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.

Ca	II to Order					
1.	Roll Call	Draskovich	Mathos	Little	Mueller	Soemer
2.	Welcome					
3.	Pledge of A	llegiance				

<u>Consent Agenda</u> (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. <u>PUD2025-0002:</u> 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 name 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. <u>Comprehensive Plan:</u> 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

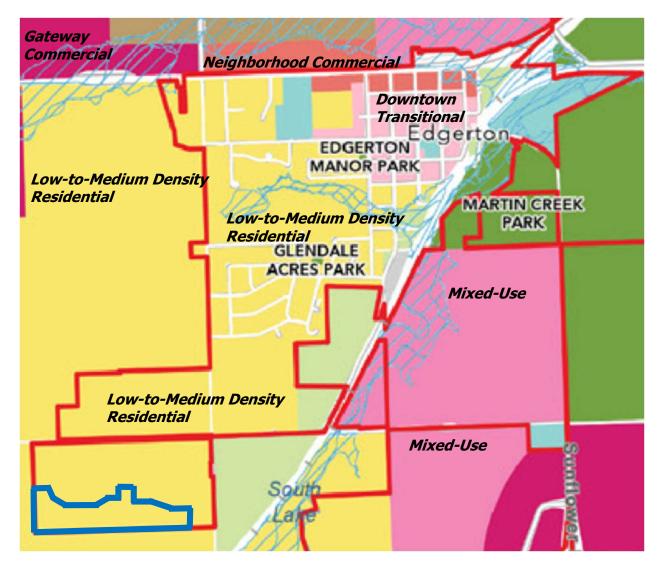


Figure 1 – Subject Property Outlined in Blue

- 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	Phase I	Phase II	Phases III
(PUD2025-0001)	(PUD2023-01)	(PUD2024-0101)	(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. <u>Traffic:</u> 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

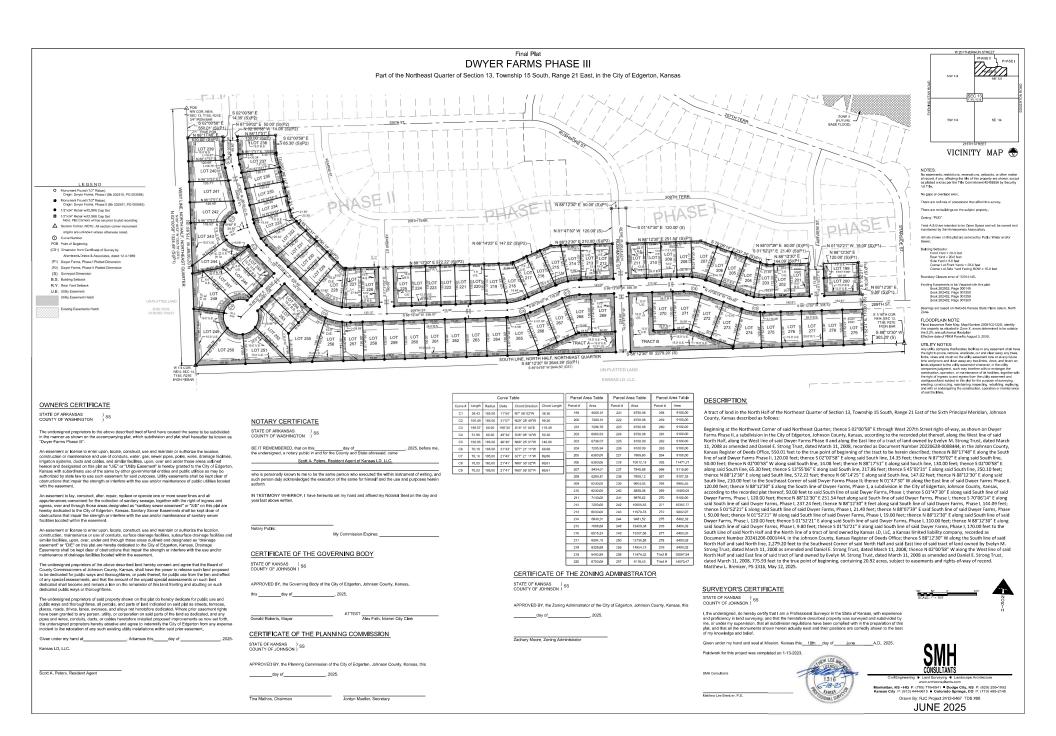
Sheet #	Title	Date on Document
1	Final Plat - Dwyer Farms Phase III	June 2025
2	Sheet 3 – Site Plan	May 20, 2025
3	Sheet 4 – Utility Plan	May 20, 2025
4	Sheet 17 – Grading Plan	May 20, 2025
5	Sheet 18 – Detailed Grading Plan	May 20, 2025
6	Sheet 56 – Landscape Plan	May 20, 2025
7	Sheet 57 – Landscape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

