

**EDGERTON PLANNING COMMISSION  
MEETING AGENDA  
EDGERTON CITY HALL - 404 EAST NELSON STREET  
October 10, 2023  
7:00 P.M.**

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

**Call to Order**

1. **Roll Call** \_\_\_\_ Daley \_\_\_\_ Draskovich \_\_\_\_ Crooks \_\_\_\_ Little \_\_\_\_ Mueller
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 12, 2023 Planning Commission Meeting.
5. Approve Final Plat Application FP2023-05 for Logistics Park Kansas City Sixth Plat Located on the Northwest Corner of W. 193<sup>rd</sup> Street, West of Waverly Road

**Regular Agenda**

6. **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**

7. **FS2023-08: FINAL SITE PLAN APPLICATION FOR LOGISTICS PARK KANSAS CITY SIXTH PLAT LOCATED ON THE NORTHWEST CORNER OF W. 193<sup>RD</sup> STREET, WEST OF WAVERLY ROAD**

Applicant: Kevin White, Agent – NorthPoint Development, Property Owner

- a. Public Hearing for FS2023-08
- b. Consideration of FS2023-08

## **8. Future Meeting Reminders**

- November 14, 2023 at 7:00 PM – Regular Session
- December 12, 2023 at 7:00 PM – Regular Session
- January 9, 2024 at 7:00 PM – Regular Session

## **9. Announcements**

- Planning Commission Chair Announcements
- Development Services Director Announcements

## **10. Adjourn**

**PLANNING COMMISSION**  
**September 12, 2023**

A special session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on September 12, 2023. The meeting convened when Chair John Daley called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	present
Charlie Crooks	absent
Adam Draskovich	present
John Daley	present
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director  
Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk  
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 July 11, 2023 Planning Commission Meeting.

Commissioner Little moved to approve the Consent Agenda. The motion was seconded by Commissioner Draskovich. The Consent Agenda was approved, 4-0.

**REGULAR AGENDA**

**5. DECLARATION**

Chairperson Daley asked the Commissioners to declare any correspondence they have received or communication they have had regarding the matters on the agenda. If they have received correspondence or have had any communication, he asked if it may influence their ability to impartially consider the agenda items.

The Commissioners did not have anything to declare at this time.

**BUSINESS REQUIRING ACTION**

**NEW BUSINESS**

6. **CU2023-03: RENEWAL OF A CONDITIONAL USE PERMIT APPLICATION FOR A CARGO CONTAINER STORAGE, REPAIR OR MAINTENANCE FACILITY FOR US MMG PROPERTIES E LOT, LLC LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF W. 191<sup>ST</sup> STREET AND WAVERLY ROAD**

Mr. Greg Watson, McClure Engineering, spoke before the Commission. He stated the property owner, US MMG Properties E Lot, LLC is requesting a renewal of the existing Conditional Use Permit (CUP) located at 30830 W. 191<sup>st</sup> Street. The property is currently zoned L-P, Logistics Park, and the neighboring properties are zoned L-P except the property to the north is zoned Johnson County RUR, Rural. The first CUP was approved in 2013 but not by the current property owners. The property was purchased in August of 2022. The use has not changed nor are there any intentions to change the use of the property. Mr. Watson explained City staff pointed out a few existing issues with the property, but they worked with the property owner and addressed the items. The landscaping has been corrected to match the approved Site Plan and the fuel tank and dumpster that were onsite have been removed. He is there on behalf of the property owner requesting the CUP be renewed under the same conditions as previous for another ten (10) years. The property owner agrees to the stipulations and conditions required by the Unified Development Code (UDC) and outlined by City staff in the Staff Report.

Chairperson Daley opened the public hearing. There were no public comments made. Commissioner Little moved to close the public hearing. The motion was seconded by Commissioner Mueller and the public hearing was closed, 3-0.

Mr. Zachary Moore, Development Services Director, addressed the Commission. He reiterated that this application is a request for a CUP extension. The subject property is just over 22 acres in size and zoned L-P. A CUP is required for a cargo container storage lot, which is the current use of the property. The property was annexed, rezoned, and the original CUP was approved in 2013 for 10 years and is now set to expire. Mr. Moore explained the applicant does not want to expand the operations now but might in the future. Mr. Moore explained that while the applicant is not the original developer, the CUP addresses the use of the land and not the owner.

City staff reviewed the application for the CUP renewal against the regulations set forth in Section 7 of the UDC, which outlines the requirements for CUPs. There are a number of criteria that need to be met for a cargo container storage lot and the criteria for the CUP are similar to that of the Golden Criteria for rezoning applications. Those criteria have been met. There were some existing site conditions that did not meet the UDC requirements. Those were the above ground fuel tank, unscreened dumpster, and the installed landscaping did not match the approved Final Site Plan. The fuel tank and dumpster were removed from the site and the landscaping was being addressed earlier today. Mr. Moore stated City staff recommends the CUP renewal with the following stipulations:

1. The CUP for 'Cargo Container Storage, Repair, or Maintenance' is valid for a period of 10 years following the date of Governing Body approval.
2. The following conditions of UDC, Article 7.2.G.7 apply to the CUP:

- a. No cargo containers or semi-trailers (either on or off a chassis), or a chassis may be stored in a manner that impedes access to public rights-of-way, public utility or drainage easements, structures, and buildings.
- b. Facilities shall provide lighting on-site, including at all vehicular entrances and exits. A lighting plan shall be submitted and approved.
- c. Facilities shall have a minimum lot size of 20 acres.
- d. Noise from the facility shall not exceed 60 dB(A) in any adjacent residential district and 70 dB(A) in any adjacent commercial or industrial district or property.
- e. All interior driveways, parking, loading, and storage areas shall be paved and dust-free. For the purposes of this stipulation:
  1. Paving shall mean concrete or asphalt; and
  2. Dust-free shall mean that all interior driveways and storage surfaces shall be kept free of dust, dirt or other materials to prevent the migration of dust off-site.
- f. The facility shall comply with the Article 5.2 L-P District Off Street Parking and Loading regulations. No portion of any required off-street parking or loading/unloading areas shall be used for the storage of cargo containers, semi-trailers (either on or off a chassis), chassis or similar storage devices.
- g. Cargo containers shall not be stacked more than five (5) in number.
- h. Stacked chassis shall not be stacked more than 5 in number.
- i. All signage must meet the requirements of UDC, Article 12 related to signage. No signage, other than shipping company identification logos and placards, shall be allowed on any cargo container, semi-trailer, or chassis.
- j. All facilities shall abide by any and all governmental rules, regulations, codes, and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner.

Chairperson Daley inquired if City staff routinely monitors sites for violations. Mr. Moore answered City staff does monitor sites and when a new developer or development comes forward, City staff will make sure the site is in compliance prior to the Commission meeting.

Commissioner Draskovich moved to recommend approval with the stipulations outlined by City staff. The motion was seconded by Commissioner Little. CUP application CU2023-03 was recommended for approval with the stipulations, 3-0.

**7. PP2023-03: PRELIMINARY PLAT APPLICATION FOR NORTHPOINT DEVELOPMENT LOCATED SOUTHEAST OF THE INTERSECTION OF W. 191<sup>ST</sup> STREET AND KILL CREEK ROAD**

Mr. Moore explained the applicant has withdrawn the application and since the public hearing was published previously, City staff wanted to inform readers of the agenda and packet of the withdrawal, so a note was made on the agenda and packet. No action is needed by the Commission.

**8. FS2023-06: FINAL SITE PLAN APPLICATION FOR NORTHPOINT DEVELOPMENT LOCATED SOUTHEAST OF THE INTERSECTION OF W. 191<sup>ST</sup> STREET AND KILL CREEK ROAD**

Mr. Moore explained the applicant has withdrawn the application and no action is needed by the Commission.

9. **CU2023-01: CONDITIONAL USE PERMIT APPLICATION FOR A CARGO CONTAIN STORAGE, REPAIR OR MAINTENANCE FACILITY FOR WHIMSY EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Mr. Pete Heaven, (Spencer Fane LLP) the attorney representing property owner, addressed the Commission. He explained this application is for a CUP to be used in conjunction with the facility the property owner proposes to be constructed. He stated the property was rezoned to L-P earlier in 2023, the adjacent property to the west is zoned L-P, adjacent to the east is wetland property with a creek and C-2 zoned parcels, and the south parcels are low density residential parcels. The proposed use is a less intense use than what could be allowed in this zoning designation.

Mr. Heaven said a storage, repair or maintenance facility is needed as this type of use is needed to aid in the operations of other tenants in Logistics Park Kansas City (LPKC) and one facility was just renewed. The nature of the property owner's business is to store cargo containers. He explained there is a single-family home built in 2000 and no other development on the property.

He stated there would be no detrimental effects by the proposed use nor would there be any significant traffic impacts. The applicant is in agreement with the City regarding the improvements of 199<sup>th</sup> Street to a three (3) lane road with a center left turn lane from Homestead Lane to the western property line.

There would be no downstream effect in terms of stormwater. The applicant will retain stormwater on the property and will not increase the flow of stormwater to neighboring properties.

Mr. Heaven stated the applicant is also currently testing electric trucks that have zero emissions. The property owner is currently using electric trucks in Joliet, Illinois.

This development would bring an increase property tax to benefit the City and halo effect is the need for commercial. He states there would be no adverse effects to the public health, safety, and welfare and it is a less intense use than what is permitted by right.

Mr. Heaven said the applicant is proposing extensive screening with expansive setbacks that either meet or exceed the requirements set forth by the UDC. The applicant is requesting a CUP that is valid for 10 years and they do agree to the stipulations outlined by City staff.

Chairperson Daley opened the public hearing. There were no public comments made at this time. Commissioner Little moved to close the public hearing. Commissioner Draskovich seconded the motion, and the public hearing was closed, 3-0.

Mr. Moore spoke before the Commission. He stated the request is for a new CUP for a cargo container storage, repair or maintenance facility. The subject is 20.14 acres, which meets the

parcel size requirement. He stated the property was annexed into the City of Edgerton in 2017 and rezoned to L-P in May of 2023. City staff reviewed the application against the criteria outlined in Article 7 of the UDC. The details of the development will be discussed during Final Site Plan application FS2023-07, which will be presented later in the meeting. Mr. Moore said there is a demand of businesses in LPKC to have cargo container storage lots. This is a business model that supports other businesses. City staff found that there is a need for this type of use and the neighborhood is compatible with this use. There is future nonresidential development to the east across the creek and to the southeast. There are also L-P zoned parcels to the west and to the north. Mr. Moore said a cargo container storage, repair or maintenance facility is a suitable use for this property. The property is vacant apart from the single-family dwelling, which will be removed. City staff does not see any long-term detrimental effects. He explained ingress and egress of the development will be discussed on the Final Site Plan application, but there is adequate spacing for access between the proposed access point and other existing streets and access points. Mr. Moore said the proposed use will not impact the capacity or safety of road network, there will be no negative impact to the stormwater system with no increase of runoff to neighboring property. The development is consistent with the Comprehensive Plan and will increase the property tax of the property. City staff recommends approval with the following stipulations:

1. The CUP for 'Cargo Container Storage, Repair, or Maintenance' is valid for a period of 10 years following the date of Governing Body approval.
2. The following conditions of UDC, Article 7.2.G.7 apply to the CUP:
  - a. The maximum height of cargo container stacking along the west property line is 30 feet.
  - b. No cargo containers or semi-trailers (either on or off a chassis), or a chassis may be stored in a manner that impedes access to public rights-of-way, public utility or drainage easements, structures, and buildings.
  - c. A lighting plan is to be submitted showing adequate onsite lighting.
  - d. Noise from the facility shall not exceed 60 dB(A) in any adjacent residential district and 70 dB(A) in any adjacent commercial or industrial district or property.
  - e. All interior driveways, parking, loading, and storage areas shall be paved with concrete or asphalt and are to be kept free of dust, dirt or other materials.
  - f. No portion of any required off-street parking or loading/unloading areas shall be used for the storage of cargo containers, semi-trailers (either on or off a chassis), chassis or similar storage devices.
  - g. Cargo containers shall not be stacked more than five (5) in number.
  - h. Stacked chassis shall not be stacked more than five (5) in number.
  - i. Screening comprised of fencing and landscaping or berming and landscaping will be installed along all property lines in accordance with UDC, Article 5.2 and UDC, Article 7.2.G.7.i.
  - j. All signage must comply with Article 12 of the UDC.
  - k. All site plan requirements in Article 10 and all site requirements in Section 5.2 must be met.

Commissioner Draskovich asked with the transition to electric trucks if the electrical lines will need to be improved. Mr. Dan Finn, Phelps Engineering and project engineer, replied that is still to be determined. Chairperson Daley inquired if there is space for chargers and where

the future residential development would be. Mr. Moore answered that there is no proposed residential use and that the current residential structure will be removed.

Chairperson Daley asked about the improvements of 199<sup>th</sup> Street and how they will be paid for. Mr. Moore replied that development agreements will have the details of who pays for and when those improvements are made but will be made by the City Council.

Commissioner Draskovich moved to recommend approval of CUP application CU2023-01 with the stipulations outlined by City staff. Commissioner Mueller seconded the motion. CUP application was recommended for approval with the stipulations, 3-0.

