

EDGERTON PLANNING COMMISSION
REGULAR SESSION AGENDA
Edgerton City Hall
June 9, 2020
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.)

A. MINUTES

Consideration of the Planning Commission meeting minutes for April 14, 2020.

5. **NEW BUSINESS**

A. ELECTION OF PLANNING COMMISSION OFFICERS

Pursuant to the Bylaws of the Planning Commission, an annual meeting is held in June of each year for the purpose of electing a Planning Commission Chair, Vice Chair, and a Secretary.

B. PUBLIC HEARING – PRELIMINARY PLAT FOR DELONG TRUCKING – APPLICATION PP2020-01

Hold a public hearing in consideration of Application PP2020-01 for a Preliminary Plat located at 32612 W 191st Street.

Applicant: DeLong Companies
Agent: Caleb Flake, McClure Engineering Co.

C. FINAL PLAT FOR DELONG TRUCKING – APPLICATION FP2020-01

Consideration of Application FP2020-01 for a Final Plat located at 32612 W 191st Street.

Applicant: DeLong Companies
Agent: Caleb Flake, McClure Engineering Co.

D. PUBLIC HEARING – FINAL SITE PLAN FOR DELONG TRUCKING – APPLICATION FS2020-04

Hold a public hearing in consideration of Application FS2020-04 for a Final Site Plan located at 32612 W 191st Street.

Applicant: DeLong Companies
Agent: Caleb Flake, McClure Engineering Co.

6. Future Meetings

- Board of Zoning Appeals Meeting – July 14, 2020 at 6:30 PM
- Regular Session – July 14, 2020 at 7:00 PM

7. Adjourn

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
April 14, 2020

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

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Commissioner Jeremy Little via videoconference, Commissioner Deb Lebakken via videoconference, Commissioner Charlie Crooks via telephone, Commissioner Tim Berger via videoconference, and Chair John Daley via videoconference. Also present were City Administrator Beth Linn, Mayor Donald Roberts via videoconference, Development Services Director Katy Crow, and Planning and Zoning Coordinator/City Clerk Chris Clinton.

The Planning and Zoning Coordinator/City Clerk announced a quorum was present.

Ms. Beth Linn, City Administrator, requested the Commissioners to mute their microphone if not speaking turn off their video streams as not to distract anyone from the meeting. She also asked the Commissioners to state their name when speaking so it can correctly be recorded in the minutes.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on March 10, 2020 were considered.

TEMPORARY CONSTRUCTION USE FOR INLAND PORT VII BATCH PLANT – APPLICATION TU2020-01

Application TU2020-01 for a renewal of TU2019-08 Temporary Construction Use for Inland Port VII located at 30901 W 185th Street was considered.

REVISED FINAL SITE PLAN FOR INLAND PORT XII – APPLICATION FS2020-02

Application FS2020-02 for a revised Final Site Plan of FS-11-06-2014, Inland Port XII located at 30801 W 191st Street was considered.

Commissioner Lebakken motioned to approve the consent agenda; Commissioner Crooks seconded the motion. The consent agenda was approved, 5-0.

Commissioner Berger was experiencing difficulties hearing the meeting. He called in on the conference line to rejoin the meeting. Roll call was completed with all commissioners being present. Ms. Katy Crow, Development Services Director, thanked the Planning Commission (the Commission) for their flexibility and reiterated what Ms. Linn requested at the beginning of the meeting.

NEW BUSINESS

TAX INCREMENT FINANCING (TIF) RESOLUTION

Chairman Daley introduced the item to the Commission. He stated this is a Resolution finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan A1 is consistent with the City of Edgerton's Comprehensive Plan for development.

Ms. Crow stated on August 22, 2019, the City of Edgerton (the City) adopted Ordinance No. 2021 which established a Redevelopment District known as Homestead Lane TIF District. She said the TIF District is generally located at the northeast and northwest corners of Interstate 35 (I-35) and Homestead Lane. The City has prepared Project Plan A1 that include the On the Go Travel Center which is being developed by My Store III, Inc. Ms. Crow explained Kansas Statute requires the Commission to find any Project Plan to be consistent with the Comprehensive Plan before the Plan can be implemented.

Ms. Crow explained the Commission recommended for approval the rezoning of the parcel from A-G to C-2 Heavy Service Commercial on March 10, 2015. Ordinance No. 997 adopting the rezoning recommendation made by the Commission was approved by the Governing Body on March 26, 2015. Ms. Crow said the Commission and Governing Body used the criteria known as the "Golden Criteria" that included "Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City" as a base for their decisions.

Mr. Scott Anderson, Bond Council, spoke to the Commission via videoconference. He recapped the background of the project that Ms. Crow provided. He stated the redevelopment area is to be used for many projects like trucks stops, restaurants, and truck maintenance facilities. The City has received an application for the first project in the Project Plan. The proposed project encompasses just over 12 acres for the TIF District. Mr. Anderson expects more projects to follow. Mr. Anderson stated City Staff does recommend the Resolution be approved. He said the Commission is familiar with this project as they have approved the plat and site plans.

Commissioner Berger motioned to approve a Resolution finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan A1 is consistent with the City of Edgerton's Comprehensive Plan for Development. Commissioner Little seconded the motion. The Resolution was approved, 5-0.

FUTURE MEETING

The next meeting is scheduled for May 12, 2020 at 7:00 PM.

Ms. Crow stated there are no items to be brought forth to the Commission at this time. She said there will be a meeting on June 9, 2020 as there are items to be reviewed by the Commission and the election of officers will need to take place during that meeting as well.

ADJOURNMENT

Motion by Commissioner Berger to adjourn the meeting, Commissioner Little seconded. Motion was approved, 5-0. The meeting was adjourned at 7:20 PM.

Submitted by: Chris Clinton, Planning and Zoning Coordinator/City Clerk

STAFF REPORT

June 9, 2020

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **PP2020-01** Preliminary Plat for *DeLong Trucking* located at 32612 W 191st Street, Edgerton, Kansas.

APPLICATION INFORMATION

Applicant: Caleb Flake, Agent
DeLong Company
32612 W. 191st St
Edgerton, KS 66021

Property Owners: DeLong Company
214 Allen Street
PO Box 552
Clinton, WI 53525

Requested Action: Preliminary Plat approval for *DeLong Trucking*

Legal Description: SW 1/4 of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J.A. Pearce Tract in the 1892 Re-Survey of said Section, Township and Range in Johnson County, Kansas; see attached application for complete legal description.

Site Address/Location: 32612 W 191st Street, Edgerton, KS 66021

Existing Zoning and Land Uses: Parcel contains an I-H (Heavy Industry) District Zoning Designation; part of the parcel is undeveloped.

Existing Improvements: Grain storage operation

Site Size: Approximately 20.95 acres

DESCRIPTION

Application **PP2020-01** requests approval of a Preliminary Plat for DeLong Trucking located at 32612 W 191st Street. This parcel was annexed into the City of Edgerton on March 25, 2010 and was rezoned from RUR, Johnson County Rural, to I-H, Heavy Industry on December 27, 2012. This Preliminary Plat application shows one (1) lot. This Preliminary Plat request is being made in preparation of an expansion of operations on to the adjacent parcel to the east which is currently

undeveloped. Previous development on this parcel was allowed through the Lot Split process. Today the City of Edgerton is shown as the owner in Johnson County AIMS. At the time this property was initially developed using Industrial Revenue Bonds, the State of Kansas required that the property be held in the City's name and leased back to the owner. This allowed the development to qualify for the abatements granted.

INFRASTRUCTURE AND SERVICES

1. Current access to the property is via two access points - one from West 191st Street and one from Intermodal Parkway.
2. Utilities and service providers.
 - a. Johnson County Water District #7.
 - b. Sanitary Sewer - City of Edgerton.
 - c. Electrical Service - Evergy.
 - d. Gas Service – Kansas Gas Service.
 - e. Police protection 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. Parcel is located within the Bull Creek watershed.

PRELIMINARY PLAT REVIEW

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

Content of Preliminary Plat

1. 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. *The existing sanitary sewer easement in the northeast corner of Lot 1 needs to be labeled with the Book and Page information from the Johnson County RTA. Update Preliminary Plat.*
2. A copy of the proposed restrictive covenants. *Applicant states there are no restrictive covenants being proposed.*

RECOMMENDATION

City staff recommends **approval** of Application **PP2019-04** Preliminary Plat for *DeLong Trucking*, 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. All City Engineer comments related to Stormwater Management Plan must be addressed.
4. 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.

ATTACHMENTS

- Application PP2020-01
- Preliminary Plat for DeLong Trucking

☒ INITIAL SUBMISSION

☐ RE-REVIEW

 NAME OF PROPOSED SUBDIVISION: DeLong Trucking

 LOCATION OR ADDRESS OF SUBJECT PROPERTY: W. 191st Street & Homestead Lane

 LEGAL DESCRIPTION: (included on plat)

 CURRENT ZONING ON SUBJECT PROPERTY: I-H CURRENT LAND USE: NONE

 TOTAL AREA: 20.95 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 20.95 Sq. Ft.