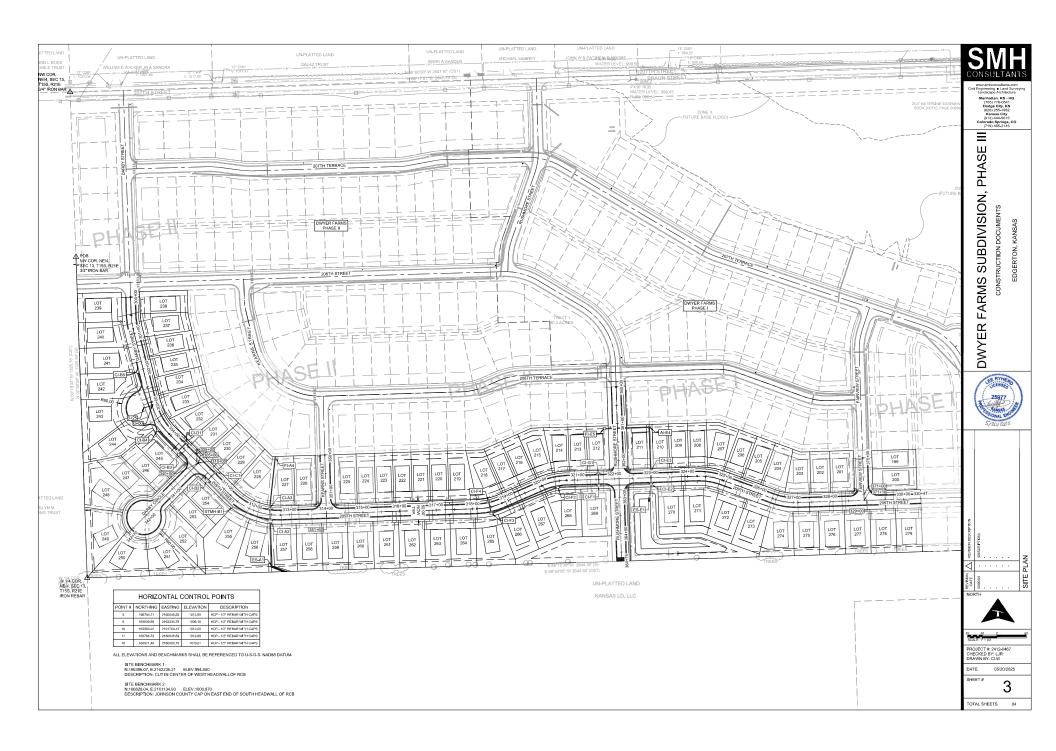
STAFF RECOMMENDATION

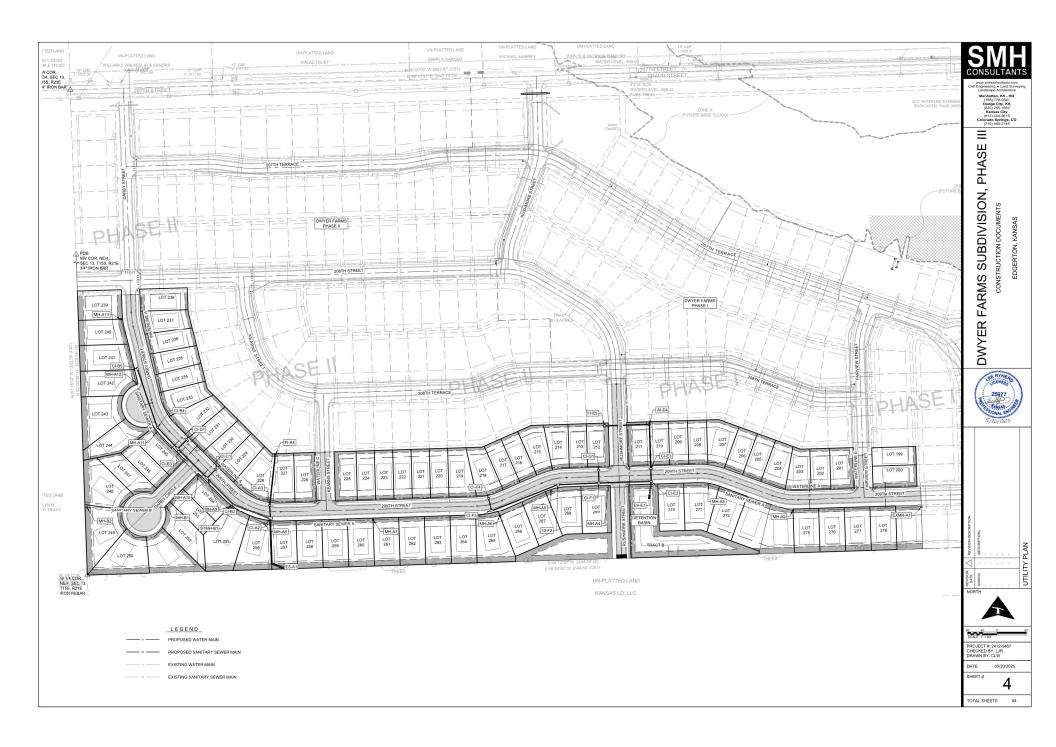
Staff recommends approval of PUD Final Plan/Plat **Application PUD2025-0002** for *Dwyer Farms, Phase III,* as submitted, subject to the following stipulations:

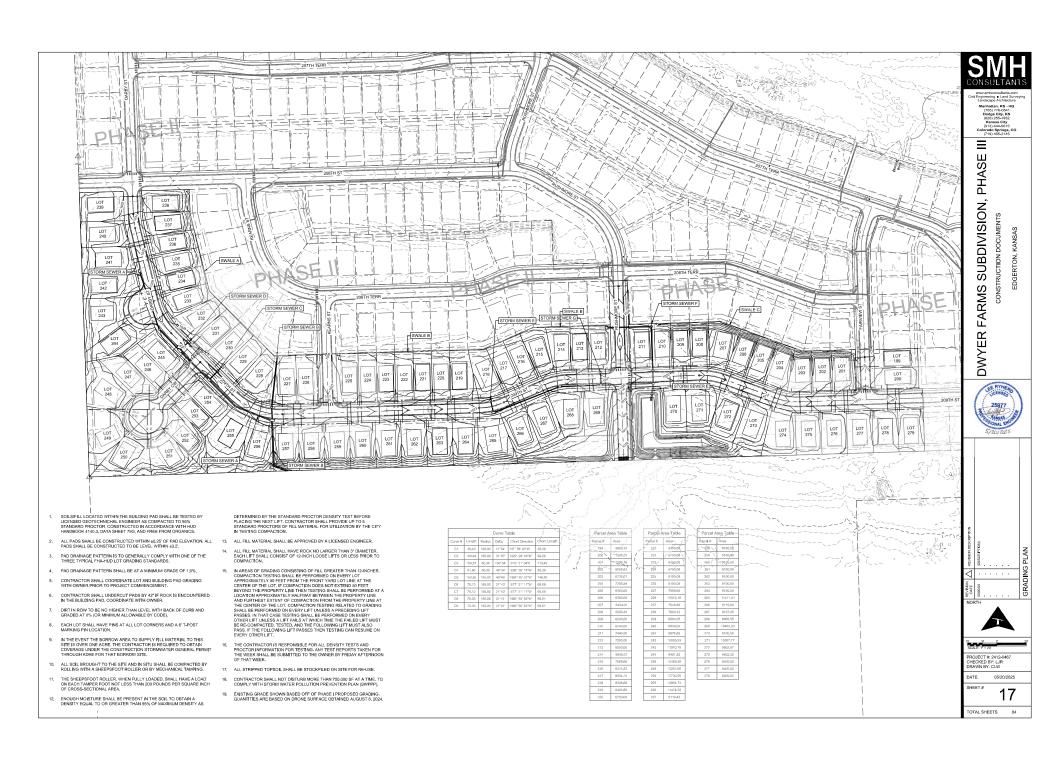
- 1. Prior to the plat being recorded, the following must occur:
 - a. Floorplans for the models of home to be constructed during this Phase must be provided.
 - b. Public infrastructure plans must be approved by the City Engineer. Any necessary changes to the plat based on the review of those plans 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.

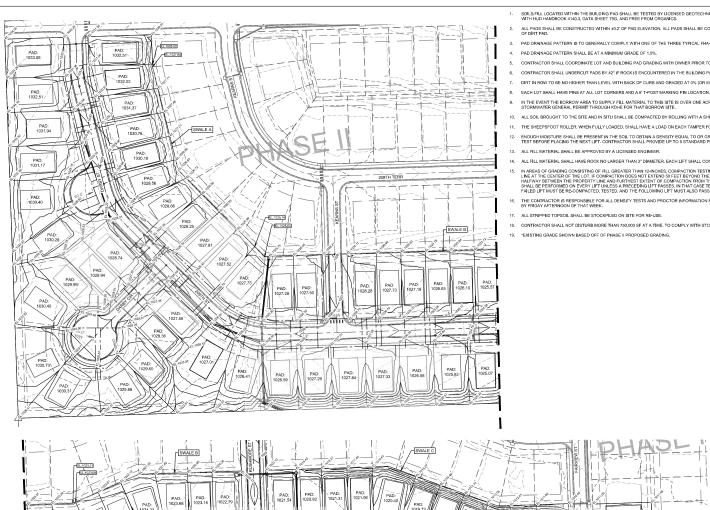
Note: For Application PUD2025-0002 the Planning Commission will be recommending body to the Governing Body. The Application will be presented to the Governing Body on July 24, 2025.











- SOILS FILL LOCATED WITHIN THE BUILDING PAD SHALL BE TESTED BY LICENSED GEOTECHNICHAL ENGINEER AS COMPACTED TO 95% STANDARD PROCTOR, CONSTRUCTED IN ACCORDANCE WITH HUD HANDBOOK 4140.3, DATA SHEET 79G, AND FREE FROM ORGANICS.
- ALL PADS SHALL BE CONSTRUCTED WITHIN ±0.2' OF PAD ELEVATION. ALL PADS SHALL BE CONSTRUCTED TO BE LEVEL WITHIN ±0.2'. THE DESIGN PAD ELEVATIONS INDICATE THE DESIGN TO OF PIRT PAD.
- PAD DRAINAGE PATTERN IS TO GENERALLY COMPLY WITH ONE OF THE THREE TYPICAL FHA-HUD LOT GRADING STANDARDS
- PAD DRAINAGE PATTERN SHALL BE AT A MINIMUM GRADE OF 1.0%.
- CONTRACTOR SHALL COORDINATE LOT AND BUILDING PAD GRADING WITH OWNER PRIOR TO PROJECT COMMENCEMENT.
- CONTRACTOR SHALL UNDERCUT PADS BY 42" IF ROCK IS ENCOUNTERED IN THE BUILDING PAD, COORDINATE WITH OWNER.
- DIRT IN ROW TO BE NO HIGHER THAN LEVEL WITH BACK OF CURB AND GRADED AT 0% (OR MINIMUM ALLOWABLE BY CODE).
- N 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 KOHE 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.
- 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.
- 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.
- ALL FILL MATERIAL SHALL BE APPROVED BY A LICENSED ENGINEER.
- 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.
- 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.



