

## STAFF REPORT

March 12, 2018

To: Edgerton Planning Commission  
Fr: Chris Clinton, Planning and Zoning Coordinator  
Re: **PP-2019-01** Preliminary Plat for *TSL Edgerton Phases I & II*, located along the south side of 191<sup>st</sup> Street and the west side of Waverly Road.

### APPLICATION INFORMATION

**Applicant:** Chris Stara on behalf of  
Transpec Leasing Incorporated  
10001 S. 152<sup>nd</sup> St.  
Omaha, Nebraska 68138

**Property Owners:** Hastings Family Holdings, LLC  
25830 W Dodge Rd  
Waterloo, NE 68069

**Requested Action:** Preliminary Plat approval for *TSL Edgerton Phases I & II*

**Legal Description:** Part of the NE Quarter of Section 3, Township 15 South,  
Range 22 East; see attached application for complete  
legal description.

**Site Address/Location:** Southwest corner of the intersection of 191<sup>st</sup> Street and  
Waverly Road (south of 191<sup>st</sup> Street, west of Waverly  
Road)

**Existing Zoning and Land Uses:** Logistics Park District (L-P) zoning designation for both  
Phase I and Phase II parcels; Phase II parcels are  
currently undeveloped.

**Existing Improvements:** Northern parcel adjacent to 191<sup>st</sup> Street contains Phase I  
improvements (cargo container storage lot)

**Site Size:** 50.64 acres

### PROJECT BACKGROUND

The proposed Preliminary Plat includes two phases of development, with Phase I already being complete. The applicant submitted a Preliminary Plat and Final Plat for TSL Edgerton Phase I in 2014 and it subsequently received Planning Commission approval. However, the Final Plat was never recorded with Johnson County and pursuant to Article 13 of the Edgerton Unified Development Code, the Final Plat becomes null and void if not recorded within one year of

approval. Therefore, with the development of the Phase II expansion, the applicant has resubmitted a Preliminary Plat and Final Plat for approval.

## **PROJECT DESCRIPTION**

The applicant has requested approval of application PP2019-01 for the Preliminary Plat for *TSL Edgerton Phases I & II*. The intent is to plat both the parcels which contain the existing Phase I operations with the parcels which will be utilized for the Phase II expansion. The result will be a plat which contains one (1) lot and two (2) tracts. The resulting combined lot would have frontage along the south side of 191<sup>st</sup> Street right-of-way and the west side of Waverly Road right-of-way. This Preliminary Plat request is being made to move forward a project which is seeking to expand the operations of an existing cargo container storage facility and truck yard.

## **INFRASTRUCTURE AND SERVICES**

- a. Access to the property and development will be from Waverly Road via two (2) private drives (existing drive will be removed; two new private drives will be added) and 191<sup>st</sup> Street via two (2) existing private drives. The northernmost entrance on Waverly Road to be closed and removed.
- b. Utilities and service providers.
  1. Johnson County Rural Water District #7.
  2. Sanitary Sewer - City of Edgerton.
  3. Electrical Service - Kansas City Power & Light.
  4. Gas Service – Kansas Gas Service.
- c. Police services are 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. Driveway widths for two new drives to be constructed off of Waverly Road indicate a width which exceeds Edgerton standard width of 30 (thirty) feet. City Engineer recommends limiting drive width to 36 (thirty-six) feet to match the width of drive being vacated which was approved for Phase I. The City Engineer has indicated that he would approve making the 20' radii smaller in order to hit the 36' maximum. This would not affect turning movements as striping would indicate that is a non-driving area. Another option is for the 50' radii to be made smaller. ***Update Preliminary Plat.***
2. A copy of the proposed restrictive covenants. ***If applicable, provide a copy at Final Site Plan review.***

## **RECOMMENDATION**

City staff recommends **approval** of application PP 2019-01 Preliminary Plat for *TSL Edgerton Phase II*, subject to compliance with the following stipulations:

1. All Preliminary Plat requirements of the City listed above shall be met or addressed.
2. All infrastructure requirements of the City shall be met.
3. A Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer.