 DEVELOPER'S NAME(S): DeLong Companies PHONE: 608-676-2255

 COMPANY: DELONG CO, INC. (THE) FAX:

 MAILING ADDRESS: 214 Allen Street, PO: Box 552 Clinton, WI 53525

Street City State Zip

 PROPERTY OWNER'S NAME(S): DeLong Companies PHONE: 608-676-2255

 COMPANY: DELONG CO, INC. (THE) FAX:

 MAILING ADDRESS: 214 Allen Street, PO: Box 552 Clinton, WI 53525

Street City State Zip

 ENGINEER'S NAME(S): Caleb Flake PHONE:

 COMPANY: McClure Engineering Co. FAX: cflake@mecresults.com

 MAILING ADDRESS: 1700 Swift Ave. Suite 100, North Kansas City, MO 64106

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 1/2 x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

 Application No.: PP2020-01 Application Fee Paid: \$ 370 Date Fee Paid: 4-2-2020 Receipt #

 Publication Fee Paid: \$ 150 Date Fee Paid: 4-2-2020 Receipt #

 Received By: Christopher Unten

May 21, 2020

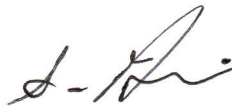
RE: Authorized Agent

To Whom it May Concern:

I hereby declare Caleb Flake of McClure Engineering Company an Authorized Agent for the DeLong Company and grant him authorization to act on my behalf and sign applications related to the parking lot expansion project. More specifically:

- Final Site Plan Case No. FS2020-04
- Preliminary and Final Plats PP2020-01
- Variances
- Site Construction Permits

Sam Hanni
General Manager
The DeLong Company



Signature

5-21-20

Date



PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: FS2020-04 and PP2020-01

I, Caleb J. Flake, of lawful age being first duly sworn upon oath, state:

That I am the Agent (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 20th day of May, 2020.

[Signature]
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 3rd day of June, 2020.

Kim Tombs - [Signature]
Notary Public

My Commission Expires: 10/29/2023 (SEAL)
Date



Katy Crow

From: Pat DeLong <PDeLong@delongcompany.com>
Sent: Wednesday, April 29, 2020 8:28 AM
To: Katy Crow; Caleb Flake; Sam Hanni
Subject: RE: DeLong - Planning Commission items

Katy,

Per my call with Sam Hanni,
He had asked we send you this,

The DeLong Company gives Permission to sign off on the preliminary and final plats,

Thks,
Pat DeLong



The DeLong Co., Inc.

Patrick DeLong
214 Allen Street
PO: Box 552
Clinton, WI 53525
Office: 608-676-2255 ext:1220
Cell: 815-955-9081

From: Katy Crow <kcrow@edgertonks.org>
Sent: Wednesday, April 22, 2020 5:20 PM
To: Caleb Flake <cflake@mecresults.com>; Pat DeLong <PDeLong@delongcompany.com>; Sam Hanni <SHanni@delongcompany.com>
Subject: RE: DeLong - Planning Commission items

Thanks so much – we look forward to talking to everyone next Tuesday.

Regards,

Katy



Katy Crow • Development Services Director
City of Edgerton, KS
[404 East Nelson • Edgerton, KS 66021](https://www.edgertonks.org)
913.893.6231 x7000 • 913.269.7992 (cell)
www.edgertonks.org

PRELIMINARY PLAT OF
DELONG TRUCKING
PART OF THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 14, RANGE 22
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

DESCRIPTION:

All that part of the Southwest quarter of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J. A. Pearce Tract in the 1892 Re-Survey of said Section Township and Range, City of Edgerton, Johnson County, Kansas, said tract of land being more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 34; thence N 88° 10' 27" E along the South line of said quarter section, a distance of 232.30 feet to the Point of Beginning; thence continuing N 88° 10' 27" E along said South line and also along the South line of said J.A. Pearce Tract, a distance of 1095.13 feet to the Southwest corner of the Final Plot of MIDWEST GATEWAY, a subdivision of land in the City of Edgerton, Johnson County, Kansas; thence N 2° 16' 29" W along the West line of said MIDWEST GATEWAY, a distance of 1170.30 feet to the Northwest corner of said MIDWEST GATEWAY; thence S 53° 52' 24" W a distance of 683.46 feet to a point on the West line of said J.A. Pearce Tract; thence N 1° 52' 40" W along said West line, a distance of 85.90 feet; thence S 53° 52' 24" W, a distance of 407.79 feet to a point of curvature; thence Southwesterly along a curve to the left, having a radius of 461.00 feet, a central angle of 40° 11' 07" and an arc distance of 323.33 feet to a point of non-tangency; thence S 1° 49' 33" E, a distance of 383.68 feet to the Point of Beginning, containing 912.60± Sq. Ft. or 20.951± Acres.

GENERAL NOTES:

Bearing shown hereon are based on the State Plane Coordinate System NAD 1983, Kansas North Zone, CAF=0.999943479.

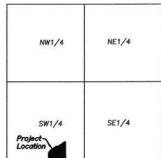
Topographic and improvement information was provided by the Johnson County AIMS Department.

Error of boundary closure exceeds 1:50,000.

The subject tract is zoned T-H, Heavy Industrial.

FLOOD NOTE:

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate map prepared by the Federal Emergency Management Agency's National Flood Insurance Program for the City of Edgerton, Johnson County, Kansas, Map number 2009100119G and dated August 3, 2009.



VICINITY MAP
SEC. 34-14-22

AREAS			
Lot 1	846,917 ± SQ. FT.	19,443 ± ACRES	
R/W	65,692 ± SQ. FT.	1,509 ± ACRES	
TOT	912,609 ± SQ. FT.	20,951 ± ACRES	

APPROVED BY, the Zoning Administrator of the City of Edgerton, Kansas, this ____ day of ____, 2020.

Katy Crow

APPROVED BY, the Planning Commission of the City of Edgerton, Kansas, this ____ day of ____, 2020.

John Daley, Chair

APPROVED BY, the City Engineer of the City of Edgerton, Kansas, this ____ day of ____, 2020.

David Hamby

The City is signing at the request of DeLong Companies.

APPROVED BY, the Governing Body of the City of Edgerton, Kansas, this ____ day of ____, 2020.

Donald Roberts, Mayor

ATTEST:

Chris Clinton, City Clerk

I hereby certify that the information shown hereon is based on a field survey performed under my supervision in February, 2020.



5/22/20

By: STAN W. LLOYD LS-827

McCLURE ENGINEERING COMPANY

11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
(913) 888-7800 WWW.MCCRESULTS.COM

DEVELOPER:
The DeLong Companies, Inc.
32612 W 191st Street
Edgerton, KS 66021
Phone: (913) 504-7191

PROJECT NO. 190838-000 [190838-000 PPT.dwg] May 13, 2020 sml

STAFF REPORT

June 9, 2020

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **FP2020-01** Final Plat for *DeLong Trucking* located at 32612 W 191st Street, Edgerton, Kansas.

APPLICATION INFORMATION

Applicant: Caleb Flake, Agent
DeLong Company
32612 W. 191st St
Edgerton, KS 66021

Property Owners: The DeLong Companies
214 Allen St
PO Box 552
Clinton, WI 53525

Requested Action: Final Plat approval for *DeLong Trucking*

Legal Description: SW 1/4 of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J.A. Pearce Tract in the 1892 Re-Survey of said Section, Township and Range in Johnson County, Kansas; see attached application for complete legal description.

Site Address/Location: 32612 West 191st Street, Edgerton, KS 66021

Existing Zoning and Land Uses: Existing zoning – I-H (Heavy Industrial) District; eastern half is currently undeveloped.

Existing Improvements: Grain storage operation

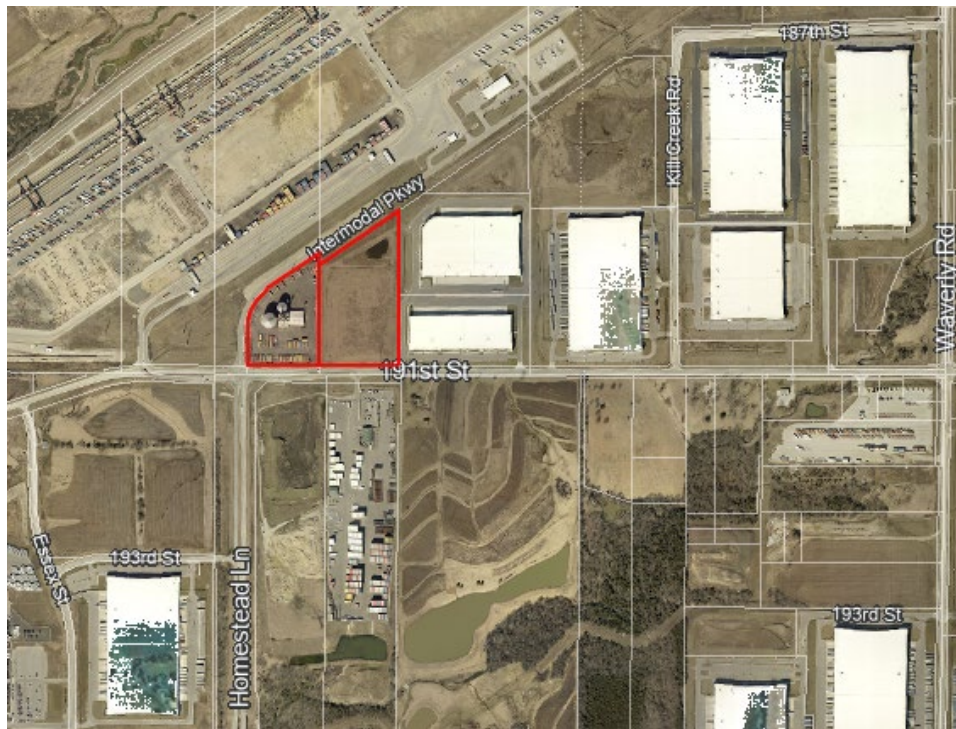
Site Size: Approximately 20.95 Acres

PROJECT DESCRIPTION

Application **FP2020-01**, Final Plat for *DeLong Trucking*, requests approval for one (1) lot. The new lot would have frontage along the north side of West 191st Street right-of-way. This Final Plat request is being made in preparation of an expansion to the east side of the plat from the current grain operations on the west side. This Final Plat request aligns with the request made with Preliminary Plat Application PP2020-01, also presented to the Planning Commission on June 9, 2020. This Final Plat application joins two (2) existing parcels into one (1). Previous development

on this parcel was allowed through the Lot Split process. Today the City of Edgerton is shown as the owner in Johnson County AIMS. At the time this property was initially developed using Industrial Revenue Bonds, the State of Kansas required that the property be held in the City's name and leased back to the owner. This allowed the development to qualify for the abatements granted.

