GREENSPACE

Application ZA2023-01
Southeast Corner of the intersection of Nelson Street and E. 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The City is requesting to rezone 1.46 acres on 11 parcels of land and public alley right-of-way located between E. Nelson Street and E. Martin Street and between E. 3rd Street and E. 4th Street from R-1 (Single Family Residence District) and C-D (Downtown Commercial District) to the C-D (Downtown Commercial District).

A Public Hearing is required.

Owner and Applicant
City of Edgerton

Existing Zoning and Land Use
Currently C-D and R-1 with two (2) structures currently being used for City offices and accessory garages for storage of City equipment.

Parcel Size
1.46 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

Subject Site

The 1.46-acre subject property is located within the Bull Creek watershed and was a part of the original City of Edgerton plat recorded in 1870.

Site History and Past Approvals

The northern parcels currently contain a single-family residential structure that the City of Edgerton purchased in 2014. The structure was constructed in 1900 and is currently being used as office space for Community Development staff and was constructed in 1900. The red garage accessory building was constructed in 1902 and is currently being used as storage for City equipment and supplies.

The City acquired the vacant properties fronting E. Martin Street between 2009 and 2016. In 2022, the City purchased 414 E. 4th Street and is in the process of converting that structure into City offices for the Community Development staff. The structure on that parcel was erected in 2000. Prior to the February 14, 2023 meeting, there have not been any applications presented to the Planning Commission.

Proposed Use

This rezoning request is being made in preparation for development of a community building (Greenspace), for which a Final Site Plan, Preliminary Plat, and Final Plat applications are also on this agenda for.

The existing house and red garage building will be demolished to clear the land for the proposed building. The vacant parcels to the south will be used as a parking area for the community building and the structure at 414 W. 4th Street will remain for City staff to use as office space.

REZONING REVIEW

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



Figure 1 – Subject Property Outlined in Red

Staff has reviewed the rezoning application with respect to the Edgerton UDC, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. Review comments are listed below.

1. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** – The 2018 Downtown Edgerton Plan provided the goal of revitalizing downtown and the streetscapes and a key finding in that plan was there was limited park and activity space located west of the railroad tracks. Rezoning these parcels to C-D will help fulfill Edgerton's need of an activity space.
2. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – As shown in Figure 1 of this Staff Report, the subject parcel is near other parcels which currently contain a commercial zoning designation.

The surrounding area to the north and east is developed with commercial buildings, while the area to the west and south is developed in a residential manner with the exception of the Fire Station immediately across 3rd Street. The proposed C-D zoning is compatible with the commercial development to the north and east.

3. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** – As noted in #2 above, the proposed zoning is compatible with the existing zoning of neighboring and nearby parcels. The proposed zoning and land use is consistent with the City's Future Land Use Map.
4. **Suitability of the uses to which the property has been restricted under its existing zoning** – The current zoning of R-1 would allow for this use, however, it includes development standards (such as setbacks) that are more prohibitive. The proposed C-D zoning has development standards that are more consistent with a Downtown development style. The zoning change would allow the proposed use to be more aesthetically consistent with the other brick buildings in Downtown Edgerton.
5. **Length of time the subject property has remained vacant under the current zoning designation** – The current structures on the northern parcels have been there since the early 1900s and was zoned to R-1 in 1992. The structure on the southern parcel has been there since 2000 and the remaining parcels have been vacant since 2011. The other sections of properties have retained the same zoning designation since the creation of the zoning districts in 1988.
6. **The extent to which the zoning amendment may detrimentally affect nearby property** – The change to a commercial zoning will have an increase in pedestrian and vehicular traffic. A Final Site Plan has been submitted and will be considered by the Planning Commission during the same meeting. This Site Plan will address the pedestrian and vehicular traffic flow around the site. Any other possible affects will be addressed by the Final Site Plan submittal.
7. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** – This is not a request for a PUD.
8. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services –** All required utilities are already onsite and will be used by the development.
9. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property –** The Downtown Edgerton Plan includes a plan for the streetscape on both sides of Nelson Street. Part of that plan is to include on street parking on the north and south side of Nelson Street. In the Final Site Plan, the applicant has indicated a desire to make those changes on Nelson Street. A parking lot is shown on the southern parcels, which is also included in the Downtown Edgerton Plan. Sidewalks would remain on both sides of Nelson Street and sidewalks will be included on 3rd Street, per the Final Site Plan.
10. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm -** The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management

requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan (SWPPP) that is reviewed by the City and the State. A full stormwater study of the site is also required and will be reviewed by the City Engineer prior to the issuance of a Land Disturbance Permit.

11. **The economic impact on the community from the uses allowed in the proposed zoning** – The City owns the property, and therefore there will not be any additional revenue from this development. This proposed development will create a destination in Downtown Edgerton which in turn will increase the business seen at the local retail shops currently present in Downtown Edgerton.
12. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be no relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications.
13. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - The Edgerton Comprehensive Plan lists this area (E Nelson Street between E 3rd and E 4th Streets) as an opportunity for redevelopment of the downtown area. The Comprehensive Plan states this area should be a walkable space that will attract and serve a retail business niche. There are more businesses downtown and having a community building will help drive traffic towards those businesses. The Downtown Edgerton Plan, created in response to the Comprehensive Plan calling for an effort to create a theme and vision for Downtown, also calls for a community building other than City Hall. The proposed development lines up with both of those key documents for the City.
14. **The recommendation of professional staff** - Staff recommendation provided on page 8.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for ZA2023-01	
1	Future Land Use Map	03/10/2011

STAFF RECOMMENDATION

City Staff recommends approval of Rezoning **Application ZA2023-01** for *Greenspace*, with no stipulations:

Note: For Application ZA2023-01 the Planning Commission is the recommending body for the application to the Governing Body. The Application will be presented to the Governing Body on March 9, 2023.

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Rezoning Application (Fee: $250)

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE Corner of Nelson St and E. 3rd Street

PURPOSE FOR REZONING: Construction of new community building

REQUESTED REZONING CHANGE: FROM R-1 (Current Zoning) TO C-D (Proposed Zoning)

LEGAL DESCRIPTION: Lots Lots 3-12, Lots 16-24, and the adjoining alley between Lots 3-9 and Lots 16-22
Block, 15, City of Edgerton (Martin), Johnson County, Kansas; please see attached legal description

CURRENT LAND USE: City offices and storage

PROPERTY OWNER'S NAME(S): City of Edgerton PHONE: 913-893-6231

COMPANY: _____ FAX: _____

MAILING ADDRESS: 404 East Nelson Street (Street) Edgerton (City) KS (State) 66021 (Zip)

APPLICANT/AGENTS NAME(S): City of Edgerton PHONE: 913-893-6231

COMPANY: _____ FAX: _____

MAILING ADDRESS: 404 East Nelson Street (Street) Edgerton (City) KS (State) 66021 (Zip)

ENGINEER/ARCHITECT'S NAME(S): Lee Ryherd PHONE: 913-444-9615

COMPANY: SMH Consultants FAX: _____

MAILING ADDRESS: 5201 Johnson Drive (Street) Mission (City) KS (State) 66202 (Zip)

SIGNATURE OF OWNER OR AGENT: Bill Rine
If not signed by owner, authorization of agent must accompany this application.