4. 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.

#### **ATTACHMENTS**

- Application PP2019-01
- Preliminary Plat for *TSL Edgerton Phase II*

NAME OF PROPOSED SUBDIVISION: TSL Edgerton (Phase II Portion)LOCATION OR ADDRESS OF SUBJECT PROPERTY: 31115 West 191st StreetLEGAL DESCRIPTION: See attached.CURRENT ZONING ON SUBJECT PROPERTY: Logistics Park CURRENT LAND USE: Vacant/AgriculturalTOTAL AREA: 50.640 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 2,205,878.4 Sq. Ft.DEVELOPER'S NAME(S): Chris Stara PHONE: 531-444-4820COMPANY: Transpec Leasing Incorporated FAX: 402-895-6692MAILING ADDRESS: 10001 South 152nd St. Omaha NE 68138  
Street City State ZipPROPERTY OWNER'S NAME(S): Hastings Family Holdings, LLC PHONE: 402-895-6692COMPANY: Hastings Family Holdings, LLC FAX: 402-895-7033MAILING ADDRESS: 10001 South 152nd St. Omaha NE 68138  
Street City State ZipENGINEER'S NAME(S): Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: N/AMAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside MO 64150  
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 ONLY**

Case No.: RZ-\_\_\_\_\_ Amount of Fee Paid:\$ \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

Received By: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_

**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.

**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.



## 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.

## DESCRIPTION

Part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter; thence South  $01^{\circ}09'47''$  East, along the East line of said Northeast Quarter, a distance of 1,681.02 feet; thence departing said East line, South  $88^{\circ}21'32''$  West, along the North line and its easterly prolongation of LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision in said City, a distance of 1,311.45 feet to the Northwest corner of Tract A of said LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, said point being on the West line of the East Half of said Northeast Quarter; thence North  $01^{\circ}20'47''$  West, along said West line, a distance of 1,676.20 feet to a point on the North line of said Northeast Quarter; thence North  $88^{\circ}09'02''$  East, along said North line, a distance of 1316.86 feet to the Point of Beginning, containing 2,205,869 square feet or 50.640 acres, more or less.

Part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

# TSL Edgerton Preliminary Plat

Of the Phase I & Phase II Portions of Edgerton TSL

Zoning: L-P

191st Street and Waverly Road

191st Street and Waverly Road  
City of Edgerton, Johnson County, Kansas

<u>Parcel ID</u>	<u>Address</u>	<u>Owner</u>
BF221503-3008	31435 W. 191st St.	Hastings Family Holding LLC
BF221503-3002	31275 W. 191st St.	Hastings Family Holding LLC
BF221503-3006	31115 W. 191st St.	Hastings Family Holding LLC
BF221503-3016	Not Available	Hastings Family Holding LLC
BF221503-3007	19180 Waverly Rd.	Hastings Family Holding LLC
BF221503-3010	19270 Waverly Rd.	Hastings Family Holdings LLC
BF221503-3009	Not Available	Hastings Family Holdings LLC
BF221503-3012	19380 Waverly Rd.	Hastings Family Holdings LLC
BF221503-3009	Not Available	Hastings Family Holdings LLC
BF221503-3011	Not Available	Hastings Family Holdings LLC

JCVCN BM1181  
Bernsten Aluminum Disk Stamped BM 1181, Located on center West End of the North Headwall RCB, from the Intersection of Waverly Road and 191st Street, go West 0.10 Miles to the RCB  
ELEV: 1010.97

<u>ELECTRIC</u>	<u>CITY</u>
Kansas City Power & Light	City of Edgerton
Phone: 816.471.5275	404 East Nelson

<u><b>GAS</b></u>	<b>Egerton, Kansas</b>
Kansas Gas Service	Phone: 913.893.6231
11401 West 89th Street	
Overland Park, Kansas	<u><b>TELEPHONE</b></u>
Phone: 913.599.8981	<b>Century Link</b>
	Phone: 800.788.3500

**WATER**

Johnson Rural Water District 7

534 West Main

P.O. Box 7

Gardner, Kansas

Phone: 913.856.7173

**CABLE**

Century Link

Phone: 800.788.3500

**SANITARY SEWER**

City of Edgerton

913.893.6801



## RESTRICTIONS

Tracts "A" & "B" are intended to be used for stormwater detention and open space and shall be owned and maintained by Transpec Leasing Incorporation.

