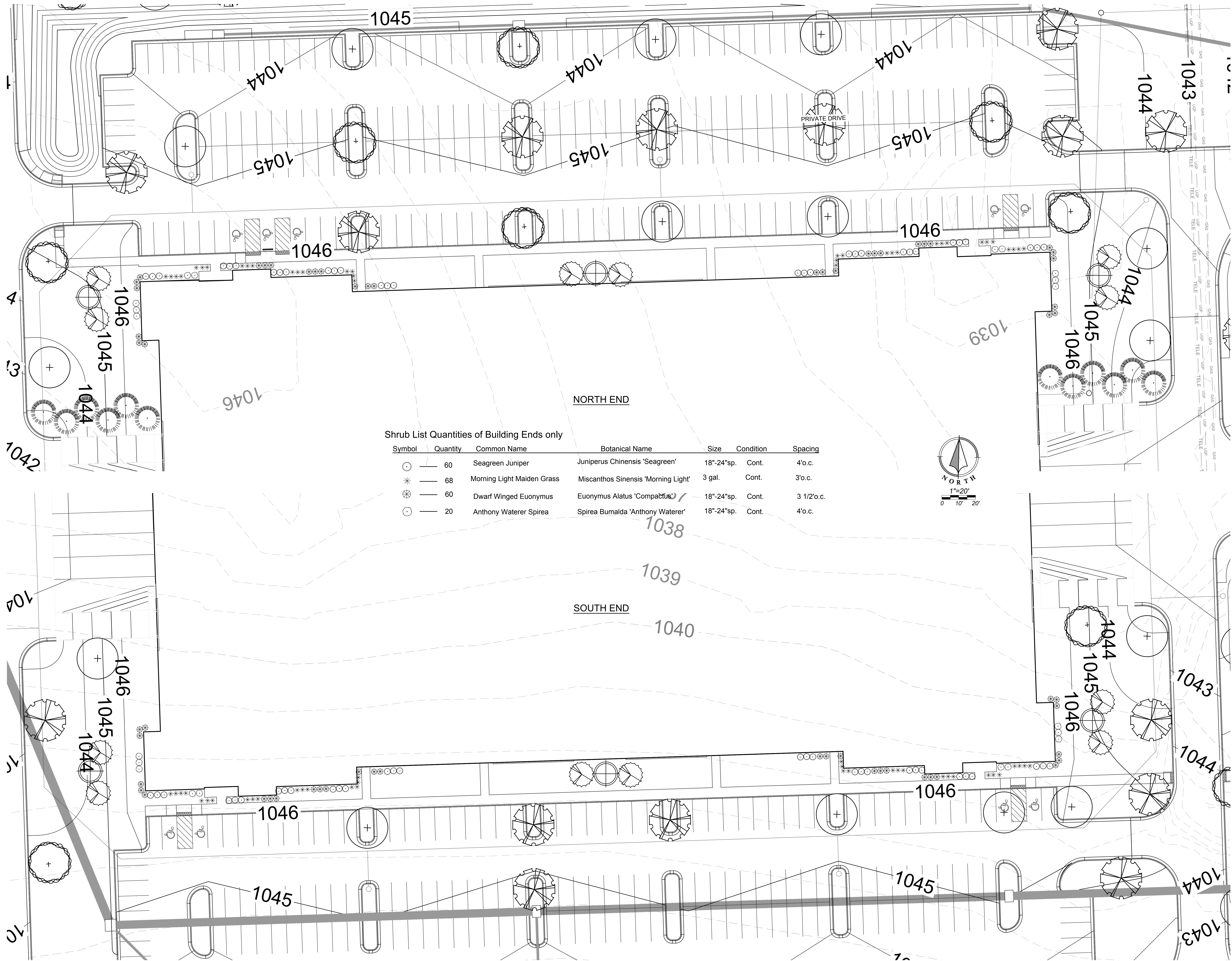
All shrub beds within lawn areas to receive a manicured edge.

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.

