

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
CITY HALL, 404 EAST NELSON STREET
November 9, 2021
7:00 P.M.**

One public hearing will be held during the November 9th Edgerton Planning Commission meeting. Any member of the public wishing to testify must sign in at the meeting and provide your name and address. Comments will be limited to three (3) minutes per person and must pertain to the item for which the public hearing is being held.

The Planning Commission Chairman may modify these procedures as needed to conduct an orderly and efficient meeting.

Call to Order

1. **Roll Call** _____ Daley _____ Berger _____ Crooks _____ Lebakken _____ Little
2. **Welcome**
3. **Pledge of Allegiance**

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.)*

4. Approve Minutes from the September 14, 2021 Planning Commission Meeting.

Motion: _____ Second: _____ Vote: _____

Regular Agenda

5. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider the agenda items.

Business Requiring Action

New Business

6. **HOLD A PUBLIC HEARING TO CONSIDER APPLICATION PP2021-03 FOR A PRELIMINARY PLAT FOR EDGERTON CROSSING LOCATED AT THE SOUTHWEST CORNER OF 199TH STREET AND HOMESTEAD LANE** Applicant: Shannon McMurdo, Property Owner

Action Requested: Open the public hearing, receive comments regarding Application PP2021-03 and consider motion to close or continue the public hearing.

7. **CONSIDER APPLICATION PP2021-03 FOR A PRELIMINARY PLAT FOR EDGERTON CROSSING LOCATED AT THE SOUTHWEST CORNER OF 199TH STREET AND HOMESTEAD LANE** Applicant: Shannon McMurdo, Property Owner

Motion: _____ Second: _____ Vote: _____

8. Future Meeting Reminders

- Regular Session – December 14, 2021 at 7:00 PM
- Regular Session – January 11, 2022 at 7:00 PM

9. Adjourn

**EDGERTON CITY HALL
PLANNING COMMISSION MEETING
September 14, 2021**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on September 14, 2021. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

1. ROLL CALL

Jeremy Little	present
Charlie Crooks	present
Tim Berger	present
Deb Lebakken	present
John Daley	present

With a quorum present, the meeting commenced.

Staff in attendance: Katy Crow, Development Services Director
Chris Clinton, Planning and Zoning Coordinator
Beth Linn, City Administrator

2. WELCOME Chairperson Daley welcomed all in attendance to the meeting.

3. PLEDGE OF ALLEGIANCE All present participated in the Pledge of Allegiance.

CONSENT AGENDA

4. Approve Minutes from the August 10, 2021 Planning Commission Meeting.

Commissioner Little moved to approve the consent agenda. Commissioner Crooks seconded the motion. The consent agenda was approved, 5-0.

REGULAR AGENDA

5. DECLARATION

Commissioner Little inquired as to when this item was that added to the Commission's agendas. Chairperson Daley stated it was added when the Commissioners were getting a lot of correspondence sent to their houses and personal contact outside of the meetings. Ms. Katy Crow, Development Services Director, stated it was added to have continuity between the Commission and the City Council.

Commissioner Crooks stated he did receive a text inquiring if he was aware of another truck stop being developed. He stated he responded that he was reading about it in the Commission's packet. Chairperson Daley asked if those messages will have an impact on his decision regarding the items on the agenda. Commissioner Crooks stated it will not.

BUSINESS REQUIRING ACTION

NEW BUSINESS

6. CONSIDERATION OF RESOLUTION NO. 09-14-21A FINDING EDGERTON HOMESTEAD LANE RETAIL DISTRICT REDEVELOPMENT (TIF) DISTRICT PROJECT PLAN B1 IS CONSISTENT WITH THE CITY OF EDGERTON'S COMPREHENSIVE PLAN FOR DEVELOPMENT

Mr. Scott Anderson, Bond Counsel, approached the Commission. He explained in 2019, the City created the Homestead Lane Retail Tax Increment Finance (TIF) District (the District) on property generally located at the northeast and northwest corners of Interstate 35 (I-35) and Homestead Lane. He stated on September 9, 2021, the Edgerton City Council (the Council) approved a Development Agreement with Woodstone Properties, LLC (the Developer) to construct a project on the southwest corner of Homestead Lane and 199th Street within the District. As part of the approved Development Agreement, the Developer is required to construct, at a minimum (the "project minimum improvements") the following:

- The travel center, which is to include a truck wash and truck maintenance facility
- One (1) hotel with the conference center
- A quick-service restaurant
- A casual dining restaurant

Mr. Anderson stated the Developer has agreed to commence vertical construction by July 1, 2023 and obtain a Certificate of Occupancy for the project minimum improvements no later than December 31, 2025. The approved Development Agreement has the following incentives:

1. Community Improvement District (CID). A 1% CID sales tax for a term of twenty-two (22) years will be established to reimburse the Developer for eligible project costs.
2. TIF Project Plan. The property tax increment for a twenty (20) year period will be split evenly between the City and the Developer. The Developer will reimburse itself for eligible expenses and the City will reimburse itself for eligible expenses. This will be limited to fifteen (15) years if there is not an extra 15,000 square feet beyond the Transient Guest Tax bump conditions.
3. Industrial Revenue Bonds (IRBs). Bonds will be issued to enable the Developer to utilize a sales tax project exemption certificate. No tax abatement will be granted.
4. Transient Guest Tax (TGT). The city imposes a six percent (6%) surcharge on hotel rooms. The TGT tax for 20 years will be split between the Developer and the City. The City will make an annual economic development grant back to the Developer each year equal to half of the TGT collected.

Mr. Anderson explained once the Developer constructs the project minimum improvements plus a second hotel and another restaurant, the Developer will receive seventy-five percent (75%) of the annual TGT, and the City will receive twenty-five percent (25%) for the remainder of the 20-year TGT term.

