

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
July 8, 2025
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** _____ Draskovich _____ Mathos _____ Little _____ Mueller _____ Soemer
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. Minutes from the June 10, 2025 Planning Commission Meeting.

Regular Agenda

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

Business Requiring Action

New Business

6. **PUD2025-0002: FINAL PLANNED UNIT DEVELOPMENT PLAN/PLAT FOR DWYER FARMS PHASE III LOCATED ON THE SOUTHWEST CORNER OF 8TH STREET/EDGERTON ROAD AND BRAUN STREET/W. 207TH STREET**

- a. Presentation from Lee Ryherd, applicant for Final Planned Unit Development Plan/Plat Application PUD2025-0002

- b. Presentation from City Staff for Final Planned Unit Development Plan/Plat Application PUD2025-0002
- c. Discussion of Final Planned Unit Development Plan/Plat Application PUD2025-0002
- d. Consideration of Final Planned Unit Development Plan/Plat Application PUD2025-0002

7. PROPOSED UPDATE TO THE ENVISION EDGERTON 2050 COMPREHENSIVE PLAN

- a. Presentation from City Staff Regarding the Proposed Update to the Envision Edgerton 2050 Comprehensive Plan
- b. Public Hearing Regarding the Proposed Update to the Envision Edgerton 2050 Comprehensive Plan
- c. Discussion of the Proposed Update to the Envision Edgerton 2050 Comprehensive Plan
- d. Consideration of the Proposed Update to the Envision Edgerton 2050 Comprehensive Plan

8. Future Meeting Reminders

- August 12, 2025 at 7:00 PM – Regular Session
- September 9, 2025 at 7:00 PM – Regular Session
- October 14, 2025 at 7:00 PM – Regular Session

9. Announcements

10. Adjourn

**PLANNING COMMISSION
June 10, 2025 Minutes**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on June 10, 2025. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	absent
Ray Soemer	absent
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Chris Clinton, Planning and Zoning Coordinator

- 2. WELCOME** Chair Mathos welcomed all in attendance to the meeting.
- 3. PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

CONSENT AGENDA

4. Minutes from the May 13, 2025 Planning Commission Meeting.
5. Extension Request for FSP2024-0004 *Kubota NADC UDT Oil & Diesel Piping Systems*

Commissioner Little moved to approve the Consent Agenda. The motion was seconded by Commissioner Mueller. The Consent Agenda was approved, 3-0.

Regular Agenda

- 6. Declaration.** There were no declarations made.

Business Requiring Action

New Business

- 7. ELECTION OF PLANNING COMMISSION OFFICERS.** Per the Bylaws of the Planning Commission outlined in the Unified Development Code (UDC), an annual meeting is to be held during June for the purpose of electing a Chair, Vice Chair, and Secretary of the Planning Commission.

Mr. Zachary Moore, Development Services Director, stated that elections were completed earlier this year due to vacancies. The Bylaws of the Planning Commission do require elections to be held annually in June.

Commissioner Little moved to nominate Chairperson Mathos to remain Chair of the Planning Commission. Commissioner Mueller seconded the motion. Chairperson Mathos remained as the Chair, 3-0.

Chairperson Mathos moved to nominate Commissioner Little to serve as the Vice Chair. Commissioner Mueller seconded the motion. Commissioner Little was elected as the Vice Chair of the Planning Commission, 3-0.

Chairperson Mathos moved to nominate Commissioner Mueller to be named the Secretary. Commissioner Little seconded the nomination. Commissioner Mueller was named the Secretary of the Planning Commission, 3-0.

8. FUTURE MEETING REMINDERS

Chair Mathos stated that the next regular sessions are scheduled for July 8, 2025 at 7:00 PM; August 12, 2025 at 7:00 PM; and September 9, 2025 at 7:00 PM

9. ANNOUNCEMENTS

Mr. Moore stated a new restaurant, Scoopy's Café, has opened in Downtown Edgerton last Saturday. There is a Grand Opening event scheduled later this week. Commissioner Mueller stated the community needs to support the business so it remains open. Chairperson Mathos stated they will be open daily.

Mr. Moore said there was a ribbon cutting for the Dwyer Farms subdivision last week. Chairperson Mathos noticed that there are a few owner occupied homes already. Mr. Moore said there are three (3) or four (4) on W. 207th Terrace and another three (3) or four (4) more on W. 208th Terrace. Commissioner Mueller asked if any of the homes will have basements, even with the recent storm scares. Mr. Moore answered that stated no basements are planned, but buyers do have the option to add a storm shelter in the garage.

Chairperson Mathos noted the IHOP has opened as well. Mr. Moore agreed and stated the restaurant has been extremely busy. IHOP is located in the same building as Goodcents. Mr. Moore said these are exciting times in Edgerton.

10. ADJOURN

Commissioner Mueller moved to adjourn the meeting. Commissioner Little seconded the motion. The meeting was adjourned at 7:08 PM, 3-0.

Submitted by Chris Clinton, Planning and Zoning Coordinator

DWYER FARMS, PHASE III

Application PUD2025-0002

Southwest Corner of Braun Street/207th Street and 8th Street/Edgerton Road

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant requests approval of a Final Planned Unit Development Plan/Plat for single-family residential development.

Owner and Applicant

Kyle Jones, Agent of
Kansas LD, LLC

Existing Zoning and Land Use

Currently zoned PUD (Planned Unit Development) with no current development on the subject property.

Parcel Size

20.92± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. Proposal

The Applicant, Kansas LD, LLC, a subsidiary of Lennar, has submitted a Final PUD Plan and Plat for a 20.92-acre parcel of land at the southwest corner of 8th Street/Edgerton Road and Braun Street/207th Street. This is the third phase of the subdivision of Dwyer Farms, which overall will consist of 279 single-family homes. Article VI of the Unified Development Code (UDC), Section 6.2, requires that the Planning Commission review the Final Development Plan and Plat prior to the Governing Body's review and consideration. This application does not require a public hearing.

2. Subject Site

The subject property was annexed into the City of Edgerton on April 14, 2022 and was later zoned to the PUD (Planned Unit Development) District on August 11, 2022 under the terms and conditions of Ordinance 2113. Also on August 11, 2022, the Governing Body of Edgerton approved the Conceptual Plan for the Dwyer Farms Planned Unit Development (PUD2022-01). Phases I and II of the subdivision had Final Plan/Plats approved under PUD2022-01 by the Planning Commission on June 13, 2023 and July 9, 2024, respectively. Earlier this year, the Planning Commission held a public hearing regarding the Revised Conceptual Plan (PUD2025-0001) for the Dwyer Farms Planned Unit Development, which was later approved by the Governing Body, which this Final PUD Plan/Plat is consistent with. This proposal is the third development proposal on the subject property that the City has received and is consistent with the revised Conceptual PUD, which was approved by the City Council on May 8, 2025.

3. Lots and Tracts

The applicant is proposing 81 single-family residential lots and two (2) common tracts. The lots in this phase will range from 6,000 square feet to 14,954 square feet, with an average lot size of 7,490 square feet. The proposed tracts, Tract A and Tract B, will be used for open space and will be maintained by the Homeowners' Association (HOA).

PUD REVIEW

1. Standards for Planned Unit Developments

Section 6.1.C of the Unified Development Code (UDC) sets requirements for all Planned Unit Developments (PUD). City staff reviewed the application in accordance with the requirements of the UDC.

- a. **Comprehensive Plan:** The UDC requires the proposed development to conform with the objectives of the Comprehensive Plan of Edgerton. The proposal of an 80-lot phase of a subdivision directly aligns with the Future Land Use Map designation of the property as 'Low-to-Medium Density Residential.' The proposal also aligns with many goals, policies, and action items in the Comprehensive Plan. Those goals, policies, and action items include, but are not limited to:
 - a. **Goal 2.4:** *"Coordinate land use planning with transportation and other public investments."*
 - i. Policy 2.4.1: *"Limit the use of cul-de-sacs and dead-end streets to promote connectivity when approving new development."*
 - ii. Policy 2.4.2: *"Promote new development to include collector streets to help with circulation within and into the site."*
 - b. **Goal 4.1:** *"Increase housing diversity in Edgerton."*
 - c. **Goal 4.2:** *"Promote best practices for all proposed residential development."*

- i. Policy 4.2.1: *"Promote organic growth and limit leapfrog development."*
- ii. Policy 4.2.2: *"Limit cul-de-sacs to allow for greater thru connection in the roadway network."*
- iii. Policy 4.2.3: *"Plan for appropriate infrastructure to support development."*