Limits of Access: Access to Lot 1, from 191st Street, shall be limited to one entrance, as the entrance location currently exists. Access to Lot 1, from Waverly Road, shall be limited to two entrances, as the locations are located per the approved final development plan.

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 and Cable).

Reviewed by the Edgerton City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by  
\_\_\_\_\_  
City Engineer

David Hamby

Received and placed on record this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_  
Katy Crow, Zoning Administrator.

Reviewed and authorized preparation of Final Plat  
by the Edgerton City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
\_\_\_\_\_ Chair of Planning Commission.

John E. Daley

Approved by the Governing Body of the City of Edgerton, Johnson County, Kansas, on  
the \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Donald Roberts, Mayor

Attest: \_\_\_\_\_  
Rachel James, City Clerk

According to the FEMA Flood Insurance Rate Map Number 20091C119G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, no Base Flood Elevations determined.

C01	Title Sheet
C02	Existing Conditions - Phase I
C03	Existing Conditions - Phase II
C04	Preliminary Plat - Phase I
C05	Preliminary Plat - Phase II
C06	Grading Plan - Phase I
C07	Grading Plan - Phase II

15-0184  
TSL Edgerton

# Title Sheet

DATE	02/27/99	PER CITY COMMENTS
DATE	01/19/99	ORIGINAL SUBMITTAL
DATE		REVISION

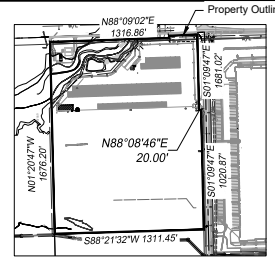
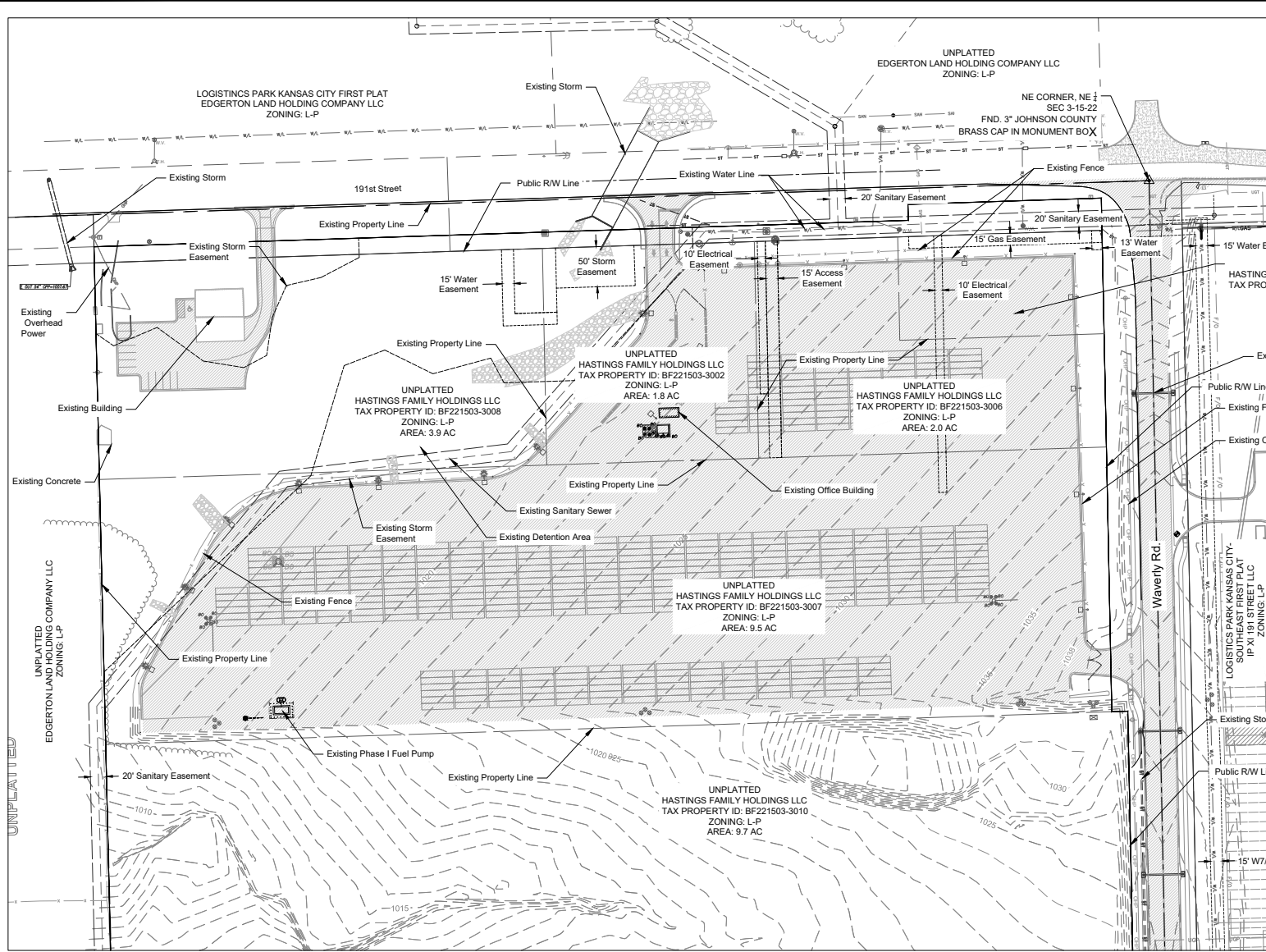
 Renaissance  
Infrastructure  
Consulting

