

EDGERTON PLANNING COMMISSION
REGULAR SESSION
Edgerton City Hall
June 12, 2018
7:00 P.M.

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 May 8, 2018

TEMPORARY USES, TU2018-04 – INLAND PORT XXXI, 31800 W. 196th

B. Consideration of a temporary use request, TU2018-04, requesting approval of temporary sanitary facilities for property located at 31800 W. 196th Street (Inland Port XXXI). Applicant: NorthPoint Development

TEMPORARY USES, TU2018-05 – INLAND PORT XL, 31301 W. 181st

C. Consideration of a temporary use request, TU2018-05, requesting approval for construction of temporary parking space for property located at 31301 W. 181st (Inland Port XL). Applicant: ColdPoint Logistics

5. **NEW BUSINESS**

PUBLIC HEARING – PRELIMINARY PLAT, LOGISTICS PARK KANSAS CITY-SOUTHWEST, PP2018-04

A. Consideration of opening a public hearing in regards to application, PP2018-04, requesting approval of a preliminary plat for Logistics Park Kansas City – Southwest, located in the northeast corner of 199th Street and Four Corners Road, consisting of two (2) lots and four (4) tracts, containing approximately 119.425 acres, more or less. Applicant: Edgerton Land Holding Company, LLC. Engineer: Olsson Associates

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to approve, table or deny the preliminary plat.

PUBLIC HEARING – PRELIMINARY SITE PLAN, LOGISTICS PARK KANSAS CITY SOUTHWEST (INLAND PORT 23 AND 24), PS2018-03

B. Consideration of opening a public hearing in regards to an application, PS2018-03, requesting approval of a preliminary site plan for Logistics Park Kansas City Southwest (Inland Port 23 and 24), located in the northeast corner of 199th Street and Four Corners Road, consisting of two (2) lots and four (4) tracts, containing approximately 119.425 acres, more or less. Applicant: Edgerton Land Holding

Company LLC Engineer: Olsson Associates

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to approve, table or deny the preliminary site plan.

FINAL SITE PLAN, FS2018-05, AMENDING FS2017-01, 19400 ESSEX STREET

- C. Consideration of FS2018-05, pertaining to the amendment of FS2017-01, requesting installation of a Compressed Natural Gas Fueling Station for UPS, located at 19400 Essex Street. Authorized Agent: TruStar Energy for ELHC XXI LLC, Engineer: Katahdin Environmental

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

- 6. Future Meeting – July 10, 2018
- 7. Adjournment

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
REGULAR SESSION
May 8, 2018

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:03 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners John Daley, Katee Smith, and Josh Beem. Absent were Commissioners Andrew Merriman and Erik Erazo. Also present were: City Administrator Beth Linn, Development Services Director Katy Crow, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

ELECTION OF OFFICERS FOR 2018-2019

After brief discussion, the members nominated the following list of officers: John Daley – Chair; Katee Smith – Vice-Chair; and Andrew Merriman – Secretary.

Motion by Beem, seconded by Smith, to accept and approve the nominations for Planning Commission officers for 2018-2019. The motion was approved, 3-0.

CONSENT AGENDA

Motion by Smith, seconded by Beem, to approve the item as presented in the Consent Agenda. Motion was approved, 3-0.

MINUTES

- A. Minutes for the Regular Session of April 10, 2018 were considered and approved.

NEW BUSINESS

PUBLIC HEARING – REZONING FOR NORTHEAST CORNER OF FOUR CORNERS ROAD AND 199TH STREET, ZA2018-02

The opening of a public hearing regarding rezoning application, ZA2018-02, pertaining to the rezoning of property from Johnson County RUR and UTILITY to City of Edgerton L-P (Logistics Park) located in the Northeast Corner of Four Corners Road and 199th Street, containing approximately 119.425 acres, more or less. Applicant: NorthPoint Development LLC/Edgerton Land Holding Company LLC
Management Engineer: Renaissance Infrastructure Consulting

The Development Services Director overviewed the history and reason for the rezoning request. She indicated the majority of the property was annexed in March 2014 with a small remnant annexed earlier in 2018. She noted the rezoning is request for future intermodal-related, logistics park development. She also noted the property is surrounded by Johnson County Parks and Recreation district, LPKC operations, low-density rural, single-family, and landscape nursery operations. The project has frontage along Four Corners Road, Homestead Land and West 199th Street.

Ms. Crow stated the applicant's request is for L-P, Logistics Park and overviewed the proposed uses within the noted district. She also noted staff reviewed the application in respect to the Unified Development Code, laws of Kansas and the "Golden Criteria."

Ms. Crow stated due to proximity to the LPKC, BNSF railway intermodal facility and the interstate, the L-P zoning district is the most compatible, adding the Future Land Use Map contained in the Comprehensive Plan has the property designated as appropriate and acceptable for business park/industrial uses, adding this change is not considered extreme or rare in the development. She noted the Site Plan review will help to mitigate impacts that might occur to the adjacent properties, which could include buffering, setbacks, stormwater management, and transition of uses.

The Commissioners were informed the request is an effective use of the land due to the proximity of the BNSF Railway intermodal, LPKC and Interstate 35. It was also noted the need for the community would be enhanced due to uses related to nearby facilities which allows for inland port for goods in transit, and by reducing truck traffic in area and allowing for more efficient use of the supply chain.

Ms. Crow also noted the area continues to add intermodal development with major road improvements, adding the character of the area is changing from rural to industrial. It was noted properties south of this area contain a mixture of unincorporated Johnson County which includes residential, vacant, and farm lands. It was also noted property to east is beginning to develop with industrial and Logistics Park uses; and to the west is located Milldale Farms, regional park with flood plain areas which will generally remain undeveloped, providing for open space, wildlife, stream way buffers, hiking, biking and pedestrian uses. The Development Services Director also noted the proposed zoning is compatible with the planned future uses of the surround property, which includes limitations on use for outside activities and storage of materials, noise, vibration, etc., with site plan reviews to provide potential mitigation of impacts to adjacent properties with attention to buffering, setbacks, stormwater management, and transition of uses. In addition, it was noted the existing zoning is not suitable for the proposed distribution warehouse and limited manufacturing industrial use for which the applicant is requesting, noting the L-P district is the most appropriate usage.

The Commissioners were informed this property has remained vacant under the current zoning for at least 70 years. They were also informed the proposed request is compatible with planned future uses of the surrounding property, specifically to the adjacent north and east adjacent to Waverly Road. It was noted the property is surrounded by Four Corners Road, Homestead Lane and 199th Street. They were informed staff is evaluating the capacity of 199th Street to determine if improvements to accommodate the anticipated development is needed. It was stated that Homestead Lane and intersection at 199th Street has been improved to the standard which will accommodate industrial development. They were informed the developer or the City will determine how other utilities will be added to accommodate the needs of the project. The roadway network, which includes Homestead Lane and intersection at 199th Street, is improved to accommodate industrial traffic, staff is reviewing Four Corners Road and 199th Street to determine any needs necessary.

Ms. Crow focused on the environmental impacts and informed the Planning Commission the City follows the National Pollutant Discharge Elimination System (NPDES) guidelines, adding the requirements will be reviewed and addressed as part of the Site Plan review.

Staff noted the uses allowed in the requested zoning has the potential to benefit the community in the positive by providing jobs, tax revenue and economic opportunities. It was also stated that denial of this request would not significantly add to the public health, safety or welfare. It was noted the Comprehensive plan has the area designated as appropriate for zoning and uses associated with business park and industrial zoning, adding staff believes the requested rezoning is compatible with the spirit and intent of future development as outlined in the Comprehensive Plan, Johnson County Southwest Area Plan and Future Land Use Map. Staff recommends approval with certain stipulations.

Chris Chancellor, representing ELHC, stated his concurrence with staff's comments and recommendations. He stated the utilities are available to serve on the north side.

Chair Daley opened the public hearing.

James Cahill, 19901 Peppertree Lane, Edgerton, KS stated he was interested in the timeline of the project.

Motion by Smith, seconded by Beem, to close the hearing. Motion passed 3-0.

City Administrator Beth Linn stated the preliminary plat and site plan will be considered at the next Planning Commission meeting and more information regarding the project will be known then.

Motion by Smith, seconded by Beem, to approve the rezoning requested with the following stipulations: 1.) All infrastructure requirements of the City shall be met; 2.) All platting requirements of the City shall be met; 3.) All Site Plan application requirements of the City shall be met; and 4.) Prior to issuance of the building permits, the property shall have an approved Site Plan reviewed and approved by the City. The motion was approved, 3-0.

Ms. Linn announced the rezoning request would be considered by the Edgerton City Council on May 24, 2018.

FUTURE MEETING

The next meeting is scheduled for June 12, 2018.

ADJOURNMENT

Motion by Beem, seconded by Smith, to adjourn. Motion was approved, 3-0.

The meeting adjourned at 7:26 p.m.

Submitted by:

Debra S. Gragg
Recording Officer

STAFF REPORT

Date: June 12, 2018
To: Edgerton Planning Commission
From: Katy Crow, Development Services Director
Re: Consider Approval of Temporary Construction Activities on property located at IP XXXI (31800 W. 196th Street) – Temporary Sanitary Facilities

BACKGROUND INFORMATION

Article 9, Section 9.6E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses subject to stipulations and the approval of staff.

MATTER TO BE CONSIDERED

On May 24, 2018, staff received a request from NorthPoint Development requesting approval for the temporary use of temporary sanitary facilities (port-a-lets) at IP XXXI while restrooms are being constructed in the north half of the building. While the applicant is ready to begin construction of permanent facilities immediately, the opportunity to lease the space may occur before the restroom facilities are finished. The use of port-a-lets would allow the applicant to market the property for immediate occupancy. The applicant is requesting permission to utilize port-a-lets for a 120-day construction period. Two ADA compliant port-a-lets would be located outside with two handwashing stations located inside the building.

The applicant has provided a site plan indicating placement of the port-a-lets on the building exterior and a letter from the property owner granting permission for this temporary construction activity on their site. The submitted site plan shows the proposed portalets located on the east side of the building at about midpoint.

This type of operation is not specifically permitted in the Unified Development Code and is not typically permitted as part of the L-P, Logistics Park District. Currently, the UDC only provides an allowance under Article 9.6E, which is for Temporary Construction Activities, and which would appear to be appropriate in this circumstance.

STAFF RECOMMENDATION

Staff recommends **approval** for this use of the property located at IP XXXI (31800 W. 196th Street) for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by NorthPoint Development for temporary use of port-a-lets during construction subject to the following conditions:

1. Portalets must be removed no later than October 12, 2018;
2. Site must be maintained in good condition;
3. All waste must be disposed of in accordance with all applicable regulations;

4. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements within a reasonable amount of time;
8. Maintain a valid City of Edgerton Business License; and
9. Permission for temporary construction activities is granted for a period ending October 12, 2018.

ATTACHMENTS

- Application request from NorthPoint
- Site plan with location of port-a-lets marked
- Permission from building owner



May 24, 2018

Katy Crow
Community Development Director / City of Edgerton
404 East Nelson
Edgerton, KS 66021

Re: Temporary Use – Portable Restrooms Inland Port XXXI

Dear Katy:

We have had for quite some time vacancy of 220,000sf on the north end of IP XXXI. Over time we have lost, on multiple occasions, the opportunity to lease this space due to our inability to “immediately” occupy the building.

Typically, we have seen that the occupancy level initially required by the small increment tenant is minimal and will be addressed with two water closets on the east wall. This installation under the classification of S1/S2 would allow us to have as many as 100 employees in the building and be compliant with the code. This will be more than adequate for what we have seen and will allow time for a tenant to begin an operation while we build out office space and any additional water closets necessary to support a full operation.

We are ready to begin construction of these facilities immediately however the opportunity to lease the space might come before we can complete the permanent fixtures. While we construct the permanent facilities described above we are respectfully requesting permission to utilize portable restroom facilities during the anticipated 120 day construction period. The plan would have two ADA compliant port-a-lets outside and two temporary hand wash stations inside.

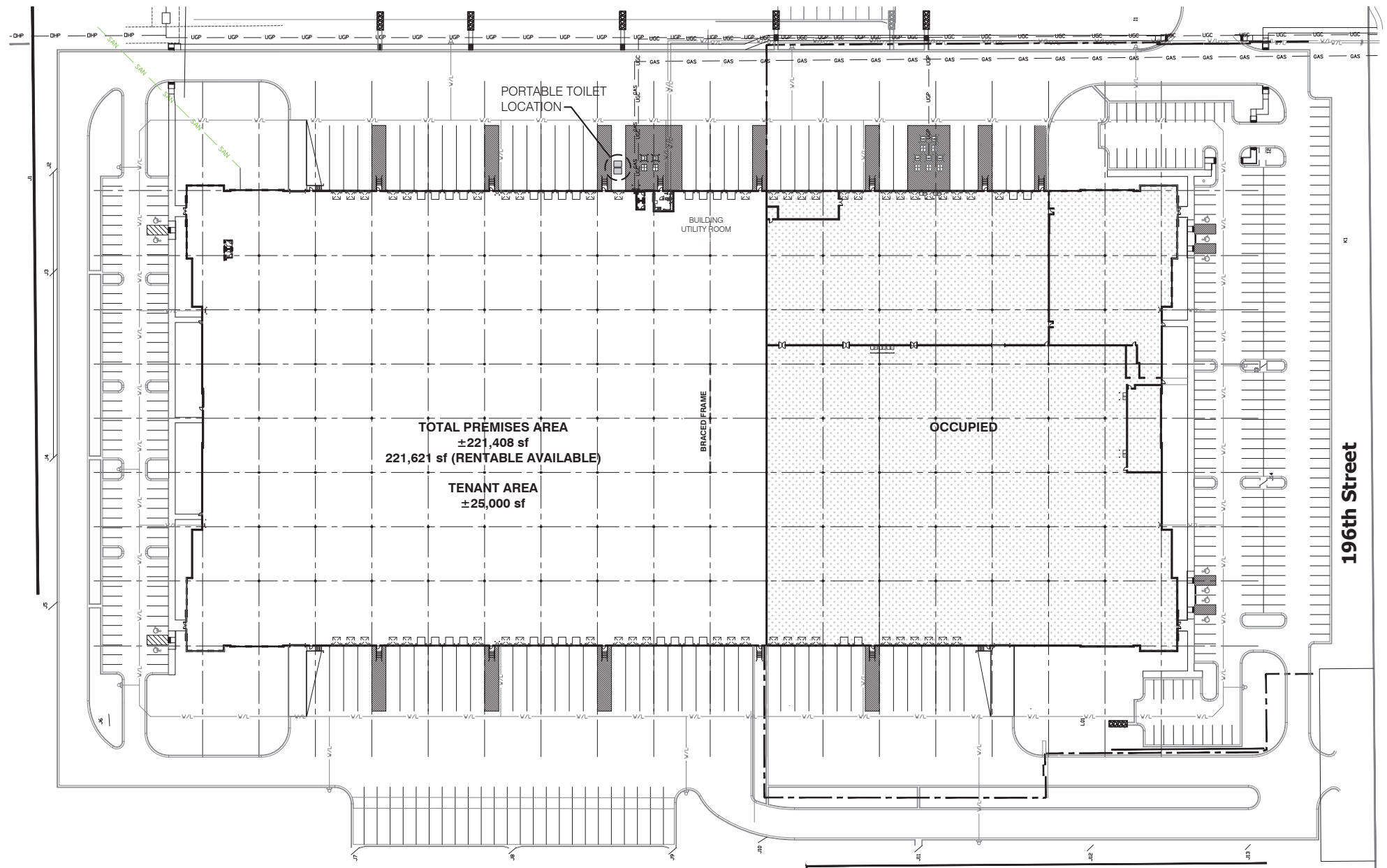
Thank you for considering the use of temporary restroom and hand wash facilities at Inland Port XXXI, the attention and consideration of the permanent fixture plans at Inland Port XXXI, and the cooperation to facilitate the growth of the entire logistics park.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Burks", written over a horizontal line.

Aaron Burks
Project Manager
NorthPoint Development

4825 NW 41st Street | Suite 500
Riverside, MO 64150
816.888.7380
www.BeyondTheContract.com



IP XXXI 196 Street LLC
3344 Peachtree RD NE Suite 1950
Atlanta, GA 30326

June 5, 2018

Katy Crow
Community Development Director / City of Edgerton
404 East Nelson
Edgerton, KS 66021


Re: Temporary Use – Portable Restrooms Inland Port XXXI

Dear Katy:

We have reviewed the reviewed NorthPoint plans to utilize temporary lavatories at Inland Port XXXI. As the owner of the property we approve the use of the temporary facilities at the specified locations during construction of the permanent fixtures. All temporary lavatory equipment should be removed within 14 days of completion of construction.

Thank you for your cooperation and attention to this matter.