Mr. Moore stated the application will be presented to the Governing Body on September 28, 2023.

**10. PP2023-02: PRELIMINARY PLAT APPLICATION FOR WHIMSY EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Mr. Finn addressed the Commission. He stated this Preliminary Plat application was presented earlier this year. The Preliminary Plat is for the west and east side of the creek. CUP application CU2023-01 for Whimsy is Lot 1 on the Preliminary Plat and Lot 2 will be future commercial development. Mr. Finn explained the easements and right-of-way proposed on the Preliminary Plat and stated they agree with the stipulations outlined by City staff.

Mr. Moore stated the property is 37.39 acres and the application is being presented in preparation of a container storage, repair or maintenance facility and future commercial development. The west side of the creek was annexed in December of 2017 and the east side of the creek was annexed in June of 2022. There is currently a single-family home on the western property and will be removed prior to development. The western property was rezoned in May of 2023 to the L-P District and the east side was rezoned to the C-2 District at the same time. Mr. Moore explained there are a few items that need to be updated prior to the certification of the Preliminary Plat by the Zoning Administrator and recording of the final plat. City staff recommends approval with the following stipulations:

1. All Preliminary Plat requirements of the City listed below shall be met or addressed prior to Certification by the Zoning Administrator:
  - a. The current zoning of the property listed on the Preliminary Plat needs to be corrected.
  - b. The signature block and date for review of the Zoning Administrator needs to be added.
  - c. The signature block and date for review of the City Engineer needs to be added.
  - d. The signature block and date for review of the Chair of Planning Commission needs to be added.
  - e. The signature block and date for review of the Mayor needs to be added.
  - f. The floodplain can be left out of a tract or drainage easement provided the applicant obtains the appropriate permits for development.
  - g. The proposed and current access restrictions on Homestead Lane and 199<sup>th</sup> Street need to be shown.
  - h. All existing easements on the parcel need to be shown and labeled.

- i. The "Sanitary Sewer Easement to City of Gardner, KS" has two (2) grantees and that need to be reflected on the document.
- j. Additional easements may be required.
- k. Any restrictive covenants will need to be submitted with the Final Plat.
2. All infrastructure requirements of the City shall be met throughout development.
3. All City Engineer comments related to the Stormwater Management Plan must be addressed throughout development.
4. The preliminary plat shall be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

Commissioner Mueller moved to approve Preliminary Plat application PP2023-02 with the stipulations. Commissioner Draskovich seconded the motion. Preliminary Plat application PP2023-02 was approved, 3-0.

**11. FP2023-04: FINAL PLAT APPLICATION FOR WHIMSY EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Mr. Finn spoke to the Commission. He stated the floodplain does not encroach on Lot 1 and is only on Lot 2. There is a new sanitary sewer easement along the south property line of Lot 1. This easement will allow sewer service to the Whimsy facility and any future development to the west. The applicant agrees to the stipulations.

Mr. Moore stated the Final Plat encompasses 21.92 acres on the northwest corner of Homestead Lane and 199th Street. The property was rezoned to L-P in May of 2023 and the applicant is proposing a cargo container storage, repair or maintenance facility. Platting the property is required prior to any development. The plat does dedicate some land for public use. The request meets all requirements in UDC and City staff recommends approval with the following stipulations:

1. Prior to the recording of the Final Plat, an agreement on the ownership, maintenance, and responsibility for the sanitary sewer extension and required upgrades to 199<sup>th</sup> Street must be reached between the City and developer must be reached.
2. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plan for all streets, sidewalks, stormwater sewers, sanitary sewer, and water mains contained within the Final Plat.
3. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC.
4. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
5. All City Engineer comments related to the Stormwater Management Plan must be addressed prior to issuance of a building permit.

6. All Final Plat requirements of the City listed below must be addressed prior to the recording of the Final Plat:
  - a. Confirm section corner reports have been submitted.
  - b. There are proposed easements outside of the boundary of this plat. These cannot be dedicated with this plat. Provide easement documentation to the City for dedication of these easements. Remove non-existing easements outside the boundaries of this plat.
  - c. Additional utility easements may be necessary. Plat should be reviewed by utility companies.
  - d. Provide locations for the utility easement (U/E).
  - e. The plat must meet the Johnson County Subdivision Plat requirements.
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 Final Plat will expire. Planning Commission reapproval and Governing Body reacceptance is required for expired Final Plats.

Chairperson Daley clarified this application is for the division of the land and not what could be built on the property.

Commissioner Draskovich moved to recommend approval of Final Plat application FP2023-04 with the stipulations outlined by City staff. Commissioner Little seconded the motion. Final Plat application FP2023-04 was recommended for approval with the stipulations, 3-0.

12. **FS2023-07: FINAL SITE PLAN APPLICATION FOR WHIMSY, EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Mr. Finn spoke before the Commission. He stated the property owner, Whimsy Edgerton, LLC, does have a representative present. Mr. Finn explained that Whimsy stores cargo containers and own their own fleet of trucks. They are proposing one single access point along 199<sup>th</sup> Street that is approximately 370 feet east of the intersection of 199<sup>th</sup> Street and Pepper Tree Lane. The proposed access drive will be approximately 350 feet long from 199<sup>th</sup> Street to a gate. A detention pond is planned at the southeast corner of the development.

Mr. Finn said a thirty (30) foot minimum buffer will be kept along the west and north property line to keep the existing trees for screening. The proposed stacking will be closer to the rear and some along the east property lines. This means the stacking will be around 400 to 600 feet from the right-of-way. Employee parking will be along the building with some trailer parking on the north of the building. The dock doors and drive-up doors will be on the north side of the building. The grading is proposed to be done in a way that no retaining walls will be needed onsite.

Mr. Finn stated that the inclusion of the stormwater detention will reduce the runoff from the property. The sanitary sewer will run east to west with a public main extension from Homestead Lane to the west property line. Water from Water 7 will run from 199<sup>th</sup> Street to the building and will also provide fire suppression. Electric power is proposed to go to the northwest corner of the building and will be screened. The sanitary sewer is the only utility that will need to be extended.

There are areas of existing vegetation that will remain. Along the south property line and 199<sup>th</sup> Street, the applicant will install a new berm with trees and shrubs to provide screening. The building will be concrete tilt-up with some Trex product. The elevation facing 199<sup>th</sup> Street will look more like a storefront with no dock doors.

Mr. Finn stated the Traffic Impact Study (TIS) estimated thirty-two (32) Vehicles Per Hour (VPH) during the peak hours. The TIS estimated that 156 Average Daily Trips (ADT) will be generated by this development.

The applicant has agreed to the stipulations.

Chairperson Daley opened the public hearing.

Mr. Lonny Vlieger, 19910 Pepper Tree Lane, approached the Commission. He stated during the previous Commission meet where some of this project was considered, he and other residents asked for a TIS to be done on 199<sup>th</sup> Street. He inquired if the TIS was completed. Mr. Moore replied that it was completed and provided in the packet. Mr. Vlieger asked what was going to be done to 199<sup>th</sup> Street and if the elevation of the road was going to change. He commented that everything else on the site looks good.

Commissioner Little moved to close the public hearing. The motion was seconded by Commissioner Draskovich. The public hearing was closed, 3-0.

Mr. Moore addressed the Commission. He stated this application is for a cargo container storage, maintenance, or repair facility to be located near the northeast corner of 199<sup>th</sup> Street and Homestead Lane. The subject property annexed in 2017 and later rezoned to L-P in May of 2023. The Commission recommended approval of a CUP and Final Plat as well as approved a Preliminary Plat for this property earlier in the meeting.

City staff reviewed the Final Site Plan under the requirements of UDC Article 5, L-P District Requirements and Article 10, Site Plan Requirements. Mr. Moore explained that the applicant did meet or exceed the UDC requirements in the L-P development standards. The Floor Area Ratio proposed is far less than what is allowed. The building coverage allowed is 50% and the proposed building would be only 3.65% of coverage. The location of the proposed building is setback significantly from 199<sup>th</sup> Street, approximately 534 feet, and over 100 feet from the west and almost 250 feet from the east property line. The rear setback required is 25 feet and the building will be approximately 611 feet from the rear property line. The maximum building height in the L-P district is 110 feet, and the proposed building has a maximum height of 41 feet. The building separation requirement is met as there would only be one (1) structure constructed.

Mr. Moore explained that the L-P District does have specific architecture design criteria. The applicant either meets or exceeds the requirements in the UDC. The color palette of the proposed building does meet the requirements as well. The planned passenger parking is 150% of the required; the applicant will provide 47 stalls and the minimum required is 32. Mr. Moore stated the UDC requires all maneuvering of vehicles to take place be on site or within a mutual access easement. The applicant does propose enough space to provide truck and passenger vehicle maneuvering. The applicant is providing approximately 350 feet of

stacking from 199<sup>th</sup> Street to an automatic gate that would allow traffic onto the site. The UDC requires at least (one) 1 loading space and the applicant will be providing 10.

Mr. Moore said there are significant buffers, including a berm, adjacent to the residential parcels to the south. The buffers are to include trees and shrubs. The buffer along the west, north and east property lines exceeds the UDC requirements by ten fold. The provided landscaping along 199<sup>th</sup> Street exceeds the UDC requirements as well. The applicant wishes to use the existing vegetation to screen the property to the east. Prior to certification by the Zoning Administrator, the applicant will need to submit a landscape survey to ensure that the existing vegetation meets the requirements.

Mr. Moore explained access to the subject property will be on the north side of 199<sup>th</sup> Street. The County Arterial Road Network Plan (CARNP) has 199<sup>th</sup> Street to eventually be a Type III roadway with four (4) lanes and 150 to 200 feet of right-of-way. Currently, 199<sup>th</sup> Street functions as a Type II roadway with 2 lanes, based on traffic counts. The Whimsy Edgerton, LLC development and the commercial development to the east are allowed an access point on 199<sup>th</sup> Street since both parcels have frontage on 199<sup>th</sup> Street that is at least 660 feet. The access point for the Whimsy site is 370 feet to the west from the intersection of Pepper Tree Lane and 199<sup>th</sup> Street. That separation meets the Kansas Department of Transport (KDOT) access management policy. The TIS states the intersection site distance, which is based on the American Association of State Highway and Transport Officials (AASHTO) *Policy on Geometric Design of Highways and Streets 7<sup>th</sup> Edition*, is sufficient for trucks and passenger cars with 199<sup>th</sup> Street being constructed to a 3-lane roadway with a center left-turn lane. City staff has recommended the 3-lane roadway be constructed from Homestead Lane to the west property line of the subject property. Mr. Moore said the TIS identified the proposed trips generation. It is estimated that the development would add 156 ADT to the road network, including 32 VPH in both the morning, 6:30 to 9:00, and afternoon, 4:00 to 6:00, peak hours. The TIS also estimated that only 10% of both inbound and outbound traffic during the peak hours travel inbound from the west.

Mr. Moore stated the subject property is in the Big Bull Creek watershed and a detention pond is proposed on the southeast corner of the development. The City Engineer has reviewed the stormwater study that has some minor comments that will need to be addressed prior to certification of the zoning administrator.

Mr. Moore said City staff noted some requirements from Section 10.1 of the UDC still need to be met. The applicant will need to submit a photometric plan that meets the requirements. City staff recommended additional queueing lanes be provided to reduce the chances of stacking on 199<sup>th</sup> Street. The applicant states the estimated number of trips from the TIS does not warrant additional lanes and the trucks will not be checked at the gate, but farther into the development.

City staff recommends approval of Final Site Plan application FS2023-07 with following stipulations:

1. Approval of the Final Site Plan application is contingent upon the City Council approval of the related CUP, CUP2023-01. If CU2023-01 is denied by the City Council, this plan will be null and void.

2. Prior to certification of the Final Site Plan by the Zoning Administrator, the following must be completed:
  - a. A photometric plan meeting or exceeding the requirements of the UDC must be submitted and approved.
  - b. The stormwater management plan submitted by the applicant must be approved by the City Engineer.
3. All required off-site easements must be dedicated by separate instrument prior to installation of utilities.
4. An erosion control plan must be submitted and a SWPPP must be provided. A NOI and Edgerton Floodplain Development Permits is required prior to construction.
5. 199<sup>th</sup> Street must be constructed as a 3-lane, concrete roadway, with the center lane allowing left turns in both directions. 199<sup>th</sup> Street must be improved in this nature from Homestead Lane to the west property line with appropriate transition into the existing road section.
6. All signage will be reviewed by City staff and must meet the requirements outlined in Article 12 of the UDC.
7. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in the Staff Report are included as stipulations as part of approval of this Final Site Plan and must be completed prior to the certification by the Zoning Administrator.
8. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
9. Applicant/Owner Obligation. This site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements, such as landscaping/berm plats and lighting plat, used in physical development, when approved by the Commission shall create an enforceable obligation to build and develop in accordance with all specification and notation 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.

Mr. David Hamby, City Engineer, approached the Commission. He wanted to highlight some other aspects of the TIS. He said the engineer who completed the TIS studied the recent traffic collisions and noted that they were not road related. Changes or updates to the roadway would not have prevented the collisions. He added the new access point location meets the ASHTO policy since it is far enough away from Pepper Tree Lane that either the access point or roadway will not be impacted by the other. Mr. Hamby said the road improvements will help increase the site distance as well. The TIS addressed any comments and provides more than what is needed for the development.

