

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
July 14, 2026
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 9, 2026 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

6. **RZ2026-0001: REZONING FOR DELONG TRUCKING LOCATED AT 32612 W 191ST STREET**
 - a. Presentation from Applicant for Rezoning Application RZ2026-0001
 - b. Presentation from City Staff for Rezoning Application RZ2026-0001
 - c. Public Hearing for Rezoning Application RZ2026-0001
 - d. Discussion of Rezoning Application RZ2026-0001
 - e. Consideration of Rezoning Application RZ2026-0001

7. **CU2026-0001: CONDITIONAL USE PERMIT FOR DELONG TRUCKING LOCATED AT 32612 W 191ST STREET**

- a. Presentation from Applicant for Conditional Use Permit Application CU2026-0001
- b. Presentation from City Staff for Conditional Use Permit Application CU2026-0001
- c. Public Hearing for Conditional Use Permit Application CU2026-0001
- d. Discussion of Conditional Use Permit Application CU2026-0001
- e. Consideration of Conditional Use Permit Application CU2026-0001

8. **FSP2026-0004: FINAL SITE PLAN FOR DELONG TRUCKING LOCATED AT 32612 W 191ST STREET**

- a. Presentation from Applicant for Final Site Plan Application FSP2026-0004
- b. Presentation from City Staff for Final Site Plan Application FSP2026-0004
- c. Public Hearing for Final Site Plan Application FSP2026-0004
- d. Discussion of Final Site Plan Application FSP2026-0004
- e. Consideration of Final Site Plan Application FSP2026-0004

9. **Future Meeting Reminders**

- August 11, 2026 at 7:00 PM – Regular Session
- September 8, 2026 at 7:00 PM – Regular Session
- October 13, 2026 at 7:00 PM – Regular Session

10. **Announcements**

11. **Adjourn**

PLANNING COMMISSION
June 9, 2026 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 9, 2026. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00 PM.

1. ROLL CALL

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

With a quorum present, the meeting commenced.

Staff in attendance:

- Zachary Moore, Development Services Director
- Chris Clinton, Planning and Zoning Coordinator
- Beth Linn, City Administrator
- Todd Luckman, City Attorney
- Levi Meyer, Parks and Recreation Director
- David Hamby, City Engineer
- Joe Kmetz, City Building Official
- Kara Banks, Assistant to the City Administrator
- Trey Whitaker, Assistant to the City Administrator

Elected Officials in attendance: Mayor Donald Roberts

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

Chairperson Mathos informed all present that the meeting will be conducted with dignity and respect for all attendees and participants. She stated it is important that the Commission has the ability to conduct business as provided on the agenda.

CONSENT AGENDA

4. Minutes from May 12, 2026, Planning Commission Meeting.

Commissioner Draskovich moved to approve the Consent Agenda. The motion was seconded by Commissioner Soemer. The motion carried with the following 5-0 vote:

Yes: Mathos, Mueller, Little, Draskovich, Soemer

Regular Agenda

5. **Declaration.** Chairperson Mathos requested that the Commissioners declare any correspondence that they have received or any communication they have had regarding the matters on the agenda. She asked them to state if any correspondence or communication might influence their ability to impartially consider the items on the agenda.

The Commissioners did not have anything to declare.

6. PUBLIC OFFICIAL LIABILITY TRAINING

A video was shown training the Commission on their liability as an appointed official. The training can be accessed at: <https://www.youtube.com/watch?v=r5GK6LvCA7s>.

7. PREVIOUSLY TABLED FROM MAY 12, 2026 - FSP2026-0002: FINAL SITE PLAN FOR EDGERTON PROJECT LOCATED AT 31800 W. 196TH STREET

Chairperson Mathos requested the applicant to present their application.

Ms. Chelsea Kulhanek, Director of Land Development with DAMAC Digital, addressed the Commission. She stated that the Commission and the community raised concerns and questions regarding the project and they have been heard and the applicant wants to provide answers. There were six (6) main areas of concern, and she appreciates the opportunity to address each of those concerns. She said those concerns relate to the site and how to retrofit the existing building; water and a description of the proposed cooling system; noise, specifically what equipment will be used and sound modeling; the air quality and details about the generators and the regulations that will be adhered to with frequency of testing; equipment and what happens when components are replaced; and community and how DAMAC plans to make a positive impact in Edgerton and the surrounding areas. She explained that her presentation will walk through the questions with applicant responses. Part of the presentation will show the permits that have been submitted to the Kansas Department of Health and Environment (KDHE), cut sheets of the equipment, and sound models to help address some of the concerns.

Ms. Kulhanek spoke about the location of the project. She explained the warehouse at 31800 W. 196th Street was built in 2016. It is a 378,000 square foot building in Logistics Park Kansas City (LPKC), which is an industrial park, located south of the Burlington Northern Santa Fe (BNSF) Intermodal facility and northwest of Interstate-35 (I-35). The plan is to construct dedicated energy infrastructure on the 53.79 acres of property that they own. The proposed Final Site Plan does comply with the Logistics Park (L-P) District zoning regulations. The site is designed in a way to minimize external impact, minimize traffic, and very low lot coverage of the allowable area. Currently, DAMAC does not own, nor are they under contract to acquire extra land and the natural layout of the property, mainly the existing floodplain and floodway, limit the ability to expand. Any future growth would be required to be presented to the Commission.

Ms. Kulhanek explained the property's water use will be two (2) fold. Water will be used to support the cooling system and to meet the needs of the employees. The cooling system is a closed-loop recirculating system. The system requires a one-time fill of 615,000 gallons. 65%

of which, about 400,000 gallons of water, is mixed with propylene glycol. She said there is a significant difference between the closed-loop system proposed and an evaporative cooling system that is common in data centers. A traditional evaporative cooling system would use roughly 30,000,000 gallons of water per month for a facility of this size, which is not what is being proposed. The proposed system does not have any evaporation, and it is a transfer and relocation of heat. The system will be filled and then sealed. The fluid is sent into the data halls where it picks up the heat, then goes through the closed cooling towers that function like a car radiator. Once the fluid is cool, it is sent back into the data halls. Ms. Kulhanek said the applicant understands the concerns that the cooling method might change. She explained that reverting to an evaporative cooling system would greatly alter the site. Those changes in the site would require the site plan to return to the Commission and approvals would be needed from the water and sanitary sewer providers. She stated that propylene glycol is a low toxicity compound that is commonly found in home and personal products and is deemed food-safe by the Food and Drug Administration (FDA). There will be equipment and management in place in case of an emergency. The cooling system will be protected by a system of measures including sensors that are monitored by the building operation software. There are shut-off valves around the loop to help isolate and contain any spills. If any leaks do occur, the fluid will be captured near where the leak happened and the fluid will be removed from the facility. The spilled fluid will be removed and taken offsite by a professional and will never be discharged into the ground or sewer. She explained that employees will still need to use water. They estimate the use being about 2,500 gallons of water per day. Since this water is not to be used in the cooling system, there will be no sessional shift in the usage.

Ms. Kulhanek said to deliver the proper data the Commission has requested and deserves, a third-party expert was hired to model the sound levels on the property and the nearest residence to the southeast based on the site design. The model shows the noise that the facility will emit on a peak summer day with the chillers running; another during a peak summer day with the monthly generator testing; and a peak summer day during the annual testing of the generators. She explained that the highest reading the model provided was 51 A-weighted Decibels (dBA) at the nearest home, which is roughly 1,500 feet away. For context, this is about the same level of noise at a library or normal conversation. This considers the insulation built into the equipment and the screening walls that will be constructed. Ms. Kulhanek stated that during peak summer conditions, the reading is estimated to be 46 dBA at the residence and 55 dBA at the property line. During monthly generator testing, be done in accordance with the National Fire Protection Agency's (NFPA) 110, Standard for Emergency and Standby Power Systems, which ensures that the generators are safe to use and routine maintenance that is required. Each month, a bank of four (4) generators will run for up to 30 minutes and this will be done until all 60 generators have been tested. The engines will run at a small portion of what it can fully support. During the monthly testing on a peak summer day, so the chillers will be running at full capacity, the model shows a reading of 47 dBA at the residence, and 65 dBA at the property line. The process for the annual testing is the same, however, the generators will run on their full rated load. If the annual testing takes place during the peak summer heat, the reading is estimated to be 51 dBA at the residence and below 70 dBA at the property line. The generators, including testing, will not be running 99% of the time and are a last resort for grid failure. She explained the KDHE, who gets the regulatory powers from the Environmental Protection Agency (EPA), reviews the equipment and operational plan to make sure the facility meets all the standards.

Ms. Kulhanek stated the next concern that was raised was about the equipment once it has been retired. The data is completely removed from the servers and then tested to see if it can be reused. If possible, the equipment will be refurbished, if not, then the equipment is taken to recyclers to remove components that can be recycled for new equipment.

Ms. Kulhanek stated DAMAC wants to be a long-term partner for Edgerton and the community. They are proposing the Edgerton Coding Initiative. This would be a free program for people of all ages for coding and computer-skills training. The DAMAC Foundation has backed similar programs all around the world and reached hundreds of thousands of students. They will also help other local organizations that are near and dear to the community. She explained that DAMAC will also pay their own way. This project will bring in an estimated 500 construction jobs, 15 to 30 permanent onsite jobs, \$700,000,000 in total investments, and more than \$5,000,000 in funds for Edgerton streets and stormwater projects. They will also be a part of the tax-base for the community and schools. She highlighted the fact that DAMAC will also be funding the electrical upgrades so the cost will not fall onto rate payers.

Ms. Kulhanek added that the generator testing will only take place during 8:00 AM and 6:00 PM on weekdays. This is a voluntary restriction that is not required but will be done as a member of the community.

Ms. Beth Linn, City Administrator, addressed the Commission. She said it was important to discuss what would happen if this application were to be approved. There have been questions regarding how it is verified as to what gets built versus what was approved. She explained that a full set of building permit plans are submitted for review under the building code. That review is done by the City's third-party contractor, George Butler and Associates (GBA). She requested Mr. Joe Kmetz, GBA, speak to how the City ensures what is built is what was approved. She provided the example of the cooling system, if the Final Site Plan is approved as submitted, how does GBA ensure that is what is used.

Mr. Kmetz spoke before the Commission. He stated he has been working with city since 2020. GBA provides building code services to local jurisdictions in northeast Kansas. He explained any change in any kind of system in an industrial or commercial building would be required to have a building permit and subsequent inspections.

Ms. Linn stated that GBA will get all of the building permit plans and review the plans to ensure compliance with the building code. GBA will also do many of the inspections as well. She explained that it is important for the Commission to know that when an item is approved, it gets constructed as presented to the Commission. She added that the applicant is offering a volunteered stipulation regarding the generator testing that City staff encourages the Commission include.

Chairperson Mathos requested that Mr. Todd Luckman, City Attorney, remind the Commission as to what they will be voting on. Mr. Luckman stated that the application before the Commission is for a Final Site Plan, which is regulated under the Unified Development Code (UDC). The Final Site Plan has been submitted in accordance with existing zoning regulations. This is not a determination about conformance with zoning or the Comprehensive Plan. The Commission is to review based on the standards for approval outlined in the UDC.

Commissioner Draskovich inquired if the applicant has acknowledged a comment made by City staff if they are required to do the items they are acknowledging. He said the applicant has acknowledged some requirements, but do not show that the items have been addressed. Mr. Luckman replied that a site plan shows objective items such as distances, locations, types of materials, for example. The Final Site Plan shows what the applicant will be constructing and if an applicant where to present a Final Site Plan and only do a portion of what is shown on the Final Site Plan, they would not be in compliance with the Final Site Plan as approved and subject to enforcement. An applicant will be held to the facts of what is shown and stated in the Final Site Plan. Ms. Linn added that acknowledgment is the standard language that most applicants use to state they are aware of deficiency in the plans that need to be addressed prior to the issuance of a building permit or the next steps of development.

Commissioner Draskovich asked if the generators will be mounted above ground. Ms. Kulhanek answered that is correct.

Commissioner Draskovich moved to deny Application FSP2026-0002, Final Site Plan for Edgerton Project located at 31800 W. 196th Street, per UDC Section 5.2.H.4 stating that fueling tanks must be located underground. He stated that the applicant has not provided underground fuel storage and the belly tanks of the generators that will store diesel fuel will be above ground.

Ms. Kulhanek requested a five (5) minute recess so that the applicant can confer with its engineer regarding the tank issue. Chairperson Mathos granted the request at 7:45 PM. With no additional discussion, the meeting reconvened at 7:50 PM.

Ms. Kulhanek addressed the Commission. She stated that the fuel storage tanks can be relocated to be underground, and the applicant would do so if it was a condition of approval.

Mr. Luckman informed the Commission that the motion stated does not address the standards for site plan approval outlined in UDC Section 10.1.H and is addressing requirements outlined in the zoning district. He said the motion must be revised to include a reason based on those standards.

Commissioner Draskovich amended the motion to deny Application FSP2026-0002, Final Site Plan for Edgerton Project located at 31800 W. 196th Street, finding that the submitted plan does not represent an overall development pattern that is consistent with the Comprehensive Plan and other adopted City policies as stated in UDC Section 10.1.H.8, with the inconsistency being the lack of underground fuel storage. Commissioner Little seconded the motion. Application FSP2026-0002 was denied with the following 3-2 vote:

Yes: Little, Mueller, Draskovich

No: Mathos, Soemer

Chairperson Mathos requested City staff outline the next steps in the development process.

Mr. Zachary Moore, Development Services Director, stated that the applicant would need to submit a new application for a Final Site Plan.

8. **Future Meeting Reminders**

Chairperson Mathos stated that the next regular sessions are scheduled for July 14, 2026, at 7:00 PM; August 8, 2026, at 7:00 PM; and September 8, 2026 at 7:00 PM.

9. **ANNOUNCEMENTS**

There were no announcements made.

10. **ADJOURN**

Commissioner Little moved to adjourn the meeting. Commissioner Draskovich seconded the motion. The meeting was adjourned at 7:58 PM with the following 5-0 vote:

Yes: Mathos, Mueller, Little, Draskovich, Soemer

Submitted by Chris Clinton, Planning and Zoning Coordinator

DELONG TRUCKING

Application RZ2026-0001
32612 W 191st Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of Rezoning from I-H (Heavy Industrial) and L-P (Logistics Park) to L-P (Logistics Park).

Owner and Applicant

The DeLong Company,
Property Owner

Existing Zoning and Land Use

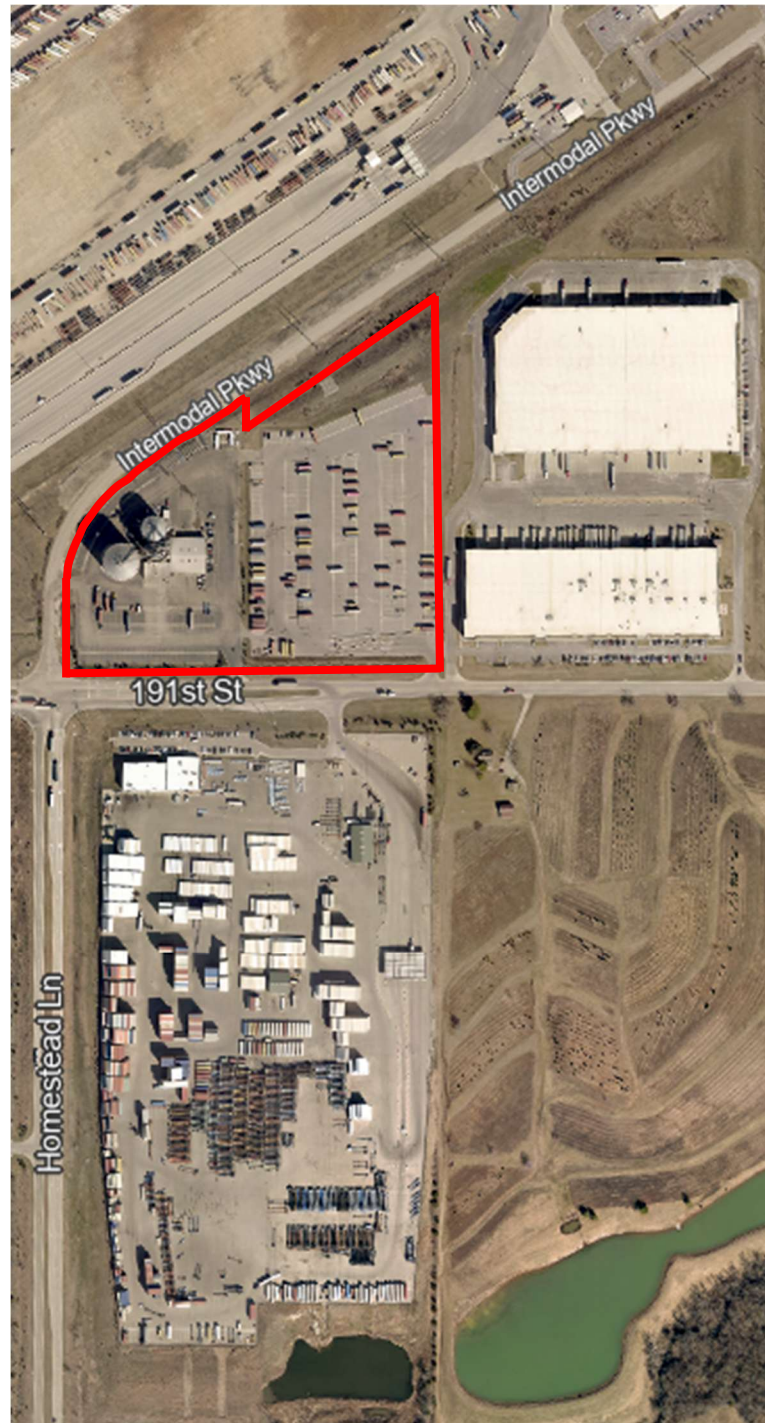
The property is currently zoned I-H (Heavy Industrial) District and L-P (Logistics Park). The property is currently developed with a grain silo and parking facility.

Parcel Size

20.951± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. Proposal

The applicant is requesting to rezone the subject property from the City of Edgerton I-H (Heavy Industrial) District and L-P (Logistics Park) District to the City of Edgerton L-P (Logistics Park) District to accommodate for the potential use of a cargo container storage and maintenance facility on the east side of the subject property. The current zoning designation, I-H, does not allow for the use of cargo container storage and maintenance facilities, however, the L-P District does allow that use as a conditional use. The applicant has applied for the Conditional Use Permit (CUP) which is on the same Planning Commission agenda as this application. The existing use of the grain silo on the west, should this application be approved, would be a use permitted by right as an agricultural use.

2. Subject Site History

The 20.951± acre subject property was annexed on March 25, 2010 (Ordinance 883) and the western portion of the property was rezoned to the I-H (Heavy Industrial) District on December 27, 2012 (Ordinance 934). The eastern portion of the property was rezoned to the L-P (Logistics Park) District on March 28, 2013 (Ordinance 937). The west portion of the subject property was developed under the requirements outlined in Final Site Plan S-12-21-12, which was revised in 2020 with changes made to the landscape plan (FS2020-10). The east parking area is developed under Final Site Plan FS2020-0004, which was amended in 2021 to include a gate on the site (FS2021-08).

REZONING REVIEW

Figure 1 below shows the current zoning of the neighboring properties:

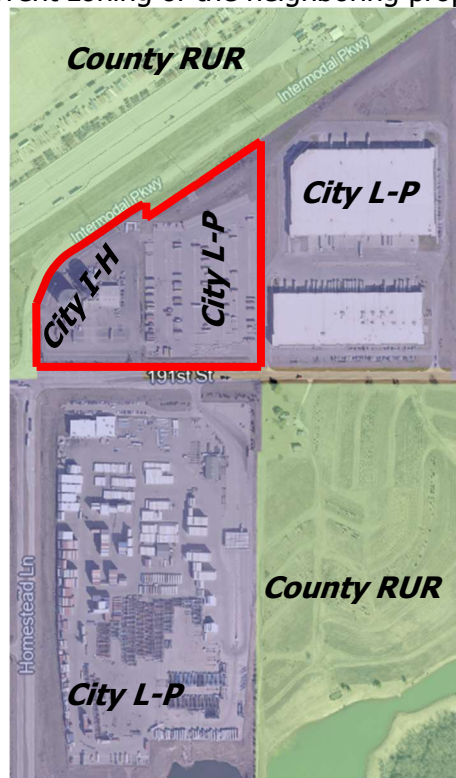


Figure 1 – Subject Property Outlined in Red

Figure 2 below shows the future land use designation for the area:



Figure 2 – Subject Property Outlined in Black

A. Zoning Analysis

Staff has reviewed the rezoning application with respect to the Edgerton Unified Development Code (UDC), the laws of Kansas, and the “Golden Criteria” as established by the Supreme Court of Kansas in 1978. Staff’s analysis is listed below.

1. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** – The applicant is requesting to rezone the subject property to L-P (Logistics Park). Uses permitted in the L-P District include but are not limited to agricultural; printing and publishing; laboratories and research facilities; and warehousing/distribution centers, including trucking and courier services; public warehousing and storage; and motor freight transportation terminals and maintenance facilities. As Logistics Park Kansas City (LPKC) has continued to grow, the need for warehousing and distribution support uses has as well.
2. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** –The property to the southeast is zoned Johnson County Rural (RUR) and is used for tree farming. That property is not platted. To the north and west is the Burlington Northern-Sata Fe (BNSF) Intermodal facility where cargo containers are removed and/or added to trains, which is currently zoned City of Edgerton Agriculture (A-G) and is not platted. The adjoining property to the east is developed with two (2) warehouses, both zoned Logistics Park (L-P) District. The warehouses have been platted and are on separate lots. The property to the south across W. 191st Street is developed with a cargo container storage and maintenance facility, also zoned Logistics Park (L-P) and is platted. There are no residential units near the subject property and the immediate area is industrial in nature.
3. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** – The proposed L-P District is compatible with

the existing L-P zoned properties to the east and south of the subject property, as well as the BNSF Intermodal facility that is to the north and west of the subject property.

4. **Suitability of the uses to which the property has been restricted under its existing zoning** – The western portion subject property is currently zoned I-H, while the eastern portion is zoned L-P. The existing permitted uses on the property are suitable as the property has been developed under the existing regulations.
5. **Length of time the subject property has remained vacant under the current zoning designation** – The western portion of the subject property has been zoned I-H since late 2012 and the eastern portion of the property has been zoned L-P since 2013. The western portion of the property was developed in 2013 and the eastern portion of the property was developed in 2020.
6. **The extent to which the zoning amendment may detrimentally affect nearby property** – This property will not be detrimentally affected if zoned L-P as the nearby properties are developed under the L-P District.
7. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** – This is not a request for a PUD.
8. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – Infrastructure for all required utilities exist onsite.
9. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – There will not be any adverse impacts on the road network as the existing road network in the area accommodates existing uses of the Logistics Park District in the vicinity.
10. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** – The site is currently developed in accordance with the Unified Development Code and the requirements listed to prevent any excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.
11. **The economic impact on the community from the uses allowed in the proposed zoning** – The uses permitted in the L-P zoning district would generate increased property taxes and sales taxes for the City of Edgerton, which would be a significant positive impact on the community.
12. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** – There would be no relative gain, if any, to the public health, safety, and welfare from the denial of this zoning application.
13. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** – The subject property is designated Business/Logistics Park on the future land use map of the City's Comprehensive Plan, which the L-P District aligns with. The proposed zoning is also consistent with several goals of the Comprehensive Plan, including, but not limited to the following:

- a. **Goal 2.1:** Promote a balanced mix of land uses that supports growth and development.
 - b. **Goal 2.2:** Grow in an efficient and sustainable manner that considers the needs and impacts of expanding services.
 - c. **Goal 2.3:** Promote quality new development and infill redevelopment to ensure all areas of Edgerton continue to thrive.
 - d. **Goal 5.1:** Continue to support Edgerton's specialization in transportation and warehousing while also diversifying its economic base.
14. **The recommendation of professional staff** – Staff recommendation provided below.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning **Application RZ2026-0001**, *DeLong Trucking*, with no stipulations.

Note: For Application RZ2026-0001 the Planning Commission is the recommending body for the application to the Governing Body. The Application will be presented to the Governing Body on August 13, 2026.

DELONG TRUCKING

Application CU2026-0001
32612 W 191st Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of Conditional Use Permit for a Cargo Container Storage and Maintenance Facility.

Owner and Applicant

The DeLong Company,
Property Owner

Existing Zoning and Land Use

The property is currently zoned I-H (Heavy Industrial) District and L-P (Logistics Park) L-P and is requested to be rezoned to the L-P (Logistics Park) District (RZ2026-0001), to be considered on the same Planning Commission agenda. The property is currently developed with a grain silo and parking facility.

Parcel Size

20.951± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. *Proposal*

The applicant is requesting a Conditional Use Permit (CUP) for a cargo container storage and maintenance facility at 32612 W. 191st Street. Part of the current zoning designation, I-H (Heavy Industrial), does not allow for the use of cargo container storage and maintenance facilities, however, the applicant has submitted a rezoning application for the entire property to the L-P (Logistics Park) District, which does allow that use with a CUP. The rezoning request will be presented to the Planning Commission on the same agenda as this application. Along with this proposal, a maintenance building is proposed on the southwest corner of the eastern parking area. No changes are proposed to the west portion of the subject parcel, where the agricultural uses exist. The applicant is proposing stacking to only take place in the east parking area and the applicant has indicated that all of the stacking will meet the outlined setbacks.

2. *Subject Site History*

The 20.951± acre subject property was annexed on March 25, 2010 (Ordinance 883) and the western portion of the property was rezoned to the I-H (Heavy Industrial) District on December 27, 2012 (Ordinance 934). The eastern portion of the property was rezoned to the L-P (Logistics Park) District on March 28, 2013 (Ordinance 937). The west portion of the subject property was developed under the requirements outlined in Final Site Plan S-12-21-12, which was revised in 2020 with changes made to the landscape plan (FS2020-10). The east parking area is developed under Final Site Plan FS2020-0004, which was amended in 2021 to include a gate on the site (FS2021-08).

Figure 1 below shows the current zoning of the neighboring properties:

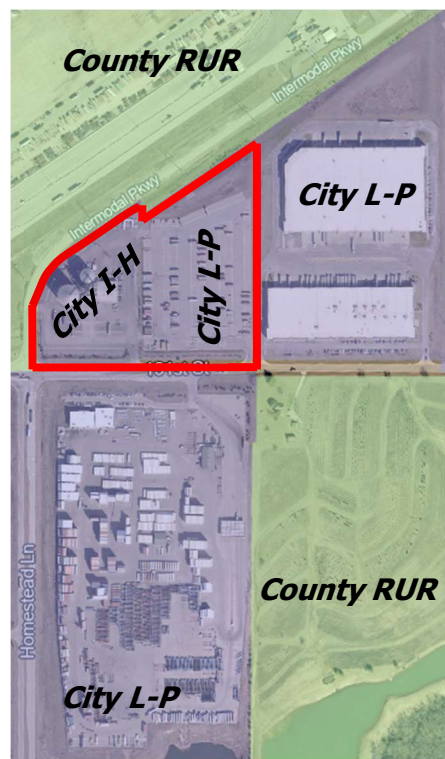


Figure 1 – Subject Property Outlined in Red

CONDITIONAL USE PERMIT REVIEW

Figure 2 below shows the future land use designation for the area:



Figure 2 – Subject Property Outlined in Black

Section 7.2.J.8 Specific District Requirements – Cargo Container Storage, Repair or Maintenance

Section 7.2.J.8 of the Unified Development Code (UDC) outlines specific requirements that must be met and information that must be provided from the submittal to be complete and code compliant. The following is a summary of those requirements.

- a. **Access:** The site has an access point strictly for the parking lot on the east portion of the subject site. There is another access point to the subject property off of Intermodal Parkway. There is an exit onto W. 191st Street that is right-out only to the west of the parking facility access point. The different access points prevent any stacking on the public streets or easements. There are no proposed changes to the existing access with this application.
- b. **Exterior Lighting:** The applicant has provided a photometric plan that meets the requirements of Section 10.1 of the UDC. All lighting will be kept onsite and will not spill onto neighboring properties. The gate system does emit light while a vehicle passes through but will turn off shortly afterwards.
- c. **Minimum Lot Size:** The legal description provided on the Final Site Plan indicates that the site is 20.951± acres. This meets the UDC requirements of a lot size minimum of 20 acres.
- d. **Noise:** The applicant has noted the requirements on the Final Site Plan and has acknowledged that the requirement to not exceed 60 dB(A) adjacent to residential properties and 70 dB(A) adjacent to nonresidential properties must be met at all times.
- e. **Paving:** The existing parking lot on the subject parcel is paved with asphalt and will remain as such.
- f. **Parking:** A table of parking spaces has been provided by the applicant. The added machine shop will result in a loss of 13 spaces on the site overall. No loading areas are to be used for the storage of containers, either on or off a trailer, or chassis. The proposal meets the requirements of the UDC.

- g. Cargo Container Stacking: The applicant has noted the requirements that cargo containers cannot be stacked more than five (5) high on the Final Site Plan and acknowledges the stipulation that the requirement must be met at all times.
- h. Chassis Stacking/Racking: The applicant has noted the requirements that chassis cannot be stacked or racked more than five (5) high on the Final Site Plan and acknowledges the stipulation that the requirement must be met at all times.
- i. Screening and Landscaping: The applicant included a previously approved landscape plan from the previous development of the property. The landscape plan provided meets the standards outlined in the UDC.
- j. Setbacks and Separation Distance: The applicant has noted that the setback will be greater than or equal to the height of the stacking as required per the UDC. The applicant has acknowledged this requirement must always be met.
- k. Signage: No new signage is proposed with this application, and any signage must meet the requirements of Article 12, Signs, of the UDC.
- l. Site Plan: A Final Site Plan (FSP2026-0004) has been submitted and will be presented to the Planning Commission on the same agenda. Additional review comments regarding the Final Site Plan are noted in the associated Staff Report for that application.
- m. Other Rules and Regulations: The applicant has acknowledged the stipulation regarding all governmental rules, regulations, code and specifications must be met at all times.
- n. Deviations: There are no deviations proposed with this application.

Article 7 Conditional Uses

City staff reviewed the Conditional Use Permit request under the requirements outlined in Article 7 – Conditional Uses of the Unified Development Code (UDC).

The purpose of this article is to provide for certain uses, which because of their unique characteristics cannot be distinctly listed as a permitted use in a particular zoning district. The Planning Commission may recommend approval of Conditional Uses to the Governing Body after consideration in each case of the impact of such uses upon neighboring uses, the surrounding area, and the public need for the particular use at the particular location. Limitations and standards are herein established to ensure the use's consistency with the character, uses and activities in the zoning district. Before any Conditional Use may be approved, the Governing Body shall review the record of the public hearing held by the Planning Commission.

The Planning Commission, in accordance with the procedures and standards of the UDC, may recommend the Governing Body authorize buildings, structures, and uses as Conditional Uses in specific instances and in particular districts set forth provided that:

- a. the location is appropriate and consistent with the Comprehensive Plan;
- b. that the public health, safety, morals, and general welfare will not be adversely affected;
- c. the necessary safeguards will be provided to surrounding property, persons, and neighborhood values; and
- d. further provide that additional standards of this Article be specified as a condition of approval.

Section 7.1.C – Issuance of Conditional Uses

Criteria. In order to recommend approval or disapproval of a proposed Conditional Use Permit, both the Planning Commission and the Governing Body shall determine whether the proposed use is found to be generally compatible with surrounding development and is in the best interest of the City. In making such determination, the Planning Commission and Governing Body may

consider all factors they deem relevant to the questions of compatibility and the best interest of the City, including the following:

1. The extent to which there is a need in the community for the proposed use.
 - a. *Demand for businesses to store and maintain cargo containers and chassis, such as the facility proposed here, is a by-product of the activity in and around the intermodal facility and Logistics Park Kansas City (LPKC). The primary function of LPKC is to transport and redistribute containers and the products they contain. The ability for the existing business on the subject property to add cargo container stacking will support existing business operations.*
2. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
 - a. *The subject parcel is currently zoned I-H (Heavy Industrial), however, the Planning Commission will hear a rezoning application to rezone the subject parcel to L-P (Logistics Park) prior to this agenda item. The subject property is abutted by L-P zoned properties to the east and south. There is a property to the southeast that is currently zoned Johnson County RUR (Rural) that is being used for tree farming. To the north and west of the subject property is Agricultural (A-G) zoned property that is home to the Intermodal Facility ran by the Burlington Northern Santa Fe (BNSF) railroad.*
3. The nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses, and the need for buffering and screening.
 - a. *The proposed use of cargo container storage and maintenance is an ancillary use to the overall LPKC development and is compatible with the L-P zoning designations of properties to the north, east, and south. The only proposed change to the site is the introduction of stacking cargo containers and the maintenance facility in the southwest corner of the current parking area. Cargo container stacking and storage exists on the property across 191st Street to the south.*
4. Suitability of the uses of the property without the proposed conditional use permit.
 - a. *The subject property is currently has a grain silo, which is a permitted use under the L-P zoning district. The eastern portion of the site is a parking lot. Many of the uses in the proposed L-P District would be suitable on the subject property.*
5. Length of time the subject property has remained vacant without the proposed conditional use permit.
 - a. *The grain silo was approved and constructed in 2013 and the parking facility on-site was constructed in 2020.*
6. The extent to which the proposed use may detrimentally affect nearby property.
 - a. *The addition of stacking will not detrimentally affect nearby properties. The required setbacks will be adhered to so if containers were to fall, they would end on the applicant's property. There is no new impervious surface that is being added to the property, so there will be no changes to stormwater runoff.*

7. The adequacy of ingress and egress to and within the site of the proposed use, traffic flow and control, the adequacy of off-street parking and loading areas, the adequacy of required yard and open space requirements and sign provisions.
 - a. *There are no proposed changes to the ingress and/or egress of the site. City staff has not received any complaint regarding the current traffic flow with the subject property.*
8. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services.
 - a. *All utilities are onsite as the property is already developed.*
9. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the proposed use, or present parking problems in the vicinity of the property.
 - a. *There will be no new affect to the capacity of safety of the road network or present any parking problems.*
10. The environmental impacts that the proposed use would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.
 - a. *The applicant has acknowledged the noise requirements for these facilities and will ensure that it is met at all times. City staff has not received any noise complaints from any of the other cargo container facilities located in Logistics Park Kansas City (LPKC). A photometric plan has been submitted and meets the requirements for site lighting outlined in Section 10.1.G. There are no changes proposed to the stormwater management plan and the runoff will not change with this proposal. There are no other potential environmental concerns with the addition of cargo container stacking.*
11. The economic impact of the proposed use on the community.
 - a. *The allowance of stacking would allow the property owner to keep and bring in additional clients while improving operational efficiency. This will help support LPKC as it continues to grow.*
12. The relative gain (if any) to the public health, safety, and welfare from a denial of the application for conditional use permit as compared to the hardship imposed upon the conditional use applicant from such denial.
 - a. *There would be little to no gain to the public health, safety, and welfare of the City of Edgerton and the property owner should this request be denied.*
13. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton, and the general safety, health, comfort and general welfare of the community.
 - a. *The Future Land Use Map within the Comprehensive Plan designates the subject property Business/Logistics Park. The proposed cargo container storage facility is a support use for the surrounding LPKC and aligns with the Future Land Use Map designation of Business/Logistics Park.*

14. In addition to the above criteria, the recommendation of professional staff is also required per Ordinance 798 (2005). Staff recommendations are addressed in the Recommendations Section of this Staff Report.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
C001	Cover Sheet	May 26, 2026
C002	Existing Conditions	May 26, 2026
C100	Overall Site Plan	May 26, 2026
C101	Site & Utility Plan	May 26, 2026
C201	Grading & Erosion Control	May 26, 2026
C202	Erosion Control Details	May 26, 2026
C301	Truck Turning Movements	May 26, 2026
E101	Site Lighting	May 26, 2026
L101	Landscape Plan	May 26, 2026

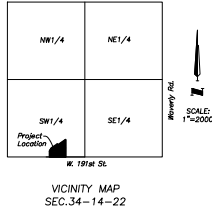
STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit **Application CU2026-0001, DeLong Trucking**, with the following stipulations:

1. The noise level of the operations must not exceed 60 dB(A) in any adjacent residential district or 70 dB(A) in any adjacent commercial or industrial district or property.
2. Cargo container and chassis stacking may not exceed five (5) in number at all times.
3. The setback of all stacked cargo containers or chassis must always be equal to or greater than the height of the stacked cargo containers or chassis.
4. All facilities must abide by any and all governmental rules, regulations, codes and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner.

Note: For Application CU2026-0001 the Planning Commission is the recommending body for the application to the Governing Body. The Application will be presented to the Governing Body on August 13, 2026.

FINAL SITE PLAN
DELONG GRAIN - MACHINE SHED
CITY OF EDGERTON, JOHNSON COUNTY, KS
SEC. 34-14-22



LEGAL DESCRIPTION:

All that part of the Southwest quarter of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J. A. Pearce Tract in the 1892 Re-Survey of said Section Township and Range, City of Edgerton, Johnson County, Kansas, said tract of land being more particularly described as follows:

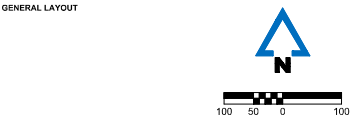
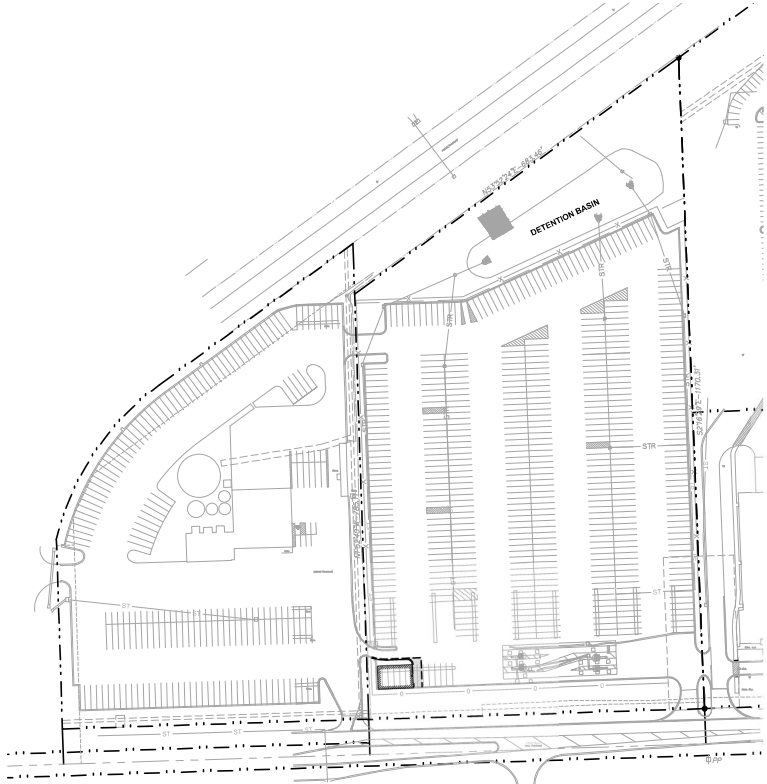
Commencing at the Southwest corner of the Southwest quarter of said Section 34; thence N 88° 10' 27" E along the South line of said quarter section, a distance of 232.30 feet to the Point of Beginning; thence continuing N 88° 10' 27" E along said South line and also along the South line of said J.A. Pearce Tract, a distance of 1095.14 feet to the Southwest corner of the Final Plat of MIDWEST GATEWAY, a subdivision of land in the City of Edgerton, Johnson County, Kansas; thence N 2° 16' 29" W along the West line of said MIDWEST GATEWAY, a distance of 1170.30 feet to the Northwest corner of said MIDWEST GATEWAY; thence S 53° 52' 24" W, a distance of 683.46 feet to a point on the West line of said J. A. Pearce Tract; thence N 1° 52' 40" W along said West line, a distance of 85.90 feet; thence S 53° 52' 24" W, a distance of 407.79 feet to a point of curvature; thence Southwesterly along a curve to the left, having a radius of 461.00 feet, a central angle of 40° 11' 07" and an arc distance of 323.33 feet to a point of non-tangency; thence S 1° 49' 33" E, a distance of 383.68 feet to the Point of Beginning, containing 912.60± Sq. Ft. or 20.95± Acres.

CERTIFICATE:
RECEIVED AND PLACED ON RECORD THIS _____ DAY OF _____, 2026.