(785) 776-0541 Dodge City, KS (620) 255-1952 Kansas City

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PHASE

DWYER FARMS SUBDIVISION, CONSTRUCTION DOCUMENTS

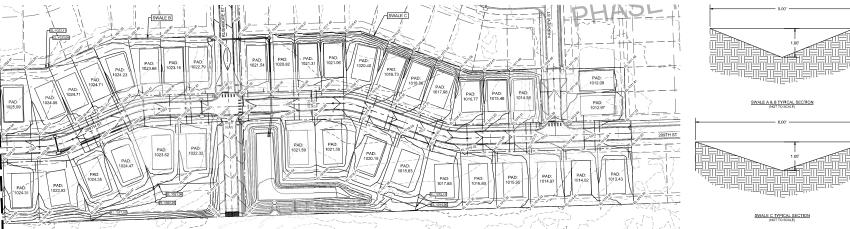
EDGERTON, KANSAS

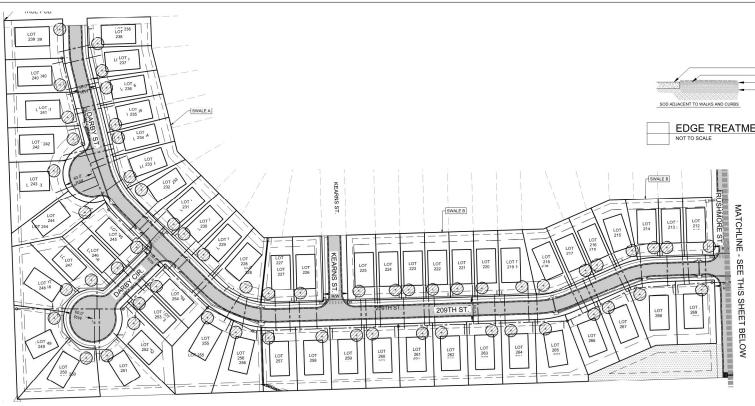


DETAILED GRADING



DATE: 05/20/2025 18





LEGEND

RESIDENTIAL LOT TREE

TURF GRASS MIX DETENTION POND MIX

TURF GRASS SEED MIX

PREMIUM BLEND TUFF 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: II LBS. PLS/ACRE PERCENTAGES BY PLS WEIGHT

MIX; SWITCHGRASS WESTERN WHEATGRASS CREEPING FOXTAIL

RESIDENTIAL LOT TREE LIST

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

*RESIDENTIAL TREE LOT 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

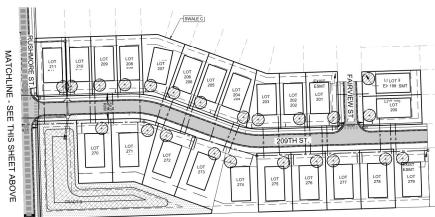
UTILITY SCREENING PLANT LIST EVERGREEN SHRUBS

COMPACT ANDORA JUNIPER Juniperus horizontalis 'Plumosa Compacta'

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

*THE SCREENING OF UTILITIES BOXES WILL BE THE SCREENING OF UILITIES 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.

5 GAL. 18*-24* WIDTH





FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED EDGE FOR SOD AND LEVEL FOR SEED

SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE

SPECIFIED SOD OR SEED

EDGE TREATMENT

DWYER FARMS SUBDIVISION, PHASE III

CONSTRUCTION DOCUMENTS EDGERTON, KANSAS

LANDSCAPE PLAN

DATE: 05/20/2025

56

1,1 RELATED DOCUMENTS

A. Provisions established within the General and Supplementary Conditions of the Contract, Division 1 General Requirements, and the Construction Drawings are collectively applicable to this section.

- A. Section 02900 includes

- Topical
 Imported Topical
 Imported Topical
 Topical Sel Amendment
 Organic Sel Amendment
 Unit Selection
 Machine
 Machine

- D Delated Sections

13 OHALITY ASSUPANCE

- 1. The Landscape Contractor shall have its primary place of business within one hundred fifty (150) miles of the project site
- The Landscape Contractor shall be a local A.N.A or A.L.C.A. certified landscape business capable of performing the work outlined baselin.
- 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.
- 4. Landscape Contractor thall have not less than five years of successful experience with installation of similar work. If requested by the Owner andred Landscapes Architects Laurher all set of their projects completed in the lets the years of complexity to this project with name and loadson of project. Owner's name and telephone number, and name of landscarbidecture firm and selephone number.

B, Reference Standards:

- 1. ANSI 280.1 "American Standard for Nursery Stock" current edition
- 2 American Sod Producers Association (ASPA) "Specifications for Turforass Sod Materials and Transplanting Installation"

C. Quality of Work and Motereds: The Contractor shall furnish all materials and perform all work in accordance with these specifications, convaries, and instructions provided by the Landscape Architect or Coward's Representative heavable and an elementary of the Landscape Architect or Coward's Representative heavable and an elementary of the Landscape Architect or Coward's Representative heavable and an elementary of the Landscape Architect on the Landscape Architect on the Landscape Architect on the Landscape Architect on that on every or discognitive view has a productive and an elementary or the Coward Architect on the Landscape Architect on but no every or discognitive view has a productive and and an elementary or invocarce floration for the owner of discognitive view or discognitive view or an elementary or invocarce floration for the owner of discognitive view or discognitive view or an elementary or invocarce floration for the owner of discognitive view or discognitive view or an elementary or invocarce floration or the owner of discognitive view or discog or specifications shall cause defective, inappropriate, or incorrect mai that the work may proceed in the most efficient and effective manner.

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

- A. Approval of Submittals: Do not proceed with ordering, purchase or delivery of materials prior to receipt of approved submittals, substitutions & tests from Landscape Architect or Owner.
- Supply with out 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 have

- Substitutions shall be made only with the written approval of the Landscape Architect. Substitutions will not be consi prior to opening of the bids.
- 2. 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 supplex.
- D. Testing: Contractor shall perform and submit the following tests to the Landscape Architect prior to proceeding with soil preparation or installation of plant material.
- 1. Solom sels test for imported topical and on the topical (proceipted or commonwest). Test shall include all inserce and inscriptions or commonwest or commonwest or commonwest or from the contract for the foreign blackardly. Such led that the to bean foun all less three (3) sample floations. Its provide an accurate cross section of the solds. The Landscape Architect may require additional lessing land yeign found indepency is shown by the lests.
- Submit soils test for Organic Amendment. Test shall include all macro and micronutrients, organic matter, and carbon nitrogen ratio.
- E. Record of Purchases: Package lags and receipts for all topsoil, soil amendments, fertilizers, mulch, fabric, seed, or sod shall be supplied to the Landscape Architect prior to installation.

