EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
February 14, 2023
7:00 P.M.

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

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

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

Call to Order
1. **Roll Call** ____ Daley _____ Draskovich _____ Crooks _____ Little _____ Mueller
2. **Welcome**
3. **Pledge of Allegiance**

Consent Agenda *(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)*

4. Approve Minutes from the December 13, 2022 Planning Commission Meeting.

Regular Agenda

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

Business Requiring Action

New Business

6. **FS2023-01: FINAL SITE PLAN FOR INLAND PORT IX LOCATED AT 30700 AND 30500 W 183RD STREET**
   Applicant: Brody Sherar, Agent – NorthPoint Development, LLC, Property Owner

   a. Public Hearing for FS2023-01
   b. Consideration of FS2023-01

7. **ZA2023-01: REZONING APPLICATION FOR EDGERTON GREENSPACE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NELSON STREET AND 3RD STREET**
Application: City of Edgerton, Property Owner

    a. Public Hearing for ZA2023-01
    b. Consideration of ZA2023-01

8. **PP2023-01: PRELIMINARY PLAT FOR EDGERTON GREENSPACE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NELSON STREET AND 3RD STREET**
Applicant: City of Edgerton, Property Owner

    a. Public Hearing for PP2023-01
    b. Consideration of PP2023-01

9. **FP2023-01: FINAL PLAT FOR EDGERTON GREENSPACE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NELSON STREET AND 3RD STREET**
Applicant: City of Edgerton, Property Owner

    a. Consideration of FP2023-01

10. **FS2023-02: FINAL SITE PLAN FOR EDGERTON GREENSPACE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NELSON STREET AND 3RD STREET**
Applicant: City of Edgerton, Property Owner

    a. Public Hearing for FS2023-02
    b. Consideration of FS2023-02

11. **Future Meeting Reminders**

    - March 14, 2023 at 7:00 PM – Regular Session
    - April 11, 2023 at 7:00 PM – Regular Session
    - May 9, 2023 at 7:00 – Regular Session

12. **Adjourn**

PLANNING COMMISSION MEETING
December 13, 2022

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on December 13, 2022. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

1. **ROLL CALL**

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

With a quorum present, the meeting commenced.

Staff in attendance: Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk
Beth Linn, City Administrator

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

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

CONSENT AGENDA

4. Approve Minutes from the September 13, 2022 Planning Commission Meeting.

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

REGULAR AGENDA

5. **DECLARATION**

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

Ms. Beth Linn, City Administrator, reminded the Commissioners this is a time to declare any communications that you have received and if it will influence their ability to impartially consider the agenda items.

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

BUSINESS REQUIRING ACTION

DRAFT

NEW BUSINESS

6. PUBLIC HEARING FOR APPLICATION UDCA2022-02 FOR AMENDMENTS TO ARTICLE 12 OF THE CITY IF EDGERTON UNIFIED DEVELOPMENT CODE

Chairperson Daley opened the public hearing.

Ms. Linn addressed the Commission. She stated it has recently been requested that a commercial property have the ability to for traffic control signage or internal directional signage. For example, a property zoned Heavy Service Commercial, C-2, like On the Go Travel Center, there is no ability for the travel center operator to post signs for circumstances were abandoned trailers will get towed at the owner's expanse. The property owner is asking the City to consider, if any, internal signage would be appropriate in commercially zoned districts.

Ms. Linn stated there are several alternative methods to allow that request, should the Commission find it appropriate. She provided three (3) methods:

1. General sizes, exempt signs under a certain size. She explained some cities exempt smaller signs from needing a permit. Such as a sign under four (4) square feet would be exempt from a permit and could be placed by the property owner. If the sign is exempt, the City does not have control over the number of signs placed, or the location of the sign, and other requirements some signs have.
2. Provide for Traffic Control Signage within the Commercial Zoning Districts. Ms. Linn stated some cities allow for placement of traffic control signs on private property but they must be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD). This is most typical for signs similar to what people would see on a public street to route traffic through a site, designate loading zones, and parking limitations. City staff verified the MUTCD does not provide a sign posting towing at owner's expense. In this method, the City would simply state that the sign must conform with the MUTCD. The City would need to decide if a permit would be required and if any other limitations should be added.
3. Provide for Internal Directional Signage within the Commercial Zoning Districts, similar to L-P zoning. The Unified Development Code (UDC) currently allows "Internal Directional Signage" in the Logistics Park L-P) zoning district that is a maximum of six (6) square feet and a maximum of 4 total per site. External Directional Signage along the right-of-way is treated separately. The Commission could add this category to some of the commercial zoning districts. This type of sign does not require a permit but does include other limitations.

Ms. Linn stated the permitted sign matrix for all zoning districts was provided in the packet. City staff did publish for the required public hearing for a possible proposed regulation change to the UDC for Article 12. She stated following the conclusion of the public hearing, City staff recommends the Commission provide direction to City staff for preparation of any proposed change to the UDC if desired. If any regulation changes are recommended, those would be prepared in an ordinance to be considered by the Edgerton City Council at a future meeting.

DRAFT

Ms. Linn stated she believes the best solution would to be add to a sign 4 square feet or less to the exempt from permit list. Commissioner Crooks asked if there would be a limit on the number of signs a property owner could install. Ms. Linn answered that the Commission could add additional requirements if they decided to. Commissioner Draskovich said the number of signs should be dependent on the size and layout of the lot. Commissioner Crooks said the installation of the signs will be at the property owner's expense so it would be up to them how much they want to spend on the signs. He said the property owners can also use other types of signs. Chairperson Daley stated the solution of adding a 4 square foot sign to the exempted from permit list would be easier on City staff as it would mean less sign permits for review. Ms. Linn said a cost benefit analysis hasn't been done but the sign permit fees do not bring in enough to cover the potential costs of City staff for reviewing the application.

Ms. Linn stated City staff used the sign code from Overland Park and that code was provided in the packet. She explained the 4 square feet sign would not be illuminated, would have to face the property, cannot exceed 4 square feet, and have six (6) inch letters to display the message. Chairperson Daley stated this includes no parking signs. Ms. Linn stated that is correct.

Commissioner Little asked if a requirement should be added that the sign will need to be placed in a way that would be legible at all hours of the day. Ms. Linn replied that the Commission could decide to add it, but it would be up to the property owner to place the sign to be readable to avoid any civil issues. She added if an abandoned trailer is towed without notification provided to the owner, it would be between the trailer owner and the property owner.

Commissioner Crooks inquired if a property owner could put up a sign that is an advertisement for another business on a different property. Ms. Linn answered the sign has to be facing the in towards the property it is on and the UDC does not allow for off press signage. Chairperson Daley clarified that all other sign requirements will need to be adhered to. Ms. Linn stated that is correct.

Chairperson Daley closed the public hearing.

7. **CONSIDER APPLICATION UDCA2022-02 FOR AMENDMENTS TO ARTICLE 12 OF THE CITY IF EDGERTON UNIFIED DEVELOPMENT CODE**

   Commissioner Crooks moved to add signs no larger than 4 square feet in area that are not illuminated and letters up to 6 inches in height to Section 12.4, Exemptions, of the Edgerton UDC. Commissioner Draskovich seconded the motion. The motion carried, 5-0.

8. **FUTURE MEETING REMINDERS** Chairperson Daley stated the next regular sessions of the Commission are scheduled for January 10, 2023 and February 14, 2023 with both starting at 7:00 PM.

9. **ADJOURN** Commissioner Little moved to adjourn the meeting. Commissioner Crooks seconded the motion. The meeting was adjourned at 7:22 PM, 5-0.

DRAFT

INLAND PORT IX

Application FS2023-01
30700 and 30500 W. 183rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Site Plan for 30700 and 30500 W. 183rd Street.

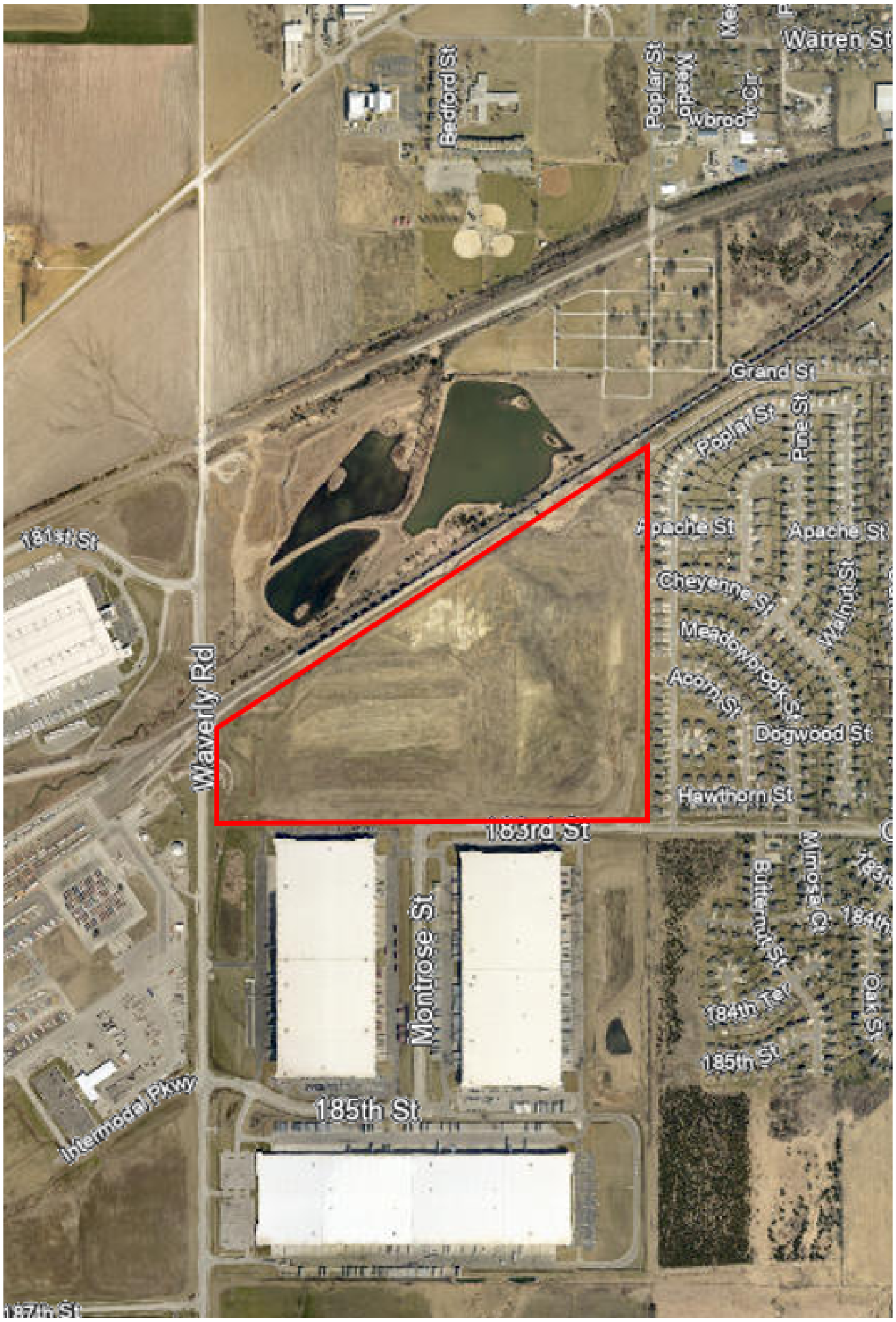
This application requires a Public Hearing.

Owner and Applicant
Edgerton Land Holding Company, LLC, property owner, represented by Brody Sherar, Agent.

Zoning and Land Use
L-P (Logistics Park) with no current development.

Parcel Size
79.8 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

Subject Site

The parcel is located within the Bull Creek watershed and was annexed into the City of Edgerton on March 25, 2010.

Utilities and service providers:
a. Water Provider - Johnson County Rural Water District #7.
b. Sanitary Sewer - City of Edgerton.
c. Electrical Service - Evergy.
d. Gas Service – Kansas Gas Service.
e. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
f. Fire protection is provided by Johnson County Fire District #1.

Site History and Past Approvals

The subject property was rezoned from the *A-G, Agriculture* District to *L-P, Logistics Park* District on January 26, 2017 (ZA2016-03). The Planning Commission (the Commission) approved Preliminary Plat PP2017-03 on July 11, 2017 which included two (2) lots and three (3) tracts. A Final Plat, FP2017-03, accompanied the Preliminary Plat application and was approved by the Commission on the same date and was approved by the City Council on August 24, 2017.

Also, during the July 11, 2017 meeting, the Commission approved Preliminary Site Plan PS2017-03. That Preliminary Site Plan identified two (2) buildings, one (1) on each of the lots. The first building was to be Inland Port IX and be 492,283 square feet. The second was going to be Inland Port X and be 682,500 square feet. A Final Site Plan, FS2017-02, was approved for Inland Port IX on July 11, 2017, however, a building permit was not issued within one year and therefore, the Final Site Plan has expired. A Final Site Plan was never presented for Inland Port X.

Proposed Use

This Final Site Plan request is being made in preparation for development of one (1) warehouse building totaling 1,000,000 square feet in size. The building is proposed to run parallel with the rear property line along the BNSF tracks, making the building running southwest to northeast. Access will be provided from two (2) access points onto 183rd Street. The building is proposed to cross over existing lot lines and therefore, the property must be replatted prior to issuance of a building permit.

FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements in Section 10.1 of Article 10 and Section 5.2 of Article 5 of the Edgerton Unified Development Code (UDC). Any necessary revisions must be made prior to certification by the Zoning Administrator. Review comments are as follows:

Section 10.1 Contents of Site Plan Drawings

1. All Site Plan submissions shall include a landscape plan sealed by a landscape architect licensed to practice in the state of Kansas which is in conformance with applicable zoning district requirements.
    a. *The planting schedules on Sheet L08 lists 2 Paperbark Maples on that section. Those trees are not on that section and it needs to be removed from the sheet.*

    Update Final Site Plan.

2. Exterior lighting specifications including a preliminary photometric plan.
    a. *Photometric plan and lighting specifications were not provided.*

    Applicant has stated the photometric plan will be provided once completed. This will occur prior to certification by the Zoning Administrator.

Section 5.2 Logistics Park District

1. **Façade Guidelines**
    a. **Horizontal Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.
        i. *All four (4) of the façades face public right-of-way or residentially zoned property.*
            1. *The north façade has 2 spans of 668.5 feet without any changes in horizontal articulation. The maximum span that is allowed is 209 feet and the minimum change has to be 5 feet. Neither of those requirements are met.*
            2. *The east and west façades each have a span of 388.67 feet before a change of at least 5 feet. That does not meet the requirement outlined in the UDC.*
            3. *The south façade has two spans of 330.5 feet before a change in horizontal articulation and that span does not meet the minimum change of 5 feet. There is also a span of 609 feet before a change in articulation. The articulation does not meet the minimum required by the UDC.*

    While the changes in articulation do not meet the minimum requirements of this section of the UDC, City staff finds the applicant has met the spirit and intent of the code with variations of color along the façades.

    b. **Vertical Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevations. Walls not facing a public right-of-way or a residentially zoned property are exempt from the vertical articulation requirement.

   i. *All 4 of the façades face public right-of-way or residentially zoned property.*
      1. *None of the façades have a span that is longer than the maximum before a change in vertical articulation. However, the changes in height do not meet the height required by this section. The applicant does provide more frequent changes in vertical articulation than required by the UDC.*

Even though the changes in height do not meet the code requirements, City staff finds the more frequent changes in addition to the changes in paint color meet the spirit and intent of the code.

2. **Landscape Standards**
   a. **Screening from Residential Uses.** Property adjacent to or across from residential uses shall be landscaped in accordance the standards set forth in this Section.
      i. *There is currently some berming between the residential uses to the east of the proposed building. The landscaping needs be placed atop of the berming to provide adequate screening.*

Update Final Site Plan.

General Comments

1. A stormwater management report is currently being reviewed. Any comments made by the City Engineer will need to be addressed prior to the issuance of a building permit.

2. An erosion control plan and SWPPP is currently being reviewed. Any comments made by the City Engineer will need to be addressed prior to the issuance of a building permit.

NOTICE OF CITY CODES AND PERMITS

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

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

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FS2023-01	12/23/2022
1	C01 Title Sheet	1/31/2023
2	C02 Overall General Layout	1/31/2023
3	C03 General Layout North	1/31/2023
4	C04 General Layout South	1/31/2023
5	C05 Dimension Plan North	1/31/2023
6	C06 Dimension Plan South	1/31/2023
7	C07 Overall Grading Plan	1/31/2023
8	C08 Grading Plan West	1/31/2023

9	C09 Grading Plan East	1/31/2023
10	C10 Grading Plan South	1/31/2023
11	C11 Overall Utility Plan	1/31/2023
12	C12 Utility Plan West	1/31/2023
13	C13 Utility Plan East	1/31/2023
14	L01 Overall Seed & Sod Plan	1/31/2023
15	L02 Overall Landscape Plan	1/31/2023
16	L03 Landscape Details & Plant Schedule	1/31/2023
17	L04 West Middle Landscape Enlargement Plan	1/31/2023
18	L05 Northeast Landscape Enlargement Plan	1/31/2023
19	L06 East Middle Landscape Enlargement Plan	1/31/2023
20	L07 Southeast Landscape Enlargement Plan	1/31/2023
21	L08 South Middle Landscape Enlargement Plan	1/31/2023
22	L09 Southwest Landscape Enlargement Plan	1/31/2023
23	A1.00 Overall Floor Plan	10/27/2022
24	A1.01 Partial Floor Plan (NW)	10/27/2022
25	A1.02 Partial Floor Plan (N-C)	10/27/2022
26	A1.03 Partial Floor Plan (NE)	10/27/2022
27	A1.04 Partial Floor Plan (SE)	10/27/2022
28	A1.05 Partial Floor Plan (S-C)	10/27/2022
29	A1.06 Partial Floor Plan (SW)	10/27/2022
30	A4.01 Elevations	10/27/2022
31	A4.02 Elevations	10/27/2022
32	A4.03 Elevations	10/27/2022
33	Section Locations	2/2/2023
34	Sight Line 1	2/2/2023
35	Sight Line 2	2/2/2023
36	Sight Line 3	2/2/2023
37	Sight Line 4	2/2/2023
38	Sight Line 4 Cont.	2/2/2023
39	Sight Line 5	2/2/2023
40	Sight Line 5 Cont.	2/2/2023
41	Sight Line 6	2/2/2023
42	Sight Line 6	2/2/2023
43	Sight Line 6	2/2/2023

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FS2023-01** *Inland Port IX*, subject to the following stipulations:

1. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Final Site Plan and must be completed prior to certification by the Zoning Administrator.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. The applicant has submitted a drainage easement to the City Engineer for review. Upon approval, the easement will be recorded either before or with the Final Plat.
3. 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.

4. The subject property must be replatted prior to the issuance of a building permit.

Note: For Application FS2023-01, the Planning Commission is the final authority for approval.

EDGERTON®
global routes. local roots.

Site Plan Application

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

PROJECT NAME: Inland Port IX

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 30700 W 183RD ST

LEGAL DESCRIPTION: All of Lots 1,2 and Tracts A,B, C, Logistics Park Kansas City Phase VI Second Plat

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: Vacant with no Structures

TOTAL AREA: 79.8 ACRES NUMBER OF LOTS: 1 AVG. LOT SIZE: 3,476,125 Sq. Ft.

DEVELOPER NAME(S): Brody Sherar PHONE: (816) 888-7380

COMPANY: ELHC IX, LLC EMAIL: bsherar@northpointkc.com

MAILING ADDRESS: 3315 N. Oak Trafficway (Street) Kansas City (City) MO (State) 64116 (Zip)

PROPERTY OWNER NAME(S): Brody Sherar PHONE: (816) 888-7380

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

MAILING ADDRESS: 3315 N. Oak Trafficway (Street) Kansas City (City) MO (State) 64116 (Zip)

ENGINEER NAME(S): Patrick Cassity PHONE: (816) 800-0950

COMPANY: Renaissance Infrastructure Consulting EMAIL: pcassity@ric-consult.com

MAILING ADDRESS: 5015 NW Canal St. Suite 100 (Street) Riverside (City) MO (State) 64150 (Zip)

SIGNATURE OF OWNER OR AGENT: Brody Sherar

Digitally signed by Brody Sherar
DN: C=US, E=bsherar@northpointkc.com, O=NorthPoint Development, CN=Brody Sherar
Date: 2022.12.23 09:06:01-06'00'

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

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

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

FOR OFFICE USE ONLY

Application No.: FS2023-01 Application Fee Paid: $998 Date Paid: 1/4/2023 Receipt #: 65952

Code: SITEPLAN or PUBLISH Publication Fee Paid: $58.15 Date Paid:

Received By: Christopher Clinton

v.6.1.22

Inland Port IX
Final Site Plan

183rd St. and Waverly Road
Edgerton, Johnson County, 66030

LEGEND

- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Curb & Gutter
- Existing Sidewalk
- Existing Storm Sewer
- Existing Storm Structure
- Existing Waterline
- Existing Gas Main
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Existing Contour Major
- Existing Contour Minor

- Proposed Right-of-Way
- Proposed Property Line
- Proposed Lot Line
- Proposed Easement
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Storm Sewer
- Proposed Storm Structure
- Proposed Fire Hydrant
- Proposed Waterline
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Contour Major
- Proposed Contour Minor
- Future Curb and Gutter
- Proposed Building Setback
- Proposed Parking Setback

Note:

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

Overhead door position to be used as loading spaces.

Description

All of Lots 1, 2, and Tracts A, B, C of Logistics Park Kansas City Phase VI Second Plat

Project Sponsor

ELHC IX, LLC
4825 NW 41st Street, Suite 500
Riverside, Missouri 64150

Project Architect

Studio North Architecture
4825 NW 41st Street, Suite 500
Riverside, Missouri 64150

Project Engineer

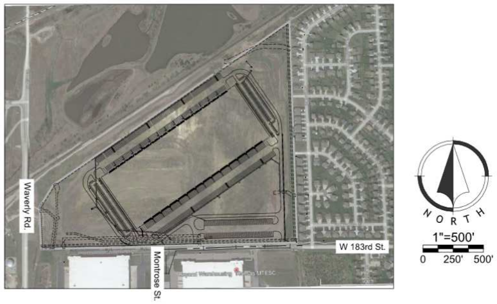
Renaissance Infrastructure Consulting, LLC
5015 NW Canal St. Suite 100
Riverside, Missouri 64150

Project Surveyor

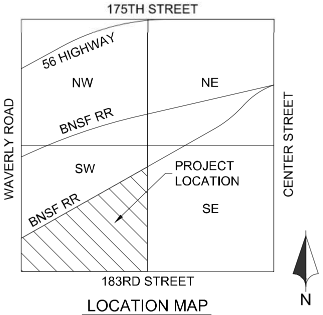
Renaissance Infrastructure Consulting, LLC
5015 NW Canal St. Suite 100
Riverside, Missouri 64150

UTILITIES

ELECTRIC	Sewer
Kansas City Power & Light	City of Edgerton
Phone: 816.471.5275	404 East Nelson
	P.O. Box 255
GAS	Edgerton, Kansas
Kansas Gas Service	Phone: 913.893.6231
11401 West 89th Street	
Overland Park, Kansas	TELEPHONE
Phone: 913.599.8981	Century Link
	Phone: 800.788.3500
WATER	
Johnson Rural Water District 7	CABLE
534 West Main	Century Link
P.O. Box 7	Phone: 877.837.5738
Gardner, Kansas	
Phone: 913.856.7173	



VICINITY MAP
SECTION 11-15-22
Not to Scale



LOCATION MAP
SECTION 14-22-26
Scale 1" = 2000'

INDEX OF SHEETS

Sheet Number	Sheet Title
C01	Title Sheet
C02	Overall General Layout
C03	General Layout North
C04	General Layout South
C05	Dimension Plan North
C06	Dimension Plan South
C07	Overall Grading Plan
C08	Grading Plan West
C09	Grading Plan East
C10	Grading Plan South
C11	Overall Utility Plan
C12	Utility Plan West
C13	Utility Plan East
L01	Overall Seed & Sod Plan
L02	Overall Landscape Plan
L03	Landscape Details & Plant Schedule
L04	West Middle Landscape Enlargement Plan
L05	Northeast Landscape Enlargement Plan
L06	East Middle Landscape Enlargement Plan
L07	Southeast Landscape Enlargement Plan
L08	South Middle Landscape Enlargement Plan
L09	Southwest Landscape Enlargement Plan

SITE DATA TABLE

Existing Zoning:	L-P
Lot 1 Acreage:	79.9 Acres
Tract A Acreage:	26.8 Acres
Tract B Acreage:	43.3 Acres
Total Land Area:	150 Acres
Building Area:	1,000,000 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	1037 Stalls
Dock Parking/Loading Position:	194 Stalls
Trailer Parking:	349 Stalls
Employee Parking:	479 Stalls
Total Number ADA Stalls:	9 Stalls
Number of Employees:	200
BOCA Building Code(500SF/person):	9.99
Building Coverage (1,000,000 / 3,475,053):	28.77%

CERTIFICATE:

Received and placed on record this ________ day of _____________, 20____ by

____

Zach Moore, Zoning Administrator

Approved by the Edgerton City Planning Commission this _______ day of ______, 20____ by

____

John E. Daley, Chair of the Planning Commission

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

ELHC IX, LLC, a Kansas limited liability company

By: NPD Management, LLC, a Missouri limited liability company, Manager

Applicant Signature: ________________________________ Date_________
Nathaniel Hagedorn, Manager

FLOOD PLAIN NOTE

We have reviewed the "Flood Insurance Rate Map", Community Panel Number 20091C0119G, dated August 3, 2009, and 20091C0134G, dated August 3, 2009, as published by the Federal Emergency Management Agency. The above rate map places the property in Zone "X" for insurance purposes. Zone "X" is defined as Areas determined to be outside the 500-year flood elevation. No Base Flood Elevations have been determined."

Kansas 811
Know what's below.
Call 811 before you dig.

Final Site Plan
22-0224
Inland Port 9
Edgerton, Johnson County, KS

Title Sheet

NO.	DATE	REVISION
	1/31/2023	Per City Comments
	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM

PATRICK N. CASSITY
24975

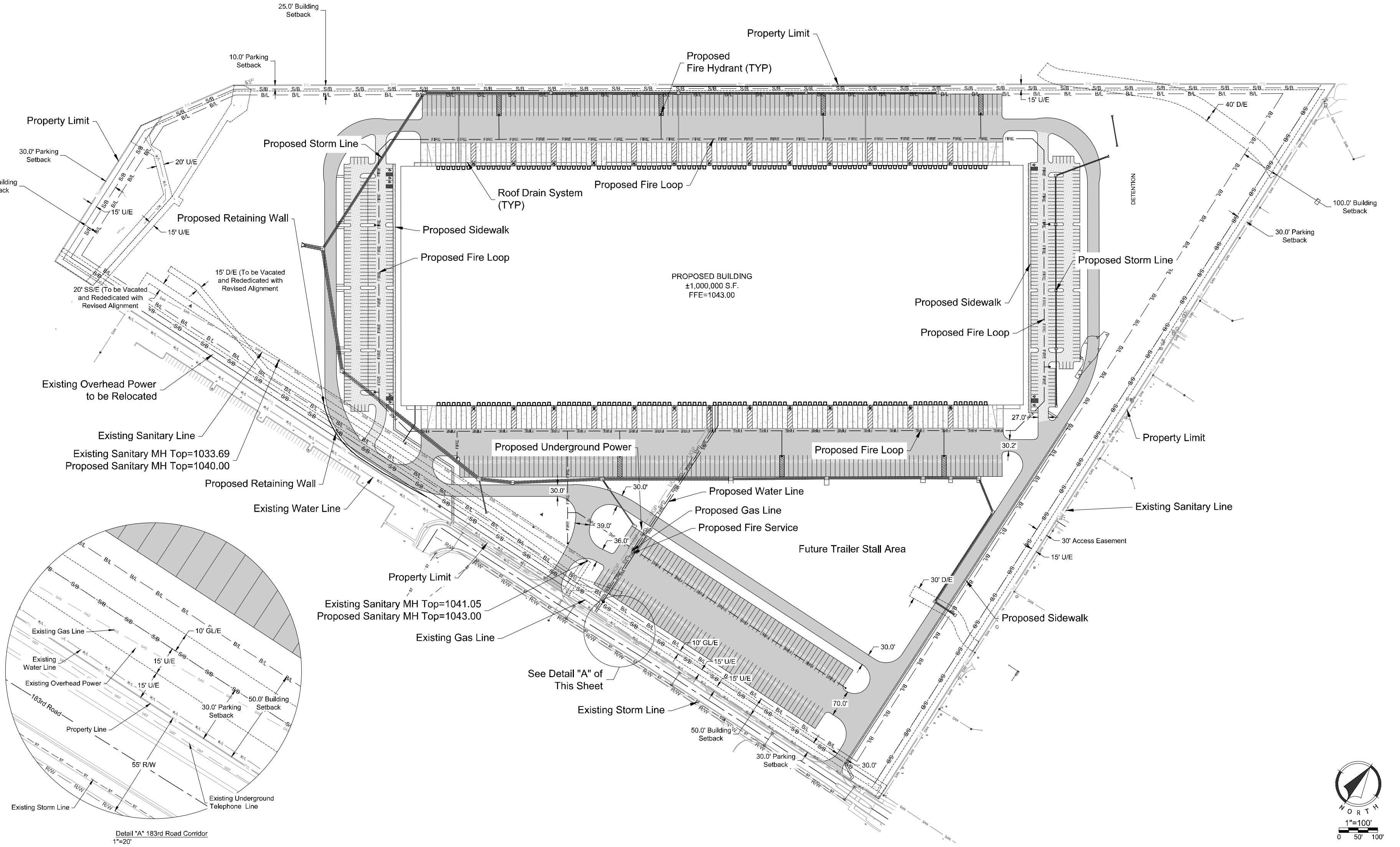
Sheet
C01

Existing Easement	- - - - - - -
Building Setback	— B/L — B/L —
Parking Setback	— S/B — S/B —

PAVING SCHEDULE

Asphaltic Concrete Pavement	▨
Heavy Asphaltic Concrete Pavement	▨
8" Portland Concrete Pavement and 4" Concrete Sidewalk	▨

NOTE:
Final locations of Trash, Trash Compacting, And Recycling Unknown at this time. Applicant will communicate with City prior to installation.