816-860-0950  
www.riic-consult.com

5015 NW CANAL STREET, SUITE 100  
OVERSEAS, MISSOURI 64450







- Legend**
- ▲ Found Section Corner
  - Found Monument
  - Set 1/4" Rebar With RIC KSCLS 234 Cap
  - ⊙ Employee Parking
  - ▨ Trailer Stacking Position
  - ▨ Trailer Stall
  - ▨ Existing Pavement



<p>Sheet C02</p>	<p>Preliminary Plat</p> <p>15-0184</p> <p>TSL Edgerton</p>		
<p>Existing Conditions - Phase I</p>			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>UNPLATTED EDGERTON LAND HOLDING COMPANY LLC ZONING: L-P</p> </td> <td style="width: 50%; text-align: center;"> <p>UNPLATTED HASTINGS FAMILY HOLDINGS LLC TAX PROPERTY ID: BF221503-3016 ZONING: L-P AREA: 0.9 AC</p> </td> </tr> </table>		<p>UNPLATTED EDGERTON LAND HOLDING COMPANY LLC ZONING: L-P</p>	<p>UNPLATTED HASTINGS FAMILY HOLDINGS LLC TAX PROPERTY ID: BF221503-3016 ZONING: L-P AREA: 0.9 AC</p>
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**Renaissance Infrastructure Consulting**

505 NW Canal Street, Suite 100  
 Fort Lauderdale, FL 33301  
 Phone: 954.566.5400  
 www.ric-consult.com











Sheet  
C07

Preliminary Plat  
15-0184  
TSL Edgerton

Grading Plan - Phase II

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	10/15/18	W. J. Edgerton			ORIGINAL SUBMITTAL
2	10/15/18	W. J. Edgerton			REVISION



**Renaissance  
Infrastructure  
Consulting**

505 NW CANAL STREET, SUITE 900  
 FORT WORTH, TEXAS 76102  
 817.850.0950  
 WWW.RIC-CONSULT.COM



**STAFF REPORT**

March 12, 2019

To: Edgerton Planning Commission  
Fr: Chris Clinton, Planning and Zoning Coordinator  
Re: **FP-2019-01** Final Plat for *TSL Edgerton Phase I & II*, located along the south side of 191<sup>st</sup> Street and the west side of Waverly Road.