Sincerely,
IP XXXI 196 Street LLC
a Delaware limited liability company

By: 
Name: Kary Nordholz
Title: Authorized Representative



STAFF REPORT

Date: June 12, 2018
To: Edgerton Planning Commission
From: Katy Crow, Development Services Director
Re: Consider Approval of Temporary Construction Activities on property located at IP XL (31301 W. 181st Street) – Temporary Gravel Lot Parking Area

BACKGROUND INFORMATION

Article 9, Section 9.6E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses subject to stipulations and the approval of staff.

MATTER TO BE CONSIDERED

On May 22, 2018, staff received a request from ColdPoint Logistics requesting permission to temporarily use a gravel parking lot at ColdPoint Logistics (IP XL) during ongoing construction. With the onset of Phase 3 construction, the construction trailer was relocated to the west end of the property, leaving a gravel lot area. Current Phase 2 operations will relocate to Phase 3 and as this transition is made, there are additional employees onsite for training purposes. In addition, Phase 2 facilities will need construction modifications for the accommodation of a new tenant. The applicant has requested permission to utilize the vacated gravel lot as an overflow parking area for these additional employees and construction personnel until November 6, 2018.

Included in the attachments are the applicant's request letter, a site plan of where the gravel lot is located, and a letter granting permission from the owner to allow this activity on their property.

This type of operation is not specifically permitted in the Unified Development Code and is not typically permitted as part of the L-P, Logistics Park District. Currently, the UDC only provides an allowance under Article 9.6E, which is for Temporary Construction Activities, and which would appear to be appropriate in this circumstance.

STAFF RECOMMENDATION

Staff recommends **approval** for this use of the property located at 31301 W. 181st Street (ColdPoint - IP XL) for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code - use of a temporary gravel parking area during construction subject to the following conditions:

1. Gravel lot must be removed no later than November 6, 2018;
2. When vacated, the site of the gravel lot must be returned to a grassy area;
3. During temporary use, site must be maintained in good condition;
4. All waste must be disposed of in accordance with all applicable regulations;

5. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
6. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
7. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
8. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements within a reasonable amount of time;
9. Maintain a valid City of Edgerton Business License; and
10. Permission for temporary construction activities is granted for a period ending November 6, 2018.

ATTACHMENTS

- Request letter from ColdPoint Logistics
- Site Plan with location of gravel lot clearly marked
- Permission letter from property owner, Cold Point Logistics



May 22, 2018

Ms. Katy Crow
Development Services Director
City of Edgerton, KS
404 East Nelson
Edgerton, KS 66021

RE: ColdPoint Temporary Construction Activities UDC Article 9.6 E

Dear Ms. Crow,

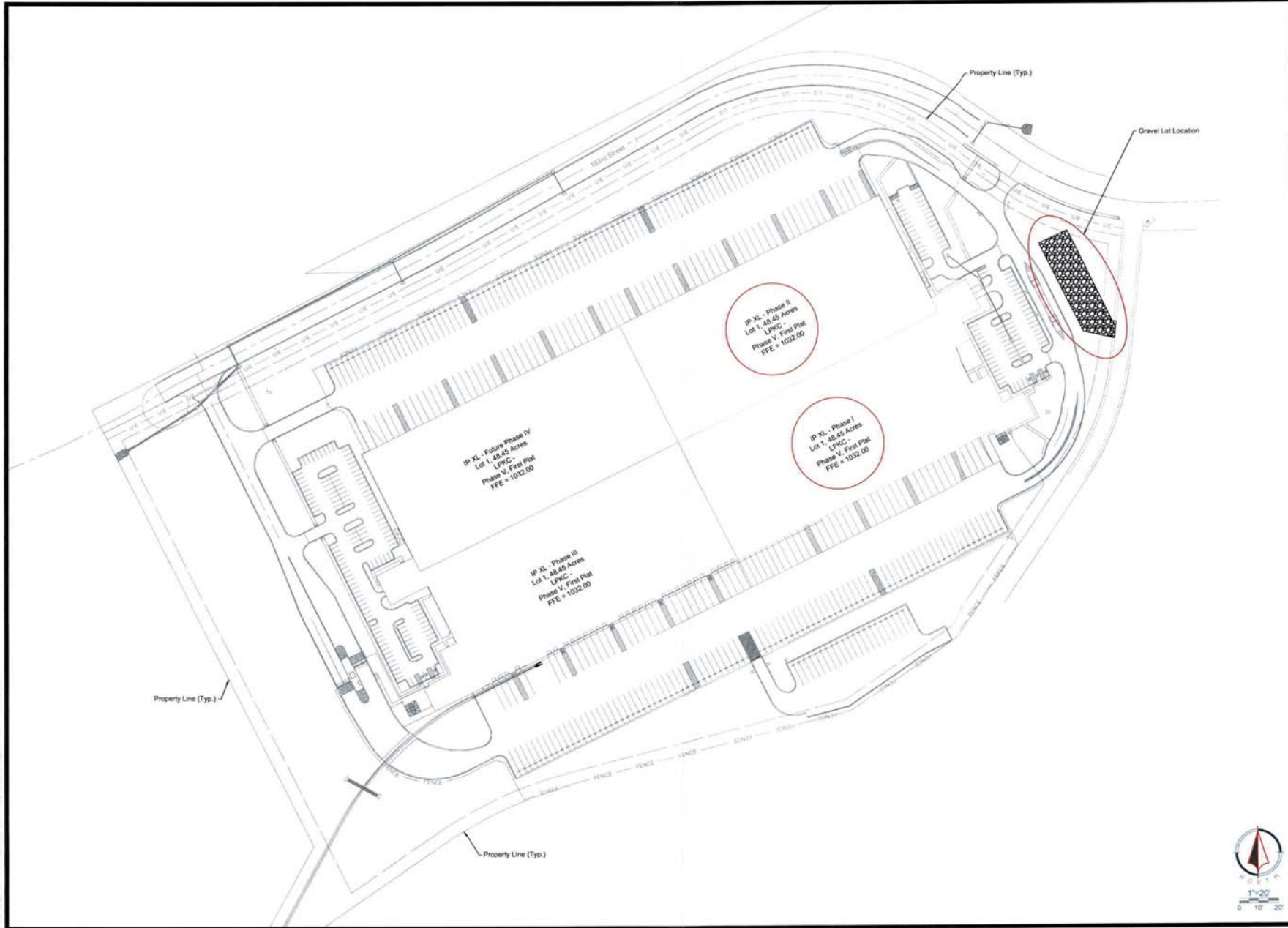
As the City of Edgerton is aware, ColdPoint is being constructed in 4 Phases. The construction trailer and parking location for Phase 1 and Phase 2 is located just East of the facility as indicated on the attached diagram. Upon the completion of Phase 2, the construction trailer was moved to the West end of the property adjacent to Phase 3 work. The parking location at the East side of Phase 1 and 2 remains in place.

Phase 2 opened in March of 2018 operating as a cooler to serve a customer need. Phase 3 has been designed specifically for this customer. Therefore, the product currently located in Phase 2 will be moved to Phase 3 upon completion of the Phase 3 work. The anticipated move to Phase 3 is late August and September of 2018. After the cooler product is moved, Phase 2 will require adjustments such as temperature draw down, caulking, rack adjustments and cleaning. Parking will be required for this construction work. The employees currently working in Phase 2 will transition to Phase 3 along with the product. We currently have a shortage of employee parking spaces at Phase 2 due to the situation as outlined above. These employees are also occasionally utilizing the temporary lot. We anticipate this employee parking overflow to subside once we make the final move to Phase 3 as well.

ColdPoint Logistics Real Estate, LLC requests that we may continue our use of the temporary gravel lot through November 6, 2018 to support our growth of the facility. This will give us time to complete Phase 3, move product and transition Phase 2. Thank-you for your consideration and for supporting ColdPoint as we complete all Phases of work.

Respectfully,
ColdPoint Logistics Real Estate, LLC

Aaron J. Burks



Sheet
C1

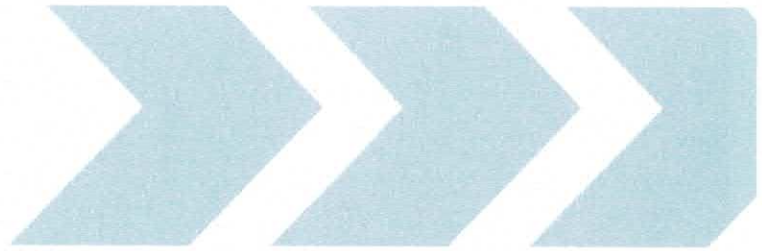
Project Site Exhibit
18-0126
Inland Port XL

Gravel Construction Parking
Pad Location

DATE	11/14/18
BY	11/14/18
CHECKED	11/14/18
APPROVED	11/14/18
DESIGNED	11/14/18
DRAWN	11/14/18
SCALE	1"=20'
PROJECT	18-0126
SHEET	C1

Renaissance Infrastructure Consulting





May 22, 2018

Ms. Katy Crow
Development Services Director
City of Edgerton, KS
404 East Nelson
Edgerton, KS 66021

RE: ColdPoint Temporary Construction Activities UDC Article 9.6 E

Dear Katy,

This letter serves as permission from ColdPoint Logistics Real Estate, LLC for the use of the temporary lot located at the East side of ColdPoint Phase 1 and 2 through November 2018.

Respectfully,
ColdPoint Logistics Real Estate, LLC

Aaron J. Burks



EDGERTON
global routes. local roots.

404 East Nelson
Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

STAFF REPORT

June 12, 2018

To: Edgerton Planning Commission
Fr: Katy Crow, Community Development Director
Re: PP-2018-04 Preliminary Plat for *Logistics Park Kansas City Southwest*, located on the northeast corner of 199th Street and Four Corners Road.

APPLICATION INFORMATION

Applicant:

Chris Chancellor, as agent of property owner
Edgerton Land Holding Company, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Property Owner:

Edgerton Land Holding Company, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action:

Preliminary Plat approval.

Legal Description:

North ½ of the SE Quarter, and the SW Quarter of the SE Quarter of Section 4, Township 15 and Range 22. See attached exhibit.

Site Address/Location:

On the north side of 199th Street between Four Corners Road and Homestead Lane.

Existing Zoning and Land Uses:

Zoned L-P (Logistics Park District) & undeveloped

Existing Improvements:

none

Site Size:

Approximately 119 acres.

PROJECT DESCRIPTION

The current request is for preliminary plat approval (*Logistics Park Kansas City Southwest*) so the existing parcels can be platted into two (2) lots and four (4) tracts. The south side of Lot 1 would have frontage along 199th Street and the east side would have frontage along Four Corners Road. Lot 2 has frontage on, but no access to, Homestead Lane. Access would be provided by the extension of Essex Street at the north end of the site, south to 199th Street.

INFRASTRUCTURE AND SERVICES

- a. Access to the property and development will be from 199th Street and future Essex Street via private drives.
 - a. 199th Street
 - i. Lot 1 would have frontage along the north side of 199th Street and the east side of Four Corners Road
 - ii. Lot 1 would have access to 199th Street via a private drive and future Essex Street.
 - iii. Lot 2 would not have direct access to 191st Street, but would gain access via Essex Street through private drives.
 - b. Homestead Lane
 - i. No access to Homestead Lane is sought.
 - c. Essex Street
 - i. Future Essex Street would be constructed and extended from the northern property line south to 199th Street.
 - d. Four Corners Road.
 - i. No access to Four Corners Road is sought.
- b. Utilities and service providers.
 - a. Johnson County Rural Water District #7.
 - b. Sanitary Sewer - City of Edgerton.
 - c. Storm Sewer – City of Edgerton.
 - d. Electrical Service - Kansas City Power & Light.
 - e. Gas Service – Kansas Gas Service.
 - f. Telephone & Cable – Century Link.
- c. Police is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- d. Fire protection is provided by Johnson County Fire District #1.
- e. Located within the Bull Creek watershed.

PRELIMINARY PLAT REVIEW

Staff has reviewed the Preliminary Plat submittal for compliance with the requirements in Section 13.3 of Article 13 of the Edgerton UDC. Review comments are listed below.

Content of Preliminary Plat

1. Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot and/or tract, or in an easement appurtenant to each lot and/or tract. *Staff is currently evaluating the curve design for Essex Street along with the drive entrances. The proposed driveways should meet the City of Edgerton width standards. The tangent section at the south end of Essex Street at the intersection of 199th Street should be evaluated for length. As a public road, Essex Street must have a cross section that matches previously installed roadway. Improvement plans should include construction of a sidewalk. The separation between the west entrance onto 199th Street and Four Corners Road should be labeled and at a minimum the distance should be 150' and greater if possible. **Improvements to 199th Street are being evaluated by staff and will be addressed at the Final Plat and Final Plan review stages.***
2. A copy of the proposed restrictive covenants. ***If needed, this item will be addressed at Final Plat stage.***

General Design Standards

1. All lots must front on a public right-of-way. When a subdivision is located along arterial roads adequate buffers must be maintained between the right-of-way and the building line. *The construction of Essex Street, as access to 199th Street for Lot 2 is being provided by that roadway. **Street design is being evaluated by staff and will be addressed at the Final Plat and Final Plan review stages.***

RECOMMENDATION

City staff recommends **approval** of the Preliminary Plat for *Logistics Park Kansas City Southwest*, subject to compliance with the following stipulations:

1. All Preliminary Plat requirements of the City listed above shall be met or addressed.
2. Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.
3. All infrastructure requirements of the City shall be met.

ATTACHMENTS

- Application PP2018-04
- Preliminary Plat for *Logistics Park Kansas City Southwest*

NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City - SouthwestLOCATION OR ADDRESS OF SUBJECT PROPERTY: NEC of 199th Street and Four Corners RoadLEGAL DESCRIPTION: See attached sheet and plat cover sheetCURRENT ZONING ON SUBJECT PROPERTY: RUR (proposed L-P) CURRENT LAND USE: AgriculturalTOTAL AREA: 119.425 Acres NUMBER OF LOTS: 2 lots, 4 tracts AVG. LOT SIZE ^{Lot 1: 2,501,650}
^{Lot 2: 1,140,836} Sq. Ft.DEVELOPER'S NAME(S): Chris Chancellor (as agent of property owner) PHONE: 816-888-7380COMPANY: Edgerton Land Holding Company LLC FAX: 816-888-7399MAILING ADDRESS: 4825 NW 41st Street, Suite 500 Riverside MO 64150
Street City State ZipPROPERTY OWNER'S NAME(S): Edgerton Land Holding Company LLC PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State ZipENGINEER'S NAME(S): Brian Forquer/Ben Heins PHONE: 816-800-0950COMPANY: Olsson Associates FAX: _____MAILING ADDRESS: 1301 Burlington Street, Suite 100 North Kansas City MO 64116
Street City State ZipSIGNATURE OF OWNER OR AGENT: 
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 ONLYCase No.: PP 2018-04 ^{320.00} Amount of Fee Paid: \$ 320.00 Date Fee Paid: 5/1/18
Received By: A. Clauer Receipt # 10236108 Date of Hearing: 6/12/18**PRELIMINARY PLAT INSTRUCTIONS****SUBMITTAL DEADLINE:** The applicant shall submit an application at least forty-five (45) 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.



CHECKLIST

The following items shall be included on the preliminary plat.

- ☐ A North point and scale which is appropriate to the size of the development: one inch equals 50, 100, 150 or 200 feet is typical.
- ☐ A legal description and current zoning.
- ☐ Names of: Applicant, Subdivision & Streets.
- ☐ Name and seal of surveyor/engineer.
- ☐ Date surveyed.
- ☐ Adequate legend and vicinity map.
- ☐ Signature blocks and date of review of Zoning Administrator, City Engineer, Chair of Planning Commission and Mayor.
- ☐ Complete outline drawing of all boundaries, lots and streets, together with courses, distances and areas. Boundaries must be shown as solid lines and all easements as dashed lines.
- ☐ Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access and other purposes.
- ☐ Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot.
- ☐ Total acreage and size of each lot.
- ☐ Contours at vertical intervals of 4 feet or less.
- ☐ Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, the principal structure and the lateral field (if a lateral field is used).
- ☐ A copy of the proposed restrictive covenants.