Detail "A" 183rd Road Corridor
1"=20'

pcassity
Jan 31 , 2023-2:33pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-GEN-LAY-FDP.dwg

Final Site Plan
22-0224
Inland Port 9
Edgerton, Johnson County, KS

Overall General Layout

NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance
Infrastructure
Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com

MO Certificate of Authority: E-2010033630

PATRICK N. CASSITY
24975
01/31/23

Sheet
C02

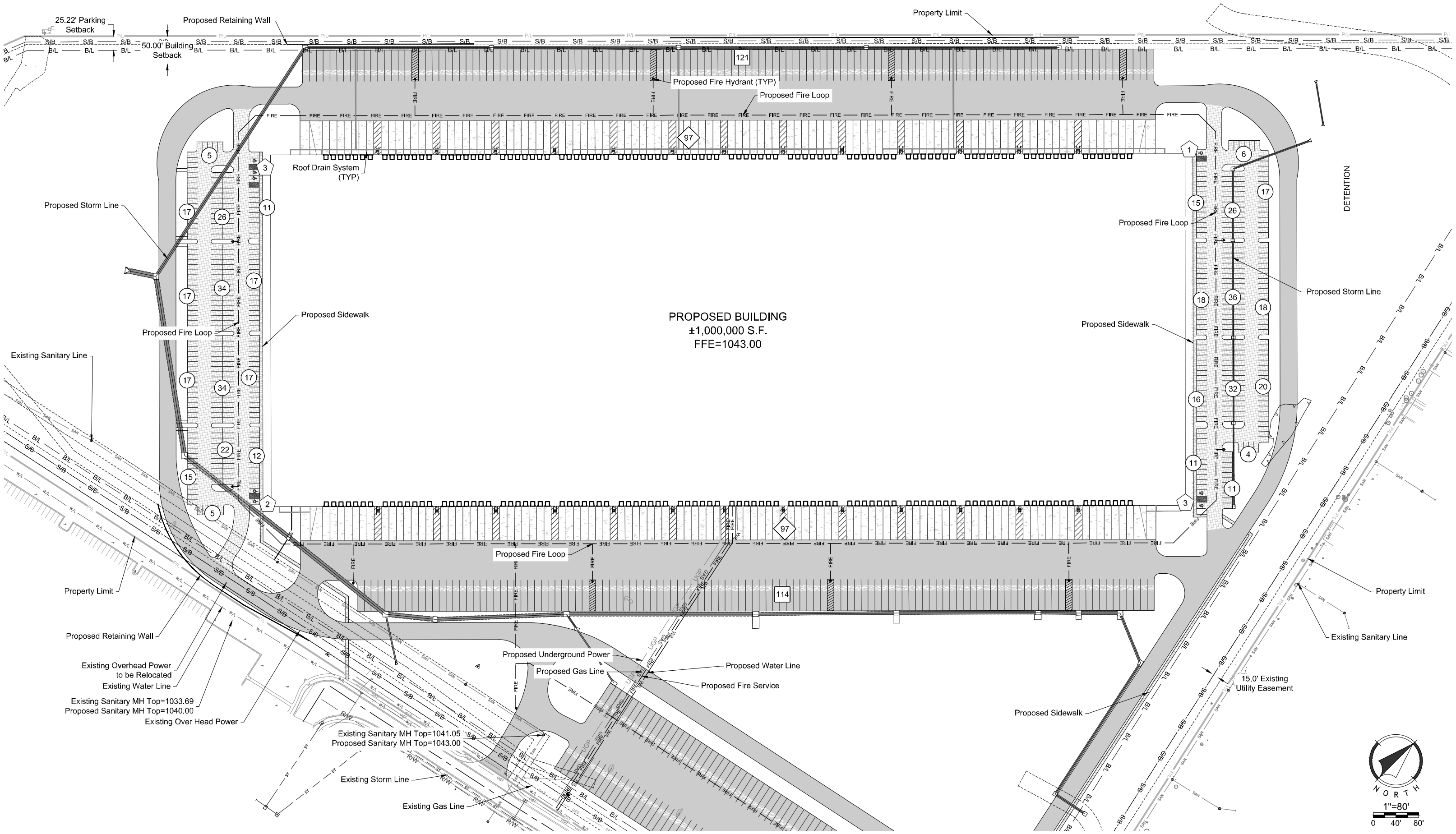
PAVING SCHEDULE

Asphaltic Concrete Pavement	░
Heavy Asphaltic Concrete Pavement	▓
8" Portland Concrete Pavement and 4" Concrete Sidewalk	▒

PARKING COUNT & LEGEND

○ xx	Employee Parking - 480
□ xx	55'x12' Trailer Parking - 235
◇ xx	60'x13' Truck Dock - 194
⬠ xx	ADA Parking - 9

Existing Easement	----------
Building Setback	—— B/L —— B/L ——
Parking Setback	—— S/B —— S/B ——



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

General Layout North

NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

PATRICK N. CASSITY
LICENSED
24975
01/31/23
KANSAS
PROFESSIONAL ENGINEER

Sheet
C03

pcassity
Jan 31 , 2023-2:33pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-GEN-LAY-FDP.dwg

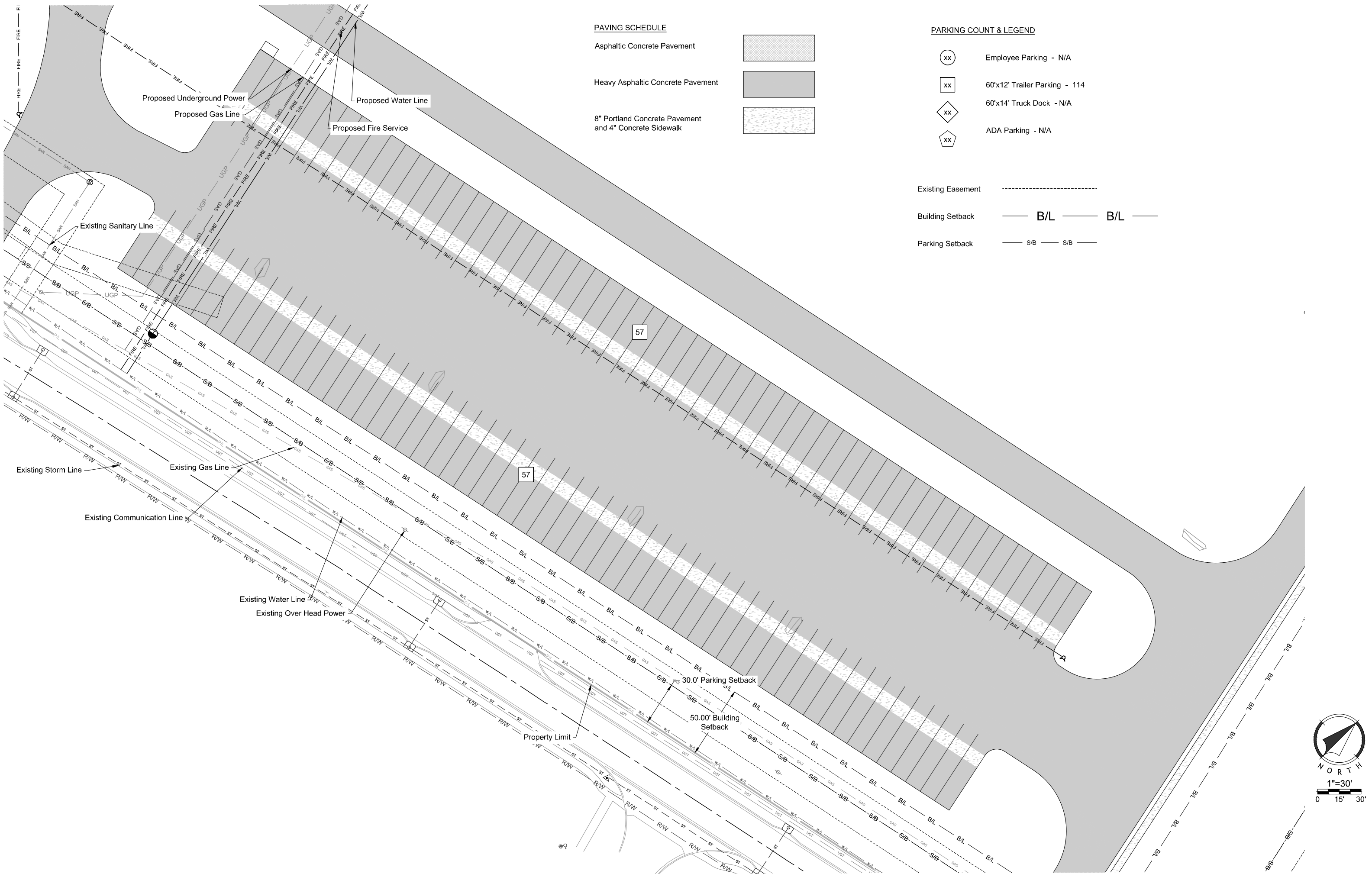
PAVING SCHEDULE

Asphaltic Concrete Pavement	▨
Heavy Asphaltic Concrete Pavement	■
8" Portland Concrete Pavement and 4" Concrete Sidewalk	▨

PARKING COUNT & LEGEND

ⓧ	Employee Parking - N/A
☐ xx	60'x12' Trailer Parking - 114
◇ xx	60'x14' Truck Dock - N/A
⬠ xx	ADA Parking - N/A

Existing Easement	- - - - - - - -
Building Setback	—— B/L —— B/L ——
Parking Setback	—— S/B —— S/B ——



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

General Layout South

NO.	DATE	REVISION
--	1/31/2023	Per City Comments
--	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

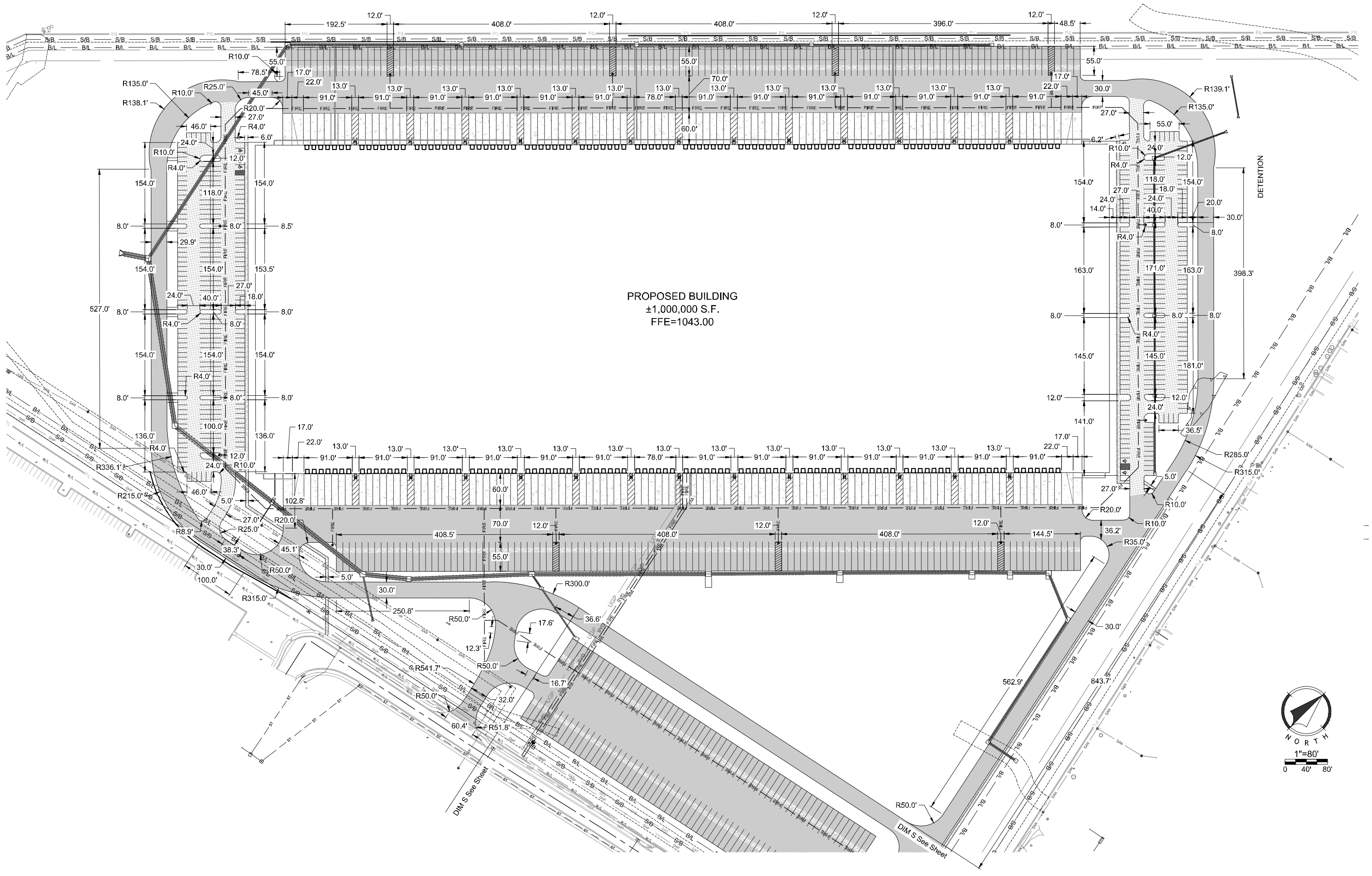
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com

MO Certificate of Authority: E-2010033630

PROFESSIONAL ENGINEER
KANSAS
975

Sheet
C04

pcassity
Jan 31 , 2023-2:33pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-GEN-LAY-FDP.dwg



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Dimension Plan North

NO.	DATE	REVISION
	1/31/2023	Per City Comments
	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance
Infrastructure
Consulting

400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com

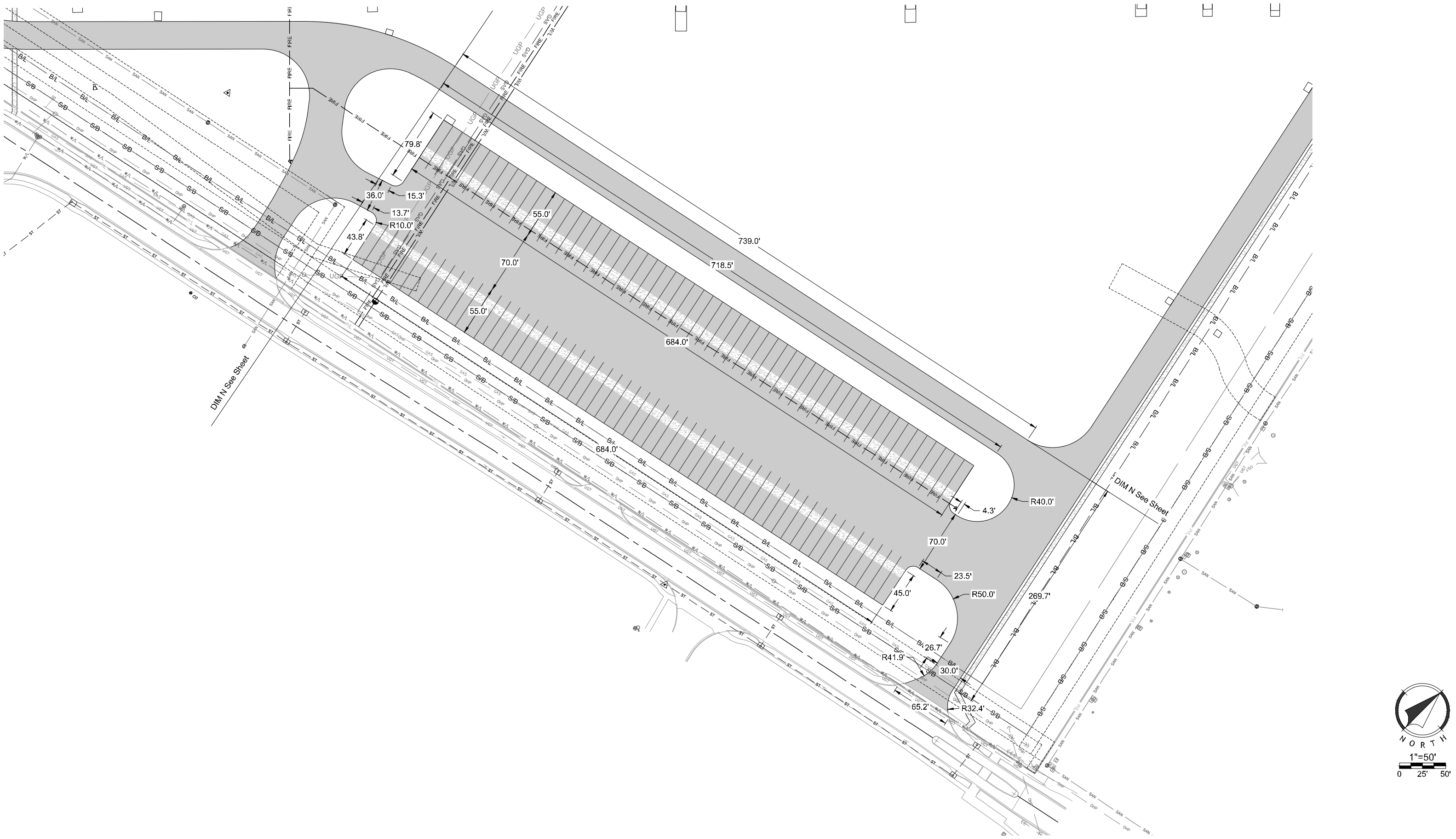
MO Certificate of Authority: E-2010033630

PATRICK N. CASSITY
LICENSED
24975
KANSAS
PROFESSIONAL ENGINEER
01/31/23

Sheet
C05

pcassity
Jan 31 , 2023-2:37pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-DIM-FDP.dwg

pcassity
Jan 31 , 2023-2:37pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-DIM-FDP.dwg



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Dimension Plan South

NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance
Infrastructure
Consulting

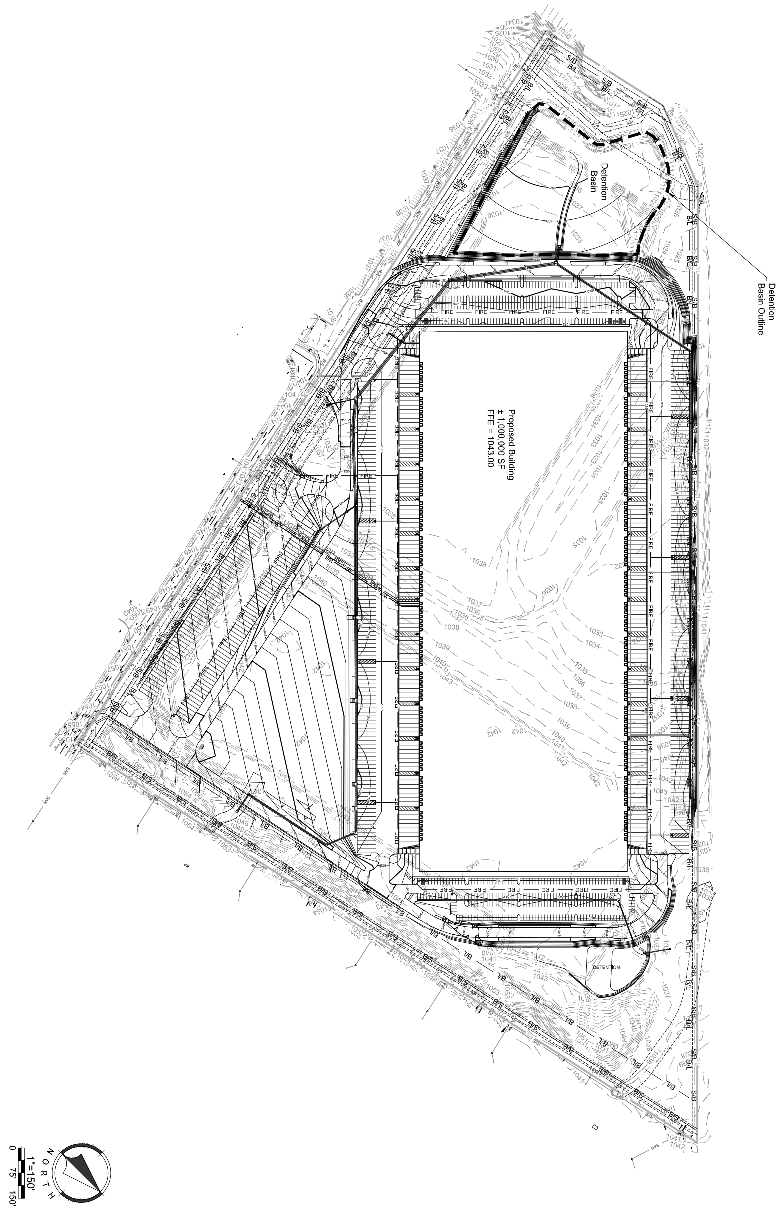
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com

MO Certificate of Authority: E-2010033630

Patrick N. Cassity
Licensed
24975
01/31/23
Professional Engineer
Kansas

Sheet
C06

pcassity
Jan 31 , 2023-2:37pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-cd-grad.dwg



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Overall Grading Plan

NO.	DATE	REVISION
—	12/27/2022	Original Submittal
—	1/31/2023	Per City Comments

DRAWN BY	CHECKED BY
JA	PC

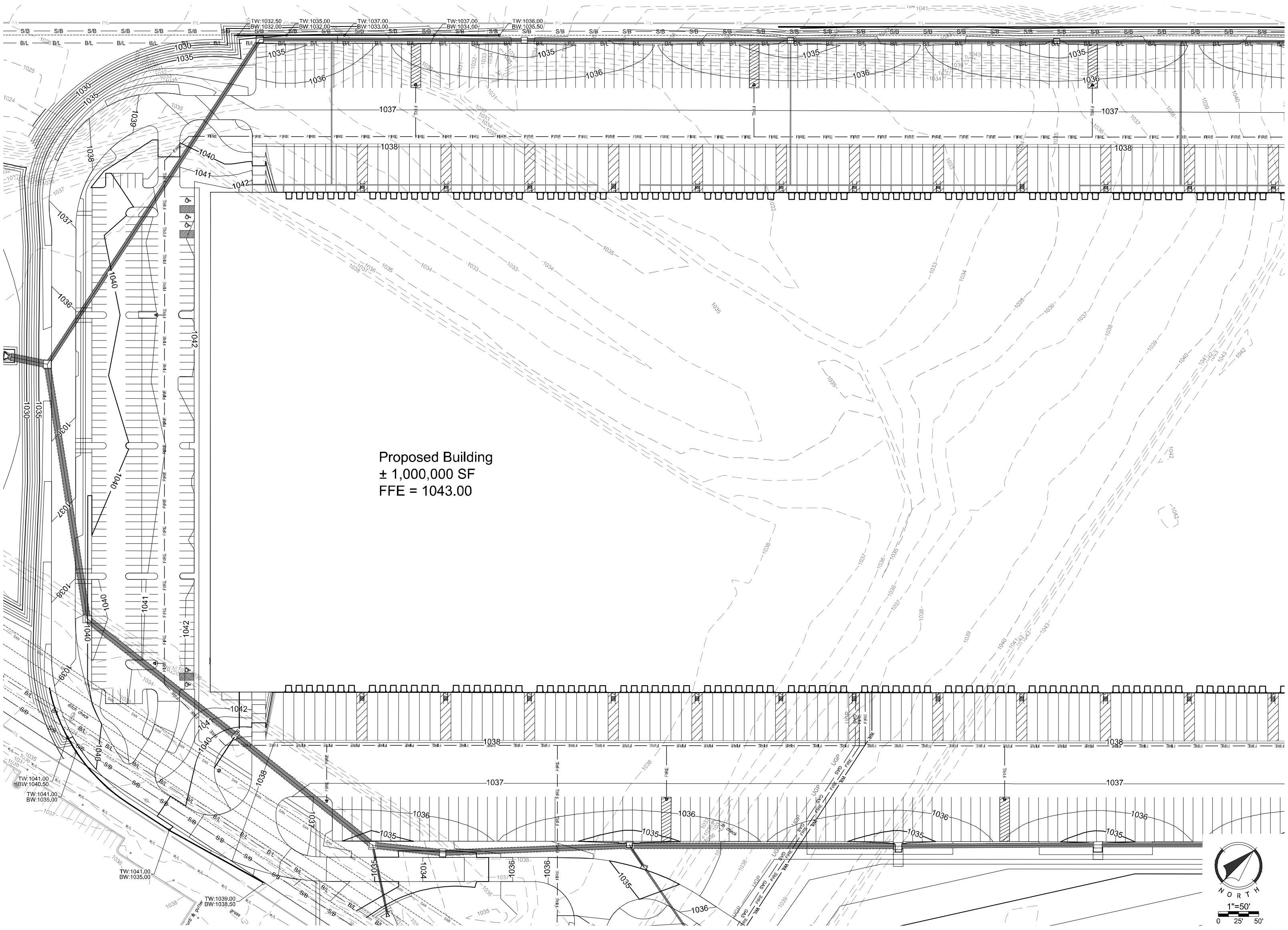
Renaissance Infrastructure Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Missouri Certificate of Authority No. 2010033630

K. M. CASSITY
24975
01/31/23

Sheet
C07



pcassity
Jan 31 , 2023-2:38pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-cd-grad.dwg

Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Grading Plan West

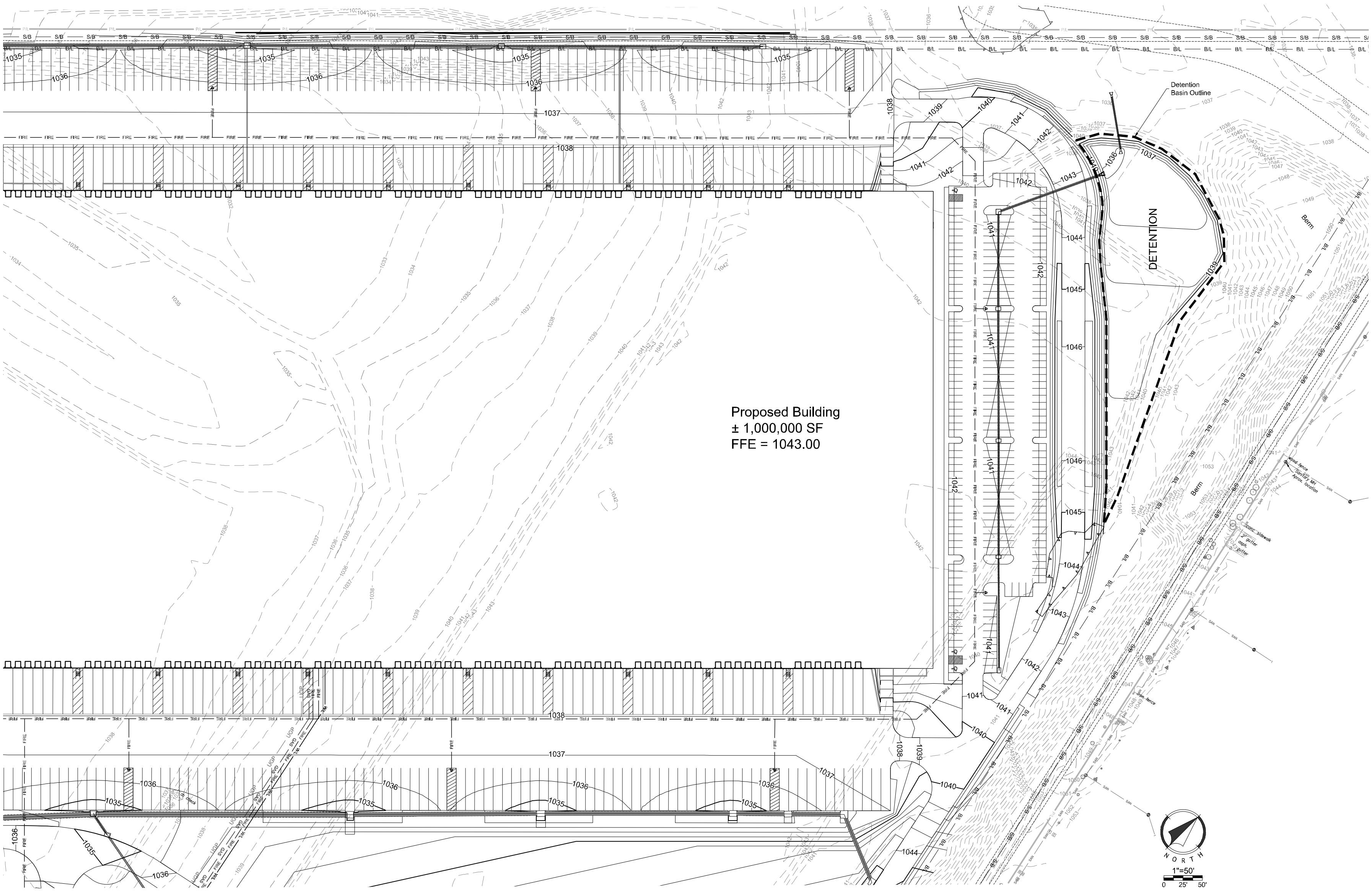
NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com
Missouri Certificate of Authority No. 2010033630

Patrick N. Cassity
24975
01/31/23

Sheet
C08



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Grading Plan East

NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

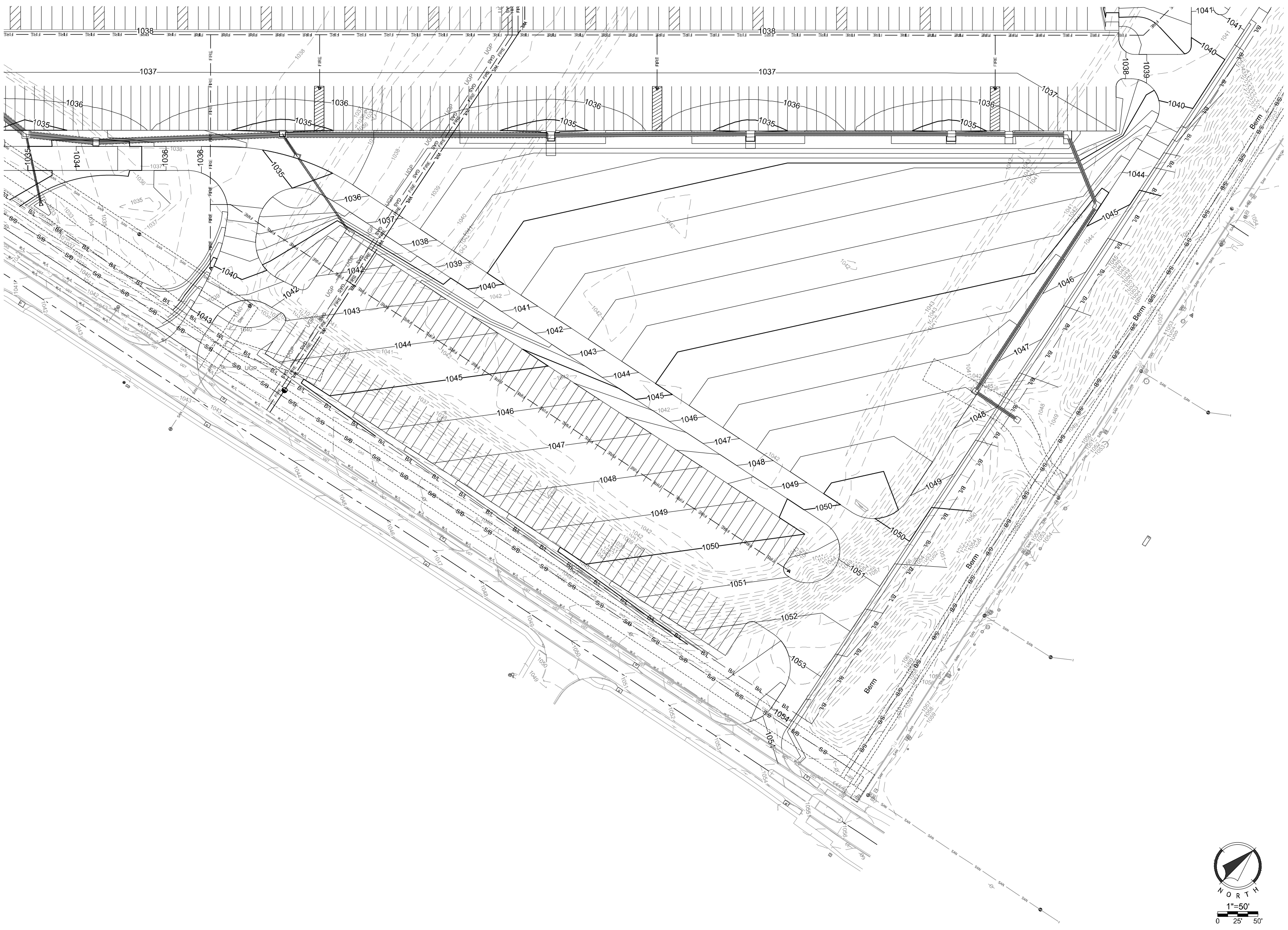
DRAWN BY	CHECKED BY
JA	PC

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com
Missouri Certificate of Authority No. 2010033630

