EDGERTON PLANNING COMMISSION REGULAR SESSION AGENDA Edgerton City Hall July 14, 2020 7:00 P.M.

Executive Order 20-52 issued by Governor Kelly requires any person in Kansas to cover their mouth and nose with a mask or other face covering when they are in inside any public space such as City Hall. Executive Order 20-52 includes a number of exemptions, including children 5 and younger and those with medical conditions that prevent mask use. The entire executive order may be found here: <u>https://governor.kansas.gov/executive-order-no-20-52/</u>

- 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 June 9, 2020.

B. REVISED FINAL SITE PLAN FOR KUBOTA - APPLICATION FS2020-05

Consideration of Application FS2020-05 for a Revised Final Site Plan of FS2018-08, Kubota located at 31600 W 207th Street.

C. <u>REVISED FINAL SITE PLAN FOR INLAND PORT XXI – APPLICATION</u> <u>FS2020-06</u>

Consideration of Application of FS2020-06 for a Revised Final Site Plan of FS2018-05, Inland Port XXI (UPS Fueling Station) located at 19400 Essex Street.

- 5. Future Meetings
 - Regular Session August 11, 2020 at 7:00 PM
- 7. Adjourn

EDGERTON CITY HALL PLANNING COMMISSION MEETING REGULAR SESSION June 9, 2020

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:01 PM.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Commissioner Jeremy Little, Commissioner Deb Lebakken, Commissioner Charlie Crooks and Chair John Daley. Absent from the meeting was Commissioner Tim Berger. Also present were City Administrator Beth Linn, Mayor Donald Roberts, 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.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on April 14, 2020 were considered.

Commissioner Lebakken motioned to approve the consent agenda; Commissioner Little seconded the motion. The consent agenda was approved, 4-0.

NEW BUSINESS

ELECTION OF PLANNING COMMISSION OFFICERS

Chairman Daley stated pursuant to the Bylaws of the Planning Commission outlined in the Unified Development Code (UDC) the annual meeting in June of each year, the Planning Commission Chair, Vice Chair and Secretary elections are to be held. Ms. Katy Crow, Development Services Director, stated Chairman Daley is the sitting Chair, Commissioner Berger is the sitting Vice Chair, and Commissioner Little is the sitting Secretary. Commissioner Little stated he is happy to maintain his position as the Secretary. Commissioner Lebakken nominated Commissioner Berger to maintain his seat as the Vice Chair. Chairman Daley said he can maintain his seat as the Chair. Commissioner Crooks motioned to keep the positions the same as stated, Commissioner Lebakken seconded the motion. The motion to retain the current Planning Commission Officers passed 4-0.

Commissioner Little inquired if it would have been a conflict of interest for him to have made the motion to approve the Officer positions since he was listed on the ballot. Mayor Roberts answered state statutes dictates a conflict of interest is present if there is monetary gain for the individual.

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

Chairman Daley opened the Public Hearing. Ms. Crow informed the Planning Commission (the Commission) a public hearing is needed for a preliminary plat application to obtain any public comment regarding the division or joining of land. She said the DeLong Company is wanting to expand their

operations to the east. In order to do this, the parcels have to be platted. The property was originally part of a lot split. The DeLong Company is platting both parcels that they currently own. Ms. Crow stated the City is listed as the owner of the property due to a state statute that had this requirement when DeLong was first established in 2013. A special comment is included on the plat stating this and the City will sign the plat.

Ms. Crow stated there are some City Staff comments that need to be corrected on the preliminary plat. There is an existing sanitary sewer easement in the northeast corner that the book and page number will need to be added. There are no restrictive covenants are proposed for this plat. Ms. Crow stated Mr. Caleb Flake, McClure Engineering, Ms. Perla Diosdado, McClure Engineering, and Mr. Sam Hanni, DeLong Company, are present and available for questions. Mr. Hanni introduced himself and thanked the Commission for hearing their project this evening. He stated the DeLong Company wants to combine the properties, one that currently houses their operations, and the other that was purchased in 2017 or 2018. Mr. Flake stated he has seen the comments and agrees to them.

Commissioner Lebakken motioned to close the Public Hearing, Mr. Little seconded the motion. The Public Hearing was closed, 4-0.

Commissioner Lebakken motioned to approve Application PP2020-01 Preliminary Plat for DeLong Trucking to the following stipulations:

- 1. All Preliminary Plat requirements of the City listed above shall be met.
- 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 nay party 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.

Commissioner Crooks seconded the motion to approve. Application PP2020-01 was approved with the stipulations, 4-0.

FINAL PLAT FOR DELONG TRUCKING – APPLICATION FP2020-01

Ms. Crow stated this Final Plat is regarding the same parcels as the Preliminary Plat just heard by the Commission. She stated City Staff does have some comments that need to be addressed. After the Plat has been recorded with Johnson County Records and Tax Administration, confirmation of the monuments will be needed, and the book and page will be added at that time. There is a signature line missing from the Plat that needs to be included. The book and page need to be added for the existing sanitary sewer easement as well. Ms. Crow stated the applicant will have the Final Plat signed and sealed upon approval of all governmental bodies. Ms. Crow said this Plat will go before the Governing Body at the June 25, 2020 meeting.

Chairman Daley reminded the Commission the Plat is for the division of land and not what is could be built on the land. Commissioner Little motioned to approve Application FP2020-01 Final Plat for DeLong Trucking 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, stormwater 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 stormwater easement and shall dedicate said stormwater easement on the Final Plat.
- 2. A Public Improvement Inspection Fee, established by the Fee Schedule for the UDC, 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 UDC, including payment of excise tax.
- 4. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the UDC.
- 5. All City Engineer comments related to the Stormwater Management Plan, provided to the applicant, must be addressed.
- 6. All Final Plat requirements of the City listed in the Staff Report 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.

Commissioner Lebakken seconded the motion for approval. Application FP2020-01 was approved, 4-0.

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

Chairman Daley opened the Public Hearing. Ms. Crow stated this Final Site Plan is to expand the current DeLong Company operations to the east onto a currently vacant parcel. The existing operations were approved by the Planning Commission on February 12, 2013 as Final Site Plan S-23-21-12. The Preliminary and Final Plats that were presented to the Planning Commission during this meeting include the parcel that the expansion will be on.

Ms. Crow explained the landscaping on the current operation is heavier due to the metal buildings. She explained the landscaping is used to screen the chassis of the trailer. The landscaping proposed on the expansion does meet the requirements for the Logistics Park district that City Staff used for the basis of the review as the project is near Logistics Park Kansas City (LPKC). City Staff recommends the proposed shrubbery be more spread out along the south property line and to relocate the northern most cluster of shrubs along the west property line to the south property line to better screen the chassis along West 191st Street. She stated the size requirement will also need to be met as the proposed tree and plant sizes listed on the landscape plan do not meet the requirements in the UDC. Ms. Crow informed the Commission the berm along West 191st Street does not fully extend the length between the access points due to a fire hydrant that the applicant does not want to disturb. There is also a water easement in the location of the berm. Ms. Crow said the applicant needs to meet with Water 7 regarding landscaping in the easement. Should it be determined that the plantings may not be in the easement or the berm height is not acceptable to Water 7, the applicant will need to shift everything north to stay out of the easement. This may result in the applicant having to change their striping as shown on the proposed site plan.

Ms. Crow said the City Engineer is requesting some additional information regarding the curbing and curb cuts along the first phase as it cannot be determined if the stormwater drainage will impact the neighboring property or not. She also outlined some further comments regarding the stormwater report provided by the City Engineer. Mr. Flake stated he understand what the City Engineer is requesting. There is an existing access point along West 191st Street that will be made into an exit only once the eastern access point is constructed. The eastern access point will be constructed in an access easement that was approved by previous property owners.

Ms. Crow explained the applicant has proposed luminary fixtures sixty (60) feet in height and the UDC allows a maximum height of twenty-five (25) feet. Per the submitted photometric plan, there are also foot candle readings that exceed the maximum allowed per the UDC at the parcel lines. The applicant has indicated they will be applying for a variance from this section of the UDC. Ms. Crow stated if the variance is not approved by the Board of Zoning Appeals (BZA), then the requirements set forth in the UDC must be adhered to and the final site plan will need to be revised. The final comment City Staff had regarding this Final Site Plan is the infrastructure improvements on West 191st Street are governed by the tri-party agreement with the City, Burlington Northern Santa Fe (BNSF) Railway and Edgerton Land Holding Company along with the DeLong Company's Development Agreement.

Mr. Hanni stated a traffic flow was provided to give the Commission an idea of what traffic could look like during the harvest season, which is when the facility is at its busiest. He explained grain trucks would enter from the eastern most entrance. The trucks would then que in the expanded operations area (eastern parcel). Trucks would then enter the current operations to get weighed and emptied. After the trucks are empty, they will exit either on Intermodal Parkway or the exit only access point (western most drive) on to West 191st Street. Mr. Hanni stated during the harvest season, the 150 parking spots in the first phase of the expansion, will be full of grain trucks. Until that time, DeLong Company allows other companies to rent a parking stall and park cargo containers on chassis. If the expansion continues to phase two, then an additional 300 spots would be constructed.

Ms. Crow inquired if all of the cargo containers will be on chassis. Mr. Hanni answered they would be and asked what would be required to allow the containers to be stored on the ground. Ms. Crow replied a Conditional Use Permit would be required and it comes with additional stipulations. Commissioner Crooks asked how long trucks might be sitting in the parking lot. Mr. Hanni answered another DeLong facility in Illinois rents the spots on a monthly basis for their neighboring warehouses. Commissioner Crooks asked if broken down trucks or trailers would be parked on the lot. Mr. Hanni said BNSF gives the owner of the cargo container a short amount of time for the container to be removed before they charge for storage and the expansion lot would act as a staging area for the warehouses in LPKC. He stated they cargo containers usually rotate every one or two days. Chairman Daley inquired if the cargo containers would be stacked on top of one another. Mr. Hanni replied they would not be.