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

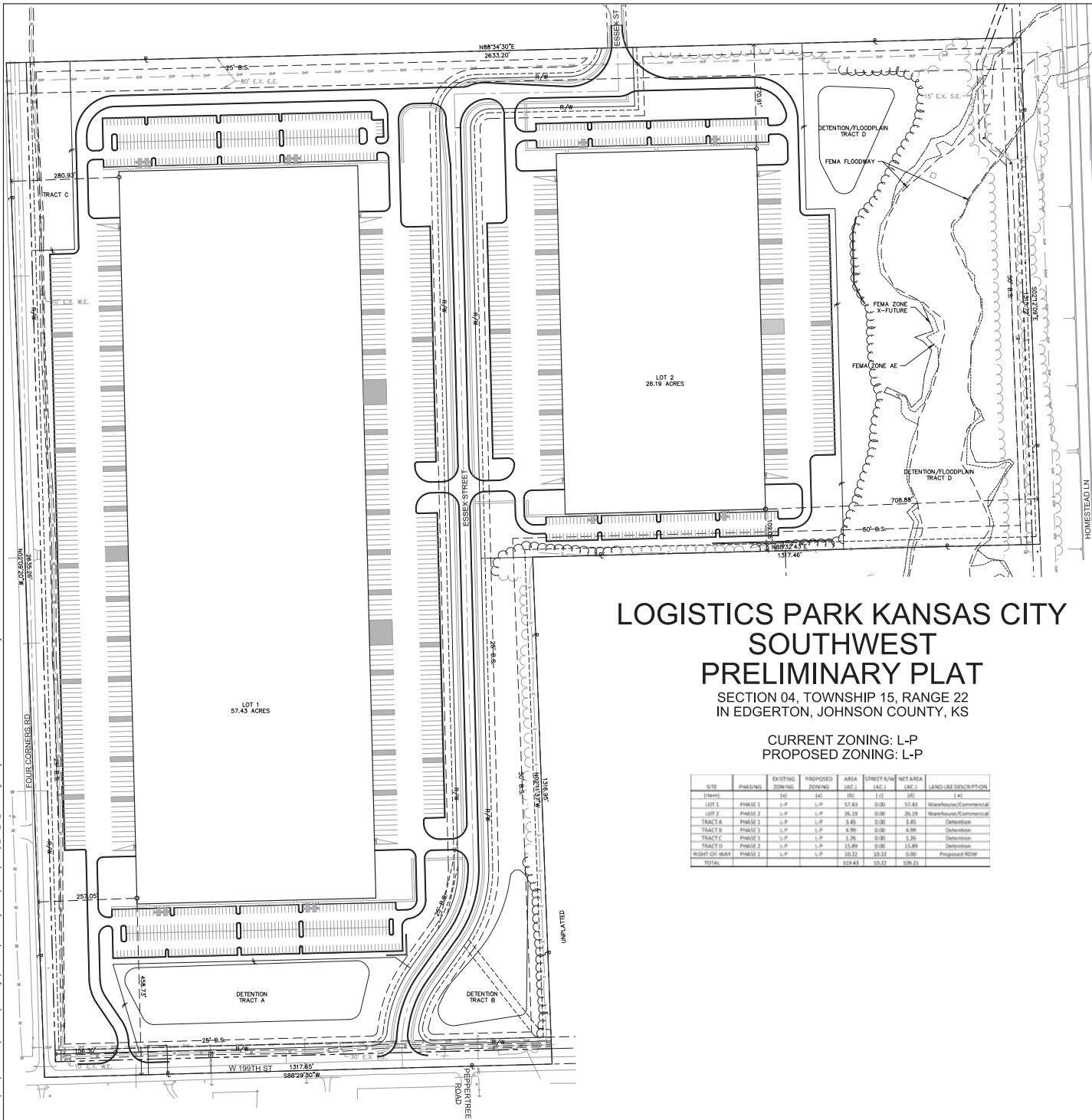
APPROVAL LIMITATIONS: The Planning Commission shall approve or deny the preliminary plat as submitted or may approve the plat as submitted subject to specified changes. Upon denial, the Planning Commission must give reason for the denial. If a preliminary plat is denied the applicant shall not submit the same proposal again for a period of one year without written approval of the Planning Commission. Tentative approval shall not constitute a final acceptance of the plat, but authorizes preparation of the final plat. No grading for streets or construction of improvements shall take place in the subdivision prior to approval and endorsement of the final plat and the submittal to and approval of construction plans and drainage plans by the Governing Body. The preliminary plat shall be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

GENERAL DESIGN STANDARDS

1. Rights-of-way must conform to the current standards of the American Public Works Association, and greater widths may be required by the Zoning Administrator after preliminary review; utility easements must be a minimum of fifteen (15) feet wide or seven and one-half (7.5) feet for appurtenant utility easements on interior lots. Street lighting and fire hydrants must be indicated in areas planned for residential use. Cul-de-sacs are limited to eight hundred (800) feet in length.
2. All portions of the tract being subdivided shall be taken up in lots (or phases), streets, planned open areas or other uses so that remnants and landlocked areas are not created.
3. All lots must front on a public right-of-way. The Zoning Administrator may grant a waiver from this requirement and allow permanent travel easements when appropriate. When a subdivision is located along arterial roads, adequate buffers must be maintained between the right-of-way and the building line. Residential structures shall have their front on interior roads.
4. Corner lots shall have minimum side-yard setbacks of twenty (20) feet to the street right-of-way and nine (9) feet to the property line of the adjacent interior lot unless approved by the Zoning Administrator.
5. Side lot lines shall be substantially at right angles to street lines.
6. Drainage and watercourse easements are required. Building setbacks from watercourses should be measured from the thread of the stream. Flowage easements may be used to calculate required minimum lot sizes.
7. The lot depth to front lot width ratio shall be no more than 3 to 1.
8. If the development is to be served with public water or sewer, the plat must bear a notation that the subdivision is to be served by these facilities. The Zoning Administrator may not issue a building permit for a lot notated "SERVICED BY PUBLIC WATER/SEWER" without written verification from the public water or sewer district that all distribution or collection lines have been installed and that all lots are either connected or are capable of being connected to central utilities.

THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15, RANGE 22 IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2633.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 02 DEGREES 12 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1315.72 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 1317.46 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 1316.95 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1317.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 09 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2635.26 FEET TO THE POINT OF BEGINNING. CONTAINS: 5,202,152 SQUARE FEET OR 119.425 ACRES MORE OR LESS. SUBJECT TO THAT PART TAKEN AND USED FOR ROAD RIGHT OF WAY.



LOGISTICS PARK KANSAS CITY SOUTHWEST PRELIMINARY PLAT

SECTION 04, TOWNSHIP 15, RANGE 22
IN EDGERTON, JOHNSON COUNTY, KS

CURRENT ZONING: L-P
PROPOSED ZONING: L-P

SITE	PHASING	EXISTING ZONING	PROPOSED ZONING	AREA (AC.)	STREET R/W (AC.)	NET AREA (AC.)	LAND-USE DESCRIPTION
Lot 1	PHASE 1	L-P	L-P	57.43	1.0	58.43	Warehouse/Commercial
Lot 2	PHASE 1	L-P	L-P	26.19	0.00	26.19	Warehouse/Commercial
TRACT A	PHASE 1	L-P	L-P	3.40	0.00	3.40	Detention
TRACT B	PHASE 1	L-P	L-P	4.99	0.00	4.99	Detention
TRACT C	PHASE 1	L-P	L-P	1.36	0.00	1.36	Detention
TRACT D	PHASE 1	L-P	L-P	15.99	0.00	15.99	Detention
RIGHT-OF-WAY	PHASE 1	L-P	L-P	10.22	10.22	0.00	Proposed ROW
TOTAL				119.43	10.22	129.65	

PROPERTY OWNER AND APPLICANT

EDGERTON LAND HOLDING COMPANY, LLC
4825 NW 41ST ST
SUITE 300
RIVERSIDE, MISSOURI 64150

NOTE: PROPERTY LAST SURVEYED JANUARY 2018

UTILITY SERVICE NOTE:

1. THIS PROPERTY TO BE SERVED BY WATER DISTRICT NO. 7.
2. THIS PROPERTY TO BE SERVED BY CITY OF EDGERTON PUBLIC SANITARY SEWER.
3. THIS PROPERTY IS SERVED BY KANSAS CITY POWER & LIGHT (ELECTRIC).
4. THIS PROPERTY IS SERVED BY KANSAS GAS SERVICE.
5. THIS PROPERTY IS SERVED BY CENTURY LINK (TELEPHONE & CABLE).

FLOODPLAIN NOTES:

1. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 2009100133G AND 2009100134G, PORTIONS OF THIS TRACT LIE IN:

UNSHADED ZONE X, DEFINED AS AREAS OUTSIDE OF THE ANNUAL 0.2% CHANCE FLOODPLAIN.

ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY.

ZONE AE/FLOODWAY, WHEREAS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, AND MUST BE KEPT FREE OF ENCROACHMENT IN ORDER TO PROPERLY PASS THE 1% ANNUAL CHANCE FLOOD.

CERTIFICATE

APPROVED BY THE EDGERTON CITY ENGINEER THIS ____ DAY OF _____, 2018 BY

DAVID HAMBY _____ CITY ENGINEER.

RECEIVED AND PLACED ON RECORD THIS ____ DAY OF _____, 20____ BY

____ ZONING ADMINISTRATOR.

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS ____ DAY OF _____, 20____ BY

JOHN DALEY _____ CHAIR OF PLANNING COMMISSION.

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, ON THE ____ DAY OF _____, 20____ BY

DONALD ROBERTS, MAYOR _____ ATTEST: _____ CITY CLERK

LEGEND

GTI	GRATE INLET	GMT	GAS METER
AI	AREA INLET	GC	GAS VALVE
CI	CURB INLET	HCP	ACCESSIBLE PARKING MARKER
SON	SON	TL	TRAFFIC LIGHT
SSMH	SANITARY MANHOLE	SCD	SEWER CLEANOUT
TMH	TELEPHONE MANHOLE	COL	COLUMN
FMH	FIRE HYDRANT	CTR	CONFEROUS TREE
WMH	WATER MANHOLE	OTR	DECIDUOUS TREE
WMT	WATER METER	FLP	FLAG POLE
PWP	POWER POLE	TRC	TRAFFIC CONTROL BOX
QUY	QUITY WIRE	FOV	FIBER OPTIC VAULT
SSMH	STORM SEWER MANHOLE	TEP	TELEPHONE TELESTAL
LTP	LIGHT POLE	MWL	MONITORING WELL
TRF	ELECTRIC TRANSFORMER	WVL	WATER VALVE
QDP	GUARD POST	TEV	TELEPHONE VAULT
SL	SECTION LINE	EP	EXISTING POWER/ELECTRIC LINE, OVERHEAD
ENGL	EXISTING NATURAL GAS LINE	ES	EXISTING SANITARY SEWER
		FND	FOUND MONUMENT
		SC	SECTION CORNER

PROPERTY DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 15, RANGE 22 IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2633.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 12 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1317.72 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER A DISTANCE OF 1317.46 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER A DISTANCE OF 1317.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 30 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1317.46 FEET TO THE WESTWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02 DEGREES 12 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2633.28 FEET TO THE POINT OF BEGINNING, CONTAINING 130,102 SQUARE FEET OR 119.43 ACRES MORE OR LESS, SUBJECT TO THAT PART TAKEN AND USED FOR ROAD RIGHT OF WAY.



BENJAMIN HEINS, P.E.
KS #22133

SHEET C200		drawn by _____ date _____ checked by _____ date _____ designed by _____ date _____ check by _____ date _____ project no. _____ revision _____ date _____		PRELIMINARY PLAT	SUB. NO.	DATE	REMARK DESCRIPTION
		LOGISTICS PARK KANSAS CITY SOUTHWEST FOUR CORNERS RD & W 199TH ST					
		EDGEPORT, KS					
		2018					

STAFF REPORT

June 12, 2018

To: Edgerton Planning Commission
Fr: Katy Crow, Development Services Director
Re: Application PS-2018-03 for Preliminary Site Plan for *Logistics Park Kansas City Southwest*, located on the northeast corner of 199th and Four Corners Road.

APPLICATION INFORMATION

Applicant: Chris Chancellor, as agent of property owner
Edgerton Land Holding Company, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Property Owner: Edgerton Land Holding Company, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Preliminary Development/Site Plan for *Logistics Park Kansas City South Southwest*.

Legal Description: North ½ of the SE Quarter, and the SW Quarter of the SE Quarter of Section 4, Township 15 and Range 22, City of Edgerton, Johnson County, Kansas.

Site Address/Location: On the northeast corner of 199th and Four Corners Road.

Existing Land Use: vacant

Existing Zoning and Uses: Zoned L-P (Logistics Park District); current use farming & vacant

Existing Improvements: none

Site Size: Lot 1 – 57.43 acres.
Lot 2 – 26.19 acres.
Tract A – 3.45 acres
Tract B – 4.99 acres.
Tract C – 1.26 acres
Tract D – 15.89 acres.

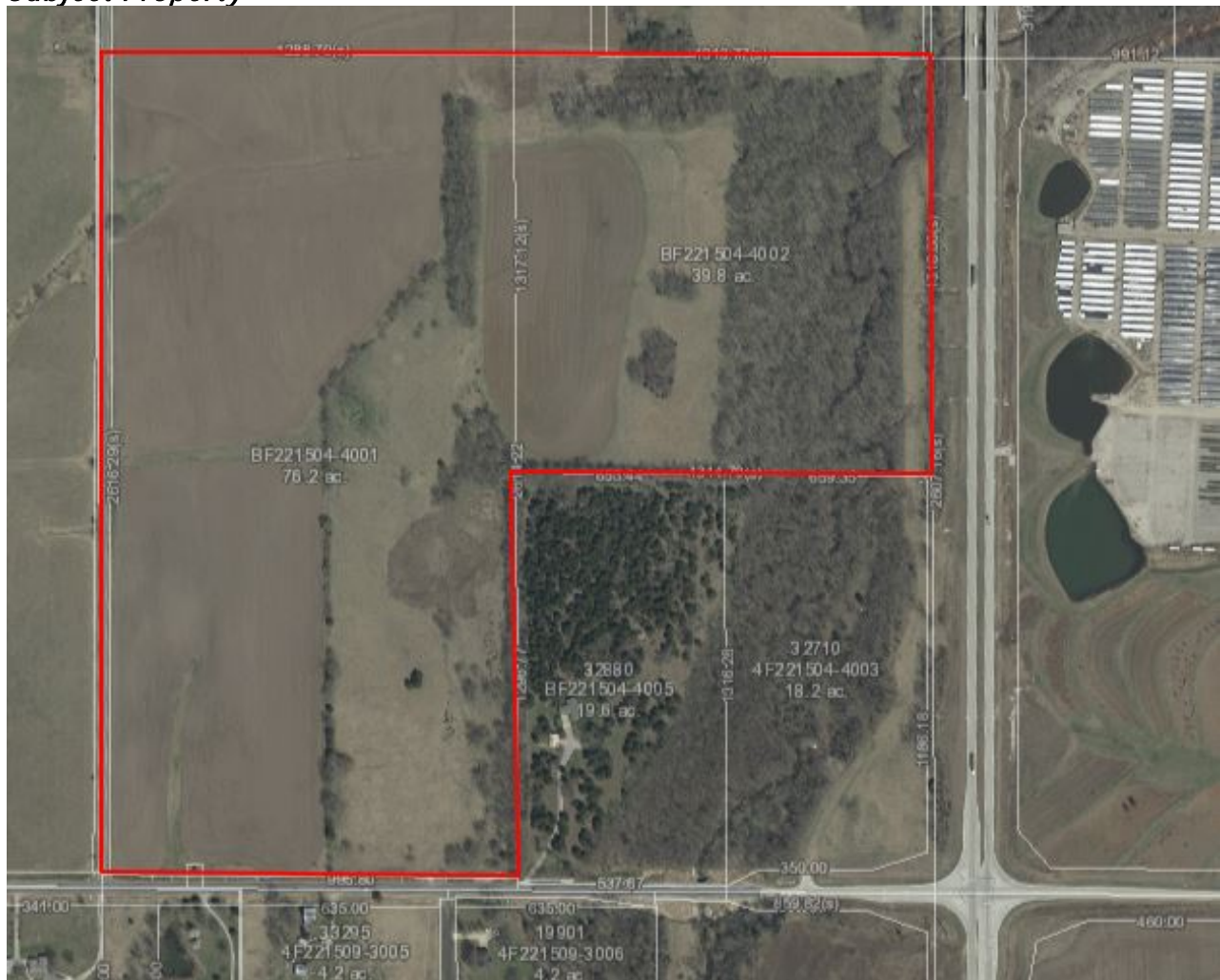
Total – 109.21 acres

Background Information

The current Preliminary Site Plan depicts two (2) warehouse buildings on two (2) lots with associated parking and stormwater detention facilities. The proposed building sizes are as follows; Building 1 – 1,168,354 SQFT and Building 2 – 478,007 SQFT, for a total of 1,646,361 SQFT. The plan identifies tracts A, B, C & D which are to be utilized as part of the stormwater system. The conceptual building floor plans include conceptual building elevations. No lighting plans have been provided by the applicant.

The Preliminary Site Plan sheets include general information about the development including items such as overall layout, access (sight distance considerations), circulation and landscape plans. Additional, more detailed information, shall be submitted as part of the Final Site Plan. Information submitted is sufficient for the Preliminary Site Plan review and approval.

Subject Property



Infrastructure and Services:

1. Access to the property and development will be from 199th Street on the south and Essex Street on the north.
2. Utilities and service providers.