P. N. Cassity
Licensed Professional Engineer
24975
Kansas
01/31/23

Sheet
C09

pcassity
Jan 31 , 2023-2:38pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-cd-grad.dwg



Final Site Plan
22-0224
Inland Port 9
Edgerton, Johnson County, KS

Grading Plan South

NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

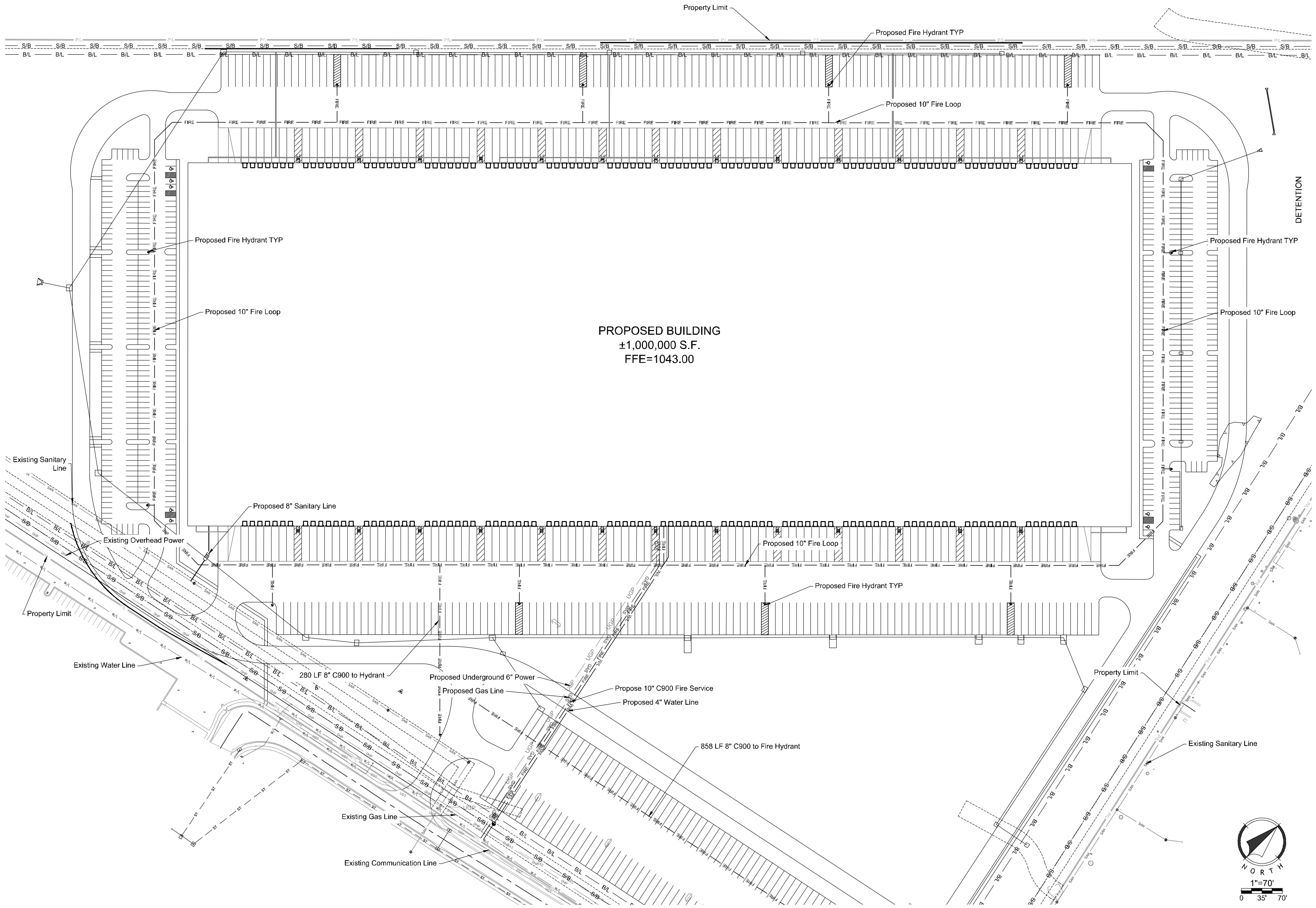
DRAWN BY	CHECKED BY
JA	PC

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com
Missouri Certificate of Authority No. 2010033630

PATRICK N. CASSITY
01/31/23

Sheet
C10

pcassity
Jan 31 , 2023-2:38pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224-cd-grad.dwg



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Overall Utility Plan

NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

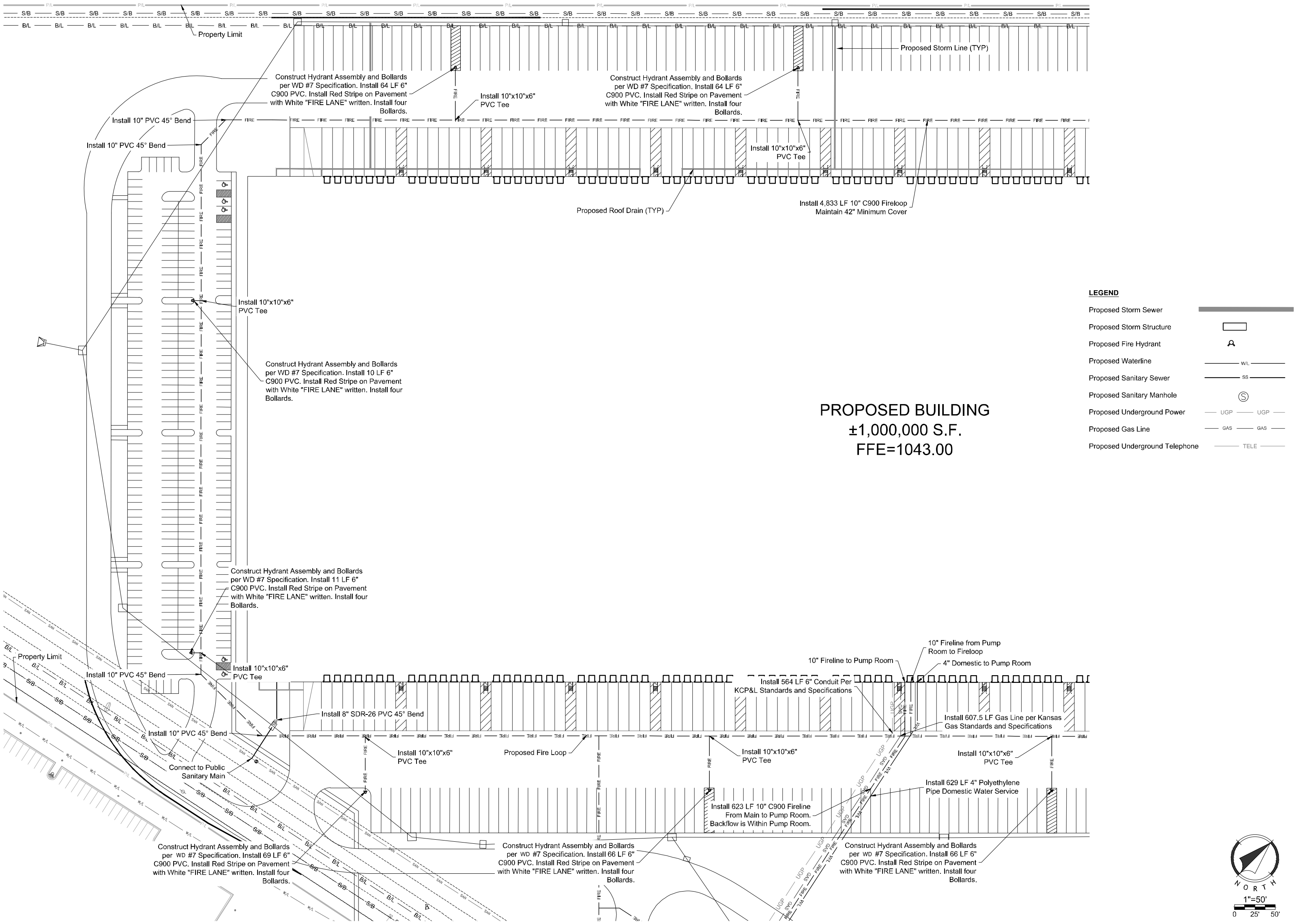
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com

MO Certificate of Authority: E-2010033630

24975

Sheet
C11

pcassity
Jan 31 , 2023-2:38pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224 cd-util.dwg


S/B
B/L
P/L
Property Limit
Proposed Storm Line (TYP)
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 64 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Install 10"x10"x6" PVC Tee
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 64 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Install 10" PVC 45° Bend
Install 10" PVC 45° Bend
FIRE
Install 10"x10"x6" PVC Tee
Proposed Roof Drain (TYP)
Install 4,833 LF 10" C900 Fireloop Maintain 42" Minimum Cover
Install 10"x10"x6" PVC Tee
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 10 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
PROPOSED BUILDING
±1,000,000 S.F.
FFE=1043.00
LEGEND
Proposed Storm Sewer
Proposed Storm Structure
Proposed Fire Hydrant
Proposed Waterline — W/L —
Proposed Sanitary Sewer — SS —
Proposed Sanitary Manhole Ⓢ
Proposed Underground Power — UGP — UGP —
Proposed Gas Line — GAS — GAS —
Proposed Underground Telephone — TELE —
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 11 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Property Limit
Install 10" PVC 45° Bend
Install 10"x10"x6" PVC Tee
Install 8" SDR-26 PVC 45° Bend
Install 10" PVC 45° Bend
Connect to Public Sanitary Main
10" Fireline to Pump Room
10" Fireline from Pump Room to Fireloop
4" Domestic to Pump Room
Install 564 LF 6" Conduit Per KCP&L Standards and Specifications
Install 607.5 LF Gas Line per Kansas Gas Standards and Specifications
Install 10"x10"x6" PVC Tee
Proposed Fire Loop
Install 10"x10"x6" PVC Tee
Install 10"x10"x6" PVC Tee
Install 629 LF 4" Polyethylene Pipe Domestic Water Service
Install 623 LF 10" C900 Fireline From Main to Pump Room. Backflow is Within Pump Room.
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 69 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 66 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 66 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
UGP
GAS
W/L
SAN
NORTH
1"=50'
0 25' 50'

Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Utility Plan West

NO.	DATE	REVISION
--	1/31/2023	Per City Comments
--	12/27/2022	Original Submittal

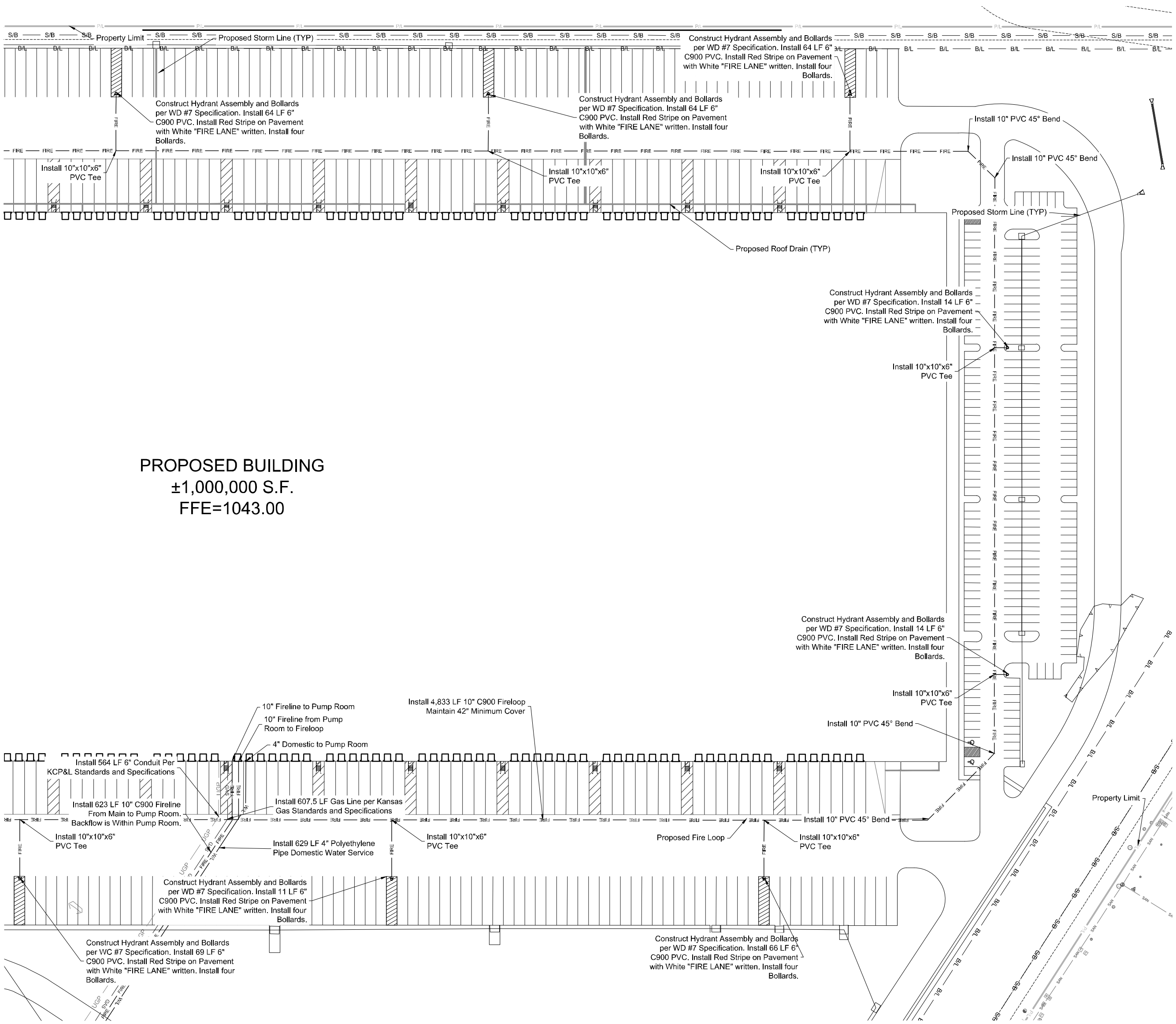
DRAWN BY	CHECKED BY
JA	PC

Renaissance
Infrastructure
Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

PATRICK N. CASSITY
LICENSED
24975
KANSAS
PROFESSIONAL ENGINEER
01/31/23

Sheet
C12

pcassity
Jan 31, 2023-2:38pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224 cd-util.dwg


P/L
S/B
B/L
Property Limit
Proposed Storm Line (TYP)
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 64 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 64 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 64 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
FIRE
Install 10"x10"x6" PVC Tee
Install 10"x10"x6" PVC Tee
Install 10"x10"x6" PVC Tee
Install 10" PVC 45° Bend
Install 10" PVC 45° Bend
Proposed Storm Line (TYP)
Proposed Roof Drain (TYP)
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 14 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Install 10"x10"x6" PVC Tee
PROPOSED BUILDING
±1,000,000 S.F.
FFE=1043.00
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 14 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Install 10"x10"x6" PVC Tee
Install 10" PVC 45° Bend
10" Fireline to Pump Room
10" Fireline from Pump Room to Fireloop
4" Domestic to Pump Room
Install 4,833 LF 10" C900 Fireloop Maintain 42" Minimum Cover
Install 564 LF 6" Conduit Per KCP&L Standards and Specifications
Install 623 LF 10" C900 Fireline From Main to Pump Room. Backflow is Within Pump Room.
Install 607.5 LF Gas Line per Kansas Gas Standards and Specifications
Install 10" PVC 45° Bend
Install 10"x10"x6" PVC Tee
Install 629 LF 4" Polyethylene Pipe Domestic Water Service
Install 10"x10"x6" PVC Tee
Proposed Fire Loop
Install 10"x10"x6" PVC Tee
Property Limit
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 11 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Construct Hydrant Assembly and Bollards per WC #7 Specification. Install 69 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
Construct Hydrant Assembly and Bollards per WD #7 Specification. Install 66 LF 6" C900 PVC. Install Red Stripe on Pavement with White "FIRE LANE" written. Install four Bollards.
UGP
GAS
W/L
SAN

LEGEND

Proposed Storm Sewer	▬
Proposed Storm Structure	▭
Proposed Fire Hydrant	
Proposed Waterline	—— W/L ——
Proposed Sanitary Sewer	—— SS ——
Proposed Sanitary Manhole	Ⓢ
Proposed Underground Power	— UGP —— UGP —
Proposed Gas Line	— GAS —— GAS —
Proposed Underground Telephone	—— TELE ——

Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Utility Plan East

NO.	DATE	REVISION
—	1/31/2023	Per City Comments
—	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

PATRICK N. CASSITY
LICENSED
24975
1/31/23
KANSAS
PROFESSIONAL ENGINEER

Sheet
C13

pcassity
Jan 31 , 2023-2:38pm
Z:\RIC Design\2022\22-0224\Dwg\Sheets\FDP\22-0224 cd-util.dwg

LANDSCAPE NOTES

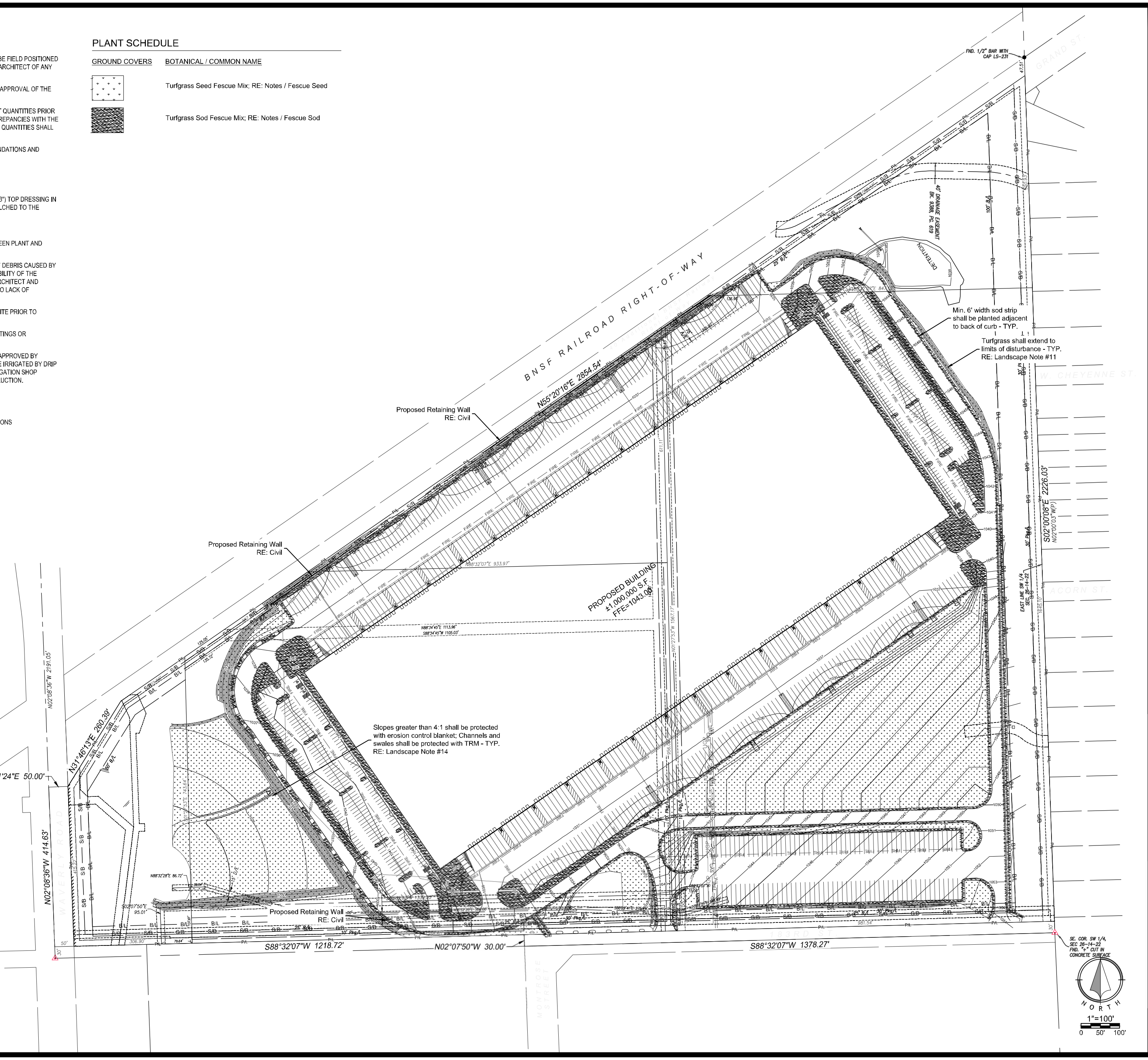
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL TREES AND SHRUBS SHALL BE IRRIGATED. FINAL LIMITS OF TURF IRRIGATION TO BE APPROVED BY OWNER. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
14. ALL AREAS PROPOSED AS SEED SHALL BE STABILIZED AS FOLLOWS:
    SLOPES < 4:1 = PROVIDE STRAW MULCH
    SLOPES > 4:1 = PROVIDE EROSION CONTROL BLANKET PER SPECIFICATIONS
    CHANNELS = PROVIDE PERMANENT TURF REINFORCEMENT MAT PER SPECIFICATIONS

PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
░	Turfgrass Seed Fescue Mix; RE: Notes / Fescue Seed
▓	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod

General Notes

1. Refer to Sheet L02 for Landscape Plan and planting calculations.
2. Refer to Sheets L04-L09 for enlargement landscape plans.
3. Full plant schedule with quantities and planting sizes is provided on sheet L03.
4. Minimum planting requirements:
    Shade Trees: 2.5" cal.
    Evergreen Trees: 6' ht.
    Shrubs: 24" ht.



Min. 6' width sod strip shall be planted adjacent to back of curb - TYP.

Turfgrass shall extend to limits of disturbance - TYP. RE: Landscape Note #11

Proposed Retaining Wall RE: Civil

Proposed Retaining Wall RE: Civil

Slopes greater than 4:1 shall be protected with erosion control blanket; Channels and swales shall be protected with TRM - TYP. RE: Landscape Note #14

Proposed Retaining Wall RE: Civil

Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Overall Seed & Sod Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
AL	AL

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com

KS Certificate of Authority: E-1814

T. ANDREW GABBERT LICENSED 714 KANSAS LANDSCAPE ARCHITECT
1-31-23
T. Andrew Gabbert - KS#714

Sheet
L01

alemken
Jan 31, 2023-10:28am
C:\Users\alemken\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	QTY
	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	12
	Ginkgo biloba `Autumn Gold` / Autumn Gold Maidenhair Tree	19
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	20
	Nyssa sylvatica `Wildfire` / Black Gum	19
	Quercus bicolor / Swamp White Oak	23
	Zelkova serrata `Green Vase` / Green Vase Japanese Zelkova	27
EVERGREEN	**BOTANICAL / COMMON NAME**	**QTY**
	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	12
	Picea glauca `Densata` / Black Hills Spruce	35
	Picea pungens `Fat Albert` / Colorado Spruce	9
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	13
ORNAMENTAL	**BOTANICAL / COMMON NAME**	**QTY**
	Acer griseum / Paperbark Maple	2
	Malus x `Spring Snow` / Spring Snow Crab Apple	6

SHRUBS	BOTANICAL / COMMON NAME	QTY
	Callicarpa dichotoma 'Early Amethyst' / Early Amethyst Purple Beautyberry	60
	Hypericum frondosum `Sunburst` / Sunburst Hypericum	15
	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	64
	Miscanthus sinensis `Gracillimus` / Maiden Grass	92
	Miscanthus sinensis `Morning Light` / Eulalia Grass	45
EVERGREEN SHRUB	**BOTANICAL / COMMON NAME**	**QTY**
	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	175
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	157

Landscape Calculations

East Property Line - Type 4 Buffer = 2,196'
Required: 1 tree / 50', 100% shrub hedge 3' ht., 20' buffer
Provided: 44 Trees, 458 shrubs 3' ht., 20' buffer

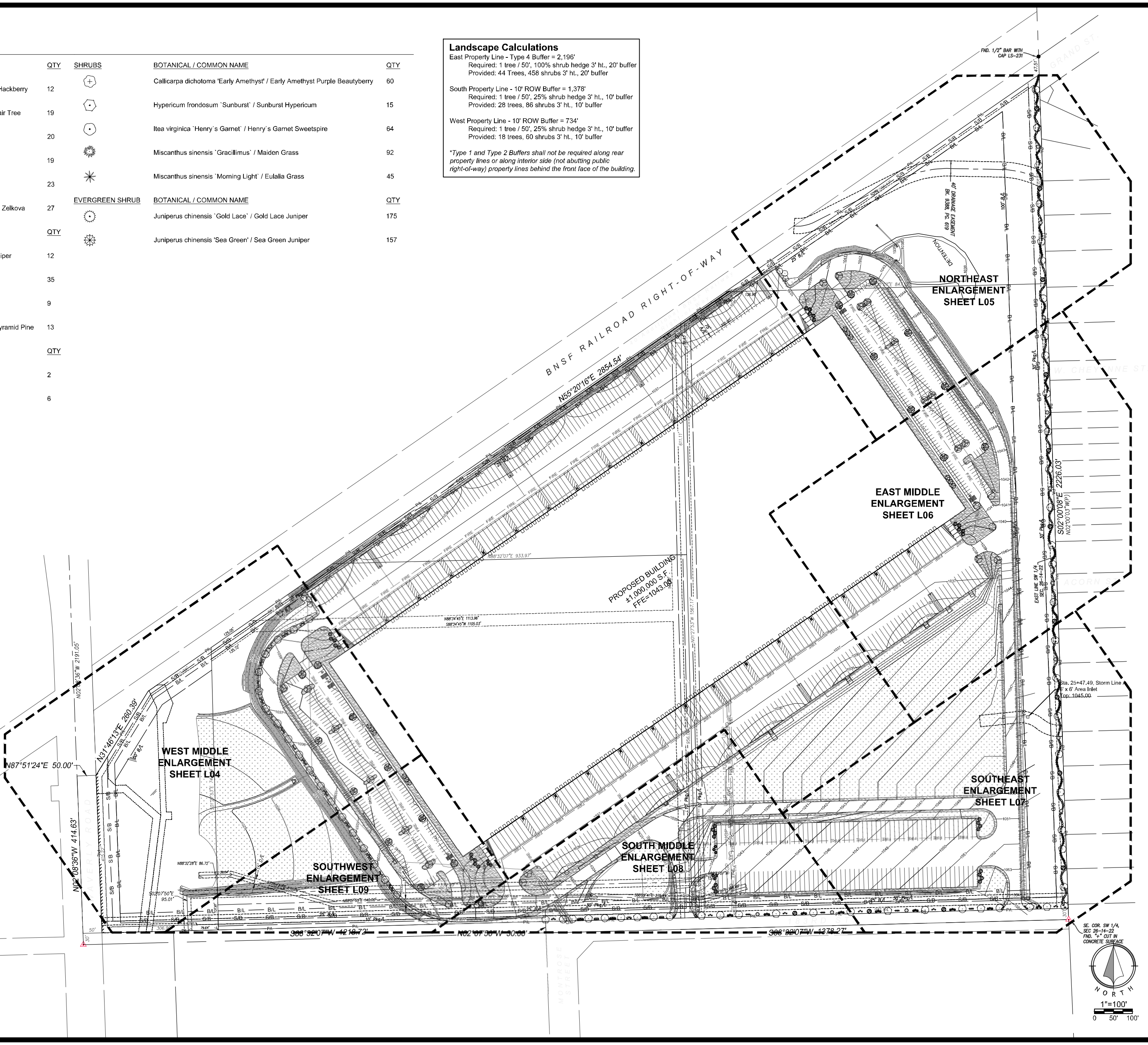
South Property Line - 10' ROW Buffer = 1,378'
Required: 1 tree / 50', 25% shrub hedge 3' ht., 10' buffer
Provided: 28 trees, 86 shrubs 3' ht., 10' buffer

West Property Line - 10' ROW Buffer = 734'
Required: 1 tree / 50', 25% shrub hedge 3' ht., 10' buffer
Provided: 18 trees, 60 shrubs 3' ht., 10' buffer

**Type 1 and Type 2 Buffers shall not be required along rear property lines or along interior side (not abutting public right-of-way) property lines behind the front face of the building.*

General Notes

1. Refer to Sheet L01 for Landscape Notes.
2. Refer to Sheet L01 for Overall Seed and Sod Plan.
3. Refer to Sheets L04-L09 for enlargement landscape plans.
4. Full plant schedule with quantities and planting sizes is provided on sheet L03.
5. Minimum planting requirements:
   Shade Trees: 2.5" cal.
   Evergreen Trees: 6' ht.
   Shrubs: 24" ht.