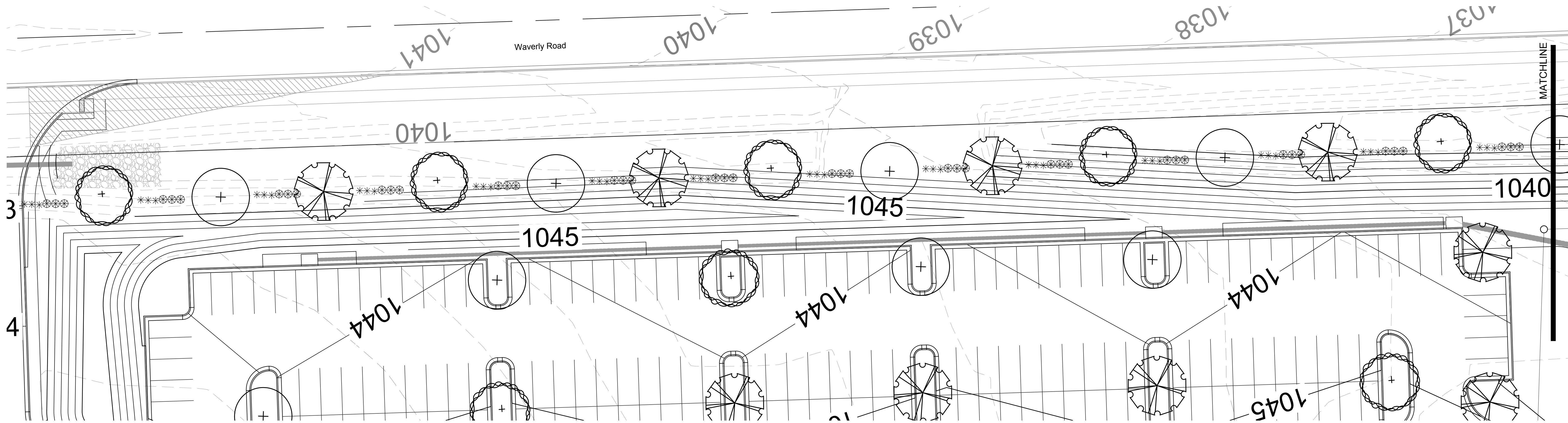




Shrub List Quantities of Building Ends only

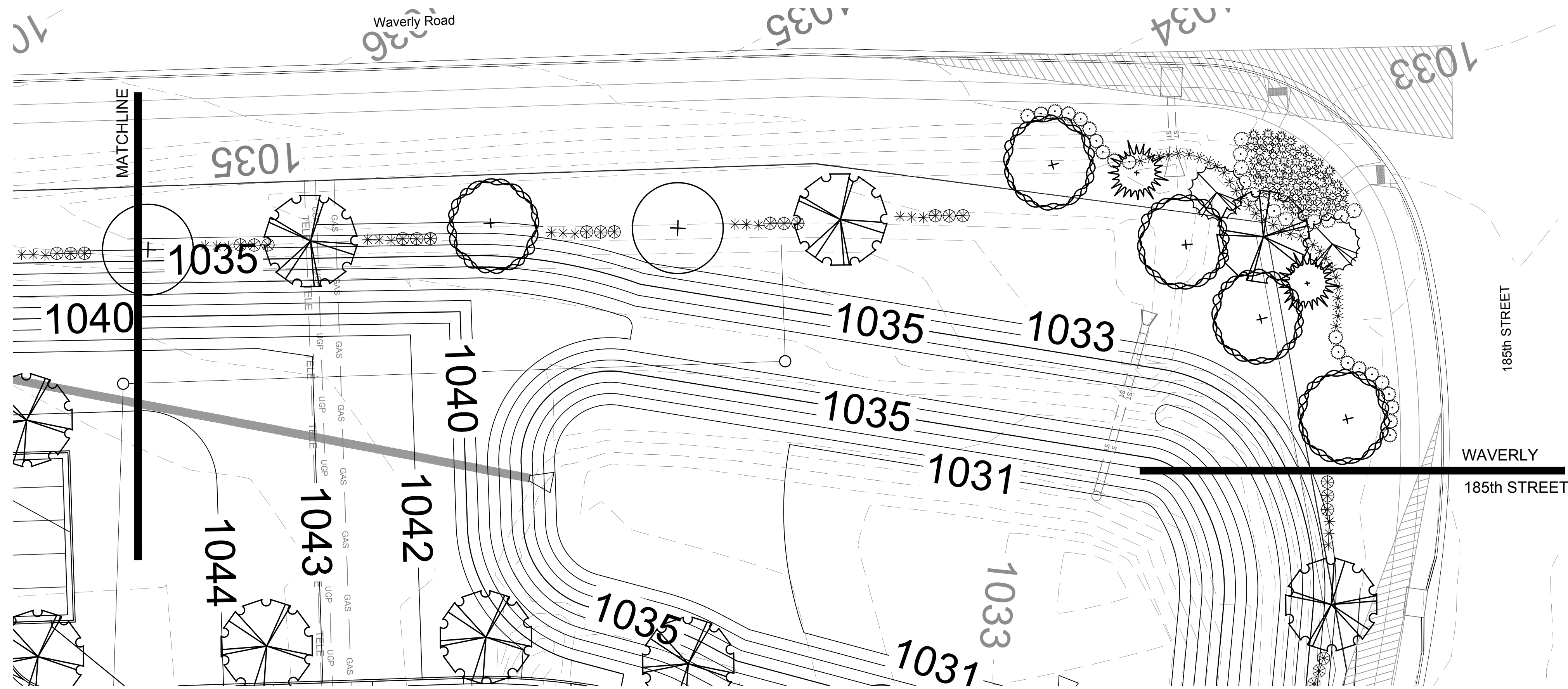
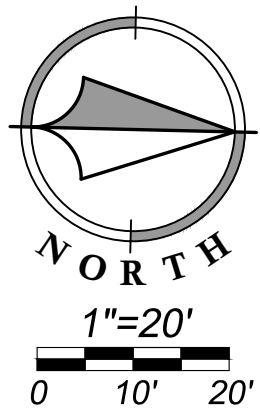
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	60	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	68	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	60	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.
	20	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	18"-24"sp.	Cont.	4'o.c.