Ms. Beth Linn, City Administrator, said these operations is a good use for other tenants in LPKC as it allows the trailer to be filled before it is sent elsewhere. She stated during the harvest season, the DeLong facility is busy, and the area would be used solely by DeLong. Mr. Hanni agreed and said the containers are all coming into LPKC anyway and it is a huge service for their neighbors and a great way to save some funds as they do not charge as much as BNSF for storage. Ms. Linn stated it is important for this lot to be an accessory use to the current use. Commissioner Lebakken asked if there would be tractors parked as well. Mr. Hanni answered there might be a few, but it will not be like a truck stop and there will not be any drivers sleeping in cabs.

Chairman Daley stated no line of sight drawings were provided. Ms. Crow stated that is correct, but the site will have a berm with landscaping so only the top of cargo containers will be seen. Mayor Roberts said line of sight drawings are typically provided when there are nearby residences, which this project does not have any. Commissioner Crooks asked when the lighting situation will be addressed. Ms. Crow stated the BZA will meet and hold a public hearing on July 14, 2020. Ms. Linn stated the stipulation of the Staff Report that if the variance is not granted, then the requirements in the UDC will need to be met. Chairman Daley inquired if parking stalls would be lost due to realignment with the water easement. Ms. Crow answered some parking stalls could be lost if a realignment to keep the fifteenfoot easement clear of landscaping was necessary. Ms. Linn said this situation has happened before with projects when the applicant did not realize the berm was over the water easement and changes had to be made quickly. Ms. Crow stated Water 7 does not typically allow plantings in their easements to protect their infrastructure.

Mr. Flake thanked the Commission and City Staff for their assistance and time on the project. He stated the engineering team is working through the comments and making sure Edgerton gets a good project and product. Mr. Hanni stated DeLong is doing project across the nation and this has been the best place to work with. Mayor Roberts said the DeLong Company is a huge asset to LPKC and they are part of the Edgerton community. DeLong has helped fund Frontier Days and the Mayor's Christmas Tree Fund as well. Commissioner Crooks motioned to close the Public Hearing; Commissioner Little seconded the motion. The Public Hearing was closed, 4-0.

Chairman Daley asked if more lights would be needed if the variance is not approved. Ms. Linn stated that may have to occur. Mr. Flake asked if he could address the Commission regarding the lighting variance. Mayor Roberts said there is a member of the BZA missing so it would be best to wait until the BZA meeting to discuss the lighting situation any further. Chairman Daley said his concerns about stormwater drainage are addressed by the City Engineer.

Commissioner Lebakken motioned to approve Application FS2020-04 Final Site Plan for DeLong Trucking with the following stipulations:

- 1. The City Staff recommendations and comments noted related to the screening discussed in the Staff Report are included as stipulations as part of approval of the Final Site Plan.
- 2. Applicant/Owner Obligation. The Site Plan, 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 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 and shrubs that die.

Commissioner Little seconded the motion. Application FS2020-04 was approved with the stipulations, 4-0.

FUTURE MEETING

The Board of Zoning Appeals will meet on July 14, 2020 at 6:30 PM. The next Planning Commission meeting is scheduled for July 14, 2020 at 7:00 PM.

ADJOURNMENT

Motion by Commissioner Little to adjourn the meeting, Commissioner Crooks seconded. Motion was approved, 4-0. The meeting was adjourned at 7:41 PM.

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



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

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STAFF REPORT

July 14, 2020

- To: Edgerton Planning Commission
- Fr: Chris Clinton, Planning and Zoning Coordinator
- Re: **FS2020-05** Revised Final Site Plan for FS2018-08 *Logistics Park Kansas City South First Plat, Lot 1* (Kubota Tractor Corporation) located at 31600 W 207th Street

APPLICATION INFORMATION

Applicant:	Chris Williams, Agent Kubota North American Corporation 3131 S. Vaughn Way Aurora, CO 80014		
Property Owner:	Kubota North American Corporation Chris Williams, Agent 3131 S. Vaughn Way Aurora, CO 80014		
Requested Action:	Revised Final Site Plan approval for Kubota		
Legal Description:	Logistics Park Kansas City South First Plat, Lot		
Site Address/Location:	31600 W 207th Street Edgerton, KS 66021		
Existing Zoning and Land Uses:	L-P		
Existing Improvements:	Warehouses		
Site Size:	Approximately 205.95 Acres		

PROJECT DESCRIPTION

Application FS2020-05 is a request for a revision to approved Final Site Plan FS2018-08, Kubota Tractor Corporation. The parcel is on the northwest corner of Homestead Lane and West 207th Street. The revised Final Site Plan is for the addition of an aboveground diesel fuel tank between the two (2) warehouse buildings. The proposed location is in the south parking area adjacent to the north building and be next to a ramp that enters the building. The proposed tank will hold 1,000 gallons of diesel fuel, be surrounded by bollards and curb and gutter. This Staff Report and review will focus on the request to add the fuel tank and not anything related to the warehouse.



 199h St



INFRASTRUCTURE AND SERVICES

Access to the property is from three (3) access points along West 207th Street. The parcel is located within the Bull Creek watershed with utilities and service providers as follows:

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

FINAL SITE PLAN REVIEW

City Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards* and Section 5.2, *L-P Logistics Park District* of the Edgerton Unified Development Code (UDC). Review comments are listed below.

Article 5 – Section 5.2 – Subsection H – District Regulations

a. All storage of motorized machinery and equipment, materials, products, or equipment shall be within a fully enclosed building, or in a storage area or yard. Said storage shall be limited to twenty percent (20%) of the ground floor area of the building or tenant space. All storage materials shall be one hundred percent (100%) screened from public views, except when adjacent to another storage area, which is 100% screened from public view. For the purposes of this section, the phrase "screened from public view" means not visible at eye level from adjoining properties or any street right-of-way. Use of landscaping materials is encouraged in lieu of privacy fencing. All storage areas shall be paved or surfaced. The applicant has provided line of sight drawings from both Waverly Road and Homestead Lane. In addition, the applicant has provided photographs from the property lines of adjacent property lines. It appears from both the submitted drawings and photographs, the fuel tank will not be visible from any public right-of-way or adjoining property. City Staff will continue to monitor to ensure the proposed tank is not visible from adjoining properties or public right-of-way. If the tank does become visible at any time, the applicant will be required to screen the tank either with vinyl fencing or additional landscaping.

OTHER COMMENTS

The following comments are from the Fire Department's review of the proposed tank and these comments will be addressed when the requisite building permit application is submitted:

- 1. Vehicle Impact Protection should be installed on the sides of the tank which are subject to vehicle impact. Currently, the bollards appear to be 9-10 feet apart. Per IFC 312.2 the bollards should be spaced no more than 4 feet apart. It appears there is a ramp on the South side of the tank to allow vehicles to pull up for fueling. This contradicts the intent of having vehicle impact protection to protect the tank. If they want to utilize the ramp then the bollards need to be located between the ramp and the tank, with 4 feet maximum spacing.
- 2. The nozzle shall be a breakaway style that will prevent spills in either direction when detached.
- 3. A 2A20BC or larger fire extinguisher shall be provided within 75 feet of the tank.

4. An emergency fuel shutoff shall be installed to terminate the transfer of fuel. It should be located at least 20 feet away from the tank but no further than 100 feet. A sign shall be placed near the shutoff indicating "EMERGENCY FUEL SHUTOFF".

RECOMMENDATION

City staff recommends **approval** of **FS2020-05** Revision to Final Site Plan FS2018-08 Final Site Plan for Kubota Tractor Corporation, 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. Anything done as an exterior building modification must comply with the Edgerton Unified Development Code and it is the building owner's ultimate responsibility to ensure code compliance.
- 3. A full building permit submittal is required, and an approved building permit must be issued before any work on this project is started.
- 4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument.
- 5. 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 FS2020-05. 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.

ATTACHMENTS

- Compiled Application FS2020-05 – Application, Site Plan Sheet C02, tank photo and spec sheet, line of sight renderings and photos from adjacent property lines.



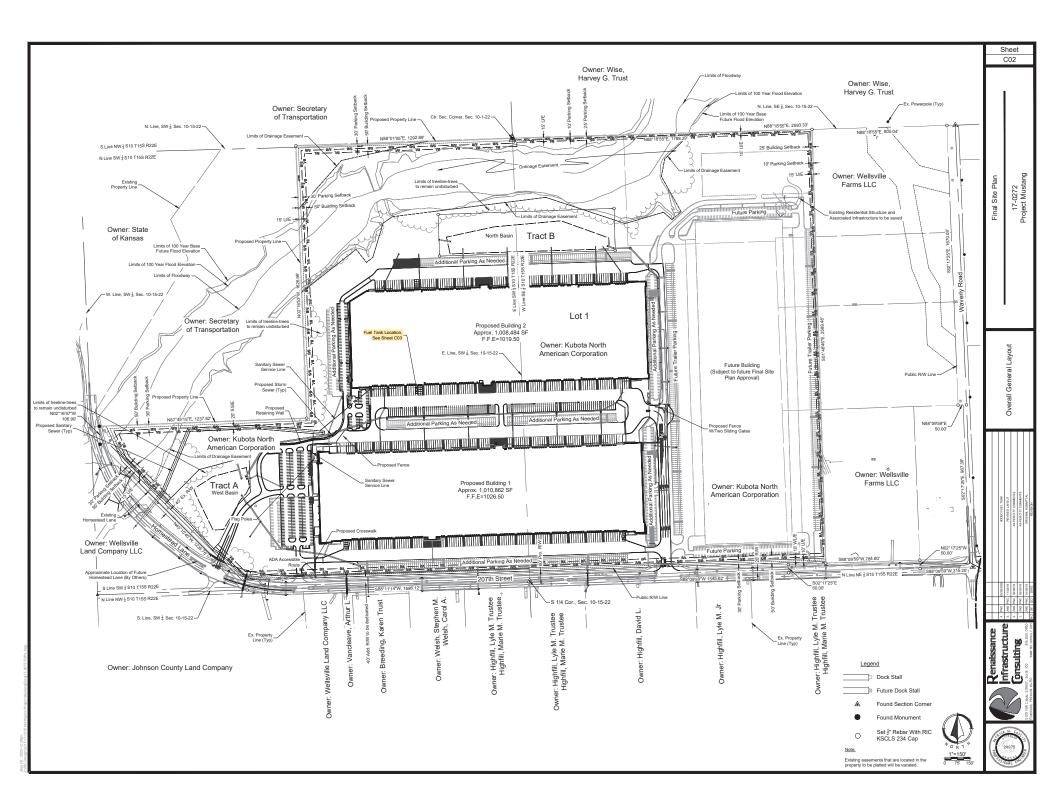
PRELIMINARY SITE PLAN FINAL SITE PLAN			
PROJECT NAME: LPKC South-First Plat (Project Mustang)		·····	
LOCATION OR ADDRESS OF SUBJECT PROPERTY: 31600 W. 207	th St.		
LEGAL DESCRIPTION: LOGISTICS Park Kansas City South Fin	st Plat, Lot	: 1	
CURRENT ZONING ON SUBJECT PROPERTY:			
TOTAL AREA: 205.95 Acres NUMBER OF LOTS: 1			8,320,000 Sq. Ft.
DEVELOPER'S NAMES: Chris Williams			
COMPANY: Kubota North American Corporation	EMAIL:	ris.williams@kub	ota.com
MAILING ADDRESS: c/o Tax Dept. 3131 S. Vaughn Way A	urora, CO	80014	1494-141-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
Street City		State	Zip
PROPERTY OWNER'S NAME(S): Same as Above	PHONE:		
COMPANY:	_ EMAIL:		
MAILING ADDRESS:			
Street City		State	Zip
ENGINEER'S NAME(S): Patrick Cassity	PHONE:9	13-317-9500	
COMPANY: Renaissance Infrastructure Consulting	EMAIL:EMAIL:		
MAILING ADDRESS: 8653 Penrose Ln, Lenexa, KS 66216			
Street City SIGNATURE OF OWNER OR AGENT:	X	State	Zip
SIGNATURE OF OWNER OR AGENT:	<u> </u>		*****