**APPLICATION INFORMATION**

**Applicant:** Transpec Leasing Incorporated  
Thomas M. Hastings  
10001 S. 152<sup>nd</sup> St.  
Omaha, Nebraska 68138

**Property Owners:** Hastings Family Holdings, LLC  
25830 W Dodge Rd  
Waterloo, NE 68069

**Requested Action:** Final Plat approval for *TSL Edgerton*

**Legal Description:** NE Quarter of Section 3, Township 15 South, Range 22 East; see attached application for complete legal description.

**Site Address/Location:** Southwest corner of the intersection of 191<sup>st</sup> Street and Waverly Road (south of 191<sup>st</sup> Street, west of Waverly Road)

**Existing Zoning and Land Uses:** Logistics Park District (L-P) zoning designation for both Phase I and Phase II parcels; Phase II parcels are currently undeveloped.

**Existing Improvements:** Northern parcel adjacent to 191<sup>st</sup> Street contains Phase I improvements (cargo container storage lot)

**Site Size:** Lot 1 – 44.34 acres  
Tract A – 1.27 acres  
Tract B – 1.45 acres  
R/W – 3.58 acres  
Total - 50.64 Acres



## PROJECT DESCRIPTION

The applicant has requested approval of application FP2019-01 for the Final Plat for *TSL Edgerton Phases I & II* so the existing parcels may be platted into one (1) lot and two (2) tracts. The resulting combined lot would have frontage along the south side of 191<sup>st</sup> Street right-of-way and the west side of Waverly Road right-of-way. This Final Plat request is being made to move forward a project which is seeking to expand the operations of an existing cargo container storage facility and truck yard.

## INFRASTRUCTURE AND SERVICES

- a. Access to the property and development will be from Waverly Road via two (2) private drives (existing drive will be removed; two new private drives will be added) and 191<sup>st</sup> Street via two (2) existing private drives. The northernmost entrance on Waverly Road to be closed and removed.
- b. Utilities and service providers.
  1. Johnson County Rural Water District #7.
  2. Sanitary Sewer - City of Edgerton.
  3. Electrical Service - Kansas City Power & Light.
  4. Gas Service – Kansas Gas Service.
- c. Police services are 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.

## FINAL PLAT REVIEW

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

1. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, and monuments found or set. All P.I.'s corners, boundaries must be monumented with a 1/2" x 24" metal bar. ***Confirmation of set monument to be provided once placed by surveyor.***
2. All easements with width, and roads with curve data. *It is possible that other easements may be required. If necessary, update Final Plat after review from Utility Companies.*
3. The location of existing utility easements. *The existing sanity sewer easement has not been recorded with Johnson County. Staff recommends that this easement be indicated on the Final Plat so that it can be recorded at the time the plat is recorded. Applicant must confirm sanitary sewer location and confirm with City Staff prior to approval by the Governing Body. Update Final Plat if necessary.*

## RECOMMENDATION

City staff recommends **approval** of FP2019-01 Final Plat for *TSL Edgerton Phases I & II*, subject to compliance with the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat by the Governing Body.

2. A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
3. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax and recording of the Final Plat within one year of approval.
4. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.
5. The applicant has submitted a Stormwater Management Plan. All staff comments must be addressed to the satisfaction of the City Engineer at Site Plan review.
6. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.

#### **ATTACHMENTS**

- Application FP2019-01
- Final Plat, *TSL Edgerton Phases I & II*

NAME OF PROPOSED SUBDIVISION: TSL Edgerton

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 31115 West 191st Street

LEGAL DESCRIPTION: See attached

CURRENT ZONING ON SUBJECT PROPERTY: Logistics Park CURRENT LAND USE: Vacant/Trailer Lot

TOTAL AREA: 50.640 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 2,205,878.4 Sq. Ft.