Mr. Anderson stated the Kansas Statute requires the Planning Commission to make a finding that Project Plan B1 is consistent with the City of Edgerton, Kansas Comprehensive Plan before Project Plan B1 may be considered at a public hearing and officially be adopted by the City Council. The Comprehensive Plan encourage the City to "maximize the economic potential of I-35 and

Homestead Lane. Areas around an interchange are often prominent locations for retail and commercial developments that provide substantial economic diversification to a City's land use and tax base." This project includes many of those retail and commercial uses critical for Edgerton residents, businesses, employees, and visitors. These uses include hotels, restaurants, travel center and other retail. He said the parcel is zoned Heavy Service Commercial, C-2, which is best suited for these types of mixed commercial retail uses. The site has existing sanitary sewer infrastructure in addition to the full access intersection at Homestead Lane and 200th Street. Mr. Anderson explained based on the information described, he has prepared a Draft Resolution No. 09-14-21A finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan B1 consistent with the City of Edgerton's Comprehensive Plan for development.

Ms. Beth Linn, City Administrator, stated all of the normal development process, such as platting and Site Plan approval, are still required for each item. Mr. Anderson agreed and stated the concept plan, which Ms. Linn displayed, is only a concept and will most likely change between now and actual development. Commissioner Berger asked if the traffic circle may be constructed. Ms. Linn stated that is correct. Chairperson Daley asked if two travel centers are needed across the street from each other. Ms. Linn stated companies and competitors like to cluster similar businesses, like how some pharmacies have locations across the corners from one another.

Commissioner Crooks stated the City does need hotels constructed. Ms. Linn stated the packet does have the dates of when construction is supposed to start. Chairperson Daley said this is the right area for this type of development. Ms. Linn pointed out that the casual dining restaurant includes sit down service.

Commissioner Crooks inquired if the Developer is willing to work with the neighbors. Ms. Crow stated the Developer has met with the neighbors. Commissioner Berger said this is the Development the city is driving for. Commissioner Lebakken stated is this similar to a previously approved project for this parcel. Ms. Crow stated it is similar however the preliminary plat which was approved for that project has expired, and this project has new owners and it is replacing that one.

Commissioner Crooks asked about how many rooms will be in the hotels. Mr. Anderson answered there will be around seventy (70) to ninety (90) rooms. Mayor Roberts said the conference center is twice the size as the new one built in Gardner. Commissioner Berger stated the Development fits the intent of the Comprehensive Plan. Commissioner Lebakken agreed it does.

Chairperson Daley inquired about the 6% sales tax. Ms. Linn stated it is a TGT (Transient Guest Tax). Chairperson Daley asked if there is an abatement for the property. Mr. Anderson replied this is a TIF project and there are incentives. The City keeps the 1% sales tax and estimated revenues for the City for 20 years and will total roughly \$8,000,000 to \$9,000,000 million and that does not include all of the other taxes to be collected. Commissioner Crooks inquired if those incentives continue if the land is sold. Mr. Anderson said as long as the operations continue then the incentives continue. Chairperson Daley asked who would do the road maintenance. Mr. Linn stated all of that will be decided later and it could have public streets, but the City will not construct the roads. Chairperson Daley asked if schools would still get their taxes. Mr. Anderson replied the TIF district sets the base of the property tax will continue to be collected and the school will still get the same amount.

Commissioner Berger moved to approve Resolution No. 09-14-21A finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan B1 is consistent with the City of Edgerton's Comprehensive Plan for development. Commissioner Lebakken seconded the motion. Resolution No. 09-14-21A was approved, 4-0.

7. FUTURE MEETING

The next Planning Commission meeting will be for a joint work session with the Edgerton City Council on September 23, 2021. The next regularly scheduled Planning Commission meetings are scheduled for October 12, 2021 and November 9, 2021 at 7:00 PM.

Ms. Crow stated that the joint work session will contain a presentation of potential changes to the Comprehensive Plan and development code for the Johnson County in preparation of the anticipation of utility service solar panels. Chairperson Daley asked if the Commission and City Council will be able to ask questions. Ms. Linn answered only if time allows. Ms. Crow stated the County will be holding a work session on September 28, 2021 that the Commissioners can listen to online. Ms. Linn said the Commissioners would have to pre-register by 5:00 PM that day to listen online.

8. ADJOURNMENT

Commissioner Berger moved to adjourn the meeting. Commissioner Little seconded the motion. The motion was approved, 4-0. The meeting was adjourned at 7:25 PM.

Submitted by Chris Clinton, Planning and Zoning Coordinator

EDGERTON CROSSING

Application PP2021-03

Southwest Corner of 199th Street and Homestead Lane

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Preliminary Plat for a parcel located at the southwest corner of 199th Street and Homestead Lane.

This application requires a Public Hearing.

Owner and Applicant

Woodstone Properties, LLC
represented by Shannon
McMurdo, Agent and Property
Owner

Zoning and Land Use

C-2 (Heavy Service Commercial)
with no existing improvements

Legal Description

The east 1/3 of the NE 1/4,
excluding that part in roads and
highways of Section 9, Township
15, Range 22, in the City of
Edgerton, Johnson County,
Kansas

Parcel Size

42.57 acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

Subject Site

The parcel is located within the Bull Creek watershed and was annexed into the City of Edgerton on February 24, 2011.

Utilities and service providers:

- a. Johnson County Rural 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.

Site History and Past Approvals

The parcel was rezoned from Johnson County *RUR* to City of Edgerton *C-2, Heavy Service Commercial* on July 14, 2011.

On October 8, 2019, the City of Edgerton Planning Commission approved Application PP2019-04 for a Preliminary Plat of this same parcel. Pursuant to Edgerton Unified Development Code, 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. A Final Plat application was not filed prior to the one year expiration date and as such Application PP2019-04 is considered null and void.

Proposed Use

The applicant has proposed dividing the parcel into nine (9) lots and two (2) tracts which will be connected through the construction of three (3) internal roadways. This Preliminary Plat request is being made in preparation for commercial development which would serve the residents of Edgerton, the patrons, and employees of Logistics Park Kansas City (LPKC), and travelers along the I-35 corridor.

Proposed access to the site is from Homestead Lane is via W. 200th Street. The applicant has also proposed full access to the development from 199th Street using proposed Street C. Access further south into the development would be from Proposed Street A.