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).

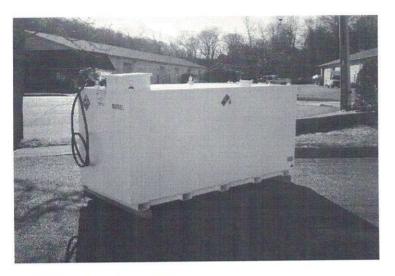
Applicant is to provide the legal description electronically as a Word document to the City of Edgerton.

FOR OFFICE USE ONLY		
Case No.:FS2020-05	Amount of Fee Paid:\$ 250	_ Date Fee Paid: <u>6-4-2020_</u> Receipt #
Received By:Kathy Clark		Date of Hearing: 7-14-2020





1,000k. gal. Double Wall Fueling Tank



MODEL: TS-1000-SPB-2D12

PRIMARY TANK – 10 gauge pickled & oiled steel SECONDARY TANK – 12 gauge pickled & oiled steel INTERNAL BAFFLES – 12 gauge pickled & oiled steel SECONDARY TANK – 12 gauge pickled & oiled steel SUPPORTS – ¼" pickled & oiled steel

EXTERNAL COATING - Ferrous surfaces are coated with two-component polyamide-epoxy mastic. Top coat is two-component white acrylic aliphatic urethane

LABELING - OSHA & NFPA

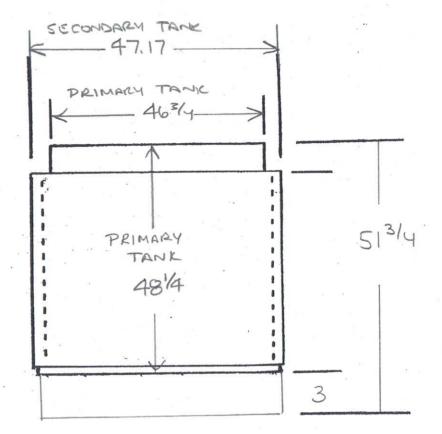
APPURTENANCES

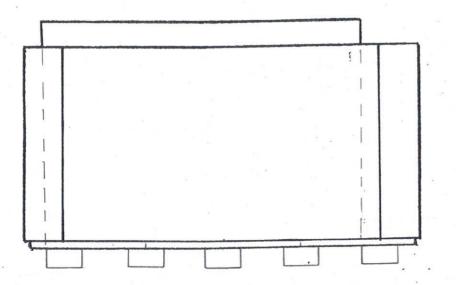
- A. 5 gallon lockable fill spill box
- B. 2" fill pipe with fill hasp
- C. 1/2" drain-back valve
- D. 12 volt DC pump with gallon meter, totalizer, filter, ³/₄" x 12' hose and automatic shut-off nozzle
- E. 2" liquid level indicating gauge
- F. 2" fill alarm with 6" vent pipe and cap
- G. 2" plugged spare
- H. 6" emergency pressure relief vent (primary tank)
- I. 1-1/4" vent pipe and cap (secondary tank)
- J. 4" emergency pressure relief vent (secondary tank)
- K. 2" plugged inspection fitting (secondary tank)

SECONDARY TANK 1121/2 105 \rightarrow PRIMARY TANE 105 736

SEE TANK TOP

DETAIL





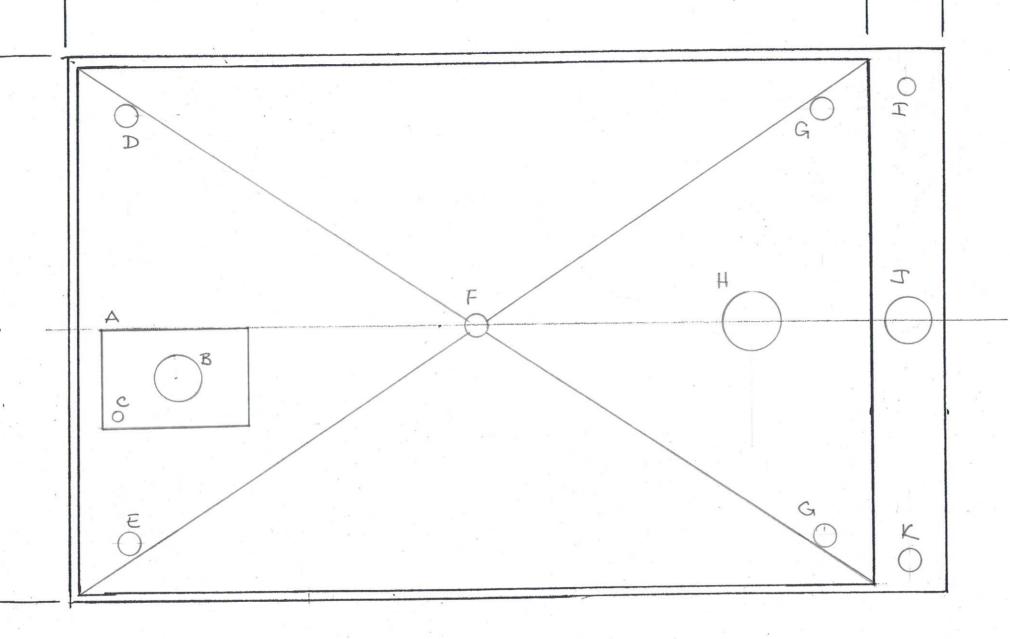
TS-1000-SPB-2012 PRIMARY TANK-10 GA P=0 INTERNAL BAFFLES-12 GA P=0

SECONDARY TANK - 12 GA PEO .