FOR OFFICE USE ONLY

Case No.: RZ- ZA2023-01 Amount of Fee Paid:$ NA Date Fee Paid: NA Receipt # NA

Cashier Code: REZONE Received By: Christopher Clinton Date of Hearing: 2/14/2023

REZONING INSTRUCTIONS

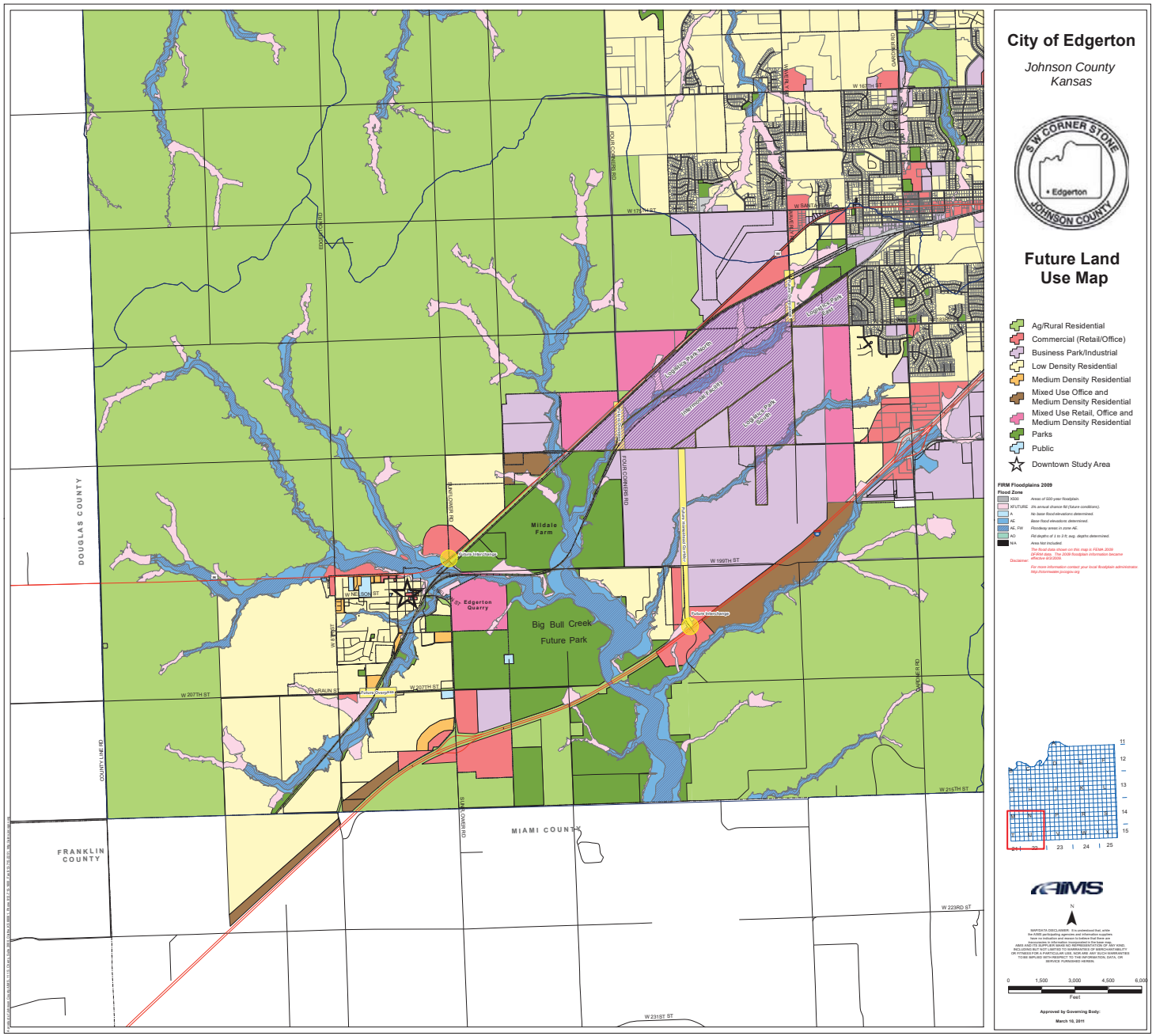
CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached Property Owner Notification Letter) of the public hearing for the requested rezoning by certified mail, return receipt requested, to all owners of land within the notification area: two hundred (200) feet within the city limit, one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership of the land within the notification area can be obtained from the Johnson County Department of Records and Tax Administration, or through a title insurance company (preferred method). A list of property owners within the notification area

LotsDescription:

Lots 3-12, Lots 16-24, and the adjoining alley between Lots 3-9 and Lots 16-22, Block 15, City of Edgerton (Martin), Johnson County, Kansas more particularly described as follows:

Beginning at the Northeast Corner of said Lot 3; thence
S 01°52’04” E 129.85 feet to the Southeast Corner of said Lot 3; thence
S 01°52’04” E 10.00 feet to the Northeast Corner of said Lot 22; thence
N 87°59’25” E 49.96 feet to the Northeast Corner of said Lot 24; thence
S 01°52’11” E 129.80 feet to the Southeast Corner of said Lot 24; thence
S 87°54’35” W 150.03 feet to the Southeast Corner of said Lot 18; thence
S 88°01’51” W 75.06 feet to the Southwest Corner of said Lot 16; thence
N 01°50’07” W 129.98 feet to the Northwest Corner of said Lot 16; thence
N 01°50’07” W 10.00 feet to the Southwest Corner of said Lot 9; thence
S 87°59’21” W 74.73 feet to the Southwest Corner of said Lot 12; thence
N 01°51’26” W 130.02 feet to the Northwest Corner of said Lot 12; thence
N 88°01’41” E 249.75 feet to the point of beginning, containing 1.46 acres.
Tim Sloan, PLS 783, January 20, 2023.

Subject to easements and restrictions of record.



City of Edgerton

Johnson County
Kansas

SW CORNER STONE
Edgerton
JOHNSON COUNTY

Future Land Use Map

- Ag/Rural Residential
- Commercial (Retail/Office)
- Business Park/Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Office and Medium Density Residential
- Mixed Use Retail, Office and Medium Density Residential
- Parks
- Public
- Downtown Study Area

FIRM Floodplains 2009

Flood Zone

500	*Areas of 500-year floodplain.*
X-FUTURE	*1% annual chance fld (future conditions).*
A	*No base flood elevations determined.*
AE	*Base flood elevations determined.*
AE, FW	*Floodway areas in zone AE.*
AO	*Fld depths of 1 to 3 ft; avg. depths determined.*
N/A	*Area Not Included.*

The flood data shown on this map is FEMA 2009 DFIRM data. The 2009 floodplain information became effective 8/3/2009.

Disclaimer:

For more information contact your local floodplain administrator. http://stormwater.jocogov.org

AIMS

N

MAP/DATA DISCLAIMER: It is understood that, while the GIS participating agencies and information suppliers have used their best efforts to ensure the accuracy of information incorporated in the base maps, ALL DATA IS PROVIDED "AS IS" WITHOUT WARRANTIES OF ANY KIND, INCLUDING NO EXPRESS OR IMPLIED WARRANTIES OF NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HEREIN.

0 1,500 3,000 4,500 6,000

Feet

Approved by Governing Body:

March 15, 2011

GREENSPACE

Application PP2023-01
Southeast corner of the intersection of Nelson Street and 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The City is requesting approval of a Preliminary Plat located at the southeast corner of the intersection of Nelson Street and E. 3rd Street.

A Public Hearing is required.

Owner and Applicant
City of Edgerton

Existing Zoning and Land Use
Currently R-1 (Single Family Residential) and C-D (Downtown Commercial) with 2 single family residences and garages used by City staff for offices and storage. There is a request to rezone the property to the C-D (Downtown Commercial) District also on this agenda (ZA2023-01).

Parcel Size
1.46 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

Subject Site

The 1.46-acre subject property is located within the Bull Creek watershed and was a part of the original City of Edgerton plat recorded in 1870.

Utilities and service providers:

a. Water Provider – City of Edgerton.
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 northern parcels currently contain a single-family residential structure that the City of Edgerton purchased in 2014. The structure was constructed in 1900 and is currently being used as office space for the Community Development staff. The red garage accessory building was constructed in 1902 and is used as storage for City equipment and supplies.

The City acquired the vacant properties fronting E. Martin Street between 2009 and 2016. In 2022, the City purchased 414 E. 4th Street and is in the process of converting that structure into city offices for the Community Development staff. The structure on that parcel was erected in 2000. Prior to the February 14, 2023 meeting, there have not been any applications presented to the Planning Commission.

Proposal

This Preliminary Plat request is being made in preparation for development of a community building. The house and the red building will be demolished to clear the land for the proposed building. Prior to the construction of the proposed building, the lots must first be consolidated with a Final Plat. A Preliminary Plat must be approved prior to consideration of a Final Plat, and the related Final Plat for this proposal is also on this agenda. Development requirements and details of the Greenspace building are provided with the related Final Site Plan, which is also on this agenda (FS2023-01).

PRELIMINARY PLAT REVIEW

Staff has reviewed the Preliminary Plat submittal for compliance with the requirements in Section 13.3.C of Article 13 of the Edgerton UDC. Review comments are listed below.

Content of Preliminary Plat

1. A legal description and current zoning.
   a. *The bearing of the westernmost segment of the southernmost property line must be revised to match the legal description in the upper left corner.*
   b. *The current zoning for Lots 8 through 12 and Lots 16 through 24 is R-1.*
   c. *The current zoning for Lots 3 through 7 is C-D.*
   Update Preliminary Plat.

2. Name and seal of surveyor/engineer.
   a. *The seal needs to be signed.*
   Update Preliminary Plat.

3. Signature block and date for review of Zoning Administrator.
   a. *The Zoning Administrator is Zachary Moore.*
   Update Preliminary Plat.

4. Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, the principal structure and the lateral field (if a lateral field is used).
   a. *The setbacks are not shown. The C-D setback should be used due to the application for rezoning being presented to the Planning Commission during the same meeting.*
   Update Preliminary Plat.

5. Date surveyed.
   a. *The date of the field works needs to be provided.*
   Update Preliminary Plat.

6. Contours at vertical intervals of 4 feet or less.
   a. *The proposed contours have not been provided.*
   Update Preliminary Plat.

7. A copy of the proposed restrictive covenants.
   a. *No restrictive covenants have been shown.*
   Any restrictive covenants will need to be shown on the Final Plat.

NOTICE OF CITY CODES AND PERMITS

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

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City

permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for PP2023-01	1/18/2022
1	Preliminary Plat PP2023-01	2/2023

STAFF RECOMMENDATION

City Staff recommends approval of Preliminary Plat **Application PP2023-01** *Greenspace*, subject to the following stipulations:

1. All Preliminary Plat requirements of the City listed on page 3 shall be met or addressed prior to Certification by the Zoning Administrator.
2. All infrastructure requirements of the City shall be met throughout development.
3. All City Engineer comments related to Stormwater Management Plan must be addressed throughout development.
4. The preliminary plat shall be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

Note: For Application PP2023-01 the Planning Commission is the final authority for approval.