Project Timeline

- Application submitted to the City: September 21, 2021
- Public Hearing Notice Published: October 20, 2021
- Public Hearing Notice Mailed: October 20, 2021 (sent to 34 properties)

PRELIMINARY PLAT REVIEW

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

Content of Preliminary Plat

1. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes.
 - a. *Tracts A and B – label what tract use will be.*
 - b. *Right-of-way width will be reviewed with public improvement plans. Additional right-of-way or pedestrian easement width may be needed for Street B for sidewalk construction.*
 - c. *Pending approval of storm water study, additional easements may be needed as detention areas.*

Update Preliminary Plat

2. Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot.
 - a. *Label the width of the proposed access points to the truck stop. Access point widths may not exceed Edgerton standards.*
 - b. *Confirm with Water 7 that they will allow locating their line in a City utility easement as opposed to a dedicated water line easement.*
 - c. *The design speed of the roads needs to be thirty-five (35) miles per hour.*
 - d. *200th Street needs to be designed to accommodate two lanes in from northbound Homestead Lane.*
 - e. *Public utilities will be reviewed in detail in the public improvement plans.*

Update Preliminary Plat

3. A copy of the proposed restrictive covenants. *None provided. **Provide restrictive covenants on Final Plat if any are present. Applicant Acknowledges.***
4. General Comments.
 - a. *Show existing floodplain and floodway boundaries along with base flood elevations.*
 - b. *A Traffic Impact Study has been submitted and is currently under review by City staff. All comments resulting from that review will require resolution by the applicant.*
5. A Stormwater Management Plan has been submitted. The following comments must be addressed prior to approval:
 - a. *Page 2 references D & J Development and Project Lonestar.*
 - b. *Use Atlas 14 to generate rainfall rates for the design storms.*
 - c. *Adjust the existing watershed map to create a separate watershed for the area west of the creek.*
 - d. *The total area for the drainage basins should be consistent between existing and proposed.*
 - e. *The approach used for DA-1 is not acceptable. If the desire is to use the three ponds in parallel and series, the model should be set up in that fashion. That would require sub-watersheds for each pond and routing the outflow from Pond A into Pond B into Pond C while accounting for the additional flow from each of their tributary areas. The model should account for inlet bypass and other factors that will affect the model.*
 - f. *The basin and pond names should be consistent throughout the report.*

- g. *Hydrograph 14 text is overprinted and unreadable.*
- h. *Flowlines and slopes for the outlet structures do not appear to match the Pond reports when compared to the Pond plan.*
- i. *The south pond plan shows an outlet box but the pond report does not match that for an outlet.*
- j. *The outflow rates should not exceed required rates for the drainage area. Use orifice plate (or other method) if necessary to control.*
- k. *Provide calculations documenting weir capacity to handle 100-year storm event.*
- l. *How is flow being conveyed to the south pond as the proposed storm sewer stops at north edge of Lot 5?*
- m. *How is flow from the west side of Street A being conveyed to the south pond? The proposed grading does not show that happening.*

Update Stormwater Drainage Analysis dated September 21, 2021 to address City Engineer comments.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for PP2021-03	09/21/2021
1	Title Sheet	10/19/2021
2	Proposed Lots	10/19/2021
3	Proposed Development Locations	10/19/2021
4	Proposed Street Data	10/19/2021
5	Proposed Street Sections	10/19/2021

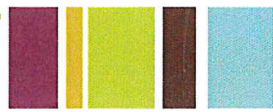
STAFF RECOMMENDATION

City Staff recommends approval of Preliminary Plat **Application PP2021-03** for *Edgerton Crossing*, subject to 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.

Note: For Application PP2021-03 the Planning Commission is the final authority for approval.



Preliminary Plat Application

☐ RE-REVIEW

LOCATION OR ADDRESS OF SUBJECT PROPERTY: Edgerton, KS 66021

CURRENT ZONING ON SUBJECT PROPERTY: Heavy Service Commercial CURRENT LAND USE: Agricultural

DEVELOPER'S NAME(S): Shannon McMurdo PHONE: (417) 844-6900

MAILING ADDRESS:	2131 State Highway 265, Suite C	Branson	Missouri	65616
	Street	City	State	Zip

COMPANY: Woodstone Properties, LLC FAX: (417) 338-0502

MAILING ADDRESS: 2131 State Highway 265, Suite C

Street	City	State	Zip

ENGINEER'S NAME(S): Buck Driggs PHONE: (785) 313-1346

COMPANY: Driggs Design Group, PA FAX: N/A

MAILING ADDRESS:	1115 Westport Drive	Manhattan	Kansas	66502
	Street	City	State	Zip

SIGNATURE OF OWNER OR AGENT: _____

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.: PP2021-03 Application Fee Paid: \$ 390 Date Fee Paid: 9-22-21 Receipt # 10279798

Publication Fee Paid: \$ 69 Date Fee Paid: 10/28/21 Receipt # 10871967

Received By: Mustapha Chiton




PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: PP2021-03

I, Buck Driggs, 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 19th day of October, 2021.



Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 19th day of October, 2021.

Katelyn M Biswell

Notary Public

My Commission Expires: 6/29/2022 (SEAL)
Date



PRELIMINARY PLAT
OF
EDGERTON CROSSING
CITY OF EDGERTON
JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION: Kansas Warranty Deed Book 26190329, Page 007195
The East One-Third (1/3) of the Northeast Quarter (NE 1/4) excluding that part in roads and
Highways of Section 9, Township 15, Range 22, in the City of Edgerton, Johnson County,
Kansas.