- a. Water - Johnson County Water District #7
 - b. Sanitary Sewer - City of Edgerton
 - c. Electrical Service - Kansas City Power & Light
 - d. Gas Service – Kansas Gas Service
 - e. Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office.
 - f. Fire protection is provided by Johnson County Fire District #1.
3. Development proposal is located within the Bull Creek watershed, Marais De Cygnes river basin.

STAFF ANALYSIS

Staff has reviewed the Preliminary Site Plan submittal. The application is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The combined details of that review are listed below.

Article 10

Section 10.1 - Site Plan requirements

1. Sheet C202 thru C208.

- a) A site map with the following features:
 - i. Parking areas, paths, walks with sizes and surfaces material specifications. *The internal pedestrian system needs to connect with all vehicular parking lots. Sidewalks along Essex Street, Homestead Lane and 199th Street will need to be identified and connected to the internal pedestrian system. **Pedestrian connections will be considered as part of the overall site infrastructure plan and will be reviewed as part of the Final Site Plan review.***
 - ii. Exterior lighting specifications. ***Applicant agrees to submit details, locations and photometric plan at Final Site Plan submission.***
 - iii. Site entrance and connections to streets. *Staff is currently evaluating the curve design for Essex Street along with the drive entrances. The proposed driveways should meet the City of Edgerton width standards. The tangent section at the south end of Essex Street at the intersection of 199th Street should be evaluated for length. As a public road, Essex Street must have a cross section that matches previously installed roadway. Improvement plans should include construction of a sidewalk. The separation between the west entrance onto 199th Street and Four Corners Road should be labeled and at a minimum the distance should be 150' and greater if possible. **Improvements to 199th Street are being evaluated by staff and will be addressed as part of the Final Plat and Final Plan review.***
 - iv. Connection point for utilities. ***Upon submission of Final Site Plan, public improvement plans for the proposed sanitary sewer line are required. The plans should be submitted to the City for review and once all comments have been addressed the City will submit to KDHE for approval. Applicant agrees to address in Final Site Plan.***
- b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *No signage was submitted with the application. Proposed signage shall receive separate approval according to the provisions of the Uniform Development Code. **Applicant acknowledges and will submit signage application as required by***

Articles 5 and 12 of Edgerton's UDC.

- c) Features to facilitate handicapped access. *Accessible parking spaces and access areas are shown on the plan. The grade of the driveway aprons should be constructed so that the cross slope where the future sidewalk crosses shall not exceed 2%. **Applicant acknowledges and agrees that these spaces shall not exceed 2% slope in any direction and that the driveway cross slope will not exceed 2%.***

Section 5.2 Logistics Park (L-P) District regulations

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 applicant has submitted building elevations for LPKC Southwest Lots 1 & 2. Current orientation of building 1 will place dock areas and doors facing Four Corners Road and Essex Street rights-of-ways. Current orientation of building 2 will place dock areas and doors facing Essex Street and Homestead Lane. If the Planning Commission allows this orientation, then both Lot 1 and 2 will have docking doors facing public street rights-of-ways. **See staff recommendation under Landscape Standards.***
2. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *Orientation of building 1 and 2 places building elevations, which contain dock doors, facing public street rights-of-ways (Four Corners Road, Essex Street and Homestead Lane. **See staff recommendation under Landscape Standards.***
3. 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 vehicular parking lots must provide pedestrian access and connect to the future public sidewalk system along the northside of 199th Street. '[;*
4. ***'Pedestrian connections will be considered as part of the overall site infrastructure plan and will be reviewed as part of the Final Site Plan review.***

ARCHITECTURAL DESIGN STANDARDS:

1. Facade 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 facade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.
 - i. Building 1 on Lot 1
 1. *The south wall of Building 1 faces 199th Street right-of-way. The middle of the south elevation (wall) measures 315'. The height of the wall ranges between 42'-0" and 47'-0". The maximum length of this wall without additional horizontal articulation is 178'-0". The required horizontal off-sets calculated for this wall is 4.2' and 4.7'. The off-sets provided are 5' and 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. The applicant has used color blocking to help create visual articulation. The applicant has provided right-of-way landscape buffering at this location for that portion adjacent to public right-of-ways. 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 199th Street right-of-way exposed to the façade.

ii. Building 2 on Lot 2

1. *The south wall of Building 2 faces rural zoned property with one single-family residence home located upon it. The middle of the south elevation (wall) measures 265'. The height of the wall ranges between 42'-0" and 47'-0". The maximum length of this wall without additional horizontal articulation is 178'-0". The required horizontal off-sets calculated for this wall is 4.2' and 4.7'. The off-sets provided are 5' and 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. The applicant has used color blocking to help create visual articulation. The applicant has provided right-of-way landscape buffering at this location for that portion adjacent to rural zoning and residential uses. If the Planning Commission determines a variance/waiver from this requirement is appropriate, it is recommended they also determine if the landscaping buffering proposed will provide adequate screening.*

- 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 building and façades has been provided.*

i. Building 1

1. *The minimum height change required is between 4.2 and 4.7 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 5'-0" feet (42'-0" to 47'-0"). 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 178'-0" 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 shown on previous projects.*

ii. Building 2

1. *The minimum height change required is between 4.3 and 4.8 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 5'-0" feet (42'-0" to 47'-0"). 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 178'-0" 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 shown on previous projects. **The Planning Commission may decide to grant an exception to this requirement based upon the façade elevations to be provided at Final Site Plan review.***

- 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. **Applicant acknowledges and will address in Final Site Plan submission.***
- 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 above 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. **Applicant acknowledges and will address in Final Site Plan submission.***

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.

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 west and east facades of both buildings face public rights-of-ways. These areas also contain trailer storage lots. Additional landscaping has been utilized to provide appropriate buffering and screening.***

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. ***Applicant agrees that the photometric plan submitted as part of Final Site Plan submission will satisfy the above requirements.***

LANDSCAPE STANDARDS:

1. Right-of-way Buffer Width Requirements. ROW buffer requirements for a 2 lane or 4 lane undivided road includes 1 tree per 50 LF of ROW within a 10-foot buffer width. Lots 1 & 2 abut Essex Street Street rights-of-way lines along their eastern and western property lines; Lot 1 abuts Four Corners right-of-way along its western property line. ***Preliminary Site Plan complies.***
2. Perimeter Landscape Buffer Requirements. The perimeter landscape requirements are based upon the use of the adjacent property. The Preliminary Development/Site Plan under consideration is adjacent to road rights-of ways and rural/residential zoning and uses. Adjacent residential land uses require a Type 4 perimeter buffer landscaping which has been provided along the west and south borders of Lot 1. The application seeks to utilize existing trees located along southeast of Lot 1 and along the south of Lot 2 to provide the required Type 4 landscape buffers. Type 4 buffers are defined as requiring a 20' buffer width and trees planted at 50' spacing (100% within buffer) and bushes at 48" spacing (with 35% within buffer). ***Preliminary Site Plan complies.***
3. Buffer Composition Requirements. Deciduous trees and/or evergreen trees shall be a minimum of 2.5" caliper and 12' in height at installation. Bushes shall be a minimum 24" high and planted on centers a maximum of 48" apart. All plant material needs to comply with these minimum requirements. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site. ***Preliminary Site Plan complies.***
4. Screening from Residential Uses. The eastern side of the southern half of Lot 1 and the southern side of Lot 2 of the Preliminary Site Plan abuts residential zoning and land uses. City regulations require Type 4 Landscaping Buffering, the landscape plan calls out the use of existing trees and vegetation to provide the required buffering. ***Preliminary Site Plan complies. Because the existing tree line is going to be used as part of the proposed landscape buffering, it should be protected during construction. Any trees that are lost, either during the construction process or subsequent to project completion, must be replaced so that landscape screening is not diminished.***
5. Dumpster screening. Trash enclosures or screening are not shown. Plans shall be updated to satisfy the dumpster screening requirements in Article 5.2 K 8. ***Applicant acknowledges that final location of trash enclosures will be submitted with Final Site Plan to meet dumpster screening requirements in Article 5.2 K.8 of the Edgerton UDC.***

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. Hook-ups must be indicated on site plan.

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. *Applicant acknowledges that a storm water management study and a SWPPP are required prior to Final Site Plan review, and both items will be submitted at a future date.*

RECOMMENDATION

City staff recommends the Planning Commission **approve** the proposed Preliminary Development/Site Plan, with the following stipulations:

1. The above recommendations are stipulated to as a part of approval and incorporated into the Preliminary Development/Site Plan document set.
2. A Final Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with the approved Final Site Plan, Landscaping Plan, Photometric Plan, Stormwater Study and SWPPP as required by City approval of the submitted Preliminary Site Plan, as amended by these stipulations and approved by the City.

3. All Preliminary Development/Site Plan requirements of the City listed above shall be met or addressed during Final Development/Site Plan submittal as identified above.
4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

ATTACHMENTS

- Application PS2018-03
- Preliminary Plan for *Logistics Park Kansas City Southwest*

Public Works: 816.893.6801 • EDGERTONKS.ORG

DESIGN STANDARDS: Applicants within the Logistics Park (L-P) District should abide by the district regulations and design standards set forth in Section 5.2 of the Edgerton Unified Development Code. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

PLANNING COMMISSION REVIEW: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the site plan to determine conformity with the design guidelines and other requirements included within the Edgerton Uniform Development Code.

APPROVAL LIMITATIONS: If the Final Site Plan is in conformance with an Approved Preliminary Site Plan, notice and publication of Planning Commission or City Council meetings is not required.

CHECKLIST

The following items shall be included on the site plan. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 x 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

Front or Cover Sheet

- ☐ A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
- ☐ A project title, zoning designation and project sponsor.
- ☐ A street, lot or tract address of the project.
- ☐ An index to contents and a data table which includes:
 - ☐ Acreage of the site and number of units per acre (if applicable)
 - ☐ Gross square feet of the building(s) area
 - ☐ Proposed use of each building
 - ☐ Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
 - ☐ Total number of parking places
- ☐ Name of the architect, engineer, surveyor or draftsman.
- ☐ Following certificates and signature blocks:

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

_____ (Chair of Planning Commission).

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 _____

Sheet #2

- ☐ A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.
- ☐ A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

- ☐ A site map with the following features:
 - ☐ Topography at reasonable intervals
 - ☐ Exterior lot lines with any survey pins
 - ☐ Location of buildings
 - ☐ Parking areas, paths, walks with sizes and surfaces material specifications
 - ☐ Exterior lighting specifications
 - ☐ Site entrance and connections to streets
 - ☐ Location of easements
 - ☐ Connection point for utilities
- ☐ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
- ☐ Features to facilitate handicapped access
- ☐ Profile and detail for roads (if required)

Sheet #4

- ☐ Scale drawing of building floor plans
- ☐ Dimensions and use of rooms and areas
- ☐ Dimensions of entrances/exits and corridors
- ☐ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance

Sheet #5 (if requested)

- ☐ Scale drawings of all building elevations
- ☐ Roof pitch and materials
- ☐ Siding type and materials, including facie

ADDITIONAL REQUIREMENTS: Depending upon circumstances (especially buildings used for assembly), the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15, RANGE 22 IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2633.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 02 DEGREES 12 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1315.72 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 1317.46 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 1316.95 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1317.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 09 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2635.26 FEET TO THE POINT OF BEGINNING. CONTAINS: 5,202,152 SQUARE FEET OR 119.425 ACRES MORE OR LESS. SUBJECT TO THAT PART TAKEN AND USED FOR ROAD RIGHT OF WAY.

LOGISTICS PARK KANSAS CITY SOUTHWEST

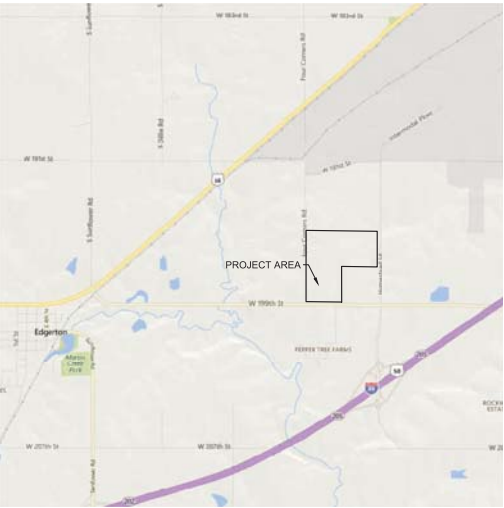
PRELIMINARY SITE PLAN

SECTION 04, TOWNSHIP 15, RANGE 22
EDGERTON, JOHNSON COUNTY, KANSAS
W 199TH STREET & FOUR CORNERS ROAD

CURRENT ZONING: L-P
PROPOSED ZONING: L-P
APPLICANT: EDGERTON LAND HOLDING COMPANY, LLC



PROJECT TEAM CONTACT LIST	
PROJECT SPONSOR EDGERTON LAND HOLDING COMPANY LLC 4825 NW 41ST STREET, SUITE 500 RIVERSIDE, MO 64150	
ENGINEER OLSSON ASSOCIATES 1251 NW BRIARCLIFF PKWY SUITE 50 KANSAS CITY, MO 64116 CONTACT: BEN HEINS PHONE: 816.587.4330	
ARCHITECT STUDIO NORTH 4825 NW 41ST STREET, SUITE 500 RIVERSIDE, MO 64150	
SURVEYOR RENAISSANCE INFRASTRUCTURE CONSULTING 5015 NW CANAL STREET, SUITE 100 RIVERSIDE, MISSOURI 64150 OLSSON ASSOCIATES 1251 NW BRIARCLIFF PKWY SUITE 50 KANSAS CITY, MO 64116	



NOTES:
1. SCREENING OF ADDED SITE ITEMS AND SITE SHADOWS WILL BE THE RESPONSIBILITY OF THE TENANT. TENANT SHOULD ADHERE TO THE CURRENT CITY OF EDGERTON REGULATIONS.

PROPERTY DESCRIPTION:

THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 04, TOWNSHIP 15, RANGE 22 IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2633.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1315.72 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 107.48 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 1214.85 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 30 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1317.85 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2633.28 FEET TO THE POINT OF BEGINNING. CONTAINS 5,502.50 SQUARE FEET OR 119.425 ACRES MORE OR LESS. SUBJECT TO THAT PART TAKEN AND USED FOR ROAD RIGHT OF WAY.

TOTAL	PHASING	EXISTING ZONING	PROPOSED ZONING	GROSS AREA (AC)	STREET R/W (AC)	NET AREA (AC)	LAND-USE DESCRIPTION	NUMBER OF FLOORS	BUILDING COVERAGE (SF)	PARKING SPACES*				ADA SPACES			
										RATIO	TOTAL REQUIRED	PROVIDED	TOTAL REQUIRED	PROVIDED	TOTAL REQUIRED	PROVIDED	
(Name)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	
LOT 1	PHASE 1	L-P	L-P	37.45	0.00	37.45	Warehouse/Commercial	1	1,168,324	1 per 2000 SF	584	584	12	12			
LOT 2	PHASE 2	L-P	L-P	26.19	0.00	26.19	Warehouse/Commercial	1	478,907	1 per 2000 SF	245	245	7	8			
TRACT A	PHASE 1	L-P	L-P	3.45	0.00	3.45	Detention										
TRACT B	PHASE 1	L-P	L-P	4.90	0.00	4.90	Detention										
TRACT C	PHASE 1	L-P	L-P	1.30	0.00	1.30	Detention										
TRACT D	PHASE 2	L-P	L-P	15.89	0.00	15.89	Detention										
RIGHT-OF-WAY	PHASE 1	L-P	L-P	33.22	33.22	0.00	Proposed ROW										
TOTAL				123.43	33.22	90.21			1,646,381		827	828	29	30			

NUMBER OF EMPLOYEES 500

ROCK HAZARD CODE 100

* NUMBER OF EMPLOYEES: 500 * BOCA BUILDING CODE (2005) (PROPOSED): 3.66

* ADA Parking counts included in total.

BOUNDARY & EXISTING CONDITIONS LEGEND

TYPICAL FOR ALL PLAN VIEWS	
---	PROPERTY LINE
SS	EXISTING SANITARY SEWER
SS	EXISTING STORM
W	EXISTING WATER PIPE
P-OH	EXISTING OVERHEAD POWER LINE
P-UG	EXISTING UNDERGROUND POWER LINE
COM	EXISTING UNDERGROUND COMM LINE
USE	EXISTING UNDERGROUND FLEC LINE
○	EXISTING FENCING

DESIGN CONDITIONS LEGEND

TYPICAL FOR ALL PLAN VIEWS UNLESS SPECIFIED OTHERWISE ON INDIVIDUAL SHEET

ST-X	STORM SEWER
ST	STORM HEADER PIPE AND ROOF DRAINS
P-UG	UNDERGROUND POWER CONDUIT
gas	NATURAL GAS PIPE
cav	CABLE TELEVISION CONDUIT
W	WATER PIPE
FP	FIRE PROTECTION
SS	SANITARY SEWER

CONTOUR LEGEND

TYPICAL FOR ALL PLAN VIEWS

-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS

EASEMENT/SETBACK LEGEND

AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
PS	PARKING SETBACK
SB	PROPERTY SETBACK
SE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT

FLOOD PLAIN NOTES:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 20091C01330 AND 20091C01340, PORTIONS OF THIS TRACT LIE IN:
--UNSHADED ZONE X, DEFINED AS AREAS OUTSIDE OF THE ANNUAL 0.2% CHANCE FLOODPLAIN.
--ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY.
--ZONE AE, WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
--FLOODWAY, WHICH MUST BE KEPT FREE OF ENCROACHMENT IN ORDER TO PROPERLY PASS THE 1% ANNUAL CHANCE FLOOD.