- A. Before commencing work, all trees and shrubs that are to be saved must be protected from damage by the placement of snow fencing for visibly or some other suitable protective procedure approved by the Landscape Architect. No work may begind this requirement is fulfilled.
- In order to avoid damage to roots, bank or lower branches, no truck or other equipment shall be driven or parked within the 2.3 FERTILIZER drip line of any tree, unless the tree hangs over a paved parking area or traffic lane.
- C. The Contractor shall use 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.
- D. 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 waks and pavements, and damage in general to any asking on rewall incorporated law. 1.6 FINAL ACCEPTANCE

A. Field Acceptance. Which we day of Contraction for infortation that the writer Project is complete, Lendinger Activities will convenient and the contraction of the

- A. The Landscape Antheris resonance is night in great it may from a claser prior in First Australians at just instances at just instances and post in great in great in the Landscape Antherise in general to general to great in the Landscape Antheris in great in great in great in great in the Landscape Antheris in great in great in great in the Landscape Antheris in great in great in the Landscape Antheris in great in great in great in the Landscape Antheris in the Landsc
- B. The Contractor shall schedule the inspection and tagging of plants by the Landscape Architect, at the supplier pri delivery, to be completed in one visit. Any further inspection required due to plants being unavailable or rejected as no aspecifications within the charged or the Contractor at the connect hour) are full cust swell expenses if applicately for Lands

- 1.8 MAINTENANCE OPERATIONS BEFORE FINAL ACCEPTANCE
- A. Plant care shall begin immediately after each plant is satisfactorly installed and shall continue throughout the life of the contract until Final Acceptance of the project or for the minimum time listed in the following instructions, whichever is longer.
- Trees and Shrubs: Maintenance shall include, but not be limited to, replacing mutch that has been displaced by erosion or other means, repairing and rephaping water rings or saucers, maintaining stakes and guys, watering when needed or circeted, and performing any other work required to keep the placets in a healthy condition.
- C. Sod: Maintain for not less than 30 days after the date of installation, and longer, as may be required for acceptable
- 1. At the end of the 30-day maintenance period, fertilize new sod areas with 1 pound of actual nitrogen per 1000 square feet of
- Mainfain new sod areas by watering, fertilizing, weeding, mowing, aimming, and other operations such as rolling, regrading, and replanting as required to establish grasses, free of eroded or bare areas. Provide protection against disease and insect
- D. 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 emerosery
- Mainfain seeded areas by watering, controlling weed growth, regrading, replanting and re-mulching as required to ensure that seeded areas are in vigorous growing condition and free of eroded areas. E. Annual, Perennial, and Groundcover Beds: Maintain by watering, controlling weed growth, replanting, re-mulching, fertilizing, and controlling pasts as required to ensure vigorous growth and enasion control.
- F. Contractor shall remove and replace all dead, defective and/or rejected plants as required before Final Acceptance.
- G. Once each month, for the first, year of operation following Final Acceptance, provide on-site consultation with Owner's operating personnel. This shall include up to 4 hours time per month.

- A. 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 the following Iving plant materials for the specified period after the date of Final Acceptance. Unless notecterwise on the plan.
- Trees, Shrubs, Vines, Groundcovers and Perennials: Warranty for a period of one (1) full year from the date of Final Acceptance, against defects including death and unsatisfactory growth.
- Seeded Areas: Warranty for a period of one (1) year after the date of Final Acceptance.

 The seeded must have healthy uniform crass growth, with no bare socts creater than one square foot or exceeding
- The section must make healthy uniform grass growin, with no base spots greater than one square bod, or exceed 5% of any sectiod area. The section area is shall have no major settlement or become water logged in settled swales. Should settlement occur, fill and compact settled areas and reserved 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 ax square inc.
 The codded areas shall have no made seedlenned to bocome valentaged in settled waters. Should settle occur, fill and compact settled areas and reseed affected areas per these specifications.
- 4. Annuals: Warranty for a period coinciding with their normal growing sesson.
- C. Replacements
- Replacements under this warranty shall be at no additional cost the Owner and shall be determined by the Landscape Architect or Owners Representative.
- 2. 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, life as the opinion of the Landscape Architect is desirable 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.
- to be in accordance with these Specifications and Construction Drawings and at the Contractor's taged by replacement operations are to be fully restored at the Contractor's expense to their original

- Inadequate or improper maintanance by the Owner shall not be cause for replacement provided the Contractor shall have submitted throughout the warranty period a monthly letter or report to the Owner of improper or inadequate maintanance practices and recommended membell actions.
- Defects resulting from neglect try Owner, abuse or demage try others, vandalism, or unusual phenomena or incidents, which are beyond the Contractors control, shall not enforce the warranty.

PART 2 PRODUCTS

- 2.1 TOPSOIL
- . Natural, fritable, soil possessing the characteristics of representative topsols in the vicinity which produces a heavy growth; see of stones over 1 inch in diameter, refuse, plants or their roots, sticks, noulous weeds, salts, soil stenients, toxic substances or her material which would be detimined to clean toward or hinder stantine operations.
- The Contractor is to verify the quantity and quality of stockpled topsoil and provide sumittals (see 02900, 1.4, D., 1). The outrastor shall supply any additional lossoil needed at no additional cost. See civil speed & notes for storage and placement or

- Shall be fierlie, friable, sandy from toppool and shall be obtained from a well-drained size. It shall be without adminture of oil and shall be free of stones over 1 inch in diameter, refuse, plants or their roots, stokes, noxicous weeds, sabs, soil steriams substances or other material without would be additinated to plant growth or hindle glading operations.
- B. Imported Topso I shall not be delivered or used while in a frozen or muddy condition.
- C. Imported topsel is 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 motivace-the samples chied at 100E Certigrade. Topsel shall have salt of less than 12. The period of the state of the samples chied at 100E Certigrade. Topsel shall have salt of less than 12.
- D. Topsoil shall meet the following mechanical analysis:

Passing % Retained % 1-inch screen 100 0-3 W-inch screen 97-100 0-3 No. 100 mesh sizve 60-40 40-6

E. 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.

- A. Ferfilzer shall be delivered to the site, mixed as specified, in the original unoperied standard size tags abstract yearly, analysis and name of manufacturer (specified produced standard statement of analysis or a manufacturer's continued statement of analysis or a manufacturer's continued to the Landscape Architect. Starte ferfilzer in a waterbroper') place on in such enterior that if shall be beyond you and the discharace shall not be improved and the standard produced that the standard produced in such an enterior that if shall be beyond.
- Superphosphate: Soluble mixture of treated minerals, 16% to 20% available phosphoric acid
 Commercial Fertilizer: Complete fertilizer containing the following percentages of available plant in
- Tablets: For trees and shrubs, provide tightly compressed long lasting, slow release tablets weighing 21 grams with an analysis of 20-10-5, and a potential solidity of not more than 5% by weight.
 Granular: For blaws, vines, flowers and groundowners, provide a gramular, slow release, commercial fertilizer with an

- A. Wetting agents shall be dry form Revive or approved equal.
- A. Shredded Cedar Mulch; Submit samples.

2.6 STAKING MATERIAL AND TREE WRAP

- A. Tree Wrap: Shall be first quality, 44-inch wide, billuminous impregnated tape, corrugated or crepe paper, brown in color, specifically manufactured for free wrapping.
- Secure tree wrap with a flexible nyton tape strapping specifically designed for tying plant material. No string, cord, or other non-clastic material will be accorded.
- States: Shall be either 6 foot x 2-inch diameter wolmanized lodge pole pine or 6 foot green steel "T" posts 1.33 Certified M-A702 with Medio, or 30-inch steel "T" posts as determined by the notes, detail, or execution section of these specification Hubbinson Western or Equal II.
- C. Fabric Tree Collars: Trees shall be secured to stakes using minimum 2-inch wide non-stretching webbing with grommets for attachment of wire between strap and stake. Strap shall be of sufficient length in relation to tree calcer so that grommets and wire.
- do not touch trunk.

 1. Foresight Industries PS-1, non-stretch tree collar straps, or approved substitution.

- Evergreen trees that are eight-feet tall and taller shall have wire guys threaded through rubber or plastic hose sections where bookd around the tree trimit.

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

Wood barrier fabric shall be a 28 mil woven needle punched polypropylene material that shall be at east 70% ultra violet light assamt 8 have a water flow rate of all lessit 75 ga /min.lsr. Use Restrictor landscape fabric by Western Landscape & Geotexille pply or approved ugud. Submit: cample and product data or approval. Supply or ap

2.9 EDGER

Edger to be steel unless otherwise noted other otherwise on the plan.

2.10 SOD

A. So data the a boarty grown, certified blend, complying with applicable boal and Federal regulations and constyling with ASPN "Specifications for Turigeras Social Miscoles and Transplanting-Intelligent". See plan for seed ministrate and states. The cold anther are a regional anthropy only with an attractive are manipular fortices, which includes opposite and the services are people for the section of the s

2.11 SEED

A Sood Mixes shall be purchased from a reputable sood delater, contyling with regularments specified. Each sood type shall be appropriate for the specifier region in which is used. See plan for seed mixing mean stress. See May will be feel from a nonious weeds including Russian or Claradian Tribid, Coarse Fescue, European Birthwest, Junician Crass and Leaf Spurge. Seed within has become wet, miday or otherwise samples in thirst for in storage will not be acceptable.