ZONING ADMINISTRATOR
APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

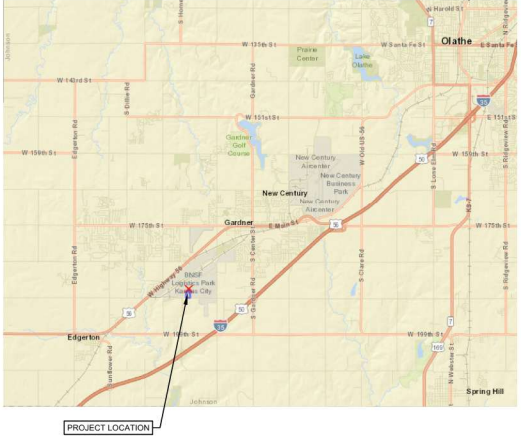
CHAIR OF THE PLANNING COMMISSION
I CERTIFY THAT I HAVE REVIEWED THIS SITE PLAN AND WILL COMPLY WITH ALL THE SPECIFICATIONS, CHANGES, AND AMENDMENTS HEREIN, AND THAT THIS INSTRUMENT CREATES A LEGALLY ENFORCEABLE OBLIGATION TO BUILD AND DEVELOP IN ACCORDANCE WITH ALL FINAL AGREEMENTS.

APPLICANT SIGNATURE: _____ DATE: _____
TITLE: _____ ORGANIZATION: _____



SHEET	TITLE
C001	COVER SHEET
C002	EXISTING CONDITIONS
C100	OVERALL SITE PLAN
C101	SITE & UTILITY PLAN
C201	GRADING & EROSION CONTROL
C202	EROSION CONTROL DETAILS
C301	TRUCK TURNING MOVEMENTS
E101	SITE LIGHTING
L101	LANDSCAPE PLAN

OWNER: DELONG CO., INC CONTACT NAME: EMAIL: PHONE: ADDRESS:		PATRICK DELONG PDELONG@DELONGCOMPANY.COM 608.676.2255x1220 214 ALLEN STREET P.O. BOX 552 CLINTON, WI 53525
PLANNER & CIVIL ENGINEER MCCLURE ENGINEERING CO. CONTACT NAME: EMAIL: PHONE: ADDRESS:		MATT EBLEN MEBLEN@MCCLUREVISION.COM 816.756.0444 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
LANDSCAPE ARCHITECT MCCLURE ENGINEERING CO. CONTACT NAME: EMAIL: PHONE: ADDRESS:		ANTHONY DePRIEST ADEPRIEST@MCCLUREVISION.COM 816.756.0444 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PROJECT ADDRESS DELONG CO. 32612 W 191ST STREET EDGERTON, KS 66621		



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RECORDING CERTIFICATE OF AUTHORITY:
KANSAS, 06/23/2026

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING REVISION
FINAL PROJECT PLAN
06.23.2026

DRAWING REVISIONS



PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY:
SH

CHECKED BY:
ME

PROJECT NUMBER:
2026000407-010

COVER SHEET

C001



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EXPIRES: DECEMBER 31, 2028

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING ISSUANCE
FINAL PROJECT PLAN 05.28.2028
DRAWING REVISIONS



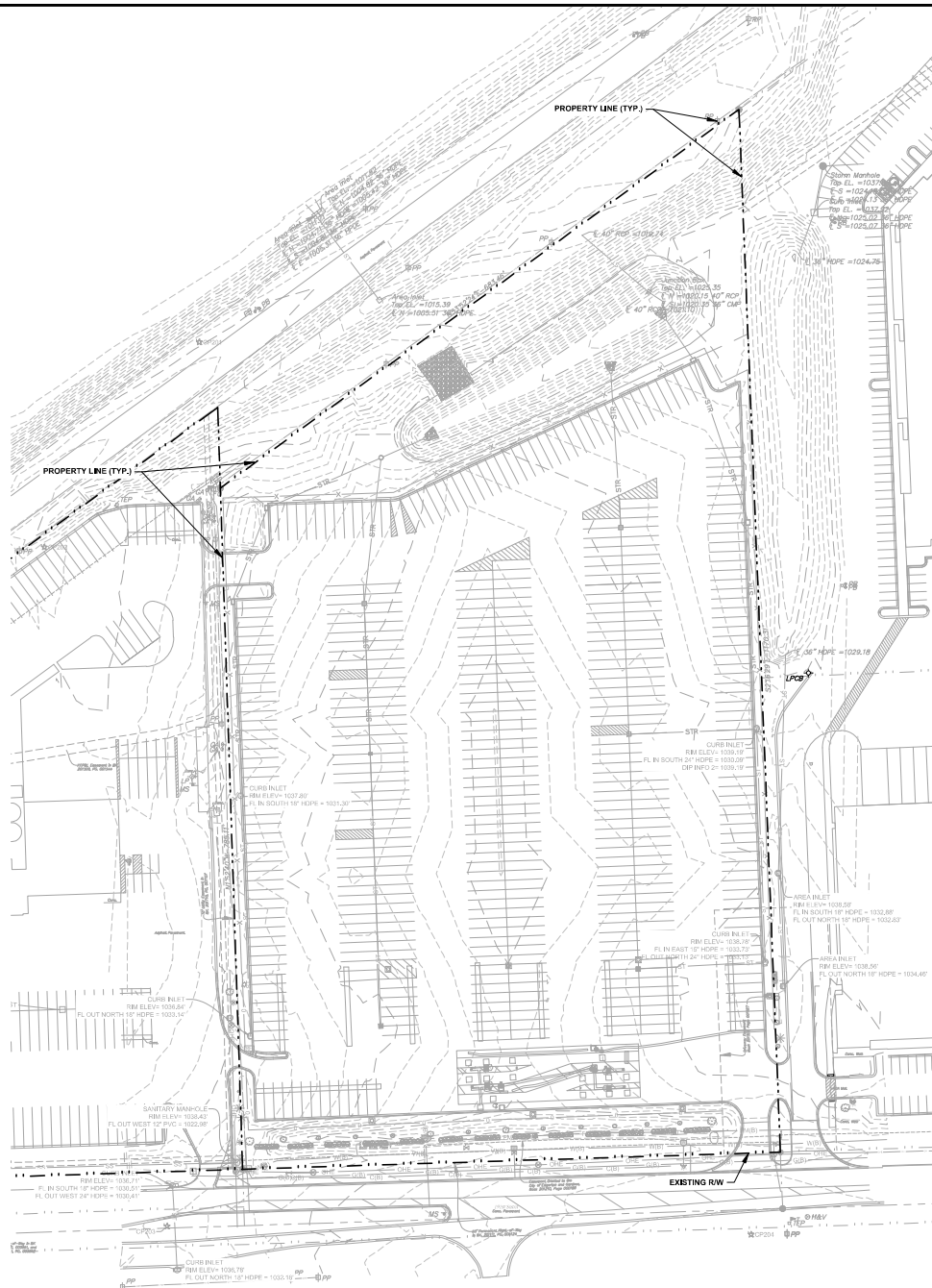
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DESIGNED BY
SH
CHECKED BY
ME

PROJECT NUMBER
2020000407-010

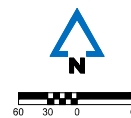
EXISTING
CONDITIONS

C002

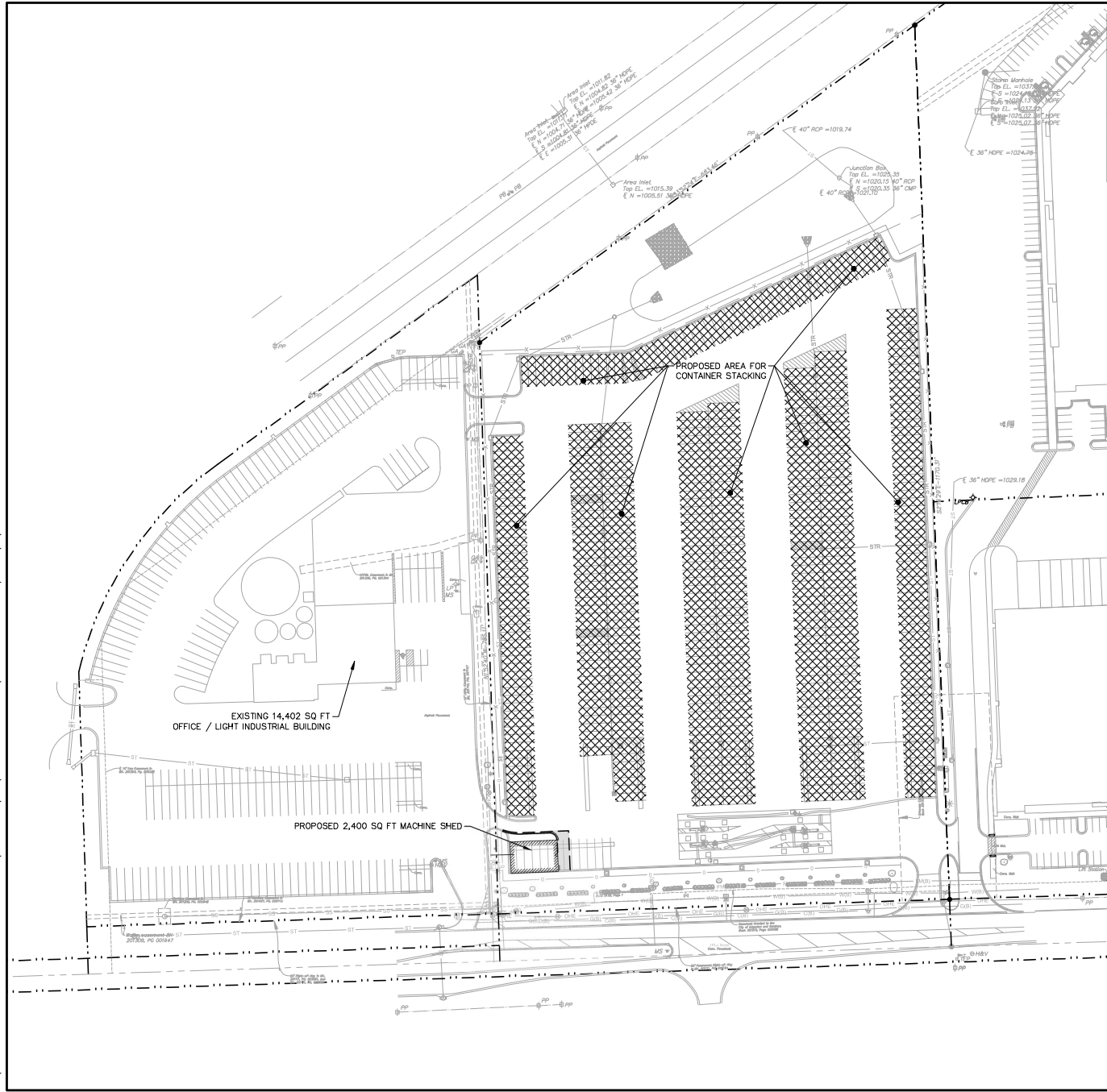


EXISTING SURVEY LEGEND

WATER	STORM SEWER	LINEWORK	ABBREVIATIONS
FIRE HYDRANT	STORM SEWER MANHOLE	SANITARY SEWER	CONTROL POINT
IRRIGATION VALVE	DRAINAGE INTAKE	SANITARY SEWER FORCE MAIN	BENCHMARK
WATER MARKER	TRAFFIC HANDHOLE	STORM SEWER	RIGHT-OF-WAY
WATER VALVE	GENERAL SITE FEATURES	WATER	ASPHALT
WATER METER	VEGETATION	OVERHEAD ELECTRIC	CONCRETE
	SANITARY SEWER MANHOLE	UNDERGROUND COMMUNICATIONS	FLOWLINE
	SANITARY SEWER MARKER	UNDERGROUND FIBER OPTIC	ELEVATION AT RIM
	TELECOM HANDHOLE	GAS	WITH
		BOLLARD	TYPICAL
		GUY WIRE	HIGH-DENSITY POLYETHYLENE PIPE
		SIGN-DOUBLE POST	
		SIGN-SINGLE POST	
		UTILITY POLE	
		CAMERA POLE	
		ELECTRIC RISER	
		LIGHT POLE W/ CONC. BASE	
		MONUMENTS	
		CONTROL POINT	
		MONUMENT FOUND (FIRST TYPE)	



P:\2026000407-010 - NEW MACHINE SHED DELONGS COMPANY\04 - DRAWINGS\CIVIL SITE PLAN-MACHINE SHED\2026000407-010 DMLMWS\DATE: 7/24/2029



PROPERTY DATA TABLE		
DESCRIPTION	EXISTING CONDITIONS	PROPOSED CONDITIONS
TOTAL ACREAGE	20.951 ACRES	20.951 ACRES
NUMBER OF UNITS PER ACRE	N/A	N/A
GROSS SQ FT OF BUILDING(S) AREA	14,402 SQ FT	16,802 SQ FT
BUILDING USAGE	OFFICE / LIGHT INDUSTRIAL	OFFICE / LIGHT INDUSTRIAL & MAINTENANCE
NUMBER OF EMPLOYEES	25	25
TOTAL NUMBER OF PARKING SPACES PROVIDED	676 EACH	663 EACH

PROPERTY SURFACE SUMMARY			
SUMMARY OF EXISTING CONDITIONS		SUMMARY AFTER PROJECT COMPLETION	
DESCRIPTION	AREA (FT ²)	DESCRIPTION	AREA (FT ²)
TOTAL BUILDINGS	14,401.64	TOTAL BUILDINGS	16,802.64
TOTAL PAVEMENT	648,058.84	TOTAL PAVEMENT	646,265.84
TOTAL IMPERVIOUS	662,460.48	TOTAL IMPERVIOUS	662,460.48
TOTAL PERVIOUS	250,148.52	TOTAL PERVIOUS	250,148.52
TOTAL PROPERTY AREA	912,609	TOTAL PROPERTY AREA	912,609

- GENERAL NOTES:
- EXISTING PARKING STALLS ARE 10' X 40'
 - FINAL DRAINAGE STUDY WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.
 - EXISTING ZONING = L-1H
 - PROPOSED ZONING = L-1P
 - THIS PLAN SHOWS FULL BUILD OUT, SITE IMPROVEMENTS TO BE COMPLETED IN ONE PHASE.
 - THE MINIMUM LOT SIZE OF 20 ACRES STIPULATED IN THE CONDITIONAL USE NOTE "C" BELOW WAS DISCUSSED WITH CITY STAFF ON 5/13/2026 AND IT WAS AGREED THAT THIS REQUIREMENT WOULD BE MET BY UTILIZING THE ENTIRE AREA OF 20.951 ACRES SHOWN ON THE FINAL PLAT OF DELONG TRUCKING RECORDED IN BOOK 20209, PG 528L.
 - ANY NEW FUEL TANKS TO BE ONSITE WILL BE LOCATED BELOW GROUND AND MEET THE REQUIREMENTS OF SECTION 5.2.14.4 OF THE UDC.
 - THERE ARE NO PROPOSED CHANGES TO ANY EXTERIOR LOT LINES.
 - PROPOSED BUILDING DIMENSIONS ARE 60' (L) X 40' (W) X 15'4" (H). A TOTAL OF 2,400 SQ FT SETBACK WILL BE GREATER THAN OR EQUAL TO THE HEIGHT OF THE CONTAINERS.
 - SETBACK WILL BE GREATER THAN OR EQUAL TO THE HEIGHT OF THE CONTAINERS.

- UDC SUBSECTIONS 14 OF SECTION 5.2.P ARE AS FOLLOWS:
- DIESEL EMISSION REQUIREMENTS THE FOLLOWING DIESEL EMISSION REQUIREMENTS SHALL APPLY TO WAREHOUSE/DISTRIBUTION, MANUFACTURING INCLUDING HEAVY DUTY DIESEL TRUCKING AND COURIER SERVICES, WAREHOUSING AND STORAGE, AND MOTOR FREIGHT TRANSPORTATION TERMINALS, TRUCK STOPS, AND MAINTENANCE FACILITIES LOCATED WITHIN THE L-1P (LOGISTICS PARK ZONING) DISTRICT:
- EXCEPT FOR LOADING/UNLOADING OPERATIONS, HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS SHALL BE RESTRICTED FROM IDLING ON-SITE FOR NO MORE THAN 5 MINUTES IN ANY 60 MINUTE PERIOD, FOR LOADING/UNLOADING OPERATIONS, IDLING SHALL BE RESTRICTED TO NO MORE THAN 30 MINUTES IN ANY 60 MINUTE PERIOD. THE FOLLOWING EXCEPTIONS SHALL APPLY TO THIS SECTION:
 - EMERGENCY VEHICLES PERFORMING THEIR EMERGENCY DUTIES;
 - VEHICLES THAT MUST IDLE TO OPERATE AUXILIARY EQUIPMENT TO ACCOMPLISH THE INTENDED USE OF THE VEHICLES SUCH AS MIXING, REFRIGERATING, OR OPERATING A HYDRAULIC LIFT. THE EXEMPTION DOES NOT APPLY WHEN THE VEHICLE IDLING IS SOLELY FOR CABIN COMFORT OR TO OPERATE NON-ESSENTIAL EQUIPMENT SUCH AS AIR CONDITIONING, HEATING, MICROWAVE OVENS, OR TELEVISIONS EXCEPT IN THE CASE OF A SAFETY OR HEALTH EMERGENCY;
 - VEHICLES IN EXTREME HOT OR COLD WEATHER;
 - ONE ELECTRICAL HOOK-UP SHALL BE PROVIDED FOR "TRUCKER PLUG-INS" EQUAL TO A MINIMUM OF ONE-THIRD (1/3) OF THE TOTAL NUMBER OF TRUCK BAYS AT THE FACILITY TO ELIMINATE EXCESSIVE IDLING BY HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS APPROVAL TO USE ALTERNATIVE TECHNOLOGIES TO ELIMINATE EXCESSIVE IDLING MAY BE REQUESTED, BUT SHALL NOT BE APPROVED UNLESS THE APPLICANT DEMONSTRATES THAT THEY ARE AT LEAST AS EFFECTIVE AS ELECTRICAL HOOK-UPS;
 - SIGNS SHALL BE POSTED BY OWNER(S) OF THE FACILITY AT EACH VEHICLE ENTRANCE TO THE FACILITY NOTIFYING DRIVERS OF HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS TO TURN-OFF ENGINES WHEN NOT IN USE.
 - THE OPERATION AND IDLING OF HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS, INCLUDING CIRCULATION, SHALL BE RESTRICTED WITHIN 300 FEET OF ANY PROPERTY ZONED FOR OR COMMITTED TO RESIDENTIAL USE, OR THE OWNER/DEVELOPER SHALL PROVIDE ALTERNATIVE MEASURES INCLUDING THE POSSIBLE INSTALLATION OF A WALL OR OTHER MITIGATING MEASURES TO ASSURE BUFFERING OF RESIDENCES FROM HEAVY-DUTY TRUCK OPERATIONS, UNLESS THE OWNERS OF PROPERTY LOCATED ADJACENT TO SAID HEAVY DUTY DIESEL TRUCK OPERATIONS CONSENT AND AGREE, IN WRITING TO:
 - ALLOW THE LOCATION OF HEAVY-DUTY DIESEL TRUCK OPERATIONS WITHIN 300 FEET OF THEIR PROPERTY ZONED FOR OR COMMITTED TO RESIDENTIAL USE, AND
 - RESTRICT AREAS OF THEIR PROPERTY LOCATED WITHIN 300 FEET OF ADJACENT TRUCKING OPERATIONS TO ONLY NON-RESIDENTIAL USES;

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MECHANICAL CONTRACTOR OF AUTHORITY KILL, 8/20/2025
EXPIRES: DECEMBER 31, 2026