- SURVEY NOTES:**
1. Field work completed between August 19 and August 25, 2021
 2. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
 3. Elevations shown on this survey are NAVD88
 4. Kansas One Call Ticket No. 21428867, dated August 18, 2021
 5. A portion of the surveyed property lies in special flood hazard area known as "ZONE AE" as shown on FEMA FIRM Number 20061C0134G, Revised 8/3/2009
 6. Water main and fire hydrant locations will be designed by Rural Water District No. 7

- TITLE NOTES:**
1. Easement for road right of way, recorded in Misc. Book 112, Page 227
 2. Easement for road right of way, recorded in Misc. Book 112, Page 227
 3. Permanent sanitary sewer easement, recorded in Book 201210, Page 000189
 4. Permanent drainage easement, recorded in Book 201408, Page 002095
 5. Permanent sanitary sewer easement, filed in Case No. 20CV-2361

Plot area: 42.57 acres

Existing Zoning: C-2
Proposed Zoning: C-2

Streets:
199th Street is 24' wide asphalt road West of the reinforced concrete box bridge and
variable width concrete road East of the bridge
Homestead Lane is a 60' wide concrete road
Proposed Street A will be a 32' wide concrete road
Proposed West 200th Street will be a 56' to 69' wide concrete road
Proposed Street C will be a 40' wide concrete road

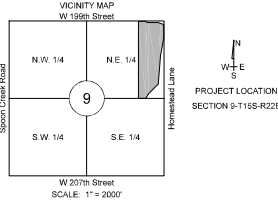
Utilities:
Sewer: City of Edgerton, 404 East Nelson, P.O. Box 255,
Edgerton, Kansas, Phone: (913) 893-6231
Water: Johnson Rural Water District #7 534 West Main,
P.O. Box 7, Gardner, Kansas, Phone: (913) 856-7173
Power: Evergy, Phone: (816) 471-5276
Gas: Kansas Gas Service, 11401 West 89th Street,
Overland Park, Kansas, Phone: (913) 599-8981

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

Project Surveyor:
Driggs Design Group, PA
1017 Downing Avenue
Hays, Kansas 67601

Project Engineer:
Driggs Design Group, PA
1115 Westport Drive,
Manhattan, Kansas 66502

Project Applicant:
Woodstone Builders LLC
2131 State Hwy 265
Branson, MO 65616



INDEX OF SHEETS

- | | |
|----|---------------------------|
| 01 | Title Sheet |
| 02 | Existing Conditions |
| 03 | Proposed Conditions |
| 04 | Proposed Grading Plan |
| 05 | Proposed Typical Sections |

CERTIFICATE:

Reviewed by the Edgerton City Engineer this ____ day of _____, 2021

by _____ City Engineer

Received and placed on record this ____ day of _____, 2021

by _____ Zoning Administrator

Reviewed and authorized preparation of Final Plat by the Edgerton City Planning Commission this ____ day of _____, 2021

by _____ Chair Planning Commission

Approved by the Governing Body of the City of Edgerton, Johnson County, Kansas on the ____ day of _____, 2021

by _____ Attest

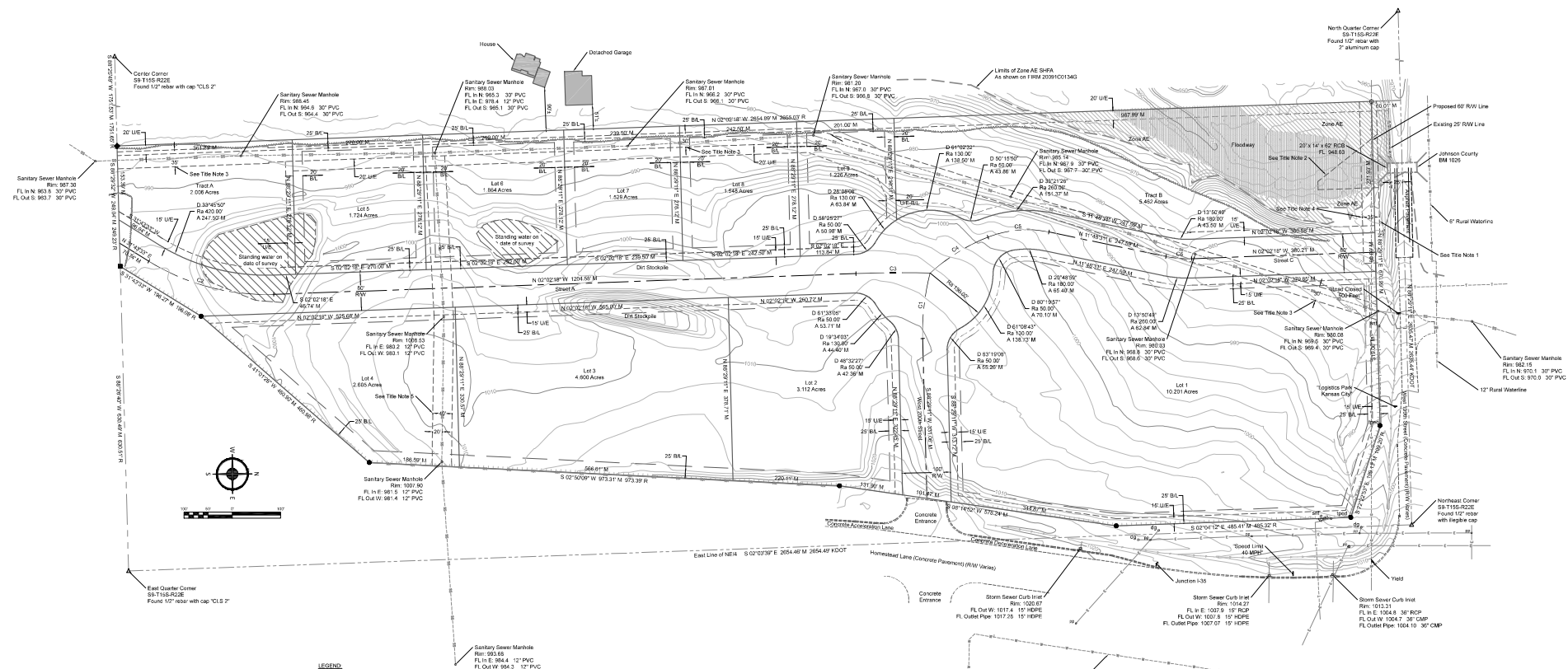
_____, Mayor _____, City Clerk

LEGEND:

▲	Section Corner
●	Found 8" pipe with cap "CLS 2"
■	Found 1/2" rebar with cap "CLS 63"
◆	Found 1/2" rebar uncapped - origin unknown
○	Set 1/2" x 24" rebar with cap "MEIS PS 1532"
M	Measured
R	Record
A	Arc Length
D	Delta
Rd	Right-of-Way
KDOT	Kansas Department of Transportation Survey
B/L	Building setback line
U/L	Utility easement
H/W	Highway
g/s	Down gully
TP&P	Telephone pedestal
PP	Power pole
SP	Telephone sign
-----	Edge of concrete
-----	Edge of asphalt
-----	Water line
-----	Storm sewer line
-----	Sanitary sewer line
-----	Overhead electrical line
-----	Underground telephone line
-----	Barbed wire fence
-----	Access Control
-----	Tree line

Woodstone Builders LLC 2131 State Hwy 265 Branson, MO 65616	DRIGGS DESIGN GROUP, PA Surveying Engineering Planning James Mack, PLS 1633 1017 Downing Avenue, Hays, Kansas 67601 jmac@driggsdesign.com (785) 921-4280	Project No: 2021-140 Date: 08-30-2021 Scale: 1" = 100' Sheet No. 1 of 5 Drawn By: BW Reviewed: 08-25-2021 Revised: 10-19-2021
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PRELIMINARY PLAT
OF
EDGERTON CROSSING
CITY OF EDGERTON
JOHNSON COUNTY, KANSAS



Curve Data					
Curve Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	16°00'00"	486.40	136.70	S 83°29'23" E	136.25
C2	33°45'50"	460.00	271.07	S 54°50'33" W	267.17
C3	03°18'24"	2767.24	155.43	N 02°28'56" W	155.41
C4	20°21'59"	597.83	141.41	N 31°43'46" W	140.67
C5	32°12'22"	220.00	126.06	N 04°32'11" W	126.36
C6	13°59'48"	220.00	53.17	N 68°33'02" E	53.06

LEGAL DESCRIPTION: Kansas Warranty Deed Book 20190329, Page 007185
The East One-Third (1/3) of the Northeast Quarter (NE 1/4) excluding that part in roads and Highways of Section 9, Township 15, Range 22, in the City of Edgerton, Johnson County.

SURVEY NOTES:

- SURVEY NOTES:**
1. Field work completed between August 19 and August 25, 2021
 2. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
 3. Elevations shown on this survey are NAVD88
 4. Kansas One Call Ticket No. 21426867, dated August 18, 2021
 5. A portion of the surveyed property lies in special flood hazard area known as "ZONE AE" as shown on FEMA FIRM Number 20091C0134G, Revised 8/3/2009
 6. Water main and fire hydrant locations will be verified by Rural Water District No. 7

TITLE NOTES:

1. Easement for road right of way, recorded in Misc. Book 112, Page 227
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4. Permanent drainage easement, recorded in Book 201408, Page 002095
5. Permanent sanitary sewer easement, filed in Case No. 20CV-2361

UTILITIES:

UTILITY NOTES:
All underground utilities may not be shown. Above ground utilities are located and shown.
Underground utilities which have been flagged by their respective owners are shown.

KANSAS ONE CALL: 1-800-344-7233 (DIG-SAFE)

SURVEYOR'S CERTIFICATE:

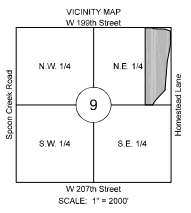
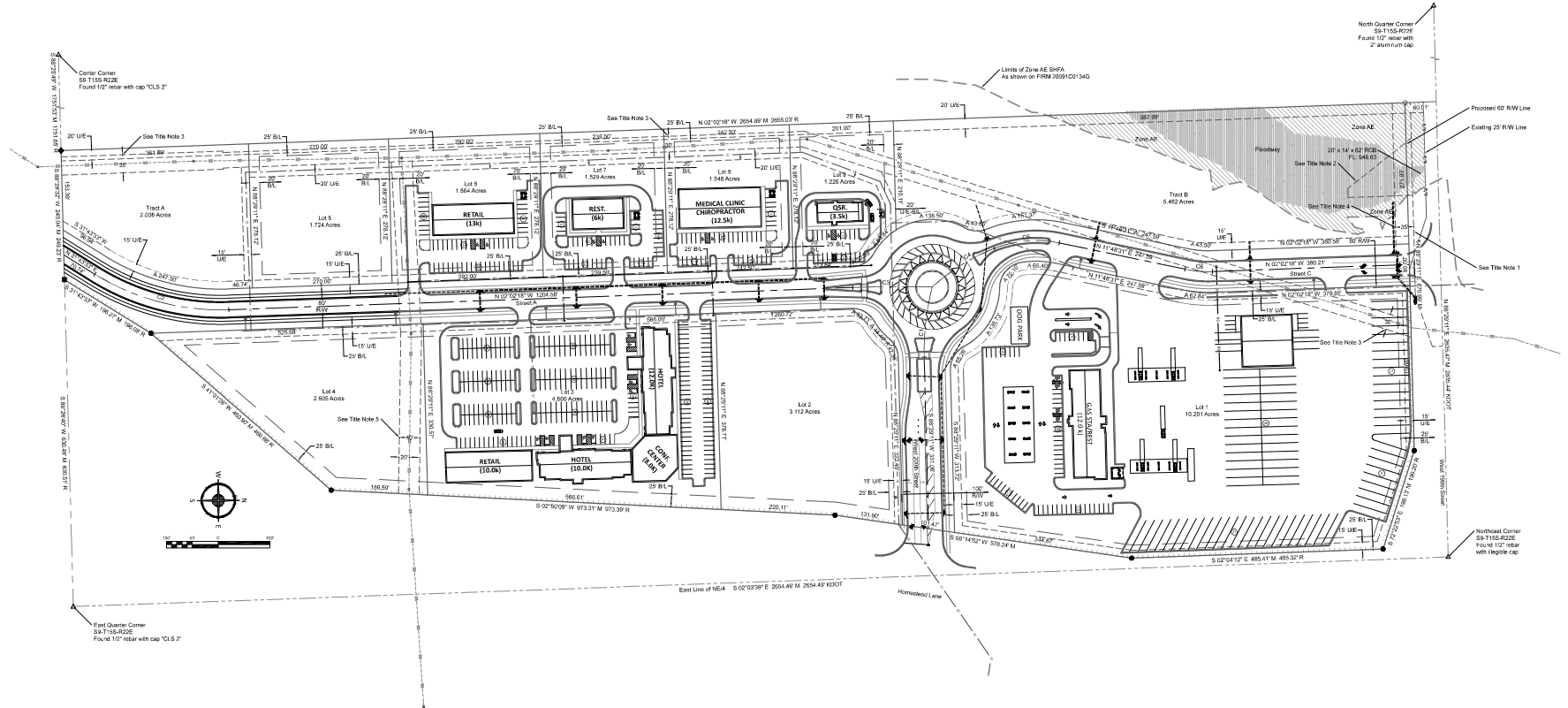
I, James Mels, Professional Surveyor #1533 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision on September 20th, 2021. This plat is true and correct to the best of my knowledge and belief.