B. Submit certification tags verifying seed type and purity or a signed statement certifying that the seed furnished is from a lot that have been tested by a recovering fathershop.

2.12 EROSION CONTROLL FABRIC

A. Erosion control fatric shall be a single not excetsion transfer enclosed in a photodegradable plastic mesh secured visibles 6 inches long. Install per manufactures specifications. Use "Curtex" single net blankets by American Excelsion or anomized curte.

2 12 DI ANT MATERIAL C

- A. All Plants: Shall be the species subspecies or cultivar designated on the drawings. No substitutions will be accepted without prior written approved of the Lundscape Architect. All plants shall meet or exceed the code of the standards currently accepted to the Lundscape Architect. All plants shall meet or exceed the code of the standards currently accepted to the Code of Nursey may be will as the ANSI 220.1 "American Standard for Nursey Stock" Islants version to the upgraded to meet the following additional requirements.
- 2. Plants shall be free of disease, insect pests, eggs or larvae.
- 3. Plants shall not be pruned 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 condition for all least two (2) years.
- As all an inequal to last one of edge of the firm to be more of the first of promise and of one with the last of the first increased in the first increased in the first increased in the first increased in the last of the last of with first increased in the first increased in the first increased in the first increased in the last of t
- Deciduous Shade and Omamental Trees: Provide B&B trees of sizes listed on the plan. Sizes indicate minimum height or ser. All deciduous shade and omamental trees shall have full, well-shaped heads.
- Trees with abrasion of the bank, sunscalds, disfiguring knots or fresh cuts of limbs over one inch (1*) which have not
- 2. The trunk of each tree shall be a single trunk growing from a single unmultiated grown of roots, unless specified as "clump
- C. Deciduous Shrubs: Provide shrubs of sizes lated on the plan. Sizes indicate minimum container size, height or spress labeled. The size in spread shall be used for spreading shrubs and height for more upright types none shall have less than minimum number of cases equi-size by ANSI 200.1
- Evergreen Sirubs: Provide shrubs of sizes listed on the plan. Sizes indicate minimum container size, height or spread as. The size in spread shall be used for spreading and semi-spreading type and height for other types, such as globe, dwar now, premidall, bered by right, and columner.
- The thickness of each shrub shall correspond to the trade classification "No.1". Single stemmed or thin plants shall not be accepted. The side branches must be generous, well_widged, and the plant as a whele well_branched to the ground. The starts must be in most condition, free from dead wood, bruises or other rod to transhr hinzhes.
- E. Evergreen Trees: Provide evergreen trees of sizes listed on the plan. Sizes indicate minimum height. All everg shall be unsheared and full to the ground.

A. Pre-Emergent Herbicide: Shall be "Trefan" as manufactured by Elanco Company or approved substitution. Apply as preparations for weed control.

- 1. Provide balled and burlapped (B&B) or mechanical, spade-dug evergreen trees
- All collected evergreen trees shall have a minimum rootball to trunk call per ratio of 10 to 1; ten inches of rootball diameter per each one inch of trunk calliper and compty with ANSI 280.1.
- PART 3: EXECUTION 3.1 TOPSOIL EXCAVATION & STORAGE See Site Clearing 2230 section 3.04 Topsoil Excavation

2 14PRE-EMERGENT HERRICIDE

- 3.1 TOPSOIL PLACEMENT
- A. Work Included: Place slockpiled or imported topsoil in landscaped areas and to a minimum depth of 6" unless noted otherwise on the plan or specified otherwise here within.
- Area: All exterior ground within the limit of contract, except surfaces occupied by buildings and structures, paving, and except areas indicated to be undisturbed, shall be toosciled.
- Preparation: Disk, drag, harrow or hand rake subgrade to a minimum depth of three inches (3*) to provide bond for topsoil
- Placement of Topoic! Place no topsoil until subgrade has been approved. Before placing bosoil, rake subsoil surface or of stores, debris, and roots. Compact topsoil to form a layer with minimum depth as defined in the notes. If fere is only repairing the glas will law precedence over the moles and the roots are the cetals. Topoil at the placed so that after fra-grenative the subsequence of the subsequence of the subsequence of the subsequence of the darking. Contractor is to time surfaces and the army artificiant lapsoil receives the subsequence of the subsequence.
- E. Topsol, 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.

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

3.3 AMENDMENTS FOR SOIL PREPARATION

Preparation: Schedule of soil mixes and soil amending for various project areas are Issed below (for bidding purposes amendment schedule shall be determined by the Landscape Architect based on soils tests provide by the 6 Contractor (see 2090, 1.4, D., 1.).

- Permanently Sected Areas of Dryland, Riparian & Wedland Native, Blends: Provide not less than the following quantities of providing secondary motorists.
- 3. Shrub, Groundcover and Annual Perennial Beds: Provide not less than the following quantities of specified amendmen materials: Organic Sol Amendment: 5 cubic yards per 1000 s.f. Organic Sol Amendment: 5 cubic yards per 1000 s.f. Commercial Pertitizer (20-10-3); 10 lbs, per 1000 s.f. Superphosphate (§) 2009; 10 bs, per 1,000 s.f. Potatsh; and 1,0 bs schuls (XO) per 1,000 s.f. Iron; add 0.5 bs actual Fo per 1,000 s.f.
- Bacifill for lower portion of tree and shrub pits below bottom of adjacent amended top soil.
 Organic Sol Amendment: 14 by victume of bacifill.
 Plenting PI Excervated Sols Sol: 34 by victume.
 Fertilizer Talketin: One 21-ay
- scread, whichever is greater, of each shrub

3.4 SOIL PREPARATION

- A. The Contractor shall complete finished grading of all landscaped areas. B. Sodded/Secoed Areas: Spread specified amendment materials evenly over entire area and thoroughly incorporate, by mixing before placing, noted ting or finely discing (mix. 1" size), to the full dispit of topical. The areas shall then be record and seed seeded, removing all coarse lumps, notes, sicks, note and weeds. The sol surface shall be smooth, bose and of fine lexium, stepring one inch below all printing object.
- C. Shrub, Groundcover and Annual Perennial Bods: Spread appointed amendment materials evenly over bed areas and thoroughly incorporate, by mixing before placing, including or finally disoring (max. "f size), to the full dooth of topacil. If the social to severe than 2°C by incorporate in the bright 2°C. The areas shall be the bedfeld, fine graded and relead to meet the approved finished grade. This surface shall be smooth and loose and of fine leature.
- Wetting agents shall be incorporated with other amendment material to all clay soils per manufacturer's recommendations, in seeded areas, bods & backfill mix.
- Resions areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting
- A. Scheduling: Planting operations shall be performed at a steady rate of work unless weather conditions make it impossible to work. No plant material shall be clarified in frozen ground.
- If rock or other underground obstruction is encountered, the Landscape Architect may require plant pits to be relocated, the pits ordanged or the plants deleted from the contract. 2. Harn Pft Drainago: In random treelphrub hales (minimum 20%), throughout the site but in particular in plant pits near the building, fill with water and et stand for therety-four (24) hours. At the end of herety-four (24) hours, check hole for drainage of values. Refit in holes and inspect again at twenty-four (3) hours. If he easter has not percelated completely into soil, contact Landscape Architect for additional measures to insure proper drainage.
- C. Delivery and Slorage. Plants transported to the project in spen vehicles shall be covered with larga-dire or other is covere securely fastered to the body of the vehicle to prevent injury to the plants. Deside vehicles shall be adequately vehicles from the plants. Telection of adequate procedes for beinging digning, createsise while in transit or intending or strange shall be cause in rejection. All daths shall be lest made, from the front and protected. Such protection are conceived by the plants. Telection of the plants in transit collection and protected. Such protection are conceived by the plants are in transit. Deliver, behavior, or are interpret, plants are in transit. Deliver, behavior, or are interpret, plants.