DEVELOPER'S NAME(S): Chris Stara PHONE: 531-444-4820

COMPANY: Transpec Leasing Incorporated FAX: 402-895-7033

MAILING ADDRESS: 10001 South 152nd St. Omaha NE 68138  
Street City State Zip

PROPERTY OWNER'S NAME(S): Hastings Family Holdings, LLC PHONE: 402-895-6692

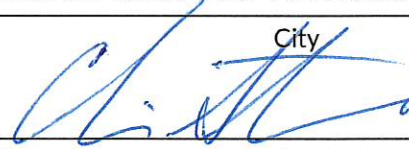
COMPANY: Hastings Family Holdings, LLC FAX: 402-895-7033

MAILING ADDRESS: 10001 South 152nd St. Omaha NE 68138  
Street City State Zip

ENGINEER'S NAME(S): Patrick Cassity PHONE: 816-800-0950

COMPANY: Renaissance Infrastructure Consulting FAX: N/A

MAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside MO 64150  
Street City State Zip

SIGNATURE 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 ½ x 11) must also be submitted with the application.

**FOR OFFICE USE ONLY**

Case No.: RZ-\_\_\_\_\_ Amount of Fee Paid:\$ \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

Received By: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_

**FINAL PLAT INSTRUCTIONS**

**SUBMITTAL DEADLINE:** The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting. If the final plat complies with the preliminary plat, Planning Commission and Governing Body may consider approval without notice or public hearing.

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

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

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

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

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

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

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

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

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

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



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

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

## CHECKLIST

The following items shall be included on the final plat.

- ☐ Scale, the same used for the preliminary plat; North point; vicinity map.
- ☐ The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract.
- ☐ The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumental with a 2" x 24" metal bar.
- ☐ A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1 in 5,000), with bearings and distances referenced to section or fractional section comers or other base line shown on the plat and readily reproducible on the ground.
- ☐ Individual notations and a TABLE showing: lot area, setbacks, and building envelopes.
- ☐ A number for each lot, starting (if practical) in the northwest corner.
- ☐ All easements with widths, and roads with curve data.
- ☐ Ingress/egress limitations, if required.
- ☐ The location of existing utility easements.
- ☐ A written legal description from the survey.
- ☐ An instrument of dedication for all roads and easements.
- ☐ Special notations required as a condition of platting by the Planning Commission.
- ☐ Approved phases – clearly delineated.
- ☐ Private travel easements.
- ☐ The Owner's Certificate with Notary Seal.
- ☐ Certificate of the Governing Body with City Clerk's attest and Seal.
- ☐ Edgerton City Planning Commission chair and secretary approval.
- ☐ Certificate of the Register of Deeds.
- ☐ Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor.
- ☐ Certificate of the Zoning Administrator.