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

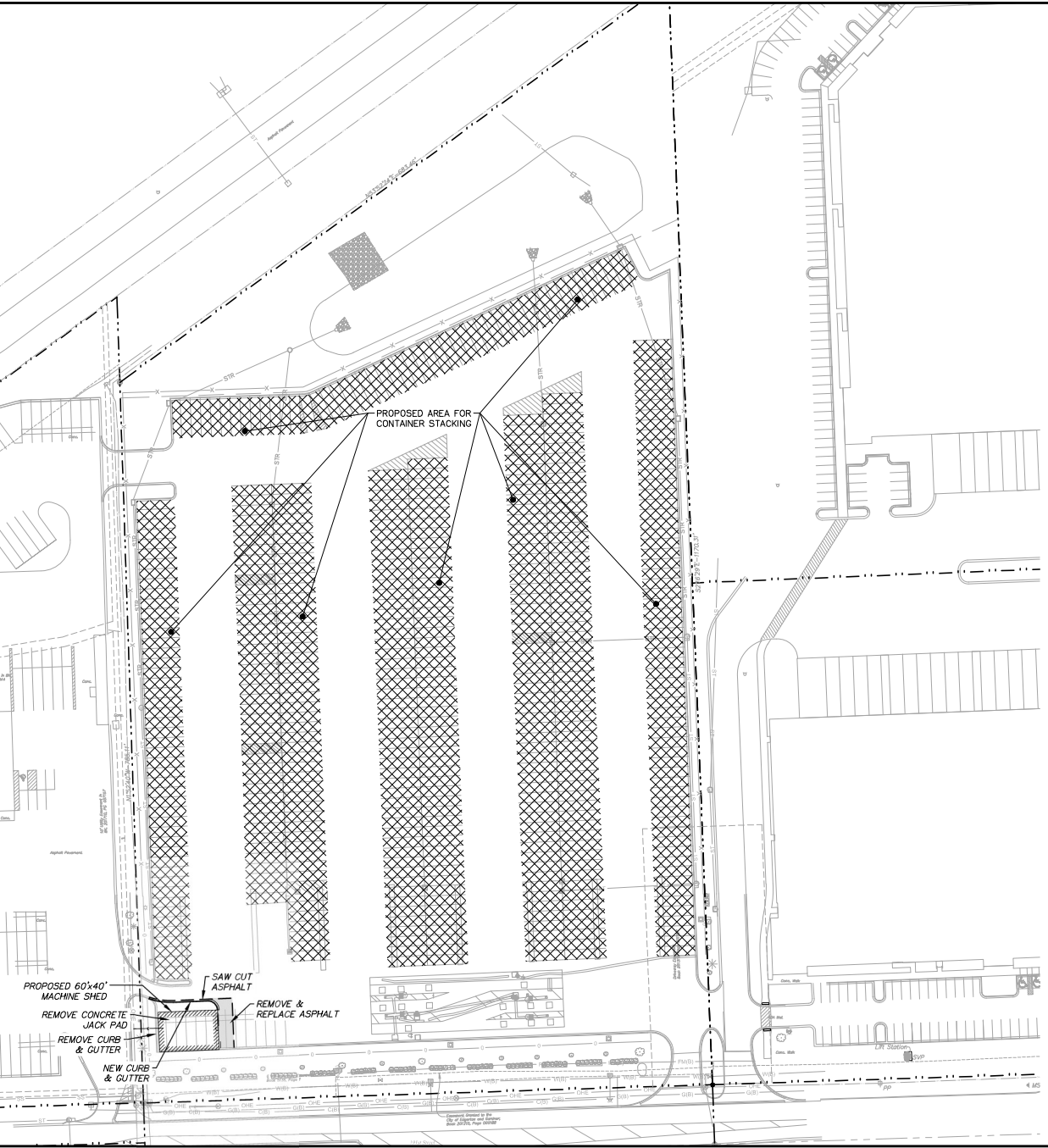
DRAWING ISSUANCE
FINAL PROJECT PLAN
DRAWING NUMBER
05.08.2026

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY:
SKH
CHECKED BY:
ME
PROJECT NUMBER:
2026000407-010

OVERALL SITE
PLAN
C100

P: 2026000407-010 - NEW MACHINE SHED DELONG COMPANY (A - DOMINUS) CIVIL SITE PLAN-MACHINE SHED (2026000407-010 DELONG) [DATE: 7/24/2019



- CARGO CONTAINER STORAGE, REPAIR OR MAINTENANCE FACILITY PERFORMANCE PROVISIONS: (ARTICLE 7, CONDITIONAL USE, 7.2-J LOGISTICS PARK DISTRICT)
- A. ACCESS: NO CARGO CONTAINERS OR SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS), OR A CHASSIS, MAY BE STORED IN A MANNER THAT IMPEDES ACCESS TO PUBLIC RIGHTS-OF-WAY, PUBLIC UTILITY OR DRAINAGE EASEMENTS, STRUCTURES, AND BUILDINGS.
 - B. EXTERIOR LIGHTING: FACILITIES SHALL PROVIDE LIGHTING ON-SITE, INCLUDING AT ALL VEHICULAR ENTRANCES AND EXITS. A LIGHTING PLAN SHALL BE SUBMITTED AND APPROVED.
 - C. MINIMUM LOT SIZE: FACILITIES SHALL HAVE A MINIMUM LOT SIZE OF TWENTY (20) ACRES.
 - D. NOISE: NOISE FROM BUSINESSES AND FACILITIES SHALL NOT EXCEED 60 DB(A) IN ANY ADJACENT RESIDENTIAL DISTRICT OR TO DB(A) IN ANY ADJACENT COMMERCIAL OR INDUSTRIAL DISTRICT OR PROPERTY.
 - E. PAVING: ALL INTERIOR DRIVEWAYS, PARKING, LOADING, AND STORAGE AREAS SHALL BE PAVED AND DUST-FREE. FOR PURPOSES OF THIS STIPULATION:
 - E.1. PAVING SHALL MEAN CONCRETE OR ASPHALT AND
 - E.2. DUST-FREE SHALL MEAN THAT ALL INTERIOR DRIVEWAYS AND STORAGE AREA SURFACES SHALL BE KEPT FREE OF DUST, DIRT OR OTHER MATERIALS TO PREVENT THE MIGRATION OF DUST OFF-SITE.
 - F. PARKING: FACILITIES SHALL COMPLY WITH THE ARTICLE 5.2 J-P DISTRICT OFF STREET PARKING AND LOADING REGULATIONS. NO PORTION OF ANY REQUIRED OFF-STREET PARKING OR LOADING/UNLOADING AREAS SHALL BE USED FOR THE STORAGE OF CARGO CONTAINERS, SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS), CHASSIS OR SIMILAR STORAGE DEVICES.
 - G. CARGO CONTAINER STACKING: CARGO CONTAINERS SHALL NOT BE STACKED MORE THAN FIVE (5) IN NUMBER.
 - H. CHASSIS STACKING/RACKING: EMPTY CHASSIS MAY BE STORED ON END (RACKING), OR MAY BE STACKED. WHEN STACKED, CHASSIS SHALL NOT BE MORE THAN FIVE (5) IN NUMBER.
 - I. SCREENING AND LANDSCAPING: SCREENING MAY BE REQUIRED ON THE PERIMETER OF THE PROPERTY. SCREENING SHALL BE A COMBINATION OF FENCING AND LANDSCAPING OR BERMING AND LANDSCAPING. SCREENING SHALL COMPLY WITH REQUIREMENTS ARTICLE 5.2 J-P DISTRICT LANDSCAPE STANDARDS.
 - J. SETBACKS AND SEPARATION DISTANCE: ALL BUILDINGS, STRUCTURES, PARKING AND OTHER USES ON THE PROPERTY, SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN ARTICLE 5.2 J-P DISTRICT SETBACK, YARD, AREA REGULATIONS. EXCEPT, HOWEVER, THE PARKING OR STORAGE OF CARGO CONTAINERS OR SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS) AND CHASSIS (RACKED OR STACKED) SHALL BE SUBJECT TO THE FOLLOWING SETBACK STANDARDS THAT MAY VARY DEPENDING UPON THE DIFFERENCE SCENARIOS SET FORTH BELOW:
 - J.1. WHEN ABUTTING (TOUCHING), OR ACROSS THE STREET FROM NON-RESIDENTIALLY ZONED PROPERTY, SUCH PARKING OR STORAGE SHALL BE SETBACK FROM ANY EXTERIOR PROPERTY LINE OF THE SUBJECT PROPERTY A DISTANCE EQUAL TO THE HEIGHT OF THE CARGO CONTAINER OR SEMI-TRAILER (EITHER ON OR OFF A CHASSIS) AND CHASSIS (RACKED AND STACKED);
 - J.2. WHEN ABUTTING (TOUCHING) PUBLIC RIGHT-OF-WAY, SUCH PARKING OR STORAGE SHALL BE SETBACK FROM ANY EXTERIOR PROPERTY LINE OF THE SUBJECT PROPERTY A DISTANCE EQUAL TO THE HEIGHT OF THE CARGO CONTAINERS OR SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS), AND CHASSIS (RACKED OR STACKED);
 - J.3. WHEN ABUTTING (TOUCHING), OR ACROSS THE STREET FROM, RESIDENTIALLY ZONED PROPERTY, SUCH PARKING AND STORAGE SHALL BE SETBACK A MINIMUM OF 20 FEET FROM THE NEAREST PROPERTY LINE OF THE RESIDENTIALLY ZONED PROPERTY;
 - J.4. WHEN ABUTTING (TOUCHING), OR ACROSS THE STREET FROM, A HABITABLE DWELLING, SUCH PARKING AND STORAGE SHALL BE SETBACK A MINIMUM OF 300 FEET FROM THE NEAREST DWELLING, AND
 - J.5. FOR PURPOSES OF STIPULATIONS 3 AND 4 ABOVE, MEASUREMENTS SHALL BE MADE BETWEEN THE NEAREST PROPERTY LINE OF THE RESIDENTIALLY ZONED PROPERTY OR THE NEAREST EDGE OF A DWELLING, AND THE NEAREST CARGO CONTAINER, SEMI-TRAILER (EITHER ON OR OFF A CHASSIS), OR CHASSIS.
 - K. SIGNAGE: BUSINESS SIGNS SHALL BE ALLOWED ACCORDING TO ARTICLE 5.2 J-P DISTRICT SIGNAGE REGULATIONS. NO SIGNAGE, OTHER THAN SHIPPING COMPANY IDENTIFICATION LOGOS AND PLACARDS, SHALL BE ALLOWED ON ANY CARGO CONTAINER, SEMI-TRAILER OR CHASSIS.
 - L. SITE PLAN: A SITE PLAN SHALL BE SUBMITTED WITH THE APPLICATION. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 9.1 (B) (3) OF THESE REGULATIONS.
 - M. OTHER RULES AND REGULATIONS: ALL FACILITIES SHALL ABIDE BY ANY AND ALL GOVERNMENTAL, RULES, REGULATIONS, CODES AND SPECIFICATIONS NOW IN EFFECT OR HEREAFTER ADOPTED THAT WOULD BE APPLICABLE TO THIS PERMIT OR THE USE OF THE PROPERTY BY THE APPLICANT/LANDOWNER.
 - N. DEVIATIONS: IN THE EVENT THAT AN APPLICANT DESIRES TO DEVIATE FROM THE ABOVE PERFORMANCE STANDARDS AND PROVISIONS FOR CERTAIN CONDITIONAL USES, THE APPLICANT SHALL SUBMIT WRITTEN INFORMATION TO THE GOVERNING BODY INDICATING THE CIRCUMSTANCES WHICH ARE BELIEVED TO NECESSITATE THE NEED FOR A DEVIATION(S), AND THE APPLICANT SHALL PROVIDE A LIST OF ALTERNATIVE MATERIALS, DESIGNS OR METHODS THAT ARE EQUIVALENT TO THE PERFORMANCE STANDARDS AND PROVISIONS FOR THE L-P ZONING DISTRICT, SECTION 5.4, SECTIONS C THROUGH Q IN THE REGULATIONS. THE APPLICATION MAY ONLY BE APPROVED IF FINDINGS ARE MADE BY THE GOVERNING BODY THAT 1) DUE TO THE CIRCUMSTANCES OF THE APPLICATION IT WOULD BE UNNECESSARY TO IMPOSE THE STANDARDS(S) AND EQUIVALENT ALTERNATIVES SHOULD BE ALLOWED, 2) THAT THE SPIRIT AND INTENT OF THE REGULATIONS ARE BEING MET, 3) THAT GRANTING THE DEVIATION SHALL NOT ADVERSELY AFFECT ADJACENT OR NEARBY PROPERTY, AND 4) THE APPLICATION SHALL OTHERWISE COMPLY WITH ALL BUILDING CODE(S) AND SAFETY REQUIREMENTS. (ORD. 915, 2012)

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AUTHORITY NO. 620000020028
EXPIRES: DECEMBER 31, 2028

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

FINAL PROJECT PLAN	DRAWING REVISION	05.08.2026
DRAWING REVISIONS		

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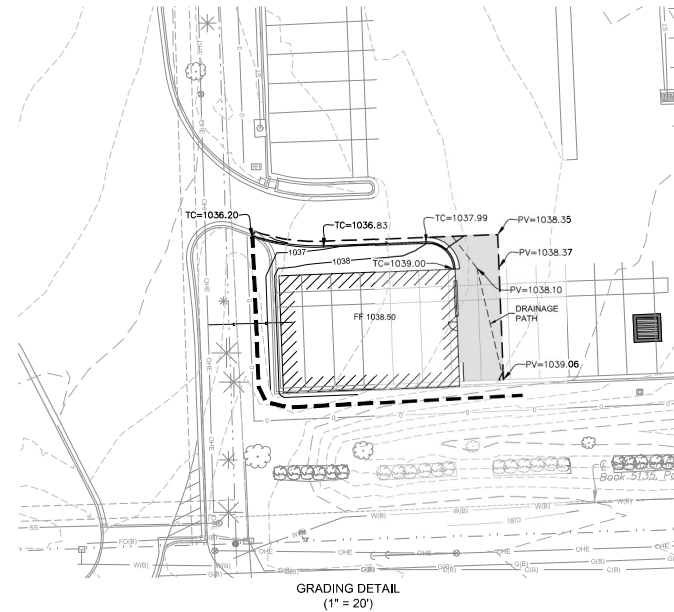
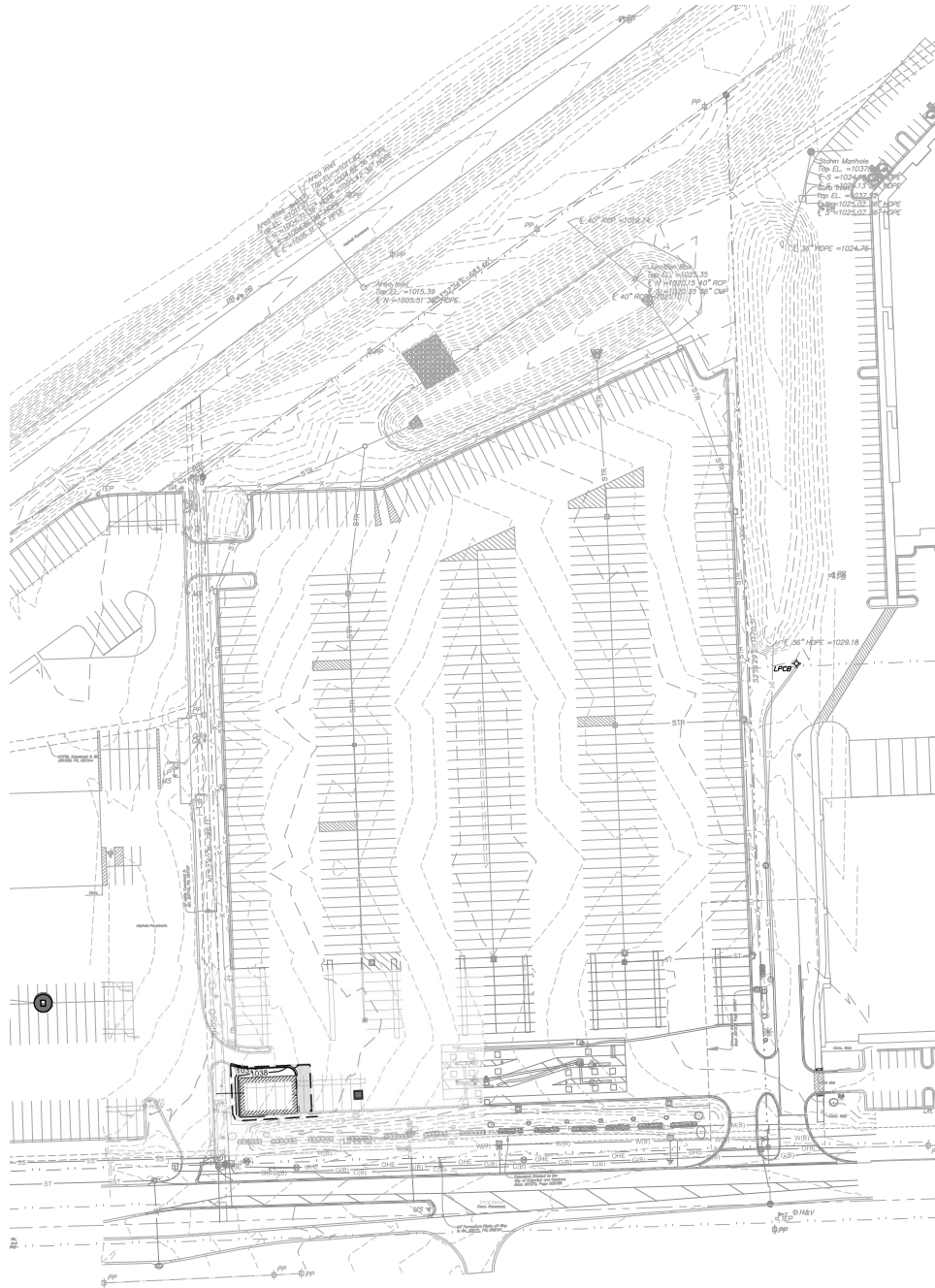
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MECHANICAL ENGINEER
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SITE & UTILITY
PLAN

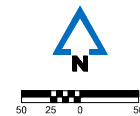
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P:\2026000407-010 - NEW MACHINE SHED DELONG COMPANY\04 - DRAWINGS\CIVIL SITE PLAN-MACHINE SHED\2026000407-010 ERODING | DATE: 7/24/2019



NOTE:
EXISTING GRADE IS TO REMAIN, EXCEPT FOR THE AREA NOTED.