Figure 1 Future Land Use Map

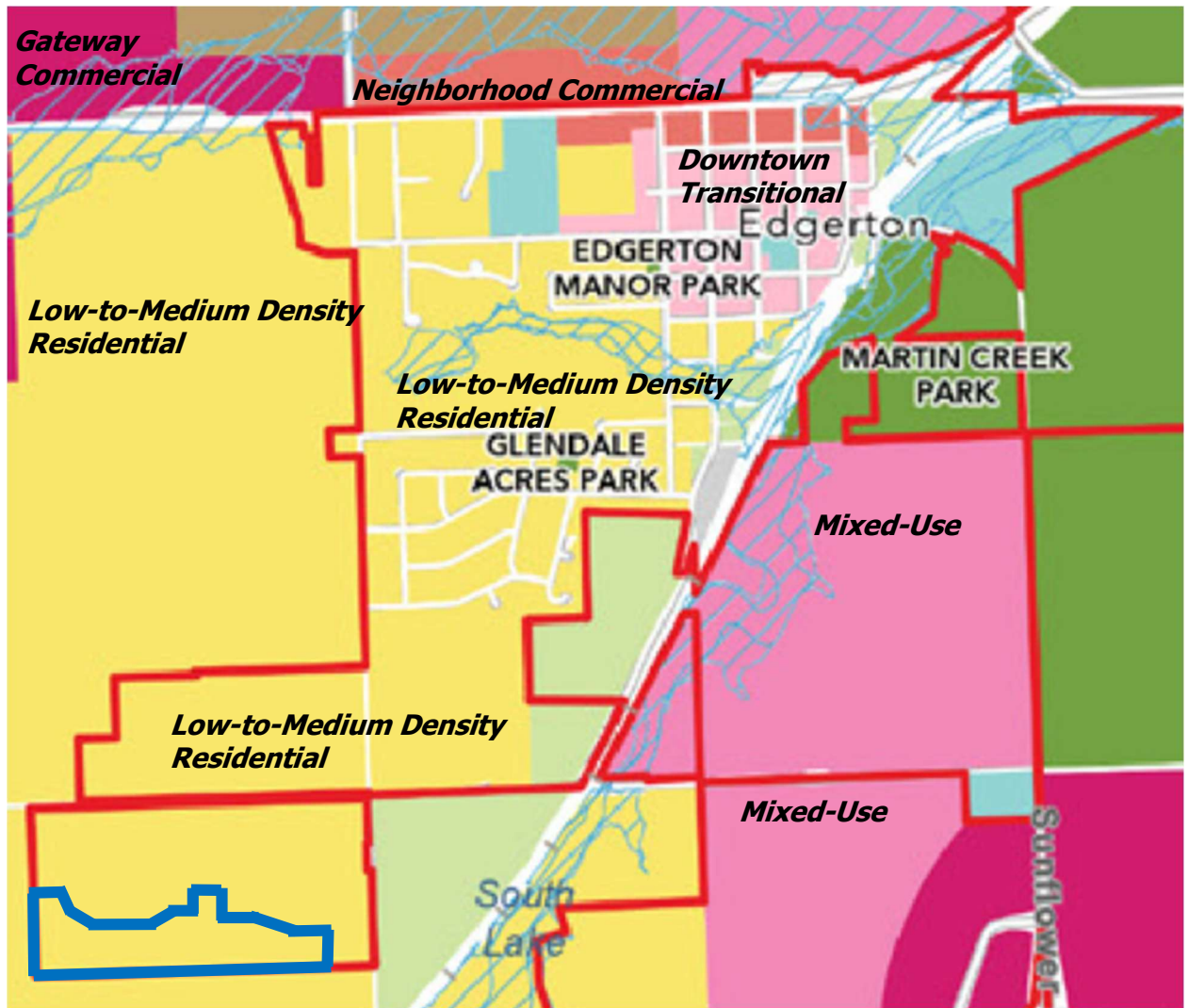


Figure 1 – Subject Property Outlined in Blue

- b. **Compatibility:** The proposed use of single-family homes and associated open space is compatible with the surrounding development, as is required by the UDC, and will not have a detrimental influence on the surrounding properties.
- c. **Net Density:** Table 1 below shows the net density of the Revised Conceptual PUD (PUD2025-0001) as approved by the Governing Body and how it relates to each Phase of the Dwyer Farms development. The density of Phase III of Dwyer Farms, measured in dwelling units per acre (du/ac), is higher than the approved Revised Conceptual Plan, however, it is not as high as Phase II and is higher than Phase I. This is the final phase

of the development and will bring the overall development within compliance with the approved Conceptual Plan PUD2025-0001.

Table 1

Conceptual PUD (PUD2025-0001)	Phase I (PUD2023-01)	Phase II (PUD2024-0101)	Phases III (Proposed)
3.47 du/ac	2.61 du/ac	4.41 du/ac	3.82 du/ac

- d. **Site Ownership:** The UDC requires the site be under single ownership or unified control. The subject 20.92± acres of land is under one common ownership.
- e. **Space Between Buildings:** A reduction in the minimum separation between single-family detached dwelling units from 16 feet to 10 feet was approved with the Conceptual PUD Plan (PUD2022-01), with the stipulation that fire-rated materials be used during construction. Those requirements were not changed when the Revised Conceptual Plan was adopted. The applicant has not changed this request and a stipulation requiring fire-rated construction materials has been added as a stipulation to staff's recommendation.
- f. **Yards:** The following lot sizes and setbacks were approved in PUD Conceptual Plan PUD2022-01 and remain unchanged with the adoption of the Revised Conceptual Plan PUD2025-0001. The lot sizes will apply as the minimum district standards for development subject to Ordinance Number 2179:

DIMENSION	PUD2022-01/PUD2025-0001
Interior Lot Width	50 feet
Front Yard Setback	28 feet
Rear Yard Setback	20 feet
Side Yard Setback	5 feet
Corner Yard Setback	15 feet

The development proposal will use the same proposed lot widths and setbacks that the applicant requested and was approved with the Conceptual Plan (PUD2022-01) and Revised Conceptual Plan (PUD2025-0001). As stipulated in the PUD Conceptual Plan, the requested and approved 5-foot side yard setbacks remain with this proposal, provided that fire-rated materials are used during construction. This is recommended as a stipulation of approval with this proposal, as is mentioned in Section e above.

- g. **Parking Standards:** Adequate parking will be provided for each single-family home constructed in this phase, as each home will have a two- or three-car garage, and two spaces in the driveway. This is consistent with what was approved with the Conceptual PUD Plan (PUD2022-01) and the Revised Conceptual PUD Plan (PUD2025-0001)
- h. **Traffic:** The applicant provided a Traffic Impact Study (TIS) with their Conceptual PUD Plan (PUD2022-01), which identified that no turn lanes into the site would be warranted with the development of this subdivision. The findings of that TIS were not altered in the Revised Conceptual Plan PUD2025-0001. Each lot in this subdivision will have direct access to a public street on the interior of the development, and no lot will have direct vehicular access to either 8th Street or Braun Street. The road network internal to the site that will be completed with Phases I and II will provide access to both 8th Street and Braun Street.

There is an additional street stub that terminates the proposed Rushmore Street at the southern property line. Future development to the south could connect to this stub if that developer chooses to do so.

DEVELOPMENT STANDARDS

The applicant has provided many of the required documents outlined by the UDC. The landscape plan proposes one (1) tree in the front yard of each lot, consistent with the previous phases of the development that were approved by the Planning Commission and Governing Body. This phase of the development does not include any proposed signage. A sidewalk is shown on one side of all the public streets. The developer will need to work with the City to ensure proper connections are made to the sidewalks of previous stages of development. The stormwater study for the entire development has been completed and approved by the City Engineer. The applicant will need to continue working with the City Engineer to ensure that the public infrastructure plans meet all the City's standards. All comments and details must be approved by the City Engineer prior to the commencement of any construction of public infrastructure. In the previous phases, the applicant provided possible floorplans for each phase of the development. At this time, the applicant has not provided any floorplans for the third phase. The floorplans must be provided prior to the certification of the Zoning Administrator and recording of the plat.

PLAT DOCUMENT REVIEW – UDC SECTIONS 6.4.A.3 AND 13.3.G

A part of the Final PUD is the Final Plat for the subject parcel. The Final Plat must meet all of the requirements in Section 6.4.A and Section 13.3.G of the UDC in addition to the Johnson County Subdivision Plat requirements. The City Engineer is reviewing all of the public infrastructure plans in conjunction with the plat. If additional easements or rights-of-way are needed for the public infrastructure, they must be provided on the plat. The final plat will not be certified by the Zoning Administrator until all public infrastructure plans have been approved by the City Engineer. The Parcel Area Table must also be corrected to include all of the proposed lots prior to the certification of the Zoning Administrator.

The City Engineer has reviewed the plat. All of the City Engineer's comments must be addressed prior to certification of the Zoning Administrator. The City Engineer is requiring that all easements be either utility easements or drainage easements. No sewer easements should be used on the plat and the Sanitary Sewer Easement language must be removed from the Owner's Certificate. There is an easement between Lots 248 and 249 that must meet that easement requirement. Notes on the plat indicate there are easements to be vacated, however, it is not made clear that new easements are being dedicated to replace those easements. Any new easements must be indicated by shading or hatching appropriately on the face of the plat.

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

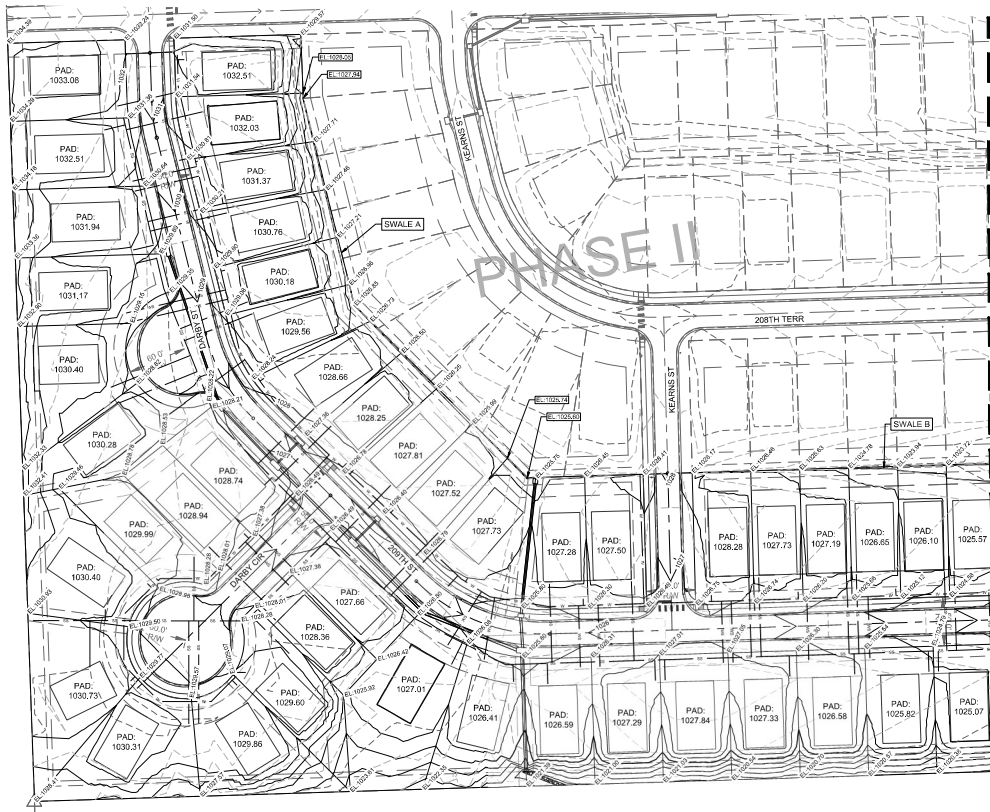
Sheet #	Title	Date on Document
1	Final Plat - Dwyer Farms Phase III	June 2025
2	Sheet 3 – Site Plan	May 20, 2025
3	Sheet 4 – Utility Plan	May 20, 2025
4	Sheet 17 – Grading Plan	May 20, 2025
5	Sheet 18 – Detailed Grading Plan	May 20, 2025
6	Sheet 56 – Landscape Plan	May 20, 2025
7	Sheet 57 – Landscape Plan	May 20, 2025
8	Sheet 58 – Landscape Plan	May 20, 2025