Chairperson Daley inquired if the 3-lane roadway is required. Mr. Moore replied the TIS does not warrant any upgrades to 199<sup>th</sup> Street at this time. The City follows CARNP for future upgrades to arterial roadways. Even though the TIS does not warrant the upgrades, the applicant has agreed to go above and beyond and upgrade the portion of 199<sup>th</sup> Street from Homestead Lane to their western property line.

Mr. Vlieger asked if the roadway would return to the current 2-lane street. Mr. Moore answered that it will.

Commissioner Draskovich stated the center lane will be for left turns and said that a truck can be up to sixty-five (65) feet in length before additional permits are needed. He asked if the access point and intersection are too close together. Mr. Moore replied that there is approximately 370 between the intersection and the access point. Chairperson Daley stated the City Engineer has reviewed the TIS and does not have any comments regarding it. Mr. Hamby stated the intersection and access point meet the national policy of distance between different turning points and there is enough room for trucks to safely make turns.

Commissioner Draskovich stated his main concern is trucks leaving the subject property and turning left with other vehicles coming over the hill. Mr. Hamby stated the trucks sit higher and are able to see farther, which is also outlined in the TIS. The addition of the center turn lane will also increase the line of sight. Commissioner Draskovich stated the cars are driving fast and a turning truck poses a safety concern since they are a lot slower. Mr. Hamby replied the driver of the truck will be able to see any traffic before making any turn.

Mr. Vlieger inquired if the development to the east of Pepper Tree Lane will be paying for the improvements. Mr. Hamby replied that will be discussed in a development agreement.

Commissioner Draskovich inquired if the facility would operate twenty-four (24) hours a day. Mr. Lary King, Whimsy, LLC, stated that is correct. Commissioner Draskovich inquired if the drivers would be getting a trailer from the intermodal and bringing the empty container to the facility for storage. Mr. King said there will also be empty chassis stored at the facility along with containers that will be stored until their delivery locations are open. Adam no trucks from intermodal into Whimsy, King stated that is correct. Commissioner Draskovich clarified that trucks would leave the Whimsy site and go to other locations and not the intermodal. Mr. King said that is correct. He also explained Whimsy has another location in Kansas City so this site will not have all the possible traffic counts the company sees.

Commissioner Little moved to approve Final Site Plat application FS2023-07 with the stipulations outlined by City staff. Commissioner Mueller seconded the motion. Final Site Plan application FS2023-07 was approved with the stipulations, 3-0.

### **13. FUTURE MEETING REMINDERS**

Chairperson Daley stated that the next regular sessions are scheduled for October 4, 2023 is a joint meeting with the City Council, October 10, 2023; November 14, 2023; and December 12, 2023.

### **14. ANNOUNCEMENTS**

There were no announcements made at this time.

### **15. ADJOURN**

Commissioner Draskovich moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 8:00 PM, 3-0.

## SNOW DEPOT

**Application FP2023-05**

**Northwest corner of W. 193<sup>rd</sup> Street, West of Waverly Road**

### QUICK FACTS

#### PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat located at the northwest corner of 193<sup>rd</sup> Street, west of Waverly Road.

#### Owner and Applicant

Kevin White, Agent of  
NorthPoint  
Development

#### Existing Zoning and Land Use

The property was rezoned to City of Edgerton L-P (Logistics Park) District on December 11, 2014 (Ord. 986). The property is currently used for stormwater for the nearby developments.

#### Parcel Size

5.73 acres

#### Staff Report Prepared by

Chris Clinton



## BACKGROUND

### ***1. Proposal***

This Final Plat request is being made in preparation for the development of a laydown and storage yard for snow removal and treatment equipment with other snow-related materials. The proposed plat is replatting a former detention basin into one (1) lot for development in the L-P (Logistics Park) District, containing 5.73 acres with approximately 0.71 acres being dedicated as drainage easements. Other development requirements and details of proposed improvements will be provided in Final Site Plan Application FS2023-08, which is included on the October 10, 2023 agenda. A Final Plat is required prior to commencement of any improvements to property per Section 13.3.F of the Unified Development Code (UDC).

### ***2. Subject Site History***

The 5.73-acre subject property was annexed on March 27, 2014 (Ordinance 969) and was rezoned to the L-P (Logistics Park) District on December 4, 2014 (Ordinance 986). A Preliminary Plat (PP-10-08-14) was approved by the Planning Commission on November 4, 2014, and a Preliminary Site Plan (PS-10-08-14) was approved on March 10, 2015. The Final Site Plan (FS-2016-02) was then approved on March 8, 2016 and the Final Plat (FP2016-02) was approved on April 14, 2016.

## FINAL PLAT REVIEW

City staff has reviewed the Final Plat submittal for compliance with the requirements in Section 13.3.G of Article 13 of the Edgerton UDC. The document is a replat of a previous platted tract and needs to read as such. The City Engineer has also noted that the metes and bounds description needs to be corrected. The previous plat of this tract restricted the use to stormwater detention and open space, however, the replat will change the property from a private tract to a lot so it may be developed. The proposed access easement to the southeast of the proposed lot will need to be recorded via a separate instrument, prior to issuance of a building permit. The Final Plat includes a table that listing the building envelope, however, prior to recording this must be revised to state 'Building Footprint', rather than 'Building Envelope.' If any additional utilities are needed for the site, additional easements may be required. The applicant will need to ensure that the provided document does meet the requirements for Johnson County Subdivision Plat that the County set, and upon approval of the Governing Body, the applicant will need to submit a signed and sealed copy of the plat to be recorded.

## 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 FP2023-05	08/22/2023
1	001 Final Plat	09/25/2023
2	Monument Survey	09/25/2023

**STAFF RECOMMENDATION**

City Staff recommends approval of Final Site Plan **Application FP2023-05** *Snow Depot*, subject to the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.
2. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, and all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
3. Prior to issuance of a building permit, the following must occur:
  - a. The Stormwater Management Plan must be approved by the City Engineer.
  - b. All required off-site easements must be dedicated by separate instrument.
  - c. The metes and bounds description needs to be corrected per the City Engineer.
  - d. The plat needs to indicate that this is a replat of a previously platted parcel.
  - e. The 'Building Envelope' needs to be relabeled as the 'Building Footprint.'

***Note: For Application FP2023-05 the Planning Commission will be the approving authority for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat will be presented to the Governing Body on October 26, 2023.***



INITIAL SUBMISSION

RE-REVIEW

NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Sixth Plat

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 0.3 Miles W of Waverly Rd, 0.3 Miles S of 191st St

LEGAL DESCRIPTION: See attached

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: Vacant

TOTAL AREA: 6 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: \_\_\_\_\_ Sq. Ft.

DEVELOPER'S NAME(S): Kevin White PHONE: 816-888-7380

COMPANY: NorthPoint Development FAX: \_\_\_\_\_

MAILING ADDRESS: 3315 N Oak Tfwy, Kansas City, MO 64116  
Street City State Zip

PROPERTY OWNER'S NAME(S): \_\_\_\_\_ PHONE: 816-888-7380

COMPANY: Edgerton Land Holding Company, LLC FAX: \_\_\_\_\_

MAILING ADDRESS: 3315 N Oak Tfwy, Kansas City, MO 64116  
Street City State Zip

ENGINEER'S NAME(S): Melissa G DeGonia, PE PHONE: 816-888-7380

COMPANY: SitePoint, LLC FAX: \_\_\_\_\_

MAILING ADDRESS: 3315 N Oak Tfwy, Kansas City, MO 64116  
Street City State Zip

SIGNATURE OF OWNER OR AGENT: kwhite@northpointkc.com Digitally signed by kwhite@northpointkc.com  
DN: CN=kwhite@northpointkc.com  
Date: 2023.08.21 17:31:56-05'00'

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

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.

**FOR OFFICE USE ONLY**

Application No.: FP2023-05 Application Fee Paid: \$ 310 Date Fee Paid: 8/22/2023 Receipt # 7781

Cashier Code: FINALPLAT Received By: \_\_\_\_\_

## FINAL PLAT INSTRUCTIONS

**SUBMITTAL DEADLINE:** The applicant shall submit an application at least forty-nine (49) days prior to a scheduled meeting. If the final plat complies with the preliminary plat, Planning Commission and Governing Body may consider approval without notice or public hearing.

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

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

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

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

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

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

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

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

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

Financial Assurance: Prior to the commencement of any improvements, all required infrastructure (streets, sidewalks, storm water sewers, sanitary sewers, and water mains) must be assured by a financial instrument (performance and maintenance bond or special

vs. 6.1.22

benefit district). Financial assurances must be made in a form and amount acceptable and approved by the City Attorney. Unless otherwise indicated by special resolution of the Governing Body, financial assurances shall be equal to the contract cost of purchase and installation of all facilities and utilities and valid for a period ending no less than two years after acceptance by the City of Edgerton. If substantial progress in installing the infrastructure is not evident within two hundred eighty (280) days after the approval of the final plat by the Governing Body, the City of Edgerton shall take appropriate action to exercise the financial assurance.

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

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

## CHECKLIST

The following items shall be included on the final plat.

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

Property Description:

ALL OF TRACT B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JED A.M. BAUGHMAN, PLS 1501 OF NORTHPOINT DEVELOPMENT, LLC, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88°08'53" WEST, ALONG THE NORTH LINE, A DISTANCE OF 1316.88 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 01°20'20" EAST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1221.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°20'20" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 454.55 FEET TO THE SOUTHWEST CORNER OF TRACT B, TSL EDGERTON, A SUBDIVISION IN SAID CITY OF EDGERTON;

THENCE SOUTH 88°21'59" WEST, ALONG THE NORTH LINE OF TRACT A OF SAID LOGISTICS PARK KANSAS CITY IV, SECOND PLAT, A DISTANCE OF 547.22 FEET TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE NORTH 01°43'15" WEST, A DISTANCE OF 454.54 FEET;

THENCE NORTH 88°21'57" EAST, A DISTANCE OF 550.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 249,425 SQUARE FEET OR 5.73 ACRES, MORE OR LESS.



**LAND SURVEY REFERENCE REPORT**  
 State Archives and Library Division  
 Kansas State Historical Society  
 6425 SW Sixth Avenue, Topeka, KS 66615-1099  
 (785) 272-8681 Ext. 254 FAX (785) 272-8682

FOR OFFICIAL USE ONLY

**Land Surveyor:** Jed A.M. Baughman  
**Company:** NorthPoint Development  
**Street Address:** 3315 North Oak Trafficway  
**City, State:** Kansas City, MO  
**Zip Code:** 64116

**L.S. Reg. Number:** 1501  
**Project Number:** IN-0294  
**Telephone Number:** 816.888.7380  
**Date of Survey:** 06.27.2023  
**County of Survey:** Johnson

This report is filed as a (check only one):

- SURVEY REFERENCE REPORT** (K.S.A. 58-2011a).  **NOTICE OF ENDANGERMENT ACTIVITY** (K.S.A. 58-2011b).  
 The \$4.00 per corner filing fee must accompany the Survey Reference Report and Notice of Endangerment Activity.  
 **NOTICE OF COMPLETION OF ENDANGERMENT ACTIVITY AND REPORT OF RESTORATION** (K.S.A. 58-2011c).  
 This may only be filed after filing a prior Notice Of Endangerment Activity. **There is no filing fee.**  
 Endangerment report was filed on \_\_\_\_\_.

**LOCATION CODE OF MARKER IN TOWNSHIP (see illustration below): 15A**

Legal Description: North Quarter Section Corner Section: 3 Township: 15S Range: 22E

Survey Datum (if known): NAD 83 North: 178024.519 East: 2180211.908

Corner Status Prior to Survey:  Existent  Obliterated  Lost  Endangered  
 Monument Condition:  Found  Set  Reset  Found Record

Detailed Monument Description: Found 3" Aluminum Disk w/ "+" cut in monument box.

**REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)**

**NOTE: ALL MEASUREMENTS ARE**  **HORIZONTAL**  **SLOPED** **UNLESS NOTED OTHERWISE.**

NE 111.0' to found nail in South face of Power Pole.

SE 35.3' to found Nail in North face of Power Pole.

SSE 20.5' to found nail in North face of Power Pole.

S 27.7' to found nail in North face of Power Pole.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DETAILED METHOD OF RECOVERY OR ESTABLISHMENT:** Recovered existing 3" Aluminum Disk w/ "+" cut in monument box from ties referenced in previously published LSRR – File Number 17540, dated 07.22.2020.

**IDENTIFYING A MARKER**

To identify the location of a marker in a township, use the following standard alpha-numeric grid to designate an identifier for a given section corner or intersection.

For Example: The southwest corner of Section 26 would be designated by the identifier "17V". This is the "LOCATION CODE OF MARKER IN TOWNSHIP".

**1 | 7 | V**

Sec 6	Sec 5	Sec 4	Sec 3	Sec 2	Sec 1
Sec 7	Sec 8	Sec 9	Sec 10	Sec 11	Sec 12
Sec 18	Sec 17	Sec 16	Sec 15	Sec 14	Sec 13
Sec 19	Sec 20	Sec 21	Sec 22	Sec 23	Sec 24
Sec 30	Sec 29	Sec 28	Sec 27	Sec 26	Sec 25
Sec 31	Sec 32	Sec 33	Sec 34	Sec 35	Sec 36

A  
C  
E  
G  
J  
L  
N  
P  
R  
T  
V  
X  
Z

The original signature and date shall be across the Land Surveyor's professional seal.