- EROSION CONTROL LEGEND**
- DITCH CHECKS
 - SILT FENCE
 - CONSTRUCTION ENTRANCE
 - CURB INLET SEDIMENT BARRIER
 - GRAVEL DROP INLET SEDIMENT TRAP
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - DENOTES PROPOSED CONCRETE WASHOUT AREA



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EDGERTON, JOHNSON COUNTY, KANSAS**

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DRAWING REVISIONS



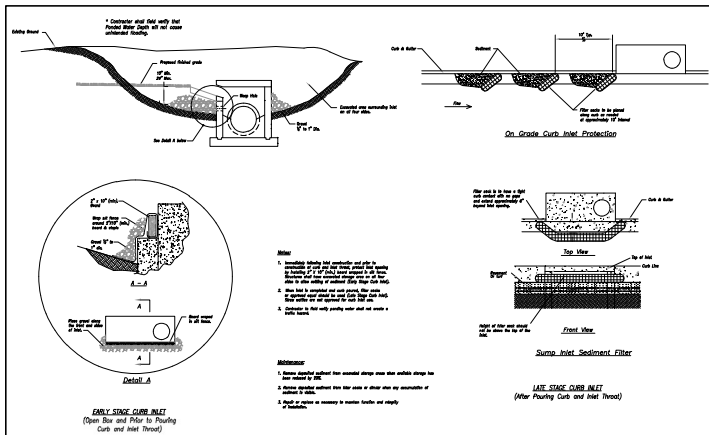
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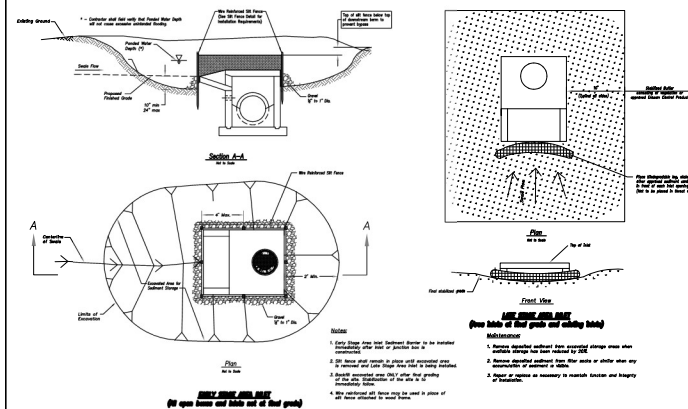
**GRADING &
EROSION CONTROL**

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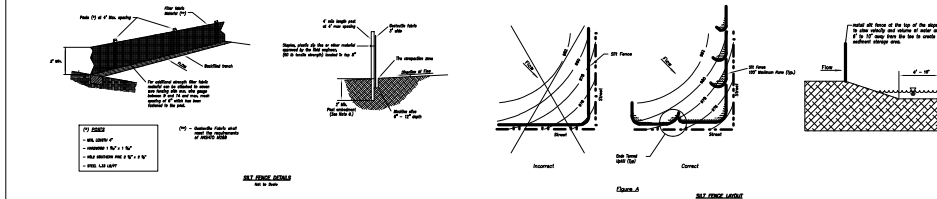
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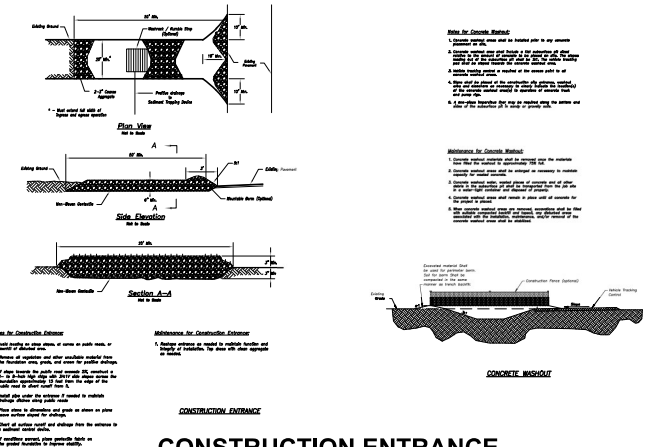
CURB INLET PROTECTION



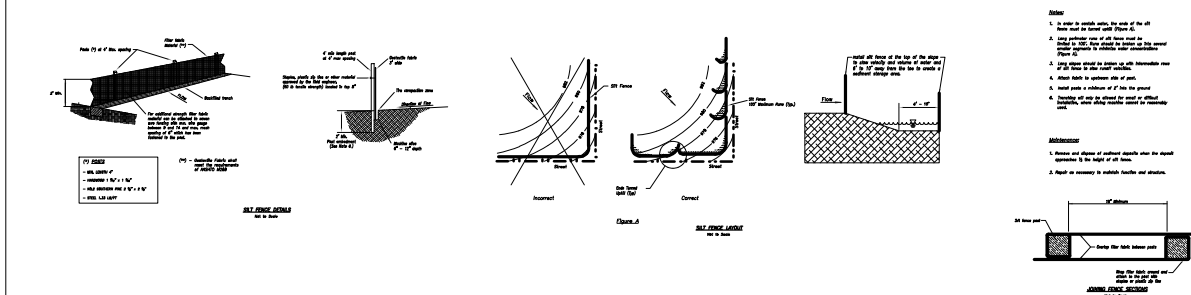
AREA INLET PROTECTION



ROCK DITCH CHECKS



CONSTRUCTION ENTRANCE



SILT FENCE



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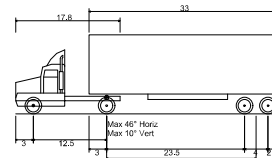
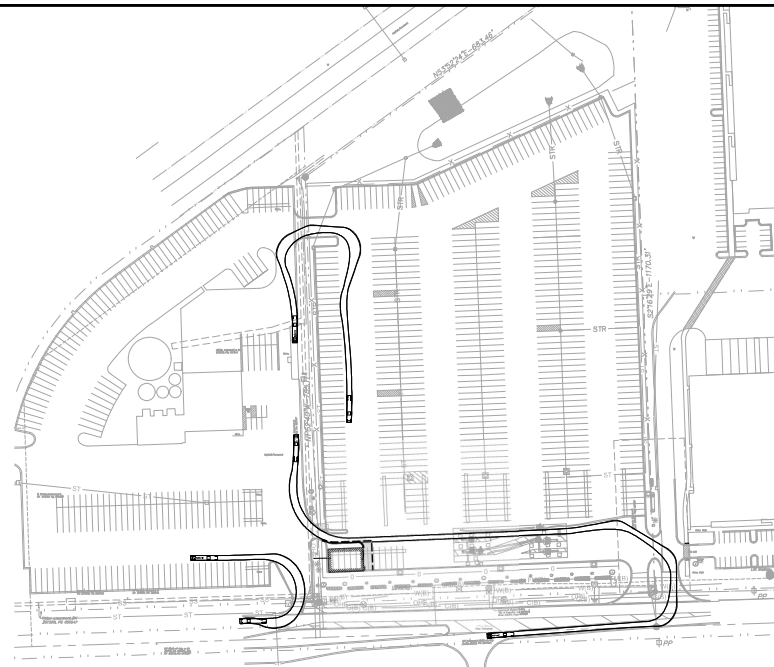
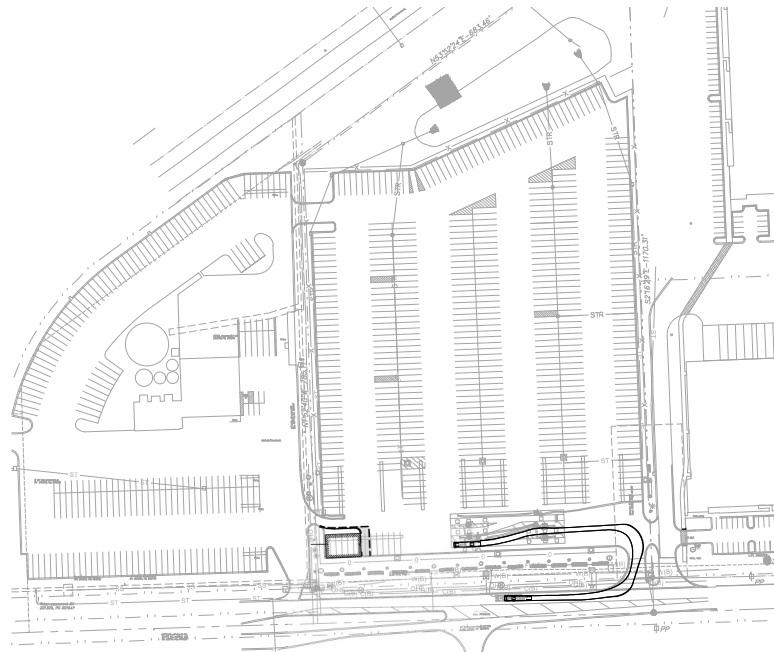
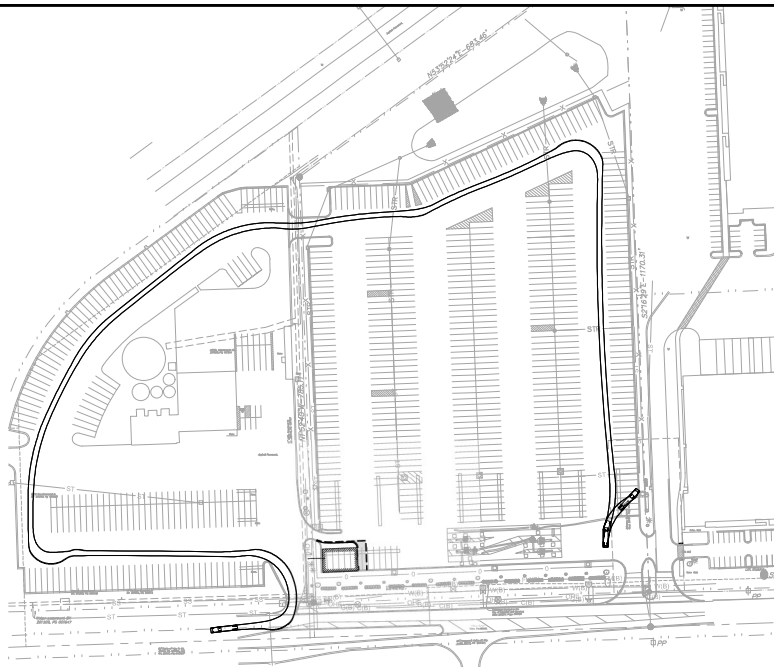
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EROSION CONTROL
DETAILS

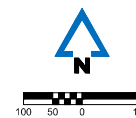
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WB-40 - Intermediate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

45.499ft
8.000ft
13.500ft
1.334ft
8.000ft
4.00s
20.30°



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EDGERTON, JOHNSON COUNTY, KANSAS

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TRUCK TURNING
MOVEMENTS

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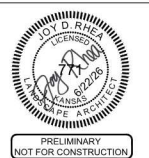
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01.04.2024



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LANDSCAPE PLAN

L101

LANDSCAPE NOTES:

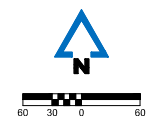
1. FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
2. COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SODDED AREAS AND SITE CLEARUP.
3. VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GROWING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
5. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
6. DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
7. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
8. INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
9. INSTALL FINISHED GRADES OF SOD 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
10. PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.5.
11. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
12. PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
13. WATER IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.
14. PLANTING SCHEDULE:
SPRING PLANTING: (UNFROZEN CONDITIONS) MARCH 15 - JUNE 15.
FALL PLANTING: AUGUST 15 - OCTOBER 1.
15. ALL LANDSCAPING IS EXISTING AND NO NEW LANDSCAPING IS PROPOSED.
16. THE FRONT OF THE BUILDING FACADE IS FROM THE WEST PORTION OF THE SITE.

3 LANDSCAPE NOTES
NTS

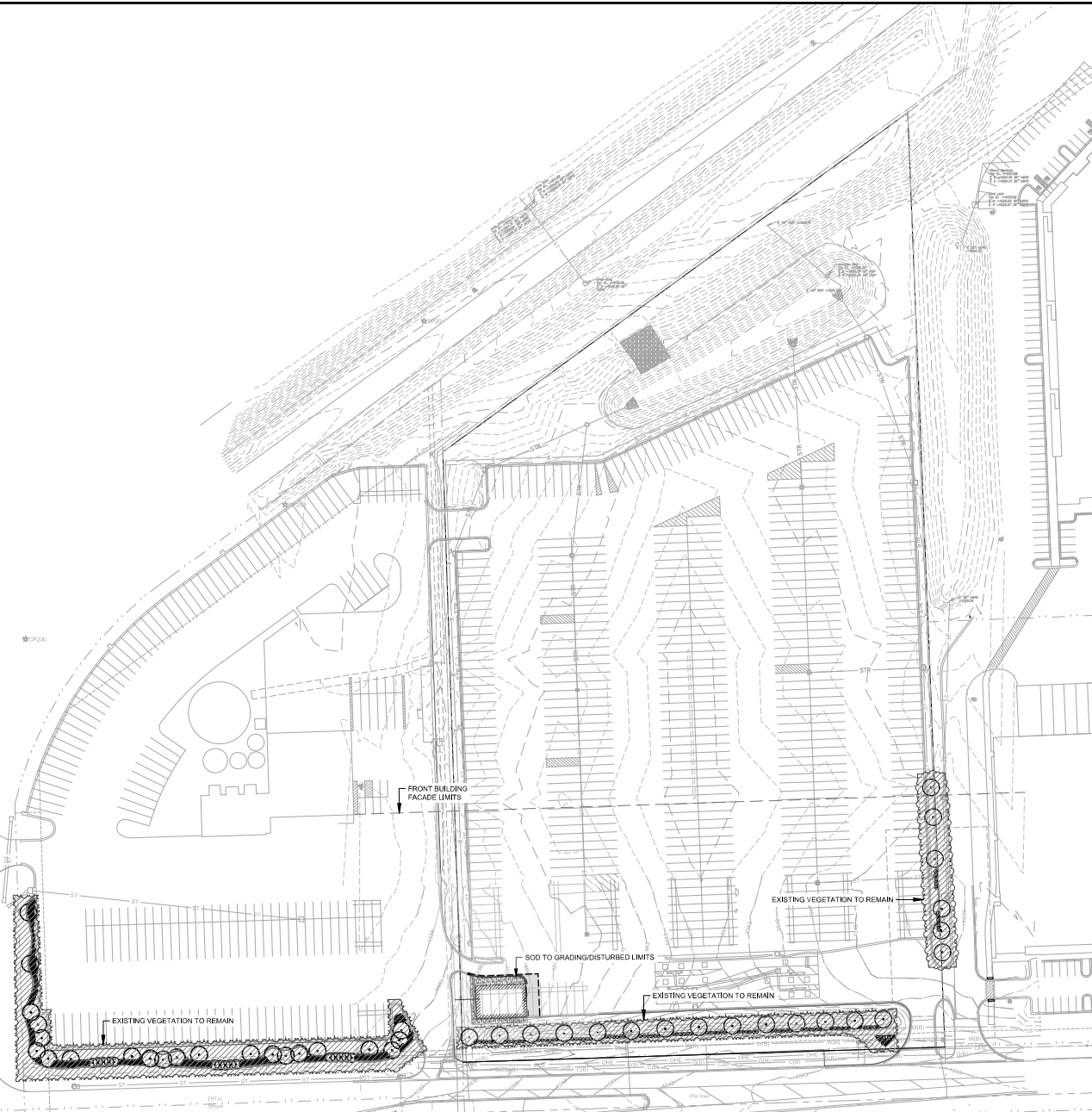
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	EX	Existing Tree / Swamp White Oak / Myrtel Maple
SHRUB AREAS		
	ER	Existing Vegetation to Remain
GROUND COVERS		
	FH	Fescue Sod / Heat-Tolerant Fescue Sod

2 PLANT SCHEDULE
NTS



1 OVERALL LANDSCAPE PLAN
1" = 60'



FINAL SITE PLAN FOR DELONG TRUCKING

Application FSP2026-0004
32612 W. 191st Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Revised Final Site Plan for 32612 W. 191st Street.

Owner and Applicant

The DeLong Company,
Property Owner

Zoning and Land Use

The property is currently zoned I-H (Heavy industrial) District and L-P (Logistics Park) and is requested to be rezoned to the L-P (Logistics Park) District, to be considered on the same Planning Commission agenda (RZ2026-0001). The property is currently developed with a grain silo and parking facility.

Parcel Size

20.951± acres

Staff Report Prepared by

Chris Clinton



1. Proposal

The Applicant is requesting a Revised Final Site Plan approval for a proposed building on the southwest corner of their parking facility and the proposed introduction of cargo container stacking and storage to the property in accordance with Conditional Use Permit (CUP) application CU2026-0001. The proposed building is 2,400 square feet in size and will be used as a machine shop. The shop will reduce the number of parking stalls by 13 for the entire site, though the amount of parking provided will remain compliant with Unified Development Code (UDC) requirements. No changes to the grading of the site, except immediately adjacent to the proposed machine shop, are proposed nor are there any changes to the existing structures proposed. Additionally, the applicant has stated that there are to be no changes to the lot lines as well. The provided Revised Final Site Plan indicates where cargo container stacking is proposed to take place on the existing parking lot on the eastern portion of the property. The Planning Commission will consider Rezoning application RZ2026-0001 to rezone the property from I-H (Heavy Industrial) to L-P (Logistics Park) during the same meeting, as well as Conditional Use Permit application CU2026-0001, which, if approved, would allow the cargo container storage and stacking use on the subject property.

2. Subject Site History

The 20.951± acre subject property was annexed on March 25, 2010 (Ordinance 883) and the western portion of the property was rezoned to the I-H (Heavy Industrial) District on December 27, 2012 (Ordinance 934). The eastern portion of the property was rezoned to the L-P (Logistics Park) District on March 28, 2013 (Ordinance 937). The west portion of the subject property was developed under the requirements outlined in Final Site Plan S-12-21-12, which was revised in 2020 with changes made to the landscape plan (FS2020-10). The east parking area is developed under Final Site Plan FS2020-0004, which was amended in 2021 to include a gate on the site (FS2021-08).

3. Zoning Standards

The zoning standards for the L-P (Logistics Park) were used for review based on City staff's recommendation of approval of Rezoning application RZ2026-00001. Should RZ2026-0001 not be approved, Conditional Use Permit application CU2026-0001 would become null and void this application would be required to be reviewed under the existing I-H standards.

A. Setback, Yard and Area Regulations

1. **Minimum Open Space:** A maximum of 50% of a property can be covered by structures and parking garages over one (1) story for any property zoned L-P District. The subject property totals 912,609 square feet in size, of which, approximately 898,207.36 square feet (98.42%) is not covered by a structure. The proposal includes a total of 895,806.36 square feet (98.16%) of area not covered by structures proposed at build-out, compliant with the L-P District open space requirement.
2. **Maximum Building Height:** The L-P District has a maximum height allowance of 110 feet. The existing building height is not proposed to change with this application. The current site has a 95-foot-tall grain storage structure with a grain conveyor and piping system that is 115 feet tall. The L-P District does have an height exemption for conveyors, thus the existing structure meets the requirements. The new machine shop is proposed to be 18 feet and eight (8) inches in height, meeting the requirements of the L-P District.

3. Floor Area Ratio (FAR): The maximum FAR allowed in the L-P District is 3:1. The proposed development has a FAR of 0.02:1, which is less than the maximum allowed by the Unified Development Code (UDC).
4. Setbacks:
 - a. Front: The minimum front yard setback in the L-P District is 50 feet.
 - a. The new proposed machine shop will be set back from the front property line by approximately 51 feet. The existing building is approximately 277 feet and 11 inches from the front property line and is not proposed to be modified. Each building on the property meets or exceeds the required minimum front yard setback.
 - b. Side: The minimum side yard setback in the L-P District is 25 feet for side yards not adjacent to a residential.
 - a. The proposal exceeds the minimum side yard setback requirements by providing a setback of at least 130 feet from the nearest structure to the western property line and an approximately 146-foot setback to the eastern property line from the nearest structure.
 - c. Rear: The minimum rear yard setback in the L-P District is 25 feet for yards not adjacent to a residential district.
 - a. The northern property line is approximately 140 feet from the northernmost edge of the existing structures, exceeding the minimum UDC requirements.
5. Building Separation: All buildings in the L-P District must have a minimum building separation of 20 feet.
 - a. The machine shop and the existing building are approximately 250 feet apart, exceeding the minimum UDC requirements for building separation.

B. Architectural Design Guidelines

The existing structures were part of previously approved Final Site Plan S-12-21-12 and there are no proposed changes to those structures. The façades of those structures were approved at that time and will preexisting, nonconforming structures and are allowed to remain as they are.

1. Building Materials: Buildings in the L-P District must consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials. Accessory structure must be clad with materials similar to those used on the main building.
 - a. The existing building on the subject property will be allowed to remain as is. The newly proposed machine shop must comply with this section. The applicant is proposing stone veneer in the first eight (8) feet above grade on the building, and then half inch stucco above the wainscot. The proposed building materials are compliant with the UDC requirements.
2. Color Palette: Buildings in the L-P District are permitted to utilize muted hues, natural and earth tones as the color palette, with use of brighter hues limited to use as an accent color.
 - a. The proposed building colors are to be beige stucco above a gray stone wainscot and is compliant with the UDC requirements.

C. Parking, Loading, Access

1. Parking: The UDC requires one (1) off-street parking space for each 250 square feet of service floor area in office and research buildings.

- a. The existing development on the subject property currently includes 676 of total parking stalls for passenger vehicles. With this proposal, the applicant will reduce the number of parking spaces for passenger vehicles to 663 total parking stalls. The applicant has indicated on the Site Plan that the site will accommodate 25 employees. The proposal includes 663 parking stalls while the UDC requires 67 parking stalls for this use, therefore, this proposal is compliant with the parking requirements.
2. Maneuvering: The UDC requires that all maneuvering of vehicles shall take place on site or within a mutual access easement.
 - a. The applicant has provided a truck maneuvering plan showing how all maneuvering can take place on the site. The plan also shows how trucks can navigate the site as well.
3. Loading: Per Section 5.2.M.2.f, one (1) loading space is required to be provided adjacent to a public access-way or private service drive, as the building exceeds 10,000 square feet in size.
 - a. The existing building near the grain silos contains five (5) loading spaces.
4. Access: The access points that exist on the development today are proposed to remain. There is a shared access point on the southeast corner of the property; a right-turn, exit only in the center of the site; and one (1) access point off the Intermodal Parkway, which is a private street, on the west.

D. Landscaping and Fencing

The previously approved landscape plans are included in the Site Plan. No changes from the previously approved landscape plan are proposed and therefore, the landscape plan meets the requirements outlined in the UDC.

E. Stormwater

There are no changes to the stormwater infrastructure with this proposal. The amount of impervious surface does not change. The City Engineer did not have any comments regarding the proposal and stormwater.

F. Photometrics

The UDC specifies the allowable footcandles allowed on property lines, as measured five (5) feet above grade, adjacent to non-residential properties as 0.2. The submitted photometric plan for the existing building meets all of the requirements. There is a gate that scan cargo containers as they enter the site. The gate does emit light, however the applicant has indicated that the lights on the gate will turn off approximately 30 seconds after a truck goes through the gate.