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Preliminary Plat Application

☑ INITIAL SUBMISSION ☐ RE-REVIEW

NAME OF PROPOSED SUBDIVISION: Edgerton Greespace

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 305 E Nelson Street

LEGAL DESCRIPTION: Lots 3 through 12, Block 15. AND Lots 16 through 20 and the West 5 feet of Lot 21, Block 15. AND The East 20 feet of Lot 21 and all of Lots 22, 23, and 24, Block 15, TOWN OF MARTIN, a subdivision in the City of Edgerton, Johnson County, Kansas.

CURRENT ZONING ON SUBJECT PROPERTY: "C-D", R-1 CURRENT LAND USE: Government/Public

TOTAL AREA: 1.42 Ac Acres NUMBER OF LOTS: 2 AVG. LOT SIZE: 30,846 Sq. Ft.

DEVELOPER'S NAME(S): _____ PHONE: 913.893.6231

COMPANY: City of Edgerton FAX: _____

MAILING ADDRESS: 404 East Nelson
Street City State Zip

PROPERTY OWNER'S NAME(S): _____ PHONE: 913.893.6231

COMPANY: City of Edgerton FAX: _____

MAILING ADDRESS: 404 East Nelson
Street City State Zip

ENGINEER'S NAME(S): Lee Ryherd PHONE: 913.444.9615

COMPANY: SMH Consultants FAX: _____

MAILING ADDRESS: 5201 Johnson Drive, Mission KS 66202
Street City State Zip

SIGNATURE OF OWNER OR AGENT: _____
If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

Application No.: PP2023-01 Application Fee Paid: $ N/A Date Fee Paid: N/A Receipt # N/A

Codes: PREPLAT or PUBLISH Publication Fee Paid: $ N/A Date Fee Paid: N/A Receipt # N/A

Received By: Christopher Clinton

vs. 6.1.22

Preliminary Plat

EDGERTON GREENSPACE

An Addition to the City of Edgerton, Johnson County, Kansas

PROGRESS DOCUMENT
FOR REFERENCE ONLY

DESCRIPTION:

Lots 3-12, Lots 16-24, and the adjoining alley between Lots 3-9 and Lots 16-22, Block 15, City of Edgerton (Martin), Johnson County, Kansas more particularly described as follows:

Beginning at the Northeast Corner of said Lot 3; thence
S 01°42'04" E 129.85 feet to the Southeast Corner of said Lot 3; thence
S 01°42'04" E 15.00 feet to the Northeast Corner of said Lot 22; thence
N 87°59'25" E 46.96 feet to the Northeast Corner of said Lot 24; thence
S 01°52'11" E 129.80 feet to the Southeast Corner of said Lot 24; thence
S 87°54'35" W 150.03 feet to the Southeast Corner of said Lot 16; thence
S 88°01'51" W 75.06 feet to the Southwest Corner of said Lot 16; thence
N 01°58'07" W 129.98 feet to the Northwest Corner of said Lot 16; thence
N 01°58'07" W 10.00 feet to the Southwest Corner of said Lot 9; thence
S 87°59'24" W 74.73 feet to the Southwest Corner of said Lot 12; thence
N 01°51'26" W 130.02 feet to the Northwest Corner of said Lot 12; thence
N 88°01'41" E 249.75 feet to the point of beginning, containing 1.46 acres.
Tim Sloan, PLS 783, January 20, 2023.

Subject to easements and restrictions of record.

CERTIFICATE OF THE PLANNING COMMISSION

STATE OF KANSAS) SS
COUNTY OF JOHNSON)

APPROVED BY, the Planning Commission of the City of Edgerton, Johnson County, Kansas, this

_____day of_____, 2022.

_____
John Daley, Chairman

CERTIFICATE OF THE GOVERNING BODY

STATE OF KANSAS) SS
COUNTY OF JOHNSON)

APPROVED BY, the Governing Body of the City of Edgerton, Johnson County, Kansas, this

_____day of_____, 2022.

_____
Donald Roberts, Mayor

CERTIFICATE OF THE ZONING ADMINISTRATOR

STATE OF KANSAS) SS
COUNTY OF JOHNSON)

APPROVED BY, the Zoning Administrator of the City of Edgerton, Johnson County, Kansas, this

_____day of_____, 2022.

_____
Chris Clinton, Zoning Administrator

CERTIFICATE OF THE CITY ENGINEER

STATE OF KANSAS) SS
COUNTY OF JOHNSON)

APPROVED BY, the City Engineer of the City of Edgerton, Johnson County, Kansas, this

_____day of_____, 2022.

_____
David Hamby, City Engineer

Reviewed in accordance with KSA 58-2005 on this_____day of _____, 2022.

Approved:_____.

License Number:_____ Date:_____.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS) SS
COUNTY OF JOHNSON)

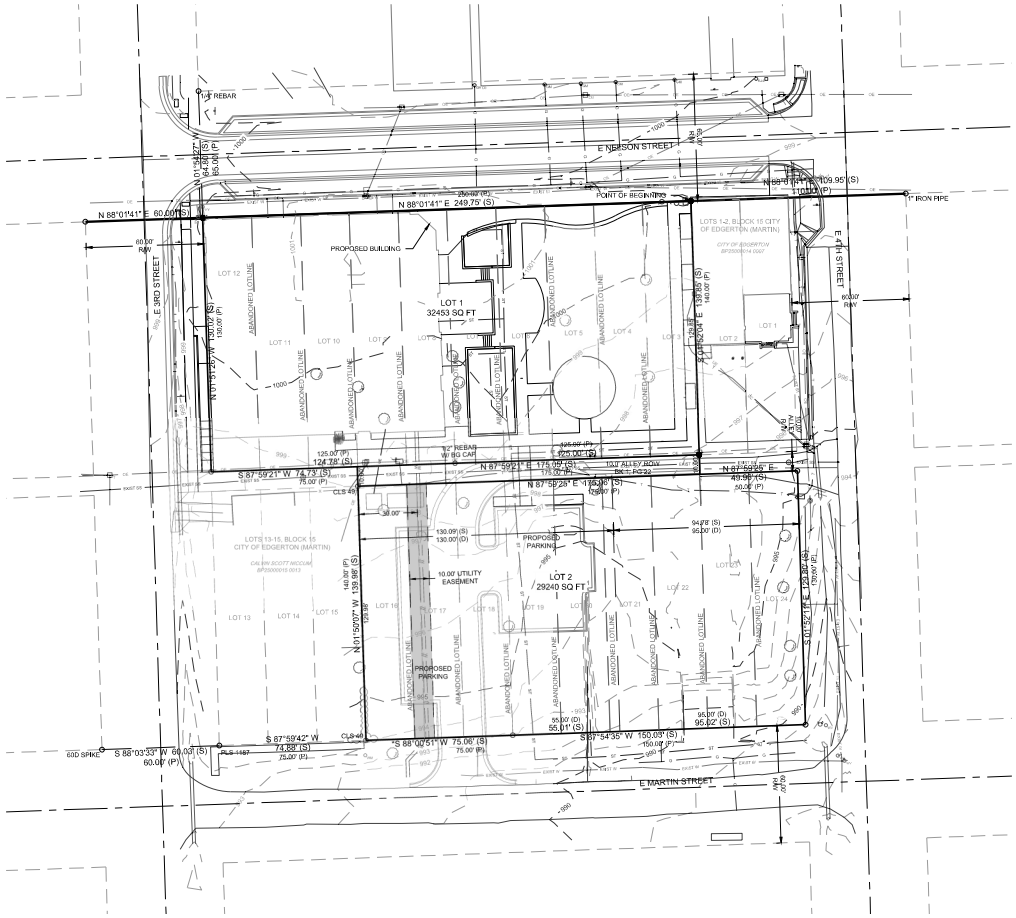
I, the undersigned, do hereby certify that I am a Professional Surveyor in the State of Kansas, with experience and proficiency in land surveying; and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

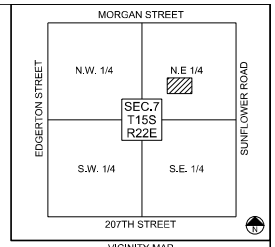
Given under my hand and seal at Manhattan, Kansas this_____day of_____A.D., 2022.

SMH Consultants
By: Tim Sloan

_____
Tim Sloan, P.S.
Vice-President

TIM SLOAN REGISTERED LS-783 KANSAS LAND SURVEYOR





VICINITY MAP
(NOT TO SCALE)

Notes:
No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as platted, as per agreement with the landowner.

There are no lines of possession that affect this survey.

Parent tract is recorded in Book 201611, Page 6068, Register of Deeds Office, Johnson County, Kansas.

No existing buildings are shown, as per agreement with the owners.

All building setback requirements shall be determined by the zoning district, unless otherwise noted.

Zoning: "C-0"

All lots shown on this plat are serviced by Public Water and/or Sewer.