Subject Property



INFRASTRUCTURE AND SERVICES

1. Current access to the property is via two access points - one from West 191st Street and one from Intermodal Parkway.
2. Utilities and service providers.
 - a. Johnson County Water District #7.
 - b. Sanitary Sewer - City of Edgerton.
 - c. Electrical Service - Evergy.
 - d. Gas Service – Kansas Gas Service.
 - e. Police protection 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. Parcel is 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 Article 13, Section 13.3 of the Edgerton Unified Development Code. 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, monuments found or set. All P.I.'s corner, boundaries must be mounted with a 2" x 24" metal bar. *The northern pin in the center of Lot 1 should list the origin, "Plastic Cap at Corner" is insufficient. **Update Final Plat. Confirm monuments have been set after the plat has been recorded with Johnson County Records and Tax Administration.***
2. All easements with widths, and roads with curve data. *The existing sanitary sewer in the northeast corner of Lot 1 needs to be labeled with the Book and Page information from the Johnson County RTA. **Update Final Plat.***
3. Edgerton City Planning Commission chair and secretary approval. *The signature line is missing for Planning Commission Secretary approval. **Update Final Plat.***
4. Certificate of the Register of Deeds. *Certificate needs to be added to plat. **Upon filing Final Plat with Johnson County Records and Tax Administration the Book/Page information will be added.***
5. Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. *Plat is not signed or sealed by surveyor. **Applicant has acknowledged and will have the Final Plat signed and sealed upon approval of all governmental bodies.***

RECOMMENDATION

City staff recommends **approval** of Application **FP2020-01** Final Plat for *DeLong Trucking*, 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. The property owner and/or developer shall work with City staff to determine the best possible placement for a storm water easement and shall dedicate said storm water easement on the Final Plat.

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.
4. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.
5. All City Engineer comments related to the Stormwater Management Plan must be addressed.
6. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
7. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

ATTACHMENTS

- Application FP2020-01
- Final Plat, *DeLong Trucking*

☐ RE-REVIEW

NAME OF PROPOSED SUBDIVISION: DeLong Trucking

LOCATION OR ADDRESS OF SUBJECT PROPERTY: W. 191st Street & Homestead Lane

LEGAL DESCRIPTION: (included on plat)

CURRENT ZONING ON SUBJECT PROPERTY: I-H CURRENT LAND USE: NONE

TOTAL AREA: 20.95 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 20.95 Sq. Ft.

DEVELOPER'S NAME(S): DeLong Companies PHONE: 608-676-2255

COMPANY: DELONG CO, INC. (THE) FAX: _____

MAILING ADDRESS: 214 Allen Street, PO: Box 552 Clinton, WI 53525

Street	City	State	Zip
214 Allen Street	Clinton	WI	53525

PROPERTY OWNER'S NAME(S): DeLong Companies PHONE: 608-676-2255

COMPANY: DELONG CO, INC. (THE) FAX: _____

MAILING ADDRESS: 214 Allen Street, PO: Box 552 Clinton, WI 53525

Street	City	State	Zip
214 Allen Street	Clinton	WI	53525

ENGINEER'S NAME(S): Caleb Flake PHONE: _____

COMPANY: McClure Engineering Co. FAX: cflake@mecresults.com

MAILING ADDRESS: 1700 Swift Ave. Suite 100, North Kansas City, MO 64106

SIGNATURE OF OWNER OR AGENT: [Signature]

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

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

Application No.: FP2020-01 Application Fee Paid: \$ 310 Date Fee Paid: 4-2-2020 Receipt # _____

Publication Fee Paid: \$ NA Date Fee Paid: NA Receipt # _____

Received By: Christopher Smith

May 21, 2020

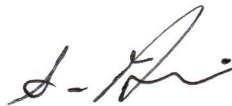
RE: Authorized Agent

To Whom it May Concern:

I hereby declare Caleb Flake of McClure Engineering Company an Authorized Agent for the DeLong Company and grant him authorization to act on my behalf and sign applications related to the parking lot expansion project. More specifically:

- Final Site Plan Case No. FS2020-04
- Preliminary and Final Plats PP2020-01
- Variances
- Site Construction Permits

Sam Hanni
General Manager
The DeLong Company



Signature

5-21-20

Date



PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: FS2020-04 and PP2020-01

I, Caleb J. Flake, of lawful age being first duly sworn upon oath, state:

That I am the Agent (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 20th day of May, 2020.

[Signature]
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 3rd day of June, 2020.

Kim Tombs - [Signature]
Notary Public

My Commission Expires: 10/29/2023 (SEAL)
Date



Katy Crow

From: Pat DeLong <PDeLong@delongcompany.com>
Sent: Wednesday, April 29, 2020 8:28 AM
To: Katy Crow; Caleb Flake; Sam Hanni
Subject: RE: DeLong - Planning Commission items

Katy,

Per my call with Sam Hanni,
He had asked we send you this,

The DeLong Company gives Permission to sign off on the preliminary and final plats,

Thks,
Pat DeLong



The DeLong Co., Inc.

Patrick DeLong
214 Allen Street
PO: Box 552
Clinton, WI 53525
Office: 608-676-2255 ext:1220
Cell: 815-955-9081

From: Katy Crow <kcrow@edgertonks.org>
Sent: Wednesday, April 22, 2020 5:20 PM
To: Caleb Flake <cflake@mecresults.com>; Pat DeLong <PDeLong@delongcompany.com>; Sam Hanni <SHanni@delongcompany.com>
Subject: RE: DeLong - Planning Commission items

Thanks so much – we look forward to talking to everyone next Tuesday.

Regards,

Katy



Katy Crow • Development Services Director
City of Edgerton, KS
[404 East Nelson • Edgerton, KS 66021](https://www.edgertonks.org)
913.893.6231 x7000 • 913.269.7992 (cell)
www.edgertonks.org

FINAL PLAT OF
DELONG TRUCKING
PART OF THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 14, RANGE 22
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

DESCRIPTION:

All that part of the Southwest quarter of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J. A. Pearce Tract in the 1892 Re-Survey of said Section Township and Range, City of Edgerton, Johnson County, Kansas, said tract of land being more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 34; thence N 88° 10' 27" E along the South line of said quarter section, a distance of 232.30 feet to the Point of Beginning; thence continuing N 88° 10' 27" E along said South line and also along the South line of said J.A. Pearce Tract, a distance of 1095.14 feet to the Southwest corner of the Final Plat of MIDWEST GATEWAY, a subdivision of land in the City of Edgerton, Johnson County, Kansas; thence N 2° 16' 29" W along the West line of said MIDWEST GATEWAY, a distance of 1170.30 feet to the Northwest corner of said MIDWEST GATEWAY; thence S 53° 52' 24" W, a distance of 683.46 feet to a point on the West line of said J. A. Pearce Tract; thence N 1° 52' 40" W along said West line, a distance of 85.90 feet; thence S 53° 52' 24" W, a distance of 407.79 feet to a point of curvature; thence Southwesterly along a curve to the left, having a radius of 461.00 feet, a central angle of 40° 11' 07" and an arc distance of 323.33 feet to a point of non-tangency; thence S 1° 49' 33" E, a distance of 383.68 feet to the Point of Beginning, containing 912,609± Sq. Ft. or 20.951± Acres.

DEDICATIONS:

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

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as West 191st Street together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares; subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

Owner: The DeLong Company, Inc. a Wisconsin Corporation

(Patrick DeLong, Board Member)

STATE OF } SS
COUNTY OF }

This instrument was acknowledged before me on this ____ day of _____, 2020, the undersigned, a Notary Public in and for said County and State aforesaid, came Patrick DeLong, Board Member, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be their free act and deed.

Notary Public: My Appointment Expires: _____
Printed Name: _____

APPROVED BY, the Zoning Administrator of the City of Edgerton, Kansas, this ____ day of _____, 2020.

Katy Crow

APPROVED BY, the Planning Commission of the City of Edgerton, Kansas, this ____ day of _____, 2020.

John Daley, Chair

APPROVED BY, the City Engineer of the City of Edgerton, Kansas, this ____ day of _____, 2020.

David Hamby

The City is signing at the request of DeLong Companies.

APPROVED BY, the Governing Body of the City of Edgerton, Kansas, this ____ day of _____, 2020.

Donald Roberts, Mayor ATTEST: Chris Clinton, City Clerk

I hereby certify that the information shown hereon is based on a field survey performed under my supervision in February, 2020.

By: STAN W. LLOYD KS-LS 827

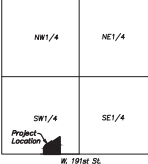
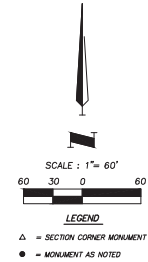
GENERAL NOTE:

Bearing shown hereon are based on the State Plane Coordinate System NAD 1983, Kansas North Zone. CAP=0.999943479.