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
C001	Cover Sheet	05.26.2026
C002	Existing Conditions	05.26.2026
C100	Overall Site Plan	05.26.2026
C101	Site & Utility Plan	05.26.2026
C201	Grading & Erosion Control	05.26.2026
C202	Erosion Control Details	05.26.2026
C301	Truck Turning Movements	05.26.2026
E10	Site Lighting	05.26.2026
L101	Landscape Plan	05.26.2026
	Building Material List	06.24.2026
	Rendering of Building	06.24.2026

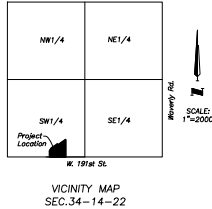
STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FSP2026-0004** *Final Site Plan for DeLong Trucking*, subject to the following stipulations:

1. This Revised Final Site Plan is subject to the approval of the rezoning (RZ2026-0001) and Conditional Use Permit (CU2026-0001) by the Governing Body. Should the Governing Body deny either application, this Final Site Plan must be revised in accordance with the applicable regulations for the property. Revisions may be made to this Final Site Plan under this existing application.
2. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A Final Site Plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.
3. The stucco used on the new shop building must be genuine three-layer stucco and may not be located less than 8 feet from the adjacent grade.

Note: For Application FSP2026-0004, the Planning Commission is the Deciding Body.

FINAL SITE PLAN
DELONG GRAIN - MACHINE SHED
CITY OF EDGERTON, JOHNSON COUNTY, KS
SEC. 34-14-22



LEGAL DESCRIPTION:

All that part of the Southwest quarter of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J. A. Pearce Tract in the 1892 Re-Survey of said Section Township and Range, City of Edgerton, Johnson County, Kansas, said tract of land being more particularly described as follows:

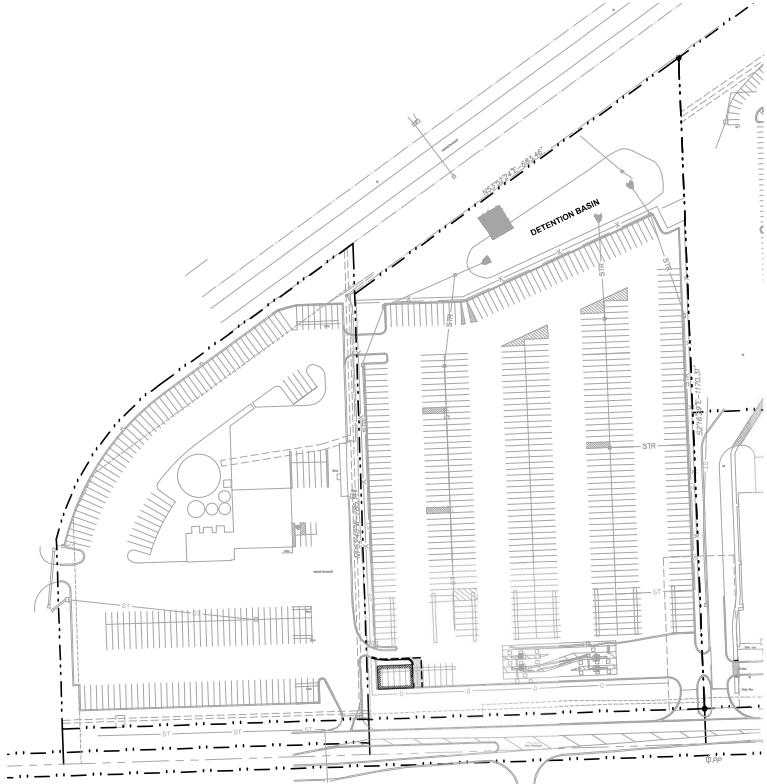
Commencing at the Southwest corner of the Southwest quarter of said Section 34; thence N 88° 10' 27" E along the South line of said quarter section, a distance of 232.30 feet to the Point of Beginning; thence continuing N 88° 10' 27" E along said South line and also along the South line of said J.A. Pearce Tract, a distance of 1095.14 feet to the Southwest corner of the Final Plat of MIDWEST GATEWAY, a subdivision of land in the City of Edgerton, Johnson County, Kansas; thence N 2° 16' 29" W along the West line of said MIDWEST GATEWAY, a distance of 1170.30 feet to the Northwest corner of said MIDWEST GATEWAY; thence S 53° 52' 24" W, a distance of 683.46 feet to a point on the West line of said J. A. Pearce Tract; thence N 1° 52' 40" W along said West line, a distance of 85.90 feet; thence S 53° 52' 24" W, a distance of 407.79 feet to a point of curvature; thence Southwesterly along a curve to the left, having a radius of 461.00 feet, a central angle of 40° 11' 07" and an arc distance of 323.33 feet to a point of non-tangency; thence S 1° 49' 33" E, a distance of 383.68 feet to the Point of Beginning, containing 912.60± Sq. Ft. or 20.95± Acres.

CERTIFICATE:
RECEIVED AND PLACED ON RECORD THIS _____ DAY OF _____, 2026.

ZONING ADMINISTRATOR
APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

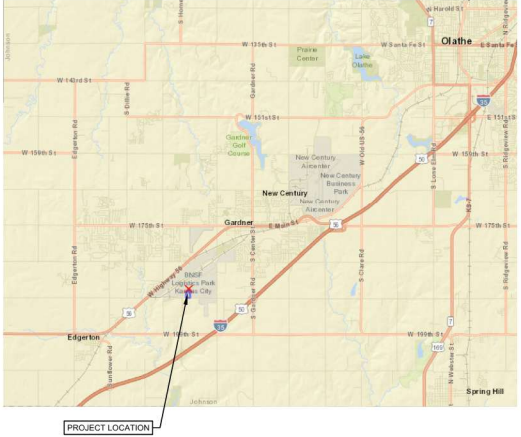
CHAIR OF THE PLANNING COMMISSION
I CERTIFY THAT I HAVE REVIEWED THIS SITE PLAN AND WILL COMPLY WITH ALL THE SPECIFICATIONS, CHANGES, AND AMENDMENTS HEREIN, AND THAT THIS INSTRUMENT CREATES A LEGALLY ENFORCEABLE OBLIGATION TO BUILD AND DEVELOP IN ACCORDANCE WITH ALL FINAL AGREEMENTS.

APPLICANT SIGNATURE: _____ DATE: _____
TITLE: _____ ORGANIZATION: _____



SHEET	TITLE
C001	COVER SHEET
C002	EXISTING CONDITIONS
C100	OVERALL SITE PLAN
C101	SITE & UTILITY PLAN
C201	GRADING & EROSION CONTROL
C202	EROSION CONTROL DETAILS
C301	TRUCK TURNING MOVEMENTS
E101	SITE LIGHTING
L101	LANDSCAPE PLAN

OWNER: DELONG CO., INC CONTACT NAME: EMAIL: PHONE: ADDRESS:		PATRICK DELONG PDELONG@DELONGCOMPANY.COM 608.676.2255x1220 214 ALLEN STREET P.O. BOX 552 CLINTON, WI 53525
PLANNER & CIVIL ENGINEER MCCLURE ENGINEERING CO. CONTACT NAME: EMAIL: PHONE: ADDRESS:		MATT EBLEN MEBLEN@MCCLUREVISION.COM 816.756.0444 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
LANDSCAPE ARCHITECT MCCLURE ENGINEERING CO. CONTACT NAME: EMAIL: PHONE: ADDRESS:		ANTHONY DePRIEST ADEPRIEST@MCCLUREVISION.COM 816.756.0444 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PROJECT ADDRESS DELONG CO. 32612 W 191ST STREET EDGERTON, KS 66621		



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EXPIRES: DECEMBER 31, 2026

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING REVISION
FINAL PROJECT PLAN
05.28.2026

DRAWING REVISIONS



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NOT FOR CONSTRUCTION

DESIGNED BY:
SH

CHECKED BY:
ME

PROJECT NUMBER:
2026000407-010

COVER SHEET

C001

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EXPIRES: DECEMBER 31, 2026

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING ISSUANCE

FINAL PROJECT PLAN 05-26-2020



PRELIMINARY
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DESIGNED BY
SH

DESIGNED BY
MF

100 PROJECT NUMBER

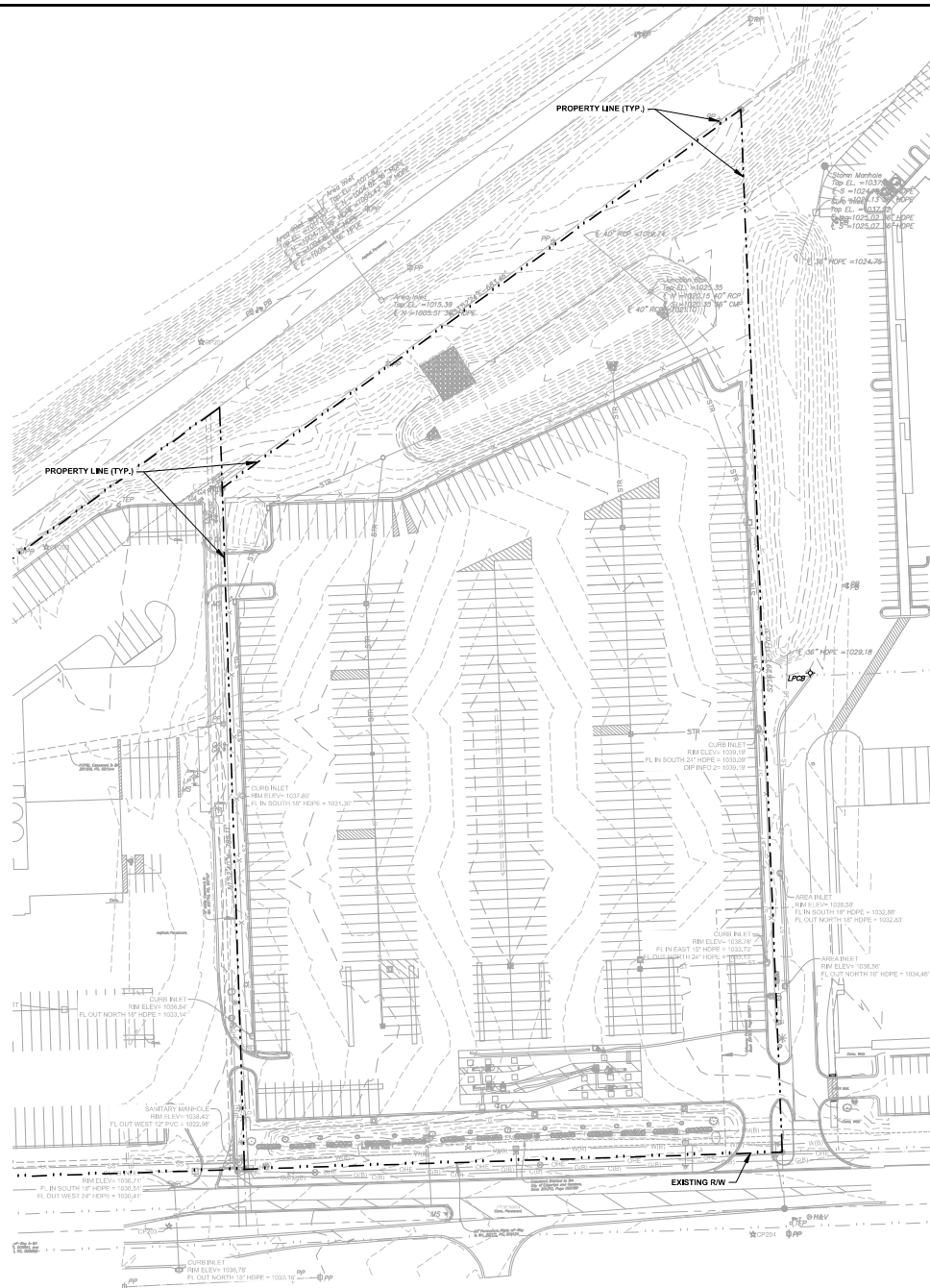
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EXISTING

EXISTING

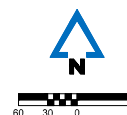
CONDITIONS

C002

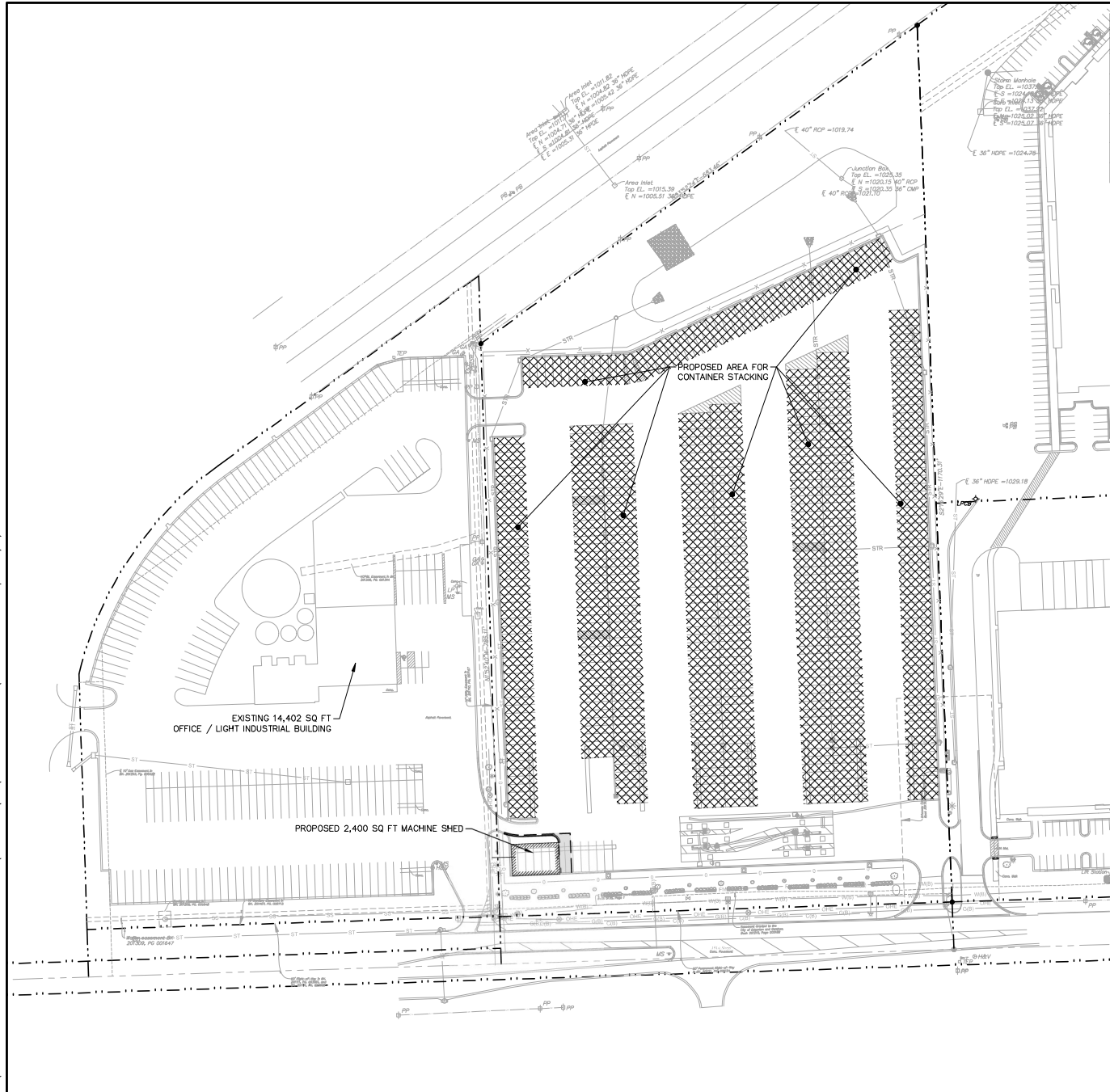


EXISTING SURVEY LEGEND

WATER		STORM SEWER		LEWROCK		ABBREVIATIONS	
	WATER HYDRANT		SS	SS	SANITARY SEWER	CP	CONTROL POINT
	IRRIGATION VALVE		TM	TM	SANITARY SEWER FORCE MAIN	BENCHMARK	
	WATER MARKER		DI	DI	STORM SEWER	BSM	RIGHT-OF-WAY
	WATER VALVE		TR	TR	WATER	ASPH	ASPHALT
	WATER METER				OVERHEAD ELECTRIC	CONC.	CONCRETE
			TH	TH	UNDERGROUND COMMUNICATIONS	FL	FLOWLINE
					UNDERGROUND FIBER OPTIC	RM	ELEVATION AT RM
VEGETATION		GENERAL SITE FEATURES				W	WITH
	CONIFEROUS TREE (SIZE VARIES)		B	B	GAS	TY	TYPICAL
	DECIDUOUS TREE (SIZE VARIES)		GW	GW	CHAIN LINK FENCE	HDP	HIGH-DENSITY POLYETHYLENE PIPE
	SHRUB (SIZE VARIES)		SD	SD	INDEXED TOP OF SLOPE		
			SS	SS	INTERSECTIONS CONTOUR		
			U	U	1045 =		
SANITARY SEWER			CP	CP	TOXIC CONTOUR		
	SANITARY SEWER MANHOLE		ER	ER			
	SANITARY SEWER MARKER		LP	LP			
TELECOMMUNICATIONS		MONUMENTS					
	TELECOM HANDHOLE		CP	CP			
			MF	MF			



P:\2026000407-010 - NEW MACHINE SHED DELONGS COMPANY\04-DRAWINGS\CIVIL SITE PLAN-MACHINE SHED\2026000407-010 DMLMWS\DATE: 7/24/2029



PROPERTY DATA TABLE		
DESCRIPTION	EXISTING CONDITIONS	PROPOSED CONDITIONS
TOTAL ACREAGE	20.951 ACRES	20.951 ACRES
NUMBER OF UNITS PER ACRE	N/A	N/A
GROSS SQ FT OF BUILDING(S) AREA	14,402 SQ FT	16,802 SQ FT
BUILDING USAGE	OFFICE / LIGHT INDUSTRIAL	OFFICE / LIGHT INDUSTRIAL & MAINTENANCE
NUMBER OF EMPLOYEES	25	25
TOTAL NUMBER OF PARKING SPACES PROVIDED	676 EACH	663 EACH

PROPERTY SURFACE SUMMARY			
SUMMARY OF EXISTING CONDITIONS		SUMMARY AFTER PROJECT COMPLETION	
DESCRIPTION	AREA (FT ²)	DESCRIPTION	AREA (FT ²)
TOTAL BUILDINGS	14,401.64	TOTAL BUILDINGS	16,802.64
TOTAL PAVEMENT	648,058.84	TOTAL PAVEMENT	646,265.84
TOTAL IMPERVIOUS	662,460.48	TOTAL IMPERVIOUS	662,460.48
TOTAL PERVIOUS	250,148.52	TOTAL PERVIOUS	250,148.52
TOTAL PROPERTY AREA	912,609	TOTAL PROPERTY AREA	912,609

- GENERAL NOTES:
- EXISTING PARKING STALLS ARE 10' X 40'
 - FINAL DRAINAGE STUDY WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.
 - EXISTING ZONING = L-1H
 - PROPOSED ZONING = L-1P
 - THIS PLAN SHOWS FULL BUILD OUT, SITE IMPROVEMENTS TO BE COMPLETED IN ONE PHASE.
 - THE MINIMUM LOT SIZE OF 20 ACRES STIPULATED IN THE CONDITIONAL USE NOTE "C" BELOW WAS DISCUSSED WITH CITY STAFF ON 5/13/2026 AND IT WAS AGREED THAT THIS REQUIREMENT WOULD BE MET BY UTILIZING THE ENTIRE AREA OF 20.951 ACRES SHOWN ON THE FINAL PLAT OF DELONG TRUCKING RECORDED IN BOOK 20209, PG 528L.
 - ANY NEW FUEL TANKS TO BE ON SITE WILL BE LOCATED BELOW GROUND AND MEET THE REQUIREMENTS OF SECTION 5.2.14.4 OF THE UDC.
 - THERE ARE NO PROPOSED CHANGES TO ANY EXTERIOR LOT LINES.
 - PROPOSED BUILDING DIMENSIONS ARE 60' (L) X 40' (W) X 15'4" (H). A TOTAL OF 2,400 SQ FT SETBACK WILL BE GREATER THAN OR EQUAL TO THE HEIGHT OF THE CONTAINERS.
 - UDC SUBSECTIONS 14 OF SECTION 5.2.P ARE AS FOLLOWS:

DIESEL EMISSION REQUIREMENTS THE FOLLOWING DIESEL EMISSION REQUIREMENTS SHALL APPLY TO WAREHOUSE/DISTRIBUTION, MANUFACTURING INCLUDING HEAVY DUTY DIESEL TRUCKING AND COURIER SERVICES, WAREHOUSING AND STORAGE, AND MOTOR FREIGHT TRANSPORTATION TERMINALS, TRUCK STOPS, AND MAINTENANCE FACILITIES LOCATED WITHIN THE L-1P (LOGISTICS PARK ZONING) DISTRICT:

- EXCEPT FOR LOADING/UNLOADING OPERATIONS, HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS SHALL BE RESTRICTED FROM IDLING ON-SITE FOR NO MORE THAN 5 MINUTES IN ANY 60 MINUTE PERIOD, FOR LOADING/UNLOADING OPERATIONS, IDLING SHALL BE RESTRICTED TO NO MORE THAN 30 MINUTES IN ANY 60 MINUTE PERIOD. THE FOLLOWING EXCEPTIONS SHALL APPLY TO THIS SECTION:
A. EMERGENCY VEHICLES PERFORMING THEIR EMERGENCY DUTIES;
B. VEHICLES THAT MUST IDLE TO OPERATE AUXILIARY EQUIPMENT TO ACCOMPLISH THE INTENDED USE OF THE VEHICLES SUCH AS MIXING, REFRIGERATING, OR OPERATING A HYDRAULIC LIFT. THE EXEMPTION DOES NOT APPLY WHEN THE VEHICLE IDLING IS SOLELY FOR CABIN COMFORT OR TO OPERATE NON-ESSENTIAL EQUIPMENT SUCH AS AIR CONDITIONING, HEATING, MICROWAVE OVENS, OR TELEVISIONS EXCEPT IN THE CASE OF A SAFETY OR HEALTH EMERGENCY;
C. VEHICLES IN EXTREME HOT OR COLD WEATHER;
- ONE ELECTRICAL HOOK-UP SHALL BE PROVIDED FOR "TRUCKER PLUG-INS" EQUAL TO A MINIMUM OF ONE-THIRD (1/3) OF THE TOTAL NUMBER OF TRUCK BAYS AT THE FACILITY TO ELIMINATE EXCESSIVE IDLING BY HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS APPROVAL TO USE ALTERNATIVE TECHNOLOGIES TO ELIMINATE EXCESSIVE IDLING MAY BE REQUESTED, BUT SHALL NOT BE APPROVED UNLESS THE APPLICANT DEMONSTRATES THAT THEY ARE AT LEAST AS EFFECTIVE AS ELECTRICAL HOOK-UPS;
- SIGNS SHALL BE POSTED BY OWNER(S) OF THE FACILITY AT EACH VEHICLE ENTRANCE TO THE FACILITY NOTIFYING DRIVERS OF HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS TO TURN-OFF ENGINES WHEN NOT IN USE.
- THE OPERATION AND IDLING OF HEAVY DUTY DIESEL VEHICLES WITH A GROSS VEHICLE WEIGHT OF OVER 14,001 POUNDS, INCLUDING CIRCULATION, SHALL BE RESTRICTED WITHIN 300 FEET OF ANY PROPERTY ZONED FOR OR COMMITTED TO RESIDENTIAL USE, OR THE OWNER/DEVELOPER SHALL PROVIDE ALTERNATIVE MEASURES INCLUDING THE POSSIBLE INSTALLATION OF A WALL OR OTHER MITIGATING MEASURES TO ASSURE BUFFERING OF RESIDENCES FROM HEAVY-DUTY TRUCK OPERATIONS, UNLESS THE OWNERS OF PROPERTY LOCATED ADJACENT TO SAID HEAVY DUTY DIESEL TRUCK OPERATIONS CONSENT AND AGREE IN WRITING TO:
A. ALLOW THE LOCATION OF HEAVY-DUTY DIESEL TRUCK OPERATIONS WITHIN 300 FEET OF THEIR PROPERTY ZONED FOR OR COMMITTED TO RESIDENTIAL USE, AND
B. RESTRICT AREAS OF THEIR PROPERTY LOCATED WITHIN 300 FEET OF ADJACENT TRUCKING OPERATIONS TO ONLY NON-RESIDENTIAL USES;

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MECHANICAL CONTRACTOR OF AUTHORITY: KAL BARNHART
EXPIRES: DECEMBER 31, 2028

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

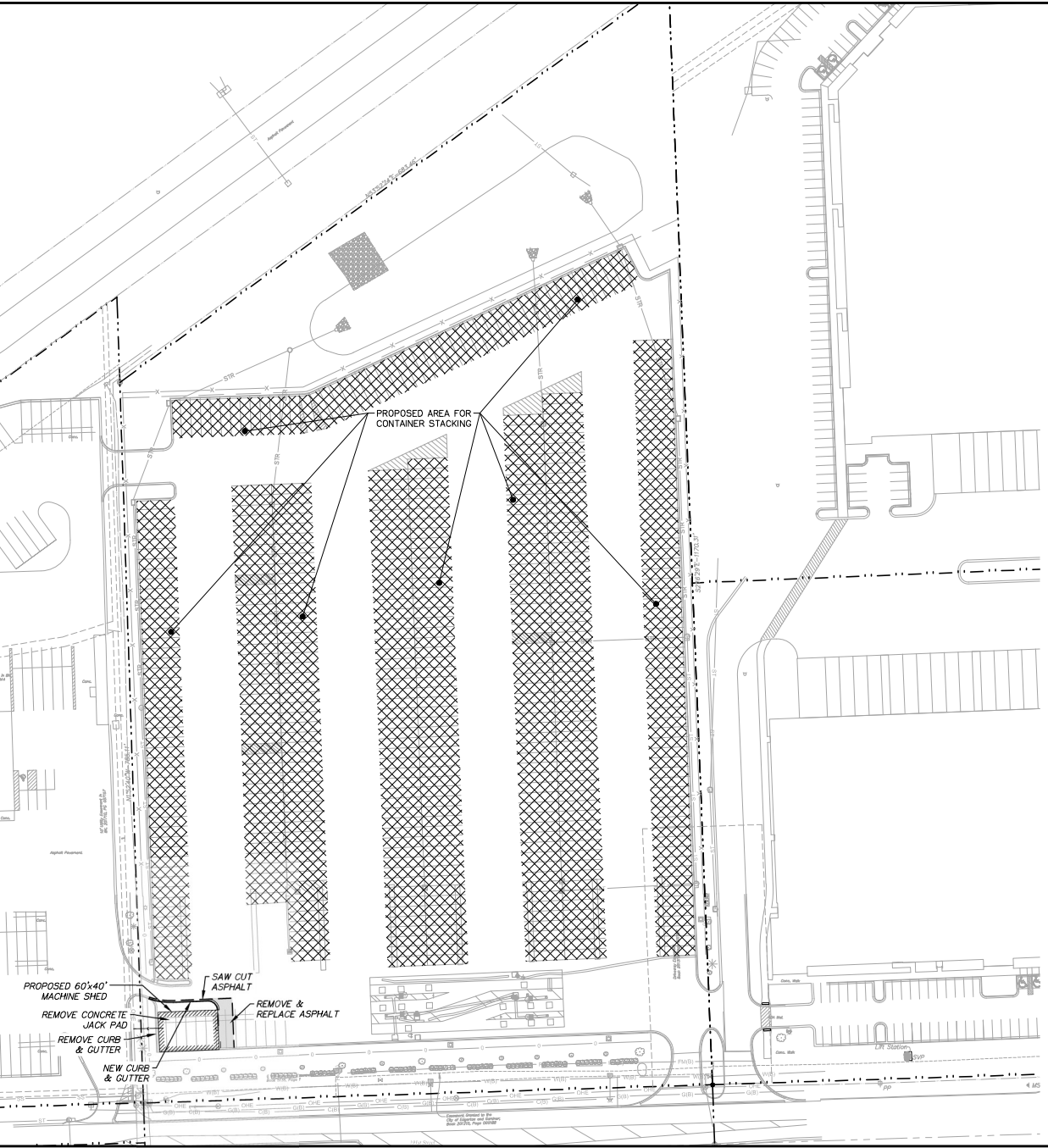
DRAWING ISSUANCE
FINAL PROJECT PLAN
DRAWING NUMBER
05.08.2028

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY:
SKH
CHECKED BY:
ME
PROJECT NUMBER:
2026000407-010

OVERALL SITE
PLAN
C100

P: 2026000407-010 - NEW MACHINE SHED DELONG COMPANY (A - DOMINUS) CIVIL SITE PLAN - MACHINE SHED (2026000407-010 DELONG) [DATE: 7/24/2019]



- CARGO CONTAINER STORAGE, REPAIR OR MAINTENANCE FACILITY PERFORMANCE PROVISIONS: (ARTICLE 7, CONDITIONAL USE, 7.2-J LOGISTICS PARK DISTRICT)
- A. ACCESS: NO CARGO CONTAINERS OR SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS), OR A CHASSIS, MAY BE STORED IN A MANNER THAT IMPEDES ACCESS TO PUBLIC RIGHTS-OF-WAY, PUBLIC UTILITY OR DRAINAGE EASEMENTS, STRUCTURES, AND BUILDINGS.
 - B. EXTERIOR LIGHTING: FACILITIES SHALL PROVIDE LIGHTING ON-SITE, INCLUDING AT ALL VEHICULAR ENTRANCES AND EXITS. A LIGHTING PLAN SHALL BE SUBMITTED AND APPROVED.
 - C. MINIMUM LOT SIZE: FACILITIES SHALL HAVE A MINIMUM LOT SIZE OF TWENTY (20) ACRES.
 - D. NOISE: NOISE FROM BUSINESSES AND FACILITIES SHALL NOT EXCEED 60 DB(A) IN ANY ADJACENT RESIDENTIAL DISTRICT OR TO DB(A) IN ANY ADJACENT COMMERCIAL OR INDUSTRIAL DISTRICT OR PROPERTY.
 - E. PAVING: ALL INTERIOR DRIVEWAYS, PARKING, LOADING, AND STORAGE AREAS SHALL BE PAVED AND DUST-FREE. FOR PURPOSES OF THIS STIPULATION:
 - E.1. PAVING SHALL MEAN CONCRETE OR ASPHALT AND
 - E.2. DUST-FREE SHALL MEAN THAT ALL INTERIOR DRIVEWAYS AND STORAGE AREA SURFACES SHALL BE KEPT FREE OF DUST, DIRT OR OTHER MATERIALS TO PREVENT THE MIGRATION OF DUST OFF-SITE.
 - F. PARKING: FACILITIES SHALL COMPLY WITH THE ARTICLE 5.2 J-P DISTRICT OFF STREET PARKING AND LOADING REGULATIONS. NO PORTION OF ANY REQUIRED OFF-STREET PARKING OR LOADING/UNLOADING AREAS SHALL BE USED FOR THE STORAGE OF CARGO CONTAINERS, SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS), CHASSIS OR SIMILAR STORAGE DEVICES.
 - G. CARGO CONTAINER STACKING: CARGO CONTAINERS SHALL NOT BE STACKED MORE THAN FIVE (5) IN NUMBER.
 - H. CHASSIS STACKING/RACKING: EMPTY CHASSIS MAY BE STORED ON END (RACKING), OR MAY BE STACKED. WHEN STACKED, CHASSIS SHALL NOT BE MORE THAN FIVE (5) IN NUMBER.
 - I. SCREENING AND LANDSCAPING: SCREENING MAY BE REQUIRED ON THE PERIMETER OF THE PROPERTY. SCREENING SHALL BE A COMBINATION OF FENCING AND LANDSCAPING OR BERMING AND LANDSCAPING. SCREENING SHALL COMPLY WITH REQUIREMENTS ARTICLE 5.2 J-P DISTRICT LANDSCAPE STANDARDS.
 - J. SETBACKS AND SEPARATION DISTANCE: ALL BUILDINGS, STRUCTURES, PARKING AND OTHER USES ON THE PROPERTY, SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN ARTICLE 5.2 J-P DISTRICT SETBACK, YARD, AREA REGULATIONS. EXCEPT, HOWEVER, THE PARKING OR STORAGE OF CARGO CONTAINERS OR SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS) AND CHASSIS (RACKED OR STACKED) SHALL BE SUBJECT TO THE FOLLOWING SETBACK STANDARDS THAT MAY VARY DEPENDING UPON THE DIFFERENCE SCENARIOS SET FORTH BELOW.
 - J.1. WHEN ABUTTING (TOUCHING), OR ACROSS THE STREET FROM NON-RESIDENTIALLY ZONED PROPERTY, SUCH PARKING OR STORAGE SHALL BE SETBACK FROM ANY EXTERIOR PROPERTY LINE OF THE SUBJECT PROPERTY A DISTANCE EQUAL TO THE HEIGHT OF THE CARGO CONTAINER OR SEMI-TRAILER (EITHER ON OR OFF A CHASSIS) AND CHASSIS (RACKED AND STACKED).
 - J.2. WHEN ABUTTING (TOUCHING) PUBLIC RIGHT-OF-WAY, SUCH PARKING OR STORAGE SHALL BE SETBACK FROM ANY EXTERIOR PROPERTY LINE OF THE SUBJECT PROPERTY A DISTANCE EQUAL TO THE HEIGHT OF THE CARGO CONTAINERS OR SEMI-TRAILERS (EITHER ON OR OFF A CHASSIS), AND CHASSIS (RACKED OR STACKED).
 - J.3. WHEN ABUTTING (TOUCHING), OR ACROSS THE STREET FROM, RESIDENTIALLY ZONED PROPERTY, SUCH PARKING AND STORAGE SHALL BE SETBACK A MINIMUM OF 20 FEET FROM THE NEAREST PROPERTY LINE OF THE RESIDENTIALLY ZONED PROPERTY.
 - J.4. WHEN ABUTTING (TOUCHING), OR ACROSS THE STREET FROM, A HABITABLE DWELLING, SUCH PARKING AND STORAGE SHALL BE SETBACK A MINIMUM OF 300 FEET FROM THE NEAREST DWELLING, AND FOR PURPOSES OF STIPULATIONS 3 AND 4 ABOVE, MEASUREMENTS SHALL BE MADE BETWEEN THE NEAREST PROPERTY LINE OF THE RESIDENTIALLY ZONED PROPERTY OR THE NEAREST EDGE OF A DWELLING, AND THE NEAREST CARGO CONTAINER, SEMI-TRAILER (EITHER ON OR OFF A CHASSIS), OR CHASSIS.
 - K. SIGNAGE: BUSINESS SIGNS SHALL BE ALLOWED ACCORDING TO ARTICLE 5.2 J-P DISTRICT SIGNAGE REGULATIONS. NO SIGNAGE, OTHER THAN SHIPPING COMPANY IDENTIFICATION LOGOS AND PLACARDS, SHALL BE ALLOWED ON ANY CARGO CONTAINER, SEMI-TRAILER OR CHASSIS.
 - L. SITE PLAN: A SITE PLAN SHALL BE SUBMITTED WITH THE APPLICATION. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 9.1 (B) (3) OF THESE REGULATIONS.
 - M. OTHER RULES AND REGULATIONS: ALL FACILITIES SHALL, ABIDE BY ANY AND ALL GOVERNMENTAL, RULES, REGULATIONS, CODES AND SPECIFICATIONS NOW IN EFFECT OR HEREAFTER ADOPTED THAT WOULD BE APPLICABLE TO THIS PERMIT OR THE USE OF THE PROPERTY BY THE APPLICANT/LANDOWNER.
 - N. DEVIATIONS: IN THE EVENT THAT AN APPLICANT DESIRES TO DEVIATE FROM THE ABOVE PERFORMANCE STANDARDS AND PROVISIONS FOR CERTAIN CONDITIONAL USES, THE APPLICANT SHALL SUBMIT WRITTEN INFORMATION TO THE GOVERNING BODY INDICATING THE CIRCUMSTANCES WHICH ARE BELIEVED TO NECESSITATE THE NEED FOR A DEVIATION(S), AND THE APPLICANT SHALL PROVIDE A LIST OF ALTERNATIVE MATERIALS, DESIGNS OR METHODS THAT ARE EQUIVALENT TO THE PERFORMANCE STANDARDS AND PROVISIONS FOR THE L-P ZONING DISTRICT, SECTION 5.4, SECTIONS C THROUGH Q IN THE REGULATIONS. THE APPLICATION MAY ONLY BE APPROVED IF FINDINGS ARE MADE BY THE GOVERNING BODY THAT 1) DUE TO THE CIRCUMSTANCES OF THE APPLICATION IT WOULD BE UNNECESSARY TO IMPOSE THE STANDARDS(S) AND EQUIVALENT ALTERNATIVES SHOULD BE ALLOWED, 2) THAT THE SPIRIT AND INTENT OF THE REGULATIONS ARE BEING MET, 3) THAT GRANTING THE DEVIATION SHALL NOT ADVERSELY AFFECT ADJACENT OR NEARBY PROPERTY, AND 4) THE APPLICATION SHALL OTHERWISE COMPLY WITH ALL BUILDING CODE(S) AND SAFETY REQUIREMENTS. (ORD. 915, 2012)



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MECHANICAL ENGINEER
AUTHORITY NO. 620000020028
EXPIRES: DECEMBER 31, 2028

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

FINAL PROJECT PLAN	DRAWING REVISION	05.08.2028
DRAWING REVISIONS		



06/23/2028

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY:
SH

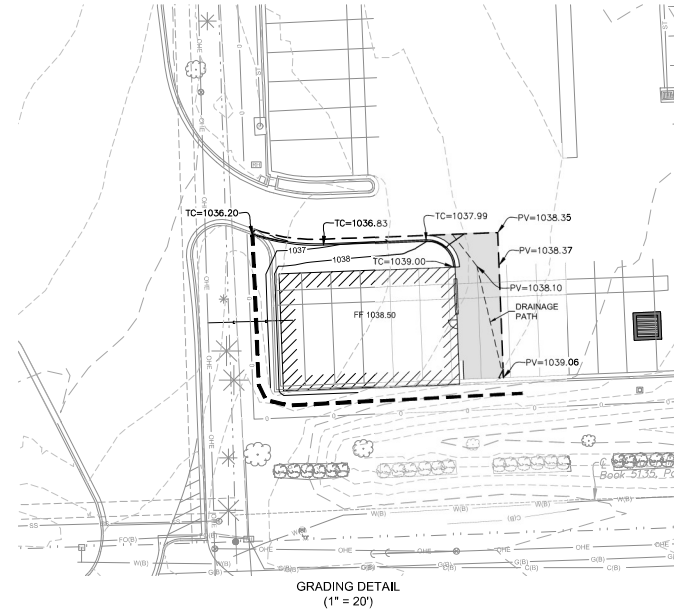
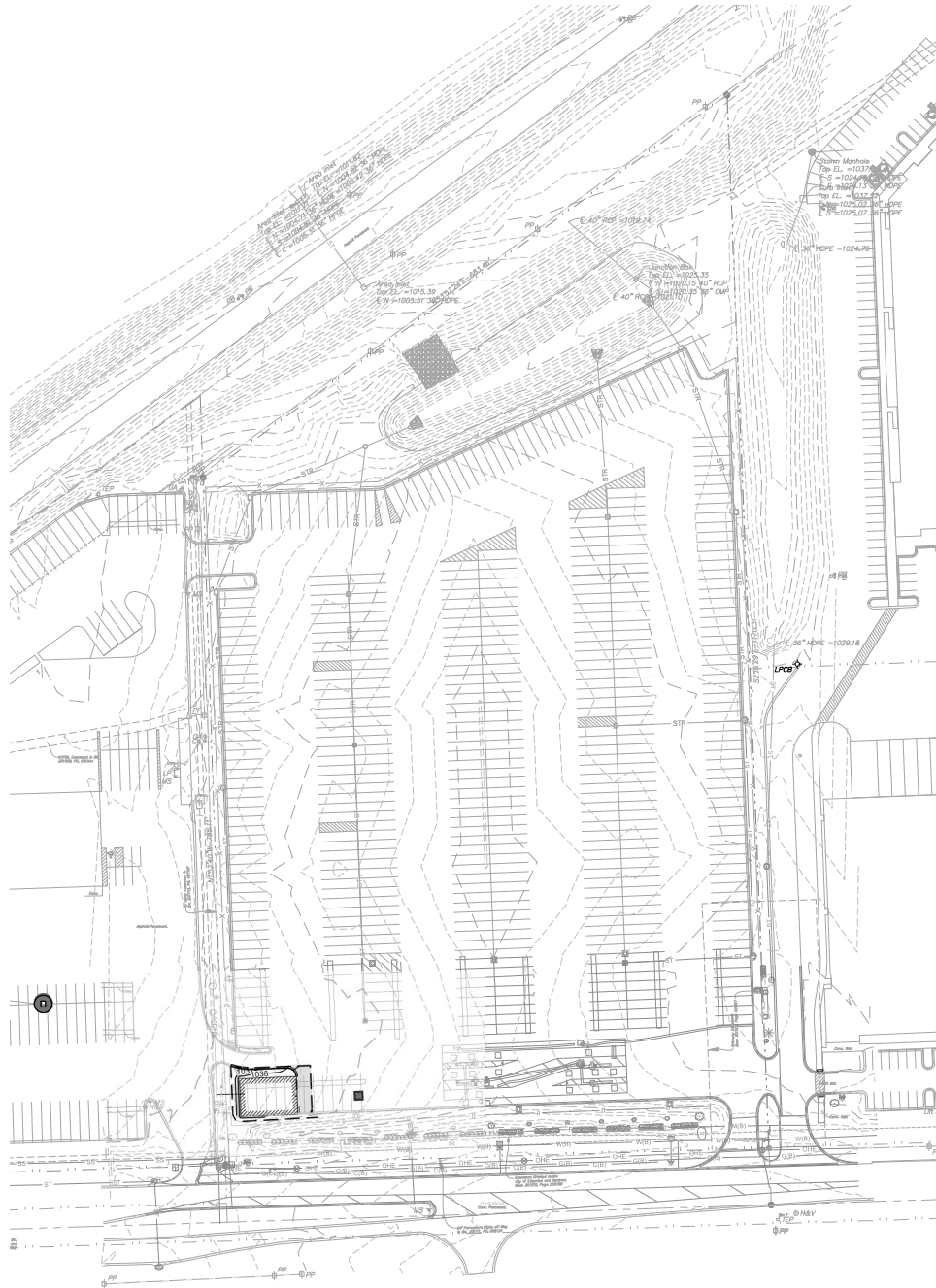
CHECKED BY:
ME

MECHANICAL ENGINEER
2026000407-010

SITE & UTILITY
PLAN

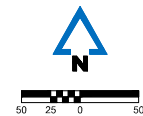
C101

P:\2026000407-010 - NEW MACHINE SHED DELONG COMPANY\04 - DRAWINGS\CIVIL SITE PLAN-MACHINE SHED\2026000407-010 EROSION CONTROL DATE: 7/24/2019



NOTE:
EXISTING GRADE IS TO REMAIN, EXCEPT FOR THE AREA NOTED.