- Planting Pits: Holes for trees shall be at least two times the diameter of the root system. Holes for shrubs, perennials and vines shall be at least twelve inches (127) prester in diameter than the spread of the root system. Plants shall be planted in the center of the holes and at the depth shown on the drawings. Do not use rock or bank much to raise trees in holes.
- Root System B&B plants shall be planted with most ball intact and underrapped. After being placed in the pit, all B&B plant material shall have all continuence natural from the brune, and sales of not built that is not 100% here. This plant is not 100% here. The plant is not 100% here. This plant is not 100% here from the boy D&I of the not ball as and as the transit. The plant is not sufficient from the pit of the first ball and the plant is not sufficient from the pit of the not ball as and as the transit. The plant is not sufficient from the pit of th
- 4. Backfil: Place specified amended backfil in maximum eight-inch (8°) layers and then water each layer to settle the soil before the next layer is placed. Soil shift be lightly samped under the edges of the plants and place enough soil to maintain histories do after settle night omethanical compaction with be alloweds. Saucer: A saucer shall be provided around each plant as shown on the drawings and all saucers not in mulched beds shall be mulched with specified mulch to a depth of three inches (31).
- Wristering: Pfants shall be soaked with water twice within the first twenty-four hours after planning. Water shall be applied at low pressure to soak in thoroughly without dislodging the soil.
- E. Pruning: Prune, thin out, and shape trees and shrubs after planting in accordance with good horticultural practice. Prune trees and shrubs to retain required height, spread and natural character (do not cut tree leaders).
- Remove and reptace excessively pruned or misshaped stock resulting from improper pruning.
 Guying/Staking and Wrapping:
- 1. Guy and stake trees immediately after planting, as shown on planting details

3.6 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.

Manhattan, KS - HQ (785) 776-0541 Dodge City, KS (620) 255-1952

(913) 444-9615 Colorado Springs, CO (719) 465-2145 ш

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DOCUMENTS CONSTRUCTION Š,



SPECIFICATIONS

DATE: 05/20/2025 SHEET# 57

SHADE TREES; LOWEST LIMBS MIN. 6-8" FROM ROOT CROWN AFTER TWO YEARS NO LIMB SHALL BE WITHIN 8" OF PAVEMENT DO NOT CUT OR DAMAGE LEADER.

PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. WRAP ENTIRE SURFACE OF TRUNK BELOW SECOND BRANCH WITH TREE WRAP AND SECURE.

ATTACH GUY WIRE TO TRUNK WITH SPECIFIED TREE COLLAR 1/2" DIA., WHITE PVC PIPE OVER WIRE, 24" LONG MIN. DOUBLE STRAND OF 12 GA. GALVANIZED STEEL WIRE TWISTED TEMPORARY 4" DEEP WATER RETENTION BASIN NOT NECESSARY WHEN TURF OR DRIP IRRIGATION IS OPERATING. DOUBLE SUBSURFACE DRIP IRRIGATION RINGS APPROX. 24" & 48" DIA.

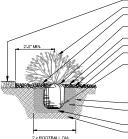
STEEL POST (2 MIN.) DRIVEN VERTICALLY TO EXTEN A MIN. OF 30" INTO UNDISTURBED SOIL

SET ROOT CROWN LEVEL WITH TOP OF SOIL ADJACENT TO TREE & 2" ABOVE FINISHED GRADE IN SOD AREAS, FLUSH IN OTHER AREAS APPLY SPECIFIED MULCH TO REMAIN PERMANENTLY. FINISHED GRADE

REMOVE ALL. CONTAINMENT MATERIAL FROM THE TRUNK & SIDES OF ROOTBALL THAT IS NOT 100% HEMP. REMOVE BURLAP & TWINE FROM THE TOP 1/3 OF ROOTBALL REMOVE FIRER OR PLASTIC POT AFTER PLACING IN THE PIT. ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT IS REMOVED ARE DAMAGED AND SHALL BE REJECTED. HOLE SHOULD HAVE ROUGHENED SIDES SPECIFIED BACKFILL MIXTURE AND FERTILIZER APLICATION

DECIDUOUS TREE PLANTING

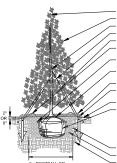
65 NOT TO SCALE



SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. CREATE A 2" DEEP WATER RETENTION BASIN & APPLY A RING OF SPECIFIED MULCH WHEN NOT IN A BED SET ROOT CROWN OF UPRIGHT SHRUBS 1* ABOVE TOP OF SOIL. SET ROOT CROWN OF SPREADING SHRUBS AT TOP OF SOIL. FINISHED GRADE OR TOP OF MULCH 1/2" BELOW PAVED EDGE APPLY SPECIFIED MULCH TO REMAIN PERMANENTLY. WEED BARRIER FABRIC UNDER INORGANIC MULCHES PRE-EMERGANT HERBICIDE BELOW FABRIC REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK & SIDES OF ROOTBALL THAT IS NOT 100% HEMP. REMOVE BURLAP & TWINE FROM THE TOP 1/3 OF ROOTBALL. REMOVE FIBER OR PLASTIC POT ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT IS REMOVED ARE DAMAGED AND SHALL BE REJECTED. HOLE & ROOT BALL SHOULD HAVE LOOSENED SIDES SPECIFIED BACKFILL MIXTURE AND FERTILIZER APLICATION

PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOT BALL UNDISTURBED SUBGRADE

SHRUB PLANTING NOT TO SCALE



PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING ATTACH GUY WIRE TO TRUNK WITH SPECIFIED TREE COLLAR. DOUBLE STRAND OF 12 GA. GALVANIZED STEEL WIRE TWISTED 1/2" DIA., WHITE PVC PIPE OVER WIRE, 24" LONG MIN TEMPORARY 4" DEEP WATER RETENTION BASIN NOT NECESSARY WHEN TURF OR DRIP IRRIGATION IS OPERATING. DOUBLE SUBSURFACE DRIP IRRIGATION RINGS APPROX, 24" & 48" DIA.

SET ROOT CROWN LEVEL WITH TOP OF SOIL ADJACENT TO TREE & 2" ABOVE FINISHED GRADE IN SOD AREAS, FLUSH IN OTHER AREAS APPLY SPECIFIED MULCH TO REMAIN PERMANENTLY.

30" STEEL POST (3 MIN.) DRIVEN VERTICALLY INTO UNDISTURBED SOIL FLUSH WITH GRADE

FINISHED GRADE

REMOVE ALL. CONTAINMENT MATERIAL FROM THE TRUNK & SIDES OF ROOTBALL THAT IS NOT 100% HEMP. REMOVE BURLAP & TWINE FROM THE TOP 1/3 OF ROOTBALL ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT IS REMOVED ARE DAMAGED AND SHALL BE REJECTED. HOLE SHOULD HAVE ROUGHENED SIDES SPECIFIED BACKFILL MIXTURE AND FERTILIZER APLICATION UNDISTURBED SUBGRADE

EVERGREEN TREE PLANTING

NOT TO SCALE

65

3.7 MULCH, BREEZE, GRAVEL, ROCK & COBBLE

Apply materials so that the top of their surface is level with adjacent finished grade as detailed and they are the minimum depth specified after settlement and compaction. River rock shall be used unless defined differently in the notes.

A. Specified river rock shall be spread at a minimum four (4) inch depth for shrubs, ornamental grasses, perennials & trees in beds unless defined differently on the plan or is the roles.

B. Preparation for Sodding: Sodded areas shall be free of debris and/or rocks targer than 1/2" which may hinder tiling, sodding. Firsh grading or subsequent operations. Accurational dischois shall be disposed of off-site. All sodded areas on slopes of three to one (\$1) or prepare shall be expert with stakes.