Boundary closure error of 1/843780 for Lot 1 and 1/845279 for Lot 2.

Floodplain Note:
Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 20091C0132G, effective date, August 3, 2009.

Utility Notes:
Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any tree limbs, vines, and brush on lands adjacent to the utility easement wherever, in the utility companies judgment, such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

LEGEND

- Monument Found (1/2" Rebar), Origin: City of Edgerton (Martin), unless otherwise noted
- 1/2"x24" Rebar w/CL S66 Cap Set
- * Assumed Bearing
- (P) Plat Dimension
- (D) Deed Dimension
- (S) Surveyed Dimension
- Lotline to be Abandoned with this plat
- Utility Easement Hatch

SCALE: 1" = 30'

Lot Data

Lot Area	Setbacks			Building Envelope
	Front	Side	Rear	
32453	0	0	0	32453
29240	0	0	0	29239

SURVEYOR:
SMH Consultants, P.A.
Tim Sloan, Vice-President
2017 Vanesta Place, Suite 110
Manhattan, KS 66503
PH: 785-776-0541

OWNER:
CITY OF EDGERTON
404 E NELSON ST,
EDGERTON, KS 66021

PROGRESS DOCUMENT
FOR REFERENCE ONLY

SMH CONSULTANTS
Civil Engineering ● Land Surveying ● Landscape Architecture
www.smhconsultants.com
Manhattan, KS - HQ P: (785) 776-0541 **Dodge City, KS** P: (620) 255-1952
Kansas City P: (913) 444-9615 **Colorado Springs, CO** P: (719) 465-2140

Drawn By: ASJ Project # 2108-0343 TDS # 88

FEBRUARY 2023

GREENSPACE

Application FP2023-01
Southeast corner of the intersection of Nelson Street and E. 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The City is requesting approval of a Final Plat at the southeast corner of the intersection of Nelson Street and E. 3rd Street.

Owner and Applicant
City of Edgerton

Existing Zoning and Land Use
Currently R-1 (Single Family Residential) and C-D (Downtown Commercial) with 2 single family residences and garages used by City staff for offices and storage. There is a request to rezone the property to the C-D (Downtown Commercial) District also on this agenda (ZA2023-01).

Parcel Size
1.46 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

Subject Site

The 1.46-acre subject property is located within the Bull Creek watershed and was a part of the original City of Edgerton plat recorded in 1870.

Utilities and service providers:

a. Water Provider – City of Edgerton.
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 northern parcels currently contain a single-family residential structure that the City of Edgerton purchased in 2014. The structure was constructed in 1900 and is currently being used as office space for the Community Development staff. The red garage accessory building was constructed in 1902 and is used as storage for City equipment and supplies.

The City acquired the vacant properties fronting E. Martin Street between 2009 and 2016. In 2022, the City purchased 414 E. 4th Street and is in the process of converting that structure into city offices for the Community Development staff. The structure on that parcel was erected in 2000. Prior to the February 14, 2023 meeting, there have not been any applications presented to the Planning Commission.

Proposal

This Final Plat request is being made in preparation for development of a community building. This Final Plat will replat 1.46 acres of land into parcels into two (2) lots and will dedicate public easements and alley right-of-way. The northern lot will include a community building (Greenspace) and the southern lot will include a parking lot to serve the community building. Full details of the community building are provided with the related Final Site Plan (FS2023-01), which is also on this agenda.

FINAL PLAT REVIEW

Staff has reviewed the Final Plat submittal for compliance with the requirements in Section 13.3.G of Article 13 of the Edgerton Unified Development Code (UDC). Review comments are as follows:

Section 13.3.G Final Plat. Required Contents

1. The instrument of survey which shows the point of beginning, corners, bearing, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pin, monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar.
   a. *The bearing of the north line of Lot 1 should be N 88° 01'40" E according to the bearings of the adjacent lines.*
   Update Final Plat.

2. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes.
   a. *The Data Table does not show the fifteen (15) foot side yard setback and the twenty (20) foot rear yard setback. These are the setbacks for the C-D district. A rezoning application is going to be presented to the Planning Commission at the same meeting to rezone all the parcels to C-D, Downtown Commercial.*
   Update Final Plat.

3. All easements with widths, and roads with curve data.
   a. *Additional utility easements may be necessary. The plat should be reviewed by the Utility Companies.*
   Update Final Plat as needed.

4. The location of existing utility easements.
   a. *All existing need to be shown regardless of whether they are platted (Note 1).*
   Update Final Plat.

5. Certificate of the Zoning Administrator.
   a. *Zachary Moore is the Zoning Administrator.*
   Update Final Plat.

NOTICE OF CITY CODES AND PERMITS

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

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

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FP2023-01	12/27/2022
1	Final Plat	2/2023

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FP2023-01** *Greenspace*, subject to the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.
2. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code (UDC).
3. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
4. All City Engineer comments related to the Stormwater Management Plan must be addressed prior to issuance of a building permit.
5. All Final Plat requirements of the City listed on page 3 shall be met or addressed prior to recording of the Plat.
6. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the Final Plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

Note: For Application FP2023-01 the Planning Commission will be the approving authority for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat will be presented to the Governing Body on February 23, 2023.

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Final Plat Application

☒ INITIAL SUBMISSION ☐ RE-REVIEW

NAME OF PROPOSED SUBDIVISION: City of Edgerton (Martin) Replat

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 305 E Nelson Street

LEGAL DESCRIPTION: Lots 3 through 12, Block 15. AND Lots 16 through 20 and the West 5 feet of Lot 21, Block 15. AND The East 20 feet of Lot 21 and all of Lots 22, 23, and 24, Block 15, TOWN OF MARTIN, a subdivision in the City of Edgerton, Johnson County, Kansas.

CURRENT ZONING ON SUBJECT PROPERTY: R-1 CURRENT LAND USE: Government/Public

TOTAL AREA: 1.42 Ac Acres NUMBER OF LOTS: 2 AVG. LOT SIZE: 30,846 Sq. Ft.

DEVELOPER'S NAME(S): _____ PHONE: 913.893.6231

COMPANY: City of Edgerton FAX: _____

MAILING ADDRESS: 404 East Nelson
Street City State Zip

PROPERTY OWNER'S NAME(S): _____ PHONE: 913.893.6231

COMPANY: City of Edgerton FAX: _____

MAILING ADDRESS: 404 East Nelson
Street City State Zip

ENGINEER'S NAME(S): Lee Ryherd PHONE: 913.444.9615

COMPANY: SMH Consultants FAX: _____

MAILING ADDRESS: 5201 Johnson Drive, Mission KS 66202
Street City State Zip

SIGNATURE OF OWNER OR AGENT: Lee J Ryherd

Digitally signed by Lee J Ryherd
DN: C=US, E=lryherd@smhconsultants.com, O=SMH Consultants, CN=Lee J Ryherd
Reason: I am the author of this document
Date: 2022.12.27 09:59:28-06'00'

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

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

Application No.: FP2023-01 Application Fee Paid: $ NA Date Fee Paid: NA Receipt # NA

Cashier Code: FINALPLAT Received By: Christopher Clinton

A Replat of Lots 3-12 & 16-24, City of Edgerton (Martin), Johnson County Kansas,
and shall hereafter be known as

EDGERTON GREENSPACE

An Addition to the City of Edgerton, Johnson County, Kansas

PROGRESS DOCUMENT
FOR REFERENCE ONLY

DESCRIPTION:

Lots 3-12, Lots 16-24, and the adjoining alley between Lots 3-9 and Lots 16-22, Block 15, City of Edgerton (Martin), Johnson County, Kansas more particularly described as follows:

Beginning at the Northeast Corner of said Lot 3; thence
S 01°52'04" E 129.85 feet to the Southeast Corner of said Lot 3; thence
S 01°52'04" E 10.00 feet to the Northeast Corner of said Lot 22; thence
N 87°59'25" E 49.96 feet to the Northeast Corner of said Lot 24; thence
S 01°52'11" E 129.80 feet to the Southeast Corner of said Lot 24; thence
S 87°54'35" W 150.03 feet to the Southeast Corner of said Lot 16; thence
S 88°01'51" W 75.06 feet to the Southwest Corner of said Lot 16; thence
N 01°56'07" W 129.98 feet to the Northwest Corner of said Lot 16; thence
N 01°56'07" W 10.00 feet to the Southwest Corner of said Lot 9; thence
S 87°59'21" W 74.73 feet to the Southwest Corner of said Lot 12; thence
N 01°51'26" W 130.02 feet to the Northwest Corner of said Lot 12; thence
N 88°01'41" E 249.75 feet to the point of beginning, containing 1.46 acres.
Tim Sloan, PLS 783, January 20, 2023.

Subject to easements and restrictions of record.

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Edgerton Greenspace".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lands, and alleys.

An easement or license is hereby granted to the City of Edgerton, Johnson County, Kansas, to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance, and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc. upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Drainage Easement" or "D/E" are for storm drainage facilities only. "Sanitary Sewer Easement" or "S/E" are for sanitary sewer facilities only. "Power Easement" or "P/E" are for electric power facilities only. "Ingress-Egress Easement" or "I-E/E" shall be for pedestrian access only.