James Meis
Kansas PS 1533

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning

Project No: 2021-140
Date: 09-20-2021
Scale: 1" = 100'
Sheet No: 2 of 5
Drawn By: DV
Revised: 09-27-2021
Revised: 10-19-2021

PRELIMINARY PLAT OF **EDGERTON CROSSING** CITY OF EDGERTON JOHNSON COUNTY, KANSAS



PROJECT LOCATION
SECTION 9-T15S-R22E

Curve Data					
Curve Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	19.3014°	468.49	131.70	S 82°23'22" E	131.25
C2	33°45'07"	468.49	371.27	S 10°10'31" W	292.17
C3	19°12'26"	2712.04	150.43	N 62°23'39" W	150.41
C4	20°11'02"	307.63	141.41	N 57°48'09" W	140.67
C5	17°21'29"	288.09	120.08	N 64°13'17" E	120.39
C6	19°30'49"	228.09	63.17	N 64°13'17" E	63.04

Street A - Industrial Collector - Design Speed 25 MPH
Posted Speed 25 MPH

West 20th Street - Industrial Collector - Design Speed 25 MPH
Posted Speed 25 MPH

Street C - Industrial Collector - Design Speed 25 MPH
Posted Speed 25 MPH

Piet area 42.57 acres

Existing Zoning C-2
Proposed Zoning C-2

Streets
19th Street is 24' wide asphalt road West of the reinforced concrete box bridge and variable width concrete road East of the bridge
Homestead Lane is a 60' wide concrete road
Proposed Street A will be a 32' wide concrete road
Proposed West 20th Street will be a 56' to 66' wide concrete road
Proposed Street C will be a 40' wide concrete road

Utilities
Sewer: City of Edgerton, 404 East Nelson, P.O. Box 255, Edgerton, Kansas, Phone: (913) 893-6231
Water: Johnson Rural Water District #7, 534 West Main, P.O. Box 7, Gardner, Kansas, Phone: (913) 856-7173
Power: Evergy, Phone: (816) 471-5275
Gas: Kansas Gas Service, 11401 West 89th Street, Overland Park, Kansas, Phone: (913) 699-8981

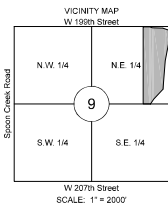
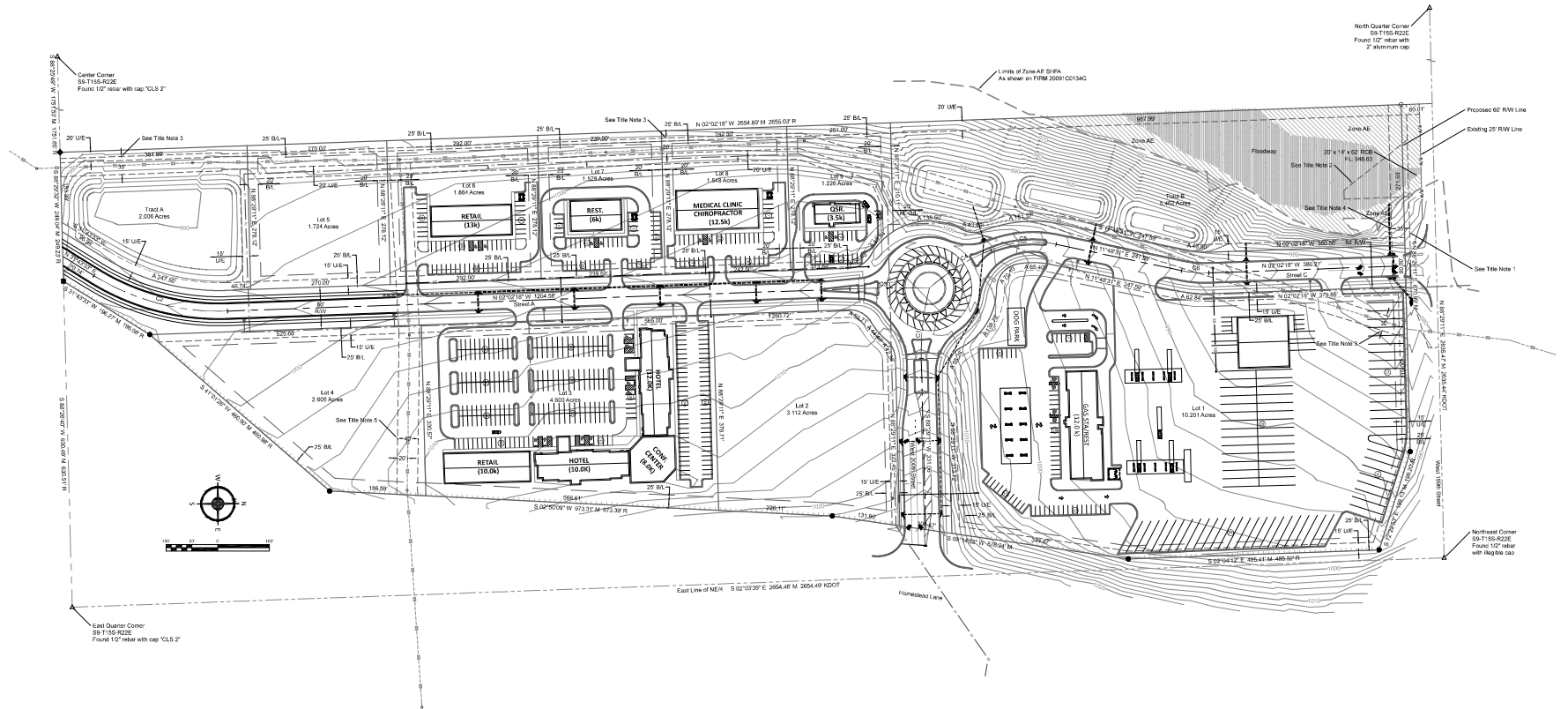
LEGAL DESCRIPTION: Kansas Warranty Deed Book 20190329, Page 007185
The East One-Third (2) of the Northeast Quarter (NE 2) excluding that part in roads and Highways of Section 9, Township 15S, Range 22E, in the City of Edgerton, Johnson County, Kansas.