C. Finish Gracies: Perform finish grading required to maintain drainage into catch bashs, drainage structures, etc., and as required to provide a smooth, well-confound surface prior to proceeding. Ensure frished grades of soci are such that drainage of storm and impaids waters will be prevented.

D. Irrigation Heads: Adjust irrigation heads to proper watering height according to depth of the sod material, but Izwer than compacting grass thade height, to enable lawn mowers to feelly out grass without damage to sprinkle system. Adjust irrigation heads to proper witsering height for unmoved areas; to prevent making grass from obstructing the stream of water.

Lay sod on soil that is slightly moist, with ends and sides of sod pieces butted tightly together, and laid in continuous rows
with langest dimensions parallel to contours.

Stagger vertical joints between sod strips and compact by rolling so sod will be incorporated with ground surface, insure tight loints between adjacent pieces.

3. Cut all rows terminating on designated property lines equally to a straight line.

4. Add topsoil along exposed edges to match adjacent grade. Feather topsoil out approximately 1-foot from edge of sod.

7. Sod shall be staked in all areas with a slope greater than 3:1.

F. Watering: Water sod upon completion of convenient work areas until installation is complete and irrigation system can be operation under full control. Water sufficiently to misition subsoil at least 2" deep, and in manner not to cause ensisten or damage to adjacent finishes surfaces. Upon completion sod shall be watered by a permanent in ground migration system.

A. Area: All areas outlined on the plan, any disturbed areas off-site, and non-disturbed native grass areas

B. Seed Bed Preparation

Loosen soil to a depth of six inches (6") by approved method of scarification Remove stones or foreign matter over one inch
(1") in diameter.

2. Gode areas to finish grades, Illing as reeded or removing aurplus dirt and fasting areas to a smooth, uniform grade as indicated on grading plans. All lows areas shall shop to drain. When no grades are shown, asses shall have a smooth continuit grade between existing or bed controls (purs as well, curbs, cath beauts, sheps in elevation or building) and elevations shown on plans. Rot, scally, rate and to fatal plan areas as necessary to obtain twe, even [swn surfaces. All finish grades shall meet approach of the classospace Architect before great seed as limited approach of the classospace Architect before great seed as limited approach of the classospace Architect before great seed as limited approach of the classospace Architect before great seed as limited approach of the classospace Architect before great seed as limited as a limited problems of the classospace Architect before great seed as limited as the class of the

3. Seed beds should be permitted to settle or should be firmed by rolling before seedings are made

C. Seeding shall not be performed in windy weather, or when the ground is frozen

Non-irrigated seeding shall be performed either during the Spring Planting Season or the Fall Planting Season. Planting seasons shall be defined as that period of time in the spring or fall, floroning healthy growth of grasses in the locality in which the seeding is done, in accordance with the recommendations of the local Cooperative Extension Service.

3. Supplemental Irrigation. See Erosion Control Specs.

F Seeding & Mulching

All seecing rates are for drilled applications, add 50% for broad cast seed and 100% for hydroseed or brillion seeded.

2. Seeding and hydro mulching shall be done in two (2) directions at right angles to each other

3. In larger areas seed shall be sowed evenly with an approved mechanical drift. CLF-packer or approved similar equipming he used to cover the seed and to form the seedbed in one operation. Refer to seed supplier for appropriate seeding depth of specific seed mires. Refer to landscape plan for seed mire and rate. These larger areas shall also have wheat stree crimpod date the soil at the text of two tons per core.

4. In smaller areas inaccessible to morbanical secoler, the seed shall be broad cast and the seed bed shall be prepared by and raising. Refer to seed supplied the superpossible secolery depth of specific secoler rises. Refer to instruction plan to seed in the result of secoler secoler rises. Refer to instruction plan the secoler was or later, there exists on the superpossible of the refer in the secoler rises. Better to the implementated with 2000 lapse area of hydro much and safetive. Watering by and or with profit secoler to not be profit or much and safetive. Watering by and or with profit secolers in not considered micely. Watering to much and safetive. Watering by and or with profit secondary in an other particle operation is not considered micely.

Erosion control tabric shall be used on all seeded and hydro mulched slopes 4:1 or greater (steeper). Install per manufacturer recommendations.

Watering: Water the seeded areas to provide adequate moisture for germination and to support grass until fully established, reas of this site shall be watered in such a way as to prevent erceion due to excessive quantities applied over small areas and

The surface layer of soil for all seeded areas must be kept moist during the germination period. Water twice the first week
and once per week thereafter with a line spray. Do so as needed to supplement natural rain and reach a six inch minimum.

2. Make weekly inspections to determine the moisture content of the soil and adjust the watering schedule.

Seeded areas may be non-impated & watered by portable equipment. The Contractor shall, furnish his own portable tanks, pumps, hose, pipe, connections, noziles, and any other equipment required to transport the water from the available outliers and apply it to be seeded areas in an approved manner.

Sected areas may be watered by an infigation system. This system may be supplementary or Temporary. Supplem infigation will be permanent and buried in ground. Supplementary systems shall be operated to prevent death or dam buring a partie of drought in addition to establishment. but not operated on a regular to state after establishment. Temprigation can be above the ground eard may be removed it excepted other establishment.

so growth has started, all areas or parts of areas, which fall to show a uniform stand of grass for any reason all be reseased in accordance with the plans and as specified herein. Such areas and parts of areas shall be stortly until all areas are covered with a satisfactory growth of grass and no additional cost to the Owner.

Protection: Protect seeded area against trespassing while the grass is germinating. Furnish and install fences, signs, riers or any other necessary temporary protective devisos. The Contractor at his expense shall repair damage resulting from pass, exosion, whatbout, settlement or other causes.

I. Remove all fences, signs, barriers or other temporary protective devices after Final Acceptance

3,10RESTORATION AND CLEANING

A. Restoration and Repair. Properly repair sprinkler head or other irrigation system components, or other underground pipe or electric wiring damaged by this work.

B. Excess Materials and Debris: Remove pallets, unused sod, and other debris from the Project site. Clean paved areas over which presented have been confused.

SECTION 02970 ANDSCAPE AND IRRIGATION MAINTENANCE

PART 1 GENERAL

1.1 WORK INCLUDED

AThe Landscape Contractor shall provide with the bid, a written proposal for fundscape maintenance with the Owner. If the Landscape Contractor in or A A/A Contribut and capacite of performing the earth for Landscape Contractor had also or account of the Contractor of the A/A Contribut and capacite of performing the earth for Landscape Contractor had also as account of produced and enratherance contract used for a produce of Landscape contractor shall provide examples of the landscape contractor shall provide examples. The Landscape contractor shall provide examples of these local propion marked by the Landscape contractor or is absorbed.

BLACOGEN INTERFECT OF THE METERS OF THE PROPERTY OF THE PROPER

C.Durling the first year of the maintenance contract, any replacement of plant material, shall be the responsibility of the Landscapt Contractor as part of the installation contract with exceptions as listed in Section 2900, 1.9. Any other replacement of plant material shall be included in the Maintenance Contract.

DLandscape maintenance contractor shall purchase and maintain Contractor's general fability insurance in the am \$1,000,000. Certification of such insurance shall be filed with the Owner prior to the commencement of the w

A.Work Force: Contractor's representative shall be experienced and A.N.A. cartified in jandscape maintenance and shall be available on a 24 hour basis for emergency repairs.

B Materials: All materials used shall conform to the landscape and irrigation specifications (sections 2900 and 2810).

Cill upon notification by the manager action is not taken to correct any problems which affect safety, health of the plants, or properly image the manager may take whether action necessary to remedy the situation. All costs associated with such work shall be deducted from any examents due the Contractor.

1,3 MAINTENANCE SCHEDULE

aintenance contractor shall provide as part of the bid a maintenance schedule and report to owner the Landscape Architect. Daily scheduling of maintenance activities shall be coordinated with the owner.