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 _____ CHAIR OF PLANNING COMMISSION.

PERMISSION FOR PARKING TO ENROACH 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 ADHERE IN ACCORDANCE WITH ALL FINAL AGREEMENTS.

APPLICANT SIGNATURE _____ DATE _____
NATHANIEL HAGEDORN, MANAGER
EDGERTON LAND HOLDING COMPANY, LLC

UTILITIES:

ELECTRIC
KANSAS CITY POWER AND LIGHT
PH: 816.471.5275

GAS
KANSAS GAS SERVICE
11401 W 80TH STREET
OVERLAND PARK, KANSAS
PH: 913.599.8981

WATER
JOHNSON COUNTY RURAL WATER DISTRICT 7
534 W MAIN
P.O. BOX 7
GARONER, KANSAS
PH: 913.856.7173

SEWER
CITY OF EDGERTON
404 E NELSON
P.O. BOX 255
EDGERTON, KANSAS
PH: 913.893.6231

TELEPHONE
CENTURY LINK
PH: 800.768.3500

CABLE
CENTURY LINK
PH: 877.837.5738

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OLSSON ASSOCIATES - CEA ENGINEERS
1251 NW BRIARCLIFF PKWY SUITE 50
KANSAS CITY, MO 64116
PHONE: 816.587.4330
www.olssonassociates.com

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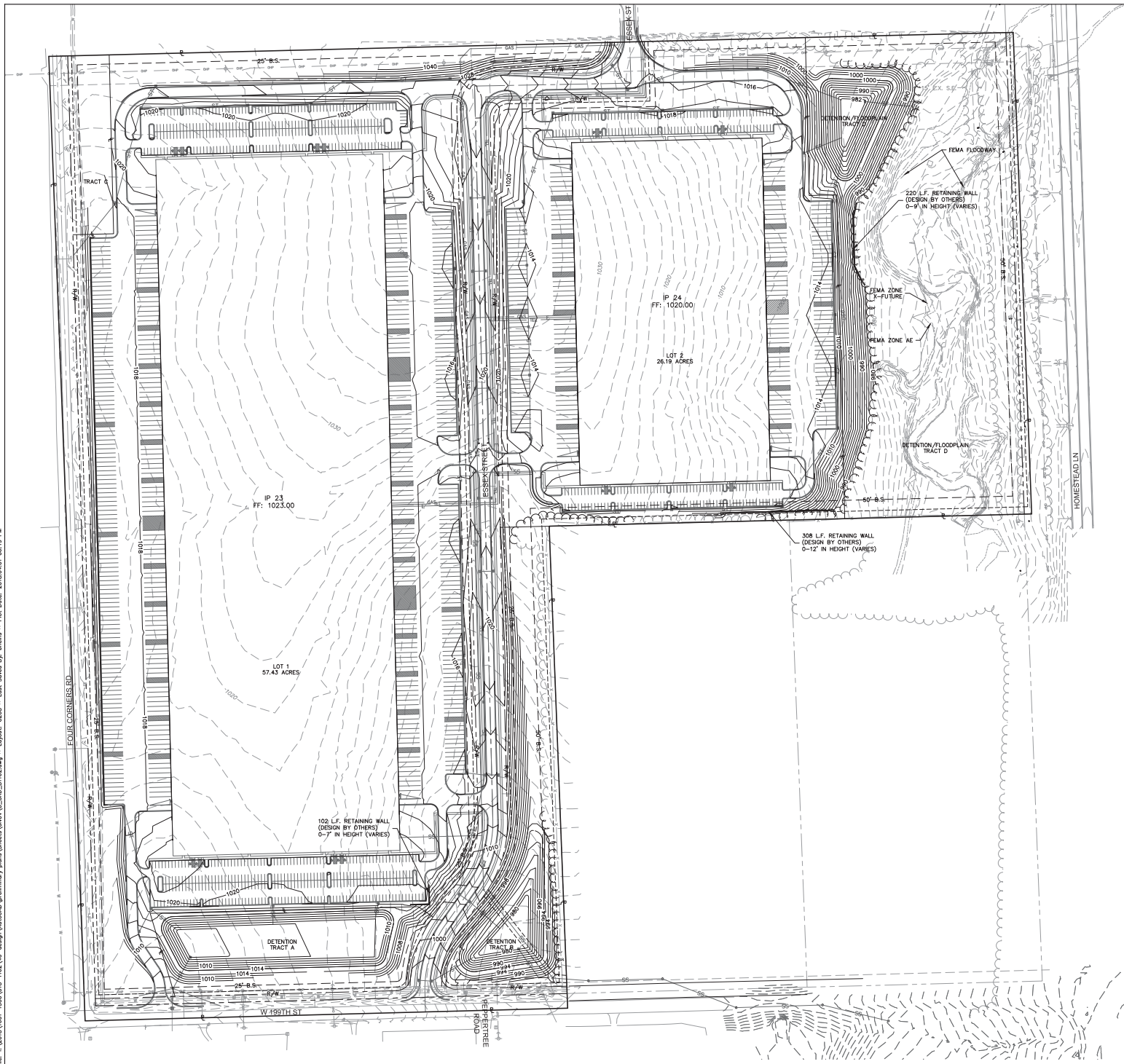
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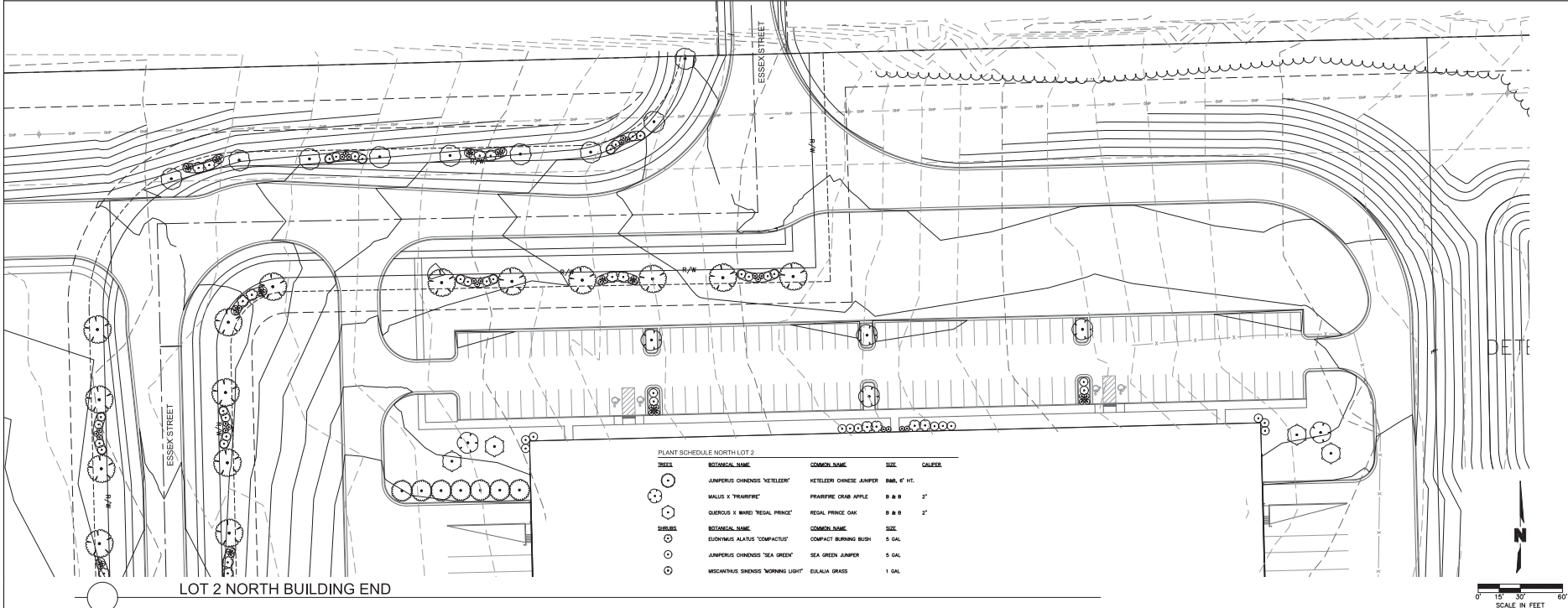
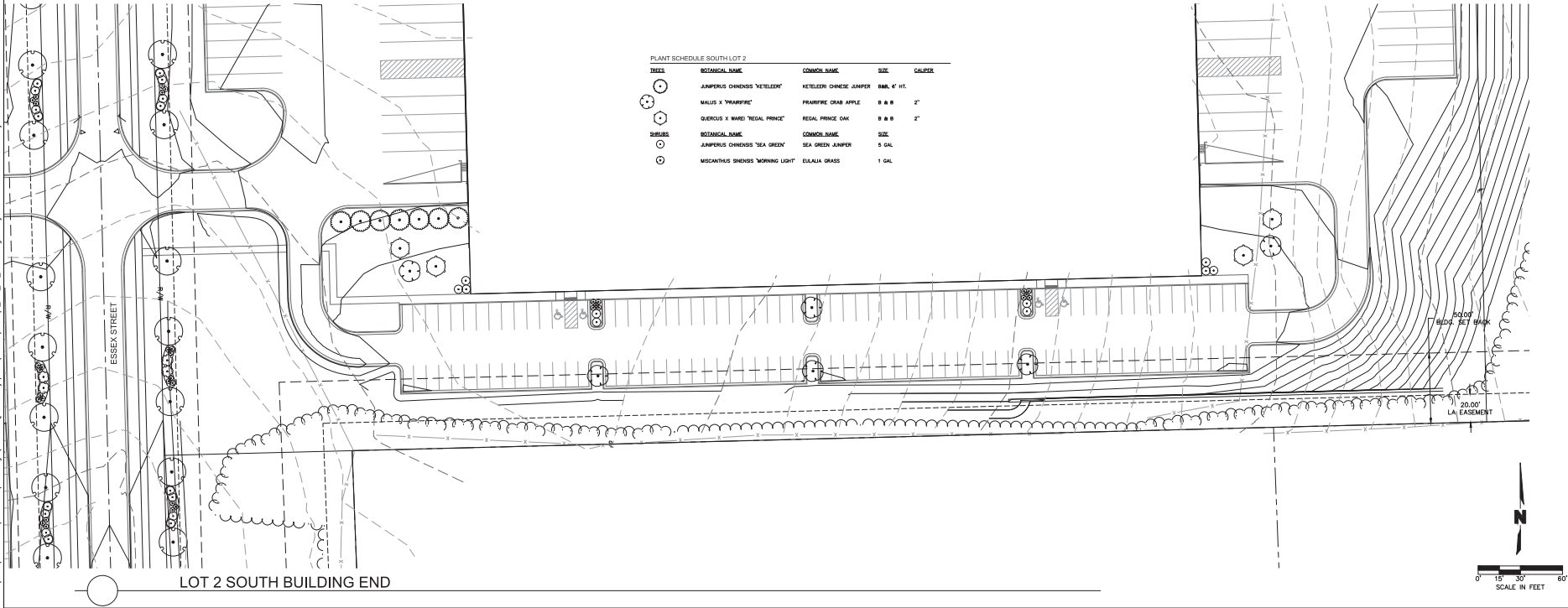


LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LOT LINE

 <p>OLSSON ASSOCIATES OLSSON ASSOCIATES, INC. ENGINEERING 125 SOUTH BUCKLEY AVENUE, SUITE 300 KANSAS CITY, MO 64118 TEL: 816.261.1177 FAX: 816.261.1885 www.rolssonassociates.com</p>		
		
BENJAMIN W. HENS, P.E. KS #22133		
REVISIONS DESCRIPTION		
NO.	DATE	
GRADING PLAN		2018
LOGISTICS PARK KANSAS CITY SOUTHWEST FOUR CORNERS RD & W 19TH ST		EDGERTON, KS
drawn by _____ checked by _____ designed by _____ QC/QC by _____ project no. _____ date _____		SHEET C208

File: 6_1_2018\1001-1500\1001-1162\40-design\landscape\plan\Sheet\L201.dwg - Plot Date: 2018.04.01 06:19 PM



OLSSON ASSOCIATES
LANDSCAPE ARCHITECTS - C.A. ENGINEERS
12000 SHAWNEE PARKWAY, SUITE 100, OVERLAND PARK, KS 66204
TEL: 913.241.1177
WWW.OLSSONASSOCIATES.COM

06/16/2018

NO.	DATE	REVISION DESCRIPTION

REVISIONS

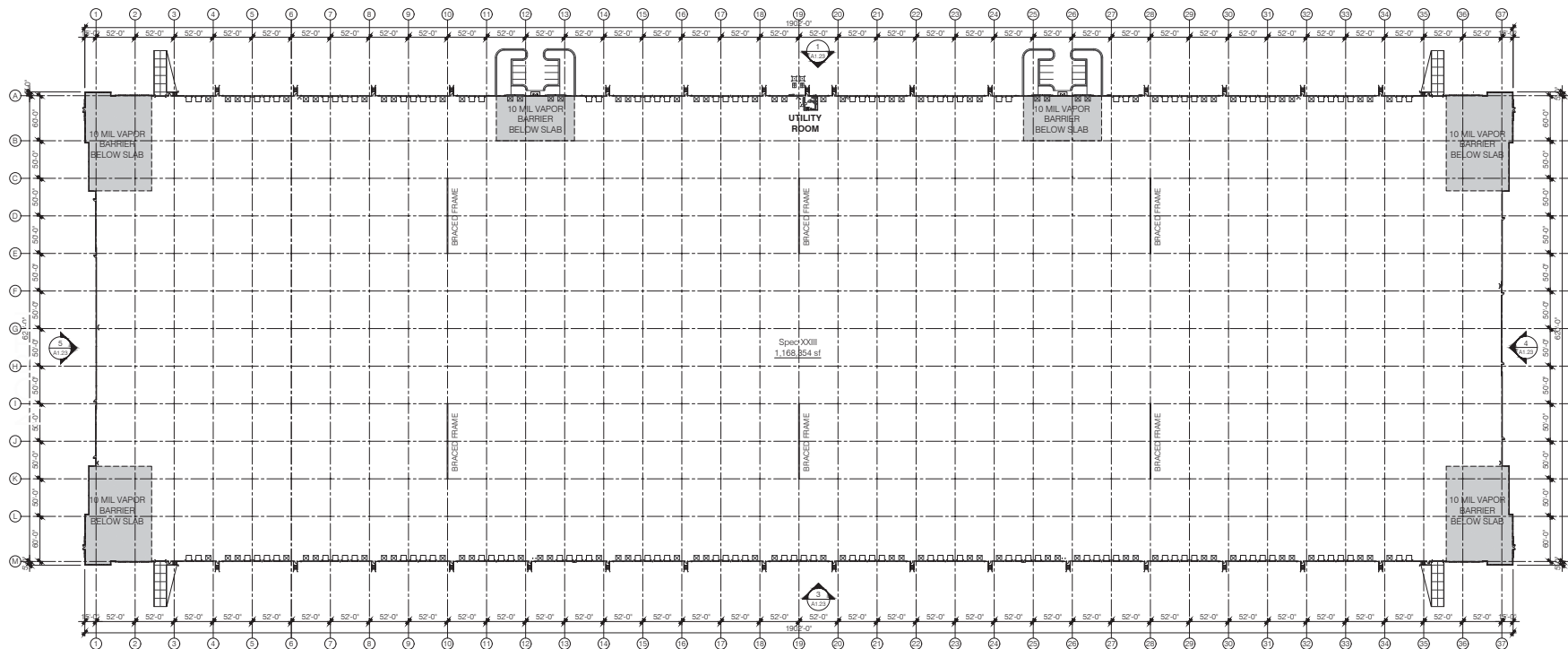
LANDSCAPE PLAN - LOT 2
LOGISTICS PARK KANSAS CITY SOUTHWEST
FOUR CORNERS RD & W 199TH ST
EDGERTON, KS