BNSF RAILROAD RIGHT-OF-WAY
N55°20'16"E 2854.54'
NORTHEAST ENLARGEMENT SHEET L05
EAST MIDDLE ENLARGEMENT SHEET L06
SOUTHEAST ENLARGEMENT SHEET L07
SOUTH MIDDLE ENLARGEMENT SHEET L08
SOUTHWEST ENLARGEMENT SHEET L09
WEST MIDDLE ENLARGEMENT SHEET L04
PROPOSED BUILDING ±1,000,000 S.F. FFE=1043.00
N87°51'24"E 50.00'
N31°46'13"E 260.39'
N02°08'36"W 414.63'
N02°08'36"W 2191.05'
S02°00'08"E 2226.03'
S88°32'07"W 1218.73'
N02°07'53"W 50.00'
S88°32'07"W 1378.27'
GRAND ST.
W. CHEYENNE ST.
FND. 1/2" BAR WITH CAP LS-231
EAST LINE SW 1/4, SEC 26-14-22
SEC. COR. SW 1/4, SEC 26-14-22 FND. "+" CUT IN CONCRETE SURFACE
Sta. 25+47.49, Storm Line 6' x 6' Area Inlet Top: 1045.00
DETENTION
NORTH
1"=100'
0 50' 100'

Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Overall Landscape Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
AL	AL

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
KS Certificate of Authority: E-1814

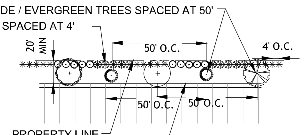
T. Andrew Gabbert · KS#714

Sheet
L02

PLANT SCHEDULE

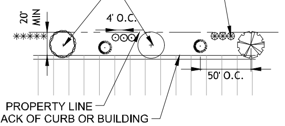
TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	B&B, 2.5" Cal.	12
	GA	Ginkgo biloba `Autumn Gold` / Autumn Gold Maidenhair Tree	B&B, 2.5" Cal.	19
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	20
	NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B, 2.5" Cal.	19
	QB	Quercus bicolor / Swamp White Oak	B&B, 2.5" Cal.	23
	ZG	Zelkova serrata `Green Vase` / Green Vase Japanese Zelkova	B&B, 2.5" Cal.	27
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JK	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B, 6` Ht. Min.	12
	PD	Picea glauca `Densata` / Black Hills Spruce	B&B, 6` Ht. Min.	35
	PP	Picea pungens `Fat Albert` / Colorado Spruce	B&B, 6` Ht. Min.	9
	PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B, 6` Ht. Min.	13
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AG	Acer griseum / Paperbark Maple	B&B, 1.5" Cal.	2
	MX	Malus x `Spring Snow` / Spring Snow Crab Apple	B&B, 1.5" Cal.	6
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CE	Callicarpa dichotoma 'Early Amethyst' / Early Amethyst Purple Beautyberry	3 Gal.	60
	HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal.	15
	IV	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	3 Gal.	64
	MS	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 Gal.	92
	MS2	Miscanthus sinensis `Morning Light` / Eulalia Grass	3 Gal.	45
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	175
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	157

GROUND COVERS	BOTANICAL / COMMON NAME	QTY
▨	Turfgrass Seed Fescue Mix; RE: Notes / Fescue Seed	278,926 sf
▨	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	143,474 sf


SHADE / EVERGREEN TREES SPACED AT 50'
SHRUBS SPACED AT 4'
20' MIN
50' O.C.
4' O.C.
50' O.C.
50' O.C.
PROPERTY LINE
PROPOSED BACK OF CURB OR BUILDING

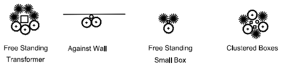
TYPE 4 AND 4A BUFFER PLANTING REQUIREMENTS
SHADE TREES SPACED 50'
EVERGREEN TREES 50'
SHRUBS 4'

TYPE 4 BUFFER
NTS


SHRUBS SPACED AT 4', 25% COVER
SHADE / EVERGREEN TREES SPACED AT 50'
20' MIN
4' O.C.
50' O.C.
PROPERTY LINE
PROPOSED BACK OF CURB OR BUILDING

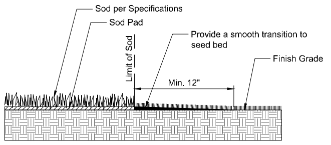
TYPE 4 AND 4A BUFFER PLANTING REQUIREMENTS
SHADE TREES SPACED 50'
EVERGREEN TREES 50'
SHRUBS 4'

TYPE 1 BUFFER
NTS



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

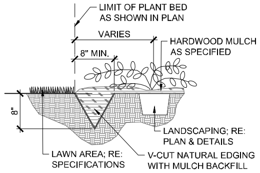
TYPICAL UTILITY BOX SCREENING DETAILS - NTS



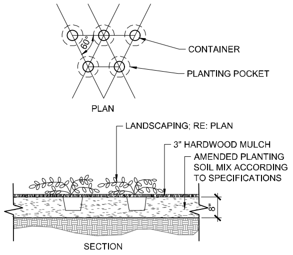
NOTES:
1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.

SEED TO SOD TRANSITION DETAIL

NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

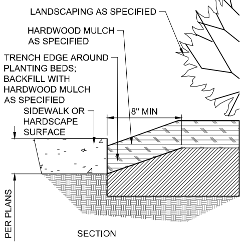

LIMIT OF PLANT BED AS SHOWN IN PLAN
VARIES
8" MIN.
HARDWOOD MULCH AS SPECIFIED
8"
LANDSCAPING; RE: PLAN & DETAILS
LAWN AREA; RE: SPECIFICATIONS
V-CUT NATURAL EDGING WITH MULCH BACKFILL

V-CUT NATURAL EDGE DETAIL - NTS
UTILIZED AT PERIMETER

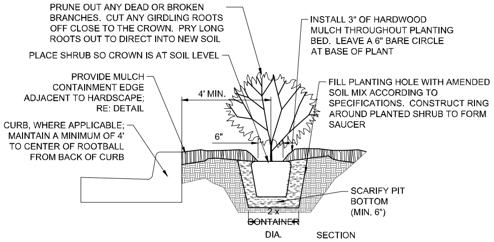


CONTAINER PLANTING DETAIL - NTS

NOTES:
1. TRENCH ALL EDGES ADJACENT TO SIDEWALK OR OTHER HARDSCAPE SURFACES FOR MULCH CONTAINMENT.


LANDSCAPING AS SPECIFIED
HARDWOOD MULCH AS SPECIFIED
TRENCH EDGE AROUND PLANTING BEDS; BACKFILL WITH HARDWOOD MULCH AS SPECIFIED
SIDEWALK OR HARDSCAPE SURFACE
8" MIN
PER PLANS
SECTION

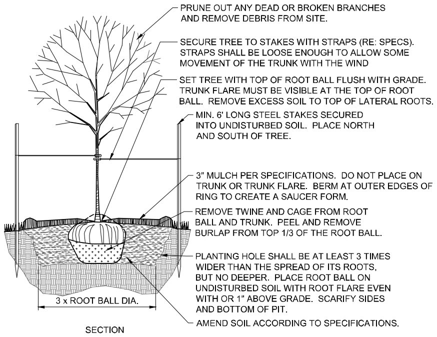
MULCH CONTAINMENT DETAIL - NTS


PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL
PLACE SHRUB SO CROWN IS AT SOIL LEVEL
PROVIDE MULCH CONTAINMENT EDGE ADJACENT TO HARDSCAPE; RE: DETAIL
CURB, WHERE APPLICABLE; MAINTAIN A MINIMUM OF 4' TO CENTER OF ROOTBALL FROM BACK OF CURB
4' MIN.
6"
INSTALL 3" OF HARDWOOD MULCH THROUGHOUT PLANTING BED. LEAVE A 6" BARE CIRCLE AT BASE OF PLANT
FILL PLANTING HOLE WITH AMENDED SOIL MIX ACCORDING TO SPECIFICATIONS. CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER
SCARIFY PIT BOTTOM (MIN. 6")
2 x CONTAINER DIA.
SECTION

NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.


PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.
SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND
SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS.
MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.
3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM.
REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF THE ROOT BALL.
PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.
AMEND SOIL ACCORDING TO SPECIFICATIONS.
3 x ROOT BALL DIA.
SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

alemken
Jan 31 , 2023-10:28am
C:\Users\alemken\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg

Final Site Plan
22-0224
Inland Port 9
Edgerton, Johnson County, KS

Landscape Details & Plant Schedule

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

DRAWN BY AL
CHECKED BY AL

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
KS Certificate of Authority: E-1814

714
T. Andrew Gabbert - KS#714

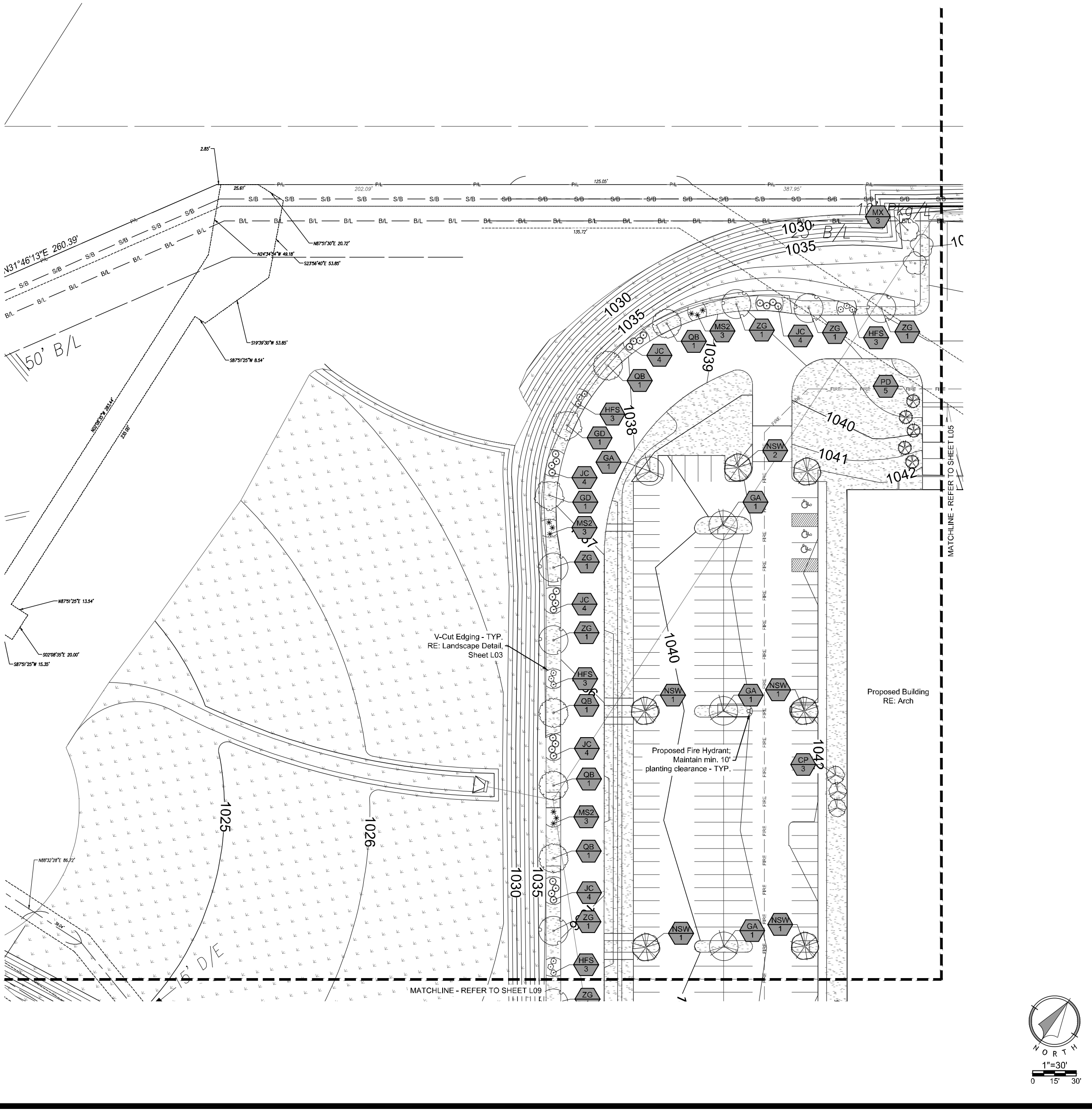
Sheet
L03

PLANT SCHEDULE WEST MIDDLE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	B&B, 2.5" Cal.	3
	GA	Ginkgo biloba `Autumn Gold` / Autumn Gold Maidenhair Tree	B&B, 2.5" Cal.	4
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	2
	NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B, 2.5" Cal.	6
	QB	Quercus bicolor / Swamp White Oak	B&B, 2.5" Cal.	5
	ZG	Zelkova serrata `Green Vase` / Green Vase Japanese Zelkova	B&B, 2.5" Cal.	6
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PD	Picea glauca `Densata` / Black Hills Spruce	B&B, 6` Ht. Min.	5
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MX	Malus x `Spring Snow` / Spring Snow Crab Apple	B&B, 1.5" Cal.	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal.	12
	MS2	Miscanthus sinensis `Morning Light` / Eulalia Grass	3 Gal.	9
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	24

General Notes

1. Refer to Sheet L01 for Landscape Notes.
2. Refer to Sheet L01 for Overall Seed and Sod Plan.
3. Refer to Sheet L02 for Overall Landscape Plan.
4. Refer to Sheets L04-L09 for enlargement landscape plans.
5. Full plant schedule with quantities and planting sizes is provided on sheet L03.
6. Minimum planting requirements:
   - Shade Trees: 2.5" cal.
   - Evergreen Trees: 6' ht.
   - Shrubs: 24" ht.



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

West Middle Landscape
Enlargement Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
AL	AL

Renaissance
Infrastructure
Consulting

400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM

KS Certificate of Authority: E-1814

T. Andrew Gabbert - KS#714

Sheet
L04

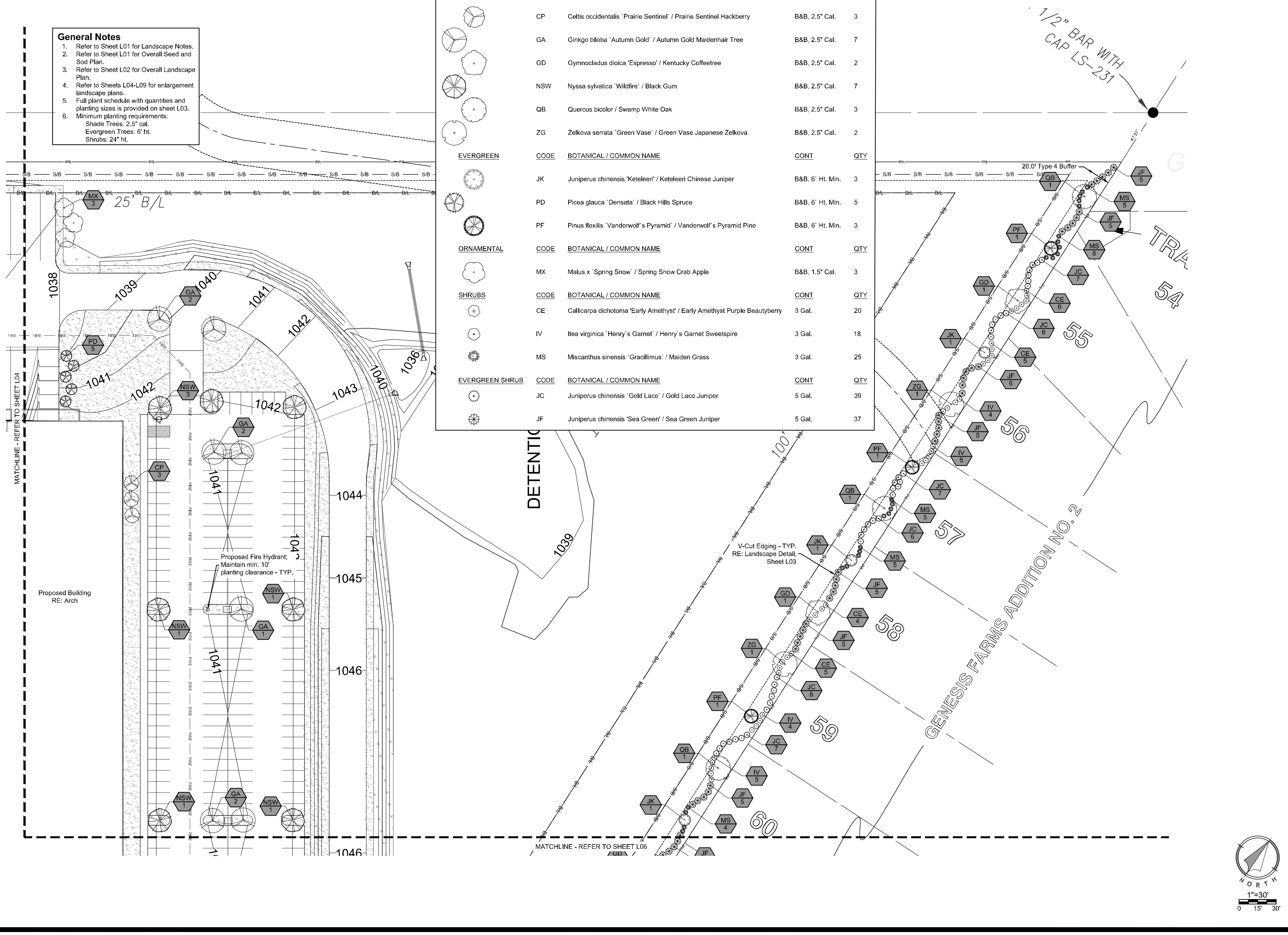
alemken
Jan 31 , 2023-10:28am
C:\Users\alemken\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg

General Notes

1. Refer to Sheet L01 for Landscape Notes.
2. Refer to Sheet L01 for Overall Seed and Sod Plan.
3. Refer to Sheet L02 for Overall Landscape Plan.
4. Refer to Sheets L04-L09 for enlargement landscape plans.
5. Full plant schedule with quantities and planting sizes is provided on sheet L03.
6. Minimum planting requirements:
    Shade Trees: 2.5" cal.
    Evergreen Trees: 6' ht.
    Shrubs: 24" ht.

PLANT SCHEDULE NORTHEAST

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	B&B, 2.5" Cal.	3
	GA	Ginkgo biloba `Autumn Gold` / Autumn Gold Maidenhair Tree	B&B, 2.5" Cal.	7
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	2
	NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B, 2.5" Cal.	7
	QB	Quercus bicolor / Swamp White Oak	B&B, 2.5" Cal.	3
	ZG	Zelkova serrata `Green Vase` / Green Vase Japanese Zelkova	B&B, 2.5" Cal.	2
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JK	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B, 6` Ht. Min.	3
	PD	Picea glauca `Densata` / Black Hills Spruce	B&B, 6` Ht. Min.	5
	PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B, 6` Ht. Min.	3
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MX	Malus x `Spring Snow` / Spring Snow Crab Apple	B&B, 1.5" Cal.	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CE	Callicarpa dichotoma 'Early Amethyst' / Early Amethyst Purple Beautyberry	3 Gal.	20
	IV	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	3 Gal.	18
	MS	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 Gal.	25
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	39
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	37



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Northeast Landscape Enlargement Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

DRAWN BY	CHECKED BY
AL	AL

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM
KS Certificate of Authority: E-1814

T. ANDREW GABBERT LICENSED 714 KANSAS LANDSCAPE ARCHITECT
1-31-23
T. Andrew Gabbert - KS#714

Sheet
L05

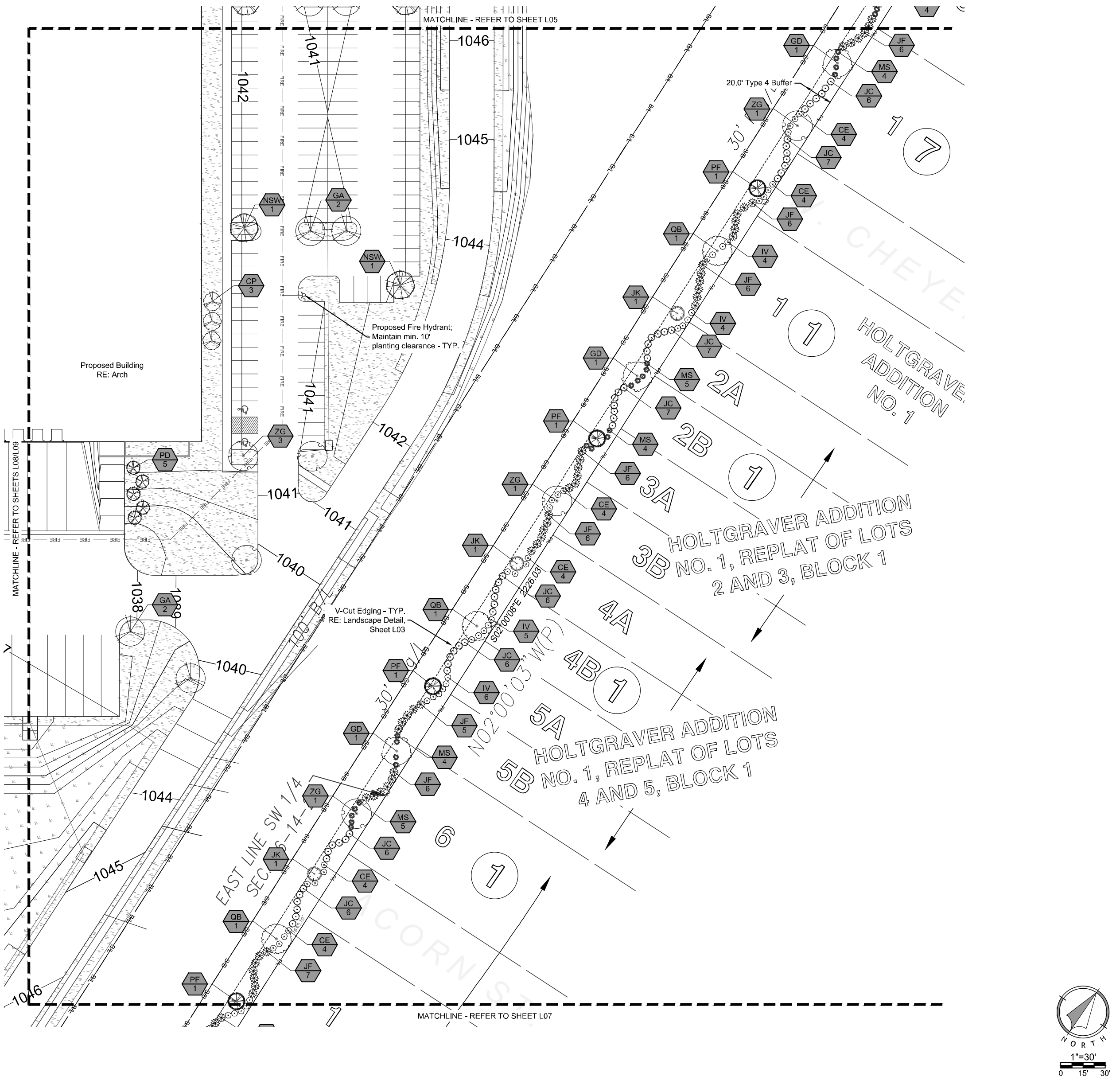
alemken
Jan 31, 2023-10:28am
C:\Users\alemken\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg

PLANT SCHEDULE EAST MIDDLE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	B&B, 2.5" Cal.	3
	GA	Ginkgo biloba `Autumn Gold` / Autumn Gold Maidenhair Tree	B&B, 2.5" Cal.	4
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	3
	NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B, 2.5" Cal.	2
	QB	Quercus bicolor / Swamp White Oak	B&B, 2.5" Cal.	3
	ZG	Zelkova serrata `Green Vase` / Green Vase Japanese Zelkova	B&B, 2.5" Cal.	6
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JK	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B, 6` Ht. Min.	3
	PD	Picea glauca `Densata` / Black Hills Spruce	B&B, 6` Ht. Min.	5
	PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B, 6` Ht. Min.	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CE	Callicarpa dichotoma 'Early Amethyst' / Early Amethyst Purple Beautyberry	3 Gal.	24
	IV	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	3 Gal.	23
	MS	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 Gal.	22
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	51
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	47

General Notes

1. Refer to Sheet L01 for Landscape Notes.
2. Refer to Sheet L01 for Overall Seed and Sod Plan.
3. Refer to Sheet L02 for Overall Landscape Plan.
4. Refer to Sheets L04-L09 for enlargement landscape plans.
5. Full plant schedule with quantities and planting sizes is provided on sheet L03.
6. Minimum planting requirements:
   Shade Trees: 2.5" cal.
   Evergreen Trees: 6' ht.
   Shrubs: 24" ht.



Final Site Plan
22-0224
Inland Port 9
Edgerton, Johnson County, KS

East Middle Landscape
Enlargement Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

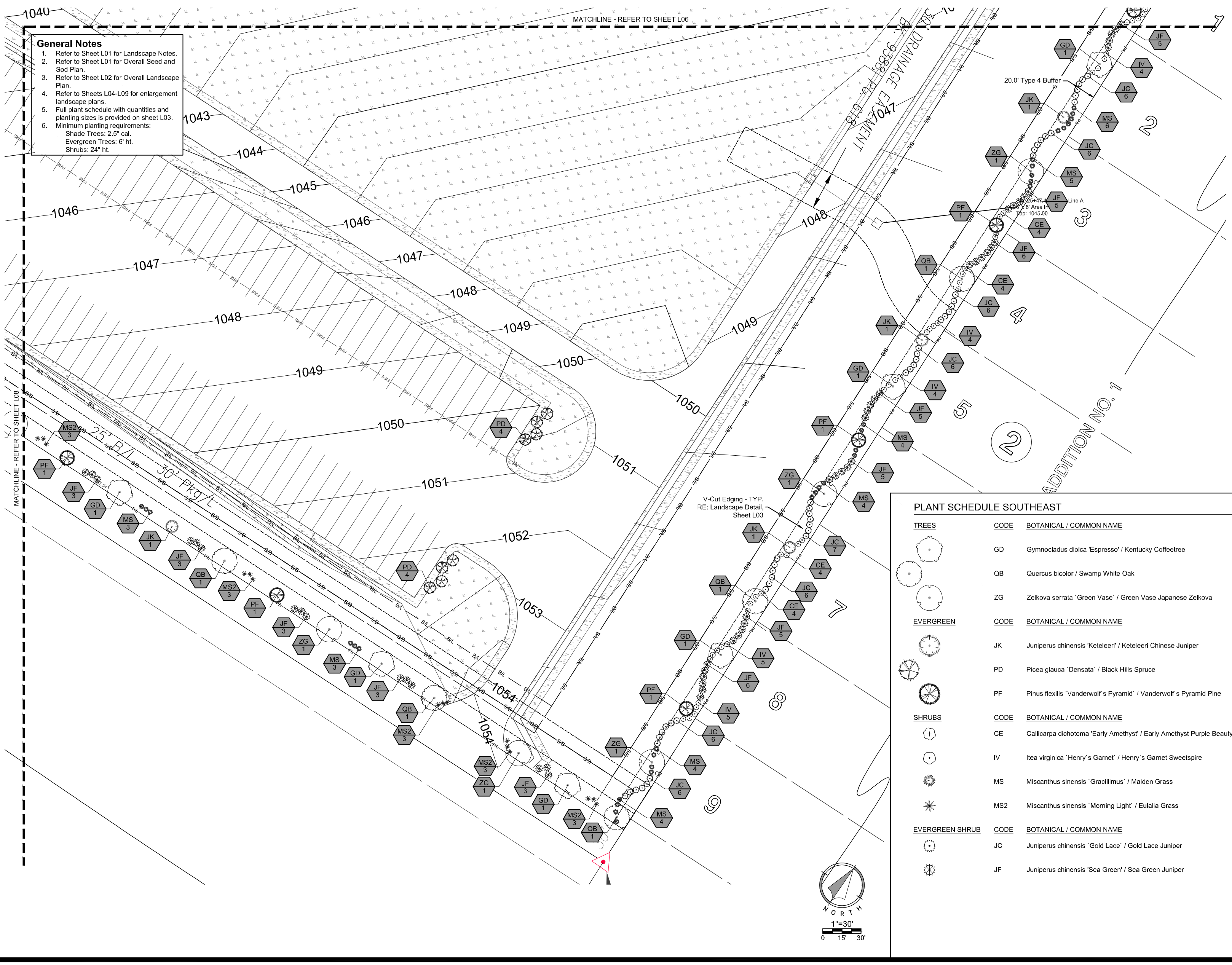
DRAWN BY	CHECKED BY
AL	AL

Renaissance
Infrastructure
Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM
KS Certificate of Authority: E-1814

T. ANDREW GABBERT
LICENSED
714
KANSAS
LANDSCAPE ARCHITECT
T. Andrew Gabbert - KS#714

Sheet
L06

alemkan
Jan 31, 2023-10:28am
C:\Users\alemkan\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg



General Notes

1. Refer to Sheet L01 for Landscape Notes.
2. Refer to Sheet L01 for Overall Seed and Sod Plan.
3. Refer to Sheet L02 for Overall Landscape Plan.
4. Refer to Sheets L04-L09 for enlargement landscape plans.
5. Full plant schedule with quantities and planting sizes is provided on sheet L03.
6. Minimum planting requirements:
   - Shade Trees: 2.5" cal.
   - Evergreen Trees: 6' ht.
   - Shrubs: 24" ht.

PLANT SCHEDULE SOUTHEAST

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	6
	QB	Quercus bicolor / Swamp White Oak	B&B, 2.5" Cal.	5
	ZG	Zelkova serrata `Green Vase` / Green Vase Japanese Zelkova	B&B, 2.5" Cal.	6
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JK	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B, 6` Ht. Min.	4
	PD	Picea glauca `Densata` / Black Hills Spruce	B&B, 6` Ht. Min.	8
	PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B, 6` Ht. Min.	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CE	Callicarpa dichotoma 'Early Amethyst' / Early Amethyst Purple Beautyberry	3 Gal.	16
	IV	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	3 Gal.	23
	MS	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 Gal.	33
	MS2	Miscanthus sinensis `Morning Light` / Eulalia Grass	3 Gal.	15
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	49
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	52

Final Site Plan
22-0224
Inland Port 9
Edgerton, Johnson County, KS

Southeast Landscape
Enlargement Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

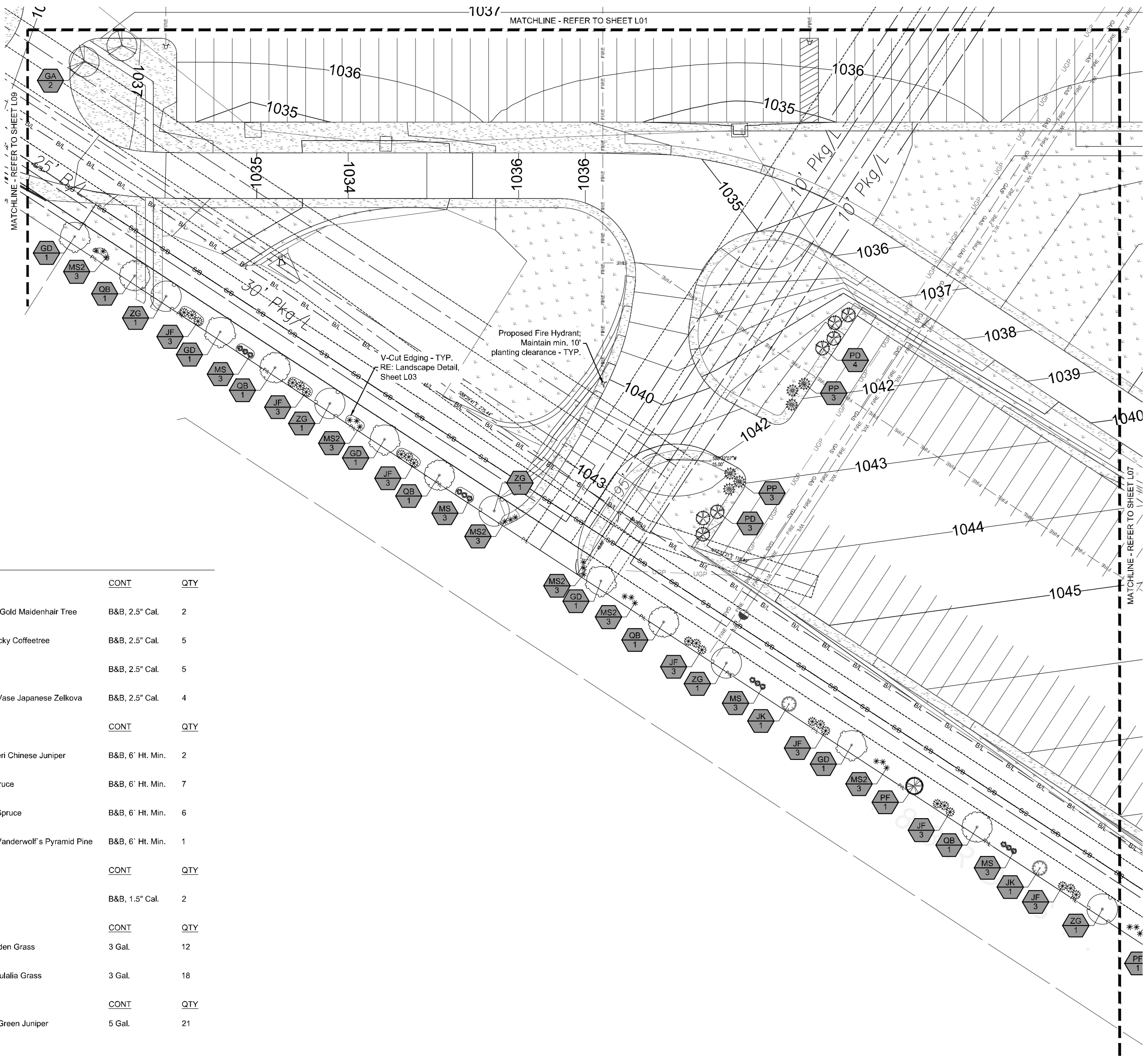
DRAWN BY	CHECKED BY
AL	AL

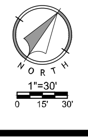
Renaissance
Infrastructure
Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM
KS Certificate of Authority: E-1814

T. Andrew Gabbert
Licensed
714
1-31-23
Kansas
Landscape Architect
T. Andrew Gabbert - KS#714

Sheet
L07

alemken
Jan 31 , 2023-10:28am
C:\Users\alemken\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg


1037
MATCHLINE - REFER TO SHEET L01
MATCHLINE - REFER TO SHEET L09
MATCHLINE - REFER TO SHEET L07
1034
1035
1036
1038
1039
1040
1042
1043
1044
1045
25' B/L
30' Pkg/L
10' Pkg/L
B/L
Proposed Fire Hydrant; Maintain min. 10' planting clearance - TYP.
V-Cut Edging - TYP. RE: Landscape Detail, Sheet L03
GA 2
GD 1
MS2 3
QB 1
ZG 1
JF 3
MS 3
PD 4
PP 3
PD 3
JK 1
PF 1
FIRE
UGP



General Notes

1. Refer to Sheet L01 for Landscape Notes.
2. Refer to Sheet L01 for Overall Seed and Sod Plan.
3. Refer to Sheet L02 for Overall Landscape Plan.
4. Refer to Sheets L04-L09 for enlargement landscape plans.
5. Full plant schedule with quantities and planting sizes is provided on sheet L03.
6. Minimum planting requirements:
   - Shade Trees: 2.5" cal.
   - Evergreen Trees: 6' ht.
   - Shrubs: 24" ht.