Surveyor's signature & date

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FOR OFFICIAL USE ONLY

**Land Surveyor:** Jed A.M. Baughman  
**Company:** NorthPoint Development  
**Street Address:** 3315 North Oak Trafficway  
**City, State:** Kansas City, MO  
**Zip Code:** 64116

**L.S. Reg. Number:** 1501  
**Project Number:** IN-0294  
**Telephone Number:** 816.888.7380  
**Date of Survey:** 06.27.2023  
**County of Survey:** Johnson

This report is filed as a (check only one):

- SURVEY REFERENCE REPORT** (K.S.A. 58-2011a).  **NOTICE OF ENDANGERMENT ACTIVITY** (K.S.A. 58-2011b).  
 The \$4.00 per corner filing fee must accompany the Survey Reference Report and Notice of Endangerment Activity.
- NOTICE OF COMPLETION OF ENDANGERMENT ACTIVITY AND REPORT OF RESTORATION** (K.S.A. 58-2011c).  
 This may only be filed after filing a prior Notice Of Endangerment Activity. **There is no filing fee.**  
 Endangerment report was filed on \_\_\_\_\_.

**LOCATION CODE OF MARKER IN TOWNSHIP (see illustration below): 17A**

Legal Description: Northeast Section Corner Section: 3 Township: 15S Range: 22E

Survey Datum (if known): NAD 83 North: 178109.635 East: 2182844.141

Corner Status Prior to Survey:  Existent  Obliterated  Lost  Endangered  
 Monument Condition:  Found  Set  Reset  Found Record

Detailed Monument Description: Found 2" Aluminum Disk w/ Punch Mark at intersection of 191<sup>st</sup> Street and Waverly Road.

**REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)**

**NOTE: ALL MEASUREMENTS ARE**  **HORIZONTAL**  **SLOPED** **UNLESS NOTED OTHERWISE.**

NE 105.5' to found nail in South face of Power Pole.

NW 103.6' to found nail in South face of Power Pole.

SSE 150.3' to found nail in North face of Power Pole.

SSW 148.2' to found nail in North face of Power Pole.

**DETAILED METHOD OF RECOVERY OR ESTABLISHMENT:** Recovered existing 2" Aluminum Disk w/ Punch Mark from ties referenced in previously published LSRR – File Number 16664, dated 05.04.2018.

**IDENTIFYING A MARKER**

To identify the location of a marker in a township, use the following standard alpha-numeric grid to designate an identifier for a given section corner or intersection.

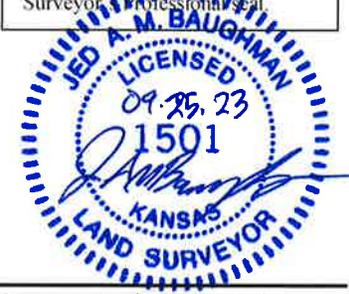
For Example: The southwest corner of Section 26 would be designated by the identifier "17V". This is the "LOCATION CODE OF MARKER IN TOWNSHIP".

1 7 V

Sec 6	Sec 5	Sec 4	Sec 3	Sec 2	Sec 1
Sec 7	Sec 8	Sec 9	Sec 10	Sec 11	Sec 12
Sec 18	Sec 17	Sec 16	Sec 15	Sec 14	Sec 13
Sec 19	Sec 20	Sec 21	Sec 22	Sec 23	Sec 24
Sec 30	Sec 29	Sec 28	Sec 27	Sec 26	Sec 25
Sec 31	Sec 32	Sec 33	Sec 34	Sec 35	Sec 36

01 03 05 07 09 11 13 15 17 19 21 23 25

The original signature and date shall be across the Land Surveyor's Professional Seal.



Surveyor's signature & date

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 6425 SW Sixth Avenue, Topeka, KS 66615-1099  
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**L.S. Reg. Number:** 1501  
**Project Number:** IN-0294  
**Telephone Number:** 816.888.7380  
**Date of Survey:** 06.27.2023  
**County of Survey:** Johnson

This report is filed as a (check only one):

- SURVEY REFERENCE REPORT** (K.S.A. 58-2011a).       **NOTICE OF ENDANGERMENT ACTIVITY** (K.S.A. 58-2011b).  
 The \$4.00 per corner filing fee must accompany the Survey Reference Report and Notice of Endangerment Activity.
- NOTICE OF COMPLETION OF ENDANGERMENT ACTIVITY AND REPORT OF RESTORATION** (K.S.A. 58-2011c).  
 This may only be filed after filing a prior Notice Of Endangerment Activity. **There is no filing fee.**  
 Endangerment report was filed on \_\_\_\_\_.

**LOCATION CODE OF MARKER IN TOWNSHIP (see illustration below): 17C**

Legal Description: East Quarter Section Corner Section: 3 Township: 15S Range: 22E

Survey Datum (if known): NAD 83 North: 175439.663 East: 2182898.246

Corner Status Prior to Survey:  Existent       Obliterated       Lost       Endangered  
 Monument Condition:  Found       Set       Reset       Found Record

Detailed Monument Description: Found 2" Aluminum Disk w/ Punch Mark in pavement of Waverly Road.

**REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)**

**NOTE: ALL MEASUREMENTS ARE**       **HORIZONTAL**       **SLOPED**      **UNLESS NOTED OTHERWISE.**

NE 47.3 to found top of Fire Hydrant.

E 27.1' to found NE corner of Curb Inlet.

W 27.1' to found NW corner of Curb Inlet.

NW 73.3' to found Nail in East face of Power Pole.

**DETAILED METHOD OF RECOVERY OR ESTABLISHMENT:** Recovered existing 2" Aluminum Disk w/ Punch Mark from ties referenced in previously published LSRR – File Number 16638, dated 10.15.2017.

**IDENTIFYING A MARKER**

To identify the location of a marker in a township, use the following standard alpha-numeric grid to designate an identifier for a given section corner or intersection.

For Example: The southwest corner of Section 26 would be designated by the identifier "17V". This is the "LOCATION CODE OF MARKER IN TOWNSHIP".

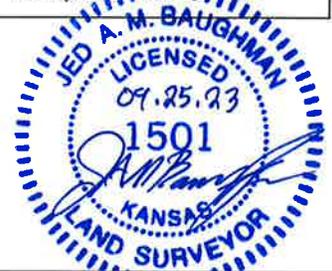
1 7 V

Sec	6	Sec	5	Sec	4	Sec	3	Sec	2	Sec	1
Sec	7	Sec	8	Sec	9	Sec	10	Sec	11	Sec	12
Sec	18	Sec	17	Sec	16	Sec	15	Sec	14	Sec	13
Sec	19	Sec	20	Sec	21	Sec	22	Sec	23	Sec	24
Sec	30	Sec	29	Sec	28	Sec	27	Sec	26	Sec	25
Sec	31	Sec	32	Sec	33	Sec	34	Sec	35	Sec	36

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The original signature and date shall be across the Land Surveyor's Professional seal.



Surveyor's signature & date

## SNOW DEPOT

**Application FS2023-08**  
**Northwest corner of W. 193<sup>rd</sup> Street, West of Waverly Road**

### QUICK FACTS

#### PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Site Plan located at the northwest corner of 193<sup>rd</sup> Street, west of Waverly Road.

**A Public Hearing is required.**

#### Owner and Applicant

Kevin White, Agent of NorthPoint Development

#### Existing Zoning and Land Use

The property was rezoned to City of Edgerton L-P (Logistics Park) on December 11, 2014 (Ord. 986). The property is currently used for stormwater for the nearby developments.

#### Parcel Size

5.73 acres

#### Staff Report Prepared by

Chris Clinton



## BACKGROUND

### ***1. Proposal***

This Final Site Plan request is being made in preparation for the development of a laydown and storage yard for snow removal and treatment equipment with other snow related materials. This use is permitted in the L-P District provided that the storage area or yard be 100% screened from public view. The Unified Development Code (UDC) defines 'screened from public view' as not being visible at eye level from adjoining properties or any street right-of-way. The applicant is proposing a 1,600 square foot snow treatment storage structure that will house the salt to be used on private drives throughout Logistics Park Kansas City (LPKC). The proposed site will also have a paved surface for wheel loaders, skid loaders, snowplows and blades, hand shovels, and hand spreaders for salting the sidewalks. Site Plans are required for a proposed change in use per Section 10.1.B of the UDC.

### ***2. Subject Site History***

The 5.73-acre subject property was annexed on March 27, 2014 (Ordinance 969) and was rezoned to the L-P (Logistics Park) District on December 4, 2014 (Ordinance 986). A Preliminary Plat (PP-10-08-14) was approved by the Planning Commission on November 4, 2014, and a Preliminary Site Plan (PS-10-08-14) was approved on March 10, 2015. The Final Site Plan (FS-2016-02) was then approved on March 8, 2016 and the Final Plat (FP2016-02) was approved on April 14, 2016.

### ***3. Zoning and Development Requirements***

#### ***A. Setback, Yard and Area Regulations***

- a. Floor Area Ratio (FAR): The maximum FAR allowed in the L-P District is 3:1. The proposed building has a FAR of 0.01:1, which is less than the maximum allowed by the UDC.
- b. Building Coverage: The maximum building coverage permitted in the L-P District is 50%. The proposed 1,600 square foot building covers approximately 0.64% of the subject property, which is less than the maximum allowed by the UDC.
- c. Setbacks:
  - a. Front: The minimum front yard setback in the L-P District is 50 feet. The proposal exceeds the minimum front yard setback requirement by the building being setback approximately 202 feet from the southern property line.
  - b. Side: The minimum side yard setback in the L-P District is 25 feet for side yards not adjacent to a residential district. The proposal exceeds the minimum side yard setback requirements by providing an approximately 214-foot setback to the western property line, and an approximately 294-foot setback to the east property line.
  - c. Rear: The minimum rear yard setback in the L-P District is 25 feet for yards not adjacent to a residential district. The proposal exceeds the minimum rear yard setback by providing an approximately 212-foot setback to the northern property line.
- d. Maximum Building Height: The L-P District has a maximum height allowance of 110 feet. The proposal is compliant with the L-P height requirement, as the proposed building has a maximum height of twenty-five (25) feet.
- e. Building Separation: All buildings in the L-P District must have a minimum building separation of 20 feet. The proposal is compliant with this requirement as there is only one building proposed on the parcel and all setbacks exceed twenty (20) feet, as described above.

## **B. Architectural Design Guidelines**

- a. Large Expanses: Building façades greater than 100 feet long facing public right-of-way or residential property must break up the façade by using a minimum of three (3) architectural elements provided in UDC, Section 5.2.J.2. Each of the façades of the proposed building are less than 100 feet long, therefore, no architectural elements are required to break up the wall.
- b. Building Materials: The proposed building will be concrete tilt-up panels with Kynar coated metal downspouts and coping, which meets the building material requirements set forth in the UDC.
- c. Horizontal Articulation: Walls facing a public right-of-way or residentially zoned property shall not extend for a distance greater than four (4) times the wall's height, without having an off set of 10% of the wall's height (maximum of 5 feet); the new plane shall extend for a distance equal to a minimum of 20% of the maximum length of the first plane. This requirement does not apply to this project as the walls do not span 4 times the wall's height.
- d. Vertical Articulation: Walls facing a public right-of-way, or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of 10% of the wall's height (maximum 5 feet). This requirement does not apply to this project as the walls do not span 4 times the wall's height.
- e. Color Palette: Buildings in the L-P District are permitted to utilize muted hues, natural and earth tones as the color palette, with use of brighter hues limited to use as an accent color. The building's primary colors will be dark gray and tan, meeting the color requirements of the UDC.

## **C. Parking and Loading**

- a. Parking: This proposal does not include any parking stalls, as during each snowfall event that requires snow removal, employees will park their personal vehicles where the equipment is stored. The building proposed is not occupiable, therefore no parking is required.
- b. Maneuvering: The UDC requires that all maneuvering of vehicles must take place on site or within a mutual access easement. The proposal includes a drive that would branch from 193<sup>rd</sup> Street, which is a privately owned street, in a recorded access easement. The applicant has proposed that the access easement be extended to allow access to the subject property, and dedication of that access easement is included as a stipulation of FP2023-05, which is also on the October 10, 2023 Planning Commission agenda.

## **D. Landscaping and Fencing**

The subject property is not adjacent to any public right-of-way and therefore the only required landscaping buffers required is a five (5) foot wide, three (3) foot tall Type 1 buffer. The UDC states that a Type 1 buffer is not required along rear property lines or along interior sides, which do not abut public right-of-way. However, for the site to be in compliance with the UDC, the site will still need to be screened from public view.

Along the west side of the property, the applicant has proposed a 5-foot-tall berm inside the buffer area which is approximately 171 feet wide. The width and height of the proposed buffer exceeds the requirements of the UDC. The landscaping on the west

exceeds the number of shrubs and trees required and appears to be adequate to screen the proposed development. Landscaping will need to be installed at the top of the berm to ensure the site is screened from public view.