EROSION CONTROL LEGEND	
	DITCH CHECKS
	SILT FENCE
	CONSTRUCTION ENTRANCE
	CURB INLET SEDIMENT BARRIER
	GRAVEL DROP INLET SEDIMENT TRAP
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	DENOTES PROPOSED CONCRETE WASHOUT AREA



1700 Swift St Ste 100
North Kansas City, MO 64116
P 816-756-6444
F 816-756-1763

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AUTHORITY NO. 2026000407
EXPIRES: DECEMBER 31, 2026

DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING ISSUANCE
FINAL PROJECT PLAN 05.28.2026

DRAWING REVISIONS



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DESIGNED BY
SH

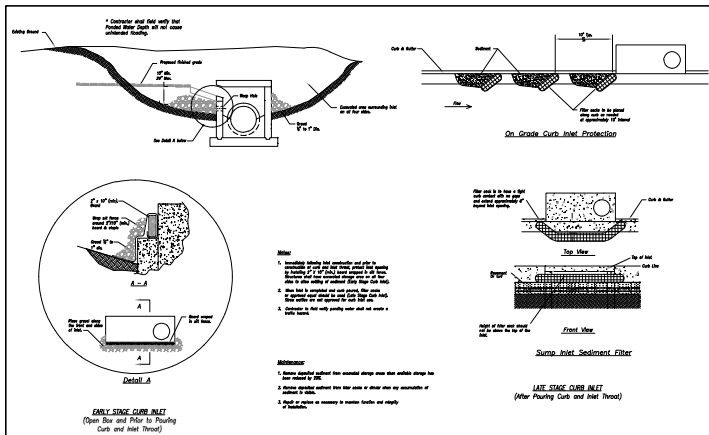
CHECKED BY
ME

PROJECT NUMBER
2026000407-010

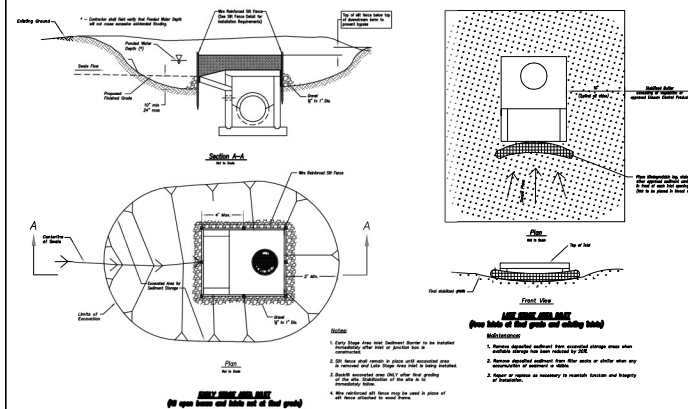
GRADING &
EROSION CONTROL

C201

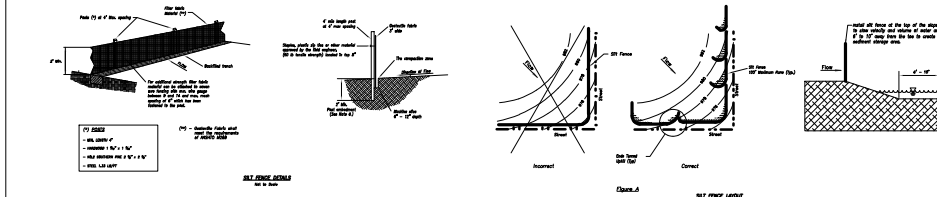
P: 2026000407-010 - NEW MACHINE SHED DELONG COMPANY (4 - ROWINGS) CIVIL SITE PLAN-MACHINE SHED (2026000407-010 DLS-EPCC-DWG) [DATE: 7/24/2019]



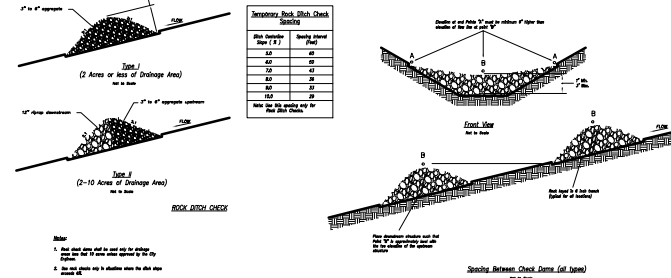
CURB INLET PROTECTION



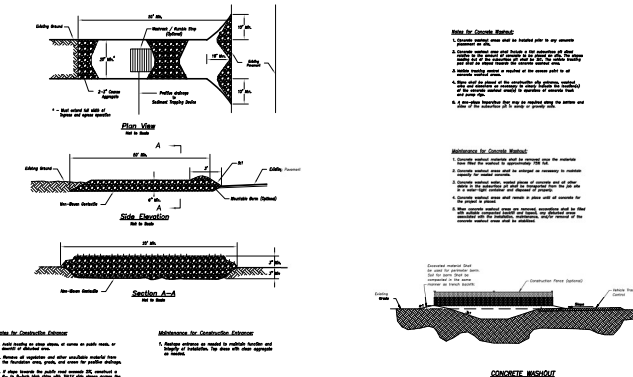
AREA INLET PROTECTION



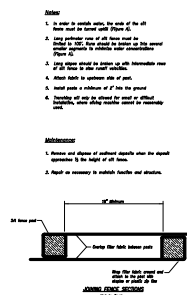
SILT FENCE



ROCK DITCH CHECKS



CONSTRUCTION ENTRANCE



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DELONG GRAIN MAINTENANCE SHED FINAL SITE PLAN EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING NUMBER: 05.08.2026
DRAWING REVISIONS



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DESIGNED BY: SH
CHECKED BY: ME
PROJECT NUMBER: 2026000407-010

EROSION CONTROL
DETAILS

C202

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DELONG GRAIN MAINTENANCE SHED

FINAL SITE PLAN

EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING ISSUANCE
PROJECT PLAN 05.26.2026

PROJECT PLAN 05.26.2026

DRAWING REVISIONS

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FOR CONSTRUCTION

ISSUED BY

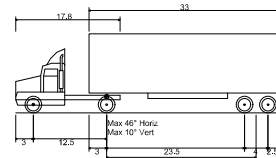
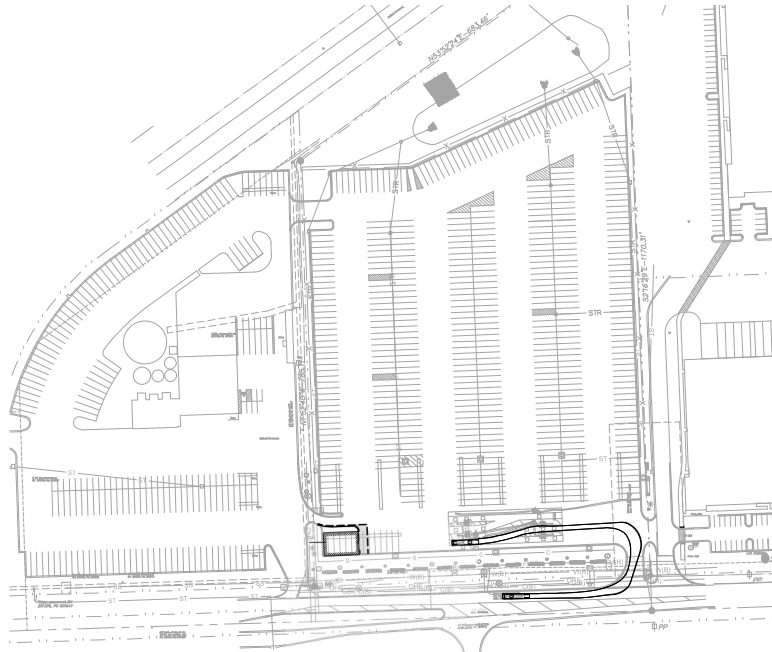
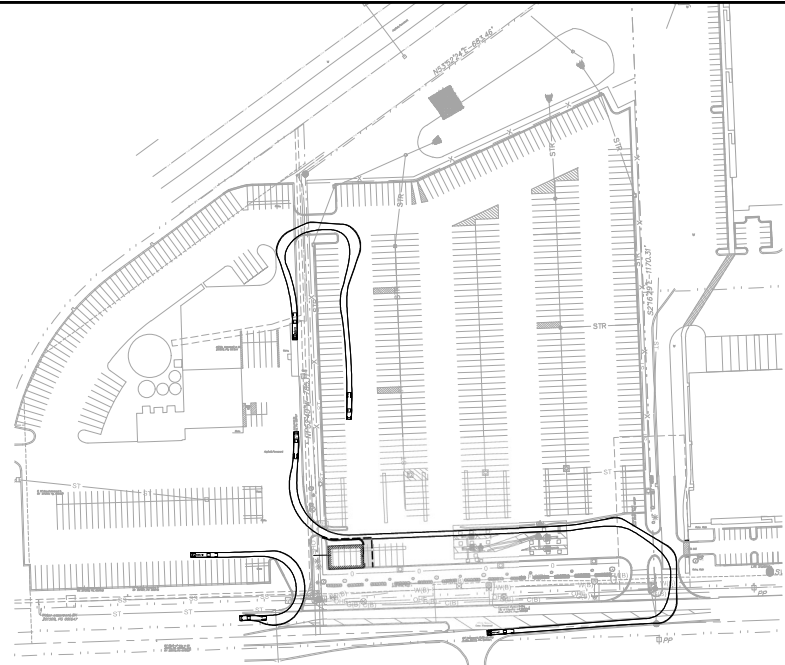
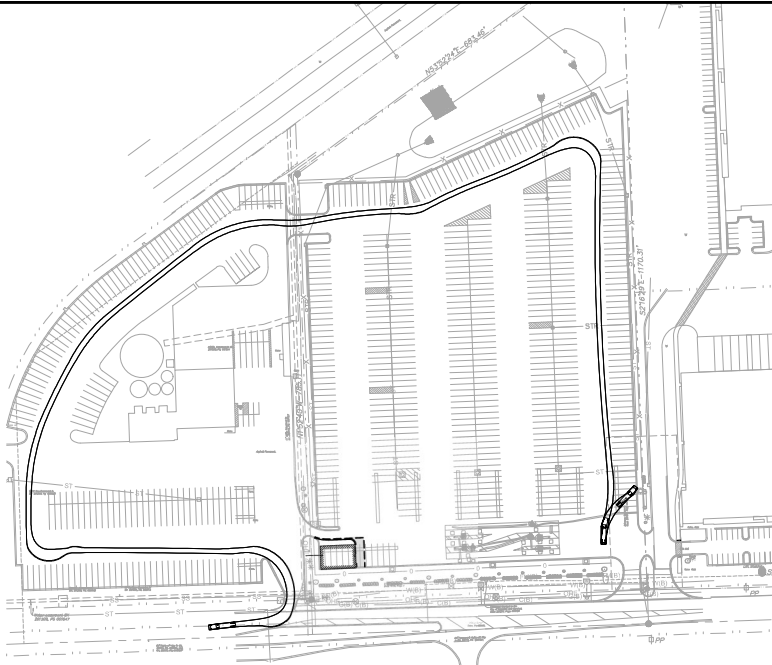
SH

LOVED BY
ME

SUBJECT NUMBER
00067.040

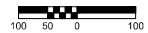
TRUCK TURNING MOVEMENTS

C301



WB-40 - Intermediate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

45.499ft
8.000ft
13.500ft
1.334ft
8.000ft
4.00s
20.30°





making lives better.

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F 816-756-1763

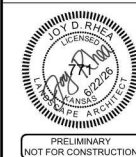
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DELONG GRAIN MAINTENANCE SHED
FINAL SITE PLAN
EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING REVISIONS
FINAL PROJECT PLAN
DRAWING REVISIONS
01.04.2024



PRELIMINARY
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DESIGNED BY:
SH
CHECKED BY:
ME
PROJECT NUMBER:
2020000407-010

LANDSCAPE PLAN

L101

LANDSCAPE NOTES:

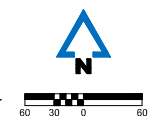
1. FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
2. COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SODDED AREAS AND SITE CLEARUP.
3. VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GROWING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
5. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
6. DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
7. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
8. INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
9. INSTALL FINISHED GRADES OF SOD 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
10. PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.5.
11. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
12. PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
13. WATER IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.
14. PLANTING SCHEDULE:
SPRING PLANTING: (UNFROZEN CONDITIONS) MARCH 15 - JUNE 15.
FALL PLANTING: AUGUST 15 - OCTOBER 1.
15. ALL LANDSCAPING IS EXISTING AND NO NEW LANDSCAPING IS PROPOSED.
16. THE FRONT OF THE BUILDING FACADE IS FROM THE WEST PORTION OF THE SITE.

3 LANDSCAPE NOTES
NTS

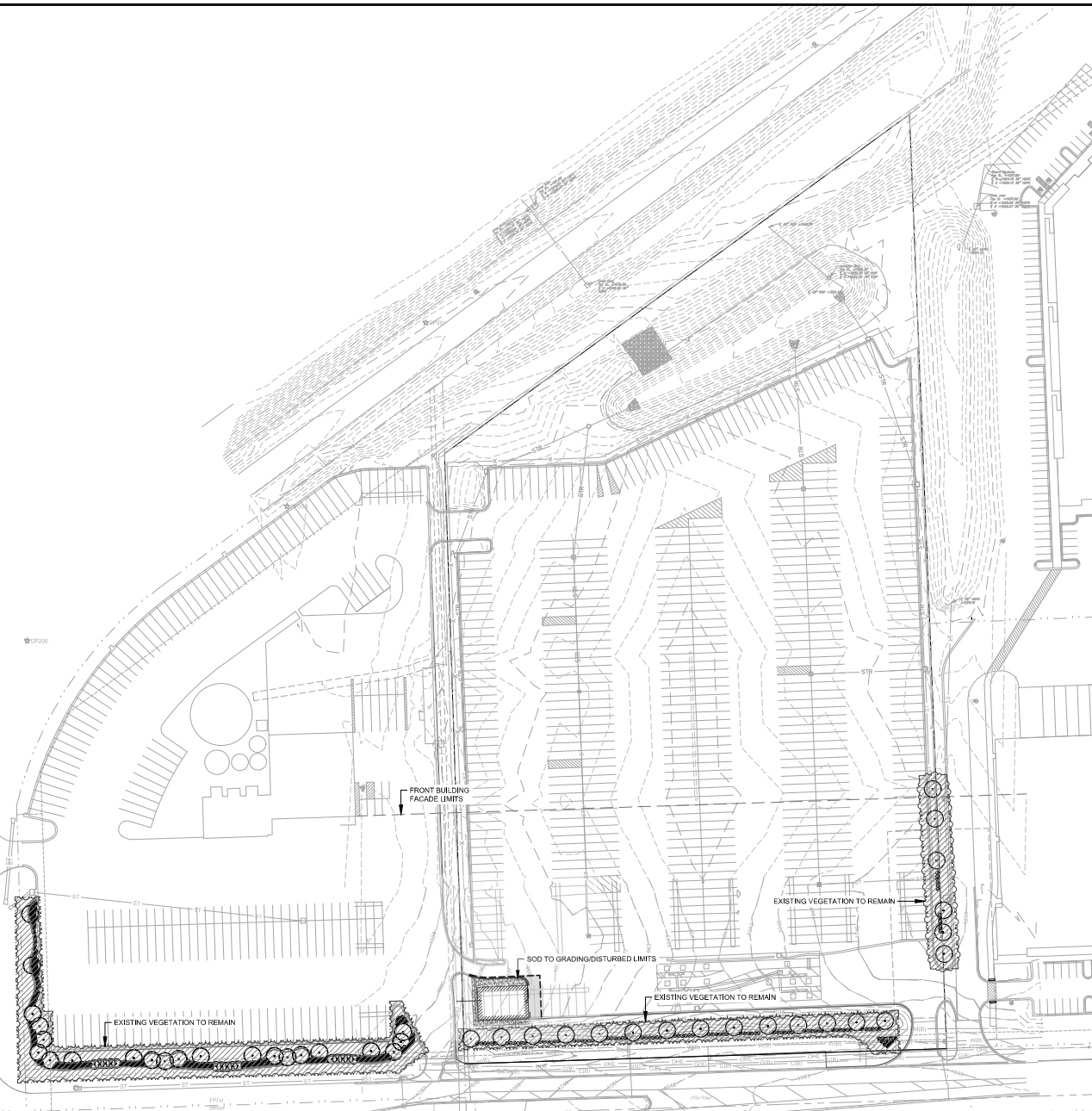
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
•	EX	Existing Tree / Swamp White Oak / Myrtel Maple
SHRUB AREAS		
■	ER	Existing Vegetation to Remain
GROUND COVERS		
■	FH	Fescue Sod / Heat-Tolerant Fescue Sod

2 PLANT SCHEDULE
NTS



1 OVERALL LANDSCAPE PLAN
1" = 60'



Chris Clinton

From: Sam Hanni <SHanni@delongcompany.com>
Sent: Wednesday, June 24, 2026 9:26 AM
To: Chris Clinton; Matt Eblen
Cc: Zach Moore; Adam Schwartz
Subject: Re: DeLong Company--Upcoming 5/26 submittal for Rezoning, Conditional Use Permit & Site Plan
Attachments: 543081A5-163C-4C1F-9018-E30AAEA9B0CB.jpeg



External (shanni@delongcompany.com)



[Safe](#) [Spam](#) [Phish](#) [More...](#)

[External Sender]

Chris,

The material will be added to the building plans, and I will provide them to the city as soon as I get them from the architect. Below is a description of the materials that will be used on the outside of the building. Also, attached is a picture of what it will look like.

Stone Veneer Installation

- Install real natural thin stone veneer
- Install matching corner stones to provide a complete natural appearance
- Install sill stones around the top perimeter of the stone wall
- Install hearth stone
- Install stone mantel
- Install stone corbels

Stucco Installation

- Install 1/2" stucco system
- Apply acrylic finish coat for durability and finished appearance

Thank You

Sam Hanni

The DeLong Co., Inc.