STAFF RECOMMENDATION

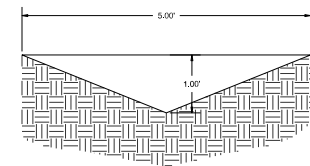
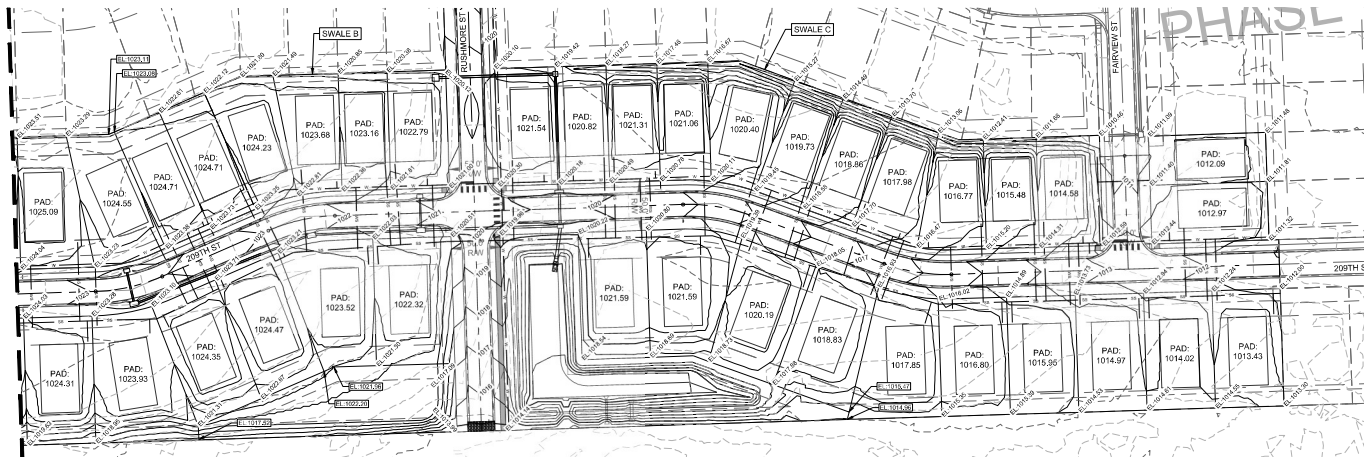
Staff recommends approval of PUD Final Plan/Plat **Application PUD2025-0002** for *Dwyer Farms, Phase III*, as submitted, subject to the following stipulations:

1. Prior to the plat being recorded, the following must occur:
 - a. Floorplans for the models of home to be constructed during this Phase must be provided.
 - b. Public infrastructure plans must be approved by the City Engineer. Any necessary changes to the plat based on the review of those plans must be made prior to plat recording.
 - c. The exterior corner in the boundary of a subdivision of land must be monumented prior to the recording of the plat.
 - d. The plat must be revised to reflect of the proposed lots and tracts in the Parcel Area Table.
2. Fire-rated materials must be used in construction of homes in lieu of the Planning Commission and Governing Body permitting a 5-foot side yard setback and minimum 10-foot separation between buildings.

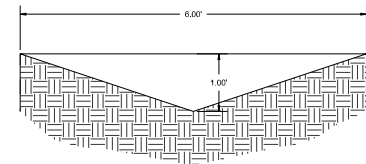
Note: For Application PUD2025-0002 the Planning Commission will be recommending body to the Governing Body. The Application will be presented to the Governing Body on July 24, 2025.



1. SOIL/FILL LOCATED WITHIN THE BUILDING PAD SHALL BE TESTED BY LICENSED GEOTECHNICAL ENGINEER AS COMPACTED TO 95% STANDARD PROCTOR, CONSTRUCTED IN ACCORDANCE WITH HUD HANDBOOK 4140.3, DATA SHEET 79G, AND FREE FROM ORGANICS.
2. ALL PADS SHALL BE CONSTRUCTED WITHIN $\pm 0.2'$ OF PAD ELEVATION. ALL PADS SHALL BE CONSTRUCTED TO BE LEVEL WITHIN $\pm 0.2'$. THE DESIGN PAD ELEVATIONS INDICATE THE DESIGN TOP OF DIRT PAD.
3. PAD DRAINAGE PATTERN IS TO GENERALLY COMPLY WITH ONE OF THE THREE TYPICAL FRA-HUD LOT GRADING STANDARDS.
4. PAD DRAINAGE PATTERN SHALL BE AT A MINIMUM GRADE OF 1.0%.
5. CONTRACTOR SHALL COORDINATE LOT AND BUILDING PAD GRADING WITH OWNER PRIOR TO PROJECT COMMENCEMENT.
6. CONTRACTOR SHALL UNDERCUT PADS BY 42" IF ROCK IS ENCOUNTERED IN THE BUILDING PAD. COORDINATE WITH OWNER.
7. DIRT IN ROW TO BE NO HIGHER THAN LEVEL WITH BACK OF CURB AND GRADED AT 0% (OR MINIMUM ALLOWABLE BY CODE).
8. EACH LOT SHALL HAVE PINS AT ALL LOT CORNERS AND A 6" T-POST MARKING PIN LOCATION.
9. IN THE EVENT THE BORROW AREA TO SUPPLY FILL MATERIAL TO THIS SITE IS OVER ONE ACRE, THE CONTRACTOR IS REQUIRED TO OBTAIN COVERAGE UNDER THE CONSTRUCTION STORMWATER GENERAL PERMIT THROUGH KDE FOR THAT BORROW SITE.
10. ALL SOIL BROUGHT TO THE SITE AND IN SITU SHALL BE COMPACTED BY ROLLING WITH A SHEEPSFOOT ROLLER OR BY MECHANICAL TAMPING.
11. THE SHEEPSFOOT ROLLER, WHEN FULLY LOADED, SHALL HAVE A LOAD ON EACH TAMPER FOOT NOT LESS THAN 200 POUNDS PER SQUARE INCH OF CROSS-SECTIONAL AREA.
12. ENOUGH MOISTURE SHALL BE PRESENT IN THE SOIL TO OBTAIN A DENSITY EQUAL TO OR GREATER THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST BEFORE PLACING THE NEXT LIFT. CONTRACTOR SHALL PROVIDE UP TO 5 STANDARD PROCTORS OF FILL MATERIAL FOR UTILIZATION BY THE CITY IN TESTING COMPACTION.
13. ALL FILL MATERIAL SHALL BE APPROVED BY A LICENSED ENGINEER.
14. ALL FILL MATERIAL SHALL HAVE ROCK NO LARGER THAN 3" DIAMETER. EACH LIFT SHALL CONSIST OF 12-INCH LOOSE LIFTS OR LESS PRIOR TO COMPACTION.
15. IN AREAS OF GRADING CONSISTING OF FILL GREATER THAN 12-INCHES, COMPACTION TESTING SHALL BE PERFORMED ON EVERY LOT APPROXIMATELY 50 FEET FROM THE FRONT YARD LOT LINE AT THE CENTER OF THE LOT. IF COMPACTION DOES NOT EXTEND 50 FEET BEYOND THE PROPERTY LINE THEN TESTING SHALL BE PERFORMED AT A LOCATION APPROXIMATELY HALF-WAY BETWEEN THE PROPERTY LINE AND FURTHEST EXTENT OF COMPACTION FROM THE PROPERTY LINE AT THE CENTER OF THE LOT. COMPACTION TESTING RELATED TO GRADING SHALL BE PERFORMED ON EVERY LIFT UNLESS A PRECEDING LIFT PASSES. IN THAT CASE TESTING SHALL BE PERFORMED ON EVERY OTHER LIFT UNLESS A LIFT FAILS AT WHICH TIME THE FAILED LIFT MUST BE RE-COMPACTED, TESTED, AND THE FOLLOWING LIFT MUST ALSO PASS. IF THE FOLLOWING LIFT PASSES THEN TESTING CAN RESUME ON EVERY OTHER LIFT.
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL DENSITY TESTS AND PROCTOR INFORMATION FOR TESTING. ANY TEST REPORTS TAKEN FOR THE WEEK SHALL BE SUBMITTED TO THE OWNER BY FRIDAY AFTERNOON OF THAT WEEK.
17. ALL STRIPPED TOPSOIL SHALL BE STOCKPILED ON SITE FOR RE-USE.
18. CONTRACTOR SHALL NOT DISTURB MORE THAN 750,000 SF AT A TIME, TO COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
19. *EXISTING GRADE SHOWN BASED OFF OF PHASE II PROPOSED GRADING.