2018

SHEET
L201



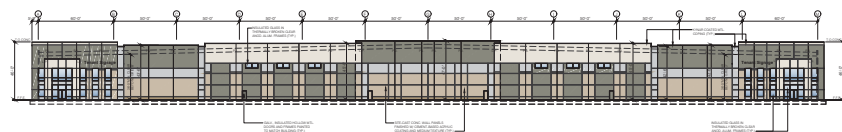
1 OVERALL EAST ELEVATION
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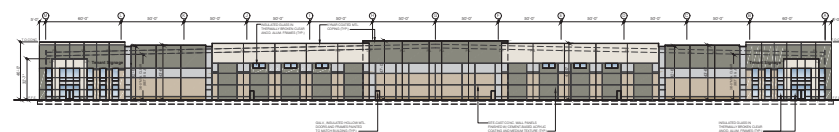
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3 OVERALL WEST ELEVATION
Scale: 1/8" = 1'-0"

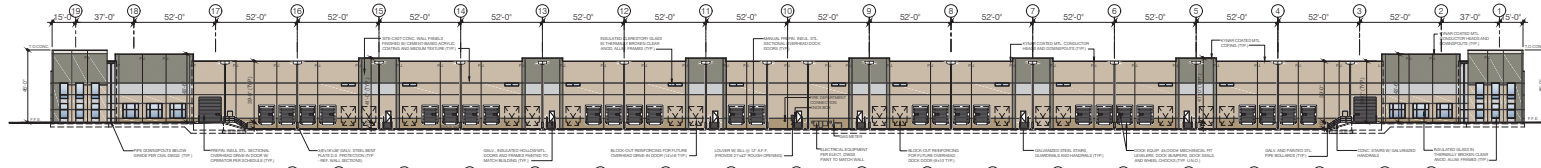


4 OVERALL NORTH ELEVATION
Scale: 1" = 20'-0"

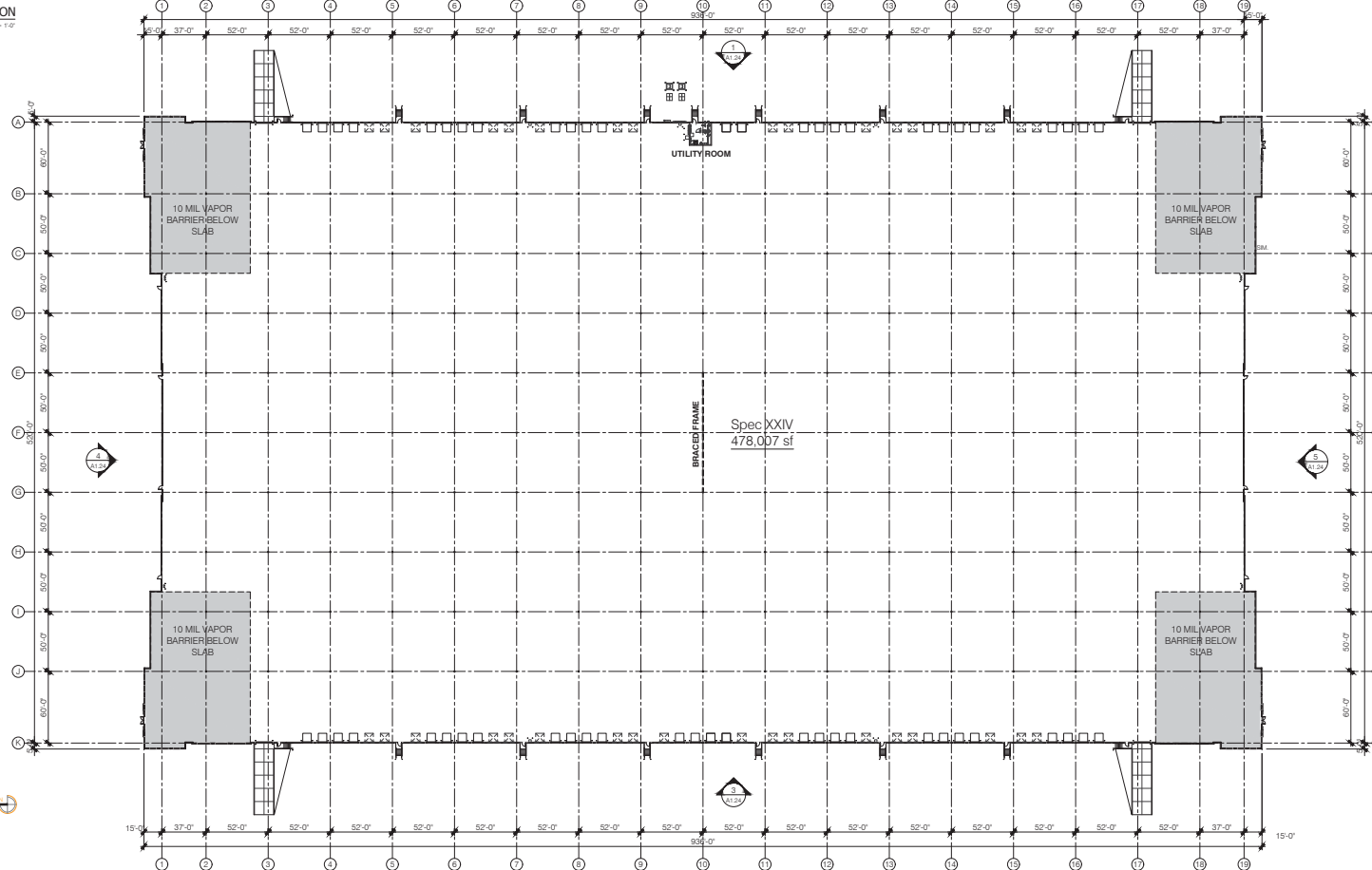


5 OVERALL SOUTH ELEVATION
Scale: 1" = 20'-0"

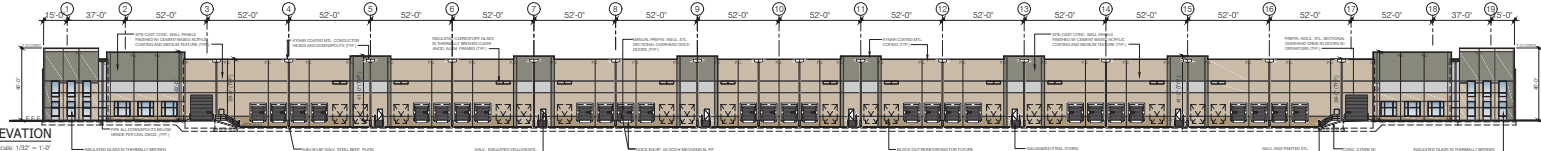
1 OVERALL EAST ELEVATION
Scale: 1/32" = 1'-0"



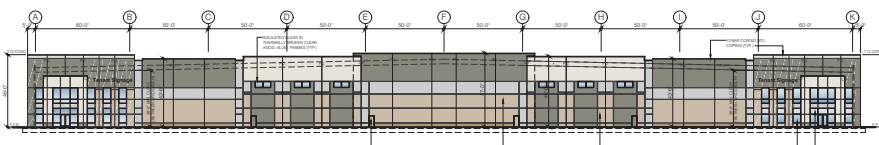
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Scale: 1/40"



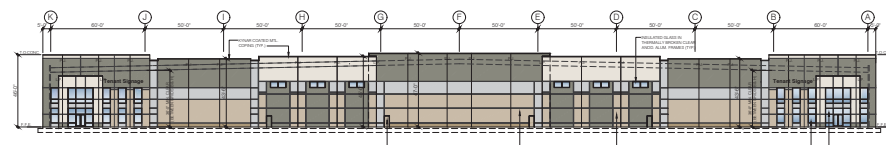
3 OVERALL WEST ELEVATION
Scale: 1/32" = 1'-0"



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



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



STAFF REPORT

June 12, 2018

To: Edgerton Planning Commission
Fr: Katy Crow, Development Services Director
Re: Application FS2018-05, Amendment to Final Site Plan FS 2017-01 for Inland Port XXI - Logistic Park Kansas City (UPS Distribution Center)

APPLICATION INFORMATION

Applicant: Jeff Lucero
TruStar Energy CNG
10225 Philadelphia Court
Rancho Cucamonga, CA 91730

Property Owner: ELHC XXI LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Modification and amendment to the approved Final Site Plan for Inland Port XXI, *Logistics Park Kansas City Phase III, Lot 1.*

Legal Description: 4-15-22 BG 582' S & 30' E NW CR NE1/4 E
223.39' ELY CUR LF 359.42' NE 673.75' SE 67.98'
SLY CUR RT 149.64' S 378.42' SLY CUR LF
595.20' SLY CUR RT 578.22' S 634.88' W 1531.88'
N2072.96' TO POB EX 6.22 AC & EX .104 AC
64.151 ACS M/Lin the City of Edgerton, Johnson
County, Kansas.

Site Address/Location: 19400 Essex Street, approximately 64 acres
located along the south side of 199th Street and
the west side of Essex Street.

Existing Zoning and Land Uses: Zoned L-P (Logistics Park District) – IP XXI – UPS
Distribution Center.

Existing Improvements: UPS Facility

Site Size: Approximately 64 Acres.

PROJECT DESCRIPTION

The applicant is seeking to modify the approved final site plan (FS 2017-01) to accommodate the construction of a Compressed Natural Gas (CNG) fueling facility. The approved Final Site Plan met requirements outlined under L-P, Logistic Park District zoning requirements, and approved preliminary and final plats. The CNG facility consists primarily of 15 dual hose, time-fill stations (30 stations) and 3 (three) fast-fill stations and accompanying appurtenances.

The modified Final Site Plan sheet set includes general information about the development including items such as general layout, landscape plan, equipment layout and photometric. The information and details submitted as part of this modified Final Site Plan are for only the specified area and associated activity and shall create an enforceable obligation to building and develop in accordance with all specifications and notations contained in the site plan instrument.

STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal for compliance with Article 10, Site Plans and Design Standards. It has also been reviewed for compliance with Article 5.2, Logistics Park District and Article 12, Sign Regulations. The combined details of that review are listed below.
Article 10.1.D -- Contents of Site Plans

1. Front or cover sheet (Sheet S-1).
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. *Vicinity map should be scaled smaller. I-35 is incorrectly labeled as 56-Highway. **Update Amended Final Site Plan.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. *Change title to, Amended Final Site Plan - UPS Edgerton CNG Fueling Facility. **Update Amended Final Site Plan.***
 - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. *Sheet lists 2016 International Codes, City has adopted 2006 IBC and 2005 NEC. **Update Amended Final Site Plan.***
 - d) The specified certificates and signature blocks. Note and certificate on General-Title Sheet needs area for the affixation of signatures and titles. **Update Amended Final Site Plan.**
2. Landscape plan and table (Sheet S-3)
 - a) A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. *Indicate existing and proposed landscaping on sheet. **Update Landscape Plan.***
 - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. *Add a planting table for proposed landscaping. **Update Landscape Plan.***
3. Site map (Sheets C02 thru C18)

- a) A site map with the following features.
 - i) Exterior lot lines with any survey pins. *Add required information. Reconcile lot line topology. **Update Amended Final Site Plan.***
 - ii) Parking areas, paths, walks with sizes and surfaces material specifications. *Identify the internal pedestrian system and connection with the existing site. Surfacing for the fueling station must be concrete and curb and gutter must be included. **Update Amended Final Site Plan.***
- b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *Site signage and its location is not currently shown. **Approval of site signage is granted under a separate approval process and proposed signage will be evaluated upon receipt of a signage application.***

Section 5.2 Logistics Park (L-P) District regulations

DESIGN GUIDELINES:

1. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *A landscape buffer is required along the perimeter of the CNG Fueling facility addition to create visual screening. **Update Amended Final Site Plan.***
2. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *Identify the pedestrian access routes between the time-fill area #1 and fast- fill area #2 and the larger site. **Update Amended Final Site Plan.***

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. *As indicated above, the fueling station must be screened by landscaping. **Update Amended Final Site Plan.***

PHOTOMETRICS:

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. *The submitted photometric plan does not show the lighting levels at property lines. **Update Amended Final Site Plan.***

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. Hook-ups must be indicated on site plan.
 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.

General Comments

1. Various scales utilized on the sheets, select uniform scale.
2. Sheet S-2 Site Plan. Take information shown in blowup and place it on another sheet titled Sheet S-2a. to indicate the actual project area.
3. On newly created Sheet S-2a update as follows:
 - a. Move gas utility meter set assembly as it is within a required set back;
 - b. Label setback line;
 - c. Indicate scale;
 - d. Show existing and proposed landscaping;
 - e. Identify fence type as done on Sheet S-1 under project description;

- f. Address stormwater runoff;
 - g. Identify circulation patterns, internal and external;
 - h. Indicate parking stall dimensions;
 - i. Address future tractor staging area;
- 4. Sheets C-1, C-2 and C-3 reference Sheet C-2.1. Sheet C-2.1 was not submitted.
- 5. SWPPP has not been submitted.

RECOMMENDATION

City staff recommends **approval** of FS2018-05 for the Final Site Plan, subject to the following stipulations.

1. The aforementioned recommendations are stipulated to as a part of this approval and incorporated into the Final Site Plan document set.
2. All infrastructure requirements of the City shall be met.
3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. A construction/building permit document set must be submitted and approved prior to commencement of any construction activities.
6. 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 City Council 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.

ATTACHMENTS

- Final Site Plan Application No. FS2018-05
- Amended Final Site Plan

☒ PRELIMINARY SITE PLAN*Amendment to FS 2017-01*
☒ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: UPS Edgerton CNG Fueling StationLOCATION OR ADDRESS OF SUBJECT PROPERTY: 19400 Essex St.LEGAL DESCRIPTION: 4-15-22 BG 582' S & 30' E NW CR NE1/4 E 223.39' ELY CUR LF 359.42' NE 673.75' SE 67.98' SLY CUR RT 149.64' S 378.42' SLY CUR LF 595.20' SLY CUR RT 578.22' S 634.88' W 1531.88' N2072.96' TO POB EX 6.22 AC & EX .104 AC 64.151 ACS M/LCURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: 3610-Warehouse distribution/storage facilityTOTAL AREA: 63.67 Acres NUMBER OF LOTS: _____ AVG. LOT SIZE: _____ Sq. Ft.DEVELOPER'S NAME(S): Jeff Lucero PHONE: (909) 793-3700COMPANY: TruStar Energy LLC FAX: (909) 793-8056MAILING ADDRESS: 10225 Philadelphia Ct. Rancho Cucamonga CA 91730
Street City State ZipPROPERTY OWNER'S NAME(S): ELHC XXI, LLC - Attn: Greg Norris PHONE: (816) 888-7381COMPANY: ELHC XXI LLC FAX: _____MAILING ADDRESS: 4825 NW 41st St., Apt. 500 Riverside MO 64150
Street City State ZipENGINEER'S NAME(S): Tim Nelligan PHONE: (949) 885-9890COMPANY: Katahdin Environmental FAX: _____MAILING ADDRESS: 3553 Camino Mira Costa, Ste.E San Clemente CA 92672
Street City State ZipSIGNATURE OF OWNER OR AGENT: 

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 ONLYCase No.: FS 2018-05 Amount of Fee Paid: \$ 200.00 Date Fee Paid: 4/26/18Received By: Debra Stragg Date of Hearing: —**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

DESIGN STANDARDS: Applicants within the Logistics Park (L-P) District should abide by the district regulations and design standards set forth in Section 5.2 of the Edgerton Unified Development Code. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

PLANNING COMMISSION REVIEW: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the site plan to determine conformity with the design guidelines and other requirements included within the Edgerton Uniform Development Code.

APPROVAL LIMITATIONS: If the Final Site Plan is in conformance with an Approved Preliminary Site Plan, notice and publication of Planning Commission or City Council meetings is not required.

CHECKLIST

The following items shall be included on the site plan. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 x 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

Front or Cover Sheet

- ☒ A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
- ☒ A project title, zoning designation and project sponsor.
- ☒ A street, lot or tract address of the project.
- ☒ An index to contents and a data table which includes:
 - ☒ Acreage of the site and number of units per acre (if applicable)
 - ☒ Gross square feet of the building(s) area
 - ☒ Proposed use of each building
 - ☒ Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
 - ☒ Total number of parking places
- ☒ Name of the architect, engineer, surveyor or draftsman.
- ☒ Following certificates and signature blocks:

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

_____(Chair of Planning Commission).

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 _____

Sheet #2

- ☒ A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.
- N/A ☐ A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

- ☒ A site map with the following features:

- ☒ Topography at reasonable intervals
- ☒ Exterior lot lines with any survey pins
- ☒ Location of buildings
- ☒ Parking areas, paths, walks with sizes and surfaces material specifications
- ☒ Exterior lighting specifications
- ☒ Site entrance and connections to streets
- ☒ Location of easements
- ☒ Connection point for utilities

- N/A ☐ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
- N/A ☐ Features to facilitate handicapped access
- N/A ☐ Profile and detail for roads (if required)

Sheet #4

- N/A ☐ Scale drawing of building floor plans
- N/A ☐ Dimensions and use of rooms and areas
- N/A ☐ Dimensions of entrances/exits and corridors
- N/A ☐ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance

Sheet #5 (if requested)

- N/A ☐ Scale drawings of all building elevations
- N/A ☐ Roof pitch and materials
- N/A ☐ Siding type and materials, including facie

ADDITIONAL REQUIREMENTS: Depending upon circumstances (especially buildings used for assembly), the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.