SURVEY NOTES:
1. Field work completed between August 19 and August 25, 2021
2. All bearings shown are grid. Kansas State Plane North Zone NAD83 (2011)
3. Elevation shown on this survey are NAVD83
4. Kansas One Call Ticket No. 21425867, dated August 16, 2021
5. A portion of the surveyed property lies in special flood hazard area known as "ZONE AE" as shown on FEMA FIRM Number 20091C0134G, Revised 8/3/2009
6. Water main and fire hydrant locations will be designed by Rural Water District No. 7

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning
James M. Driggs, P.E. 1633
1617 Downing Avenue, Hays, Kansas 67601
jdriggs@driggsdesign.com (785) 621-4280

Project No. 2021-140
Date: 08-30-2021
Scale: 1" = 100'
Sheet No. 3 of 3
Drawn By: JMD
Reviewed: 09-01-2021
Reviewed: 10-19-2021

PRELIMINARY PLAT OF **EDGERTON CROSSING** CITY OF EDGERTON JOHNSON COUNTY, KANSAS



PROJECT LOCATION
SECTION 9-T15S-R22E

Curve Data					
Curve Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	19.3014°	458.49	131.70	S 82°23'22" E	131.25
C2	33°45'07"	468.00	371.27	S 10°51'37" W	287.17
C3	10°17'26"	2172.04	154.43	N 62°33'39" W	154.41
C4	20°17'02"	307.03	141.41	N 57°48'07" W	140.67
C5	37°21'29"	200.00	120.00	N 64°15'17" W	120.00
C6	19°30'49"	220.00	63.17	N 64°13'37" E	63.04

Street A - Industrial Collector - Design Speed 25 MPH
Posted Speed 25 MPH

West 200th Street - Industrial Collector - Design Speed 25 MPH
Posted Speed 25 MPH

Street C - Industrial Collector - Design Speed 25 MPH
Posted Speed 25 MPH

Piet area 42.57 acres

Existing Zoning C-2
Proposed Zoning C-2

Streets

19th Street is a 24' wide asphalt road West of the reinforced concrete box bridge and variable width concrete road East of the bridge.
Hornedoad Lane is a 80' wide concrete road.
Proposed Street A will be a 32' wide concrete road.
Proposed West 200th Street will be a 56' to 66' wide concrete road.
Proposed Street C will be a 40' wide concrete road.

Utilities

Sewer: City of Edgerton, 404 East Nelson, P.O. Box 255, Edgerton, Kansas, Phone: (913) 893-6231

Water: Johnson Rural Water District #7, 534 West Main, P.O. Box 7, Gardner, Kansas, Phone: (913) 856-7173

Power: Evergy, Phone: (816) 471-5275

Gas: Kansas Gas Service, 11401 West 89th Street, Overland Park, Kansas, Phone: (913) 699-8981