SWALE A & B TYPICAL SECTION
(NOT TO SCALE)



SWALE C TYPICAL SECTION
(NOT TO SCALE)

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DWYER FARMS SUBDIVISION, PHASE III
CONSTRUCTION DOCUMENTS
EDGERTON, KANSAS



REVISION
DATE
DESCRIPTION

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PROJECT # 2412-0467

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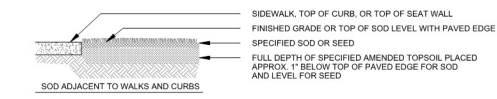
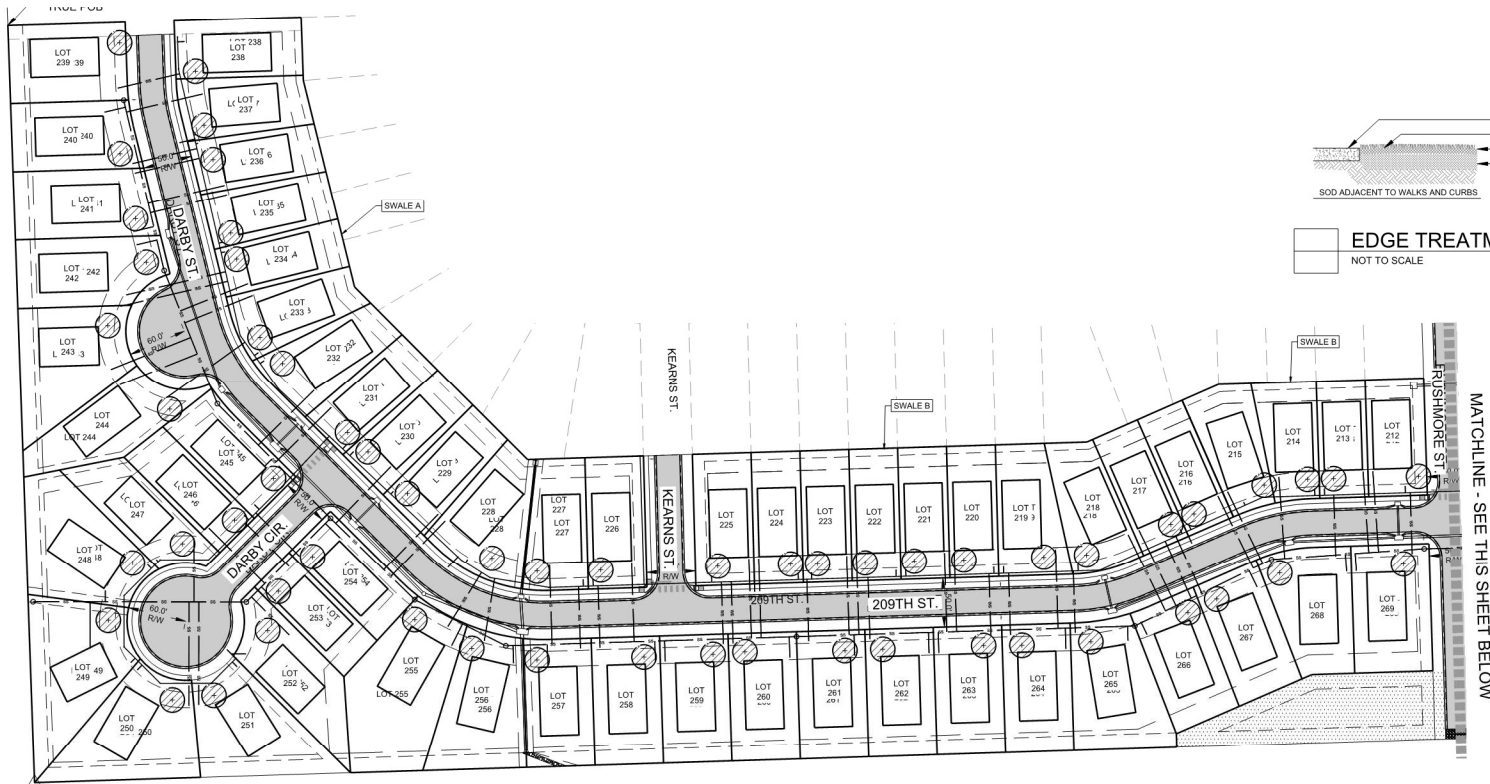
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DATE: 05/20/2025

SHEET #

18

TOTAL SHEETS 84



EDGE TREATMENT
NOT TO SCALE

MATCHLINE - SEE THIS SHEET BELOW

LEGEND

- RESIDENTIAL LOT TREE
- TURF GRASS MIX
- DETENTION POND MIX

TURF GRASS SEED MIX

PREMIUM BLEND TURF TURF FESCUE BY STAR SEED OR APPROVED EQUAL
(MAINTAIN AT 3"-5" HEIGHT, MOW AS NEEDED)
SEEDING RATE: 10 LBS. PLS./1000 SF.
PERCENTAGES BY PLS. WEIGHT

DETENTION POND SEED MIX

TALL-MEDIUM SHORELINE MIX BY BUFFALO BRAND SHARP BROS. SEED CO. OR APPROVED EQUAL
(MOW ANNUALLY IN THE SPRING)
SEEDING RATE: 11 LBS. PLS./ACRE
PERCENTAGES BY PLS. WEIGHT

MIX:
SWITCHGRASS
WESTERN WHEATGRASS
CREEPING FORTAL

RESIDENTIAL LOT TREE LIST

AUTUMN GOLD GINKGO <i>Ginkgo biloba</i> 'Autumn Gold'	2" CAL. SINGLE TRUNK
AUTUMN SPLENDOR CADDO SUGAR MAPLE <i>Acer saccharum</i> 'Caddo Autumn Splendor'	2" CAL. SINGLE TRUNK
BLUE ATLAS CEDAR <i>Cedrus atlantica</i> 'Glauca'	6" HT. SINGLE TRUNK
COLORADO BLUE SPRUCE <i>Picea pungens</i> 'Glauca'	6" HT. SINGLE TRUNK
ESPRESSO KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	2" CAL. SINGLE TRUNK
HERITAGE RIVER BIRCH <i>Betula nigra</i> 'Cully'	2" CAL. SINGLE TRUNK
LACEBARK ELM <i>Ulmus parvifolia</i>	2" CAL. SINGLE TRUNK
PIN OAK <i>Quercus palustris</i>	2" CAL. SINGLE TRUNK
SHADEMASTER HONEYLOCUST <i>Gleditsia</i> var. <i>tracanthos</i> 'Shademaster'	2" CAL. SINGLE TRUNK
SKYLINE HONEYLOCUST <i>Gleditsia</i> var. <i>tracanthos</i> 'Skyline'	2" CAL. SINGLE TRUNK
STATE STREET MAPLE <i>Acer nycticeid</i> 'Morton'	2" CAL. SINGLE TRUNK
SWAMP WHITE OAK <i>Quercus bicolor</i>	2" CAL. SINGLE TRUNK
STATE STREET MAPLE <i>Acer nycticeid</i> 'Morton'	2" CAL. SINGLE TRUNK
VANDERWOLF PINE <i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	6" HT. SINGLE TRUNK

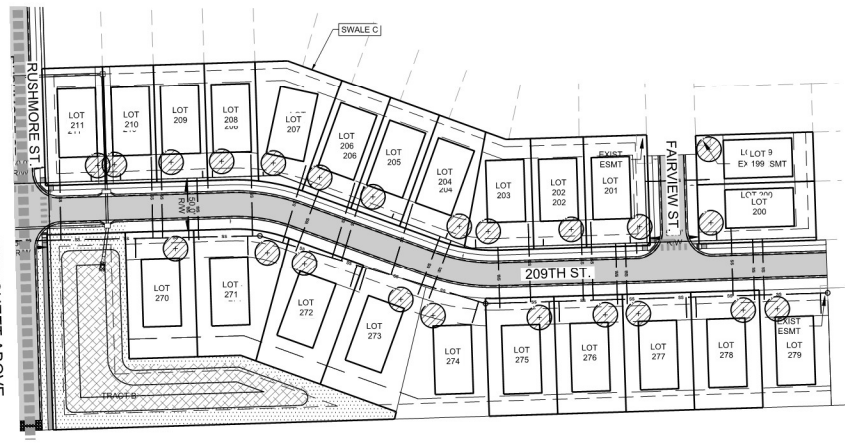
*RESIDENTIAL LOT TREE LOCATIONS WILL NEED TO BE ADJUSTED IN THE FIELD BASED ON UTILITY & DRIVEWAY LOCATIONS. CONTRACTOR WILL MAKE AN EFFORT TO EVENLY SPACE STREET TREES INSTALLATION. TREE SPECIES SHALL BE SELECTED BY DEVELOPER &/OR HOMEOWNER