PLANT SCHEDULE SOUTH MIDDLE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
○	GA	Ginkgo biloba `Autumn Gold` / Autumn Gold Maidenhair Tree	B&B, 2.5" Cal.	2
○	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	5
○	QB	Quercus bicolor / Swamp White Oak	B&B, 2.5" Cal.	5
○	ZG	Zelkova serrata `Green Vase` / Green Vase Japanese Zelkova	B&B, 2.5" Cal.	4
EVERGREEN	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
○	JK	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B, 6` Ht. Min.	2
✳	PD	Picea glauca `Densata` / Black Hills Spruce	B&B, 6` Ht. Min.	7
✳	PP	Picea pungens `Fat Albert` / Colorado Spruce	B&B, 6` Ht. Min.	6
✳	PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B, 6` Ht. Min.	1
ORNAMENTAL	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
○	AG	Acer griseum / Paperbark Maple	B&B, 1.5" Cal.	2
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
❋	MS	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 Gal.	12
✳	MS2	Miscanthus sinensis `Morning Light` / Eulalia Grass	3 Gal.	18
EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
✻	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	21

Final Site Plan
22-0224
Inland Port 9
Edgerton, Johnson County, KS

South Middle Landscape
Enlargement Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

DRAWN BY AL
CHECKED BY AL

Renaissance
Infrastructure
Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM
KS Certificate of Authority: E-1814

T. Andrew Gabbert - KS#714

Sheet
L08

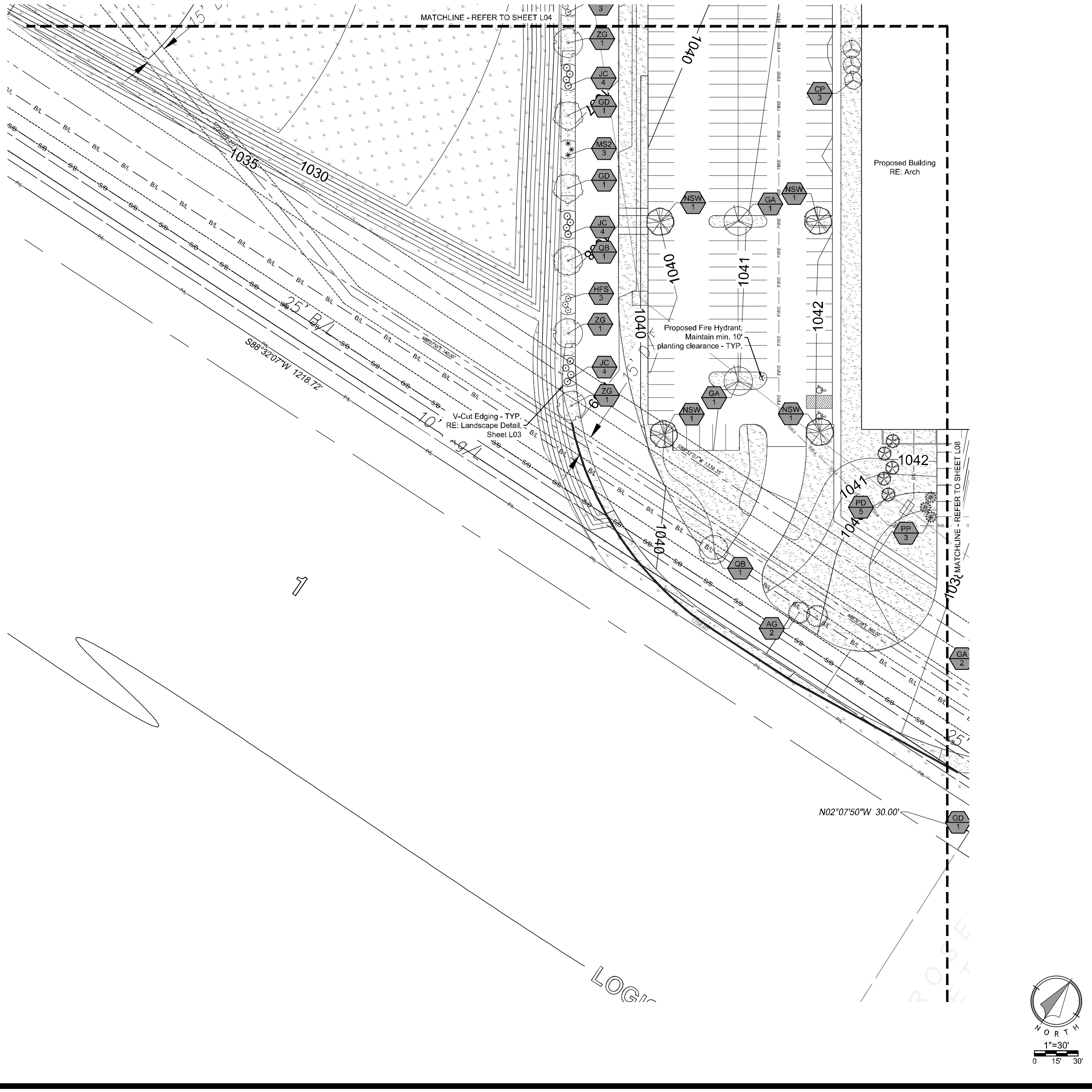
alemken
Jan 31 , 2023-10:28am
C:\Users\alemken\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg

PLANT SCHEDULE SOUTHWEST

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CP	Celtis occidentalis \`Prairie Sentinel\` / Prairie Sentinel Hackberry	B&B, 2.5" Cal.	3
	GA	Ginkgo biloba \`Autumn Gold\` / Autumn Gold Maidenhair Tree	B&B, 2.5" Cal.	2
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	2
	NSW	Nyssa sylvatica \`Wildfire\` / Black Gum	B&B, 2.5" Cal.	4
	QB	Quercus bicolor / Swamp White Oak	B&B, 2.5" Cal.	2
	ZG	Zelkova serrata \`Green Vase\` / Green Vase Japanese Zelkova	B&B, 2.5" Cal.	3
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PD	Picea glauca \`Densata\` / Black Hills Spruce	B&B, 6\` Ht. Min.	5
	PP	Picea pungens \`Fat Albert\` / Colorado Spruce	B&B, 6\` Ht. Min.	3
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AG	Acer griseum / Paperbark Maple	B&B, 1.5" Cal.	2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	HFS	Hypericum frondosum \`Sunburst\` / Sunburst Hypericum	3 Gal.	3
	MS2	Miscanthus sinensis \`Morning Light\` / Eulalia Grass	3 Gal.	3
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JC	Juniperus chinensis \`Gold Lace\` / Gold Lace Juniper	5 Gal.	12

General Notes

1. Refer to Sheet L01 for Landscape Notes.
2. Refer to Sheet L01 for Overall Seed and Sod Plan.
3. Refer to Sheet L02 for Overall Landscape Plan.
4. Refer to Sheets L04-L09 for enlargement landscape plans.
5. Full plant schedule with quantities and planting sizes is provided on sheet L03.
6. Minimum planting requirements:
   Shade Trees: 2.5" cal.
   Evergreen Trees: 6' ht.
   Shrubs: 24" ht.



Final Site Plan

22-0224
Inland Port 9
Edgerton, Johnson County, KS

Southwest Landscape Enlargement Plan

NO.	DATE	REVISION
1	1/31/2023	Per City Comments
0	12/27/2022	Original Submittal

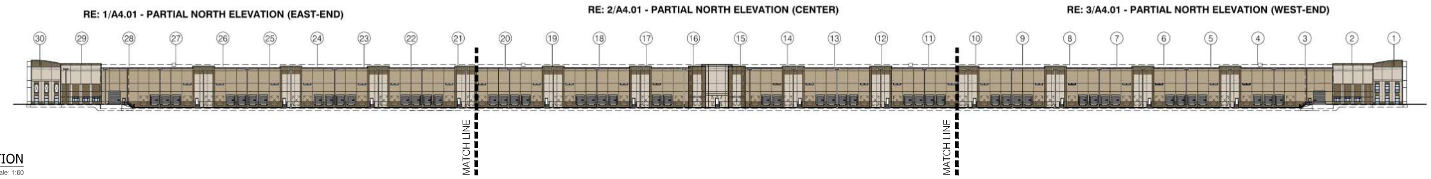
DRAWN BY	CHECKED BY
AL	AL

Renaissance
Infrastructure
Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
WWW.RIC-CONSULT.COM
KS Certificate of Authority: E-1814

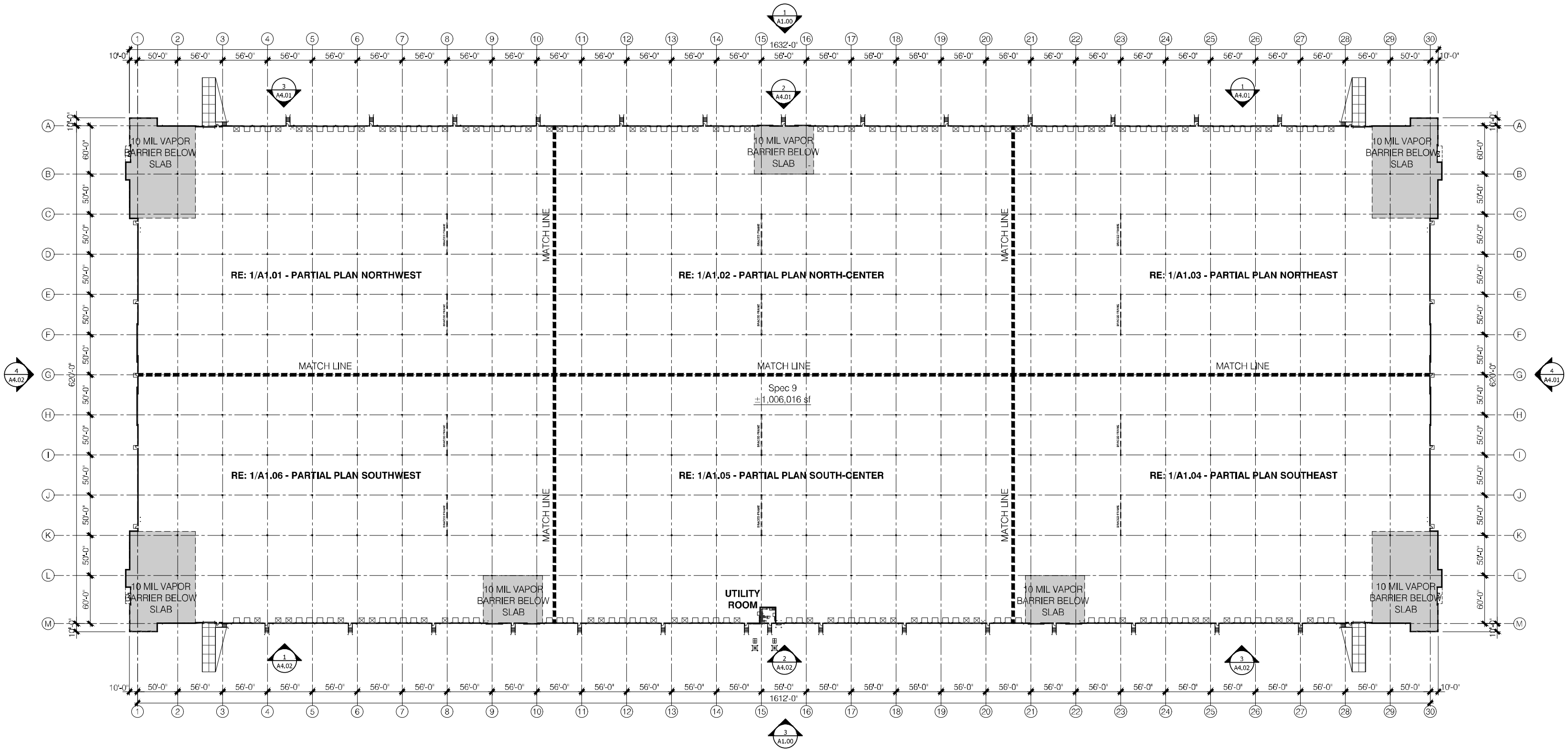
T. Andrew Gabbert
Licensed 714
1-31-23
Kansas Landscape Architect
T. Andrew Gabbert - KS#714

Sheet
L09

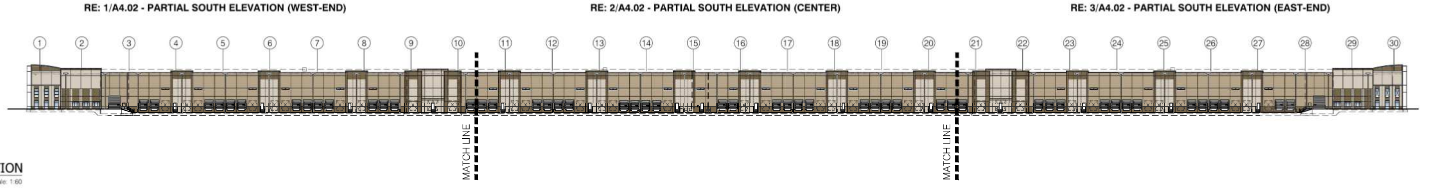
alemken
Jan 31 , 2023-10:29am
C:\Users\alemken\AppData\Local\Temp\AcPublish_4740\22-0224 FDP-LND-01.dwg


RE: 1/A4.01 - PARTIAL NORTH ELEVATION (EAST-END)
RE: 2/A4.01 - PARTIAL NORTH ELEVATION (CENTER)
RE: 3/A4.01 - PARTIAL NORTH ELEVATION (WEST-END)
30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
MATCH LINE
MATCH LINE

1 OVERALL NORTH ELEVATION
Scale: 1:60



2 OVERALL FLOOR PLAN
Scale: 1:60


RE: 1/A4.02 - PARTIAL SOUTH ELEVATION (WEST-END)
RE: 2/A4.02 - PARTIAL SOUTH ELEVATION (CENTER)
RE: 3/A4.02 - PARTIAL SOUTH ELEVATION (EAST-END)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
MATCH LINE
MATCH LINE

3 OVERALL SOUTH ELEVATION
Scale: 1:60

studio North ARCHITECTURE ™
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 9
30700 West 183rd St. Edgerton, KS

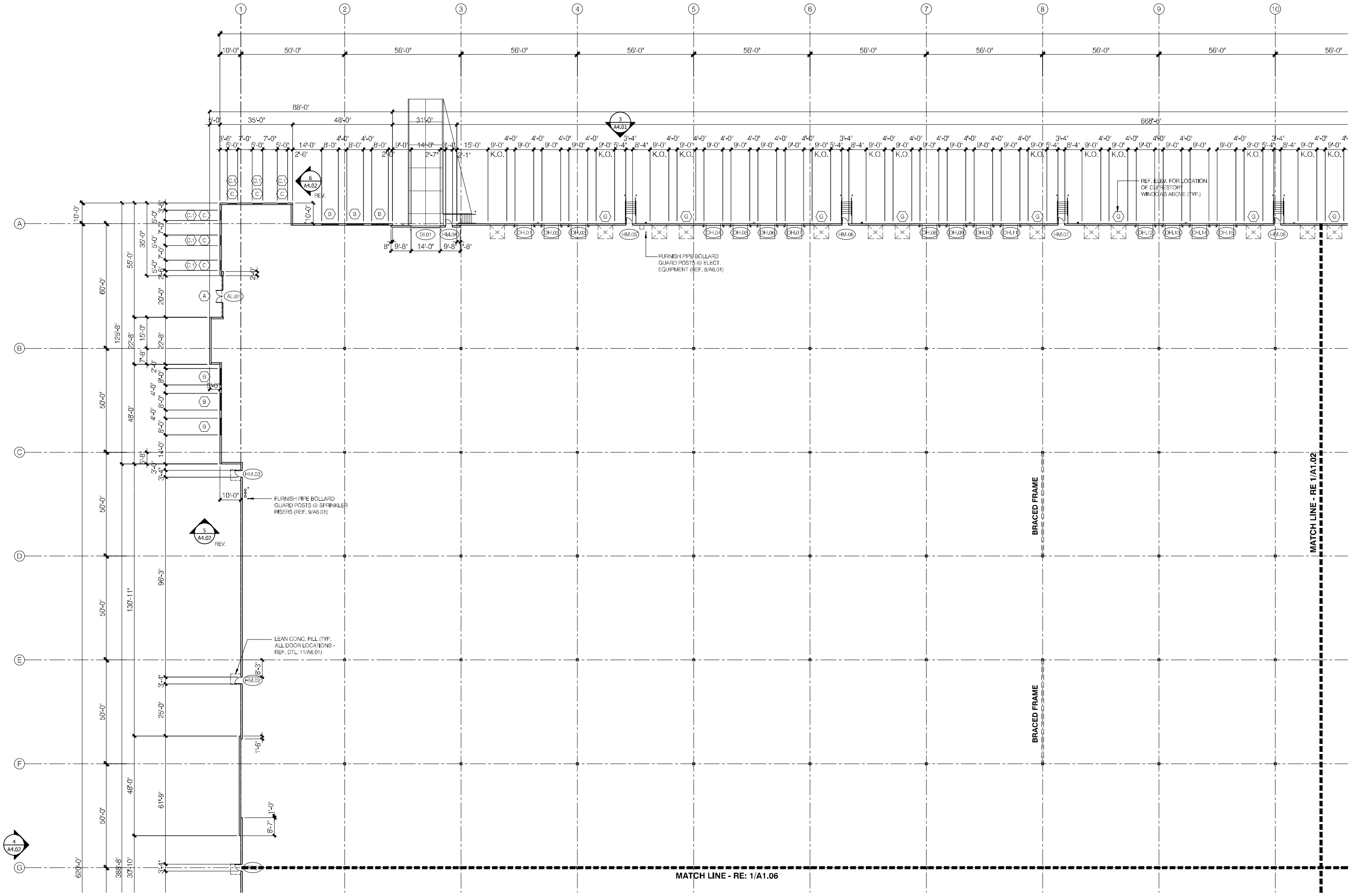
Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

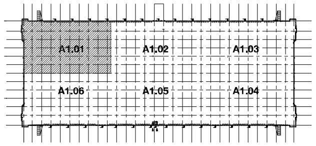
No.	Date	Description

Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

A1.00
OVERALL FLOOR PLAN





1 PARTIAL FLOOR PLAN (NORTHWEST)

Scale: 1:20

studio North ARCHITECTURE

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 9

30700 West 183rd St. Edgerton, KS

Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

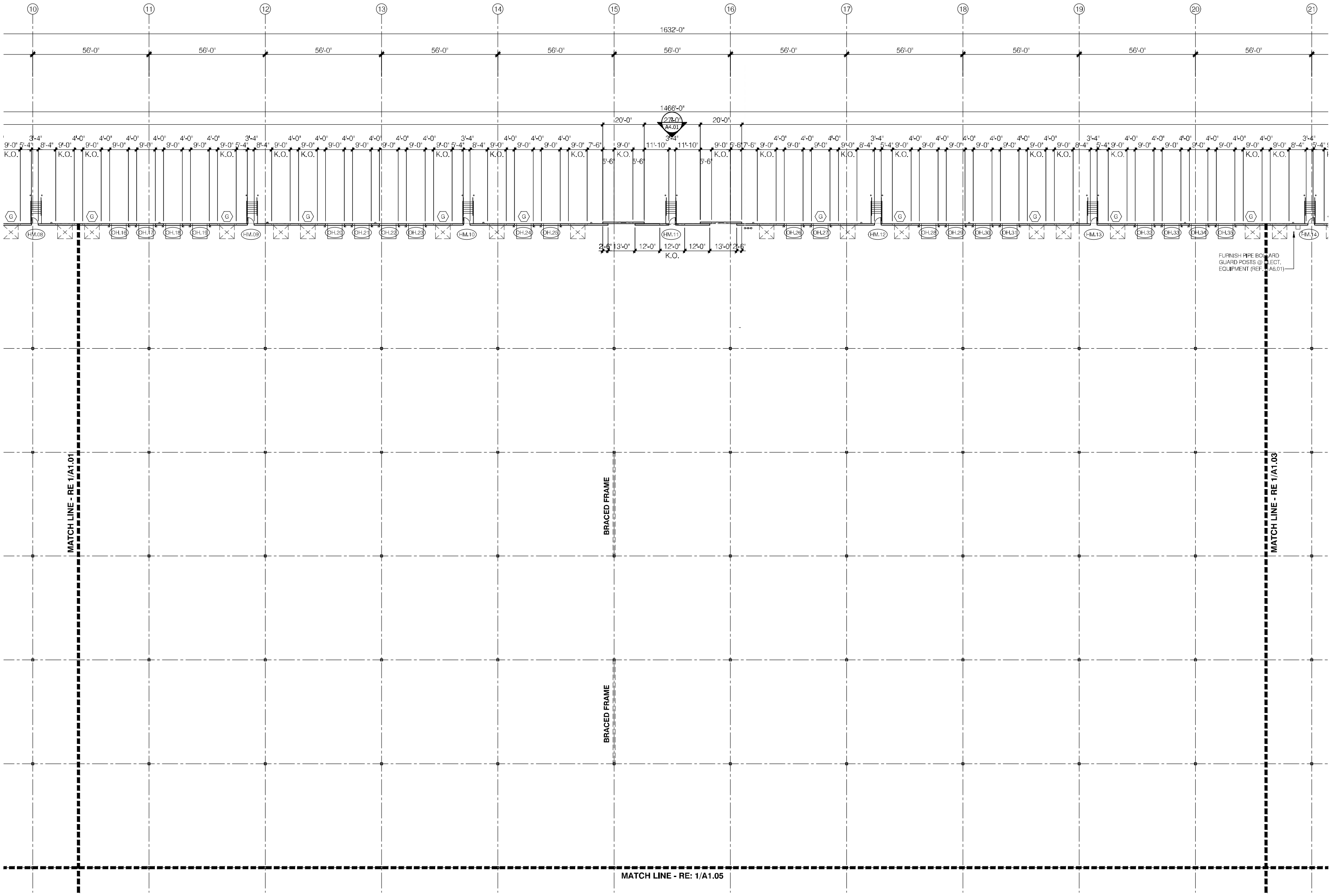
No.	Date	Description

Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

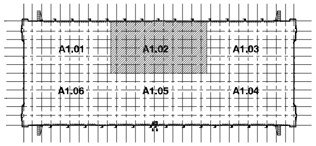
A1.01

PARTIAL FLOOR PLAN (NW)



1 PARTIAL FLOOR PLAN (NORTH-CENTER)

Scale: 1:20



studio North ARCHITECTURE

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 9

30700 West 183rd St. Edgerton, KS

Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

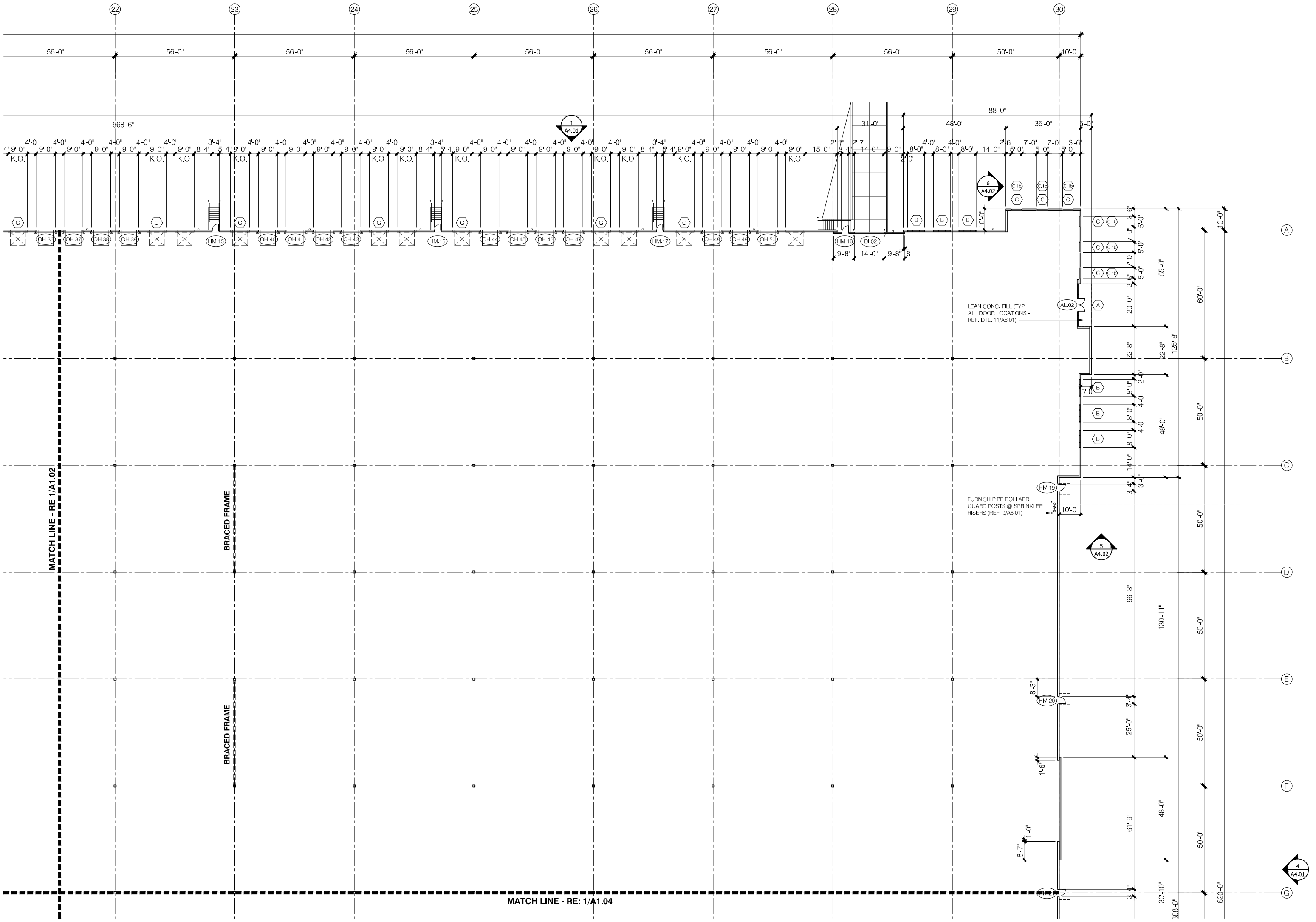
No.	Date	Description
ASI-01	12.24.19	ASI-01

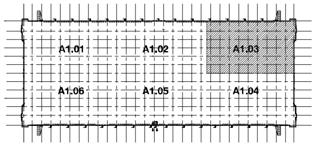
Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

A1.02

PARTIAL FLOOR PLAN (N-C)





1 PARTIAL FLOOR PLAN (NORTHEAST)
Scale: 1:20

N

studio North
ARCHITECTURE ™

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK
KANSAS CITY

Inland Port 9
30700 West 183rd St. Edgerton, KS

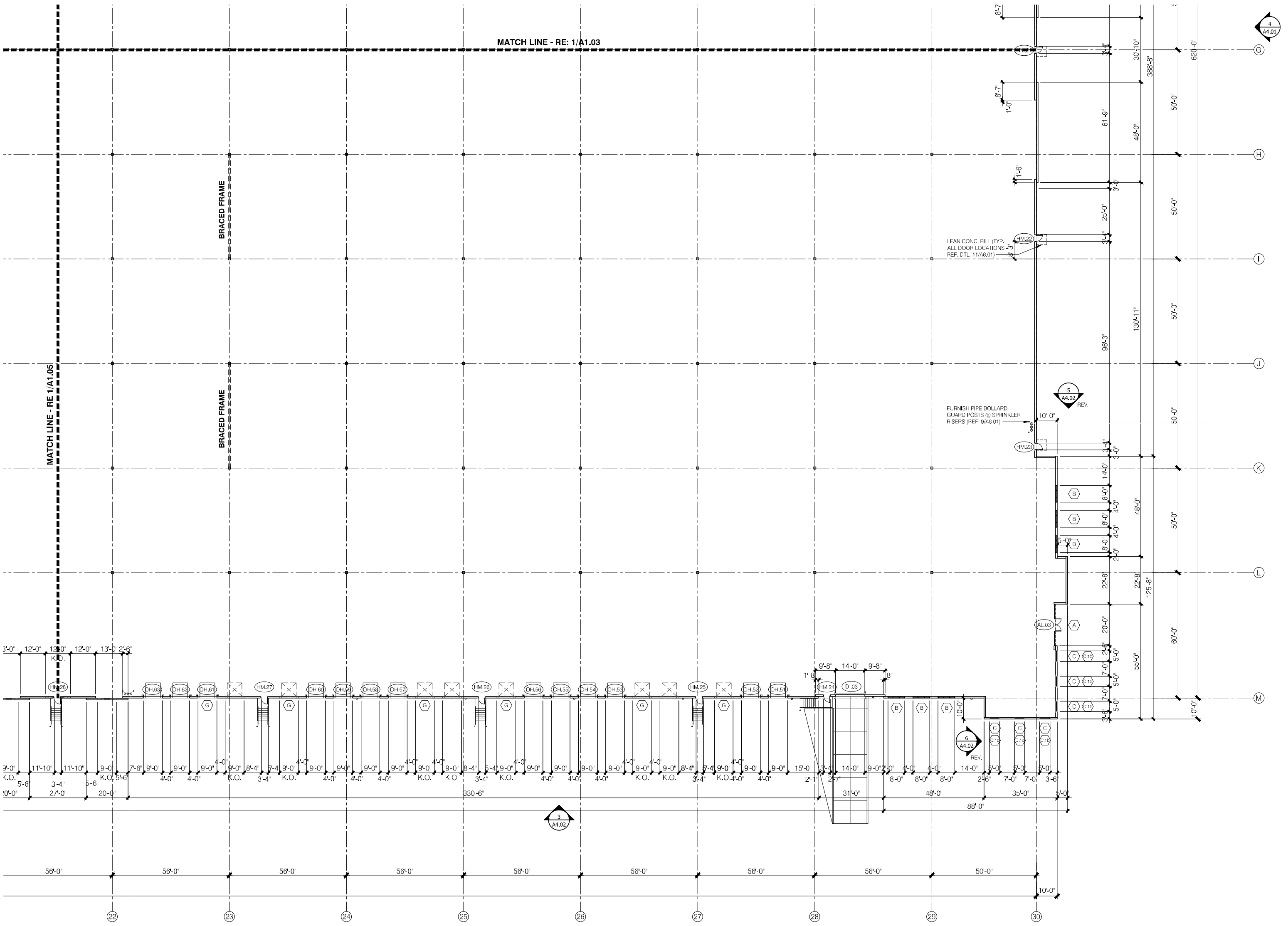
Project No.	2022-159
Date:	10.27.22
Issued For:	Pricing Set
Revisions:	