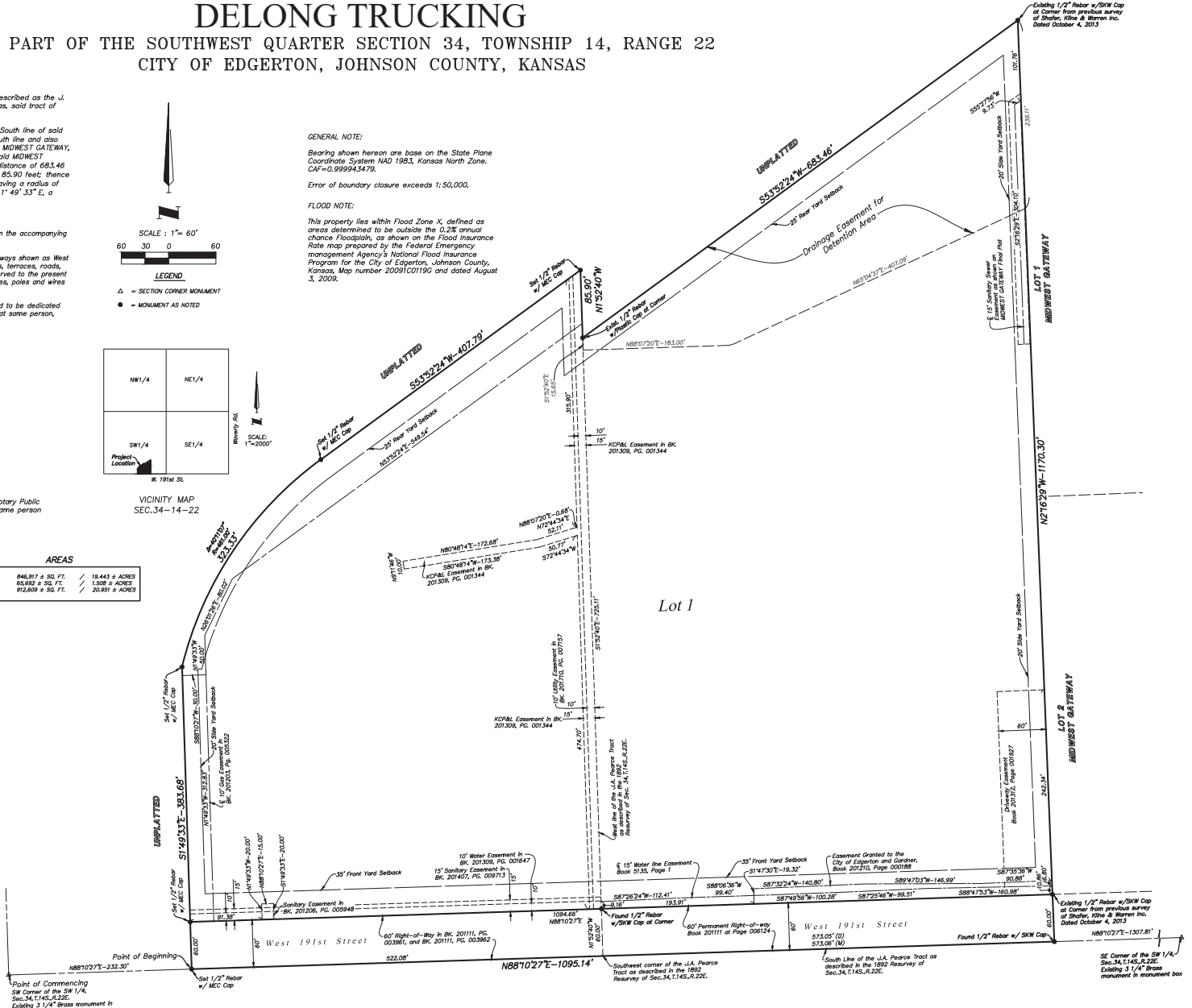
Error of boundary closure exceeds 1:50,000.

FLOOD NOTE:

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance Floodplain, as shown on the Flood Insurance Rate map prepared by the Federal Emergency Management Agency's National Flood Insurance Program for the City of Edgerton, Johnson County, Kansas, Map number 20091C0119C and dated August 3, 2009.



AREAS		
Lot 1	846,917 ± SQ. FT.	19.443 ± ACRES
R/W	65,692 ± SQ. FT.	1.508 ± ACRES
Tract	912,609 ± SQ. FT.	20.951 ± ACRES



McCLURE ENGINEERING COMPANY
11051 STRANG LINE ROAD
LENEXA, KANSAS 66215
(913) 888-7800 WWW.MCCLURERESULTS.COM

DEVELOPER:
The DeLong Company, Inc.
32612 W 191st Street
Edgerton, KS 66021
Phone: (913) 854-7191

PROJECT NO. 190938-000 [190938-000 FPL.dwg] May 13, 2020 swl

STAFF REPORT

June 9, 2020

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **FS2020-04** Final Site Plan for *DeLong Trucking* located at 32612 W. 191st Street, Edgerton, Kansas.

APPLICATION INFORMATION

Applicant: Caleb Flake, Agent
DeLong Company
32612 W. 191st Street
Edgerton, KS 66021

Property Owner: The DeLong Companies
214 Allen Street
PO Box 552
Clinton, WI 53525

Requested Action: Final Site Plan approval for *DeLong Trucking*

Legal Description: SW 1/4 of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J.A. Pearce Tract in the 1892 Re-Survey of said Section, Township and Range in Johnson County, Kansas; see attached application for complete legal description.

Site Address/Location: 32612 West 191st Street, Edgerton, KS 66021

Existing Zoning and Land Uses: I-H (Heavy Industry) District Zoning

Existing Improvements: No operations on area where expansion will occur.

Site Size: Approximately 12 Acres

PROJECT DESCRIPTION

Application **FS2020-04** requests approval for a Final Site Plan at the DeLong Trucking facility. This request is for an expansion of operations onto their vacant parcel directly east of current operations. The existing operations were approved on February 12, 2013 as Final Site Plan S-23-21-12. The project is located at the northeast corner of 191st Street and Homestead Lane in Edgerton, Kansas.

The Edgerton Planning Commission has heard the application for the Final Plat of this project during the same meeting, June 9, 2020. The expansion consists of a detention basin on the north and a parking facility on the remainder of the site. The applicant has proposed a total of 492 parking spaces. These stalls are all ten-feet (10') by forty-feet (40'). The applicant wishes to do this project in two (2) phases, with the first phase containing 182 parking stalls. The remaining stalls will be constructed during the second phase. No timeline has been provided as to when the second phase will be initiated or completed.

INFRASTRUCTURE AND SERVICES

Current access to the property is via two access points - one from West 191st Street and one from Intermodal Parkway. A new access point is proposed from West 191st Street utilizing the cross-access easement with the adjacent parcel to the east (Midwest Gateway/Dot's Pretzels).

The parcel is located within the Bull Creek watershed with utilities and service providers as follows:

1. Water - Johnson County Water District #7
2. Sanitary Sewer - City of Edgerton
3. Electrical Service - Evergy
4. Gas Service – Kansas Gas Service
5. Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office.
6. Fire protection is provided by Johnson County Fire District #1.

Subject Property



FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards*, Section 5.4, *I-H Heavy Industry District*, and Article 16, *Parking and Loading Regulations*, of the Edgerton Unified Development Code (UDC). Review comments are listed below.

Article 10 – Section 10.1 – Site Plan

1. Existing and proposed topography including contours at two (2) foot intervals unless the property is too flat and then spot elevations shall be provided. *It appears drainage from the curb cut will flow onto the neighboring property to the east. Stormwater drainage is not allowed to impact neighboring properties. Provide documentation showing this requirement is met.*
2. Site entrance and connections to streets. *The western access point on West 191st Street should be modified to be exit only. Update Final Site Plan.*
3. The location of existing and proposed easements. *The existing sanitary sewer easement in the northeast corner of Lot 1 needs to be label with the Book and Page. Update Final Site Plan.*
4. Exterior lighting specifications including a preliminary photometric plan. A final photometric plan will be required at the time the applicant applies for a Building Permit. Lighting should be installed in an effort to minimize spillover onto adjacent properties and streets. The maximum light level at any point on a property line shall not exceed 0.0 foot-candles when adjacent to an agricultural or residential property or 0.2 foot-candles when adjacent to a nonresidential district, measured five (5) feet above grade. Lights shall be aimed away from adjacent properties and streets and may need to be shielded to meet the foot-candle requirements. The maximum height for luminaries shall not exceed 25 feet as measured between the bottom of the luminaire and grade. *The applicant has provided a photometric plan with this submittal and many light measurements are shown to be above the maximum foot-candles allowed by the UDC, especially along the east side of the property. On the Photometric Plan provided, the readings are not fully shown to the north property line (across the detention basin). The proposed luminaries are fifty-four (54) feet in height, exceeding the height allowed by twenty-nine (29) feet. Existing luminaries in the developed west lot are installed at a height of thirty (30) feet. Applicant has indicated an application for a variance through the Board of Zoning Appeals (BZA) will be submitted for the height of the luminaries and the maximum foot-candle readings at the property line. BZA approval must occur prior to Building Permit issuance. If the variance is not approved by the BZA, the luminaries must meet the requirements outlined in the UDC. Once the luminary height is resolved, a revised Photometric Plan is required showing the readings at the entire parcel perimeter.*

Other Comments

1. When initial DeLong operations were initially approved in 2013, the Planning Commission required additional landscaping which would act as a screening for the site operations. This was due to a higher intensity use/operation occurring on the parcel. This expansion of operations should be held to the same standards and the following requirements must be met to ensure that, at a minimum, the screening of the truck chassis is achieved:
 - a. Per approved Final Site Plan S-23-21-12, the berm height along 191st Street is 6 feet in height. The berm area along the expanded operations perimeter along 191st

Street must meet this same height requirement. The applicant has indicated that a Johnson County Water District #7 easement exists along that perimeter line and should the berm have to shift north to accommodate that easement they will revise their Site Plan accordingly. ***Update Final Site Plan as needed.***

- b. The shrubs shown along 191st Street (adjacent to the proposed expansion) are clustered in four (4) groups of eleven (11) shrubs. The cluster size should be reduced, and the number of groups should be increased to extend the entire length of the frontage along 191st Street to increase the screening of operations. ***Update Final Site Plan.***
 - c. The northern most set of shrubs on the east property line should be relocated to the West 191st Street perimeter line and placed as required in (a) above. ***Update Final Site Plan.***
 - d. Article 5, *Landscape Standards* require tree 2.5" tree caliper at installation. The landscaping proposed in the Site Plan indicates trees of a 2" caliper. ***Update Final Site Plan and ensure correct size plantings are installed.***
 - e. Article 5, *Landscape Standards* require shrubs be a minimum of 24 inches at installation. Final Site Plan has indicated that 1-gallon plant size containers will be used. ***Applicant shall ensure that 1-gallon sized plants meet these height requirements upon installation.***
2. A storm water management report has been submitted. The following comments should be addressed prior to approval:
 - a. Update the existing drainage area to include Phase I of the expansion. Update the report as needed with any changes due to change in the area.
 - b. Provide a detail of the proposed outlet (with pipe/orifice sizes and flowline elevations) and how it connects to the existing pipe and structure.
 - c. Correct the "Top of Underground Basin" note under the Detention Analysis.
 3. A SWPPP has been submitted. The following comments should be addressed prior to approval:
 - a. Provide a detail sheet for proposed BMPs.
 - b. Provide approved NOI permit to the City.
 - c. A Land Disturbance Permit from the City will be required prior to construction.
 4. Infrastructure improvements on West 191st Street are governed by the tri-party agreement with the City of Edgerton, Burlington Northern Santa Fe Railway and Edgerton Land Holding Company along with the DeLong Company's Development Agreement.