UTILITY SCREENING PLANT LIST

EVERGREEN SHRUBS	
COMPACT ANDORA JUNIPER <i>Juniperus horizontalis</i> 'Plumosa Compacta'	5 GAL. 18"-24" WIDTH
GLOBE BLUE SPRUCE <i>Picea pungens</i> 'Glauca Globosa'	5 GAL. 18"-24" HT.
SEA GREEN JUNIPER <i>Juniperus chinensis</i> 'Sea Green'	5 GAL. 18"-24" HT.
WINTERGREEN BOXWOOD <i>Buxus microphylla</i> 'Wintergreen'	5 GAL. 18"-24" HT.
DECIDUOUS SHRUBS	
ANTHONY WATER SPIREA <i>Spiraea bumelida</i> 'Anthony Waterer'	5 GAL. 18"-24" HT.
KELSEY DOGWOOD <i>Cornus sericea</i> 'Kelsey'	5 GAL. 18"-24" HT.
MISS KIM LILAC <i>Syringa patula</i>	5 GAL. 18"-24" HT.
PURPLE LEAF SANDCHERRY <i>Prunus cistena</i>	5 GAL. 18"-24" HT.
SUMMER WINE NINEBARK <i>Physocarpus opulifolius</i> 'Seward'	5 GAL. 18"-24" HT.
ORNAMENTAL GRASSES	
AUTUMN FLAME GRASS <i>Miscanthus purpurascens</i>	1 GAL. ESTABLISHED
BLONDE AMBITION GRAMA GRASS <i>Bouteloua gracilis</i> 'Blonde Ambition'	1 GAL. ESTABLISHED
HEAVY METAL SWITCHGRASS <i>Panicum virgatum</i> 'Heavy Metal'	1 GAL. ESTABLISHED
KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 GAL. ESTABLISHED
THE BLUES LITTLE BLUESTEM <i>Schizachyrium scoparium</i> 'The Blues'	1 GAL. ESTABLISHED

*THE SCREENING OF UTILITIES BOXES WILL BE DETERMINED BY DEVELOPER AS HOMES DEVELOP SO THAT PLANTINGS CAN BE COORDINATED WITH DRIVEWAYS AND UTILITIES. THE ABOVE PLANT LIST IS TO USED TO SCREEN THE UTILITIES AS NEEDED.

MATCHLINE - SEE THIS SHEET ABOVE



SECTION 02000

LANDSCAPING

PART 1 GENERAL

1.1 RELATED DOCUMENTS

- Provisions established within the General and Supplementary Clauses of the Contract, Division 1 - General Requirements, and the Construction Documents are collectively applicable to this section.

1.2 SUMMARY

A. Section 02000 includes:

- Topsoil
- Improved Topsoil
- Organic Soil Amendment
- Mulch
- Staining Mulch and Tree Wrap
- Water
- Geotextile Fabric
- Edging
10. Sod
11. Seed
12. Plant Materials
13. Irrigation
14. Hydro-mulch

B. Related Sections:

- Section 02101 - Site Clearing
- Section 02200 - Earthwork
- Section 02310 - Landscape Irrigation
- Section 02370 - Landscape and Irrigation Maintenance

1.3 QUALITY ASSURANCE

A. Contractor Qualifications:

- The Landscape Contractor shall have a primary place of business within one hundred fifty (150) miles of the project site.
- The Landscape Contractor shall be a local ANA or A.L.C.A. certified landscape business capable of performing the work outlined herein.
- Install work using skilled persons proficient in the trades required for executing the work in a neat, orderly and responsible manner with recognized standards of workmanship.

- Landscape Contractor shall have not less than five years of successful experience with installation of similar work. If requested by the Owner and/or Landscape Architect, submit a list of three projects completed in the last two years of similar complexity to the project with name and location of project, Owner's name and telephone number, and name of landscape architectural firm and telephone number.

B. Reference Standards:

- ANSI Z90.1 "American Standard for Nursery Stock" current edition
- American Sod Producers Association (ASPA) "Specifications for Turfgrass Seed Materials and Transplanting Instructions"

- Quality of Work and Materials: The Contractor shall furnish all materials and perform all work in accordance with these specifications, drawings, and instructions provided by the Landscape Architect or Owner's Representative hereafter also referred to as a Landscape Architect. The work shall include everything shown on the drawings and approved by the specifications and anything which is in the judgment of the Landscape Architect is needed but which is not in the drawings or approved by the specifications. The Contractor shall cooperate with the Landscape Architect to not use or discontinue in the drawings, details or specifications shall cause defective, incomplete, or incorrect material to be used or workmanship to be altered and so that the work may proceed in the most efficient and effective manner.

- Weather Conditions: Work must be carried out only during weather conditions favorable to landscape construction and to the health and welfare of the plants. The Landscape Architect shall determine the suitability of each weather condition.

1.4 SUBMITTALS

- Approval of Submittals: Do not proceed with ordering, purchase or delivery of materials prior to receipt of approved submittals. Submittals 8 days from Landscape Architect or Owner.

- Required for all items specified herein. Provide 3 copies of all product data sheets, cut sheets or test results and 2 samples of all materials to the Landscape Architect for review.
- Supply with cut sheets and samples a detailed list of materials proposed in this project, including Description, Manufacturer/Supplier, and Model.

- Plant tags shall not be submitted but remain attached to the plants until Final Acceptance. After Final Acceptance Contractor shall remove all plant tags.

C. Substitutions:

- Substitutions shall be made only with the written approval of the Landscape Architect. Substitutions will not be considered prior to opening of the bids.
- Substitution of plant material will be made only on the basis of proof of unavailability.
- Provide 5 copies of a written request for substitution to the Landscape Architect for approval. Do not proceed with purchase or installation of materials prior to receipt of approved substitution from Landscape Architect. Include with the request proof of unavailability, product data, and supplier.

- Testing: Contractor shall perform and submit the following tests to the Landscape Architect prior to proceeding with soil preparation or installation of plant material:
 - Submit soils test for imported topsoil and all soils tested (stockpiled or unstockpiled). Test shall include all macro and micronutrients, organic matter, and amendment recommendations from the testing laboratory. Each test shall be taken from at least three (3) sample locations to provide an accurate cross section of the soils. The Landscape Architect may require additional testing if any significant discrepancy is shown by the tests.
 - Submit soils test for Organic Amendment. Test shall include all macro and micronutrients, organic matter, and carbon nitrogen ratio.

- Record of Purchases: Package tags and receipts for all topsoil, not amendments, mulch, fabric, seed, or sod shall be supplied to the Landscape Architect prior to installation.

1.5 PROTECTION

- Before commencing work, all trees and shrubs that are to be saved must be protected from damage by the placement of snow fencing for visibility or some other suitable protective procedure approved by the Landscape Architect. No work may begin until this requirement is fulfilled.
- In order to avoid damage to trees and shrubs that are to be saved, no truck or other equipment shall be driven or parked within the protected area, unless the tree height over a paved parking area or traffic lane.
- The Contractor shall take any and all precautionary measures when performing work around trees, walks, pavements, utilities, and any other features either existing or previously installed under this Contract.
- The Contractor shall adjust depth of earthwork and soil preparation when working immediately adjacent to any of the aforementioned features in order to prevent disturbing tree roots, undermining walks and pavements, and damage in general to any existing or newly incorporated item.

1.6 FINAL ACCEPTANCE

- Final Acceptance: Within five days of Contractor's notification that the entire Project is complete, the Landscape Architect will review installation. If Final Acceptance is not given, the Landscape Architect will prepare a punch list of pending items that, upon completion by Contractor and subsequent review and approval, will signify Final Acceptance. The Contractor shall complete and submit the punch list of corrections within 10 calendar days from the date issued.

1.7 RIGHT OF REJECTION

- The Landscape Architect reserves the right to reject at any time or date prior to Final Acceptance all plant materials, which in the Landscape Architect's opinion are of inferior quality or are not suitable for use in the project, and any and all other materials, but other requirements are not waived even though visual inspection results in approval. Plants may be inspected where available; however, inspection at the Contractor's site does not constitute the right of rejection at the site or at a later time prior to Final Acceptance. Rejected materials shall be removed from the site within 24 hours.

- The Contractor shall schedule the inspection and tagging of plants by the Landscape Architect, at the supplier prior to delivery, to be completed in one visit. Any further inspection required due to plants being unavailable to inspect or not meeting specifications shall be charged to the Contractor at the current hourly rate plus travel expenses if applicable for the Landscape Architect's personnel performing the inspection.

1.8 MAINTENANCE OPERATIONS BEFORE FINAL ACCEPTANCE

- Plant care shall begin immediately after each plant is satisfactorily installed and shall continue throughout the life of the contract until Final Acceptance of the project or for the minimum lifetime in the following instructions, whichever is longer.
 - Trees and Shrubs: Maintenance shall include, but not be limited to, replacing mulch that has been displaced by erosion or other means, replacing and reshaping water rings or saucers, maintaining stakes and guys, watering when needed or directed, and performing any other work required to keep the plants in a healthy condition.
 - Sod: Maintain for not less than 30 days after the date of installation, and longer, as may be required for acceptable establishment.

- At the end of the 30-day maintenance period, fertilize new sod areas with 1" pound of actual nitrogen per 1000 square foot of sod area.
 - Maintain new sod areas by watering, fertilizing, weeding, mowing, pruning, and other operations such as mowing, weeding, and weeding as required to establish grasses, free of erosion or bare areas. Provide protection against disease and insect damage.
 - Seeded Areas: For not less than 30 days, after the date of installation, and longer as may be necessary for acceptable erosion control and seed germination and emergence.
 - Maintain seeded areas by watering, controlling weed growth, weeding, replanting and re-mulching as required to ensure that seeded areas are in vigorous growth condition and free of erosion areas.
- Annual, Perennial, and Groundcover Beds: Maintain by watering, controlling weed growth, replanting, re-mulching, fertilizing, and controlling pests as required to ensure vigorous growth and erosion control.
 - Contractor shall remove and replace all dead, defective and/or rejected plants as required before Final Acceptance.
 - Once each month, for the first year of operation following Final Acceptance, provide or make consultation with Owner's operating personnel. This shall include up to 4 hours time per month.