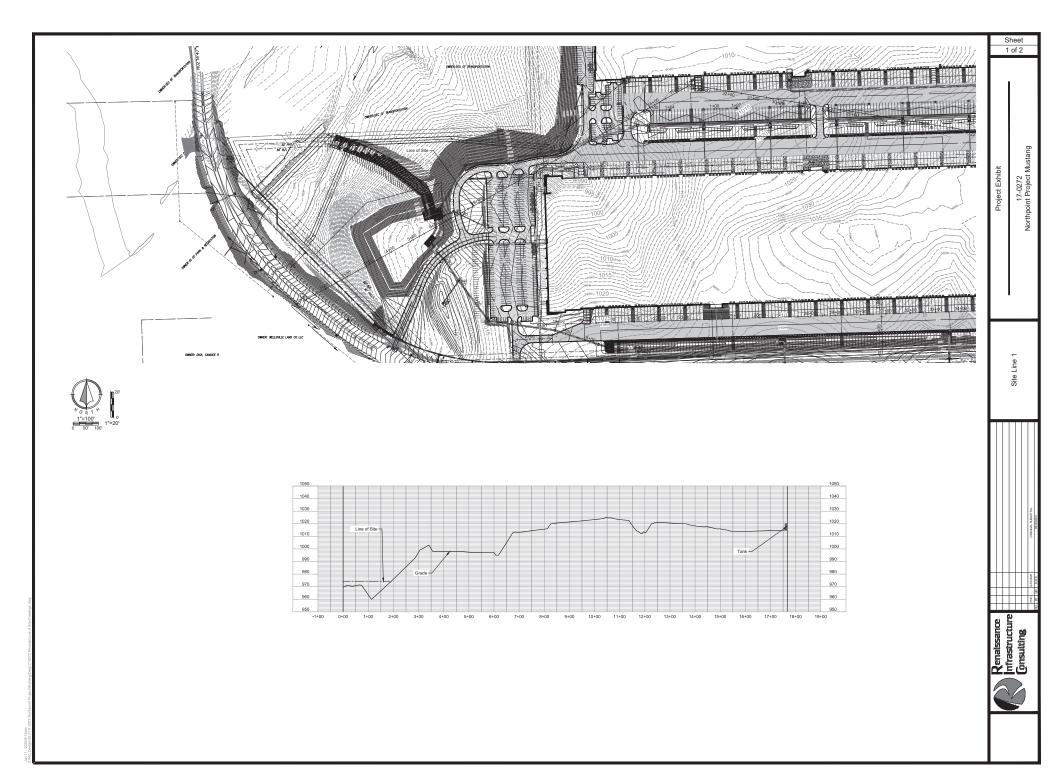
SUPPORTS - 1/4" PEO

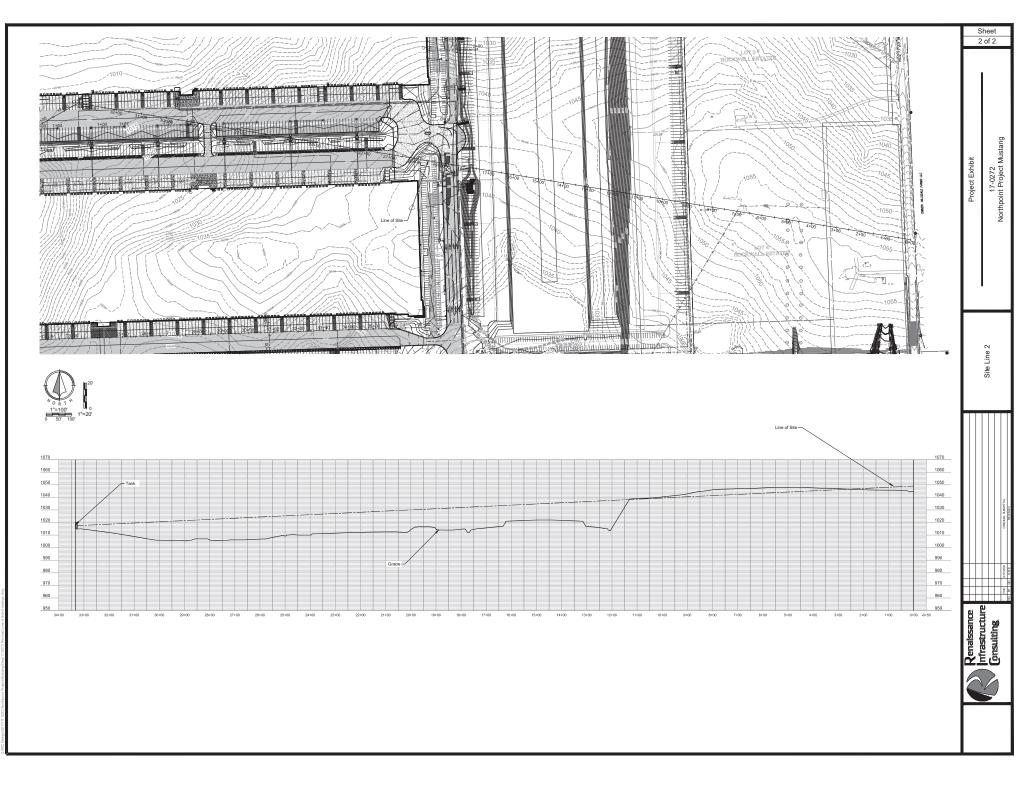
Safe-T-Tank Corp.

25 Powers Drive, Meriden, CT 06451 (203) 237-6320 FAX (203) 235-2749



TS-1000-SPB-2012





n 11 - 2020-8-15am

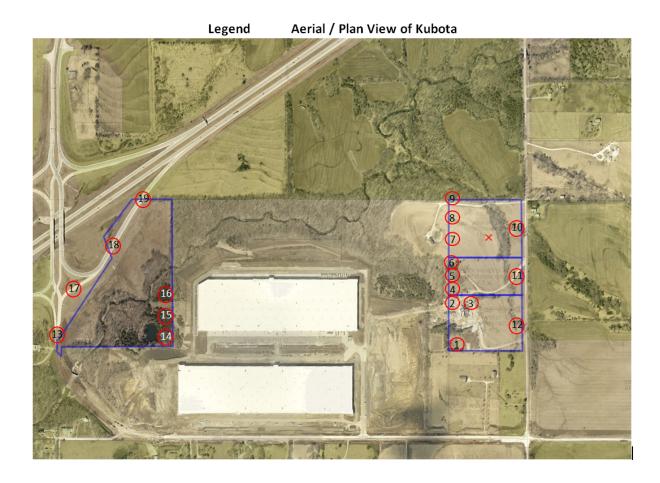


Photo 1









Photo 4



Photo 5





Photo 7









Photo 10









Photo 13









Photo 16













STAFF REPORT

July 14, 2020

- To: Edgerton Planning Commission
- Fr: Chris Clinton, Planning and Zoning Coordinator
- Re: **Application FS2020-06**, Amendment to Final Site Plan FS2018-05, a Revision of Final Site Plan FS 2017-01 for Inland Port XXI Logistic Park Kansas City (UPS)

APPLICATION INFORMATION

Applicant:	Jeff Lucero TruStar Energy 10225 Philadelphia Court Rancho Cucamonga, CA 91730
Property Owner:	ELHC XXI LLC 4825 NW 41 st Street, Suite 500 Riverside, MO 64150
Requested Action:	Revised Final Site Plan approval for UPS
Legal Description:	Logistics Park Kansas City Phase III, Lot 1
Site Address/Location:	19400 Essex Street Edgerton, KS 66021
Existing Zoning and Land Uses:	L-P (Logistics Park District) – Warehouse
Existing Improvements:	Warehouse
Site Size:	Approximately 63.67 Acres.

PROJECT DESCRIPTION

Application FS2020-06 is a request for a revision to approved Final Site Plan FS2018-05. FS2018-05 was a revision to approved Final Site Plan FS2017-01. The first revision was for the installation of a Compressed Natural Gas (CNG) fueling facility. The CNG facility consists primarily of fifteen (15) dual hose, time-fill stations for a total of thirty (30) stations and three (3) fast-fill stations and accompanying appurtenances. FS2020-06 is a request to add an additional fast-fill station adjacent to the existing fast fill pump.



Subject Property



FS2020-06 – Revised Final Site Plan – UPS CNG Expansion

INFRASTRUCTURE AND SERVICES

Access to the property is from one (1) access points from Four Corners Road and two (2) access points from Essex Street.

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

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

STAFF ANALYSIS

City Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards* and Section 5.2, *L-P Logistics Park District* of the Edgerton Unified Development Code (UDC). Landscaping is being extended along the fence line to ensure the new pump is screened along Essex Street. City Staff does not have any additional comments regarding compliance with the UDC.

RECOMMENDATION

City staff recommends **approval** of FS2020-06 for the Revised Final Site Plan, subject to the following stipulations.

- 1. The aforementioned recommendations are stipulated to as a part of this approval and incorporated into the Final Site Plan document set.
- 2. A construction/building permit document set must be submitted and approved prior to commencement of any construction activities.
- 3. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the City Council shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

ATTACHMENTS

- Application for FS2020-06
- Final Site Plan FS2020-06

EDGERTON global routes, local roots.
PRELIMINARY SITE PLAN FINAL SITE PLAN REVISED SITE PLAN RE-REVIEW
PROJECT NAME: UPS Edgerton Dispenser Addition
LOCATION OR ADDRESS OF SUBJECT PROPERTY: 19400 Essex St.
4-15-22 BG 582' S & 30' E NW CR NEI/4 E 223.39' ELY CUR LF 359.42' NE 673.75' SE 67.98' SLY CUR RT 149.64' S 378.42' SLY LEGAL DESCRIPTION CUR LF 595.20' SLY CUR RT 578.22' S 634.88' W 1531.88' N2072.96' TO POB EX 6.22 AC & EX .104 AC 64 151 ACS M/L
CURRENT ZONING ON SUBJECT PROPERTY: CURRENT LAND USE:
TOTAL AREA: 63.67 ACRES NUMBER OF LOTS: AVG. LOT SIZE:Sq. Ft.
DEVELOPER NAME(S): Jeff Lucero (909) 793-3700
COMPANY: TruStar Energy EMAIL: szea@trustarenergy.com
MAILING ADDRESS: 10225 Philadelphia Ct. Rancho Cucamonga CA 91730 Street City State Zip
PROPERTY OWNER NAME(S): ELHCXXI, LLC-Attn: Greg Norris PHONE: (816) 888-7381
COMPANY: ELHCXXILLC
MAILING ADDRESS: 4825 NW 41st St., Apt. 500 Riverside MO 64150
ENGINEER NAME(S): Tim Nelligan PHONE: (949) 885-9890
COMPANY: Katahdin Environmental
MAILING ADDRESS: 3553 Camino Mira Costa, Ste. E San Clemente CA 92672
Street City State Zip
SIGNATURE OF OWNER OR AGENT:
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.: FS2020-06 Application Fee Paid: \$250	Date Paid: 6-11-2020_Receipt #:
Publication Fee Paid: \$ <u>NA</u> Received By: <u>Writtphe</u> , <u>Uniten</u>	Date Paid: <u>NA</u>
	v.12.13.19

404 East Nelson • Edgerton, KS 66021 • P:913.893.6231 • F:913.893.6232 • Edgertonks.org





Date: June 17, 2020

- To: City of Edgerton Attn: Katie Crow – Plan Review 404 E. Nelson St. Edgerton, KS 66021 (913) 893-6231
- From: Sheila Zea 10225 Philadelphia Ct. Rancho Cucamonga, CA 91730 (909) 259-6007
- RE: UPS Edgerton CNG Fueling Station Dispenser Addition Site Plan Review Submittal

Item	Document	Qty.	Date
1	USB	1	6/17/2020
2	UPS Edgerton Landscaping Plan	3	6/17/2020

**Katy – please note this is only to add additional fueling dispensers to the already existing CNG fueling station. No additional equipment will be installed.