The undersigned proprietors of the above described land hereby consent and agree that the Board of County Commissioners of Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated public ways or thoroughfares.

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public way and thoroughfares, all parcels, and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility, or corporation on said parts of the land so dedicated, and any pipes and wires, conduits, ducts, or cables heretofore installed proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Edgerton from any expense incident to the relocation of any such existing utility installations within said prior easement.

Given under my hand at_____, Kansas this_____day of _____, 2023.

City of Edgerton, Kansas

_____
Donald Roberts, Mayor

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED, that on this_____day of_____, 2023, before me, the undersigned, a notary public in and for the County and State aforesaid, came

Donald Roberts, Mayor of City of Edgerton, Kansas

who is personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same for himself and the use and purposes herein setforth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last above written.

_____
Notary Public

My Commission Expires: _____

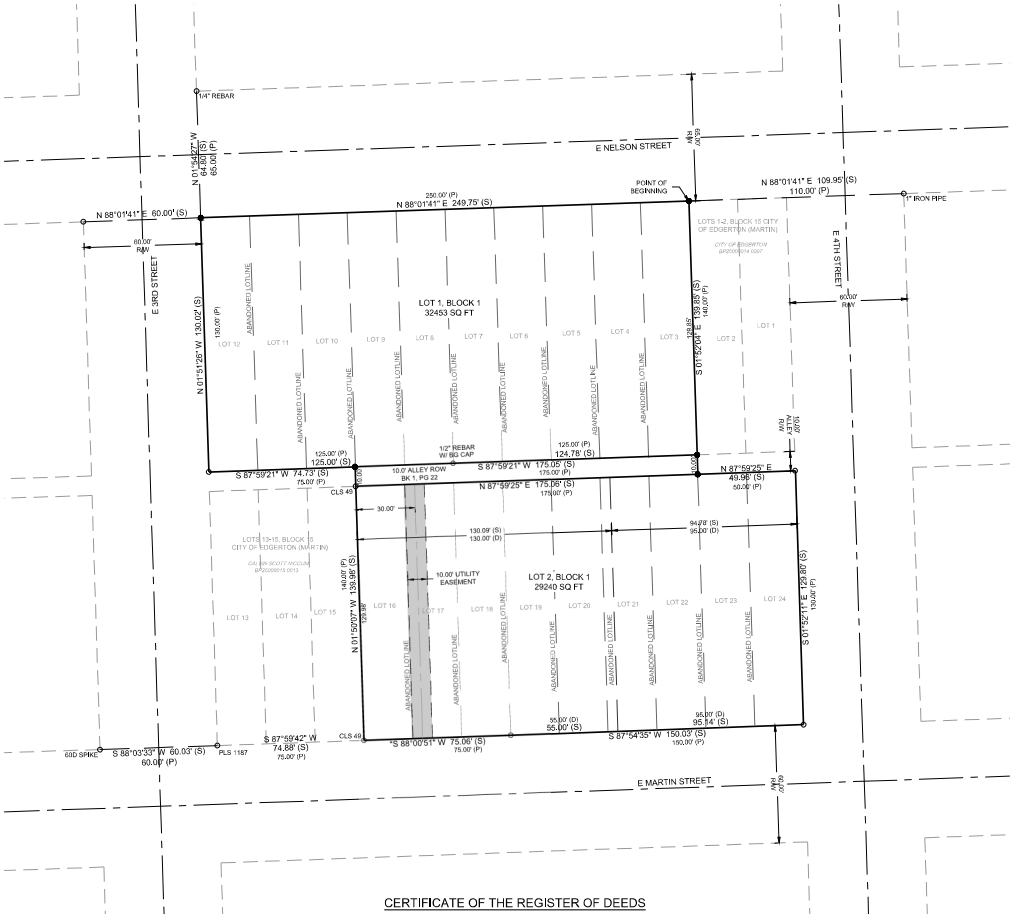
CERTIFICATE OF THE ZONING ADMINISTRATOR

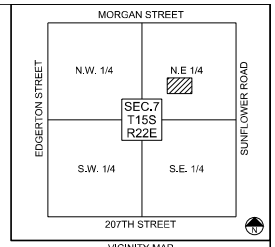
STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Zoning Administrator of the City of Edgerton, Johnson County, Kansas, this

_____day of_____, 2023.

_____
Chris Clinton, Zoning Administrator





VICINITY MAP
(NOT TO SCALE)

Notes:
No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as platted, as per agreement with the landowner.

There are no lines of possession that affect this survey.

Parent tract is recorded in Book 201611, Page 6068, Register of Deeds Office, Johnson County, Kansas.

No existing buildings are shown, as per agreement with the owners.

All building setback requirements shall be determined by the zoning district, unless otherwise noted.

Zoning: "C-O"

All lots shown on this plat are serviced by Public Water and/or Sewer.

Boundary closure error of 1/843780 for Lot 1 and 1/845279 for Lot 2.

Floodplain Note:
Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 20091C0132D, effective date, August 3, 2009.

Utility Notes:
Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any tree limbs, vines, and brush on lands adjacent to the utility easement wherever, in the utility companies judgment, such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

LEGEND

- ○ Monument Found (1/2" Rebar), Origin: City of Edgerton (Martin), unless otherwise noted
- ● 1/2"x24" Rebar w/CLS66 Cap Set
- * Assumed Bearing
- (P) Plat Dimension
- (D) Deed Dimension
- (S) Surveyed Dimension
- Lotline to be Abandoned with this plat
- Utility Easement Hatch

SCALE: 1" = 30'

Lot Data				
Lot Area	Setbacks			Building Envelope
	Front	Side	Rear	
32453	0	0	0	32453
29240	0	0	0	29239

CERTIFICATE OF THE GOVERNING BODY

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Governing Body of the City of Edgerton, Johnson County, Kansas, this

_____day of_____, 2023.

_____ ATTEST _____
Donald Roberts, Mayor Alex Clower, City Clerk

Reviewed in accordance with KSA 58-2005 on this_____day of _____, 2023.

Approved:_____.

License Number:_____ Date:_____.

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

This instrument was filed for record on the _____ day of _____ A.D.

2023, at _____ 0'clock ____.M. and duly recorded in Book _____ on

Page _____ .

_____
Register of Deeds

CERTIFICATE OF THE PLANNING COMMISSION

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

APPROVED BY, the Planning Commission of the City of Edgerton, Johnson County, Kansas, this

_____day of_____, 2023.

_____ _____
John Daley, Chairman Charlie Crooks, Secretary

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS

I, the undersigned, do hereby certify that I am a Professional Surveyor in the State of Kansas, with experience and proficiency in land surveying; and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief. Field work was completed on November 22, 2022.

Given under my hand and seal at Manhattan, Kansas this_____day of_____A.D., 2023.

SMH Consultants
By: Tim Sloan

_____
Tim Sloan, P.S.
Vice-President

TIM SLOAN REGISTERED LS-783 KANSAS LAND SURVEYOR

PROGRESS DOCUMENT
FOR REFERENCE ONLY

SMH CONSULTANTS
Civil Engineering ● Land Surveying ● Landscape Architecture
www.smhconsultants.com
Manhattan, KS - HQ P: (785) 776-0541 ♥ **Dodge City, KS** P: (620) 255-1952
Kansas City P: (913) 444-9615 ◆**Colorado Springs, CO** P: (719) 465-2140

Drawn By: ASJ Project # 2108-0343 TDS # 88

FEBRUARY 2023

GREENSPACE

Application FS2023-02
Southeast corner of the intersection of Nelson Street and E. 3rd Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The City is requesting approval of a Final Site Plan located on the southeast corner of the intersection of Nelson Street and E. 3rd Street.

A Public Hearing is required.

Owner and Applicant
City of Edgerton

Existing Zoning and Land Use
Currently R-1 (Single Family Residential) and C-D (Downtown Commercial) with 2 single family residences and garages used by City staff for offices and storage. There is a request to rezone the property to the C-D (Downtown Commercial) District also on this agenda (ZA2023-01).

Parcel Size
1.46 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

Subject Site

The 1.46-acre subject property is located within the Bull Creek watershed and was a part of the original City of Edgerton plat recorded in 1870.

Utilities and service providers:

a. Water Provider – City of Edgerton.
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 northern parcels currently contain a single-family residential structure that the City of Edgerton purchased in 2014. The structure was constructed in 1900 and is currently being used as office space for Community Development staff and was constructed in 1900. The red garage accessory building was constructed in 1902 and is currently being used as storage for City equipment and supplies.

The City acquired the vacant properties fronting E. Martin Street between 2009 and 2016. In 2022, the City purchased 414 E. 4th Street and is in the process of converting that structure into City offices for the Community Development staff. The structure on that parcel was erected in 2000. Prior to the February 14, 2023 meeting, there have not been any applications presented to the Planning Commission.