1.9 WARRANTY

- The condition of all new plant materials is the responsibility of the Contractor until final acceptance. Any replacement of plant materials that may be necessary shall be at the expense of the Contractor.
- Warranty for following plant material for the specified period after the date of Final Acceptance. Unless noted otherwise or as shown:
 - Trees, Shrubs, Vines, Groundcovers and Perennials: Warranty for a period of one (1) year from the date of Final Acceptance. Annual, biennial and/or deciduous including dead and unsatisfactory growth.

- Seeded Areas: Warranty for a period of one (1) year after the date of Final Acceptance.
 - The seeded areas must have healthy uniform grass growth, with no bare spots greater than one square foot, or exceeding 3% of any seeded area.
 - The seeded areas shall have no major settlement or become waterlogged in seeded areas. Should settlement occur, fill and compact wetted areas and reseed affected areas.

- Sodded Areas: Warranty for a period of one (1) year after the date of Final Acceptance.
 - The sodded areas must have healthy uniform grass growth, with no bare spots greater than six square inches.
 - The sodded areas shall have no major settlement or become waterlogged in sodded areas. Should settlement occur, fill and compact wetted areas and reseed affected areas per these specifications.

- Annually: Warranty for a period continuing with their normal growing season.

2. REPLACEMENTS

- Replacements under this warranty shall be at no additional cost the Owner and shall be determined by the Landscape Architect or Owner's Representative.
 - Remove plants that fall during the warranty period immediately. Make replacements during the appropriate planting or growing season. At the end of the warranty period, replace any plant material which is in poor health or of doubtful good health as determined by the Landscape Architect. With the option of the Landscape Architect it is advisable to extend the warranty period. Another inspection will be conducted at the end of the extended warranty period, if any, to determine acceptance or rejection.

- Replacement during is to be in accordance with these Specifications and Construction Drawings and at the Contractor's expense. All areas damaged by replacement operations are to be fully restored at the Contractor's expense to their original condition as specified.

2. EXEMPTIONS:

- Irredeemable or improper maintenance by the Owner shall not be cause for replacement provided the Contractor shall have submitted thorough the warranty period a monthly report to the Owner of proper or inadequate maintenance practices and recommended remedial actions.
- Defects resulting from neglect by Owner, abuse or damage by others, vandalism, or unusual phenomena or incidents, which are beyond the Contractor control, shall not enforce the warranty.

PART 2 PRODUCTS

2.1 TOPSOIL:

- Natural: Native, soil possessing the characteristics of representative topsoils in the vicinity which produces a heavy growth of trees and shrubs 1" in diameter, radius, depth of their roots, sticks, noxious weeds, salts, soil nutrients, toxic substances or other material which would be detrimental to their growth or hinder planting operations.
- The Contractor is to verify the quantity and quality of stockpiled topsoil and provide samples (see 02060, 1.4.D, 1.1). The Contractor shall supply any additional topsoil needed as not additional cost. See cut sheets & notes for storage and placement of topsoil.

2.2 IMPORTED TOPSOIL:

- Shall be fertile, friable, sandy loam topsoil and shall be obtained from a well-drained site. It shall be without admixture of subsoil and shall be free of stones over 1 inch in diameter, radius, depth of their roots, sticks, noxious weeds, salts, soil nutrients, toxic substances or other material which would be detrimental to their growth or hinder planting operations.
- Imported Topsoil shall not be delivered or used while in a frozen or muddy condition.
- Imported topsoil as delivered to the site shall have an acidity range of pH 6.0 to 7.5 and shall contain not less than 3% organic matter as determined by loss on ignition of manufacturer samples dried at 100°C temperature. Topsoil shall have salt levels less than 2 meq/liters and a sodium absorption ratio of less than 1.0.

- Topsoil shall meet the following mechanical analysis:

	Passing No.	Retaining No.
1/4 inch screen	100	0
20 mesh screen	90-100	0-2
No. 10 mesh sieve	60-80	0-40

- The Landscape Architect reserves the right to inspect topsoil at its source to determine whether or not it meets the requirements specified and to approve the depth to which it may be stripped.

2.3 FERTILIZER:

- Fertilizer shall be delivered to the site, mixed as specified, in the original unopened standard size bags showing weight, analysis and name of manufacturer. Containers shall bear the manufacturer's guaranteed statement of analysis or a manufacturer's certificate of compliance covering analysis. These shall be furnished to the Landscape Architect. Store fertilizer in a weatherproof place and in such a manner that it shall be kept dry and be unaffected by moisture and heat.
- Superphosphate: Soluble analysis of treated material, 16% to 20% available phosphoric acid. Commercial Fertilizer: Complete fertilizer containing the following percentages of available plant nutrients:
 1. Tablets: For not less than pounds, provide highly compressed long lasting, slow release tablets weighing 21 grams with an analysis of 20-10-8, and a potential acidity of not more than 5% by weight.
 - Granular: For trees, vines, flowers and groundcovers, provide a granular, slow release, commercial fertilizer with an analysis of 20-10-8.

2.4 ORGANIC SOIL AMENDMENT:

- Organic soil amendment shall be a composted organic matter and manure based product with a carbon to nitrogen ratio between 15:1 and 30:1, with a pH of 6.0 to 7.5, and soil content below 6% maximum. Unless noted otherwise on the plan.
- The organic soil amendment shall be free from all viable weed seeds, and be freely shredded to pass 75% through a 10" mesh screen.

2.5 ADDITIONAL SOIL AMENDMENT:

- Waiting agents shall be dry form Nitro or approved equal.

2.6 MULCHES:

- Shredded Cedar Mulch; Submit samples.

2.8 STAINING MATERIAL AND TREE WRAP

- Tree Wrapping: Shall be fast drying, 4-6 mil thick, bituminous impregnated tape, corrugated or crepe paper, brown in color, specifically manufactured for tree wrapping.

- Secure tree wrap with a flexible joint tape striping specifically designed for jointing plant material. No string, cord, or other non-plastic material will be accepted.

- Stakes: Shall be either 6 foot x 3/4 inch diameter wooden bolted pole pins or 6 foot green steel T" posts 1.33 Certified ASTM A242 with black or 30-30 steel T" posts as determined by the notes, shall or ex-cerisor section of these specifications, From Hutchinson Welders of Equal.

- Fabric Tree Covers: These shall be secured to stakes using minimum 24mil white non-welding webbing with grommets for attachment to the tree trunks and stakes. Stakes will be attached in a vertical to tree trunks so that grommets and end of web do not touch trunk.

- Firearm: Fertilizers PS-1, non-welding tree collar straps, or approved substitution.

- Wire: Shall be 10 gauge galvanized steel wire.

- General:
 - Evergreen trees that are grafted and taller shall have wire guys threaded through rubber or plastic hose sections which are looped around the tree trunk.
 - Fabric tree collars will not be accepted on evergreen trees taller than eight-foot (8').
 - All shall be covered with 1/2" diameter white PVC pipe, refer to details for length.

2.7 WATER

- The Owner shall provide an on-site water for the execution and maintenance of the work to the Contractor at no expense. The Contractor shall furnish hose and other watering equipment.

2.8 WEED BARRIER FABRIC

- Weed barrier fabric shall be a 2 mil woven needle punched polypropylene material that shall be at least 70% ultra violet light resistant and have a water flow rate of at least 75 psi per inch (in./in.). Use Reinforced polypropylene fabric by Western Landscape & Geotextile made of approved equal. Submit sample and product data sheet.

2.9 EDGING

- Edging shall be steel unless otherwise noted either otherwise on the plan.

- Steel edging shall be 4-inch depth, 1/4 inch thickness, interlocking steel edging, painted green with a mandrel run cut top, spaced with metal stakes sufficient to hold in place, and installed per manufacturer's recommendations. Use Reson or approved equal steel edging.

2.10 SOD

- Sod shall be a locally grown, certified blend, complying with applicable local and Federal regulations and complying with ASPA "Specifications for Turfgrass Seed Materials and Transplanting Instructions". See plan for seed mixture and rates. The sod shall have a vigorous and healthy root system and top growth and shall have been regularly fertilized, weeded, mowed, sprayed and shall be free from objectionable weeds and/or grasses. Sod strip shall have from 5000 inch minimum to openwork maximum thickness of sod adhering to root system, cut into strips 16-inch maximum width by 4-inch minimum length. Sod that has been cut or sod with salt, which breaks, tears or crumbles away will not be accepted. Sod cut for more than 30 days will not be accepted. Sod shall be kept moist, protected from sun, heat or wind in transport and after delivery. Prior to cutting, the sod shall be evenly mowed to a blade length of at least one-half inch and not more than 2 inches.

2.11 SEED

- Seed: These shall be purchased from a reputable seed dealer, complying with requirements specified. Each seed type shall be appropriate for the specific region in which it is used. See plan for seed mixture and rates. Seed mix shall be free from all objectionable weeds and/or grasses. Seed mix shall have from 5000 inch minimum to openwork maximum thickness of sod adhering to root system, cut into strips 16-inch maximum width by 4-inch minimum length. Sod that has been cut or sod with salt, which breaks, tears or crumbles away will not be accepted. Sod cut for more than 30 days will not be accepted. Sod shall be kept moist, protected from sun, heat or wind in transport and after delivery. Prior to cutting, the sod shall be evenly mowed to a blade length of at least one-half inch and not more than 2 inches.

- Seed: Submit cuttings plus verified seed type and purity of a signed statement certifying that the seed furnished is from that which has been tested by a recognized laboratory.

2.12 EROSION CONTROL FABRIC

- Erosion control fabric shall be a single or non-stretch blanket installed in a photodegradable fabric mesh secured with steel wire stakes 8 inches long. Install per manufacturer's directions. Use "Culter" brand blankets by American Erosion Control or approved equal.

2.13 PLANT MATERIALS

- All Plants: Shall be the species subspecies or cultivar designated on the drawings. No substitutions will be accepted without prior written approval of the Landscape Architect. All plants shall meet or exceed the code of the standards currently recommended by the "Colorado Nursery Act" are established by the American Association of Nurserymen as well as the ANSI Z90.1 "American Standard for Nursery Stock" latest version but designed to meet the following additional requirements.