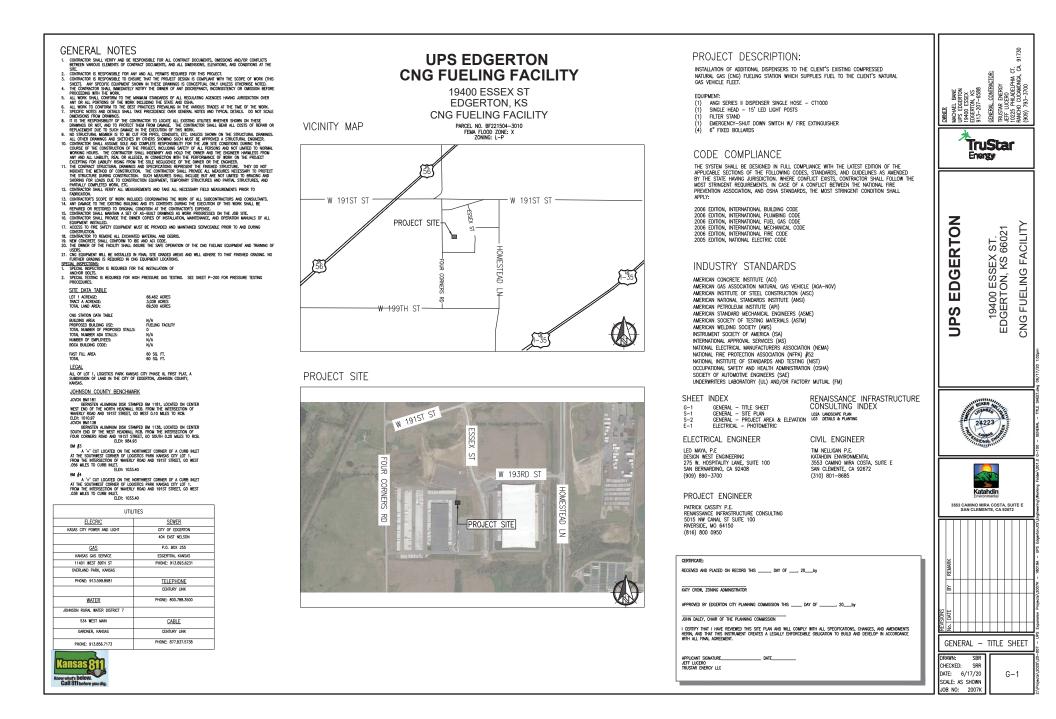
Sent via UPS Next Day Air

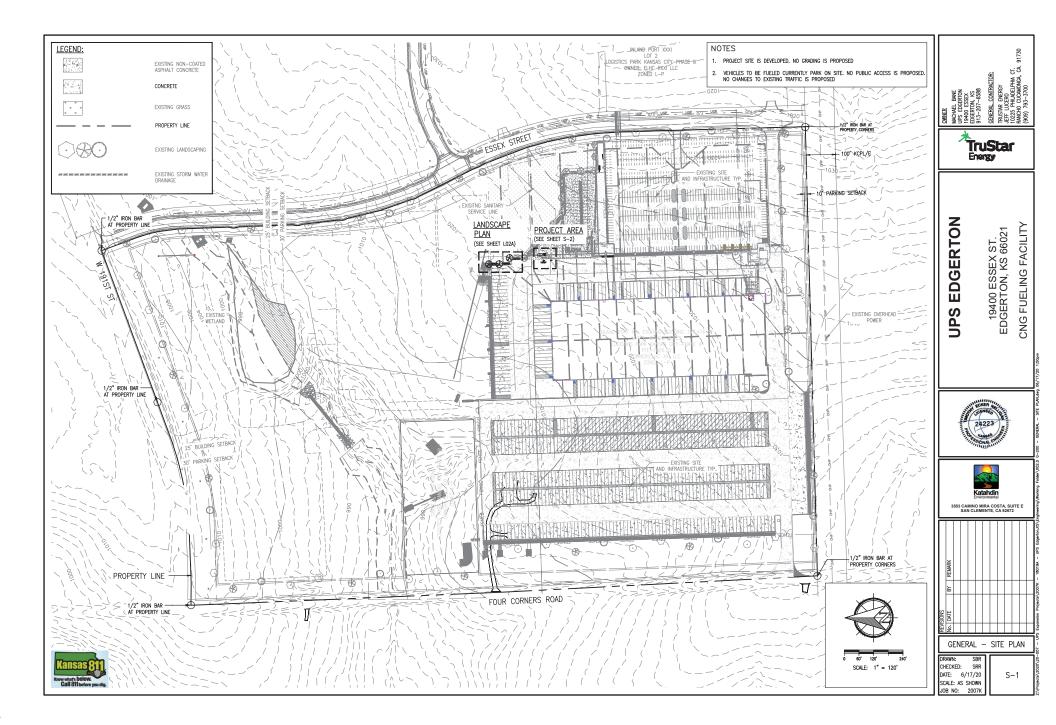
Please call if you have any questions directly at (909) 727-0388.