The east property line includes a 20-foot-wide buffer with little to no change in elevation. The applicant proposes landscaping that meets the UDC requirements and appears to screen the site from the property to the east.

The northern property line is not required to provide a buffer, per the UDC, and the applicant is proposing a 14-foot-tall berm to screen the property. Screening to the south property line will be provided with existing vegetation and a vegetation survey will need to be submitted to confirm the property will be screened from the south. That survey will be required prior to the certification of the Final Site Plan by the Zoning Administrator.

The landscaping provided meets or exceeds the requirements of the Type 1 buffer. The landscape plan also appears to meet the requirement of screening the site from public view. During development, if it is noted that the site is not entirely screened from public view, additional screening may be required.

Staff recommended a fence be included around the development to ensure the safety of the stored equipment and aid in the screening of the site. The applicant has acknowledged the recommendation and declined to include a fence at this time. If the applicant wishes to install a fence, a new Final Site Plan application will be required.

#### **E. Traffic and Access**

The proposed development is not located along a public road, but W. 193<sup>rd</sup> Street, a private street, will be extended to allow access to the site. The applicant proposes to extend the access easement to allow the extension of the private street. Access to W. 193<sup>rd</sup> Street will be provided from Waverly Road. Traffic to the site will be limited to only during the winter to aid in removal of snow throughout LPKC.

#### **F. Stormwater**

The subject property is located within the Bull Creek watershed, and a stormwater pond is proposed to the southwest of the lot. The applicant submitted a stormwater study, which the City Engineer has reviewed and has provided comments on. The outflow structure design in the stormwater study does not match the construction plans and either the study or the plans need to be revised to match. A Stormwater Pollution Protection Plan (SWPPP) has also been submitted and reviewed by the City Engineer. The applicant needs to provide a Kansas Department of Health and Environment approved Notice of Intent prior to construction. The outstanding items are identified in the stipulations of the City staff recommendation and must be addressed and approved by the City Engineer prior to certification of the Final Site Plan by the Zoning Administrator.

#### **G. Sanitary Sewer**

On the southeast corner of the subject property, the applicant has noted an existing sanitary sewer manhole. The cover on the sanitary sewer should not exceed 25 feet from invert to the finished grade. The dimension shown in the provided plan-profile sheet appears to be incorrect as the proposed grade would cause the cover to exceed 25 feet. A revised plan will need to be provided prior to the certification of the Zoning Administrator.

**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 FS2023-08	08/22/2023
1	C-0001 Cover Sheet	09/26/2023
2	C-0010 General Notes	08/22/2023
3	C-0100 Existing Conditions Plan	09/26/2023
4	C-0200 Site Plan	08/22/2023
5	C-0300 Erosion Control Plan	08/22/2023
6	C-0400 Grading Plan	09/26/2023
7	C-0510 Detention Basin Plan	09/26/2023
8	C-0600 Sanitary Sewer Plan & Profile	09/26/2023
9	L-0100 Landscape Plan	09/26/2023
10	A1.00 Floor Plan	05/22/2023
11	2100 Gallon Vertical Tank	

**STAFF RECOMMENDATION**

City Staff recommends approval of Final Site Plan **Application FS2023-08** *Snow Depot*, subject to the following stipulations:

1. Prior to certification of the Final Site Plan by the Zoning Administrator, the following must be completed.
  - a. The outflow structure design in the stormwater study does not match the construction plans and either the study or the plans need to be revised to match.
  - b. A Kansas Department of Health and Environment approved Notice of Intent needs to be provided.
2. Prior to issuance of a building permit, all required off-site easements must be dedicated by separate instrument.
3. The following comments must be completed prior to certification by the Zoning Administrator:
  - a. A vegetation survey of the existing vegetation along the south property line needs to be submitted.
  - b. Additional screening may be required to screen the development from public view.

- c. A revised plan showing the cover over the manhole in the southeast corner needs to be provided.
4. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
5. 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. 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.

***Note: For Application FS2023-08 the Planning Commission will be the approving authority for the application.***



PRELIMINARY SITE PLAN       FINAL SITE PLAN       REVISED SITE PLAN       RE-REVIEW

PROJECT NAME: Logistics Park Kansas City Snow Depot

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 0.3 Miles W of Waverly Rd, 0.3 Miles S of 191st St

LEGAL DESCRIPTION: See attached

CURRENT ZONING ON SUBJECT PROPERTY: L-P      CURRENT LAND USE: Vacant

TOTAL AREA: 6 ACRES      NUMBER OF LOTS: 1      AVG. LOT SIZE: \_\_\_\_\_ Sq. Ft.

DEVELOPER NAME(S): Kevin White      PHONE: 816-888-7380

COMPANY: NorthPoint Development      EMAIL: kwhite@northpointkc.com

MAILING ADDRESS: 3315 N Oak Tfwy, Kansas City, MO 64116  
Street      City      State      Zip

PROPERTY OWNER NAME(S): \_\_\_\_\_      PHONE: 816-888-7380

COMPANY: Edgerton Land Holding Company, LLC      EMAIL: kwhite@northpointkc.com

MAILING ADDRESS: 3315 N Oak Tfwy, Kansas City, MO 64116  
Street      City      State      Zip

ENGINEER NAME(S): Melissa G. DeGonia, PE      PHONE: 816-888-7380

COMPANY: SitePoint, LLC      EMAIL: mdegonia@northpointkc.com

MAILING ADDRESS: 3315 N Oak Tfwy, Kansas City, MO 64116  
Street      City      State      Zip

SIGNATURE OF OWNER OR AGENT: kwhite@northpointkc.com  Digitally signed by kwhite@northpointkc.com  
DN: CN=kwhite@northpointkc.com  
Date: 2023.08.21 17:31:06-05'00'

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

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

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

**FOR OFFICE USE ONLY**

Application No.: FS2023-08      Application Fee Paid: \$ 257.26      Date Paid: 8/22/2023      Receipt #: 7781

Code: SITEPLAN or PUBLISH      Publication Fee Paid: \$ 71.28      Date Paid: 8791

Received By: Chris Clinton

## SITE PLAN INSTRUCTIONS

**SUBMITTAL DEADLINE:** The applicant shall submit an application at least forty-nine (49) calendar days prior to the public hearing.

**NOTICE REQUIREMENTS:** A public hearing is required for Site Plan applications at either the Preliminary or Final Site Plan stage, depending upon which is submitted first. If a public hearing is held for a Preliminary Site Plan, a public hearing does not need to be held for the Final Site Plan. The City shall publish notice of the public hearing at least twenty (20) days in advance of the hearing in the official City newspaper. One copy of the proposed Site Plan shall be made available for public inspection at least twenty (20) days prior of the public hearing.

**DESIGN STANDARDS:** Applicants should abide by the district zoning regulations and design standards set forth in the Edgerton UDC as noted in the appropriate Articles for the proposed development. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

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

**APPROVAL LIMITATIONS:** The Site Plan approval expires after one year from the date of approval and becomes null and void unless the applicant has been issued a building permit for the project or has requested an extension of time from the Planning Commission.

## CHECKLIST

The following items shall be included on the site plan, and the scale shall be a professionally acceptable standard suitable to the area of the proposed project:

- A scale vicinity map showing the relationship of the site to surrounding neighborhoods, zoning of surrounding properties, roads and other physical features.
- A project title, zoning designation and applicant name. A street, lot or tract address of the project.
- An index of content pages.
- The data table as outlined in Section 10.1, Subsection G of the UDC.
- The name of the architect, engineer, surveyor and landscape architect, all licensed in the State of Kansas, who prepared the Site Plan.
- Engineer's seal with original signature.
- A landscape plan sealed by a landscape architect licensed to practice in the state of Kansas which is in conformance with applicable zoning district requirements. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. The submitted landscape plan drawn to scale, shall show the requirements as shown in Section 10.1, Subsection G.
- Existing and proposed topography including contours at two (2) foot intervals unless the property is too flat and then spot elevations shall be provided.
- Exterior lot lines with any survey pins.
- Location of buildings, proposed and existing if existing buildings will remain.
- Parking areas, paths, sidewalks with sizes and surface material specifications.

- Exterior lighting specifications including a preliminary photometric plan. A final photometric plan will be required at the time the applicant applies for a Building Permit.
- Site entrance and connections to streets.
- The location of existing and proposed easements.
- Connection point for utilities and the location and size of all utility lines including but not limited to sewer lines and manholes; water lines and fire hydrants; telephone, cable, fiber, and electrical systems; and storm drainage systems including inlets, catch basins, lines and other appurtenances, existing and proposed.
- Vehicular and pedestrian circulation within the site, entrances and exits, loading and unloading areas, and adjacent curb cuts.
- Scale drawings of all proposed signage including location, height, size, area, materials and design to be used on the premises with construction drawings required when applying for a sign permit in accordance with Article 12, Sign Regulations, of the UDC.
- Features to facilitate handicapped access.
- Profile and detail for roads the location and width of sidewalks and the location of trails.
- Storm Drainage Systems and Facilities shall be provided in connection with the proposed development of land in accordance with the Kansas City Metropolitan chapter of the American Public Works Association Construction and Material Specifications Section 5600 Storm Drainage Systems and Facilities. Said Site Plan shall show, by use of directional arrows, the proposed flow of storm drainage from the site. A summary table shall be provided on the Site Plan in the format outlined in Section 10.1, Subsection G of the UDC.
- A Storm Water Pollution Prevention Plan (SWPPP) shall also be provided and shall meet the known requirements of the National and Kansas General Permit. A signed and dated copy of the NOI shall be provided to the City prior to any disturbance of the soil on the construction site.
- Scale drawing of building floor plans with dimensions and square foot calculations.
- Scale drawings in full color with dimensions of all building facades or elevations including the labeling of exterior materials and color.
- Roof pitch and materials.
- The location of any HVAC systems (roof or ground), utility boxes and any other above ground facilities. Include line of sight drawings which indicate view from the street, right of way, and/or adjacent properties. Ground-based mechanical equipment shall be located away from property lines adjacent to public streets and residential property. Include type of screening that will be used around equipment.
- Areas or facilities used for trash, trash compacting, recycling containers, service and loading are to be located out of public view from streets, adjacent to residential properties, and other highly visible areas such as parking lots, access drives, and similar areas. Refer to the regulations in Section 10.1, Subsection G of the UDC.
- Layout and design of all property designed required parking and loading areas in accordance with Article 16, Parking and Loading Regulations, of the UDC.

## POSSIBLE ADDITIONAL REQUIREMENTS

Depending upon circumstances the Zoning Administrator may require additional information related to business operations and their impact on adjacent properties including, but not limited to the requirement of additional information for hazardous material or other environmental impacts.

The Zoning Administrator may also require a detailed traffic impact study prepared by a Traffic Engineer, licensed in the State of Kansas, for large uses, mixed use and multi-tenant developments, or for developments in heavy traffic or congested areas to include:

- The projected number of motor vehicle trips to enter and leave the site, estimated for daily and peak hour traffic levels;
- The projected traffic flow pattern including vehicular traffic movements at all major intersections likely to be affected by the proposed use of the site;
- The impact of the proposed traffic upon existing, public and private ways in relation to existing and projected daily and peak hour road capacities;
- A recommendation of whether additional improvements would be needed such as turning lanes or traffic signals to accommodate the projected traffic;
- Any other information as determined by the City Engineer.

Outdoor Storage Requirements. Include adequate details on Site Plan to confirm individual District requirements are met.

- Permanent Outdoor Storage – If applicable and allowed within the zoning designation, permanent outdoor storage areas, attached to the main structure and enclosed with screening or fencing, may be allowed if the enclosure meets aesthetic guidelines. Permanent outdoor storage areas must be indicated on the Site Plan.
- Seasonal Outdoor Storage - If applicable and allowed within the zoning designation, placement and dimensions of Seasonal Outdoor Storage area must be shown on the Site Plan. Administrative approval for a Seasonal Outdoor Storage Permit is granted by the Zoning Administrator upon the submission of a permit application which includes, but is not limited to, parking implications, time parameters (hours of operation and duration of display), signage, pedestrian and vehicular traffic flow, lighting requirements, security, maintenance of merchandise, and fencing.
- Temporary Sales Area – Temporary Sales Areas may be allowed within certain zoning designations. If the applicant wishes to request a Temporary Sales Permit, the Temporary Sales Area must be indicated on the Site Plan.

Property Description:

ALL OF TRACT B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JED A.M. BAUGHMAN, PLS 1501 OF NORTHPOINT DEVELOPMENT, LLC, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88°08'53" WEST, ALONG THE NORTH LINE, A DISTANCE OF 1316.88 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 01°20'20" EAST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1221.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°20'20" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 454.55 FEET TO THE SOUTHWEST CORNER OF TRACT B, TSL EDGERTON, A SUBDIVISION IN SAID CITY OF EDGERTON;

THENCE SOUTH 88°21'59" WEST, ALONG THE NORTH LINE OF TRACT A OF SAID LOGISTICS PARK KANSAS CITY IV, SECOND PLAT, A DISTANCE OF 547.22 FEET TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE NORTH 01°43'15" WEST, A DISTANCE OF 454.54 FEET;

THENCE NORTH 88°21'57" EAST, A DISTANCE OF 550.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 249,425 SQUARE FEET OR 5.73 ACRES, MORE OR LESS.