- Unless specifically noted otherwise, all plants shall be of selected specimen quality, exceptionally heavy, symmetrical, tightly knit, or trained or banded in their development and appearance as to be superior in form, number of branches, compactness and symmetry. All plants shall have a normal habit and no insect, healthy, vigorous plants with well-developed root system.

- Plants shall be free of disease, insect pests, injury or damage.

- Plants shall not be present before delivery.

- All plants shall have been grown under climatic conditions similar to those in the locality of the site of the project under construction or have been acclimated to such conditions for at least two (2) years.

- All plants designated balled and burlapped (B&B) must be moved with the root system as solid units with balls of earth firmly wrapped with burlap pinned tight and secured with wire bales that have been spliced to the ball. The diameter and depth of the balls of earth must be sufficient to encompass the fibrous root feeding systems necessary for the healthy development of the plant and comply with ANSI Z90.1. No plant shall be accepted when the ball of earth surrounding its roots has been balled, cracked or broken previously to or during the process of delivery. All plants that cannot be planted at once must be kept in a shaded area and covered with the balls with soil or mulch and then watered. Burlap and twine made from holly is preferable to synthetic fibers such as nylon.

- Deciduous Shade and Ornamental Trees: Provide B&B trees of sizes listed on the plan. Sizes indicate minimum height and calipers. All deciduous shade and ornamental trees shall have full, well-shaped canopies.
 - Trees with abrasion of the bark, sunscald, disfiguring knots or fresh cuts of limbs over one inch (1") which have not completely calloused shall be rejected.
 - The trunk of each tree shall be a single trunk growing from a single unbranched crown of roots, unless specified as "dumpy form".

- Deciduous Shrubs: Provide shrubs of sizes listed on the plan. Sizes indicate minimum container size, height or spread as indicated. The size is measured shall be used for spreading shrubs and height for more upright types than plants that are minimum number of calipers required by ANSI Z90.1.

- The thickness of each shrub shall correspond to the trade classification "No. 1". Single stemmed or thin shrubs that shall not be accepted. The solo trunks must be green, well-lighted, and the plant as a whole well-branched to the ground. The plants must be in good condition, free from dead wood, broken or other root or branch injuries.

- Evergreen Shrubs: Provide shrubs of sizes listed on the plan. Sizes indicate minimum container size, height or spread as indicated. The size is measured shall be used for spreading and semi-uprighting type and height for other types, such as globe, oval, and cone, and shall be in good condition, free from dead wood, broken or other root or branch injuries.

- The thickness of each shrub shall correspond to the trade classification "No. 1". Single stemmed or thin shrubs that shall not be accepted. The solo trunks must be green, well-lighted, and the plant as a whole well-branched to the ground. The plants must be in good condition, free from dead wood, broken or other root or branch injuries.

- Evergreen Trees: Provide evergreen trees of sizes listed on the plan. Sizes indicate minimum height. All evergreen trees shall be in good condition, free from dead wood, broken or other root or branch injuries.

- Provide balled and burlapped (B&B) for mechanical, landscape, and evergreen trees.

- All deciduous evergreen trees shall have a minimum notional to trunk caliper ratio of 10 to 1, ten inches of notional diameter per each one inch of trunk caliper and comply with ANSI Z90.1.

2.14PINE-ENRICHMENT HERCULESE

- Pine-Enrichment Herculese: Shall be "Tallus" as manufactured by Biorco Company or approved substitution. Apply as per manufacturer's recommendations for weed control.

PART 3 EXECUTION

2.1 TOPSOIL, EXCAVATION & STORAGE

- Site Clearing 2200 section 3.00 Topsoil Excavation

2.8 WEED BARRIER FABRIC

- The weed barrier fabric shall be placed over the soil in all planting areas not to be seeded or sodded, or mulched with an organic material. The mat shall be secured in place by sod pins per the details.

3.1 TOPSOIL PLACEMENT

- Work Included: Place stockpiled or imported topsoil in landscaped areas and to a minimum depth of 6" unless noted otherwise on the plan or specified otherwise herein.

- Areas: All exterior ground within the limit of contract, except surfaces occupied by buildings and structures, paving, and except areas indicated to be disturbed, shall be topsoiled.

- Preparation: Dislodge, haul, dump or hand rake subgrade to a minimum depth of three inches (3") to provide good topsoil placement.

- Placement of Topsoil: Place no topsoil until subgrade has been approved. Before placing topsoil, rake subsoil surface (if stone, debris, and roots). Compact topsoil to form a base with minimum depth as defined in the notes. If there is any discrepancy the plan will have provisions for the notes and the notes over the plan. Topsoil shall be placed as near the final settlement of the soil as possible and the surface shall conform to the elevations shown on the drawings. Contractor is to maintain surfaces and place any additional topsoil necessary to replace that eroded before Final Acceptance.

- Topsoil: Which must be transported across finished walks, shall be delivered in such a manner that no damage will be done to the walks. The Contractor shall be responsible for the repair of such damage.

3.2 FINISH AND FINE GRADING

- Positive Surface Drainage: The Contractor shall finish and grade the project area to establish an even and well-matched grade over the entire surface. Positive surface drainage shall be assured, and there shall be no depressions, subsequent settling or irregularities in the finished grade.

- Transitional Areas: At any transitional point of the where one plane intersects another, such as from a sloping area to a level area, a smooth and gentle transition shall be made. There shall be no abrupt changes in grade unless specifically noted otherwise. There shall also be a smooth transition between existing turf and new turf.

3.3 AMENDMENTS FOR SOIL PREPARATION

- Soil Preparation: Schedule of soil mixes and soil amending for various project areas is listed below for listing purposes only. Final amendment schedule shall be determined by the Landscape Architect based on soils tests provided by the Landscape Architect before 09/06/14, 1.4.D, 1.1.

- Permanently Seeded Areas of Dryland, Riparian & Wetland Native: Provide not less than the following quantities of specified amendment materials:
 - Organic Soil Amendment: 4 cubic yards per 1000 s.f.
 - Commercial Fertilizer (20-10-4): 10 lbs. per 1000 s.f.
 - Superphosphate (0-20% P205): 10 lbs. per 1000 s.f.
 - Potash: add 1.5 lbs actual K2O per 1000 s.f.
 - Iron: add 0.5 lbs actual Fe per 1000 s.f.

- Sodded and Permanently Seeded Areas of Boggans & Fescue Native: Provide not less than the following quantities of specified amendment materials. Other types of soil or seed refer to supplier recommendations.
 - Organic Soil Amendment: 4 cubic yards per 1000 s.f.
 - Commercial Fertilizer (20-10-4): 10 lbs. per 1000 s.f.
 - Superphosphate (0-20% P205): 10 lbs. per 1000 s.f.
 - Potash: add 1.5 lbs actual K2O per 1000 s.f.
 - Iron: add 0.5 lbs actual Fe per 1000 s.f.

- Shrub, Groundcover and Annual/Perennial Beds: Provide not less than the following quantities of specified amendment materials. Other types of soil or seed refer to supplier recommendations.
 - Organic Soil Amendment: 4 cubic yards per 1000 s.f.
 - Commercial Fertilizer (20-10-4): 10 lbs. per 1000 s.f.
 - Superphosphate (0-20% P205): 10 lbs. per 1000 s.f.
 - Potash: add 1.5 lbs actual K2O per 1000 s.f.
 - Iron: add 0.5 lbs actual Fe per 1000 s.f.

MEMORANDUM

Date: July 8, 2025

To: City of Edgerton Planning Commission

From: Chris Clinton, Planning and Zoning Coordinator

Re: Public Hearing for Proposed Updates to the Envision Edgerton 2050 Comprehensive Plan

Section 12-747 of the Kansas Statutes Annotated requires the Planning Commission to review or reconsider any part of the Comprehensive Plan, and allows amendments, extensions, or additions to be made. The Planning Commission recommended approval of the Envision Edgerton 2050 Comprehensive Plan (the Comprehensive Plan) on March 12, 2024 and The City Council accepted the recommendation of the Planning Commission and formally adopted the Comprehensive Plan on April 11, 2024 via Ordinance No. 2158. The Planning Commission has not reviewed the Comprehensive Plan since the formal adoption prior to the Work Session held on June 10, 2025. During that work session, City staff identified two potential updates to the Future Land Use Map (FLUM).