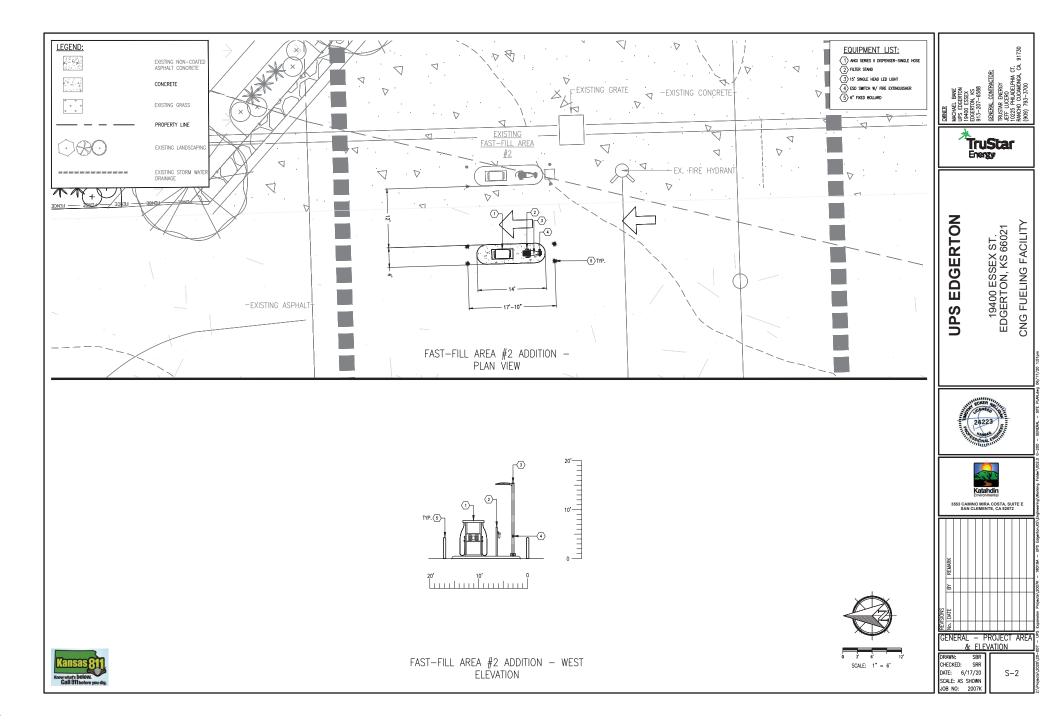
Regards,

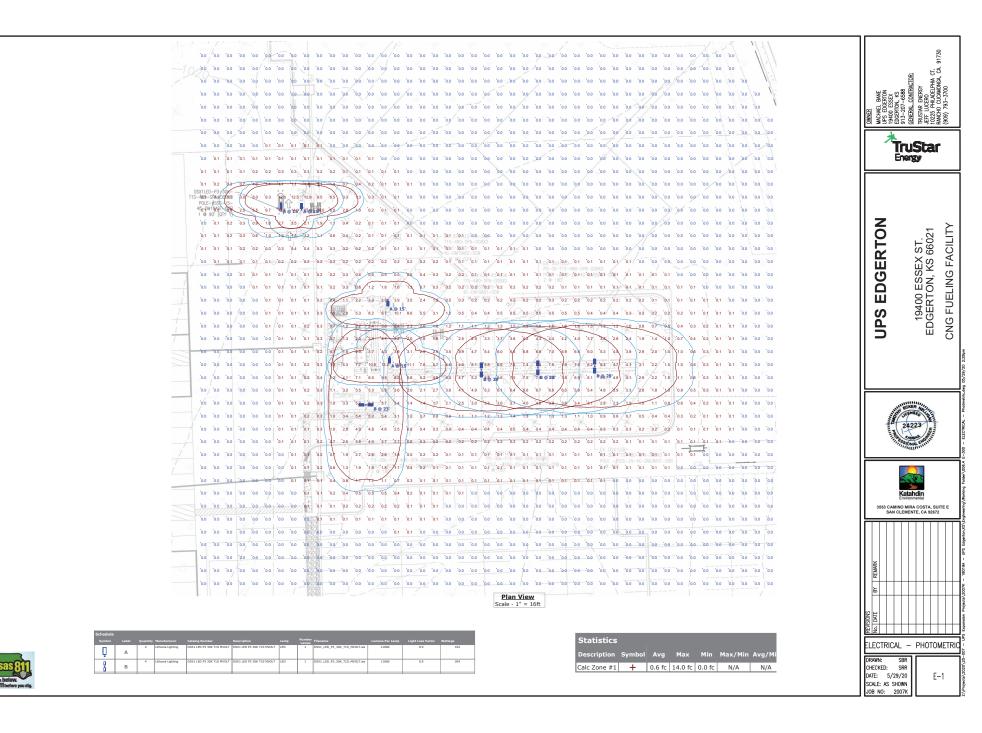
Sheila Zea

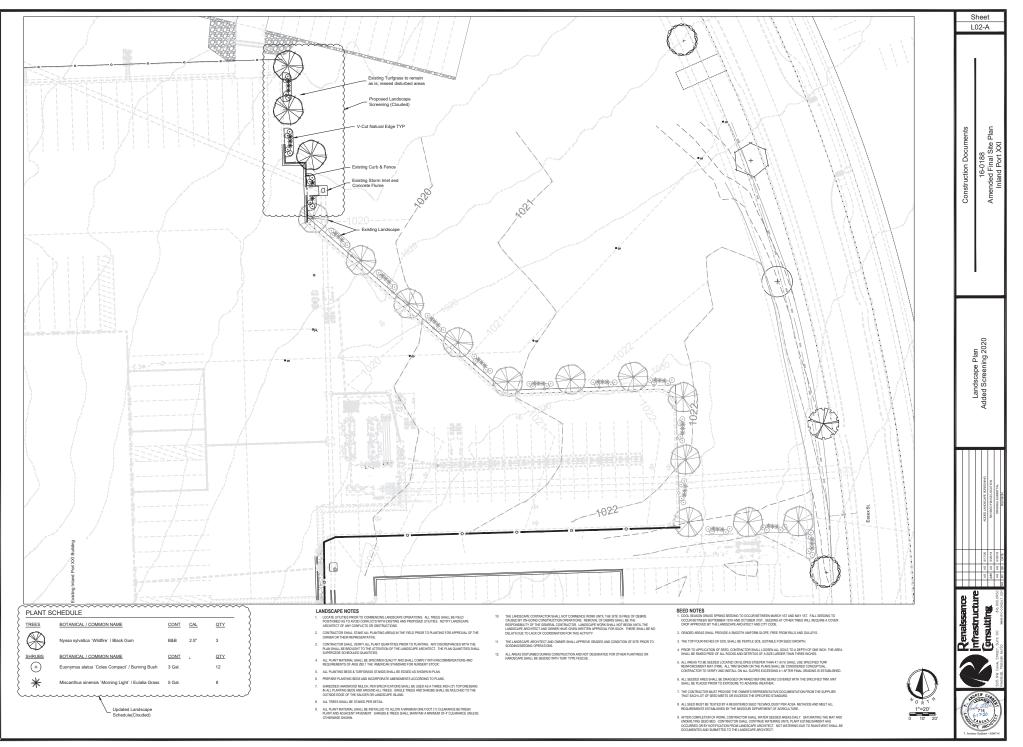
TruStar Energy – Western Office <u>szea@trustarenergy.com</u>











PART 1 GENERAL SUMMARY: A. This Section includes the follo

Planting of plants (trees, shrubs, groundcovers, vines & perennials), including fertilizing, mulching, trimming gaying, and wrapping.

REFERENCE:

American National Stands a. Z60.1 Nursery Stock

SUBMITTALS:

tion of the installation, deliver to Landscape Architect the following in acce tract and Division I Specification Sections.

- Contend Upper Continuor of the contrast and the initialities, drive to the Landcarge Architect the following in accordance Conditions of the Content and Division Specification Sections. Include, but not limited to, the following: D. Pondect Confidence Content and the Content and the Content and the Content and the submit immufacture's confidence on impection as may be required by governing authention. For stan-storing in the content of the Content and Content and Content and Content and Content accordance with include authylicity. For other materials, submit analysis by a recognized laboration accordance with include activation by Association of Official Appendixed Contents, wherear pape in the Content and Content accordance with include activation and content and content and content and content and the Content and Conten According, with instance that which up y home cancel of first are regardering at Limiters, where vispelicables, Manufacturers Literature: Statematic up y home cancel of first are regardered with instance and the statematic and the statematis
- List: Within 15 days after award of contract, and before any materials are delivered to the job site, are Architect a complete list of all plants including the sizes ordered and the type of conjerement to

- scasses for each work one or often. Correlates with specialization ministrance periods to provide maintenance for date of Sohnstatil Corpetition. Dece acceptal, novide action any asymptotic materiance for disconnectation means for delays. Maintenance Introduction: Typewritten instructions recommending procedures to be obtificabled by Osner for maintenance of Landscape work for each full year. Sohning prior to explosion of experime ministenance periods) which that is. Submit priorities and sum of a submit prior to explosion of experime ministenance periods) which that is. Submit priorities that support sources and multi sample of the following: 1: enditors Printing Totles.

- Steel Edging Filter Fabric Herbicide and Pre-emergent Imported Topsoil & Analysis Decorative Gravel

1.04 QUALITY ASSURANCE:

- activates * AMMERANE] Bandhin Qualifications: Propage a single fine speculating in bandscope work with a minimum of Fysore representa-tion of a second fit shared fit shares and extent to the addentifier the proper and with a 1. Institute of the Spectration Respect readings to maintain an experiment of these Spectrations are the proper to the Spectra Quality Carlos.
- ity Control. ship landscape materials with certificates of inspection required by governing authors and arolicable to landscape materials.
- Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material.
- Toposi: ASTM 5268, pH range 55 to 7. Free of shores 1-inch or larger in any dimension and other extrancous materials humful to plant growth. All topsoil used in planting operations shall meet standards as defined in this
- ification. I we show the second secon
- Plant Material: Provide plant material of quantity, size, genus, species, and variety shown and scheduled for landscare work and comerciving with recommendations and requirements of (ANSI Z60.1-1986) "American Standard
- balances was and an advances of the second s
- unitary price. 12. Each of Laster net and are deaded with visit visit as security stinuids surgered by bearing legible. 2. A start of Laster net and are deaded with visit visit as security stinuids surgered by the start of Laster 2. A start of Laster and Laster
- stellarity wow one pro-Landscape Contractor shall provide a minimum of 72 heurs pteor storm -impection. implation Conference: Subcontractor to conduct conference at Project Site prior to installation. 1.05 OBSERVATIONS:
- A. In addition to normal progo-compliance with the specific ns observations, schedule, and conduct the following formal observations to ve cations, giving the Landscape Architect at least 24 hours prior notice of readins
- observation. Plant Material: The Landscape Architect shall observe the plant material at site before planting for compliance with requirements for genus, species, variety, size, and quality.
- requirements for genues, species, variety, size, and quality. 1. If the Subcontractor response, the Landacque Architect may observe plant materials at place of growth or storage. 2. The Subcontractor and landsty the Landacque Architect 27 banns in advance of when plant materials is to be defined and shall finish an itemized listing of the actual quantities and size of plant materials to be observed a the point of defivery. me point et delivery. Landscape Architect retains the right to further observe plant material for size and conditions thills and root systems, insects, inspirots, and latert defects, and to reject unsatisfiatory or defective material at any time during programs of work. Remove pieced plants immediately from project size and replace at the Subcettractor's ex-with approved materials.

- with approxid materials. Landrage Architecturals. A. Observation of Indeds and the conditions of all items delivered to the site. 6. Observe the site dig for all trees and abude prior to planting. 6. Observe the site dig for all trees and abude prior to planting. 6. Observation of bude preparations prior to planting of trees and abudes. 6. Observation of bude preparations prior to planting of trees and abudes.
- 1.06 DELIVERY, STORAGE, AND HANDLING:
- A. Provide firshly dag trees and shruhs. Do not prane prior to delivery. Provide adequate protection of ros balls from dying winds and sun. Do not bend or bind-ite trees or shruhs in such a maaner as to damage branches, or destroy natural shape. Provide protective covering daring delivery. Do not drop balled and
- tass or chowy natural dayse. Provide protectives or versing during delivery. Do not dophalical and budgets have damaged being a set of the goal Material. Deliver packaged materials to the vite in their original contineer with all helve showing weight, is, on a dama of material dataset with the set of the Used material sectors with all helve showing weight of an administration of the set of the rest of the set of the rest of the set of the rest of the set of the rest of the set of
- plant material after preparations for planting have been completed, and plant immediately. If planting is more than 6 hours after delivery, set trees and shrabs in shade, protect from weather and mechanical damage

- and Large mote most in different and the set of the 2 hand of the set of the
- 1.07 JOB CONDITIONS:
- Utilities: determine locat Hand excavate, as require ation of underground utilities and perform work in a manner which will avoid possible dama ired. Maintain grade stakes set by others until removal is matually agreed upon by parties
- ermon. vvation: When conditions detrimental to plant growth are encountered, such as pebble full, adverse draimage filtens, or obstructions, notify Landscare Architect before planting.

- eccementedd datos for tree and shrub planting shall be March 15 May 31 and September 15 October 31st or as proved by the Landscape Architect. Iters and shrub after final grades are established and prior to planting of lawns, unless otherwise acceptable to the scape Architect. If planting of trees and shrubs occur after lawn Work, protect lawn areas and promptly repair are to human resultion from obnition resultions.
- samage to anwa resulting been planing operations. Correlate planing with specifical maintenance periods to provide maintenance from date of Substantial Completion. Coordination: All planting work shall be coordinated with all other work included in this contract and with work being done be others.
- 1.08 PROJECT WARRANTY:
- Uses 1 in *Audion VI*. If the second second

2020-2-10pc

Um 17

- Immediately prior to plant warranty observation, the Subcontractor will be responsible for the removal of all staking material on site. al or site. erment Plants: The Subserfractor shall replace ence, without cost to Owner, and as seen as weather conditions and within a specified planting period, all dead plants and all plants not in a vigoroux, thriving condition as match and burget. Landscape Architect during and at the end of the warmary period. The plants shall be free of dead or matchs and burget inc. and shall here folging of a normal duriny, inc., and color.

- E. Replacements shall cloudy match adjacent specimens of the same species. Replacements shall be subj requirements stated in the Specifications.
 F. The Subcontractor shall make all necessary repains to other site and project features due to plant replace repains shall be done at no cost to the Owner. nens of the same species. Replacements shall be subject to al requers shall be done at no cost to the Owner. G. Materials and poperations: All representations will be plants of the same kind and size specified in the plant schec. They shall be furnished and planted as specified. The cost shall be borne by the Subcontractor. After Substantia Completion replacements resulting from the removal, loss, or damage due to occupancy of the project site by of vandalism, or action regelect on the part of others, or physical damage by anisath, may be approved and paids for sub-scheme the part of others, or physical damage by anisath, may be approved and paids for the part of the part of the part of others, or physical damage by anisath, may be approved and paids for the part of the part of the part of others, or physical damage by approved and paids for the part of the part o
- PART 2 PRODUCTS

TREES:

- 2.01 <u>GENERAL</u>: A. Provide nurserv-1 ERAL: to ensure years here and abeles, given in a recognized memory in secondate: which we produce the density of the output of the second product of the eceptation to Lanascape Arcianoco. abel each tree and shrub with a securely attached waterproof tag bearing legible designation of botanical and con ature: Scientific and common names used for plants are generally in conformity with "Standardized Plant The names of variatios are generally in conformity with the names accepted in namesy trade. Tenial size and measurements what learners are American Standard for Namery Stock", ANSI 260.1-1986.
- 1 and measurements want wanted and a set of the set of

b. For backfill for trees provide specified m (1) Loose peat humas by volume: 1 par

EXCAVATION FOR TREES AND SHRUBS

TREE & SHRUB PLANTING:

PERENNIALS/ANNUAL PLANTING:

MAINTENANCE:

Prepare soil as stated in section 3.02 Set out and space plants in triangular spacing as shown in plan Dig holes large enough to allow for spreading of roots

INSTALLATION OF MISCELLANEOUS MATERIALS

e replacements during the growth season tful condition at end of warranty period.