RECOMMENDATION

City staff recommends **approval** of **FS2020-04** Final Site Plan for *DeLong Trucking*, subject to compliance with the following stipulations:

1. The staff recommendations and comments noted related to the screening discussed in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
2. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument.
3. The owner, prior to the issuance of any development permit, shall sign all site plans and submit full size renderings to the City for any sheets which have been revised by this

application FS2020-04. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein and be signed by the owner.

4. All landscaping, on both the initial development site and the expansion site, is to be planted to the plan approved by the Planning Commission and maintained. This includes the replacement of any trees or shrubs that die.

ATTACHMENTS

- Application for FS2020-04
- Final Site Plan FS2020-04
- Traffic Flow for proposed operations



Site Plan Application

☐ PRELIMINARY SITE PLAN

☒ FINAL SITE PLAN

☐ REVISED SITE PLAN

☐ RE-REVIEW

PROJECT NAME: DeLong Grain Parking Expansion

LOCATION OR ADDRESS OF SUBJECT PROPERTY: W. 191st Street & Homestead Lane

LEGAL DESCRIPTION: 34-14-22 BG 1307.81' W SE CR SW1/4 W 573.05' N 785.11' NE 683.46' S 1170.31' TO POB EX S 60' IN ST 12.073 ACS M/L

CURRENT ZONING ON SUBJECT PROPERTY: I-H CURRENT LAND USE: NONE

TOTAL AREA: 12 ACRES NUMBER OF LOTS: 1 AVG. LOT SIZE: N/A Sq. Ft.

DEVELOPER NAME(S): Patrick DeLong PHONE: 608-676-2255

COMPANY: DELONG CO., INC. (THE) EMAIL: PDeLong@delongcompany.com

MAILING ADDRESS: 214 Allen Street , PO: Box 552 Clinton, WI 53525
Street City State Zip

PROPERTY OWNER NAME(S): Patrick DeLong PHONE: 608-676-2255

COMPANY: DELONG CO., INC. (THE) EMAIL: PDeLong@delongcompany.com

MAILING ADDRESS: 214 Allen Street , PO: Box 552 Clinton, WI 53525
Street City State Zip

ENGINEER NAME(S): Caleb Flake PHONE: _____

COMPANY: McClure Engineering Co. EMAIL: cflake@mecresults.com

MAILING ADDRESS: 1700 Swift Ave., Suite 100, North Kansas City, MO 64106
Street City State Zip

SIGNATURE OF OWNER OR AGENT: _____

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

NOTE: Two (2) 34"x42" paper copies plus an electronic copy of the site plan must accompany this application for staff review. All Site Plan requirements may be found in Article 10 of the Edgerton Unified Development Code (UDC).

Applicant is to provide the legal description electronically as a Word document to the City of Edgerton.

FOR OFFICE USE ONLY

Application No.: FS2020-04 Application Fee Paid: \$ 320 Date Paid: 4-17-2020 Receipt #: _____

Publication Fee Paid: \$ 150 Date Paid: 4-17-2020
\$100 paid 4-2-2020

Received By: Christopher Hunter

v.12.13.19

May 21, 2020

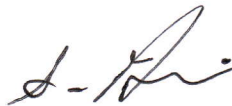
RE: Authorized Agent

To Whom it May Concern:

I hereby declare Caleb Flake of McClure Engineering Company an Authorized Agent for the DeLong Company and grant him authorization to act on my behalf and sign applications related to the parking lot expansion project. More specifically:

- Final Site Plan Case No. FS2020-04
- Preliminary and Final Plats PP2020-01
- Variances
- Site Construction Permits

Sam Hanni
General Manager
The DeLong Company



Signature

5-21-20

Date



PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: FS2020-04 and PP2020-01

I, Caleb J. Flake, of lawful age being first duly sworn upon oath, state:

That I am the Agent (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 20th day of May, 2020.

[Signature]
Signature of Agent, Owner or Attorney

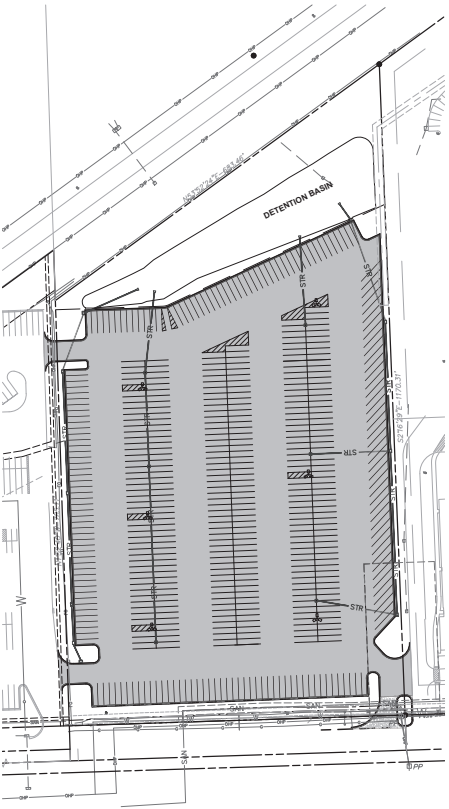
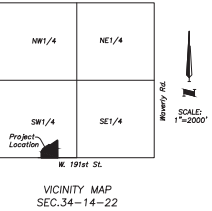
Subscribed and sworn to before me this 3rd day of June, 2020.

Kim Tombs - [Signature]
Notary Public

My Commission Expires: 10/29/2023 (SEAL)
Date



FINAL SITE PLAN
DELONG GRAIN PARKING EXPANSION
CITY OF EDGERTON, JOHNSON COUNTY, KS
SEC. 34-14-22



INDEX OF SHEETS	
NUMBER	TITLE
C001	COVER SHEET
C002	EXISTING CONDITIONS
C101	SITE PLAN & UTILITIES
C102	SITE PLAN & UTILITIES PH-1
C201	GRADING & EROSION CONTROL
C202	GRADING & EROSION CONTROL PH-1
C301	TRUCK TURNING MOVEMENTS
E101	SITE LIGHTING PH-1
E102	SITE LIGHTING
L101	LANDSCAPE PLAN

OWNER:
DELONG CO., INC
CONTACT NAME: PATRICK DELONG
EMAIL: PDELONG@DELONGCOMPANY.COM
PHONE: 608.676.2255x1220
ADDRESS: 214 ALLEN STREET
P.O. BOX 552
CLINTON, WI 53525

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING CO.
CONTACT NAME: CALEB FLAKE
EMAIL: CFLAKE@MEOREULTS.COM
PHONE: 816.502.3907
ADDRESS: 1700 SWIFT ST STE 100
NORTH KANSAS CITY, MO 64116

LEGAL DESCRIPTION:

All that part of the Southwest quarter of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J. A. Pearce Tract in the 1892 Re-Survey of said Section Township and Range, City of Edgerton, Johnson County, Kansas, said tract of land being more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 34; thence N 88° 10' 27" E along the South line of said quarter section, a distance of 232.30 feet to the Point of Beginning; thence continuing N 88° 10' 27" E along said South line and also along the South line of said J.A. Pearce Tract, a distance of 1095.14 feet to the Southwest corner of the Final Plat of MIDWEST GATEWAY, a subdivision of land in the City of Edgerton, Johnson County, Kansas; thence N 2° 16' 29" W along the West line of said MIDWEST GATEWAY, a distance of 1170.30 feet to the Northwest corner of said MIDWEST GATEWAY; thence S 53° 52' 24" W, a distance of 683.46 feet to a point on the West line of said J. A. Pearce Tract; thence N 1° 52' 40" W along said West line, a distance of 85.90 feet; thence S 53° 52' 24" W, a distance of 407.79 feet to a point of curvature; thence Southwesterly along a curve to the left, having a radius of 461.00 feet, a central angle of 40° 11' 07" and an arc distance of 323.33 feet to a point of non-tangency; thence S 1° 49' 33" E, a distance of 383.68 feet to the Point of Beginning, containing 912.609± Sq. Ft. or 20.951± Acres.

CERTIFICATE:

RECEIVED AND PLACED ON RECORD THIS _____ DAY OF _____, 2020.

ZONING ADMINISTRATOR

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

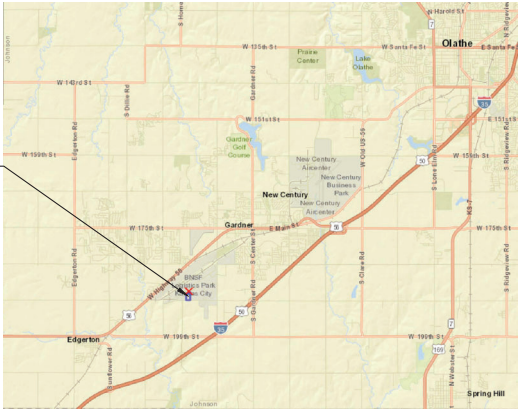
CHAIR OF THE PLANNING COMMISSION

I CERTIFY THAT I HAVE REVIEWED THIS SITE PLAN AND WILL COMPLY WITH ALL THE SPECIFICATIONS, CHANGES, AND AMENDMENTS HEREIN, AND THAT THIS INSTRUMENT CREATES A LEGALLY ENFORCEABLE OBLIGATION TO BUILD AND DEVELOP IN ACCORDANCE WITH ALL FINAL AGREEMENTS.