Proposal

This Final Site Plan request is being made in preparation for development of a 13,200 square foot community building. The house and the red building will be demolished to clear the land for the proposed building. The development also includes two detention basins, a stage, and a splash pad with associated parking on the existing vacant parcels on the southern portion of the property. The alley will be upgraded to the east and the west end of the alley is proposed to be used as a loading area and drive lane. The site will be surrounded by sidewalks for pedestrian connectivity with street parking also proposed off on Nelson Street.

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 4.1 of Article 4 of the Edgerton Unified Development Code (UDC). Review comments are as follows:

Section 10.1 Contents of Site Plan Drawings

1. **Certifications.** Unless otherwise specified, each Site Plan shall contain the certifications as shown on page 10-2 of the UDC.
   a. Certifications are not provided on the Site Plan.
   Update Final Site Plan

2. A scale vicinity map showing the relationship of the site to surrounding neighborhoods, zoning of surrounding properties, roads and other physical features.
   a. Vicinity map does not have zoning of surrounding properties.
   Update Final Site Plan.

3. A data table which, at a minimum, includes: acreage of the site and number of units per acre (if applicable), gross square feet of the building(s) area, the proposed use of each buildings, number of employees and the total number of parking spaces to be provided.
   a. The Data Table has not been provided.
   Update Final Site Plan

4. Exterior lighting specifications including a preliminary photometric plan.
   a. Photometric plan and lighting specifications were not provided.
   Update Final Site Plan.

General Comments

1. The City Engineer is currently reviewing the stormwater management report and erosion control plan. Those comments will be provided separately and 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 FS2023-02	
1	G1.00 Sheet Index	1/30/2023
2	C2.0 Site Plan	1/30/2023
3	C3.0 Utility Plan	1/30/2023
4	C3.1 Storm A Plan & Profile	1/30/2023
5	C3.2 Storm B Plan & Profile	1/30/2023
6	C3.3 Existing Drainage Map	1/30/2023
7	C3.4 Proposed Drainage Map	1/30/2023
8	C4.0 Grading Plan	1/30/2023
9	C5.0 Erosion Control Plan	1/30/2023
10	L-001 Tree Protection Plan	1/30/2023
11	L-100 Key Plan	1/30/2023
12	L-110 Materials & Layout Plan	1/30/2023
13	L-120 Grading Plan	1/30/2023
14	L-150 Planting Plan	1/30/2023
15	L-501 Site Details	1/30/2023
16	L-520 Planting Details	1/30/2023
17	AS1.00 Architectural Site Plan – Overall	1/30/2023
18	A1.10 Main Level Floor Plan	1/30/2023
19	A4.00 Roof Plan	1/30/2023
20	A5.01 Exterior Elevations	1/30/2023
21	A5.02 Exterior Elevations	1/30/2023
22	A6.00 Building Sections	1/30/2023
23	A5.02 Exterior Elevations in Color	12/19/2022
24	A5.02 Exterior Elevations in Color	12/19/2022
25	Rendering of Loading Area	N/A
26	Line of Sight From Library	N/A
27	Line of Sight From City Hall	N/A
28	Line of Sight From Fire Station	N/A
29	Line of Sight From Martin Street	N/A
30	Line of Sight From Shops Across Nelson Street	N/A

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FS2023-02** *Greenspace*, subject to the following stipulations:

1. Approval of this Final Site Plan is contingent upon the approval of the Zoning Amendment application (ZA2023-02) being approved. If the ZA2023-02 is denied, then this application will need to be revised.
2. 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.
3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

Note: For Application FS2023-02, the Planning Commission is the final authority for approval.

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Site Plan Application

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

PROJECT NAME: Greenspace

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE Corner of Nelson St and E 3rd St

LEGAL DESCRIPTION: Please see attached

CURRENT ZONING ON SUBJECT PROPERTY: R-1 and C-D CURRENT LAND USE: City offices and storage

TOTAL AREA: 1.42 ACRES NUMBER OF LOTS: 2 AVG. LOT SIZE: 30,846.5 Sq. Ft.

DEVELOPER NAME(S): City of Edgerton PHONE: 913-893-6231

COMPANY: EMAIL:

MAILING ADDRESS: 404 E. Nelson St (Street) Edgerton (City) KS (State) 66021 (Zip)

PROPERTY OWNER NAME(S): City of Edgerton PHONE: 913-893-6231

COMPANY: EMAIL:

MAILING ADDRESS: 404 E. Nelson St (Street) Edgerton (City) KS (State) 66021 (Zip)

ENGINEER NAME(S): Lee Ryherd PHONE: 913-444-9615

COMPANY: SMH Consultants EMAIL: lryherd@smhconsultants.com

MAILING ADDRESS: 5201 Johnson Drive (Street) Mission (City) KS (State) 66202 (Zip)

SIGNATURE OF OWNER OR AGENT: Bill Rine

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.: FS2023-02 Application Fee Paid: $ NA Date Paid: NA Receipt #: NA

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

Received By: Christopher Clinton

v.6.1.22

LotsDescription:

Lots 3-12, Lots 16-24, and the adjoining alley between Lots 3-9 and Lots 16-22, Block 15, City of Edgerton (Martin), Johnson County, Kansas more particularly described as follows:

Beginning at the Northeast Corner of said Lot 3; thence
S 01°52’04” E 129.85 feet to the Southeast Corner of said Lot 3; thence
S 01°52’04” E 10.00 feet to the Northeast Corner of said Lot 22; thence
N 87°59’25” E 49.96 feet to the Northeast Corner of said Lot 24; thence
S 01°52’11” E 129.80 feet to the Southeast Corner of said Lot 24; thence
S 87°54’35” W 150.03 feet to the Southeast Corner of said Lot 18; thence
S 88°01’51” W 75.06 feet to the Southwest Corner of said Lot 16; thence
N 01°50’07” W 129.98 feet to the Northwest Corner of said Lot 16; thence
N 01°50’07” W 10.00 feet to the Southwest Corner of said Lot 9; thence
S 87°59’21” W 74.73 feet to the Southwest Corner of said Lot 12; thence
N 01°51’26” W 130.02 feet to the Northwest Corner of said Lot 12; thence
N 88°01’41” E 249.75 feet to the point of beginning, containing 1.46 acres.
Tim Sloan, PLS 783, January 20, 2023.

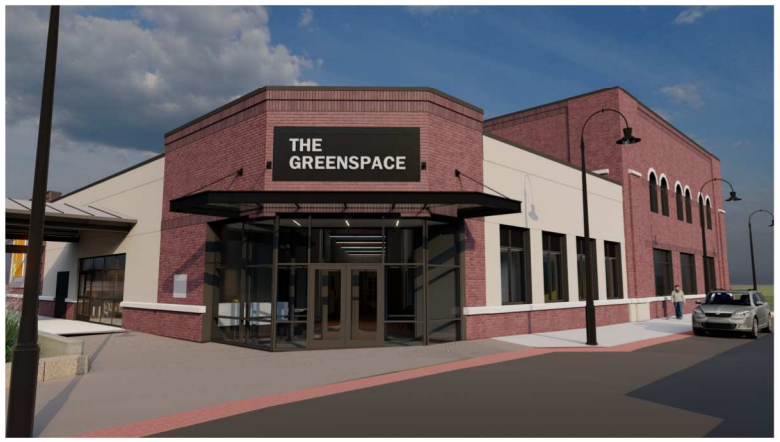
Subject to easements and restrictions of record.