# SNOW DEPOT SITE PLANS

IN EDGERTON, JOHNSON COUNTY, KS



### PROJECT TEAM:

**OWNER**  
EDGERTON LAND  
HOLDINGS COMPANY, LLC  
3316 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116

**DEVELOPER**  
NORTHPOINT DEVELOPMENT  
3316 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116  
CONTACT: BRADY SIEBER  
PHONE: 816.888.7200  
EMAIL: BSIEBER@NORTHPOINTKC.COM

**ENGINEER**  
NORTHPOINT DEVELOPMENT  
3316 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116  
CONTACT: MELISSA G DEGONIA, P.E.  
PHONE: 816.888.7200  
EMAIL: MDEGONIA@NORTHPOINTKC.COM

**SUBDIVISION**  
NORTHPOINT DEVELOPMENT  
3316 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116  
CONTACT: JED BAUGHMAN  
PHONE: 816.888.7200  
EMAIL: JBAUGHMAN@NORTHPOINTKC.COM

**ARCHITECT**  
STUDIOSOUTH ARCHITECTURE  
3316 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116  
CONTACT: MATT UNGER  
PHONE: 816.888.7200  
EMAIL: MUNGER@NORTHPOINTKC.COM

### UTILITY CONTACT LIST:

**TELECOM**  
CENTURYLINK  
PHONE: 800.788.3500

**ELECTRIC**  
KANSAS CITY POWER LIGHT  
PHONE: 913.671.5275

**DOMESTIC GAS**  
KANSAS GAS SERVICE  
PHONE: 913.598.0881

**WATER SERVICE**  
WATER DISTRICT NO 7  
PHONE: 913.356.7375

**SEWER SERVICE**  
CITY OF EDGERTON  
PHONE: 913.359.6231

### PROPERTY DESCRIPTION:

ALL OF TRACT B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JED A.M. BAUGHMAN, PLS 1501 OF NORTHPOINT DEVELOPMENT, LLC, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88°08'53" WEST, ALONG THE NORTHLINE, A DISTANCE OF 3316.88 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 01°20'20" EAST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1221.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°20'20" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 454.35 FEET TO THE SOUTHWEST CORNER OF TRACT B, TL EDGERTON, A SUBDIVISION IN SAID CITY OF EDGERTON;

THENCE SOUTH 88°23'58" WEST, ALONG THE NORTH LINE OF TRACT A OF SAID LOGISTICS PARK KANSAS CITY IV, SECOND PLAT, A DISTANCE OF 547.22 FEET TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE NORTH 02°42'52" WEST, A DISTANCE OF 414.54 FEET;

THENCE NORTH 88°21'57" EAST, A DISTANCE OF 530.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 289,426 SQUARE FEET OR 6.73 ACRES, MORE OR LESS.

Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0010	GENERAL NOTES
C-0100	EXISTING CONDITIONS PLAN
C-0200	SITE PLAN
C-0300	EROSION CONTROL PLAN
C-0400	GRADING PLAN
C-0510	DETENTION BASIN PLAN
C-0600	SANITARY SEWER PLAN & PROFILE
L-0100	LANDSCAPE PLAN

CERTIFICATE:  
RECEIVED AND PLACED ON RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ZONING ADMINISTRATOR \_\_\_\_\_

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

CHAIR OF THE PLANNING COMMISSION \_\_\_\_\_

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

APPLICANT SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ ORGANIZATION: \_\_\_\_\_

DATA TABLE	
SITE AREA	5.73 AC.
BUILDING S.F.	1,600 S.F.
PROPOSED BUILDING AND SITE USE	STORAGE
NUMBER OF EMPLOYEES	0
PARKING	NOT NEEDED

PROPERTY USE  
THE PROPERTY WILL BE USED FOR STORAGE OF  
SNOW REMOVAL AND TREATMENT EQUIPMENT  
AND OTHER SNOW RELATED MATERIALS.



NO.	REVISION/APPROVALS	DATE	REVIEWED BY:	DATE	DATE	DATE	DATE
1	RECORDED PER CITY COMMENTS	2/22/2023	DEVELOPER	2/22/2023	DATE	DATE	DATE

COVER SHEET  
SNOW DEPOT  
SITE PLANS  
EDGERTON, JOHNSON COUNTY, KS



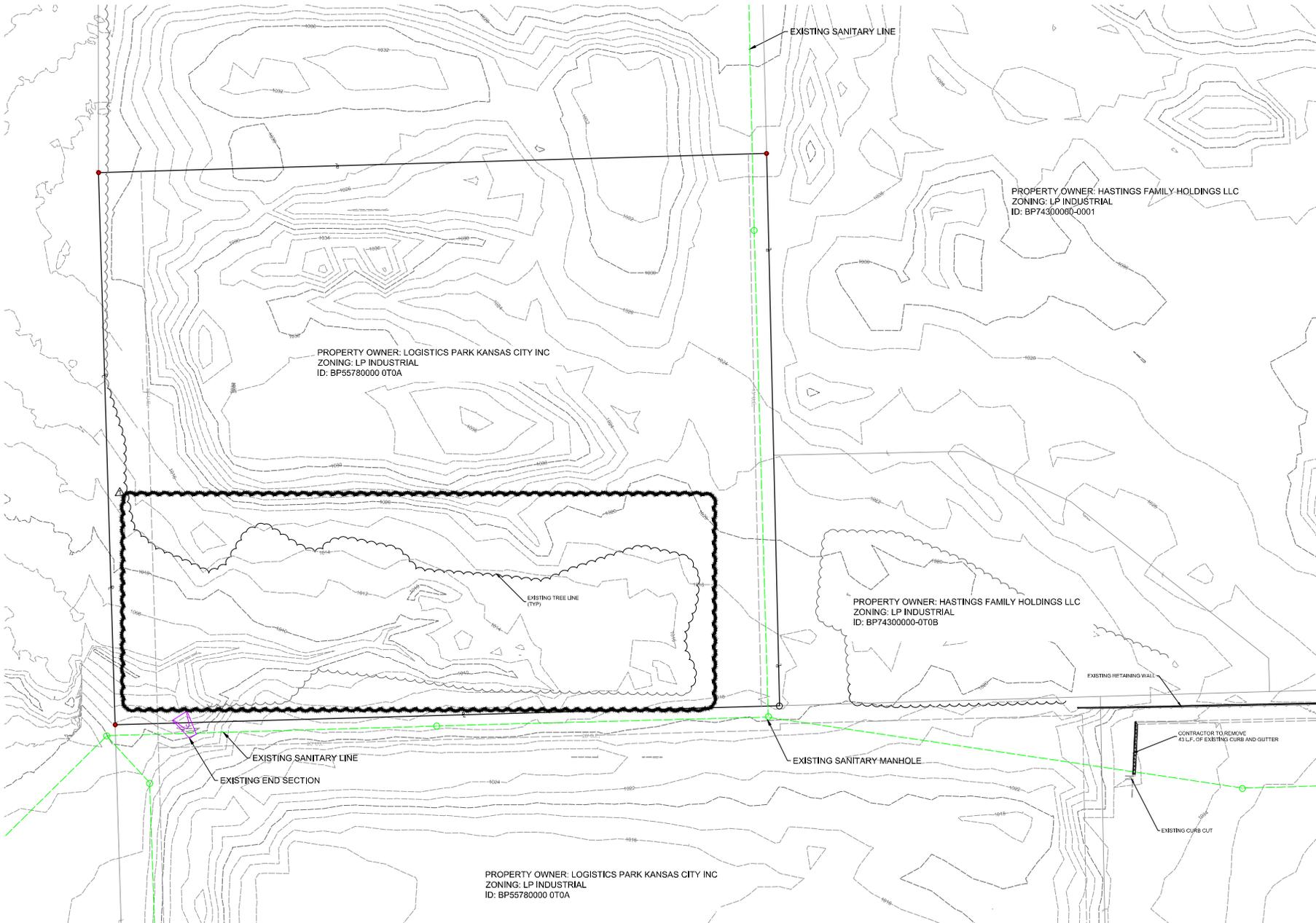
SHEET #:

C-0001

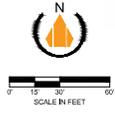
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S:\P\PROJECTS\2023\230000\230000.dwg DATE: 07/20/23 11:58 AM USER: JG



LEGEND	
○	FOUND MONUMENT
●	SET 5/8" REBAR W/ 2" CAP



NO.	DATE	REVISIONS/APPROVALS
1	2023/06/27	DESIGNED
2	2023/06/28	REVISIONS
3		
4		
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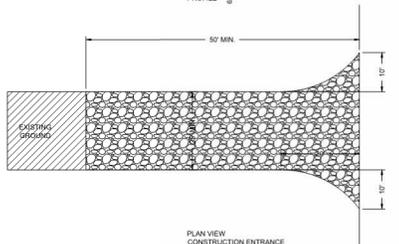
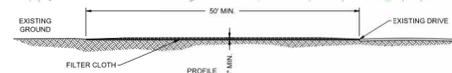
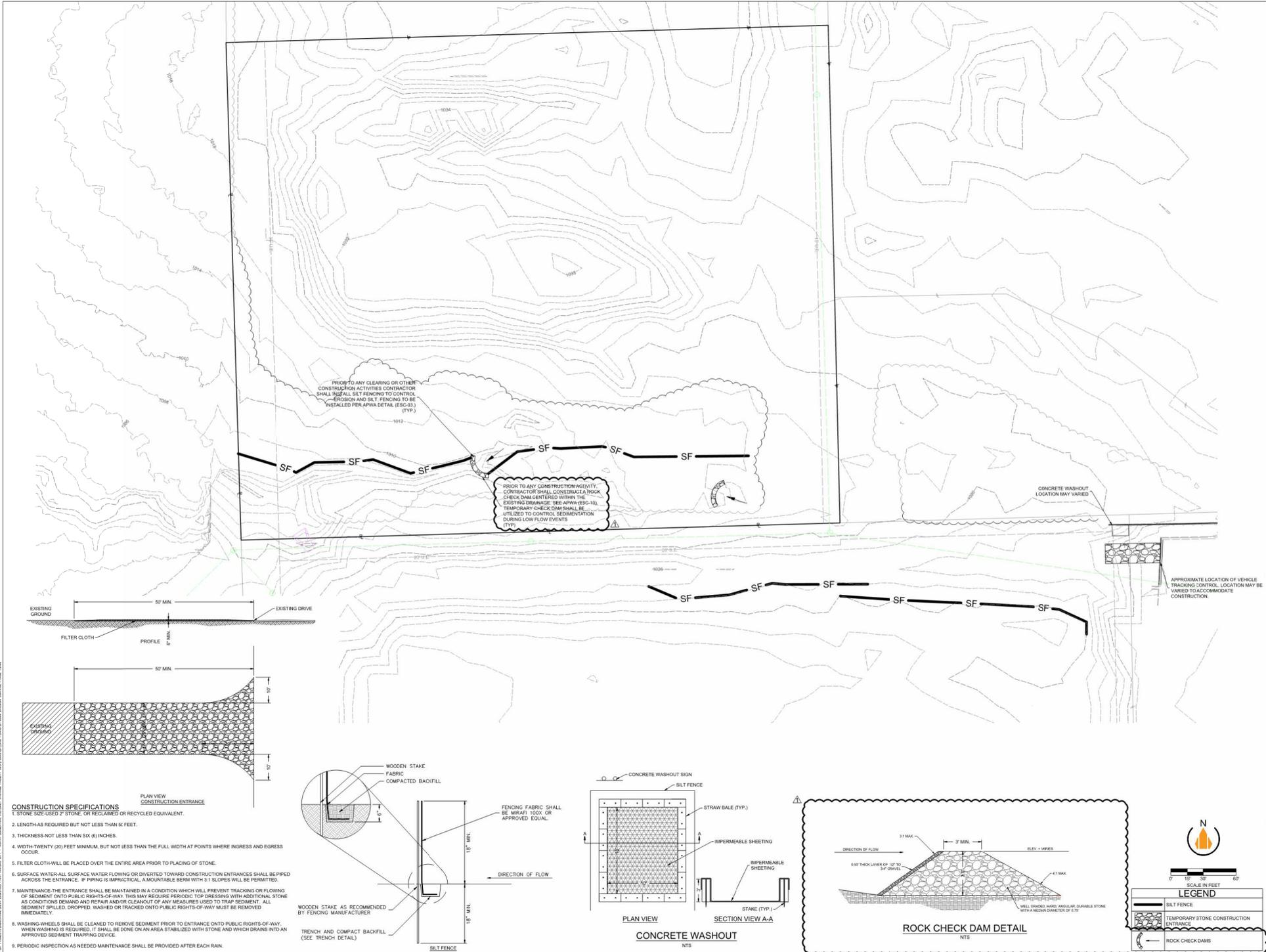
RECEIVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_  
 SHEET NO.: \_\_\_\_\_