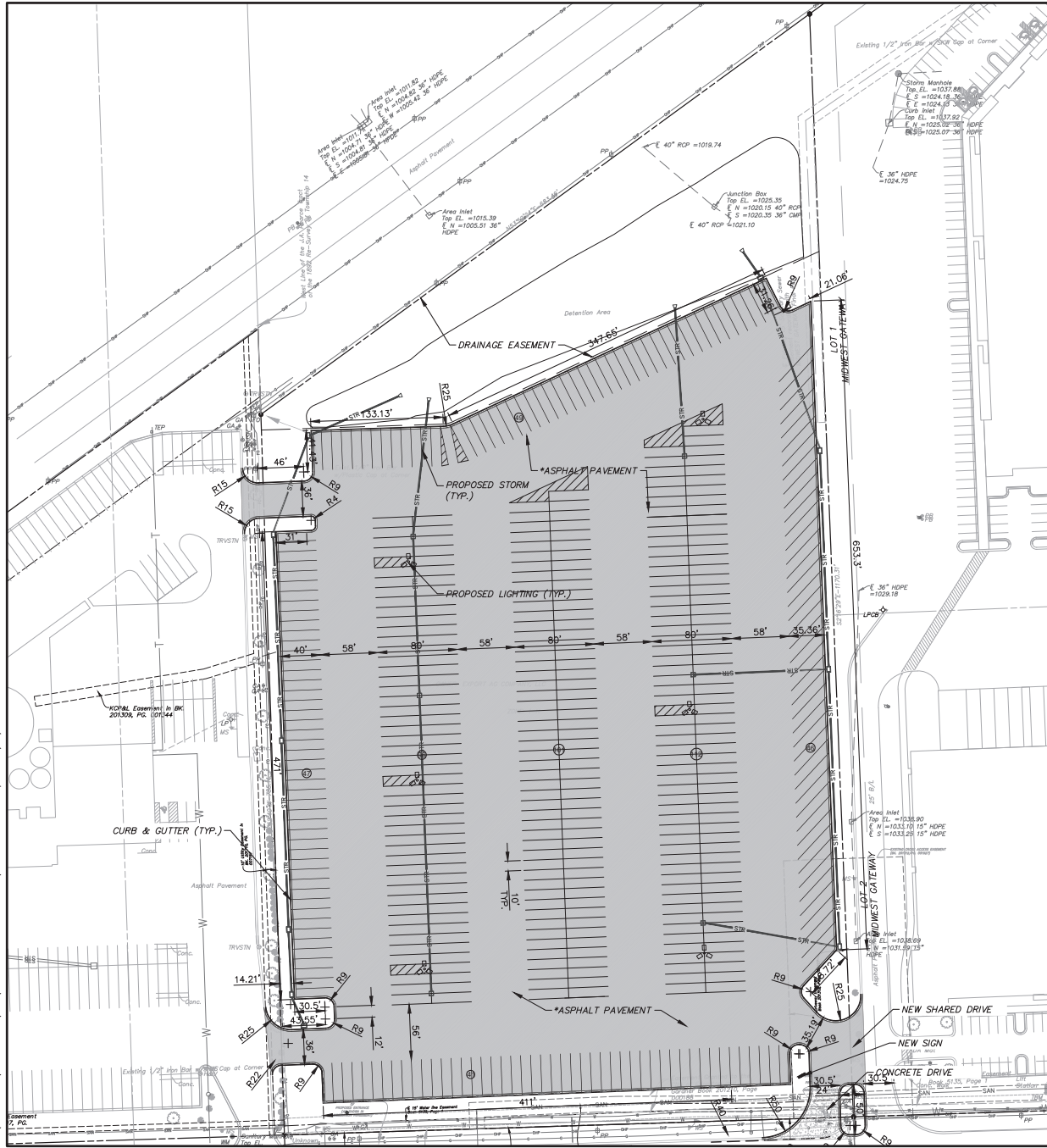
APPLICANT SIGNATURE: _____ DATE: _____

TITLE: _____ ORGANIZATION: _____

PROJECT LOCATION



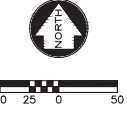
K:\190328-000-06-DRAWINGS\Civil\2 ACRES SITE PROJECT PLAN\190328-000 DMLWG | DATE: 7/24/2019



LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CURB & GUTTER (WET)
- CURB & GUTTER (DRY)
- FLUSH CURB & GUTTER (0')
- TRANSITION CURB (0'-6")

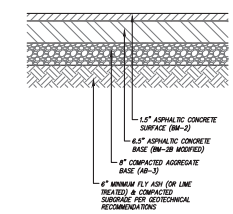
PAVEMENT NOTES:
*ASPHALT PAVEMENT ALTERNATE SHALL CONSIST OF FULL DEPTH CONCRETE PAVEMENT.



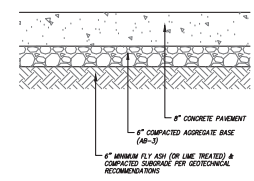
PROPERTY SURFACE SUMMARY			
SUMMARY OF EXISTING CONDITIONS		SUMMARY AFTER PROJECT COMPLETION	
DESCRIPTION	AREA (FT ²)	DESCRIPTION	AREA (FT ²)
TOTAL BUILDINGS	-	TOTAL BUILDINGS	0
TOTAL PAVEMENT	-	TOTAL PAVEMENT	392,743.34
TOTAL IMPERVIOUS	0	TOTAL IMPERVIOUS	392,743.34
TOTAL PERVIOUS	522,720.03	TOTAL PERVIOUS	129,976.69
TOTAL PROPERTY AREA	522,720.03	TOTAL PROPERTY AREA	522,720.03

PARKING DATA	
REQUIRED:	N/A
PROVIDED:	495

- GENERAL NOTES:**
- PROPOSED PARKING STALLS ARE 10' X 40'
 - FINAL DRAINAGE STUDY WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.
 - EXISTING ZONING = PROPOSED ZONING = I-H
 - THIS PLAN SHOWS FULL BUILD OUT. SITE IMPROVEMENTS TO BE COMPLETED IN TWO PHASES. SEE SHEET C102 FOR PHASE 1 IMPROVEMENTS.



HEAVY DUTY ASPHALT PAVEMENT DETAIL



HEAVY DUTY CONCRETE PAVEMENT DETAIL

making lives better.

1700 Swift St Ste 100
North Kansas City, MO 64116
P 816-756-5444
F 816-756-1763

NOTICE:
McClure Engineering Company reserves any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering when they come, or for problems which arise from failure to follow and follow the engineering guidance with respect to any errors, omissions, inaccuracies, mislabeling, or confusion which are caused by any party.

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REGISTERED PROFESSIONAL ENGINEER:
AUTHORITY NO. 6.000000000
EXPIRES DECEMBER 31, 2022

DELONG GRAIN PARKING EXPANSION

FINAL SITE PLAN

EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING REVISION	05/27/2020
FINAL PROJECT PLAN	05/27/2020
DRAWING REVISION	05/27/2020
1	CITY COMMENTS 05/22/2020

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY
PAAD

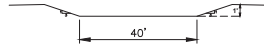
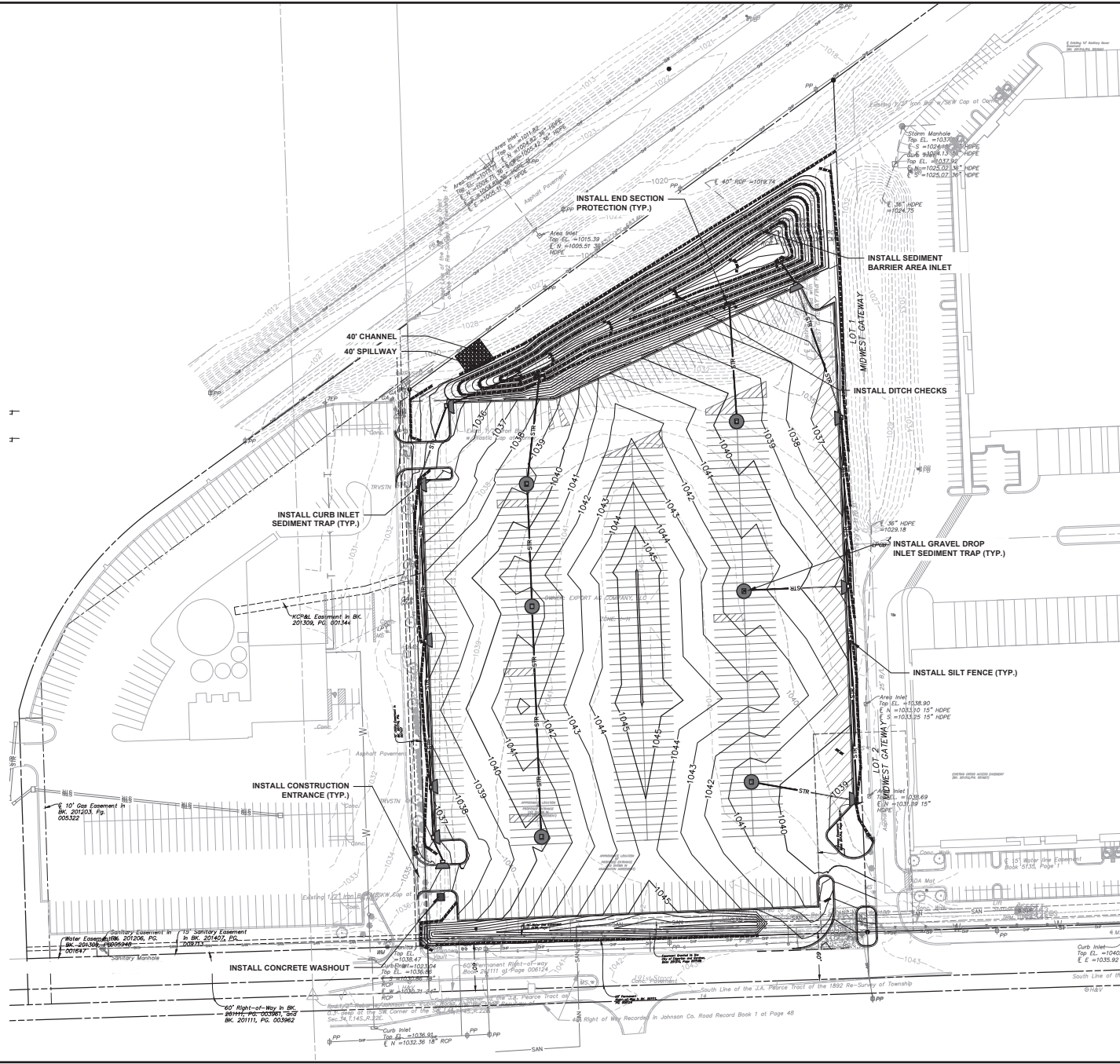
CHECKED BY
CF