B. The report shall detail all planned and periodic maintenance activities, and all materials and application rates

C. Any subcontractors shall be listed in the report including certification and insurance information.

2.1 IRRIGATION

B.The quantity of water applied at one sime shall be sufficient to penetrate the soil to a minimum of eight inches (8") in shrub berand six inches (0") in fur areas at a rate which will prevent saturation of the soil and excessive water runoff (may require multiple sixer applications time do allow absorption of water).

C.On_site water shall be furnished by the Owner. Hose and other watering equipment shall be furnished by the Contracto

D.Winter Windings: All toes, should and berrouds gross shall be intigated monthly during the winter. Each tree shall receive a minimum of 20 gallors of water per application, ground cover areas shall receive 1" of water per application, each shrub shall receive a minimum of 20 gallors of water per application, and which is hardler to expelled in continued laboration for white makering of the bornous gross. Water shall be hardled applied at an last hast laborate to be under to be used.

1. Do not irricate when temperatures will fall below 30 degrees within 24 hours.

Irrigation system may be used for the water application only when temperatures will remain above freezing for several days temperature following irrigation request the winter short from recognitive.

2.2 WEEDING

2.3 MULCHING

AMulch shall be maintained at the proper depth in all shrub beds, ground cover areas, annual beds, and tree rings according to the original drawings and specifications.

B Much displaced by erosion, wind, or irrigation activities shall be removed from all walks, drives, and turf areas and replaced in the

2.4 DISEASE AND INSECT PEST CONTROL

Alnopect all plant material at least once a month to locate any disease or insect pest infestations. Upon the discovery of any disease or insect pest infestation, Kenfly, or have identified, the nature or species of the infestation. A method of control in accordance with comman A.M.A. standards shall be immediately insidements.

B.Apply all posticides and fungicides according to label directions and take any precautions necessary to protect people and any other plant material from the chemicals.

A.Maintenance contractor is to fertilize plant material on a regularly scheduled program to fit the requirements of the plant material to maintain vigorous and healthy plant growth.

B.Shrub beds, ground cover, turf, and annuals shall receive granular fertilizer and trees shall receive fertilizer through a root feeding

A The amount of pruning shall be limited to the informan necessary to remove dead of injured twigs and branches and to converselves for the last of most as a result of insingle-ling operation another to maintain seldly it is evidually use series. One of the property o

2.7 MOWING

Allow all grass areas at regular intervals to maintain the grass at a height of 2" to 3". Mow at intervals so that no more than 1/3 of the blade langth or 1" is removed at each mowing.

B.Mow grass areas in such a manner as to prevent clippings from blowing on paved areas, and sidewalks. Cleanup after mowing shall include sweeping or blowing of paved areas and sidewalks to clear them from mowing debris.

C.Edges of curbs and sidewalks shall be trimmed at least twice monthly

D. Irrigation system shall be checked for damage and repaired following each mowing operation

2.8 STAKING AND TREE WRAP

A.Deciduous tree trunks shall be wrapped by Nov. 15 and wrappings shall be removed by May 21.

B.All trees staked or guyed as part of installation shall have stakes or guys removed after 1 year for spring installations or 1.5 years for full installations.

2.9 ANNUALS

A Annuals shall be installed 3-4 times during the growing season. Color palette, quantity, and specific variety shall be approved by management prior to installation.

2.10 CLEAN UP

A.During the course of maintenance or planting, excess waste materials shall be continuously and promptly removed at the end of each work day.

indiscape maintenance contractor shall maintain the irrigation system in good operating condition through monthly inspections of all system components and make repairs as necessary. This includes checking and verifying operation in each zone, the starment of heads, rain sensors, controller, and threat lesions.

2.12 WINTER RESIGNATION SHUT DOWN

A.When cold weather approaches and the chance for freezing conditions exist, the system should be drained after each u

Shut water off at main gate valve

Open all manual drain vetves

Blow out each section twice with compressed at Set controller to cycle through each section the minimum time available, once a day through Winter months

S. If backflow prevention is installed with unions, remove and store out of the weather

2.13 SPRING IRRIGATION START UP

Close all manual drain valves

Slowly turn water on

4. Cycle through each station manually until all air has escaped the system.

5. Check for leaks and proper alignment of heads

6 Repair and adjust system as required for proper operation 2.14 IDDIGATION COMPONENT DEDLACEMENT

All replacement of component parts in the irrigation system becomes necessary after normal use, and after the original period of warranty has capited (Section 2810, 3435), the Owner is responsible for the expense of these replacement components, if fare has been on mishanding of these litems on the part of the mindersance continuation.

2.15 MAINTENANCE CONTRACT

A. These terms and conditions herein outlined shall be attached and made a part of a maintenance contract with the Owner.

2.16 TERMINATION OF THE MAINTENANCE CONTRACT

All the Owner falls is make payment for a period of ninety (80) days without written clarification, the maintenance contractor may, upon levelse (12) additional days written notice to the Owner, payment for all wind executed and first any preven libra substantial upon any materials, equipment, or tools, including reasonable profit and dismages applicable for he maintenance contract.

Bill the maintenance contractor defaults or persistently hals or neglects to carry out the work in accordance with the maintenance contract, the Covers, after twelve (12) days' withstenencies to the maintenance contractor, and without prejudio to a ray other cered by they may have, may make good such deficiency and deduct the contract. Including compensation for additional services made necessary thereby, from the payment then or thereafter caus the contractor, or at their agricin, may terminate contract.

END OF SECTION

Manhattan, KS - HC (785) 776-0541 Dodge City, KS (620) 255-1952

Colorado Springs, CO (719) 465-2145 Ξ

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CONSTRUCTION DOCUMENTS EDGERTON,



SPECIFICATIONS & DETAILS

DATE: 05/20/2025 SHEET# 58



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

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

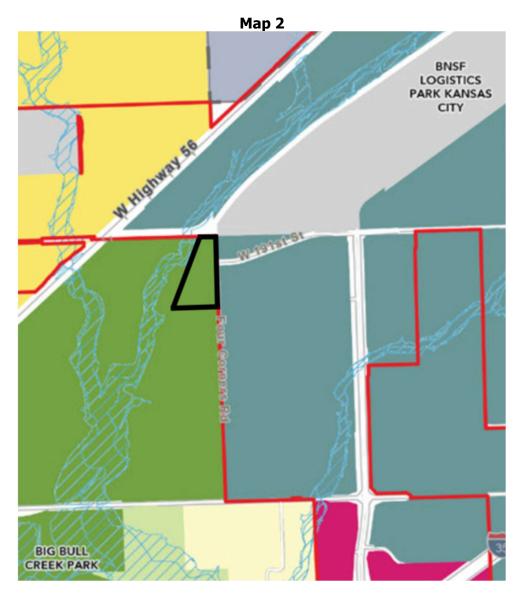
Section 12-747 of the Kansas Statutes Annotated requires the Planning Commission to review or reconsider any part of the Comprehensive Plan, and allows amendments, extensions, or additions to be made. The Planning Commission recommended approval of the Envision Edgerton 2050 Comprehensive Plan (the Comprehensive 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.



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.



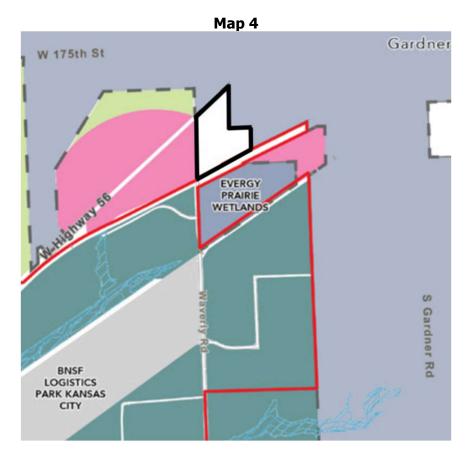
To the north of the property is the Burlington Norther Santa Fe Intermodal facility. Johnson County Fire Department No. 1 has their fire station to the east on the north side of W. 191st Street. Along the south of W. 191st Street is Inland Port XXI, where UPS currently operates. The fire station and 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.



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 landuse 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.