Proposed Update #1

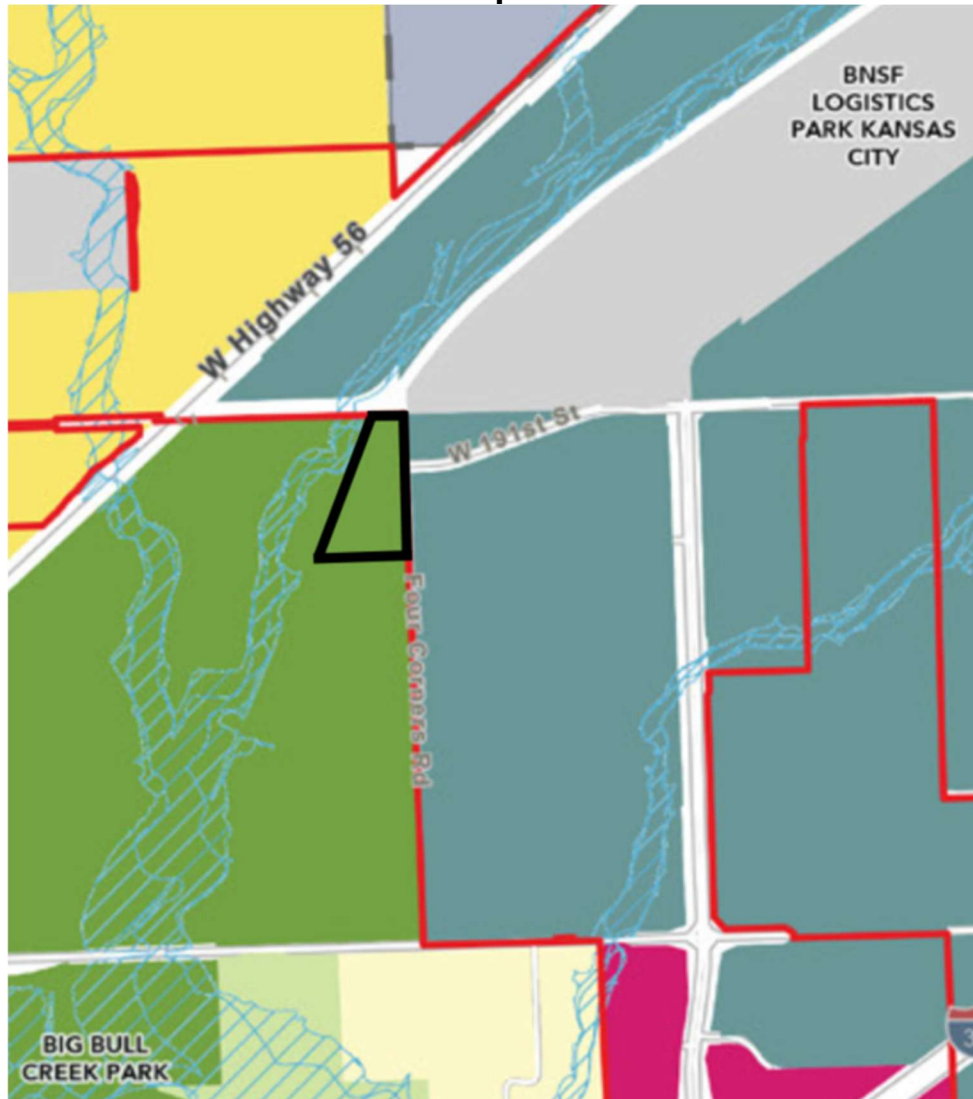
The first proposed update to the FLUM concentrates on a parcel of land that is on the southwest corner of Four Corners Road and W. 191st Street. The parcel is outlined in Map 1 below.

Map 1



The parcel is located in unincorporated Johnson County and is currently zoned County Rural (RUR). The approximately 14.76-acre parcel is designated as Parks and Recreation on the FLUM as it was previously thought to be owned by Johnson County Parks and Recreation Department (JCPRD). City staff recently discovered that the parcel is privately owned. JCPRD owns the property to the west and south of the subject property as part of Big Bull Creek Park. Map 2 below shows the subject property currently designated on the FLUM.

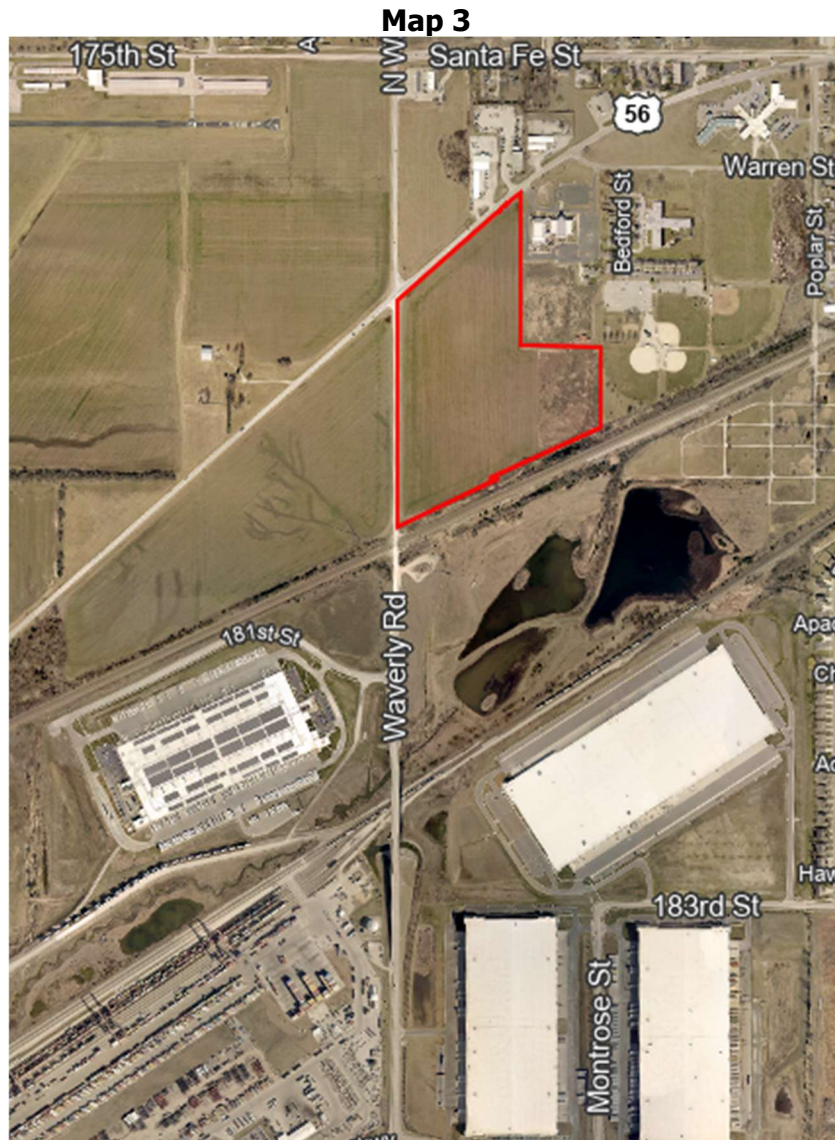
Map 2



To the north of the property is the Burlington Northern Santa Fe Intermodal facility. Johnson County Fire Department No. 1 has their fire station to the east on the north side of W. 191st Street. Along the south of W. 191st Street is Inland Port XXI, where UPS currently operates. The fire station and warehouse are zoned City of Edgerton Logistics Park (L-P). Due to the property being privately owned, City staff proposes that the designation on the FLUM be updated to Logistics Park, instead of the existing Parks and Recreation to align with the Logistics Park designated land to the north and east.

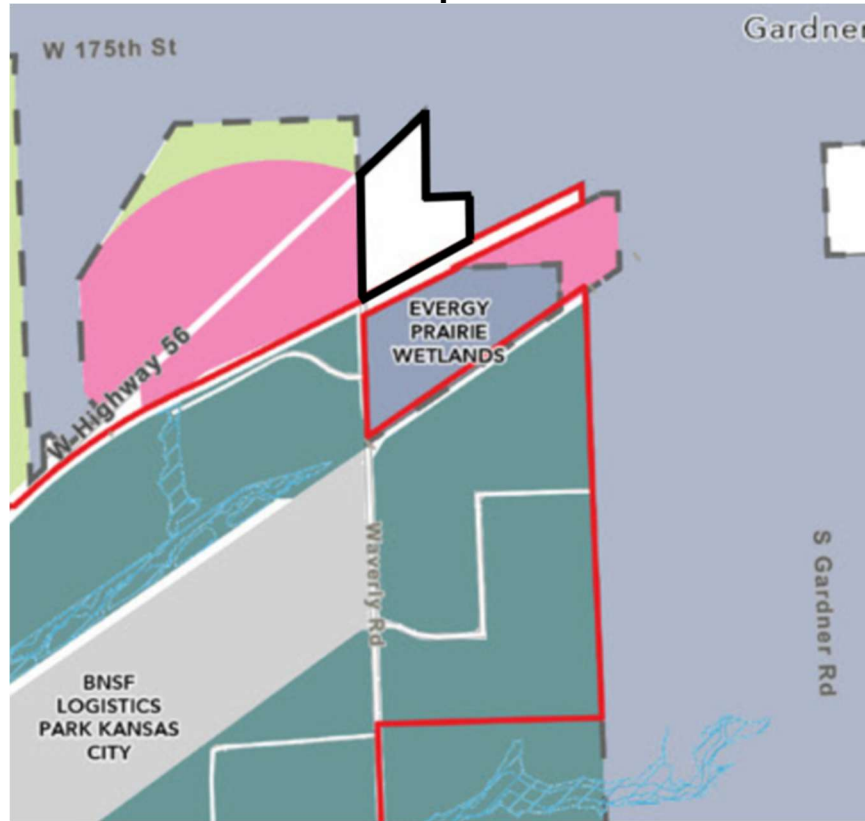
Proposed Update #2

The second parcel that City staff recommends an update to the FLUM for is located at the southeast corner of US 56 Highway and Waverly Road. Map 3 outlines the location of the subject property.



During recent review of the FLUM staff identified that this property does not have a designation on the FLUM. The parcel is approximately 34.79-acres and currently zoned County Rural (RUR). City staff recommends adding the designation of Mixed Use to be compatible with the Mixed Use designation that exists west of Waverly Road on both sides of 56 Highway. Map 4 shows the parcel without a FLUM designation.

Map 4



The Evergy Prairie Wetlands are to the south of the subject parcel across the BNSF tracks. The properties to the east and north of the subject property are within the corporate limits of the City of Gardner. The FLUM has a Mixed Use designation to the west of the undesignated property. The most appropriate land-use designation would be Mixed Use due to the proximity of other Mixed-Use designated areas and Highway 56.

Should the recommended updates be adopted, City staff will update the Land Use Breakdown located on Page 36 of the Comprehensive Plan to accurately reflect the addition of the acreage into the appropriate categories, and the FLUM will be updated as well.