April 23, 2018

City of Edgerton
404 East Nelson
Edgerton, KS 66021
(913) 893-6231

RE: UPS Edgerton CNG Fueling Station
19400 Essex St.
Edgerton, KS 66021

Permit Department,

Please allow TruStar Energy to sign all permitting applications on behalf of ELHC XXI LLC, as the authorized agent on the UPS Edgerton CNG Station project.

Sincerely,



Nathaniel Hagedorn
Manager, ELHC XXI, LLC

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, OMISSIONS AND/OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF CONTRACT DOCUMENTS, AND ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL PERMITS REQUIRED FOR THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE PROJECT DESIGN IS COMPLIANT WITH THE SCOPE OF WORK (THIS SHEET). ANY SPECIFIC EQUIPMENT SHOWN IN THESE DRAWINGS IS CONCEPTUAL, ONLY UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCY, INCONSISTENCY OR OMISSION BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF ALL REGULATING AGENCIES HAVING JURISDICTION OVER ANY OR ALL PORTIONS OF THE WORK INCLUDING THE STATE AND OSHA.
- ALL WORK TO CONFORM TO THE BEST PRACTICES PREVAILING IN THE VARIOUS TRADES AT THE TIME OF THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DO NOT SCALE DIMENSIONS FROM DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN ON THESE DRAWINGS OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL COSTS OF REPAIR OR REPLACEMENT DUE TO SUCH DAMAGE IN THE EXECUTION OF THIS WORK.
- NO STRUCTURAL MEMBER IS TO BE CUT FOR PIPES, CONDUITS, ETC. UNLESS SHOWN ON THE STRUCTURAL DRAWINGS. ALL OTHER DRAWINGS AND SKETCHES BY OTHERS SHOWING SUCH MUST BE APPROVED A STRUCTURAL ENGINEER.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES AND PARTIAL STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND TAKE ALL NECESSARY FIELD MEASUREMENTS PRIOR TO FABRICATION.
- CONTRACTOR'S SCOPE OF WORK INCLUDES COORDINATING THE WORK OF ALL SUBCONTRACTORS AND CONSULTANTS.
- ANY DAMAGE TO THE EXISTING BUILDING AND ITS CONTENTS DURING THE EXECUTION OF THIS WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT DRAWINGS AS WORK PROGRESSES ON THE JOB SITE.
- CONTRACTOR SHALL PROVIDE THE OWNER COPIES OF INSTALLATION, MAINTENANCE, AND OPERATION MANUALS OF ALL EQUIPMENT INSTALLED.
- ACCESS TO FIRE SAFETY EQUIPMENT MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- CONTRACTOR TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS.
- NEW CONCRETE SHALL CONFORM TO IRC AND ACI CODE.
- THE OWNER OF THE FACILITY SHALL INSURE THE SAFE OPERATION OF THE CNG FUELING EQUIPMENT AND TRAINING OF USERS.

SPECIAL INSPECTIONS:

- SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF ANCHOR BOLTS.
- SPECIAL TESTING IS REQUIRED FOR HIGH PRESSURE GAS TESTING. SEE SHEET P-200 FOR PRESSURE TESTING PROCEDURES.

CIVIL ENGINEER

TIM NELLIGAN P.E.
KATAHDIN ENVIRONMENTAL
26882 CALLE HERMOSA UNIT 3
CAPISTRANO BEACH, CA 92624
(949) 885-8890

ELECTRICAL ENGINEER

LEO MAYA, P.E.
DESIGN WEST ENGINEERING
275 W. HOSPITALITY LANE, SUITE 100
SAN BERNARDINO, CA 92408
(909) 890-3700

DATA TABLE SQ. FT.

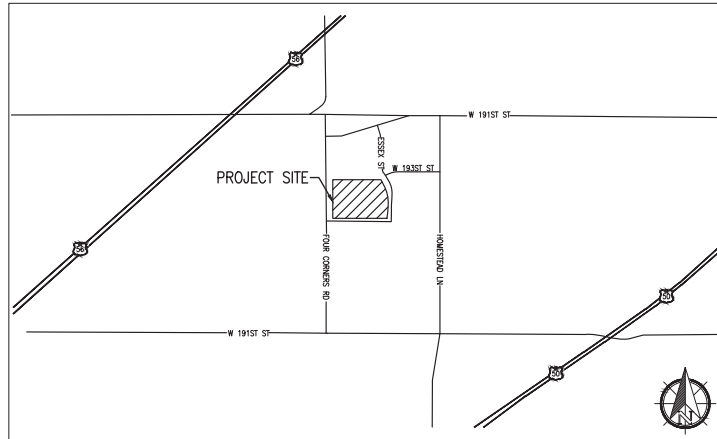
EQUIPMENT COMPOUND	272 SQ. FT.
TIME-FILL AREA #1	338 SQ. FT.
FAST FILL AREA #2	36 SQ. FT.
TOTAL	646 SQ. FT.

UPS EDGERTON

19400 ESSEX
EDGERTON, KS
CNG FUELING FACILITY

PARCEL NO. 8F221504-3010
FEMA FLOOD ZONE: X
ZONING: L-P

VICINITY MAP



PROJECT SITE



PROJECT DESCRIPTION:

INSTALLATION OF COMPRESSED NATURAL GAS (CNG) FUELING STATION EQUIPMENT TO SUPPLY FUEL TO THE CLIENT'S NATURAL GAS VEHICLE FLEET.

EQUIPMENT:

- (4) ANGI NG3000 COMPRESSORS - 200HP
- (1) ANGI DRYER - GD-036-S-M-460-150-4
- (2) ASME STORAGE CYLINDER - 37" (3 PACK)
- (2) ANGI SERIES II DISPENSER SINGLE HOSE - CT5000
- (1) ANGI SERIES II DISPENSER DUAL HOSE - CT1000
- (1) DUAL BUFFER W/TIME FILL PANEL
- (2) DUAL MOTOR STARTER PANEL - 800A
- (1) SERVICE ENTRANCE RATED MANUAL TRANSFER SWITCH W/ DISTRIBUTION - 1600A
- (1) COMMUNICATIONS PANEL
- (1) DE-FUELING PANEL (DUAL HOSE)
- (1) FILTER STAND W/ CNG METER - 2 ASSEMBLIES
- (1) FILTER STAND W/ CNG METER - 1 ASSEMBLY
- (1) FILTER STAND - 1 ASSEMBLY
- (15) TIME-FILL POSTS - DUAL HOSE - LOCAL VENT/ DUAL OPPOSITE
- (1) DUAL HEAD - 25' LED LIGHT POSTS
- (3) SINGLE HEAD - 20' LED LIGHT POST
- (4) EMERGENCY-SHUT DOWN SWITCH - 6" DIRECT BURIAL W/ FIRE EXTINGUISHER
- (3) EMERGENCY-SHUT DOWN SAWTCH ONLY
- (12) 6" BOLLARDS
- (59) 4" BOLLARDS
- ~ GUARDRAIL 165 LF
- ~ BLACK VINYL COATED FENCE 256 LF

CODE COMPLIANCE

THE SYSTEM SHALL BE DESIGNED IN FULL COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE SECTIONS OF THE FOLLOWING CODES, STANDARDS, AND GUIDELINES AS AMENDED BY THE STATE HAVING JURISDICTION. WHERE CONFLICT EXISTS, CONTRACTOR SHALL FOLLOW THE MOST STRINGENT REQUIREMENTS. IN CASE OF A CONFLICT BETWEEN THE NATIONAL FIRE PREVENTION ASSOCIATION, AND OSHA STANDARDS, THE MOST STRINGENT CONDITION SHALL APPLY:

- 2016 EDITION, INTERNATIONAL BUILDING CODE
- 2016 EDITION, INTERNATIONAL PLUMBING CODE
- 2016 EDITION, INTERNATIONAL FUEL GAS CODE
- 2016 EDITION, INTERNATIONAL MECHANICAL CODE
- 2016 EDITION, INTERNATIONAL FIRE CODE
- 2016 EDITION, NATIONAL ELECTRIC CODE

INDUSTRY STANDARDS

- AMERICAN CONCRETE INSTITUTE (ACI)
- AMERICAN GAS ASSOCIATION NATURAL GAS VEHICLE (AGA-NGV)
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- AMERICAN PETROLEUM INSTITUTE (API)
- AMERICAN STANDARD MECHANICAL ENGINEERS (ASME)
- AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
- AMERICAN WELDING SOCIETY (AWS)
- INSTRUMENT SOCIETY OF AMERICA (ISA)
- INTERNATIONAL APPROVAL SERVICES (IAS)
- NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) #52
- NATIONAL INSTITUTE OF STANDARDS AND TESTING (NIST)
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
- SOCIETY OF AUTOMOTIVE ENGINEERS (SAE)
- UNDERWRITERS LABORATORY (UL) AND/OR FACTORY MUTUAL (FM)

SHEET INDEX

- S-1 GENERAL - TITLE SHEET
- S-2 GENERAL - SITE PLAN
- S-3 GENERAL - LANDSCAPE PLAN
- C-1 CIVIL - EQUIPMENT AREA
- C-2 CIVIL - TIME-FILL AREA
- C-3 CIVIL - FAST-FILL AREA
- E-1 ELECTRICAL - PHOTOMETRIC

CERTIFICATE:

RECEIVED AND PLACED ON RECORD THIS ____ DAY OF ____, (ZONING ADMINISTRATOR)

APPROVED BY EDGERTON CITY PLANNING COMMISSION THIS ____ DAY OF ____,

CHAIR OF THE PLANNING COMMISSION

PERMISSION FOR PARKING TO ENCR OACH WITHIN SETBACK LINE 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 HERIN, AND THAT THIS INSTRUMENT CREATES A LEGALLY ENFORCEABLE OBLIGATION TO BUILD AND DEVELOP IN ACCORDANCE WITH ALL FINAL AGREEMENT.

APPLICANT SIGNATURE

OWNER
UPS EDGERTON
19400 ESSEX
EDGERTON, KS
404-926-6906
GENERAL CONTRACTOR
TRUSTAR ENERGY
10025 PHILADELPHIA CT
RANCHO CUCAMONCA, CA 91730
(909) 793-3700



UPS EDGERTON

19400 ESSEX STREET
EDGERTON, KS 66021
CNG FUEL FACILITY



26882 CALLE HERMOSA UNIT 3
CAPISTRANO BEACH, CA 92624
CA PE LICENSE # 68666

REVISIONS	NO.	DATE	BY	REMARK

GENERAL - TITLE SHEET

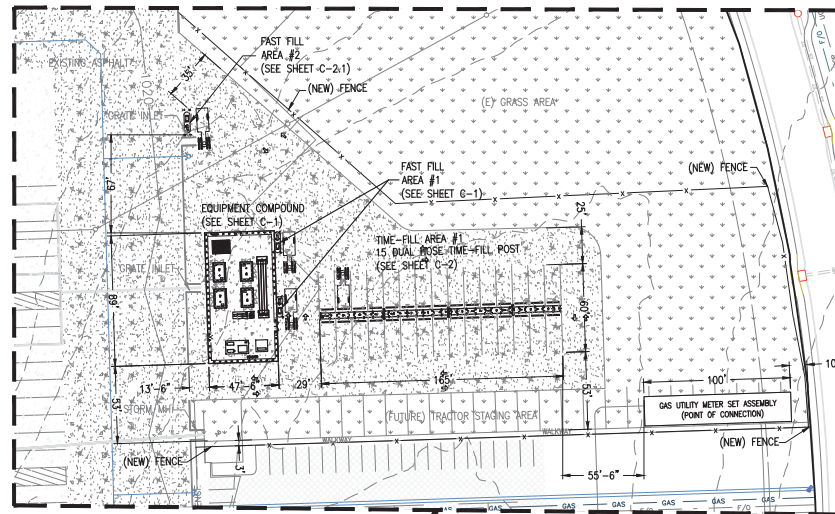
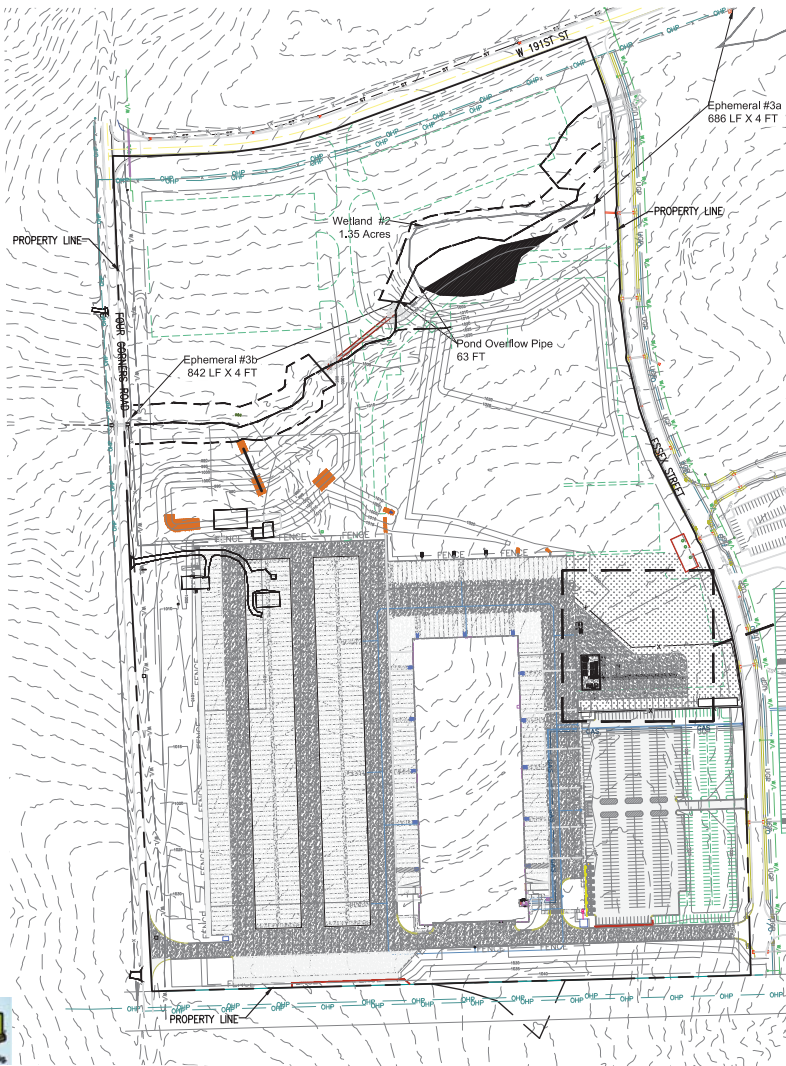
DRAWN: SBR
CHECKED: TLH
DATE: 04/18/18
SCALE: AS SHOWN
JOB NO: 18019

S-1



LEGEND:

- NON-COATED ASPHALT CONCRETE
- CONCRETE
- GRASS
- PROPERTY LINE
- FENCE LINE



0 75' 150' 300'
SCALE: 1" = 150'



OWNER
UPS EDGERTON
19400 ESSEX STREET
EDGERTON, KS
404-626-6906

GENERAL CONTRACTOR
TRUSTAR ENERGY
10725 PHILADELPHIA CT
RANCHO CUCAMONGA, CA 91730
(909) 793-3700



UPS EDGERTON

19400 ESSEX STREET
EDGERTON, KS 66021

CNG FUEL FACILITY



26882 CALLE HERMOSA UNIT 3
CARPINTERIA BEACH, CA 93024
CA PE LICENSE # 68666

REVISIONS	NO.	DATE	BY	REMARK

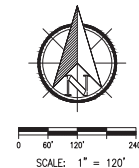
SITE PLAN

DRAWN: SBR
CHECKED: TLH
DATE: 04/18/18
SCALE: AS SHOWN
JOB NO: 18019

S-2



Kansas 811
Know what's below.
Call 811 before you dig.