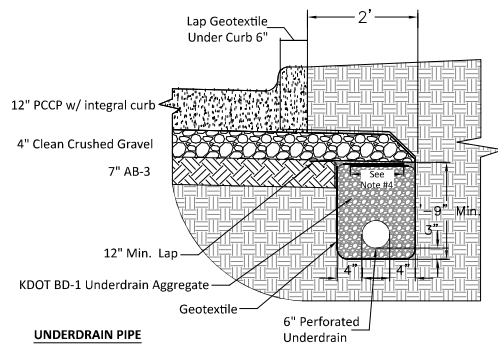
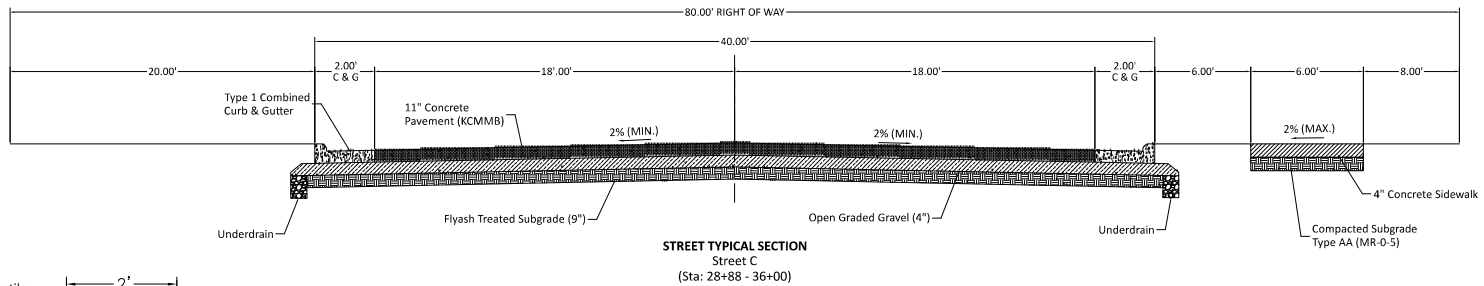
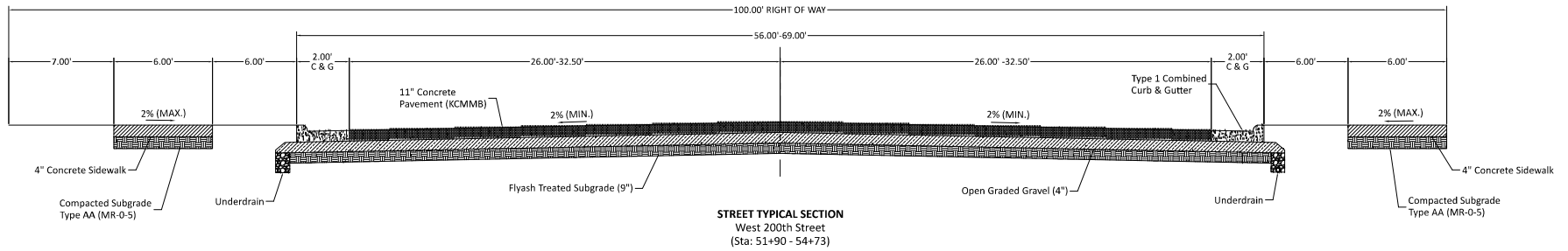
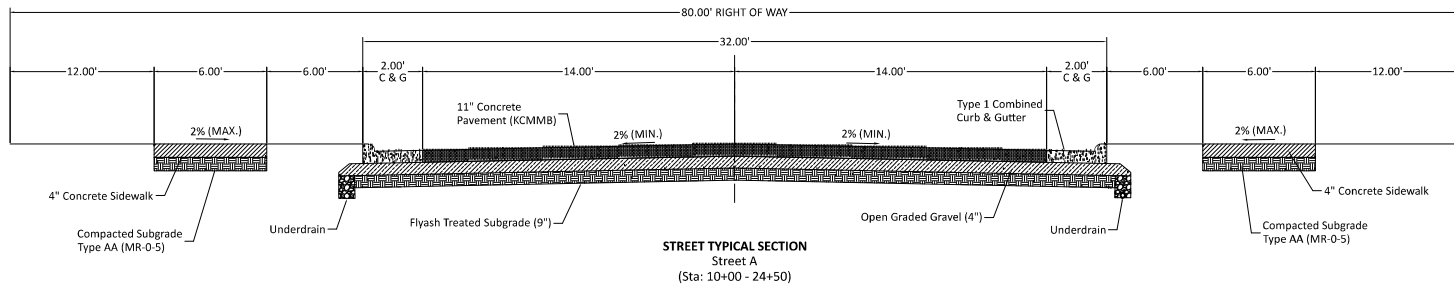
LEGAL DESCRIPTION: Kansas Warranty Deed Book 20190329, Page 007185
The East One Third (2) of the Northeast Quarter (NE 1/4) excluding that part in roads and Highways of Section 5, Township 15S, Range 22E, in the City of Edgerton, Johnson County, Kansas.

SURVEY NOTES:

- Field work completed between August 19 and August 25, 2021
- All bearings shown are grid. Kansas State Plane North Zone NAD83 (2011)
- Elevations shown on this survey are NAVD83
- Kansas One Call Ticket No. 21425867, dated August 16, 2021
- A portion of the surveyed property lies in special flood hazard area known as "ZONE AE" as shown on FEMA Form Number 2009/10134G, Revised 8/3/2009
- Water main and fire hydrant locations will be designed by Rural Water District No. 7

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning
James Marx, PLS 1633
1617 Downing Avenue, Hays, Kansas 67601
jmarx@driggsdesign.com (785) 621-4280

Project No. 2021-140
Date: 08-30-2021
Scale: 1" = 100'
Sheet No. 4 of 5
Drawn By: JMW
Reviewed: 09-01-2021
Revised: 10-19-2021

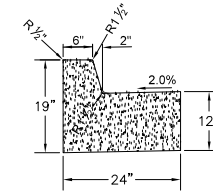


NOTES

1. All proposed road construction shall contain pipe underdrains on either side of the road and/or as shown on construction plans.
2. All underdrain outlet pipes shall have watertight joints. All outlet pipes shall be tied into the nearest storm sewer inlet.
3. All underdrain pipes shall be installed at a minimum slope of 1.00%.
4. Construct underdrain and fold geotextile over underdrain aggregate to protect the underdrain until the Aggregate Base Course is constructed. Fold the geotextile back and construct the Aggregate Base Course. Geotextile seams shall be overlapped at a minimum of 12".
5. Contractor to cap all non-outlet pipe ends.

NOTES

1. Structural fill placed as part of grading operations (LL<60, PI<30) shall be compacted to 95% standard proctor within 0 to +4 percent of optimum moisture content.
2. For backfill for utility trenches see trench sections on Standard Details on construction plans.
3. Backfill beneath landscaped/grass areas shall be compacted to 95% of standard proctor with a moisture content as necessary to obtain density.



Street A - Industrial Collector -	Design Speed 25 MPH Posted Speed 25 MPH
West 200th Street - Industrial Collector -	Design Speed 25 MPH Posted Speed 25 MPH
Street C - Industrial Collector -	Design Speed 25 MPH Posted Speed 25 MPH

Wootstone Builders LLC 2133 State Hwy 355 Brunson, MO 65616	DRIGGS DESIGN GROUP, PA Surveying Engineering Planning James Driggs, PA 3153 1017 Downing Avenue, Hays, Kansas 67601 jdriggs@driggsdesign.com (785) 621-4280	Project No: 2021-140 Date: 09-30-2021 Scale: 1" = 100' Sheet No: 5 of 5 Drawn By: DV Reviewed: 09-27-2021 Revised: 10-19-2021
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