OBSERVATION AND ACCEPTANCE

Copier Gamagge. Events and resonant in tectors in tectors were converted as a second distribution. For balled and burlapped trees and shrubs, make excavations as 6 For container grown stock, excavate as specified for balled and b and depth.

(2) Well-rotted cow manure by volume: 1 par

(3) Topsoil (as defined in this specification): 3 parts

(4) Place Agriform tablet (or approved equal) in bottom of tree pi Unless directed by the Landacape Architect, the indication of a plate to the Planning Plan is to be interpreted as netwiding the propring the landacape bed (digging of a hole, farmishing of a plant of the specified size, the work of vlanting, wrapping and other activities where called for.

enting Condustrian: Consolt the Plant Schedule for type and size of plants. The Subscritterior shall be reopenable for selection and tagging at numerics stocking the specified mater Subscritterior shall be reopenable for selection and tagging at numerics stocking the specified material Subscritterior shall inform the Landscope Architect three (3) Jays in advances of whose planting will come Constraint and will familian in attention thread statistical sharing distantiate of plant is constraint and will familian in attention thread statistical sharing distantiation in the plant statistical statisti

to of time of waters are any pro-certion Staking. Subcontractive shall stake on the ground the beginning and ending points of all straight re-so will be namiled to adjacent walks, walks, or curbs.

of articipated delivery date of material and will furnish an itemized listing of actual quantities of plant materials to be delivered. Failure to antify the Landscape Architect in advance, in order to arrange proper scheduling, may resul in loss of time or removal of any robut or planta not installed as specified or directed.

Rows will be punkled to adjacent walks, eradis, or cardos. The Subsortstreet will table location or care hard in all machan arrangements of plast materials (with the exception of groundwores, and armal and percential flowers) or may set the plants in their intended location, according to the arrangements shows on the plant. The Landscope Architect will observe all plant locations. The Subsortinetor shall not begin excerving plant plan will show how now now someous

unil plant locations have been approved. " or provide the second se

the determinant of the stress measurement. While for the cost of the stress stress stress measurements the stress measurements in the curvation of plant pin, alternative locations may be related by the stress st

. se backfill, mix planting soil prior to backfilling and stockpile at site.

e mixing, clean topoell of roots, plants, sods, stones, clay lamps, and other extraneous materials harmful or toxic t provid.

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The second secon

up intra ange utangja o atom an specanig o votos
 Wick nil avorati o esti na utimizari speckris
 Wate thoroughly after planting
 Apply abreddat harboroughlk to over the entire area of each plant bed location using eastion to not cover, bend, break

extract and the advection of the set of

A Regin numericance immediately 40 ar planting. Manistrances and all continue until line of Substantial Completions, but in Biologian numericance interactions and an experimental structures and all structures and all structures and Biologian structures and altabely permany settings, existing additioning, and structures and altabely perpendic Restructures and altabely permany settings, existing additioning and structures and altabely perpendic vertical perimetry associations and an experimental structures and altabely period and altabely for additional structures and an experimental structures and altabely period and altabely for mediate and an experimental structures and an experimental structures and altabely period for additional structure and an experimental structures and an experimental structures and additional structures and additional structures and addition and additional structures are additional additional structures and additional structures and additional additional structures and additional structures and additional structures and additional additionadditi

austratic control at the originary period. **CLEALUT AND PROTICTION** During hadroges work, here provenients clean and work area in a melerly condition. Properly dispose of all resultant of the state of the trades and the state of the s

Disposal of Surplus and Waste Materials: Remove surplus soil and waste material, including excess subsoil, unsuitable well truth and debris and length dispose of it off the Darwer's respectiv

penagity from proposite. The consists of penagity of the second second

completely, including maintenance, Landscape Architect will, upon request, make an acceptability. be observed for acceptance in portions as agreeable to Landscape Architect, provided each of or observation is complete, including maintenance. e work does not comply with requirements, replace registed work and continue specified of by Landscape Architect and foraud to be acceptable. Envorse registed platua and matricial and by Landscape Architect and foraud to be acceptable.

reply. replace trees and shrubs found to be dying, dead, or in unbealthy condition during the warranty period. rewards during the growth season following end of warranty period. Replace trees and shrubs which are

ments and fertilizers with torsoil. Delay mixing of fertilizer if planting will not follow placing of

als in not less than the following

TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO

N

PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.

SECURE TREE TO STAKES WITH STRAPS (RE: SPECS)

STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND

TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT

- MIN. 6' LONG STEEL STAKES SECURED

INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.

REMOVE TWINE AND CAGE FROM ROOT

BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TO 1/3 OF THE ROOT BALL.

PLANTING HOLE SHALL BE AT LEAST 3 TIMES

PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOLL WITH ROOT FLARE EVEN WITH OR 1' ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.

- AMEND SOIL ACCORDING TO SPECIFICATIONS.

- LANDSCAPING; RE: PLAN & DETAILS

PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG

PLACE SHRUB SO CROWN IS AT SOIL

- INSTALL 3" OF HARDWOOD MULCH

THROUGHOUT PLANTING BED | FAVE

FILL PLANTING HOLE WITH AMENDED SOIL

A 6" BARE CIRCLE AT BASE OF PLANT

MIX ACCORDING TO SPECIFICATIONS. CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER

SCARIEY PIT BOTTOM (MIN 6")

2 x CONTAINER DIA.

PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY

GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL

SHRUB BED ADJACENT TO FENCE PLANTING DETAIL - NTS

PLACE SHRUB SO CROWN IS AT SOIL LEVEL

SCARIEV PIT

INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

OTES: CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FRAIL APPROVAL BY OWNER OR LANGSCAPE ARCHITECT: TENENTION TO REPORT AND THE CONTRACT AND A CONTRACT TO CURES & TENENTIAL TO REPORT AND A CONTRACT AND A CONTRACT

HARDWOOD MULCH AS SPECIFIED

- V-CUT NATURAL EDGING

WITH MULCH BACKFILL

80

AS SPECIFIED

9

V-CUT NATURAL EDGE DETAIL - NTS

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

8

Free Standing

Small Box

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

BOTTOM (MIN. 6*)

SECTION NOTES: DIA. SECTION 1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX. 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTIN

SHRUB PLANTING DETAIL - NTS

LIMIT OF PLANT BED AS SHOWN IN PLAN

VARIES

SECTION

Ő

Against Wall

ROOTS OUT TO DIRECT INTO NEW SOIL

DECIDUOUS TREE PLANTING DETAIL - NTS

ET TO THE

SECTION

- SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE.

BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS.

= 3" MULCH PER SPECIFICATIONS DO NOT PLACE ON

TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM.

INSTALLATION.

K,

WW

3 x ROOT BALL DIA.

FENCE -

ACCREGATE TO MATCH

MM H2

2 x CONTAINER

ON-SITE MATERIAL

PARKING LOT CURB

NOTES:

LAWN AREA; RE:

SPECIFICATIONS

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2.

SECTION

18

Sheet

B

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16-0188 nended Final Site F Inland Port XXI

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Details & Planting Specifications

NIG

Renaissance Infrastructure Consulting

714

ANSA ANSA

Doct

Construction

1.03

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- phil at accurate the ANA at a term. We designed Plant, the Plant Schulz end to advect by blick with free names halfs of parts of g and obsprued Plant. The Ana Schulz end to advect by the Alas with the may surgered with block of all with the Plant and the plant and the Alas at a schulz end to a schulz end to a schulz end with the Plant and the plant and the Alas at a schulz end to a schulz end to a schulz end at a schulz end to a schulz end to a schulz end to all and hardpeed decidence plant output to the base to accurate the schulz at a schulz at a schulz end to all and the all and hardpeed decidence plant output to the schulz end to all at an of ANA 2014 In extension ended.
- Vacation appears do ying: In the third Ad Part appearshy protocol at all times from any and from drying winds. All build and budgeed paties their counts of performance and any protocol appears of the performance of the dry performance appearship and the performance appearship and the set of the performance of the dry performance appearship and the performance appearship and the set of the performance appearship and performance appearship and the performance appearship and the set of the performance appearship and performance appearship and the performance appearship and the set of the set of the set of the performance appearship and the performance appearship and the set of t

- arlapped trees: Container-grown trees will be acceptable in lieu of balled and burlapped deciduous trees, subject to the specified Junithium for continuer stock
- 2.03 SHRUBS & GRASSES:
- Provide with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. 2. Except as otherwise specified or indicated, provide container grown shrubs.