No.	Date	Description

Preliminary
Not For Construction

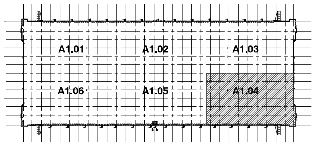
Robert H. Waters III - Architect
Kansas License No. 4297

A1.03
PARTIAL FLOOR PLAN (NE)



1 PARTIAL FLOOR PLAN (SOUTHEAST)

Scale: 1:20



4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

Inland Port 9

30700 West 183rd St. Edgerton, KS

Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

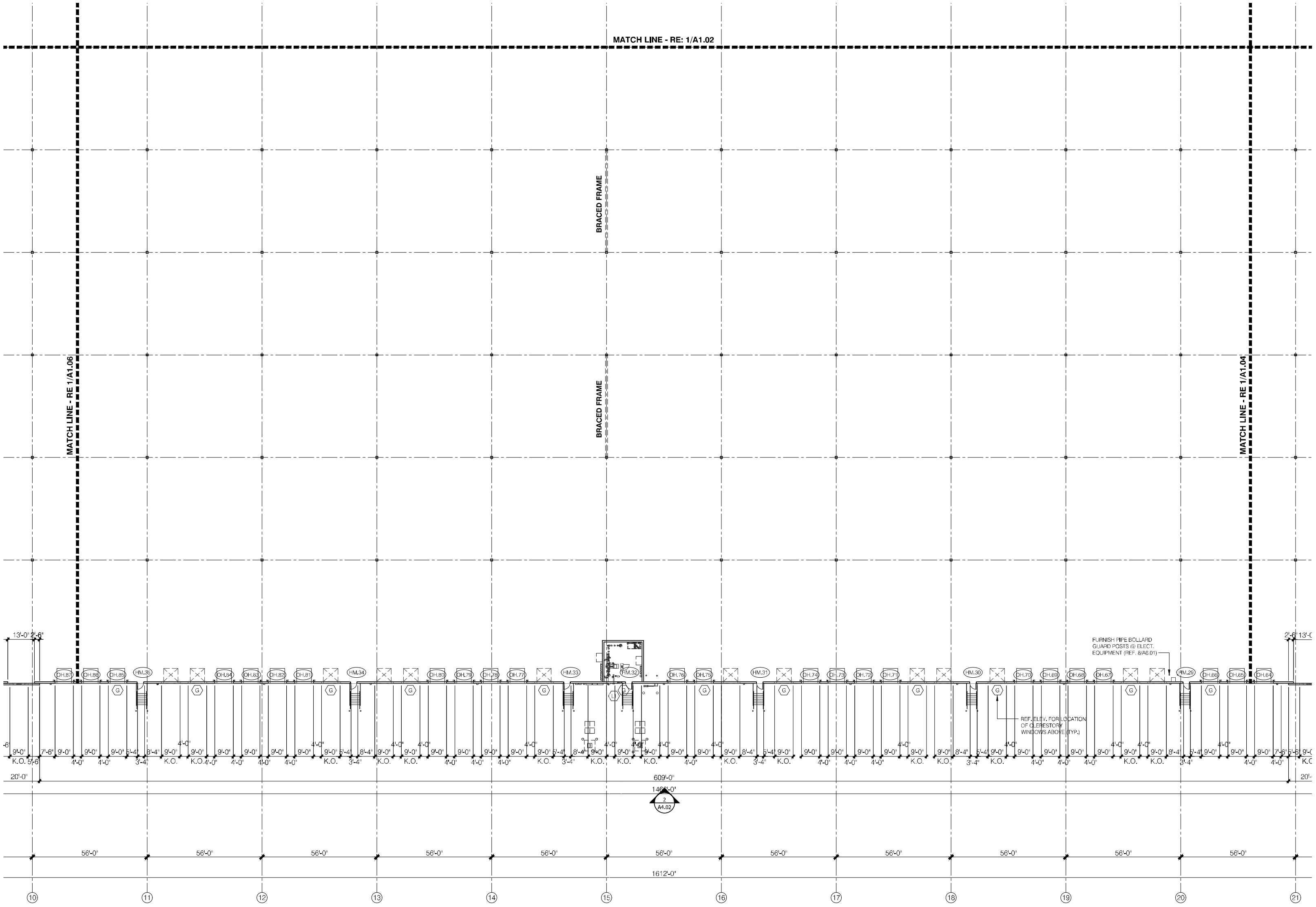
No.	Date	Description

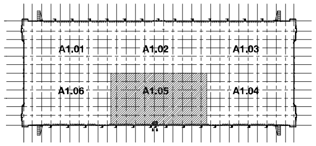
Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

A1.04

PARTIAL FLOOR PLAN (SE)





1 PARTIAL FLOOR PLAN (SOUTH-CENTER)
Scale: 1:20

studio North
ARCHITECTURE ™

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint™
DEVELOPMENT

Logistics
PARK
KANSAS CITY

Inland Port 9
30700 West 183rd St. Edgerton, KS

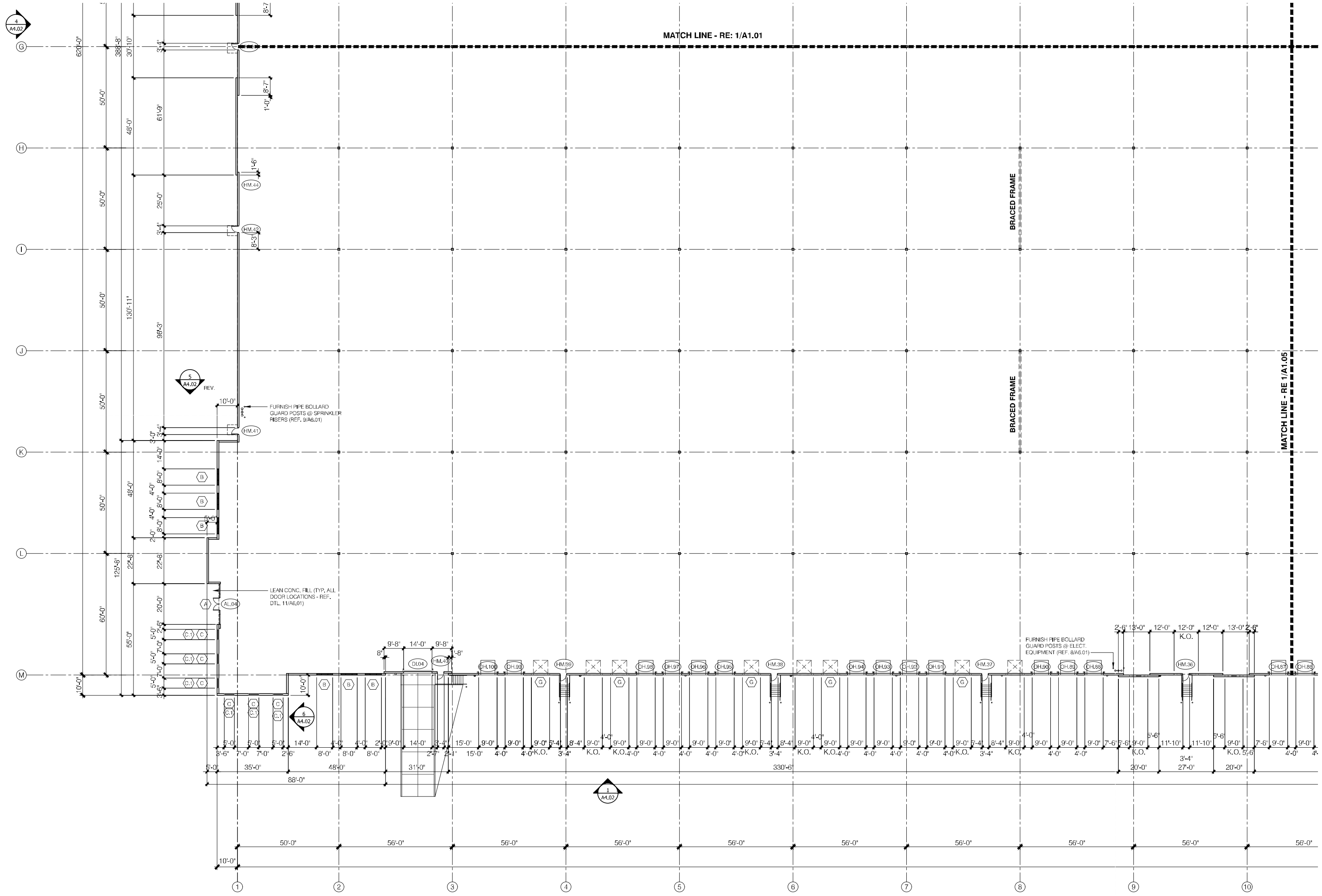
Project No.	2022-159
Date:	10.27.22
Issued For:	Pricing Set
Revisions:	

No.	Date	Description
ASI-01	12.24.19	ASI-01

Preliminary
Not For Construction

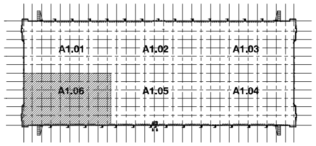
Robert H. Waters III - Architect
Kansas License No. 4297

A1.05
PARTIAL FLOOR PLAN (S-C)



1 PARTIAL FLOOR PLAN (SOUTHWEST)

Scale: 1:20



studio North
ARCHITECTURE™
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 9

30700 West 183rd St. Edgerton, KS

Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

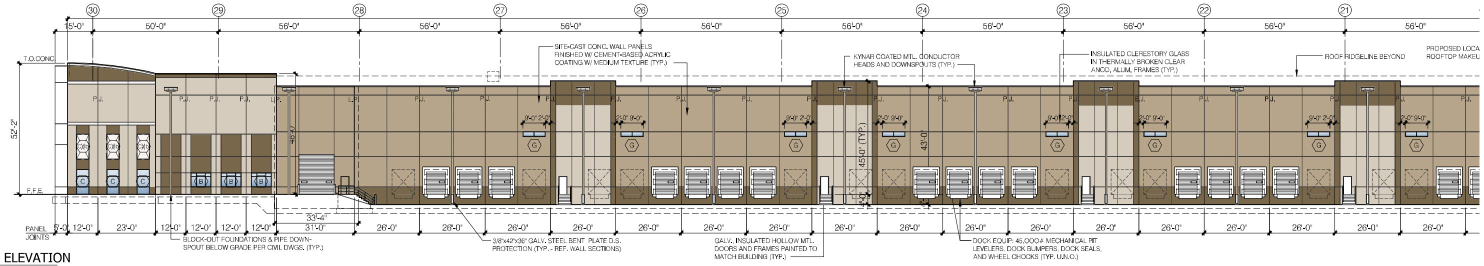
No.	Date	Description

Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

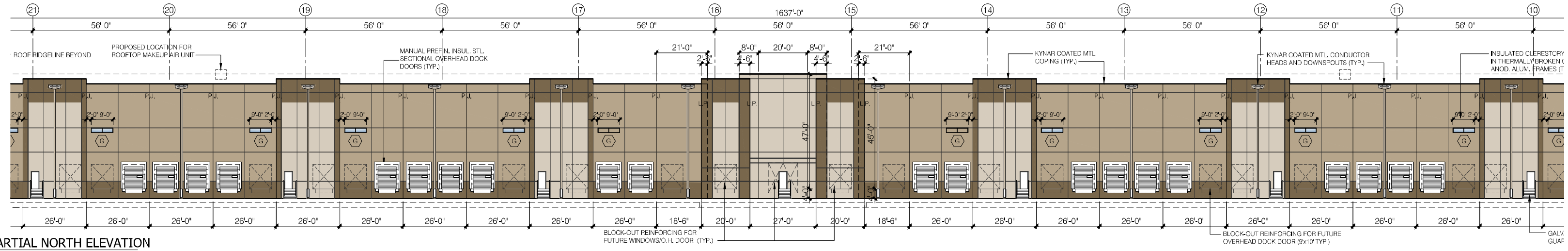
A1.06

PARTIAL FLOOR PLAN (SW)


30
29
28
27
26
25
24
23
22
21
15'-0"
50'-0"
56'-0"
T.O.CONC.
F.F.E.
52'-2"
48'-0"
45'-0" (TYP.)
43'-0"
4'-0"
P.J.
L.P.
9'-0" 2'-0"
2'-0" 9'-0"
G
C
B
SITE-CAST CONC. WALL PANELS FINISHED W/ CEMENT-BASED ACRYLIC COATING W/ MEDIUM TEXTURE (TYP.)
KYNAR COATED MTL. CONDUCTOR HEADS AND DOWNSPOUTS (TYP.)
INSULATED CLERESTORY GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)
ROOF RIDGELINE BEYOND
PROPOSED LOCA
ROOFTOP MAKEU
PANEL JOINTS
5'-0"
12'-0"
23'-0"
33'-4"
31'-0"
26'-0"
BLOCK-OUT FOUNDATIONS & PIPE DOWN-SPOUT BELOW GRADE PER CIVIL DWGS. (TYP.)
3/8"x42"x36" GALV. STEEL BENT PLATE D.S. PROTECTION (TYP. - REF. WALL SECTIONS)
GALV., INSULATED HOLLOW MTL. DOORS AND FRAMES PAINTED TO MATCH BUILDING (TYP.)
DOCK EQUIP: 45,000# MECHANICAL PIT LEVELERS, DOCK BUMPERS, DOCK SEALS, AND WHEEL CHOCKS (TYP. U.N.O.)

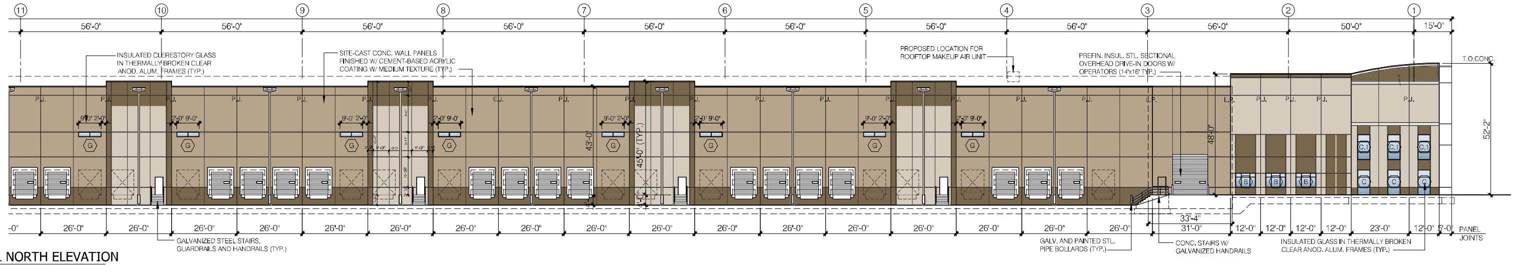
1 PARTIAL NORTH ELEVATION

Scale: 1"=20'-0"


21
20
19
18
17
16
15
14
13
12
11
10
1637'-0"
56'-0"
21'-0"
8'-0"
20'-0"
4'-6"
2'-6"
47'-0"
45'-0"
P.J.
L.P.
G
ROOF RIDGELINE BEYOND
PROPOSED LOCATION FOR ROOFTOP MAKEUP AIR UNIT
MANUAL PREFIN. INSUL. STL. SECTIONAL OVERHEAD DOCK DOORS (TYP.)
KYNAR COATED MTL. COPING (TYP.)
KYNAR COATED MTL. CONDUCTOR HEADS AND DOWNSPOUTS (TYP.)
INSULATED CLERESTORY IN THERMALLY BROKEN ANOD. ALUM. FRAMES (T
26'-0"
18'-6"
27'-0"
BLOCK-OUT REINFORCING FOR FUTURE WINDOWS/O.H. DOOR (TYP.)
BLOCK-OUT REINFORCING FOR FUTURE OVERHEAD DOCK DOOR (9'x10' TYP.)
GALV. GUAR

2 PARTIAL NORTH ELEVATION

Scale: 1"=20'-0"


11
10
9
8
7
6
5
4
3
2
1
56'-0"
50'-0"
15'-0"
T.O.CONC.
52'-2"
48'-0"
45'-0" (TYP.)
43'-0"
P.J.
E.J.
L.P.
G
B
C
C.1
INSULATED CLERESTORY GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)
SITE-CAST CONC. WALL PANELS FINISHED W/ CEMENT-BASED ACRYLIC COATING W/ MEDIUM TEXTURE (TYP.)
PROPOSED LOCATION FOR ROOFTOP MAKEUP AIR UNIT
PREFIN. INSUL. STL. SECTIONAL OVERHEAD DRIVE-IN DOORS W/ OPERATORS (14'x16' TYP.)
26'-0"
33'-4"
31'-0"
12'-0"
23'-0"
5'-0"
PANEL JOINTS
GALVANIZED STEEL STAIRS, GUARDRAILS AND HANDRAILS (TYP.)
GALV. AND PAINTED STL. PIPE BOLLARDS (TYP.)
CONC. STAIRS W/ GALVANIZED HANDRAILS
INSULATED GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)

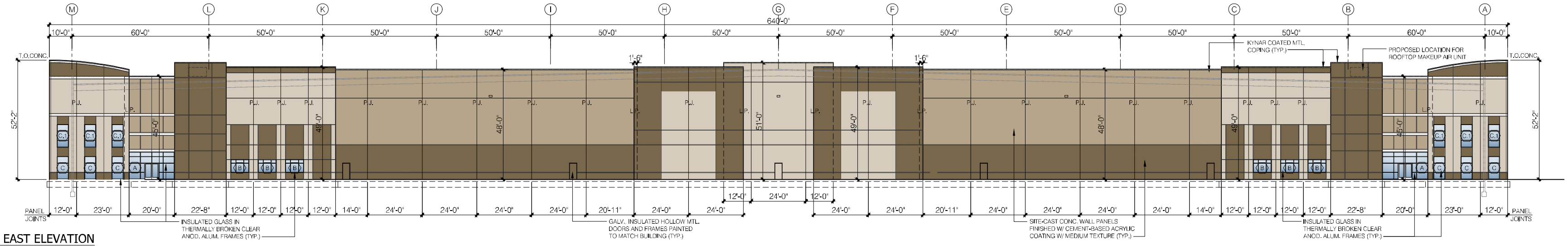
3 PARTIAL NORTH ELEVATION

Scale: 1"=20'-0"

COLOR COATING LEGEND

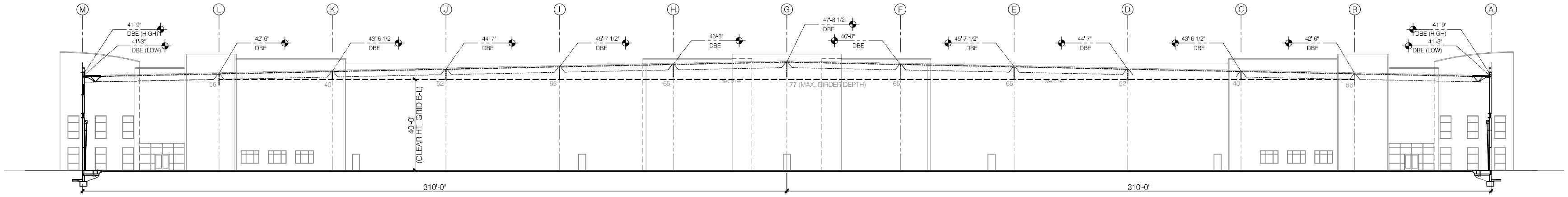
1. FIELD COPING COLOR "CHARCOAL"
2. ACCENT COPING COLOR "BONE WHITE"

▨	SHERWIN WILLIAMS: SW7046 'ANONYMOUS'
▨	SHERWIN WILLIAMS: SW7038 'TONY TAUPE'
▨	SHERWIN WILLIAMS: SW7043 'WORLDLY GRAY'
▨	SHERWIN WILLIAMS: SW7003 'TOQUE WHITE'


M
L
K
J
I
H
G
F
E
D
C
B
A
640'-0"
10'-0"
60'-0"
50'-0"
1'-6"
T.O.CONC.
52'-2"
45'-0"
49'-0"
48'-0"
51'-0"
P.J.
L.P.
A
B
C
C.1
KYNAR COATED MTL. COPING (TYP.)
PROPOSED LOCATION FOR ROOFTOP MAKEUP AIR UNIT
PANEL JOINTS
12'-0"
23'-0"
20'-0"
22'-8"
14'-0"
24'-0"
20'-11"
INSULATED GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)
GALV. INSULATED HOLLOW MTL. DOORS AND FRAMES PAINTED TO MATCH BUILDING (TYP.)
SITE-CAST CONC. WALL PANELS FINISHED W/ CEMENT-BASED ACRYLIC COATING W/ MEDIUM TEXTURE (TYP.)

4 EAST ELEVATION

Scale: 1"=20'-0"



40ft CLEAR HEIGHT

5 BUILDING SECTION

Scale: 1"=20'-0"

studio North ARCHITECTURE™

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 9

30700 West 183rd St. Edgerton, KS

Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

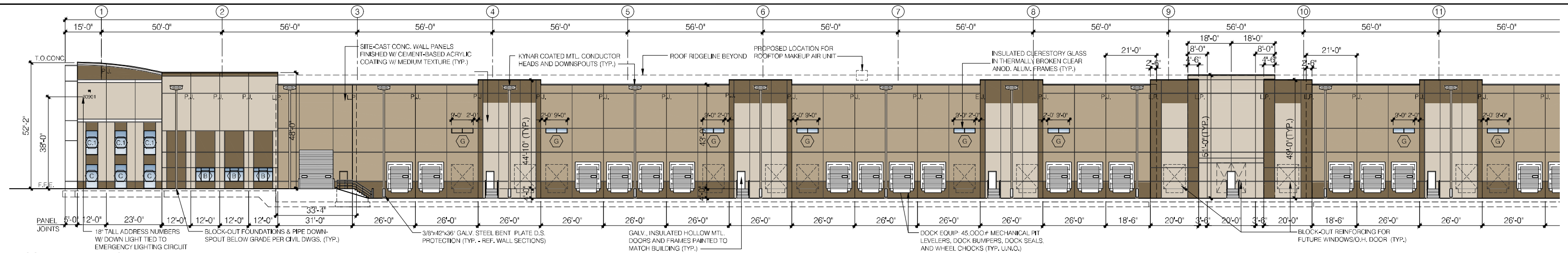
No.	Date	Description

Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

A4.01

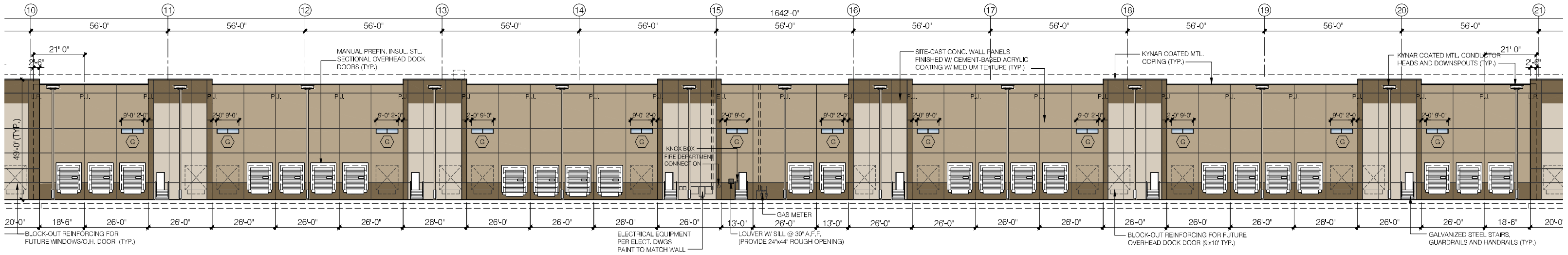
ELEVATIONS



1
2
3
4
5
6
7
8
9
10
11
15'-0"
50'-0"
56'-0"
18'-0"
8'-0"
4'-6"
21'-0"
2'-6"
T.O.CONC.
F.F.E.
52'-2"
38'-0"
48'-0"
44'-10" (TYP.)
43'-0"
51'-0" (TYP.)
49'-0" (TYP.)
4'-0"
P.J.
L.P.
E.J.
30901
C.1
C
B
G
9'-0" 2'-0"
2'-0" 9'-0"
SITE-CAST CONC. WALL PANELS FINISHED W/ CEMENT-BASED ACRYLIC COATING W/ MEDIUM TEXTURE (TYP.)
KYNAR COATED MTL. CONDUCTOR HEADS AND DOWNSPOUTS (TYP.)
ROOF RIDGELINE BEYOND
PROPOSED LOCATION FOR ROOFTOP MAKEUP AIR UNIT
INSULATED CLERESTORY GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)
PANEL JOINTS
5'-0"
12'-0"
23'-0"
33'-4"
31'-0"
26'-0"
18'-6"
20'-0"
3'-6"
18" TALL ADDRESS NUMBERS W/ DOWN LIGHT TIED TO EMERGENCY LIGHTING CIRCUIT
BLOCK-OUT FOUNDATIONS & PIPE DOWN-SPOUT BELOW GRADE PER CIVIL DWGS. (TYP.)
3/8"x42"x36" GALV. STEEL BENT PLATE D.S. PROTECTION (TYP. - REF. WALL SECTIONS)
GALV., INSULATED HOLLOW MTL. DOORS AND FRAMES PAINTED TO MATCH BUILDING (TYP.)
DOCK EQUIP: 45,000# MECHANICAL PIT LEVELERS, DOCK BUMPERS, DOCK SEALS, AND WHEEL CHOCKS (TYP. U.N.O.)
BLOCK-OUT REINFORCING FOR FUTURE WINDOWS/O.H. DOOR (TYP.)

1 PARTIAL SOUTH ELEVATION

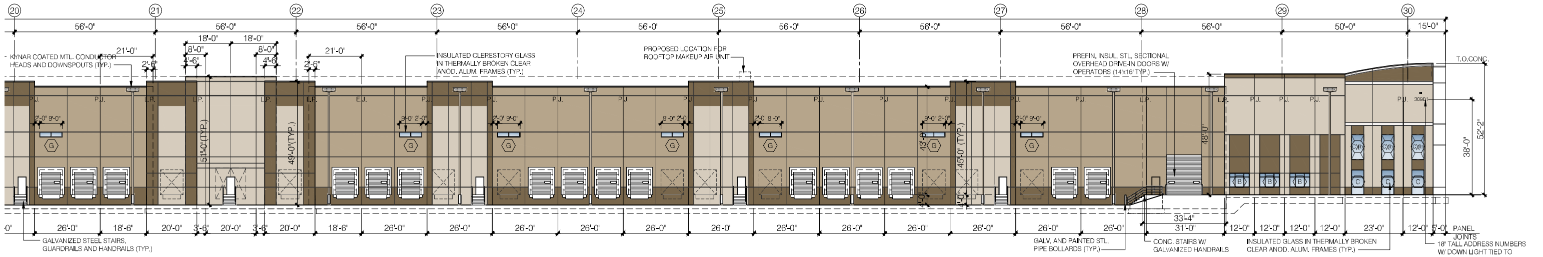
Scale: 1"=20'-0"



10
11
12
13
14
15
16
17
18
19
20
21
1642'-0"
56'-0"
21'-0"
2'-6"
49'-0" (TYP.)
P.J.
L.P.
E.J.
G
9'-0" 2'-0"
2'-0" 9'-0"
MANUAL PREFIN. INSUL. STL. SECTIONAL OVERHEAD DOCK DOORS (TYP.)
SITE-CAST CONC. WALL PANELS FINISHED W/ CEMENT-BASED ACRYLIC COATING W/ MEDIUM TEXTURE (TYP.)
KYNAR COATED MTL. COPING (TYP.)
KYNAR COATED MTL. CONDUCTOR HEADS AND DOWNSPOUTS (TYP.)
KNOX BOX
FIRE DEPARTMENT CONNECTION
GAS METER
20'-0"
18'-6"
26'-0"
13'-0"
BLOCK-OUT REINFORCING FOR FUTURE WINDOWS/O.H. DOOR (TYP.)
ELECTRICAL EQUIPMENT PER ELECT. DWGS. PAINT TO MATCH WALL
LOUVER W/ SILL @ 30" A.F.F. (PROVIDE 24"x44" ROUGH OPENING)
BLOCK-OUT REINFORCING FOR FUTURE OVERHEAD DOCK DOOR (9'x10' TYP.)
GALVANIZED STEEL STAIRS, GUARDRAILS AND HANDRAILS (TYP.)