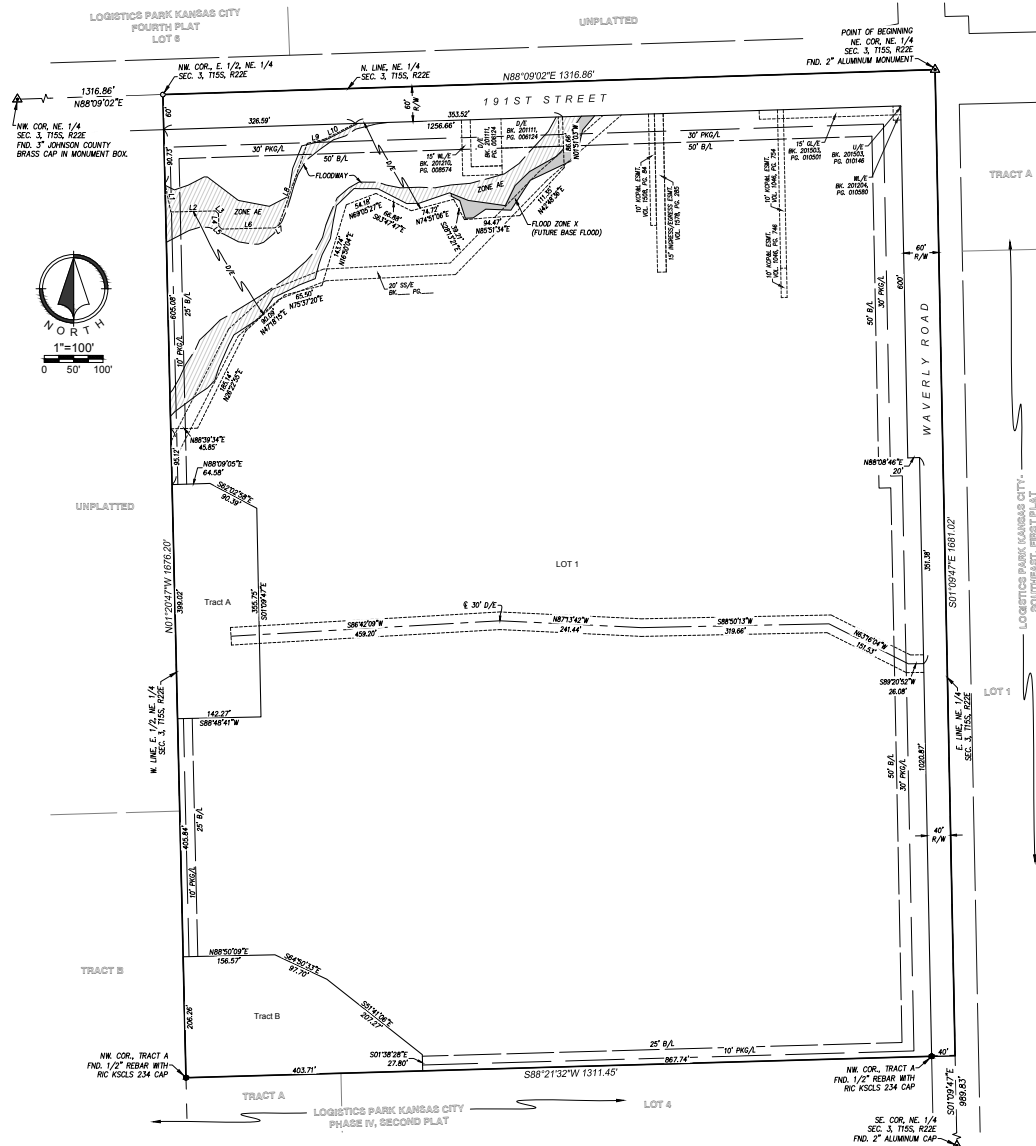
## DESCRIPTION

Part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter; thence South  $01^{\circ}09'47''$  East, along the East line of said Northeast Quarter, a distance of 1,681.02 feet; thence departing said East line, South  $88^{\circ}21'32''$  West, along the North line and its easterly prolongation of LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision in said City, a distance of 1,311.45 feet to the Northwest corner of Tract A of said LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, said point being on the West line of the East Half of said Northeast Quarter; thence North  $01^{\circ}20'47''$  West, along said West line, a distance of 1,676.20 feet to a point on the North line of said Northeast Quarter; thence North  $88^{\circ}09'02''$  East, along said North line, a distance of 1316.86 feet to the Point of Beginning, containing 2,205,869 square feet or 50.640 acres, more or less.