THE GREENSPACE
CITY OF EDGERTON

iDS Project Number: 21-114
City of Edgerton Project Number: 94.72.8070

100% CONSTRUCTION DOCUMENTS
01/30/2023

EXTERIOR RENDERING



DRAWING INDEX

GENERAL		**AQUATICS**		**STRUCTURAL**	
G1.00	SHEET INDEX	AQ1.10	SPRAY PAD MACHANICAL PLAN	S0.01	GENERAL NOTES
G1.01	SYMBOLS & ABBREVIATIONS	AQ1.20	SPRAY PAD FILTER ROOM	S0.02	SCHEDULES
G1.02	WALL TYPES	AQ1.30	DETAILS	S0.03	CMU DETAILS
G1.03	ADA MOUNTING HEIGHTS	AQ1.40	SPRAY PAD CONCRETE PLAN	S0.04	CMU DETAILS
G2.00	CODE PLAN	AQ1.50	SPRAY FEATURES (FOR REFERENCE ONLY)	S0.05	3D VIEW
				S1.10	MAIN FLOOR / FOUNDATION PLAN
CIVIL		**ARCHITECTURAL - DEMO**		S1.20	ROOF FRAMING PLAN
C0.0	ALTA/ NSPS LAND TITLE SURVEY	AD1.10	MAIN LEVEL FLOOR PLAN - DEMO	S2.01	FOUNDATION SECTIONS
C1.0	DEMO PLAN			S2.02	FOUNDATION SECTIONS
C2.0	SITE PLAN	**ARCHITECTURAL - SITE**		S3.01	FRAMING SECTIONS
C2.1	TYPICAL SECTIONS	AS1.00	ARCHITECTURAL SITE PLAN - OVERALL	S3.02	FRAMING SECTIONS
C3.0	UTILITY PLAN			S3.11	ROOF FRAMING SECTIONS
C3.1	STORM A PLAN & PROFILE	**ARCHITECTURAL**		S3.12	ROOF FRAMING SECTIONS
C3.2	STORM B PLAN & PROFILE	A1.10	MAIN LEVEL FLOOR PLAN	S3.13	ROOF FRAMING SECTIONS
C3.3	EXISTING DRAINAGE MAP	A1.90	ENLARGED FLOOR PLANS AND DETAILS	S3.14	ROOF FRAMING SECTIONS
C3.4	PROPOSED DRAINAGE MAP	A1.91	ENLARGED GYM STRIPING PLAN	S3.15	ROOF FRAMING SECTIONS
C4.0	GRADING PLAN	A2.00	DOOR SCHEDULE, ELEVATIONS & FRAME TYPES	S3.16	ROOF FRAMING SECTIONS
C4.1	HVC PLAN	A2.10	WINDOW SCHEDULE AND ELEVATIONS	S3.17	ROOF FRAMING SECTIONS
C4.2	WEST ADA STAIRS DETAIL	A2.20	DOOR AND WINDOW DETAILS		
C4.3	GRADING PLAN VIEW DETAILS	A3.10	RCP	**MEP GENERAL**	
C4.4	PARKING ADA GRADING PLAN VIEW	A3.90	ENLARGED RCP AND DETAILS	ME1.10	MECH. AND ELEC. SYMBOLS AND ABBREVIATION
C5.0	EROSION CONTROL PLAN	A4.00	ROOF PLAN	ME2.10	MECH. AND ELEC. - SITE PLAN
C6.0	SITE DETAILS	A4.10	ROOF DETAILS	ME2.11	MECHANICAL AND ELECTRICAL ROOF PLAN
C6.1	ADA RAMP DETAIL	A5.01	EXTERIOR ELEVATIONS	ME3.10	MECH. AND ELEC. SCHEDULES
C6.2	STORMTECH DETAILS	A5.02	EXTERIOR ELEVATIONS	ME3.11	MECH. AND ELEC. SCHEDULES
C6.3	STORMTECH DETAILS	A6.00	BUILDING SECTIONS	ME3.12	MECH. AND ELEC. SCHEDULES
C6.4	STORMTECH DETAILS	A7.01	WALL SECTIONS	ME4.10	MECH. AND ELEC. DETAILS
C6.5	STORMTECH DETAILS	A7.02	WALL SECTIONS	ME4.11	MECH. AND ELEC. DETAILS
C6.6	STORMTECH DETAILS	A7.03	WALL SECTIONS		
C6.7	STORMTECH DETAILS	A8.01	VERTICAL CIRCULATION PLANS & DETAILS	**MECHANICAL**	
C6.8	STORMTECH DETAILS	A9.00	TYPICAL BUILDING DETAILS	M1.10	HVAC PLAN - MAIN LEVEL
C6.9	ESC-01 - DETAILS	A9.01	TYPICAL BUILDING DETAILS	M2.10	HVAC PIPING PLAN - MAIN LEVEL
C6.10	ESC-02 - DETAILS	A9.10	BUILDING PLAN DETAILS	M3.10	ENLARGED HVAC PLAN - KITCHEN
C6.11	ESC-03 - DETAILS	A9.20	BUILDING SECTION DETAILS	M4.10	HVAC CONTROL DIAGRAM
C6.12	ESC-04 - DETAILS	A10.00	FINISH LEGEND AND DETAILS	M4.11	HVAC CONTROL DIAGRAM
C6.13	NYLOPLAST DETAILS	A11.10	FINISH FLOOR PLAN		
		A12.00	INTERIOR AND CASEWORK ELEVATIONS	**PLUMBING**	
LANDSCAPE		A12.01	INTERIOR AND CASEWORK ELEVATIONS	P1.00	UNDERSLAB PLUMBING PLAN - MAIN LEVEL
L-000	NOTES AND LEGENDS	A12.02	INTERIOR AND CASEWORK ELEVATIONS	P1.10	PLUMBING PLAN - MAIN LEVEL
L-001	TREE PROTECTION PLAN	A12.03	INTERIOR AND CASEWORK ELEVATIONS	P2.10	ENLARGED PLUMBING PLAN - KITCHEN
L-100	KEY PLAN	A12.04	INTERIOR AND CASEWORK ELEVATIONS		
L-110	MATERIALS & LAYOUT PLAN	A13.00	MILLWORK PLANS & DETAILS	**ELECTRICAL**	
L-120	GRADING PLAN	A14.10	SIGNAGE PLAN & SCHEDULE	E1.10	LIGHTING PLAN - MAIN LEVEL
L-130	SOILS PLAN			E2.10	POWER PLAN - MAIN LEVEL
L-150	PLANTING PLAN	**FOOD SERVICE**		E3.10	ENLARGED ELECTRICAL PLAN - KITCHEN
L-300	SITE SECTIONS	FS1.00	FOOD SERVICE EQUIPMENT - FLOOR PLAN	E4.10	ELECTRICAL SCHEDULES AND DETAILS
L-500	SITE DETAILS	FS1.01	FOOD SERVICE EQUIPMENT - SPOT UTILITY PLANS	E4.11	ELECTRICAL SCHEDULES AND DETAILS
L-501	SITE DETAILS			E4.12	ELECTRICAL SCHEDULES AND DETAILS
L-502	SITE DETAILS			E4.13	ELECTRICAL SCHEDULES AND DETAILS
L-503	SITE DETAILS			E4.14	ELECTRICAL SCHEDULES AND DETAILS
L-520	PLANTING DETAILS			E4.15	ELECTRICAL SCHEDULES AND DETAILS

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NATURAL GAS
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TELEPHONE
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STORM SEWER
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LOCATION: 303 EAST NELSON STREET EDGERTON, KS 66201



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NOT FOR CONSTRUCTION

THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66201

Project Phase
100% CONSTRUCTION DOCUMENTS

iDS Project Number	City of Edgerton Project Number
21-114	94.72.8070

Issue Date
01/30/2023

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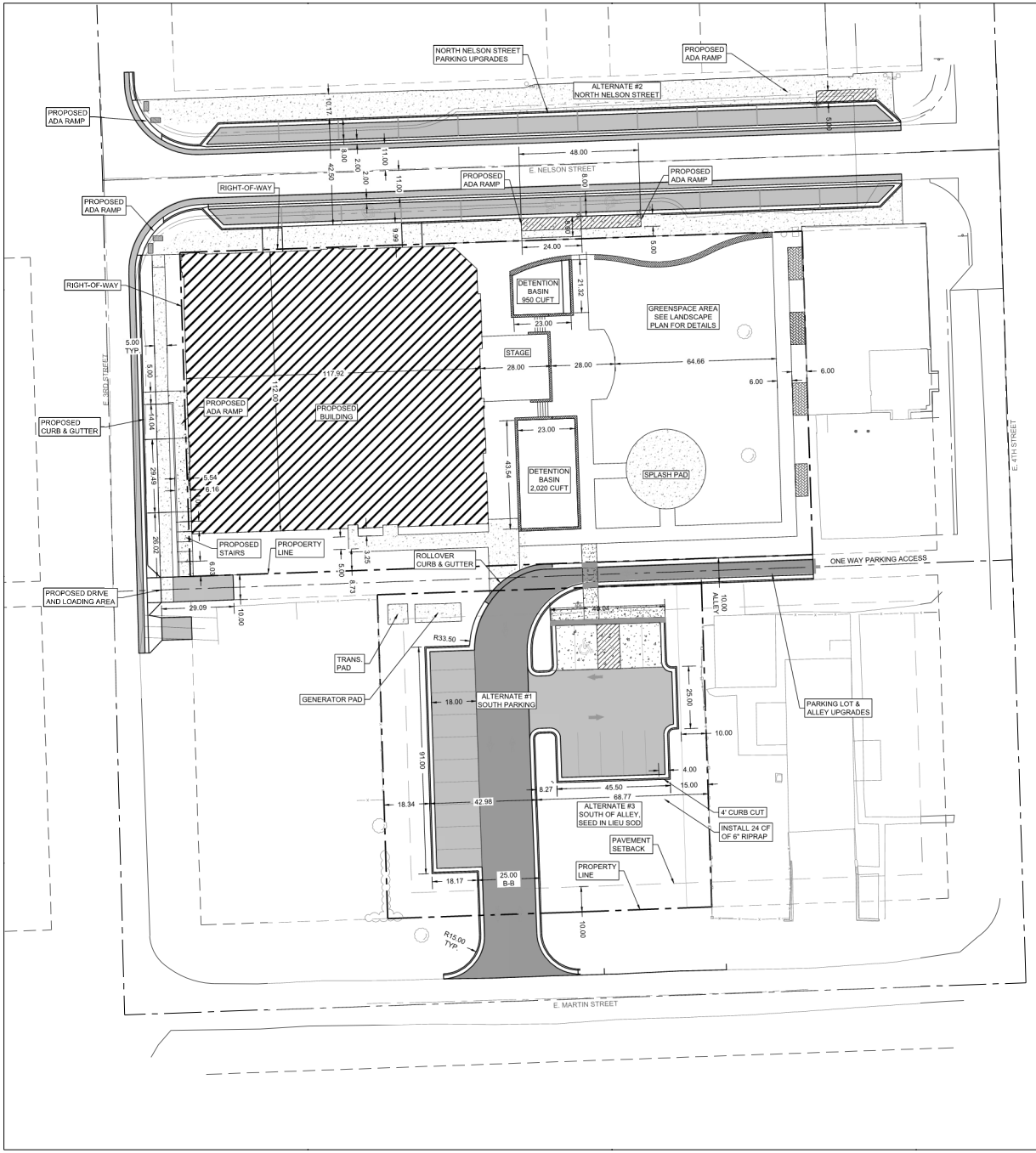
Area Plan