2 PARTIAL SOUTH ELEVATION

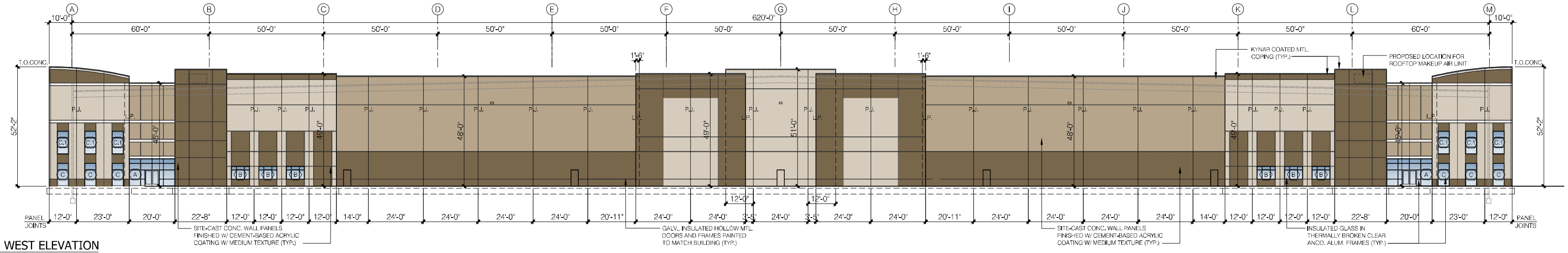
Scale: 1"=20'-0"



20
21
22
23
24
25
26
27
28
29
30
56'-0"
50'-0"
15'-0"
18'-0"
8'-0"
4'-6"
21'-0"
2'-6"
KYNAR COATED MTL. CONDUCTOR HEADS AND DOWNSPOUTS (TYP.)
INSULATED CLERESTORY GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)
PROPOSED LOCATION FOR ROOFTOP MAKEUP AIR UNIT
PREFIN. INSUL. STL. SECTIONAL OVERHEAD DRIVE-IN DOORS W/ OPERATORS (14'x16' TYP.)
T.O.CONC.
51'-0" (TYP.)
49'-0" (TYP.)
43'-0"
45'-0" (TYP.)
48'-0"
52'-2"
38'-0"
4'-0"
P.J.
L.P.
E.J.
30901
G
C.1
C
B
26'-0"
18'-6"
20'-0"
3'-6"
33'-4"
31'-0"
12'-0"
23'-0"
5'-0"
PANEL JOINTS
GALVANIZED STEEL STAIRS, GUARDRAILS AND HANDRAILS (TYP.)
GALV. AND PAINTED STL. PIPE BOLLARDS (TYP.)
CONC. STAIRS W/ GALVANIZED HANDRAILS
INSULATED GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)
18" TALL ADDRESS NUMBERS W/ DOWN LIGHT TIED TO EMERGENCY LIGHTING CIRCUIT

3 PARTIAL SOUTH ELEVATION

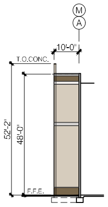
Scale: 1"=20'-0"



A
B
C
D
E
F
G
H
I
J
K
L
M
620'-0"
10'-0"
60'-0"
50'-0"
1'-6"
T.O.CONC.
52'-2"
45'-0"
49'-0"
48'-0"
51'-0"
P.J.
L.P.
C.1
C
A
B
KYNAR COATED MTL. COPING (TYP.)
PROPOSED LOCATION FOR ROOFTOP MAKEUP AIR UNIT
PANEL JOINTS
12'-0"
23'-0"
20'-0"
22'-8"
14'-0"
24'-0"
20'-11"
3'-5"
SITE-CAST CONC. WALL PANELS FINISHED W/ CEMENT-BASED ACRYLIC COATING W/ MEDIUM TEXTURE (TYP.)
GALV. INSULATED HOLLOW MTL. DOORS AND FRAMES PAINTED TO MATCH BUILDING (TYP.)
INSULATED GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)

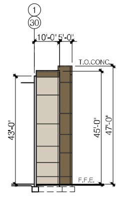
4 WEST ELEVATION

Scale: 1"=20'-0"



6 NORTH/SOUTH RETURN PANEL

Scale: 1"=20'-0"



5 EAST/WEST RETURN PANEL

Scale: 1"=20'-0"

COLOR COATING LEGEND

1. FIELD COPING COLOR "CHARCOAL"
2. ACCENT COPING COLOR "BONE WHITE"

▨	SHERWIN WILLIAMS: SW7046 "ANONYMOUS"
▨	SHERWIN WILLIAMS: SW7038 "TONY TAUPE"
▨	SHERWIN WILLIAMS: SW7043 "WORLDLY GRAY"
▨	SHERWIN WILLIAMS: SW7003 "TOQUE WHITE"

studio North ARCHITECTURE ™

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint DEVELOPMENT

Logistics PARK KANSAS CITY

Inland Port 9
30700 West 183rd St. Edgerton, KS

Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

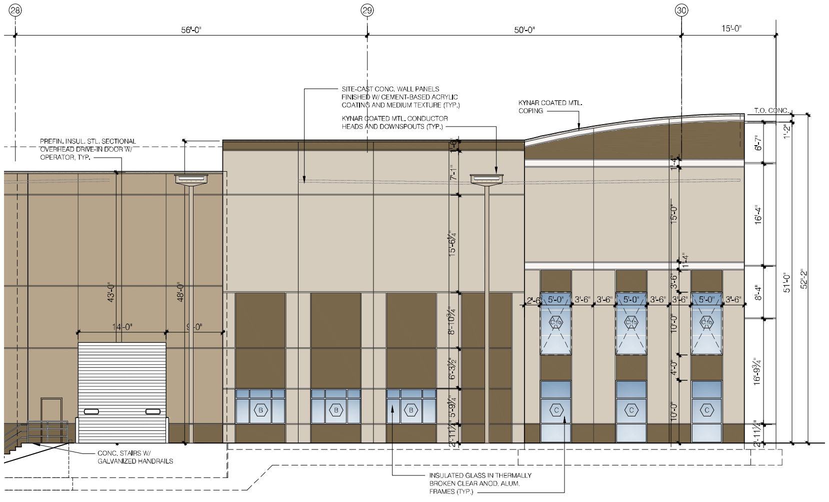
No.	Date	Description

Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

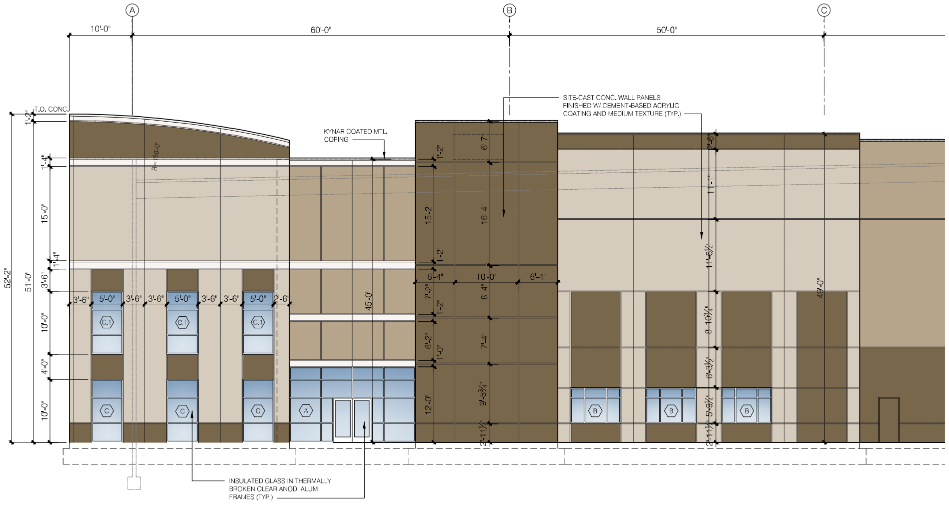
A4.02

ELEVATIONS


28
29
30
56'-0"
50'-0"
15'-0"
PREFIN. INSUL. STL. SECTIONAL OVERHEAD DRIVE-IN DOOR W/ OPERATOR, TYP.
SITE-CAST CONC. WALL PANELS FINISHED W/ CEMENT-BASED ACRYLIC COATING AND MEDIUM TEXTURE (TYP.)
KYNAR COATED MTL. CONDUCTOR HEADS AND DOWNSPOUTS (TYP.)
KYNAR COATED MTL. COPING
T.O. CONC.
43'-0"
48'-0"
14'-0"
1'-6"
7'-1"
15'-6¼"
8'-10¾"
6'-3½"
5'-9¼"
2'-11¼"
6'-7"
16'-4"
1'-4"
15'-0"
1'-4"
10'-0"
4'-0"
10'-0"
51'-0"
52'-2"
1'-2"
8'-4"
16'-9¾"
2'-11¼"
2'-6"
5'-0"
3'-6"
B
C
C.1
CONC. STAIRS W/ GALVANIZED HANDRAILS
INSULATED GLASS IN THERMALLY BROKEN CLEAR ANOD. ALUM. FRAMES (TYP.)

2 NORTH/SOUTH CORNER ELEVATION

Scale: 1/8" = 1'-0"



1 EAST/WEST CORNER ELEVATION

Scale: 1/8" = 1'-0"

COLOR COATING LEGEND

1. FIELD COPING COLOR "CHARCOAL"
2. ACCENT COPING COLOR "BONE WHITE"

▨	SHERWIN WILLIAMS: SW7046 "ANONYMOUS"
▨	SHERWIN WILLIAMS: SW7038 "TONY TAUPE"
▨	SHERWIN WILLIAMS: SW7043 "WORLDLY GRAY"
▨	SHERWIN WILLIAMS: SW7003 "TOQUE WHITE"

studio North
ARCHITECTURE ™

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS, INC.
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS, INC.
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD

NorthPoint™
DEVELOPMENT

Logistics PARK
KANSAS CITY

Inland Port 9

30700 West 183rd St. Edgerton, KS

Project No. 2022-159
Date: 10.27.22
Issued For: Pricing Set
Revisions:

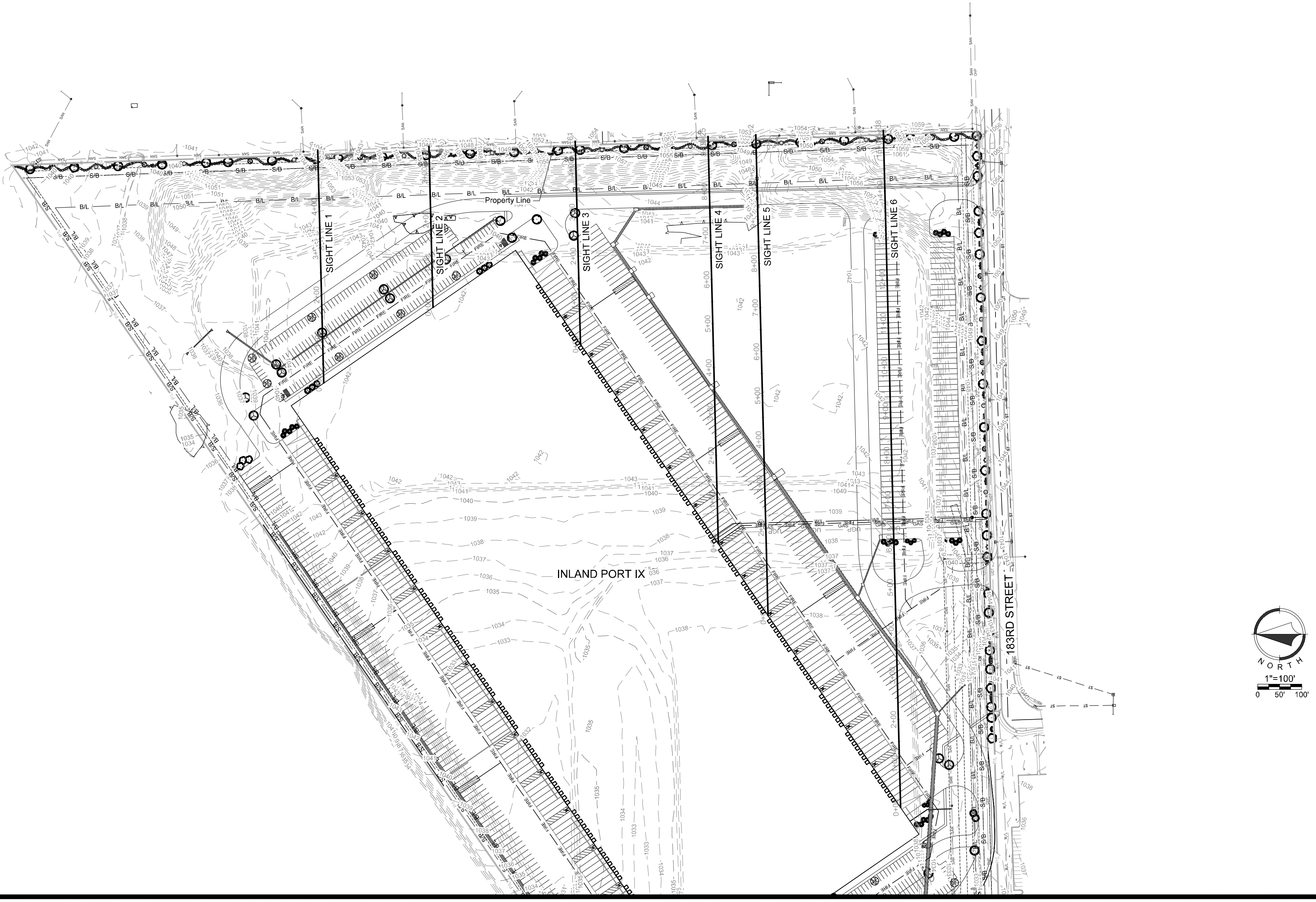
No.	Date	Description

Preliminary
Not For Construction

Robert H. Waters III - Architect
Kansas License No. 4297

A4.03

ELEVATIONS



Sheet
C1

Sight Lines

22-0224
Inland Port IX

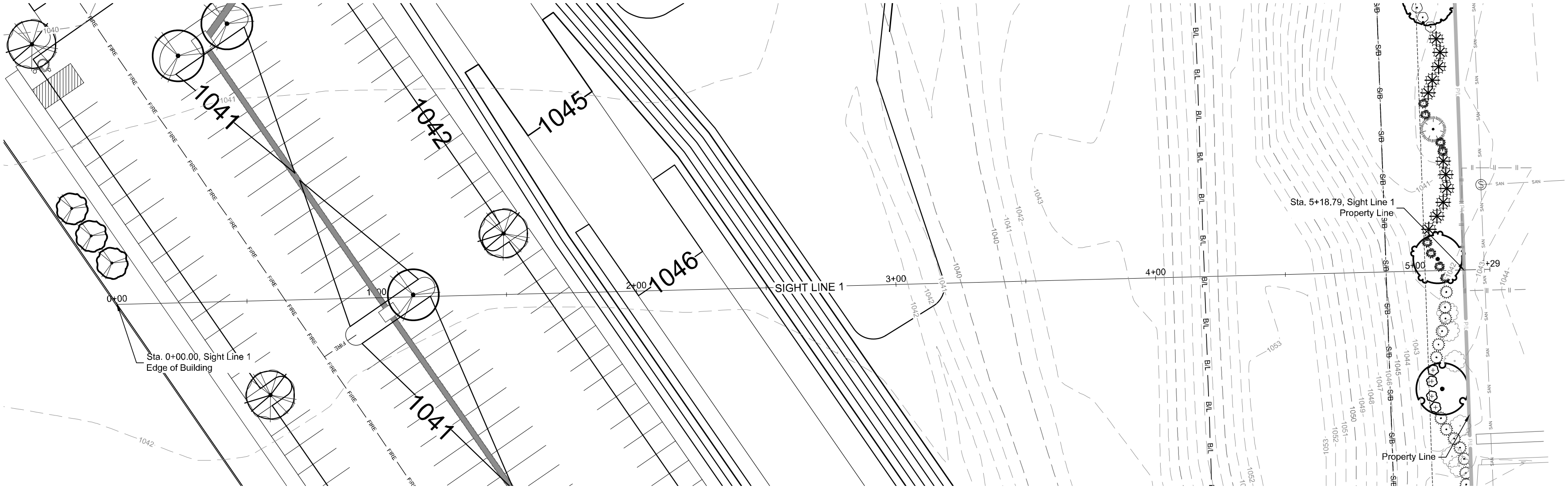
Section Locations

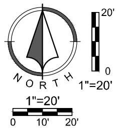
NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting

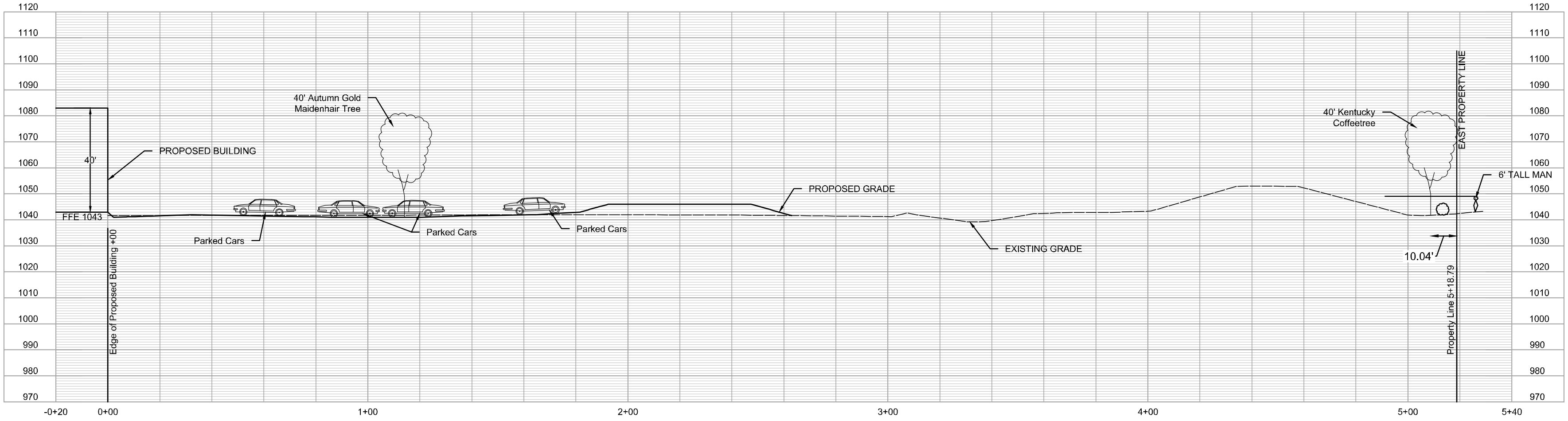
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Feb 01, 2023-8:11pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg





SIGHT LINE 1



Sheet
C2

Sight Lines

22-0224
Inland Port IX

Plan & Profile
Sight Line 1

NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

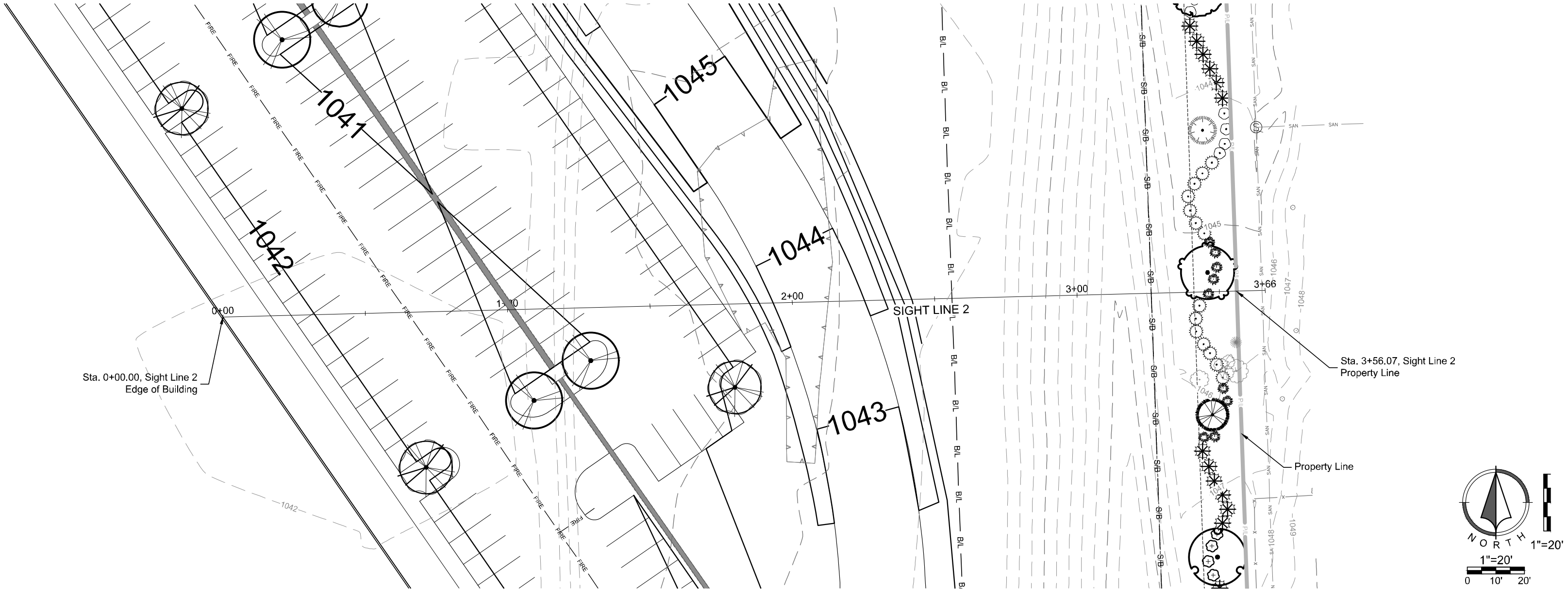
Feb 01 , 2023-8:11pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg

Sheet
C3

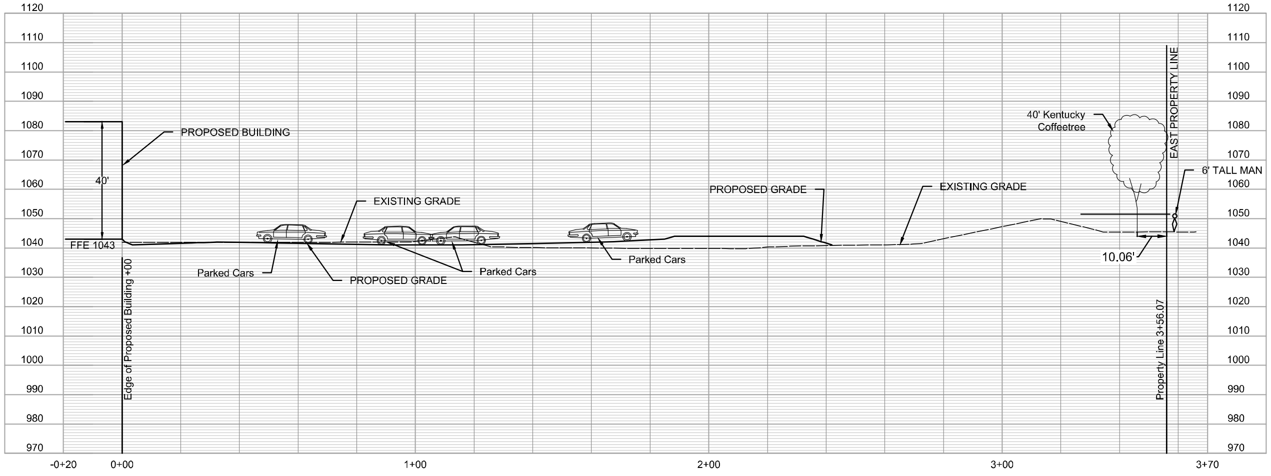
Sight Lines

22-0224
Inland Port IX

Plan & Profile
Sight Line 2



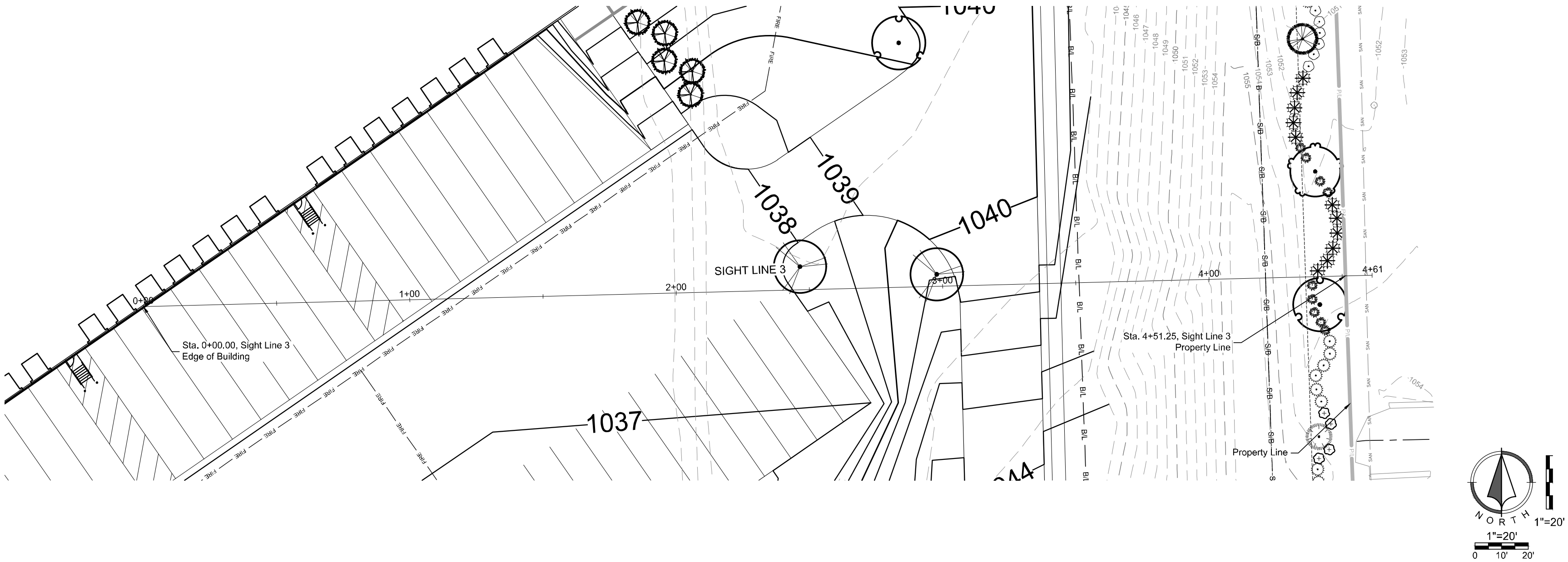
SIGHT LINE 2



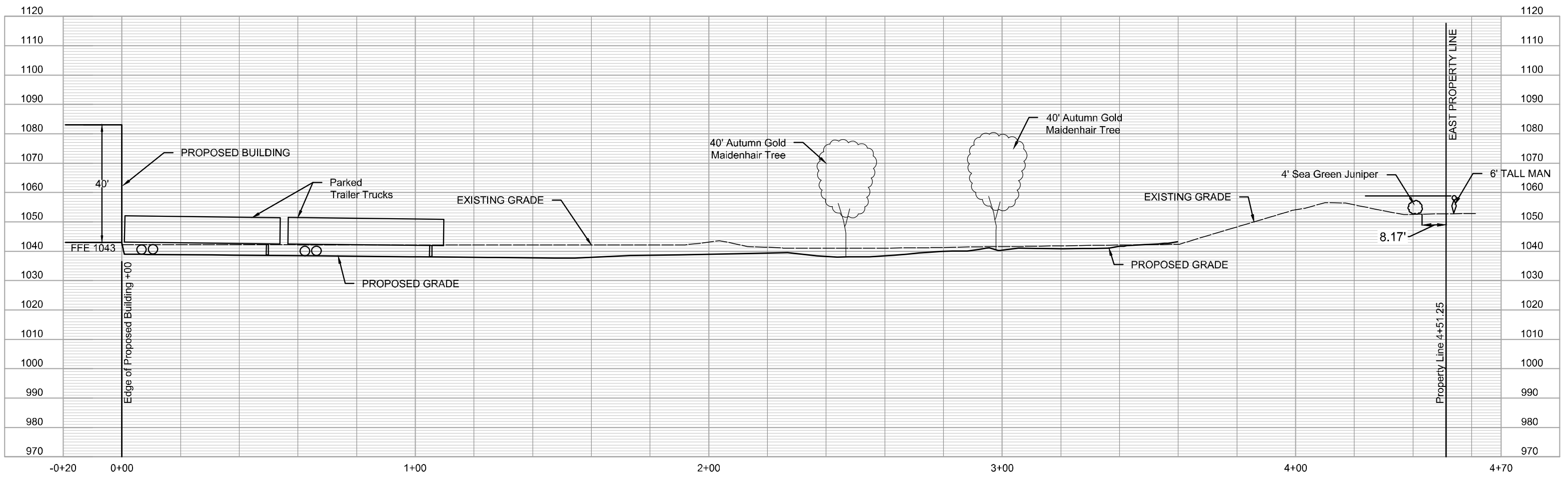
NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Feb 01 , 2023-8:12pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg



SIGHT LINE 3



Sheet
C4

Sight Lines

22-0224
Inland Port IX

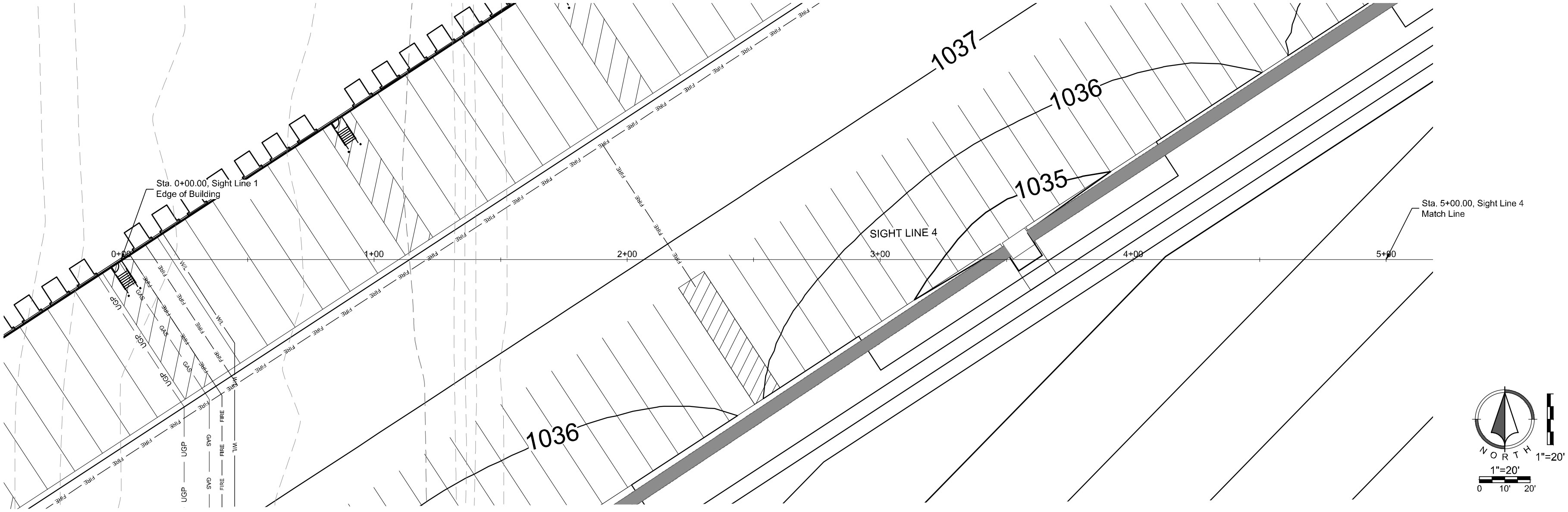
Plan & Profile
Sight Line 3

NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

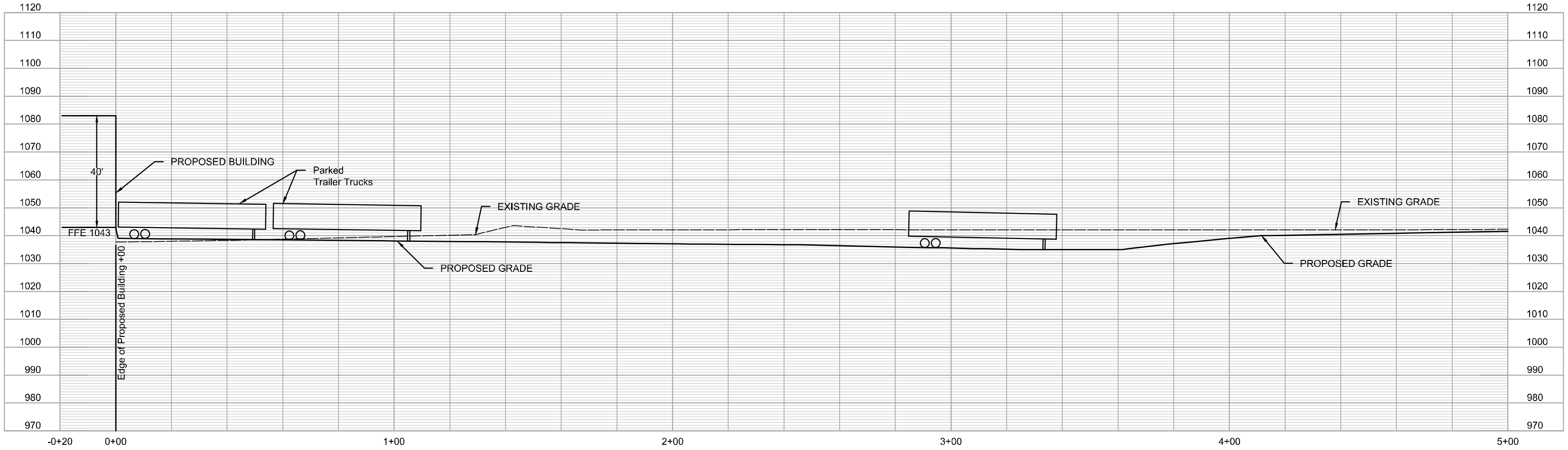
Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Feb 01 , 2023-8:12pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg

Sheet
C5



SIGHT LINE 4



Sight Lines

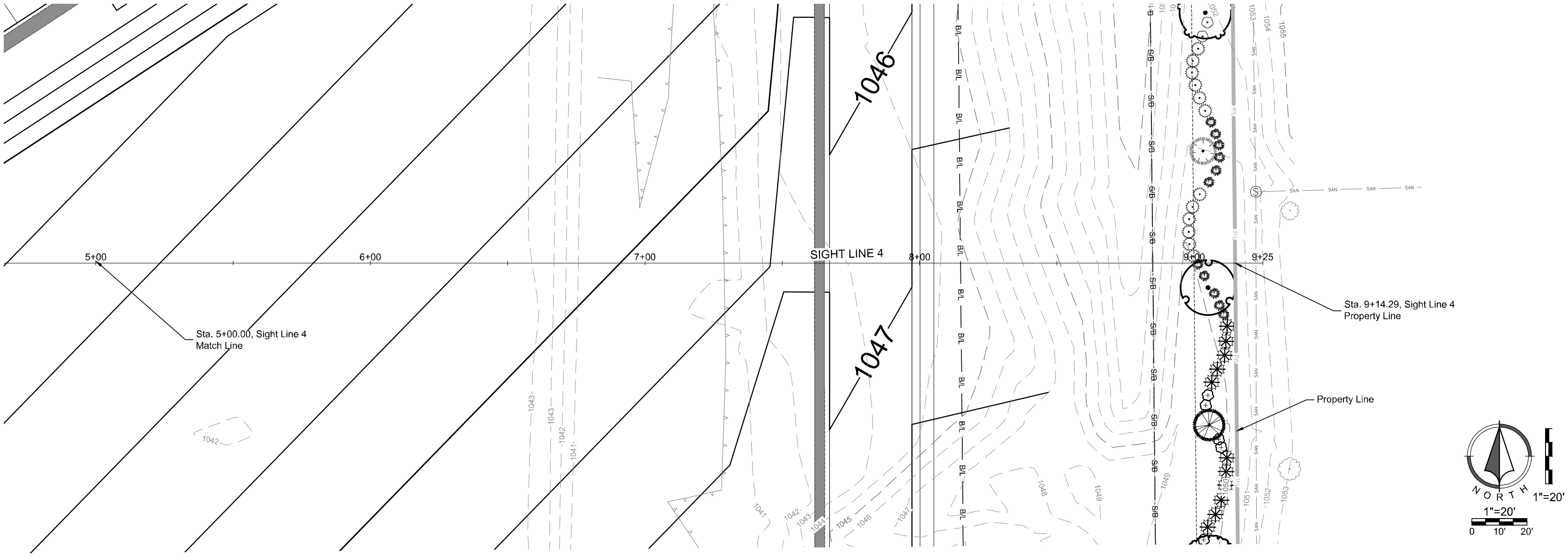
22-0224
Inland Port IX

Plan & Profile
Sight Line 4

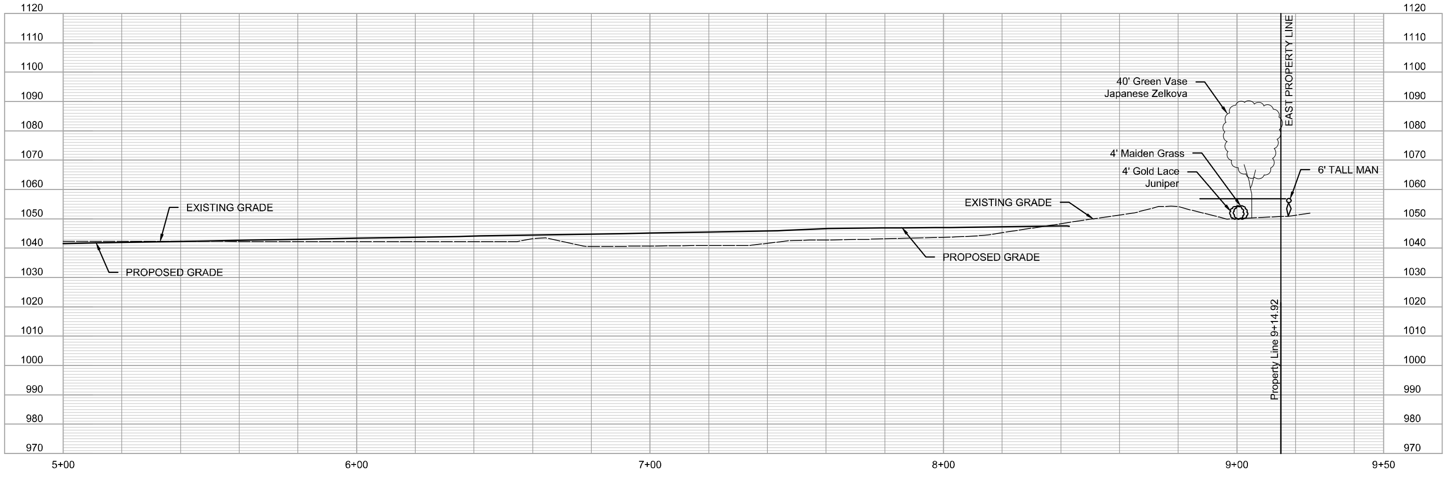
NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Feb 01 , 2023-8:12pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg



SIGHT LINE 4



Sheet
C6

Sight Lines

22-0224
Inland Port IX

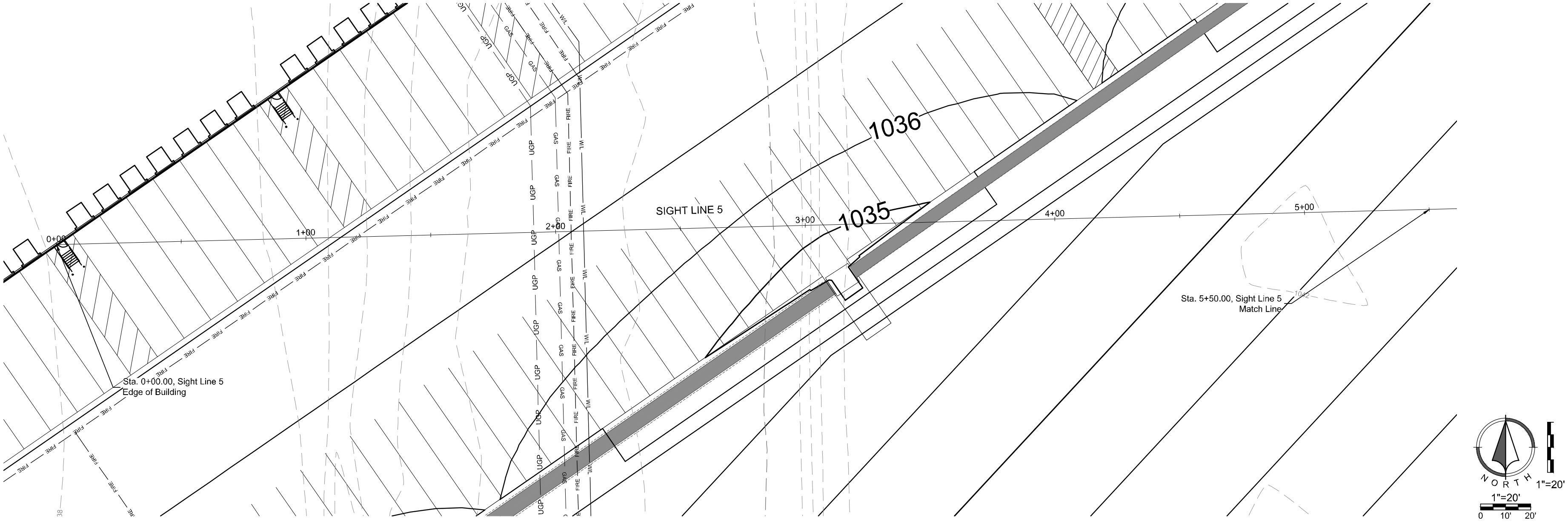
Plan & Profile
Sight Line 4 Cont.

NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

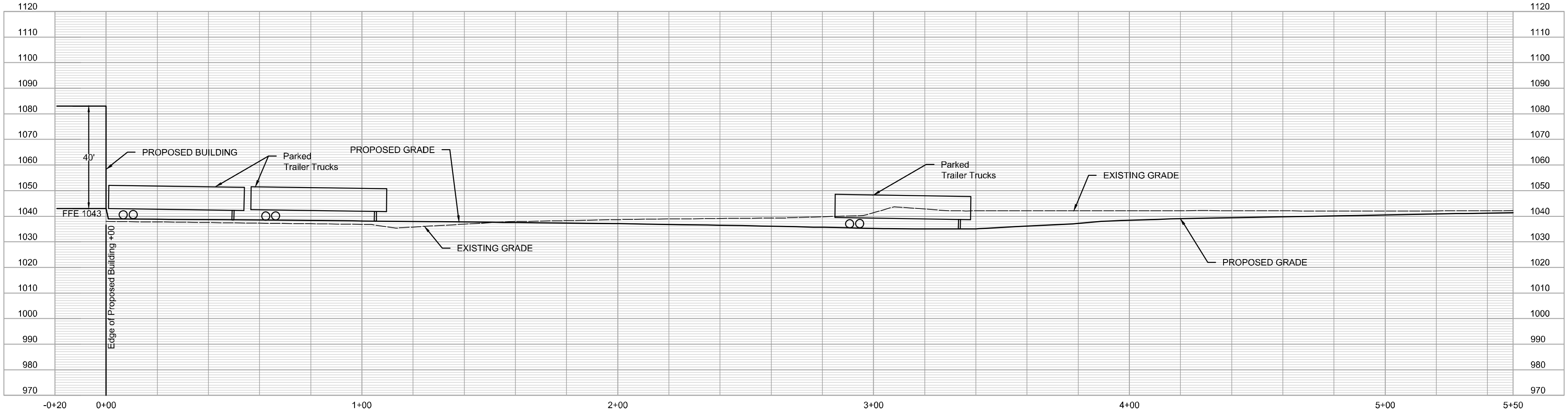
Renaissance
Infrastructure
Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Feb 01 , 2023-8:12pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg



SIGHT LINE 5



Sheet

C7

Sight Lines

22-0224
Inland Port IX

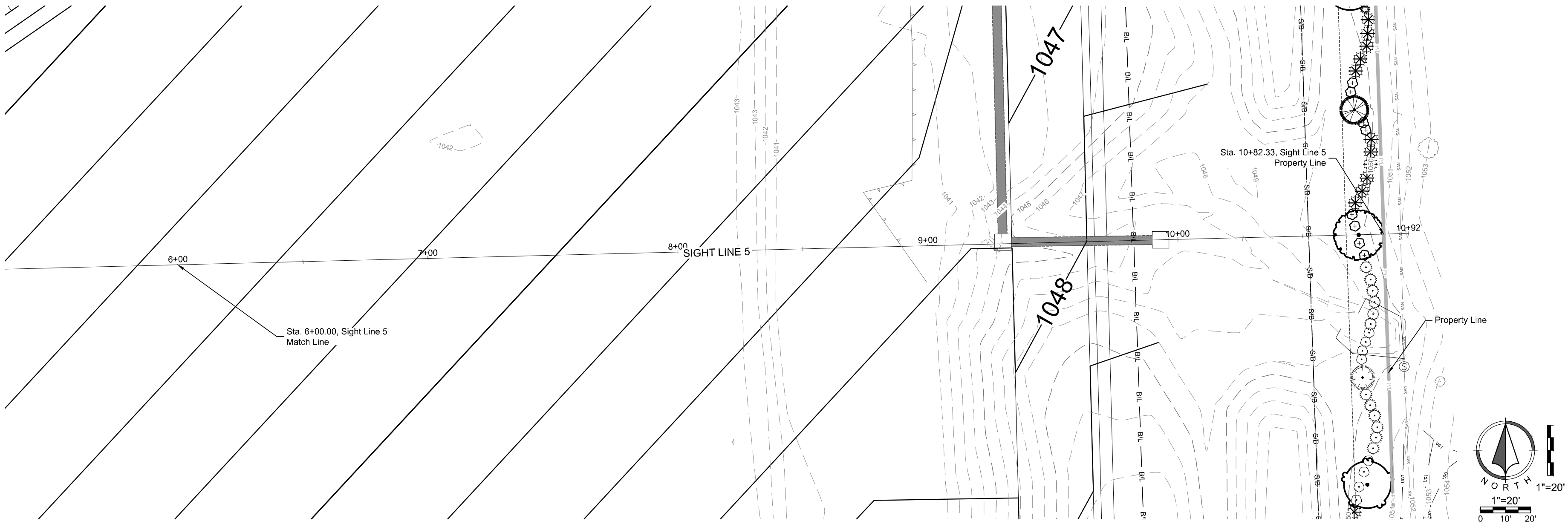
Plan & Profile
Sight Line 5

NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

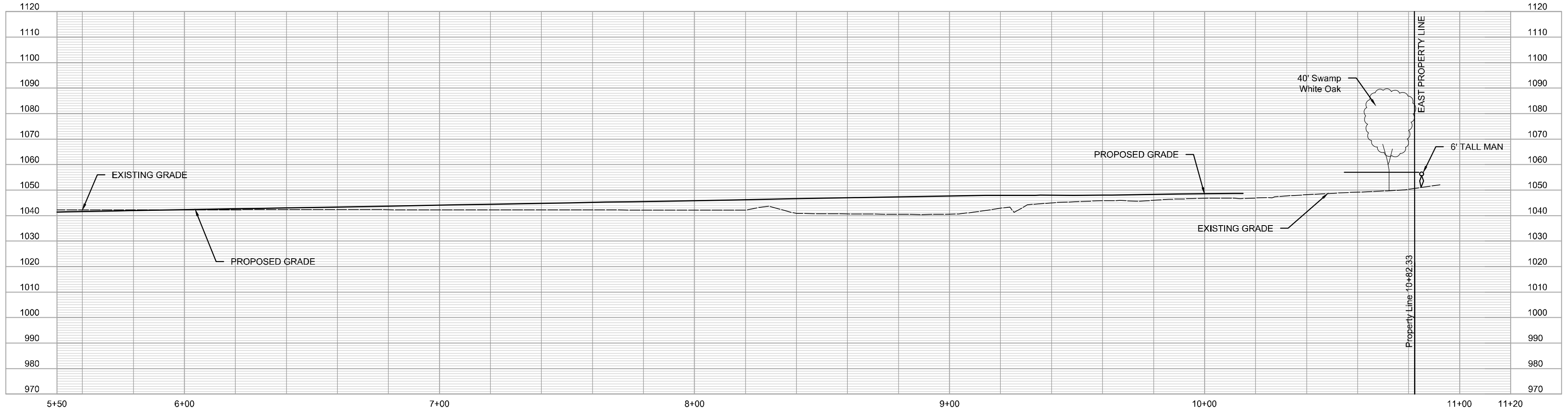
Renaissance
Infrastructure
Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Feb 01 , 2023-8:12pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg



SIGHT LINE 5



Sheet
C8

Sight Lines

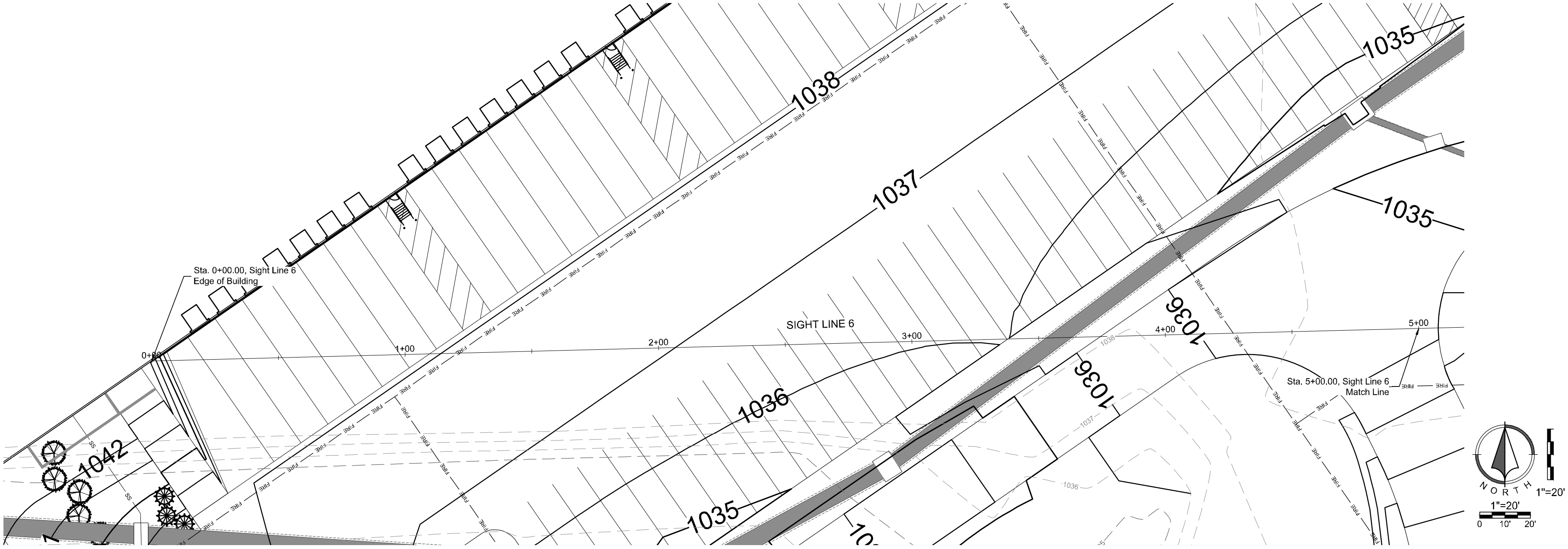
22-0224
Inland Port IX

Plan & Profile
Sight Line 5 Cont.

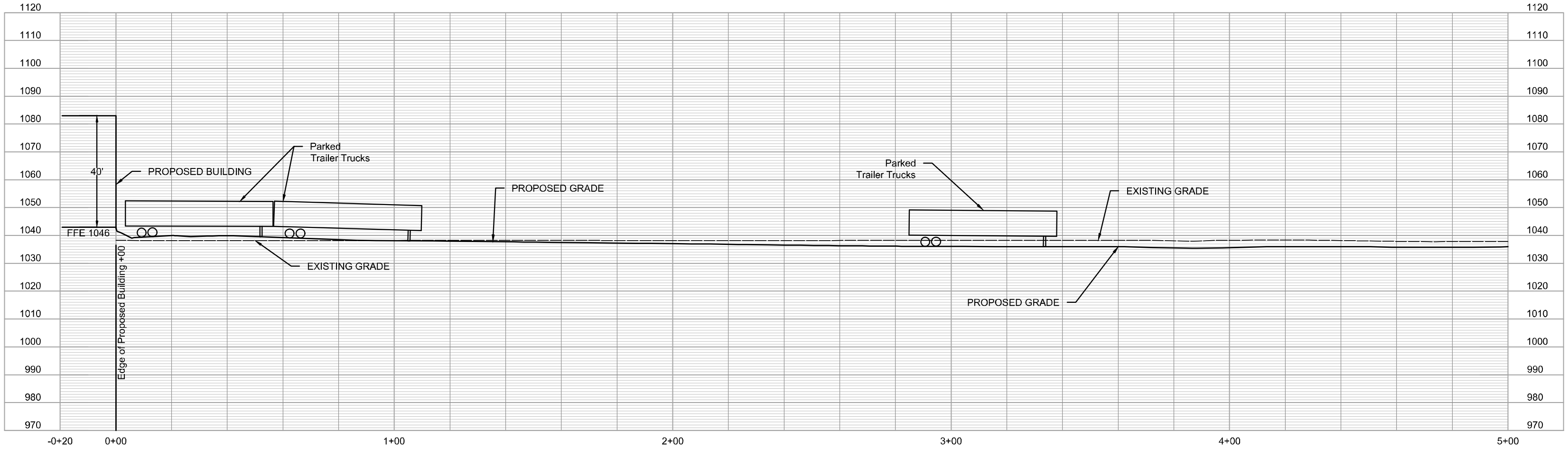
NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Feb 01 , 2023-8:12pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg



SIGHT LINE 6



Sheet
C9

Sight Lines

22-0224
Inland Port IX

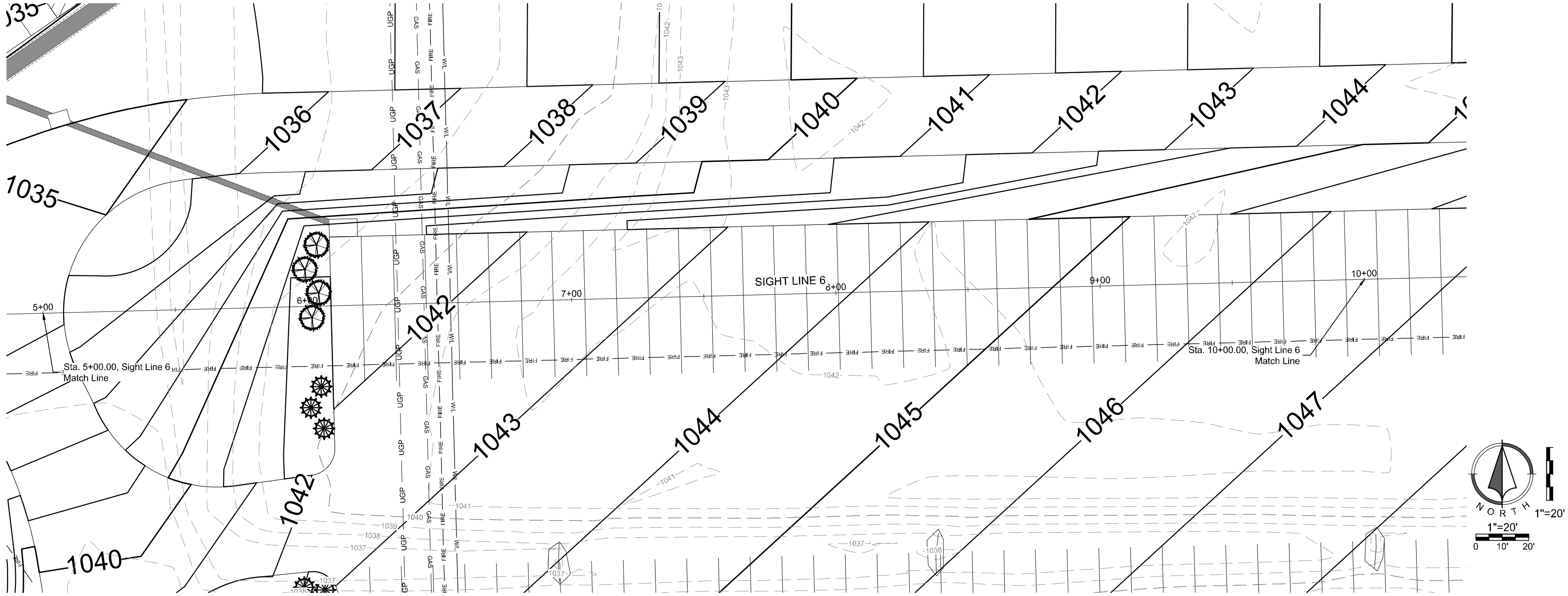
Plan & Profile
Sight Line 6

NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

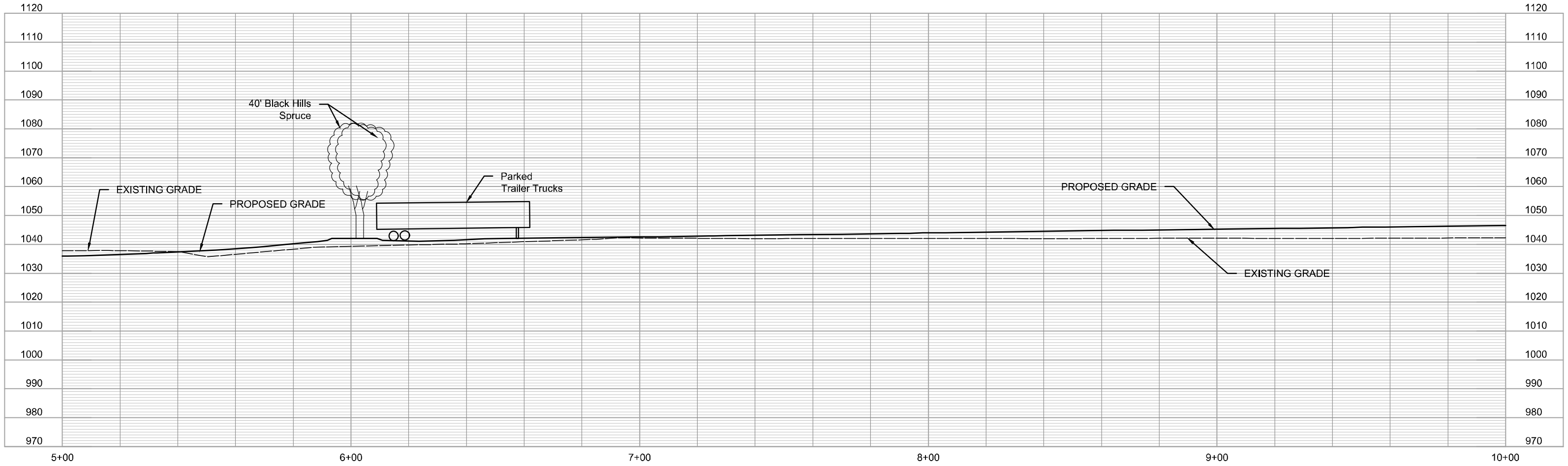
Renaissance Infrastructure Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Feb 01 , 2023-8:13pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg



SIGHT LINE 6



Sheet
C10

Sight Lines

22-0224
Inland Port IX

Plan & Profile
Sight Line 6

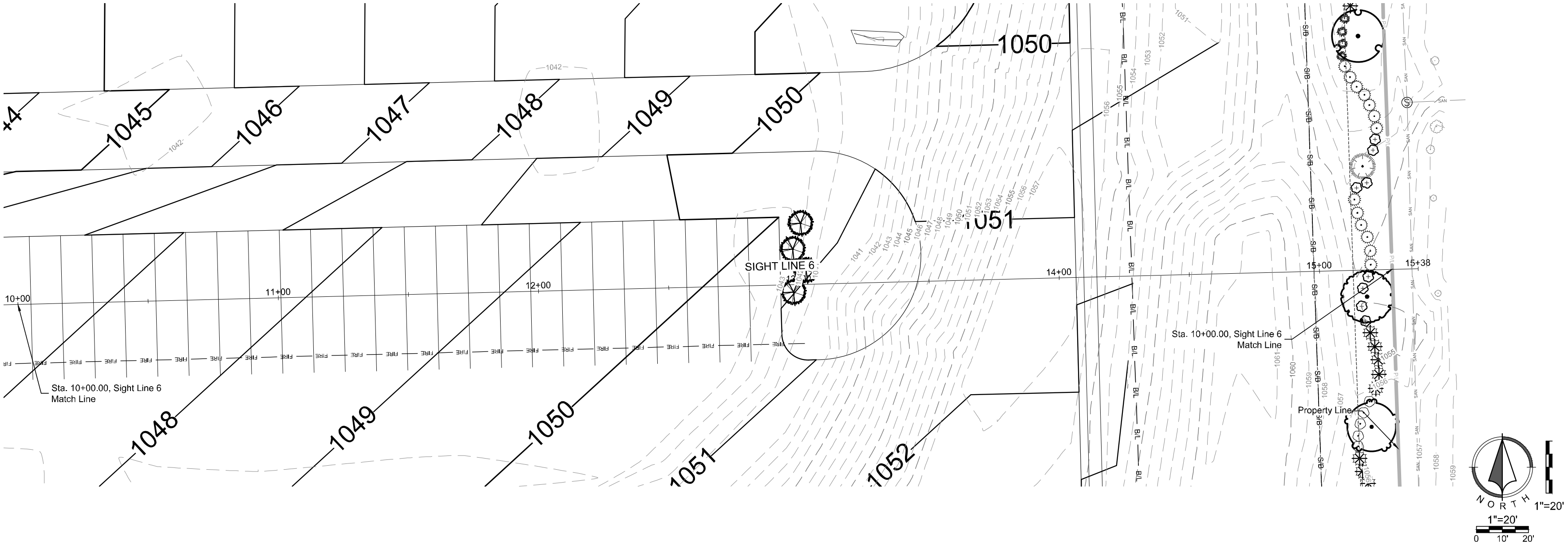
NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

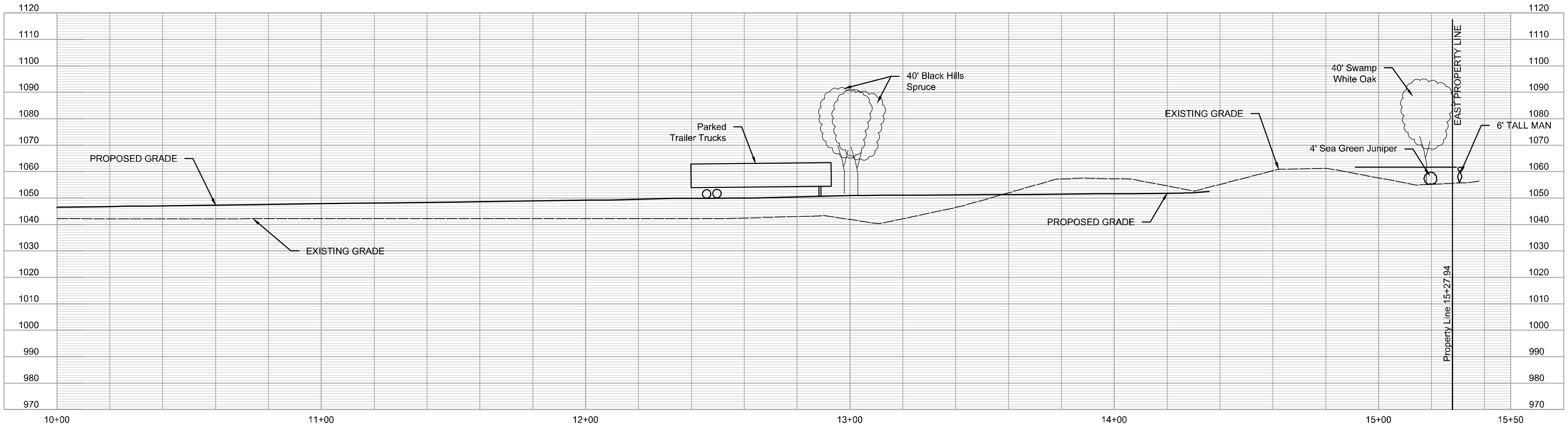
Renaissance
Infrastructure
Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Feb 01 , 2023-8:13pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg

Sheet
C11





Sight Lines

22-0224
Inland Port IX

Plan & Profile
Sight Line 6

NO.	BY	QD	DATE	REVISION
	JA	PC	2/02/2023	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Feb 01 , 2023-8:13pm
Z:\RIC Design\2022\22-0224\Dwg\Exhibits\22-0224 Sight Lines.dwg