# FINAL PLAT TSL EDGERTON

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH,  
RANGE 22 EAST, IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



Line #	Direction	Length
L1	S11°20'47\"	50.57'
L2	N88°39'13\"	76.16'
L3	S49°20'47\"	7.07'
L4	S01°20'47\"	21.17'
L5	S49°20'47\"	7.07'
L6	N88°39'13\"	90.61'
L7	N89°50'24\"	8.22'
L8	N10°15'47\"	147.71'
L9	N16°16'19\"	31.95'
L10	N62°42'16\"	87.43'

LOT NO.	LOT AREA	FRONT SETBACK	REAR SETBACK	BUILDING ENVELOPE
1	1,921.415 S.F. 44.339 Acres	50'	25'	1,744.577 S.F. 40.059 Acres
Tract A	55,368 S.F. 1.271 Acres	NA	NA	NA
Tract B	53,245 S.F. 1.402 Acres	NA	NA	NA
Tract C	135,844 S.F. 3.107 Acres	NA	NA	NA
Total	2,205,869 S.F. 50.640 Acres	NA	NA	NA

## NOTES

Basis of Bearings: Kansas State Plane, NAD 83 North, North Zone.

CLOSURE CALCULATIONS:  
Precision, 1 part in: 1175922.112  
Error distance: 0.005  
Error direction: N27°53'55\"W  
Perimeter: 5985.53

All bearings and distances shown on this plat are plotted and measured unless otherwise noted.

All structures must comply with City of Edgerton Floodplain Regulations.

## FLOOD PLAIN NOTE:

According to "FIRM" Map Numbers 2009ICD134G and 2009ICD119G, both revised August 3, 2009, this tract graphically lies in:

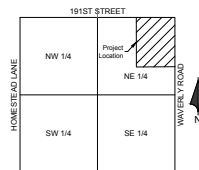
OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance flood.

OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

## LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2\" X 24\" REBAR WITH R/C
- MOCK-UP 108572\" R/C'S 524\" CAP
- B/L BUILDING SETBACK LINE
- P/L PARKING SETBACK LINE
- D/E DRAINAGE EASEMENT
- G/E GAS LINE EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT



LOCATION MAP  
SECTION 3-15-22  
Scale 1\" = 200'

## DESCRIPTION

Part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter; thence South 01°09'47\" East, along the East line of said Northeast Quarter, a distance of 1,581.02 feet; thence departing said East line, South 88°21'32\" West, along the North line and its easterly prolongation of LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivision in said City, a distance of 1,311.45 feet to the Northwest corner of Tract A of said LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, said point being on the West line of the East Half of said Northeast Quarter; thence North 01°20'47\" West, along said West line, a distance of 1,676.20 feet to a point on the North line of said Northeast Quarter; thence North 88°09'02\" East, along said North line, a distance of 1,316.86 feet to the Point of Beginning, containing 2,205,869 square feet or 50.640 acres, more or less.

## DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TSL EDGERTON".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby abjures and agrees to indemnify the City of Edgerton, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Edgerton, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Edgerton, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

## RESTRICTIONS

Tracts "A" & "B" are intended to be used for stormwater detention and open space and shall be owned and maintained by Transpec Leasing Incorporation.

Limits of Access: Access to Lot 1, from 191st Street, shall be limited to one entrance, as the entrance location currently exists. Access to Lot 1, from Waverly Road, shall be limited to two entrances, as the locations are located per the approved final development plan.

## CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Edgerton, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land fronting and abutting on such dedicated public way or thoroughfare.

## EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Hastings Family Holdings LLC

Thomas M. Hastings, Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public in and for said County and State, came Thomas M. Hastings, Manager of Hastings Family Holdings LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires: \_\_\_\_\_  
Notary Public

## APPROVALS

REVIEWED by the Planning Commission of the City of Edgerton, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John E. Daley, Chairperson  
Jeremy Little, Secretary

REVIEWED by the Zoning Administrator, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Katy Crow, Acting Zoning Administrator

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest:  
Donald Roberts, Mayor  
Rachel James, City Clerk

## SURVEYORS CERTIFICATION

This is to certify on the 25th day of May, 2016 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary survey.



Roger B. Dill, Kansas LS-1408

## TSL EDGERTON

Prepared For:  
TSL Company Holdings  
10001 S. 152nd St.  
Omaha, NE 68138  
(402) 895-6992  
(402) 895-7033 (Fax)

Date of Preparation: October 24, 2016  
Revised: February 14, 2019



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