UPS EDGERTON
19400 ESSEX STREET
EDGERTON, KS 66021
CNG FUEL FACILITY



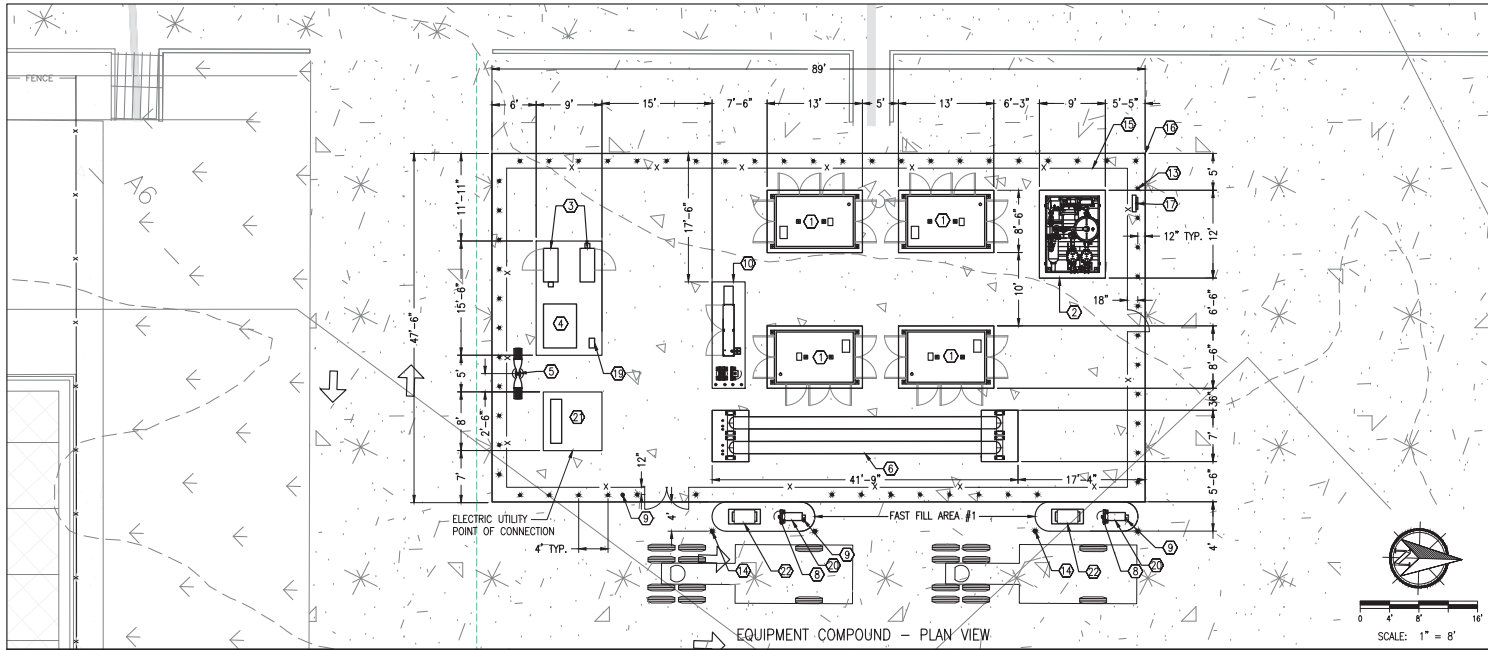
26882 CALLE HERMOSA UNIT 3
CAPISTRANO BEACH, CA 92624
CA PE LICENSE # 68666

[illegible]

LANDSCAPE PLAN

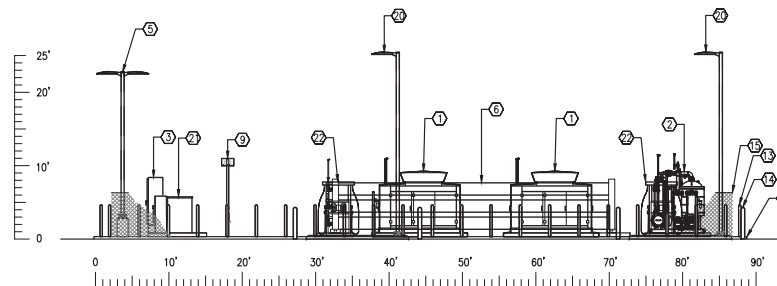
DRAWN: SBR
CHECKED: TLH
DATE: 04/18/18
SCALE: AS SHOWN
JOB NO: 18019

S-3



- EQUIPMENT LIST:**
- ① ANGI 300 COMPRESSOR (QTY 4)
 - ② CNG DRYER NG GD-036-S-M-460-150-4 DRYER
 - ③ DUAL MOTOR STARTER PANEL
 - ④ MANUAL TRANSFER SWITCH - SERVICE ENTRANCE RATED 1,600 AMP
 - ⑤ 20\"/>

SEE SHEET C-1*
SEE SHEET C-2-1**
SEE SHEET S-2**



EQUIPMENT COMPOUND - EAST FACING ELEVATION

SCALE: 1" = 8'



OWNER
UPS EDGERTON
19400 ESSEX STREET
EDGERTON, KS
404-626-6906

GENERAL CONTRACTOR
TRUSTAR ENERGY
10725 PHILADELPHIA CT
RANCHO CUCAMONGA, CA 91730
(909) 793-3700



UPS EDGERTON

19400 ESSEX STREET
EDGERTON, KS 66021

CNG FUEL FACILITY

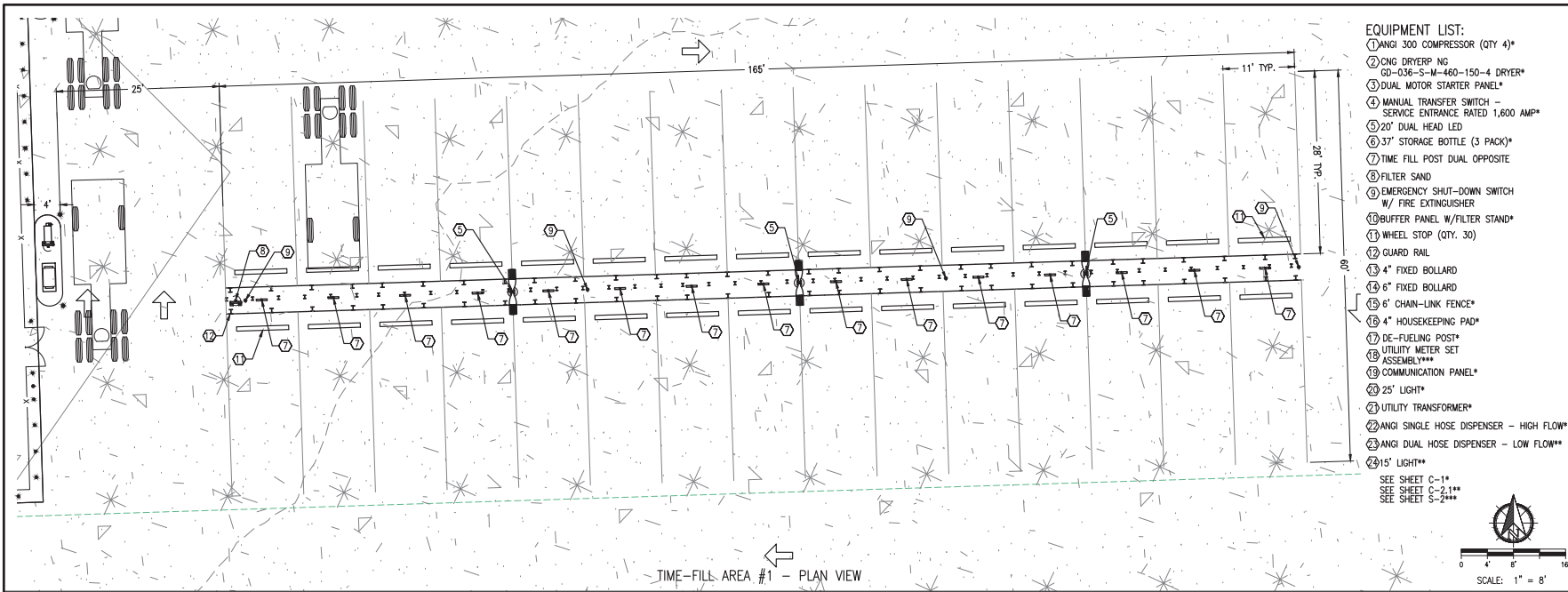


26882 CALLE HERMOSA UNIT 3
CARPINTERIA BEACH, CA 93024
CA PE LICENSE # 68666

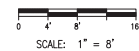
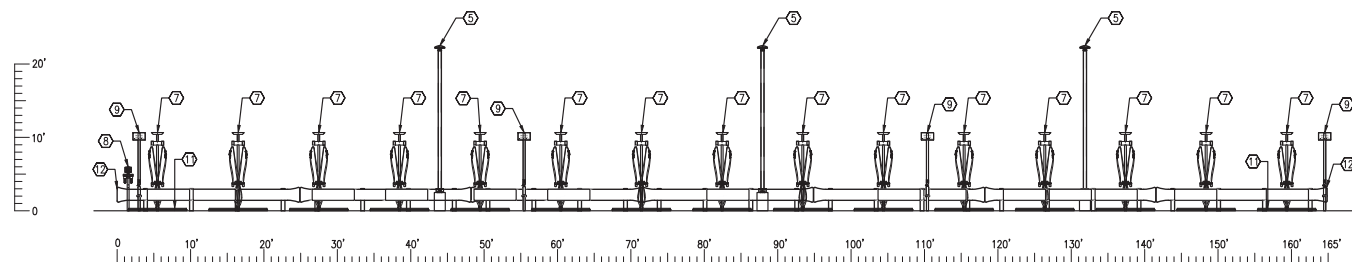
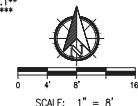
REVISIONS	NO.	DATE	BY	REMARK

CIVIL - EQUIPMENT AREA

DRAWN: SBR
CHECKED: TLH
DATE: 04/18/18
SCALE: AS SHOWN
JOB NO: 18019



- EQUIPMENT LIST:**
- ① ANGI 300 COMPRESSOR (QTY 4)*
 - ② CNG DRYER NG GD-036-S-M-460-150-4 DRYER*
 - ③ DUAL MOTOR STARTER PANEL*
 - ④ MANUAL TRANSFER SWITCH - SERVICE ENTRANCE RATED 1,600 AMP*
 - ⑤ 20" DUAL HEAD LED
 - ⑥ 37" STORAGE BOTTLE (3 PACK)*
 - ⑦ TIME FILL POST DUAL OPPOSITE
 - ⑧ FILTER SAND
 - ⑨ EMERGENCY SHUT-DOWN SWITCH W/ FIRE EXTINGUISHER
 - ⑩ BUFFER PANEL W/FILTER STAND*
 - ⑪ WHEEL STOP (QTY. 30)
 - ⑫ GUARD RAIL
 - ⑬ 4" FIXED BOLLARD
 - ⑭ 6" FIXED BOLLARD
 - ⑮ 6' CHAIN-LINK FENCE*
 - ⑯ 4" HOUSEKEEPING PAD*
 - ⑰ DE-FUELING POST*
 - ⑱ UTILITY METER SET ASSEMBLY***
 - ⑲ COMMUNICATION PANEL*
 - ⑳ 25' LIGHT*
 - ㉑ UTILITY TRANSFORMER*
 - ㉒ ANGI SINGLE HOSE DISPENSER - HIGH FLOW*
 - ㉓ ANGI DUAL HOSE DISPENSER - LOW FLOW**
 - ㉔ 15' LIGHT**
- SEE SHEET C-1*
SEE SHEET C-2 1**
SEE SHEET C-2 2***



TIME-FILL AREA #1 - NORTH FACING ELEVATION

OWNER
UPS EDGERTON
19400 ESSEX STREET
EDGERTON, KS
404-826-6906

GENERAL CONTRACTOR
TRUSTAR ENERGY
10725 PHILADELPHIA CT
RANCHO CUCAMONCA, CA 91730
(909) 793-3700



UPS EDGERTON

19400 ESSEX STREET
EDGERTON, KS 66021

CNG FUEL FACILITY



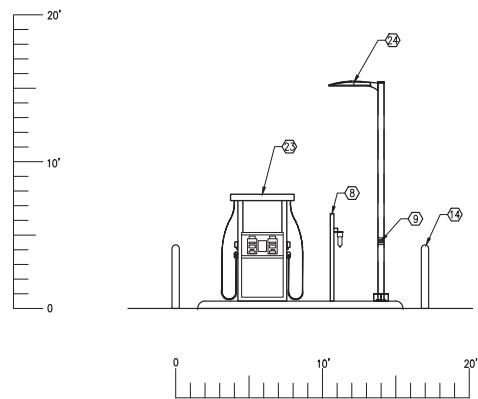
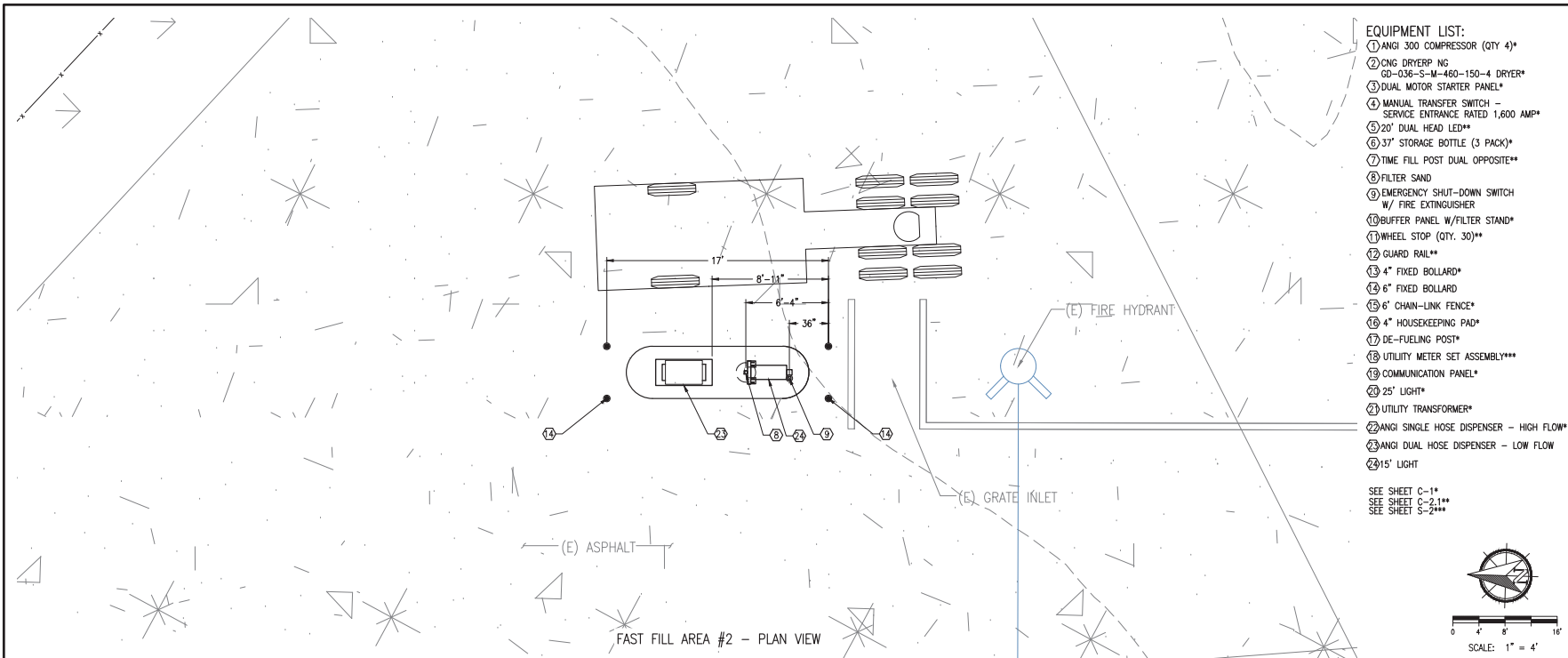
26882 CALLE HERMOSA UNIT 3
CARPINTERIA BEACH, CA 92624
CA PE LICENSE # 68666

REVISIONS	NO.	DATE	BY	REMARK

CIVIL - TIME-FILL AREA

DRAWN: SBR
CHECKED: TLH
DATE: 04/18/18
SCALE: AS SHOWN
JOB NO: 18019

C-2



OWNER
UPS EDGERTON
19400 ESSEX STREET
EDGERTON, KS
404-626-6906

GENERAL CONTRACTOR
TruStar Energy CNG
10025 PHILADELPHIA CT
RANCHO DUCAMONIA, CA 91730
(909) 793-3700



UPS EDGERTON

19400 ESSEX STREET
EDGERTON, KS 66021

CNG FUEL FACILITY



26882 CALLE HERMOSA UNIT 3
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REVISIONS	NO.	DATE	BY	REMARK

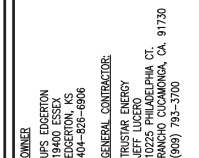
CIVIL - DISPENSER AREA

DRAWN: SBR
CHECKED: TLH
DATE: 04/18/18
SCALE: AS SHOWN
JOB NO: 18019

C-3



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	8.1 fc	0.1 fc	81.0:1	21.0:1



UPS EDGERTON
19400 ESSEX STREET
EDGERTON, KS 66021
CNG FUEL FACILITY



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CAPISTRANO BEACH, CA 92624
CA PE LICENSE # 68666

[illegible]

ELECTRICAL - PHOTOMETRIC

DRAWN: SBR
CHECKED: TLH
DATE: 04/18/18
SCALE: AS SHOWN
JOB NO: 18019

E-1