MEET PROJECT NUMBER
190328-000

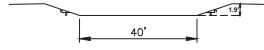
SITE PLAN & UTILITIES

C101

K:\190939-000-06-DRAWINGS\CIVIL\2 ACRES SITE PROJECT PLAN\190939-000 EROSION | DATE: 7/24/2019



CHANNEL SECTION



SPILLWAY CROSS SECTION

EROSION CONTROL LEGEND

- DITCH CHECKS
- SILT FENCE
- CONSTRUCTION ENTRANCE
- CURB INLET SEDIMENT BARRIER
- GRAVEL DROP INLET SEDIMENT TRAP
- EXISTING 1' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- DENOTES PROPOSED CONCRETE WASHOUT AREA



McCLURE
making lives better.
1700 Swift St Ste 100
North Kansas City, MO 64116
P 816-756-5444
F 816-756-1763

NOTICE:
McClure Engineering Company reserves any and all
reparability and liability for problems which arise from
failure to follow these Plans, Specifications, and the
engineering intent they convey, or for problems which
arise from failure to follow the engineering
guidance with respect to any erosion, sediment,
hydrologic, geologic, or carbon which are
concerned.

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McClure Engineering Company.

REGISTERED PROFESSIONAL ENGINEER
AUTHORITY NO. E-200802003
EXPIRES DECEMBER 31, 2022

DELONG GRAIN PARKING EXPANSION
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING REVISION	03/27/2020
FINAL PROJECT PLAN	
DRAWING REVISION	05/22/2020
CITY COMMENTS	

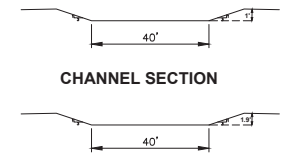
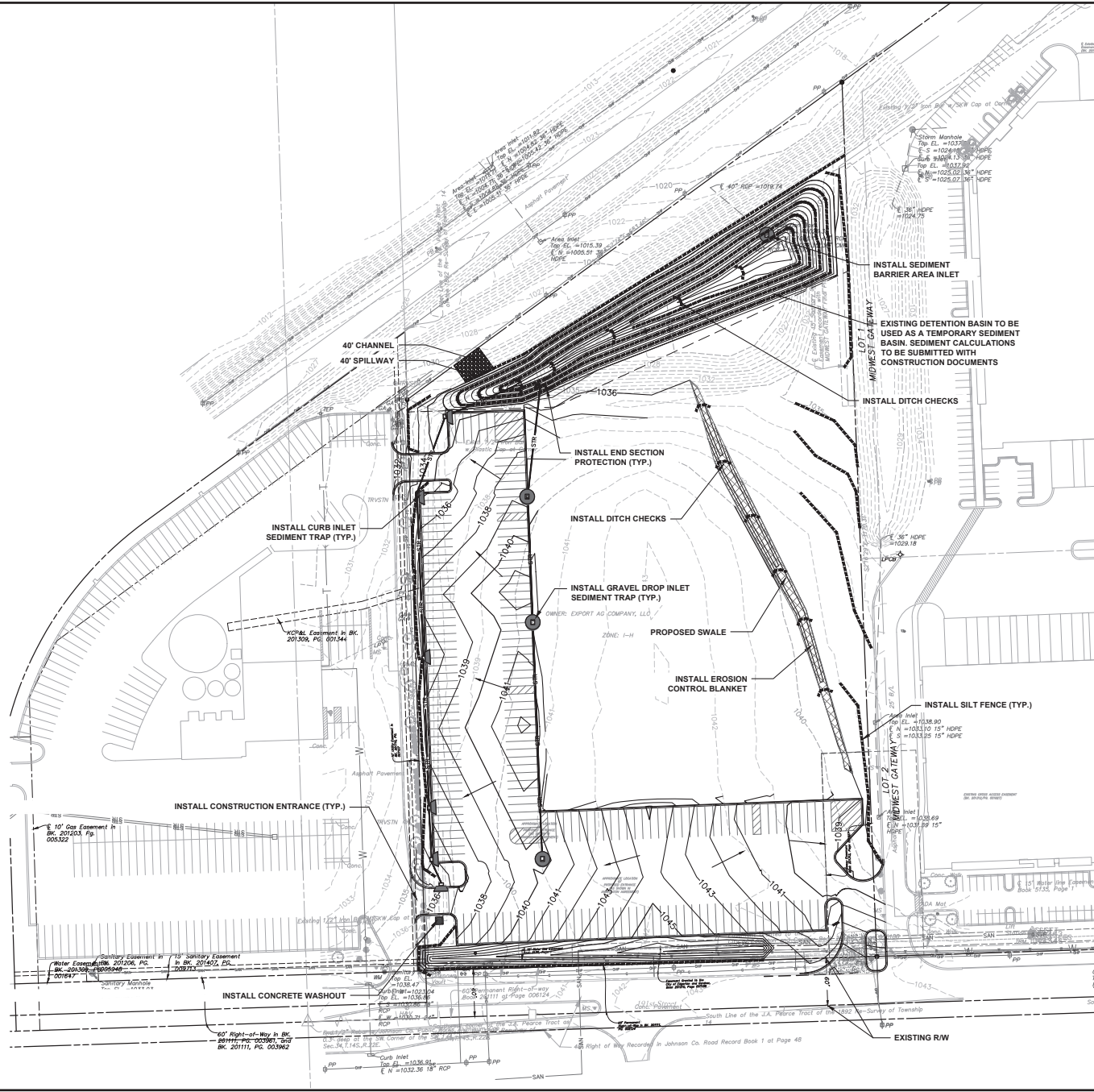


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DESIGNED BY
PMD
CHECKED BY
CF
NET PROJECT NUMBER
190939-000

GRADING & EROSION CONTROL
PLAN
C201

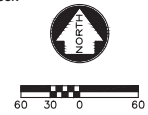
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CHANNEL SECTION

SPILLWAY CROSS SECTION

- LEGEND**
- SILT FENCE
 - SILT FENCE
 - CONSTRUCTION ENTRANCE
 - CURB INLET SEDIMENT BARRIER
 - GRAVEL DROP INLET SEDIMENT TRAP
 - EROSION CONTROL BLANKET
 - PROPOSED CONCRETE WASHOUT AREA
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - PROPOSED 5' CONTOUR



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REGISTERED PROFESSIONAL ENGINEER:
AUTHORITY NO. E-2000000000
EXPIRES DECEMBER 31, 2022