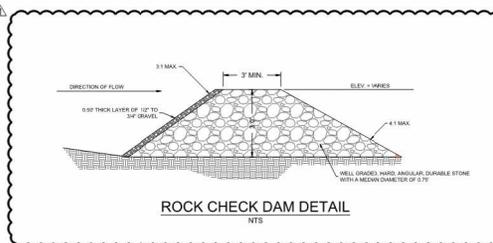
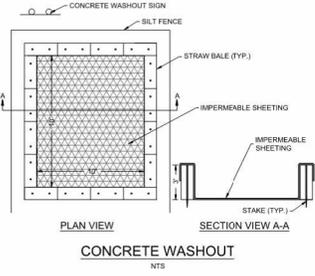
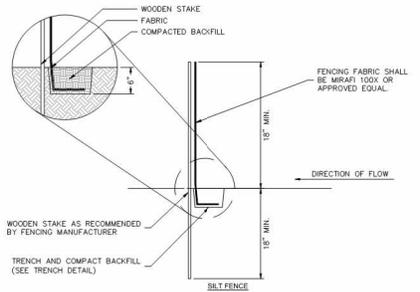
SHEET #:

C-0100





- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE-USED 2" STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
  - LENGTH AS REQUIRED BUT NOT LESS THAN 50 FEET.
  - THICKNESS NOT LESS THAN SIX (6) INCHES.
  - WIDTH TWENTY (20) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
  - FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



N

0 15 30 60  
SCALE IN FEET

**LEGEND**

- SILT FENCE
- TEMPORARY STONE CONSTRUCTION ENTRANCE
- ROCK CHECK DAMS

**SITEPOINT**  
A Division of NorthPoint Development  
3318 N Oak Technology  
Kansas City, MO 64118  
www.sitepointdevelopment.com

NO.	REVISION/APPROVALS	DATE
		2023.08.22

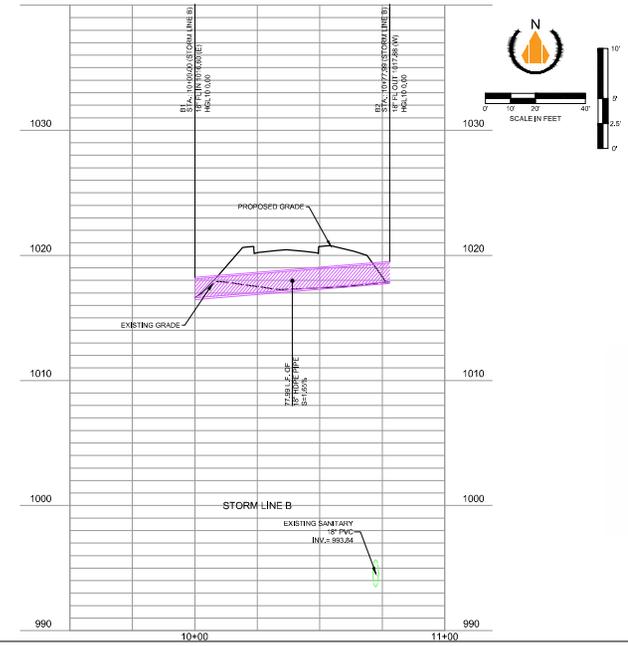
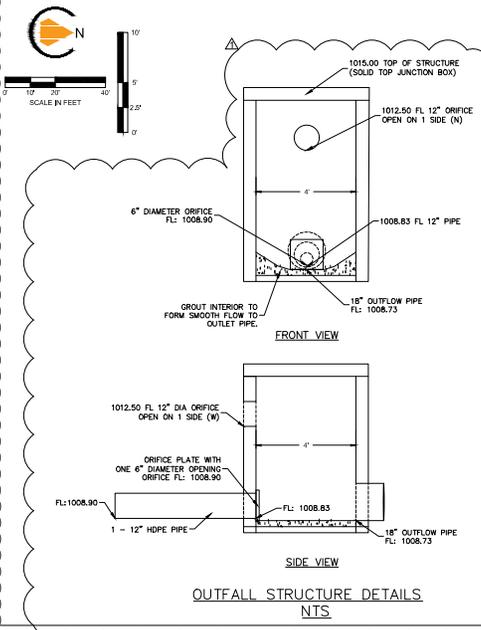
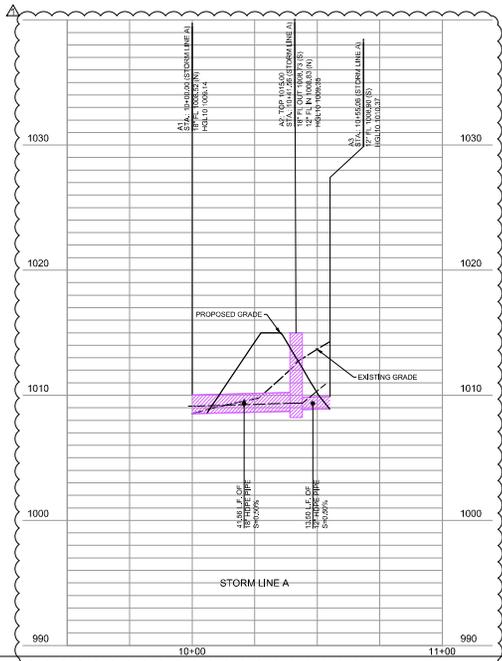
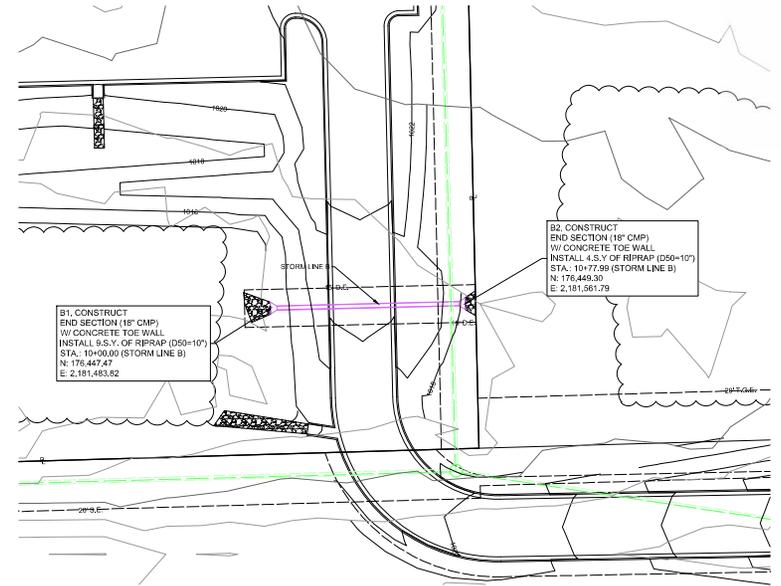
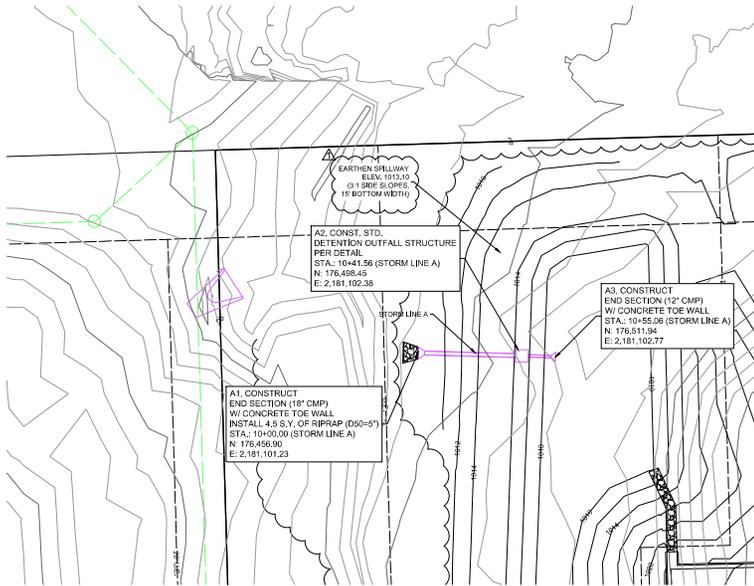
EROSION CONTROL PLAN  
SNOW/DEPOT  
SITE PLANS  
EDGERTON, JOHNSON COUNTY, KS

REVIEWED BY: [ ]  
DESIGNED BY: [ ]  
DRAWN BY: [ ]  
DATE: [ ]  
SCALE: [ ]  
SHEET #:  
#2261

THE KANSAS GEOLOGICAL SURVEY  
Missouri Geological Survey  
Established in 1892

**SHEET #:**  
**C-0300**





NO.	REVISION/APPROVALS	DATE
1	DATE SUBMITTED	2022/09/27
2	DATE COMMENTS	2022/09/28
3	DATE COMMENTS	
4	DATE COMMENTS	
5	DATE COMMENTS	
6	DATE COMMENTS	
7	DATE COMMENTS	
8	DATE COMMENTS	
9	DATE COMMENTS	
10	DATE COMMENTS	

DETECTION BASIN PLAN  
SNOW/DEPOT  
SITE PLANS  
EDGERTON, JOHNSON COUNTY, KS





- GENERAL NOTES:
- ALL PLANTS MUST BE HEALTHY AND FREE OF PESTS AND DISEASE.
  - ALL TREES MUST BE STRAIGHT TRUNKED AND MEET ALL SPECIFICATIONS.
  - ALL PLANTS ARE SUBJECT TO APPROVAL OF NORTHPOINT DEVELOPMENT BEFORE, DURING, AND AFTER INSTALLATION.
  - ALL PLANTS MUST BE INSTALLED PER DETAILS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND SHALL AVOID DAMAGE TO THEM. UNDERGROUND UTILITIES ARE INDICATED ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL CALL UTILITY LOCATING SERVICES.
  - CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES INDICATED ON THE PLANS.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTS AND LAWN UNTIL THE WORK IS ACCEPTED BY NORTHPOINT DEVELOPMENT.
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF THE LANDSCAPING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS AT THE END OF THE GUARANTEE TIME.
  - ALL PLANTS THAT DIE, DEFLAUNT, OR TURN BROWN PRIOR TO ACCEPTANCE BY NORTHPOINT DEVELOPMENT SHALL BE REPLACED.
  - ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK.
  - MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS, AROUND SHRUBS, AND AROUND TREES, AND SHALL BE 3" THICK AS INDICATED ON THE PLANS AND DETAILS.
  - CONTRACTOR SHALL KEEP THE WORKSITE CLEAN AND REMOVE ALL WASTE MATERIALS FOR DISPOSAL PER LOCAL, STATE, AND FEDERAL REGULATIONS.
  - CONTRACTOR SHALL SEED ALL DISTURBED AREAS THAT ARE NOT INDICATED ON PLANS.
  - ALL LANDSCAPING SHALL BE PLANTED AND PERPETUALLY MAINTAINED BY THE PROPERTY OWNER, EXCEPT WHERE MAINTAINED BY ANOTHER ENTITY SUCH AS A PROPERTY OWNERS ASSOCIATION (POA).
  - PERMETER BUFFER LANDSCAPE PLANTING ADJACENT TO INDUSTRIAL USES AND IS NOT REQUIRED ALONG REAR PROPERTY LINE OR INTERIOR SIDE PROPERTY LINES BEHIND THE FRONT FACE OF THE BUILDING.