- 34 <u>CONTAINER FLANTS</u> A. Provide plants in constitutors as sized or specified. B. Plants shall also vignores not system, visible when container is removed. C. Rost typican shall not show excess signs of or engrowth. D. Plants shall appear healty, which subsects links. Levers shall appear full with no apparent sun or wind seald.
- 1.0 Trans that appear leasing, while the that limits. Levies and appear in a write appear in the visual set of write sets 20 metrics. The set of the se

SOIL AMENDMENTS:

- <u>and reductions and the second statistical sequences</u> and the second statistical sequences and the second statistical second statistical sequences and the second statistical second stat
- ertilizer shall be of a type that can be uniformly distributed either by hand or application equipment.
- For lines and the of a type that can be mainly distributed infer by the distributed products of products any product on a projection. The product of the pr
- MISCELLANEOUS MATERIALS:

EXECUTION 3.01 SURFACE CONDITIONS

- <u>MINITALINOIGNALINIANAL PRIMAL</u>
 A Klopice, Naudi Y-Confeger per Jan.
 Schedule Andread and Schedule generation and additional period of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the structure of metal period of the structure of the s ection for condition Stakes and Guys:
- long. Below are to be abress minimum of 2 for time validated analytic and a reading stress the state of the 2 minimum of the time value of the 2 minimum of the time value of the 2 minimum of the time value of the 2 minimum of
- an energy Assessed on a spptiville. Upon request of the Subcontractor, the Owner may approve the use of water from existing hydrauts or vo mystem for this work. The Owner may pay for the cost of the water. The Subcontractor shall provide house, spetialer heads and other apputersances. If the Subcontractor provides his own water, it shall not limitation to heads and other apputersances.

ied per manufacturer's recommensation. Atyrs, mysonium, ... approve , materials, not specifically described but required for a complete and proper in ceted by the Subcontractor subject to the approval of the Landscape Architect.

Discrepancies:
 In the event of discrepancy, immediately notify the Landscape Architect
 Do not proceed with installation in areas of discrepancy until all such di

For planting beds, provide not less than the following qu (1) Loose peat humas by volume: 1part

(2) Well-rotted composted manure by volume: 1 par

(3) Tanazil (as defined in this specification): 2 parts

(4) Fertilizer: Incorporate 3 Ibs/100sf

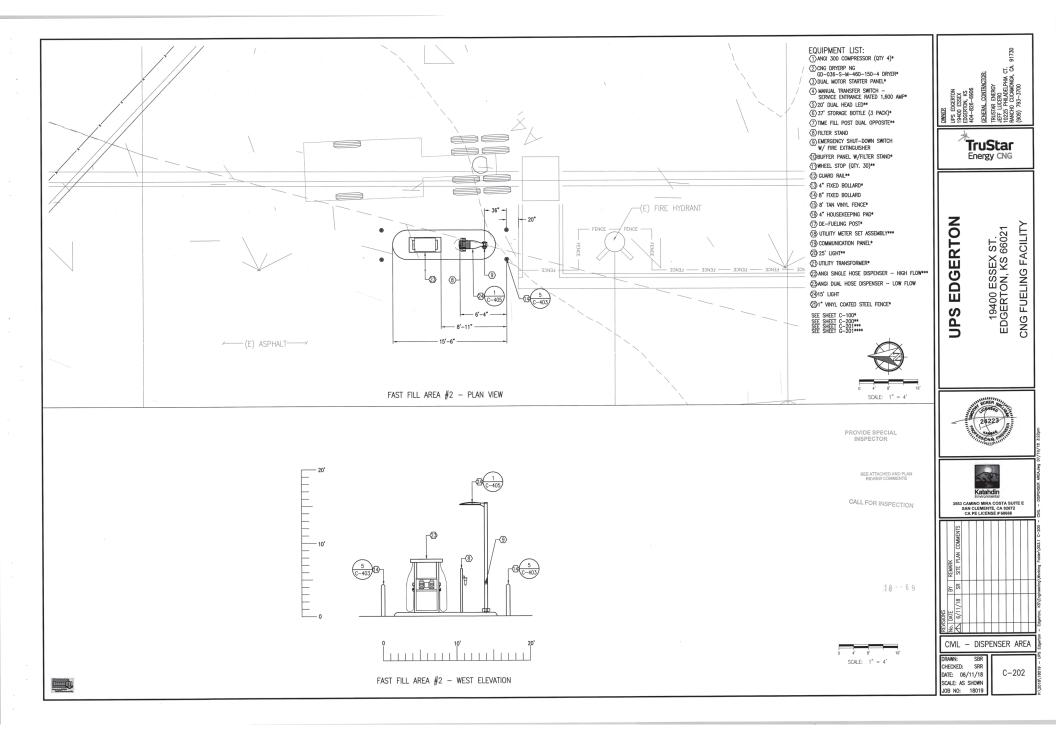
PREPARATION FOR PLANTING OF TREES, SHRUBS AND PLANT BEDS:

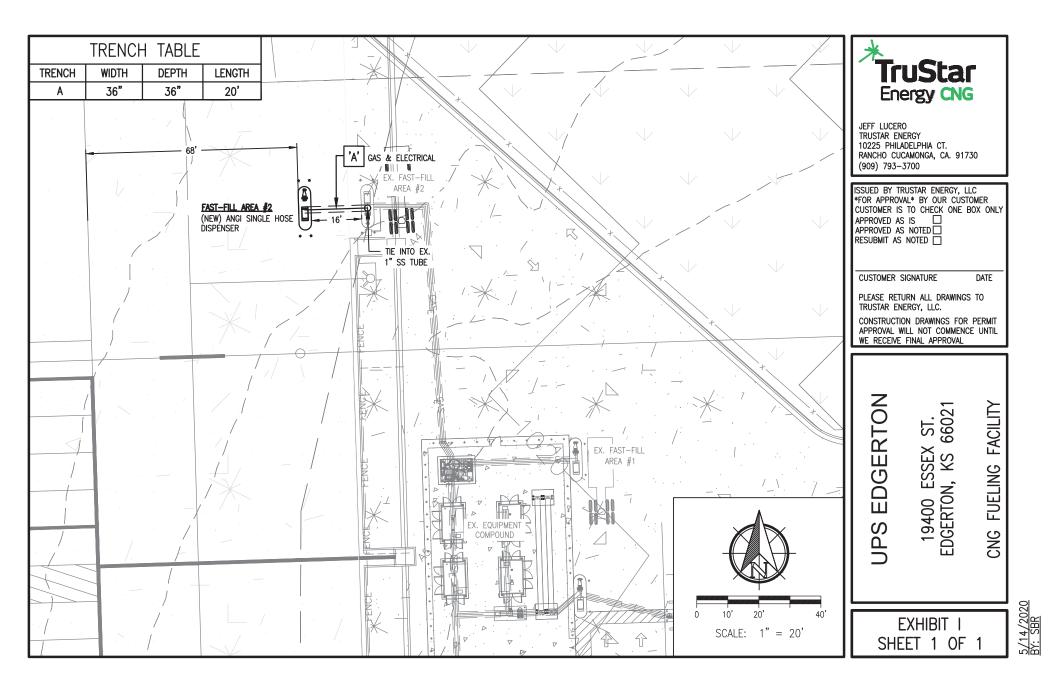
lanting Soil Preparation: Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extran-plant growth. plant growth. Losses subgrade of plasting areas to a minimum of 8 inches. Max and monohemis and featilizers with speech at rates indicated. Delay mixing featilizer of plasting does not detect plasting areas to a model, mixing model peak with losses, uniformly first texture. Roll, rake and remove migradeprocessons to more finish parket. Schedule of Planting and Maxime Texture man.

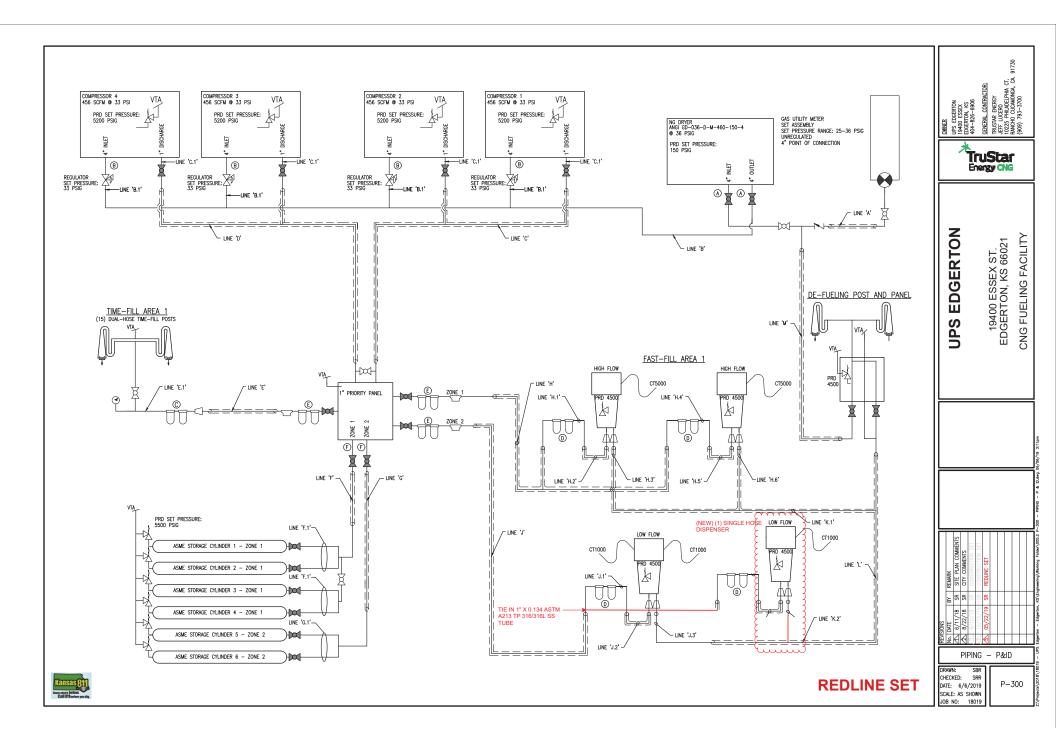
I have, project leads and other approximations. If the Substitution provides have use source and anyones to plan growthy and the set of the substitution of the set of the set of the framework fulls. The break data, days are used within the set of the

opectons: Prior to all handwape installation, carefully impect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence. Works that have emerged or perivated and like termoved or emotivated. Verify that planting may be completed in accordance with the original design and the referenced standards.

ncies have been fully resolved.







April 23, 2018

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

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

Permit Department,

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

orthPoint

Sincerely,

Nathaniel Hagedorn Manager, ELHC XXI, LLC

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