**DELONG GRAIN PARKING EXPANSION
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS**

DRAWING REVISION	05.27.2020
FINAL PROJECT PLAN	05.27.2020
DRAWING REVISION	05.27.2020
CITY COMMENTS	05.27.2020

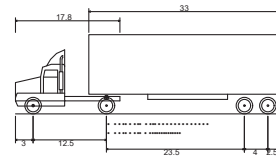
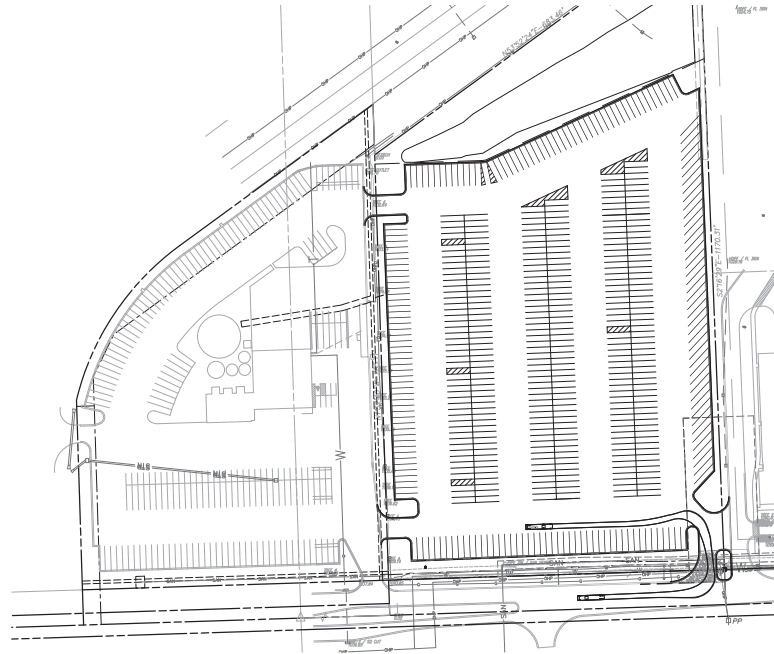
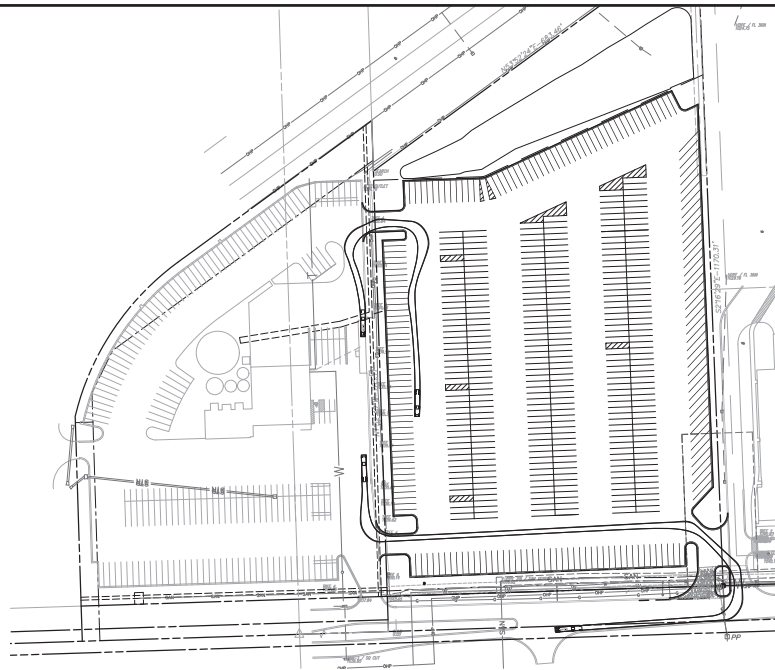
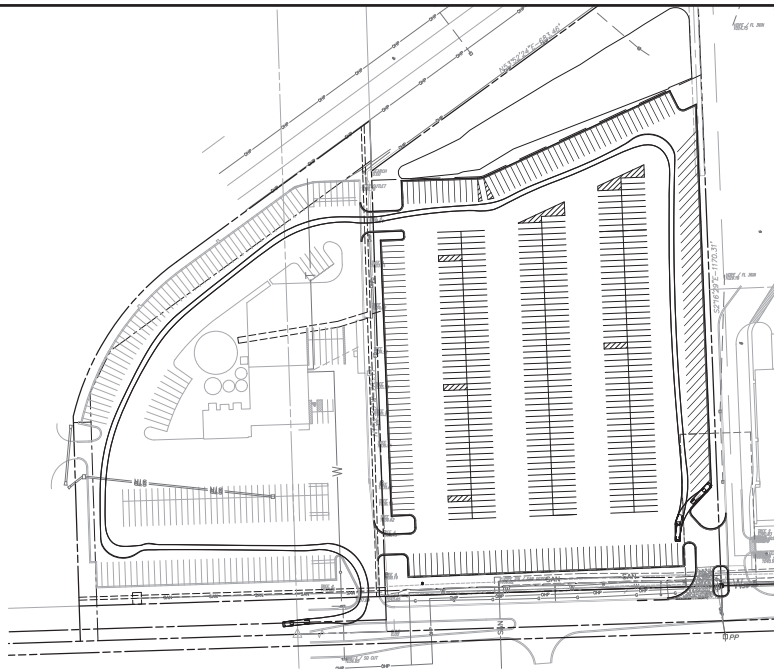


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CHECKED BY	CF
MEET PROJECT NUMBER	190939-000

**GRADING & EROSION CONTROL
PLAN P15-1
C202**

K:\190325-000-06-DRAWINGS\Civil\2 ACRES SITE PROJECT PLAN\190325-000 TRK TURNING-000 TRK TURNING | DATE: 7/24/2019



WB-40 - Intermediate Semi-Trailer
Overall Length 45.499ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 17.8 degrees



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DELONG GRAIN PARKING EXPANSION
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING REVISION	05/27/2020
FINAL PROJECT PLAN	05/27/2020
DRAWING REVISIONS	
1	CITY COMMENTS 05/22/2020



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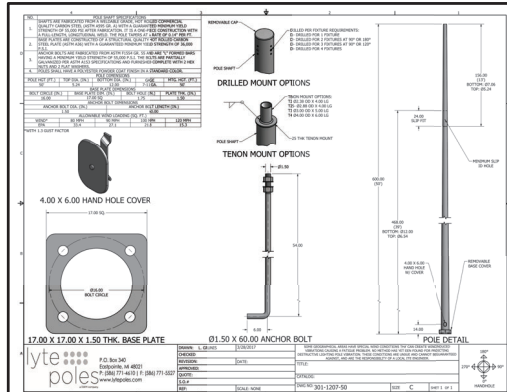
DESIGNED BY
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MEET PROJECT NUMBER
190325-000

TRUCK TURNING
MOVEMENTS

C301

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LUMEC
by @lghty

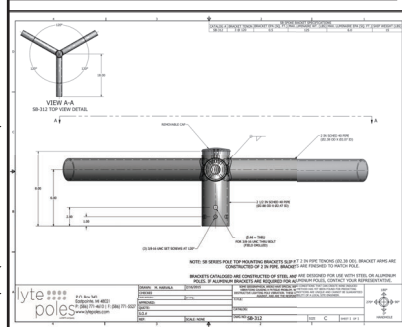
Roadway
HighFocus
HFL High Mast LED
92, 184 and 276 LED

FIXTURE A

Lumec HighFocus LED high mast luminaires provide an energy saving, low-maintenance solution that provides managers and work crews with the freedom to focus on other tasks. HighFocus LED features variable lumen packages and offers up to 97,880 lumens with up to 140 lumens per watt (lm/w). Includes Service Tag. Innovative way to provide assistance throughout the life of the product.

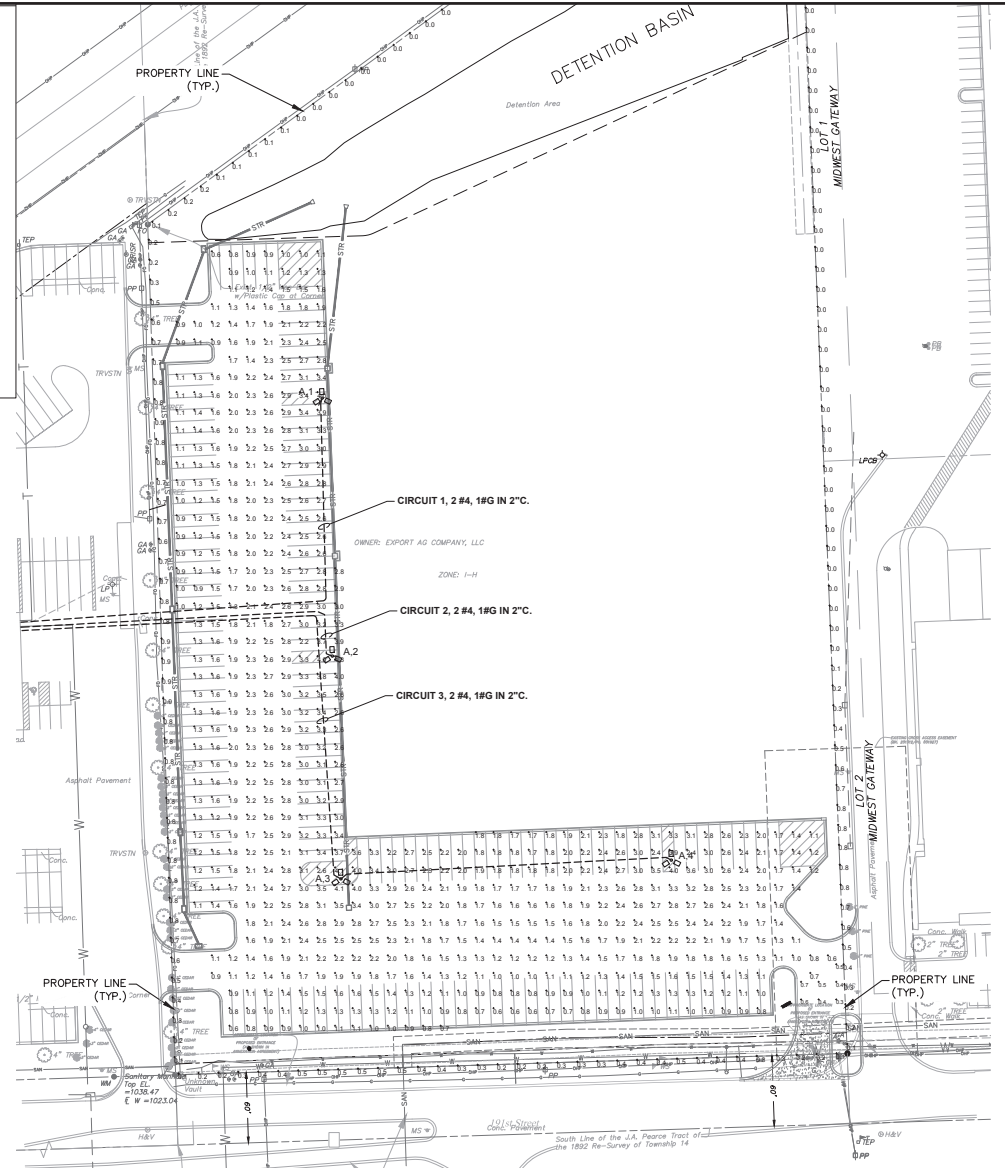
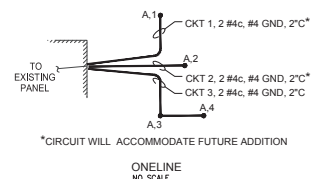
Ordering guide

Configuration	Label	Height	Power	Beam Angle	Mounting	Accessories	Notes
HFL-92	92	92	100W	120°	Standard	None	Standard
HFL-184	184	184	200W	120°	Standard	None	Standard
HFL-276	276	276	300W	120°	Standard	None	Standard



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY VOLTAGE AVAILABLE. CIRCUITING BASED ON 208V.
2. LIGHTING LAYOUT IS BASED ON THE MANUFACTURES LISTED ON THIS SHEET. EACH LUMINAIRE SHALL BE ADJUSTED AND LEVELED TO MATCH THE ELEVATION OF THE PAVEMENT.
3. POLES SHALL BE LOCATED IN LINE WITH PARKING LOT LINES WHERE APPLICABLE.
4. FIXTURES SHALL BE MOUNTED ON 4" EXTENDED BASE WITH FINISH MOUNTING HEIGHT OF 54".



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