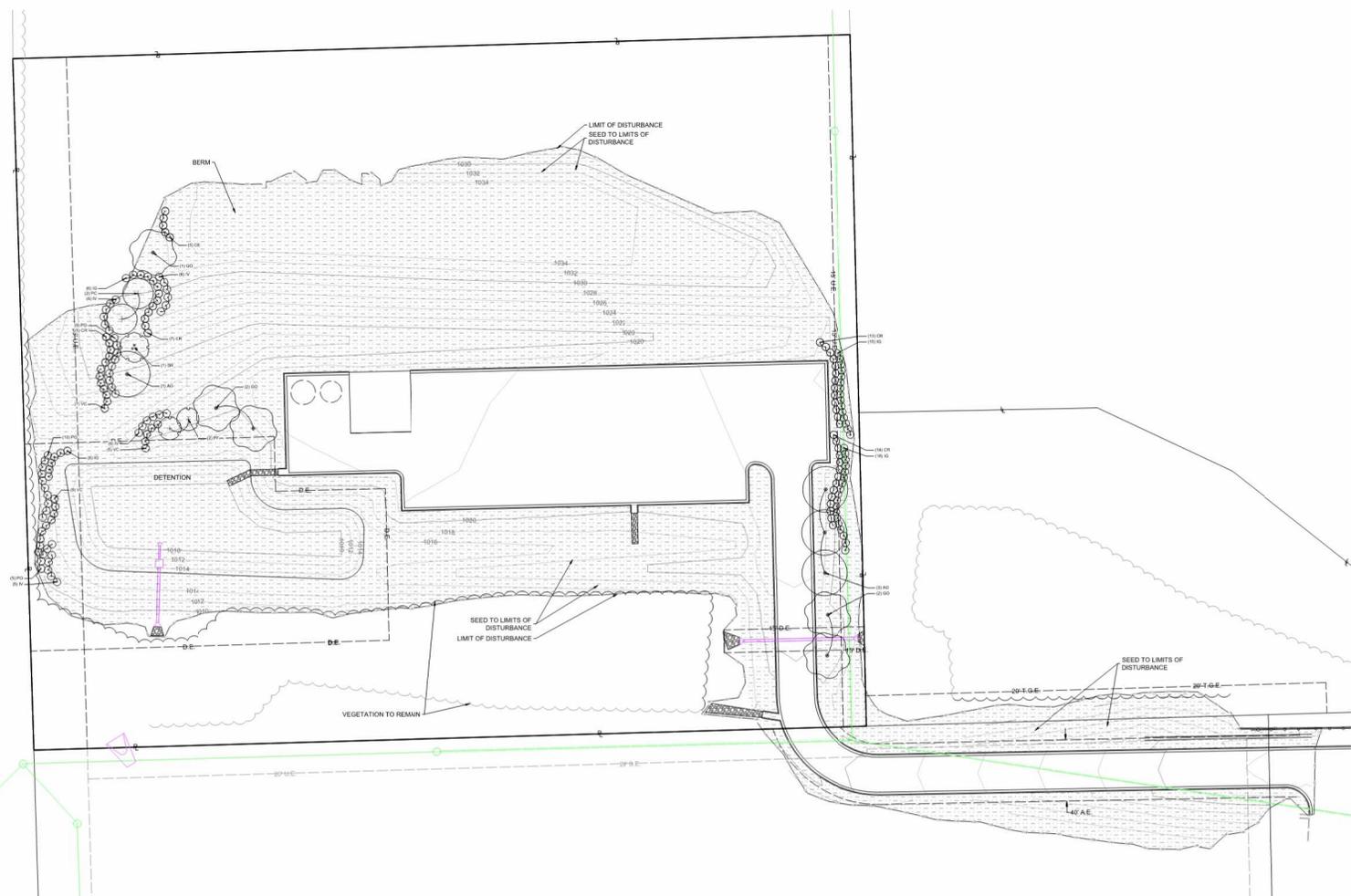
- SEEDING NOTES:
- ALL AREAS SPECIFIED AS "SEED" SHALL BE HYDROSEEDING WITH SEED SPECIES AS INDICATE ON PLANT LIST. CONTRACTOR SHALL VERIFY QUANTITIES.
  - AREA WHERE SEED IS TO BE INSTALLED SHALL BE FREE OF STONE, STICKS, AND OTHER FOREIGN MATERIALS.
  - SURFACE SHALL BE RACKED TO A SMOOTH SURFACE AND BE FREE OF DEPRESSIONS AND MOUNDS.
  - HYDROSEEDING MIX SHALL CONSIST OF SEED, FERTILIZER, AND FIBER MULCH.
  - ALL DISTURBED AREAS SHALL BE HYDROSEEDING.
  - SEEDING AREAS WILL BE ACCEPTED BY NORTHPOINT DEVELOPMENT WHEN SEED HAS SPROUTED, ESTABLISHED, FREE OF WEEDS AND BARE AREAS.

- MULCH NOTES:
- ALL PLANTING AREAS SHALL BE COVERED WITH 3" OF BROWN HARDWOOD MULCH
  - MULCH SHALL BE FREE OF ROCKS AND OTHER FOREIGN MATERIAL.

LANDSCAPE DATA TABLE		
	REQUIRED	PROVIDED
PERMETER BUFFER - NORTH SIDE (REAR)		550 L.F.
ONE TREE PER 50'	10 TREES	N/A*
ONE SHRUB PER 4'	137 SHRUBS	N/A*
PERMETER BUFFER - EAST SIDE (INTERIOR)		240 L.F.
ONE TREE PER 50'	5 TREES	5 TREES
ONE SHRUB PER 4'	60 SHRUBS	60 SHRUBS
PERMETER BUFFER - SOUTH SIDE (FRONT)		240 L.F.
ONE TREE PER 50'	10 TREES	EXISTING VEGETATION
ONE SHRUB PER 4'	137 SHRUBS	EXISTING VEGETATION
PERMETER BUFFER - WEST SIDE (INTERIOR)		240 L.F.
ONE TREE PER 50'	5 TREES	9 TREES & EXISTING VEGETATION**
ONE SHRUB PER 4'	60 SHRUBS	97 SHRUBS & EXISTING VEGETATION**

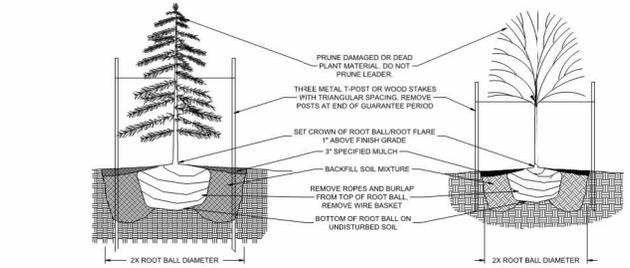
\*UTILIZING CODE - TYPE 1 AND TYPE 2 BUFFERS SHALL NOT BE REQUIRED ALONG REAR PROPERTY LINES OR ALONG INTERIOR SIDE NOT ADJACENT PUBLIC RIGHT OF WAY PROPERTY LINES BEHIND THE FRONT FACE OF THE BUILDING

\*\*EXCESS PLANTING TO SATISFY OUTDOOR STORAGE SCREENING REQUIREMENTS



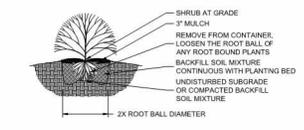
PLANT SCHEDULE

CONIFEROUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
+	PC	Picea pungens / Colorado Spruce	6' H.	BAB	2
+	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6' H.	BAB	2
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
○	AO	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	BAB	4
○	GO	Gleditsia triacanthos var. 'Inermis' Skyline / Skyline Honey Locust	2" Cal.	BAB	5
○	SR	Syringa reticulata / Japanese Tree Lilac	1.5" Cal.	BAB	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
○	CR	Cornus sericea / Red Twig Dogwood	5 gal.	Container	44
○	IG	Ilex glabra 'Compacta' / Compact Inkberry	2 gal.	Container	45
○	IV	Ilex virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 gal.	Container	23
○	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5 gal.	Container	24
○	VC	Viburnum cerasifolium / Koreanspice Viburnum	5 gal.	Container	21
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
□	FE	Festuca x 'Superior Plus' / Superior Fescue	Seed		



NOTES:  
1. IN TURF AREA, PROVIDE 6" DIAMETER OF MULCH

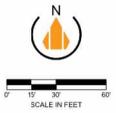
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N.T.S.



2. SHRUB PLANTING DETAIL  
N.T.S.

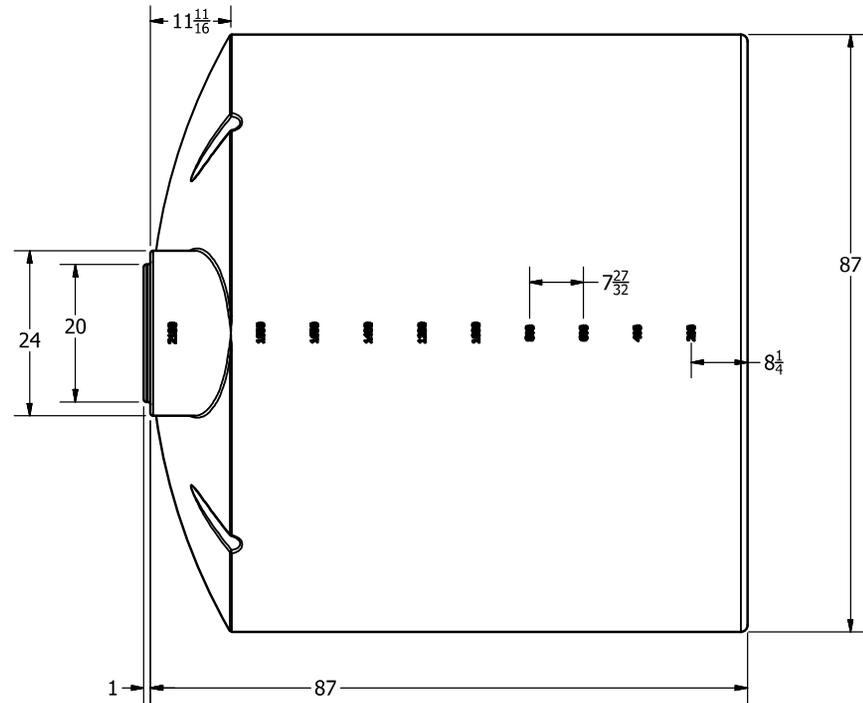
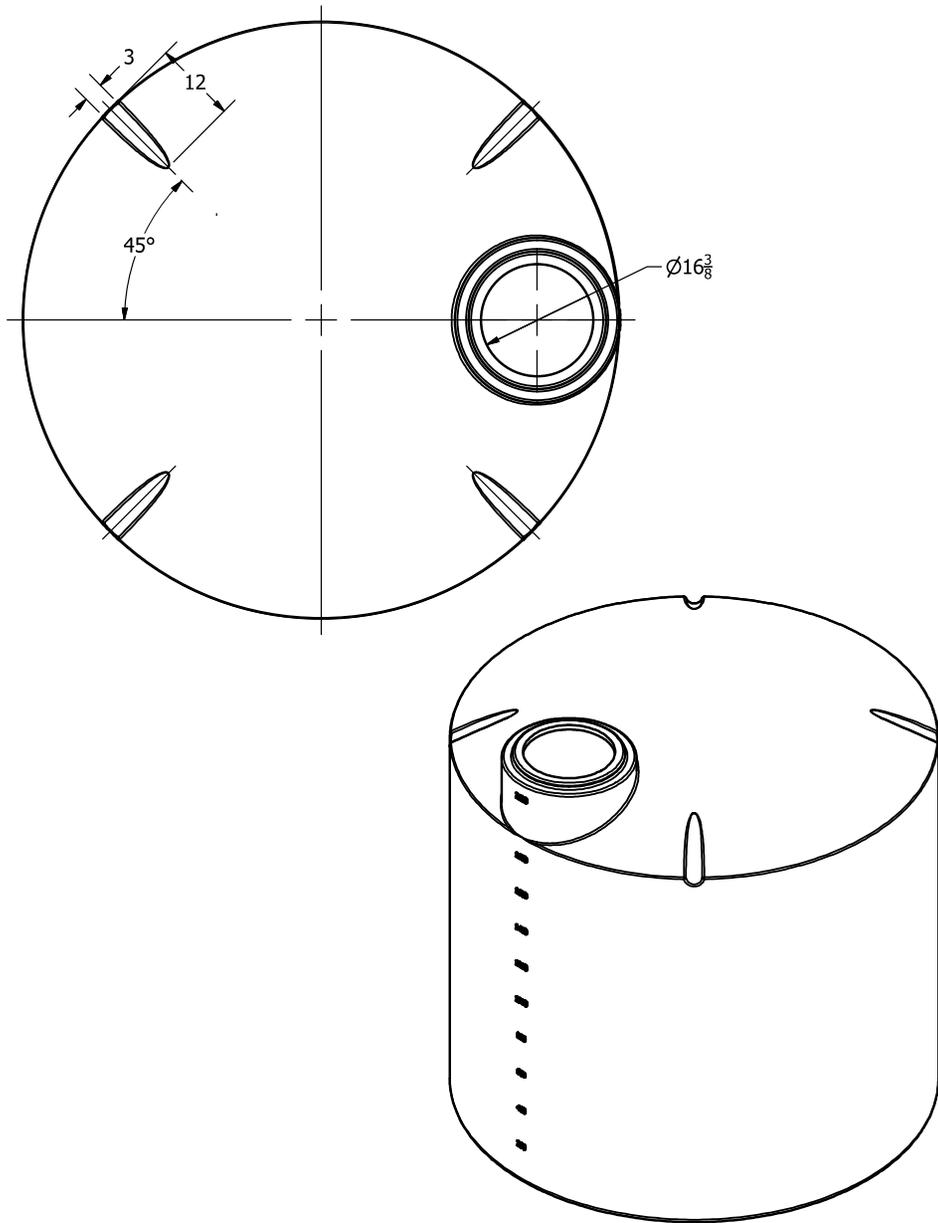
LEGEND

EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
L.S.	LANDSCAPE EASEMENT
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
BOUNDARIES	
+	EXISTING PROPERTY BOUNDARY
-	EXISTING RIGHT-OF-WAY
UTILITIES	
---	EXISTING COMMUNICATIONS LINE
---	PROPOSED COMMUNICATIONS LINE
---	EXISTING NATURAL GAS MAIN
---	PROPOSED NATURAL GAS MAIN
---	EXISTING POWER/ELECTRIC LINE
---	PROPOSED POWER/ELECTRIC LINE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN



NO.	REVISION/APPROVALS	DATE
1	DESIGNED BY: JAMES KRAATZ DRAWN BY: JAMES KRAATZ CHECKED BY: JAMES KRAATZ	2023.03.28
2	REVIEWED BY: JAMES KRAATZ	2023.03.28





REVISION HISTORY			
REV	DESCRIPTION	DATE	AUTHOR
A	REDRAWN	1/2/1997	
B	REDRAWN	7/9/2013	Michael Holden
DRAWN	Jerry Paulson	8/19/1997	
CHECKED			
QA			
MFG			
APPROVED			
		SIZE	DWG NO
		B	
		SCALE: 1/16	
		SHEET 1 OF 1	



NORWESCO, INC. SAINT BONIFACIUS, MN

TITLE

2100 GALLON VERTICAL TANK

SIZE

B

DWG NO

REV

B

SCALE: 1/16

SHEET 1 OF 1