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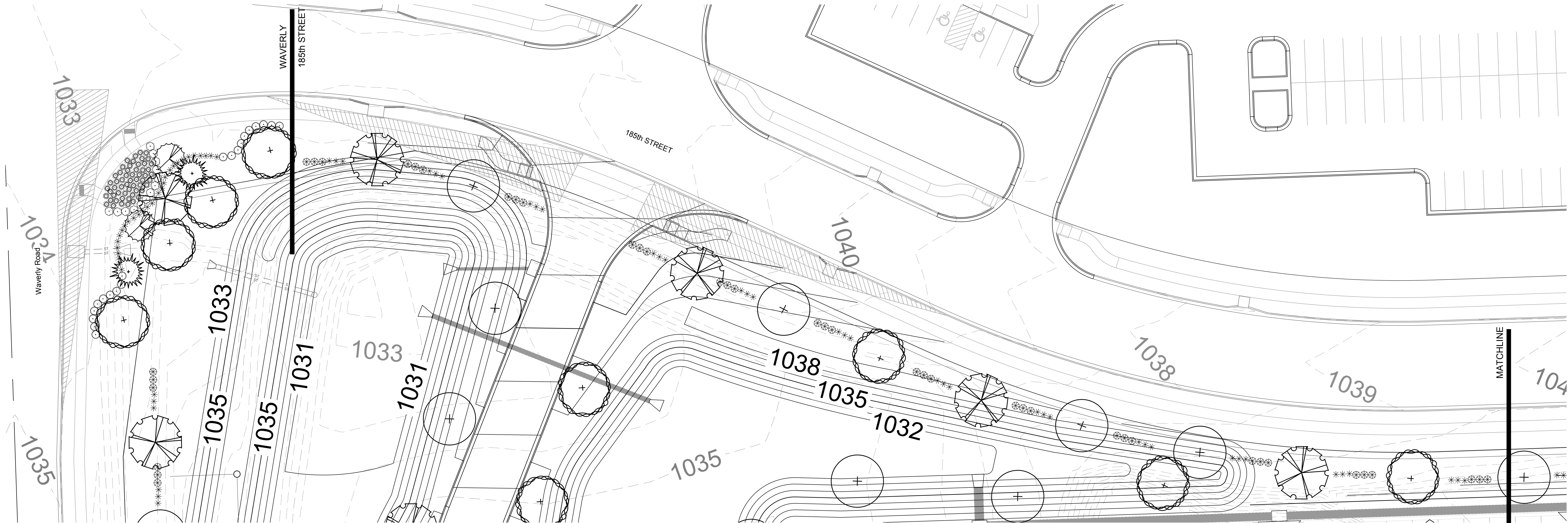


Shrub List Quantities of Waverly Road only

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	20	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	87	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	57	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.
	13	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	18"-24"sp.	Cont.	4'o.c.
	56	Hamlen's Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hameln'	12" sp.	Cont.	2'o.c.

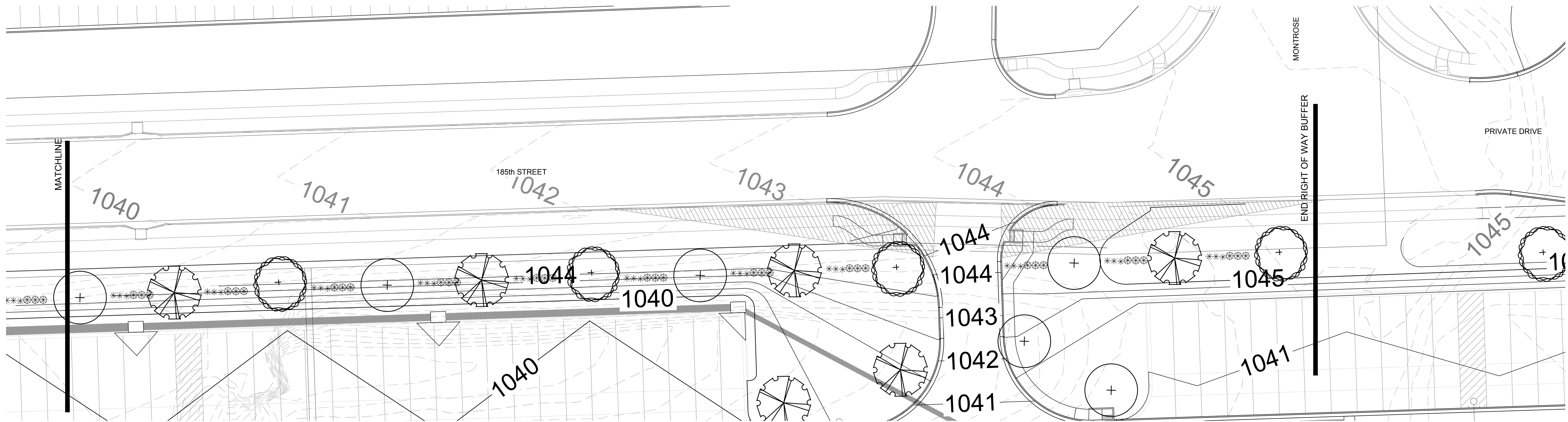
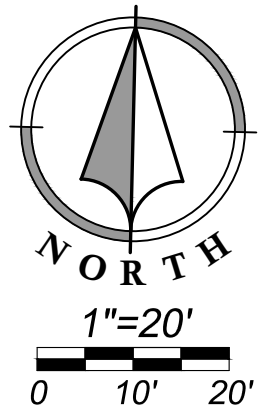


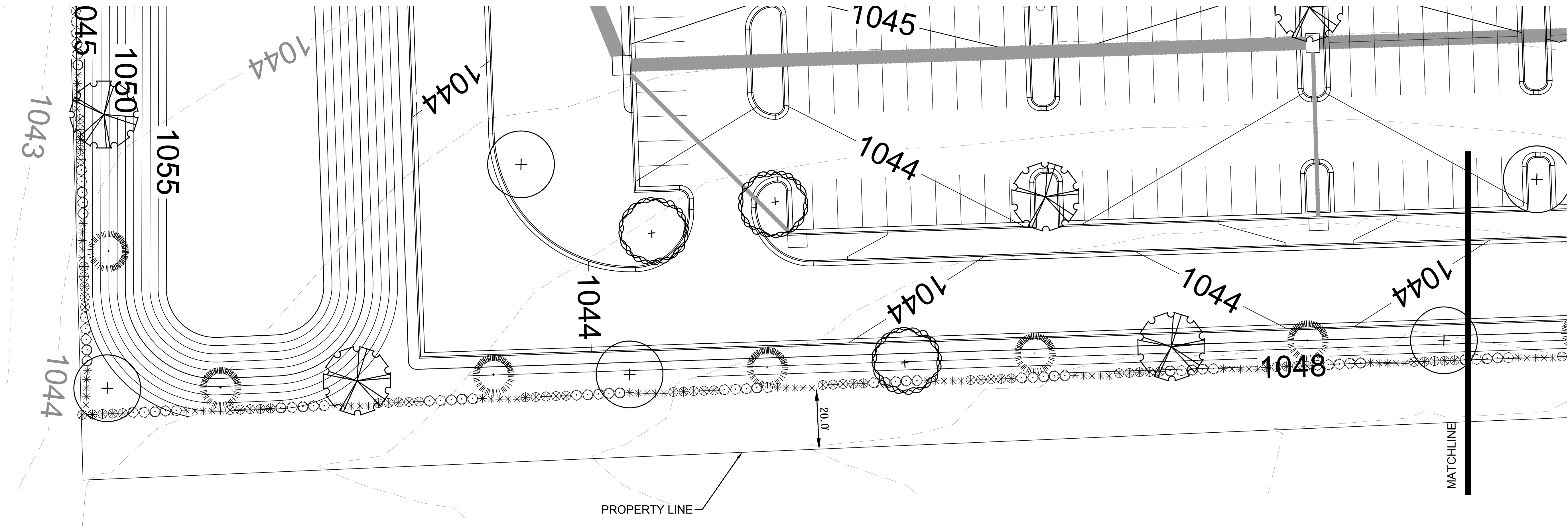
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Shrub List Quantities of 185th Street only

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
* —	69	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
⊗ —	69	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.





Shrub List Quantities of 185th Street only

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
* —	58	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
⊗ —	58	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.
○ —	53	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.