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HATCH LEGEND

- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

GENERAL NOTES:

EXISTING PROPERTY ZONING: R-1, SINGLE FAMILY RESIDENTIAL / C-D DOWNTOWN COMMERCIAL
PROPOSED PROPERTY ZONING: C-D DOWNTOWN COMMERCIAL
ZONING REGULATIONS: CITY OF EDGERTON, KANSAS - UNIFIED DEVELOPMENT CODE, ARTICLE IV

PROPOSED USE: COMMUNITY GATHERING SPACE

1. TOPOGRAPHIC INFORMATION OBTAINED FROM SMH CONSULTANTS, JANUARY 2022.
2. PARKING REQUIREMENTS: ARTICLE 4 (4.1)(I)
3. THIS SITE HAS BEEN DESIGNED TO COMPLY WITH THE REGULATIONS AND ACCESSIBILITY STANDARDS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED.
4. THE CONTRACTOR SHALL VERIFY AND/OR PERFORM ALL CERTIFICATIONS REQUIRED BY CODES AND/ OR UTILITY COMPANIES PRIOR TO THE ANNOUNCED BUILDING POSSESSION DATE AND THE FINAL CONNECTIONS OF UTILITY SERVICES. ALL FEES SHALL BE PAID BY THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS OF AND/ OR RELOCATIONS, INCLUDING BUT NOT LIMITED TO, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS.
6. A FULL DEPTH SAW CUT OF THE EXISTING TOTAL PAVEMENT THICKNESS SHALL BE PROVIDED AT LOCATIONS WHERE PROPOSED CONSTRUCTION ABUTS AN EXISTING SURFACE COURSE OR PAVEMENT FOR WHICH PARTIAL REMOVAL OF THAT SURFACE OR PAVEMENT IS REQUIRED. REMOVAL LIMITS SHOWN WITHIN (3) FEET OF EXISTING JOINTS SHALL EXTEND TO THE EXISTING JOINT. SUCH SAW CUTS WILL NOT BE PAID FOR DIRECTLY AND THIS COST SHALL BE CONSIDERED AS SUBSIDIARY TO THE REMOVAL OF THE SURFACE OR PAVEMENT.
7. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
8. PROJECT SHALL COMPLY WITH KC APWA SPECIFICATION SECTIONS.
   SECTION 1100 - GENERAL CONDITIONS
   SECTION 2100- GRADING AND SITE PREPARATION
   SECTION 2150 - EROSION AND SEDIMENT CONTROL
   SECTION 2200 - PAVING
   SECTION 2300 - INCIDENTAL CONSTRUCTION
   SECTION 2400 - SEEDING AND SODDING
   SECTION 2600- STORM SEWERS
   SECTION 2900 - WATERLINES
9. BASE BID SHOULD INCLUDE THE FOLLOWING ALTERNATIVE BID PRICING:

   ALTERNATIVE #1: SOUTH PARKING LOT - PROVIDE ADDED COST TO PERFORM SOUTH PARKING WORK AS SHOWN.

   ALTERNATIVE #2: NORTH NELSON STREET UPGRADES - PROVIDE ADDED COST TO PERFORM RIGHT OF WAY IMPROVEMENTS ON NORTH SIDE OF NELSON STREET AS SHOWN.

   ALTERNATIVE #3: SEED IN LIEU OF SOD- PROVIDE DEDUCT COST FOR SEED IN LIEU OF SOD ON PROJECT.

SCALE: 1" = 20'

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NOT FOR CONSTRUCTION

THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66021

Project Phase
100% CD'S - NOT FOR CONSTRUCTION

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Key Plan

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SANITARY SEWER NOTES:

1. CONTRACTOR TO PROVIDE 6" PRIVATE SANITARY SEWER SERVICE LINE FROM BUILDING TO PUBLIC SEWER MAIN. INSTALL TAP, CLEANOUTS, AND OTHER APPURTENANCES AS REQUIRED BY THE LOCAL UTILITY PROVIDER. COORDINATE BUILDING CONNECTION WITH MEP.

2. ALL SANITARY SEWER PIPE SHALL BE 6" ABS SCHEDULE 40, ASTM-1527 WITH JOINTS CONFORMING TO ASTM D-2235. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES AND SHALL MAINTAIN A MINIMUM SLOPE OF 1%.

3. SANITARY SEWER CLEANOUTS SHALL BE INSTALLED AT ALL SEWER PIPE BENDS, ANGLES, AND JUNCTIONS, UNLESS A MANHOLE IS INDICATED. ALL CLEANOUTS IN PAVEMENT AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING LIDS AND CONCRETE COLLARS. CLEANOUT SPACING SHALL NOT EXCEED 100'.

4. PRIVATE SANITARY SEWER SERVICE CONNECTION AND CONSTRUCTION SHALL BE COORDINATED WITH CITY OF EDGERTON PUBLIC WORKS DEPARTMENT.

5. VERTICAL SEPARATION BETWEEN 6" PRIVATE SANITARY SEWER SERVICE LINE AND OTHER UTILITIES SHALL MEET MINIMUM CITY OF EDGERTON STANDARDS AND CRITERIA.

6. CONTRACTOR SHALL OBTAIN A PUBLIC WORKS SEWER PERMIT AND COORDINATE WITH CITY STAFF FOR INSPECTION ON THE PROPOSED PRIVATE SANITARY SEWER SERVICE CONNECTION.

7. PRIVATE SANITARY SEWER SERVICE LINE SHALL COMPLY WITH THE APPLICABLE UNIFORM PLUMBING CODE.

WATER NOTES:

1. CONTRACTOR TO PROVIDE 3" PRIVATE DOMESTIC WATER SERVICE LINE FROM PUBLIC WATER MAIN TO BUILDING. INSTALL TAP, METER, BACKFLOW PREVENTER, AND OTHER APPURTENANCES AS REQUIRED BY THE LOCAL UTILITY PROVIDER. COORDINATE BUILDING CONNECTION WITH MEP.

3. WATER SERVICE LINES SHALL BE TYPE "K" COPPER, INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES. LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48" OR BELOW FROST LINE, WHICHEVER IS GREATER.

4. PRIVATE WATER SERVICE CONNECTION, METER, AND CONSTRUCTION SHALL BE COORDINATED WITH CITY OF EDGERTON.

FIRE NOTES:

1. CONTRACTOR TO PROVIDE 6" PRIVATE FIRE PROTECTION SERVICE LINE FROM PUBLIC WATER MAIN TO BUILDING. INSTALL TAP AND OTHER APPURTENANCES AS REQUIRED BY THE LOCAL UTILITY PROVIDER. COORDINATE BUILDING CONNECTION WITH MEP.

2. WATER SERVICE LINES SHALL BE DIP, INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES. LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48" OR BELOW FROST LINE, WHICHEVER IS GREATER.

4. FIRE PROTECTION SERVICE CONNECTION AND CONSTRUCTION SHALL BE COORDINATED WITH CITY OF EDGERTON.

STORM SEWER NOTES:

1. ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (ASTM C76 0 CLASS III, MINIMUM) OR HIGH-DENSITY POLYETHYLENE PIPE (ADS N-12 OR EQUIVALENT). UNLESS OTHERWISE NOTED ON PLANS. ALL PIPE SHALL BE INSTALLED ACCORDING TO LOCAL, STATE, AND MANUFACTURER'S SPECIFICATIONS.

GAS NOTES:

1. COORDINATE PRIVATE GAS SERVICE LINES, METER, AND CONNECTIONS WITH MEP AND LOCAL UTILITY PROVIDER. CONTRACTOR SHALL VERIFY DEPTH, LOCATION, AND AVAILABILITY OF SERVICE PRIOR TO THE START OF CONSTRUCTION.

ELECTRIC NOTES:

1. COORDINATE PRIVATE ELECTRIC SERVICE LINES, METER, AND CONNECTIONS WITH MEP AND LOCAL UTILITY PROVIDER. CONTRACTOR SHALL VERIFY DEPTH, LOCATION, AND AVAILABILITY OF SERVICE PRIOR TO THE START OF CONSTRUCTION.

2. COORDINATE SITE LIGHTING, SIGNAGE WIRING, CONDUIT LOCATIONS, CONNECTIONS, ETC. WITH MEP. NOTIFY ENGINEERS OF ANY POTENTIAL CONFLICTS.

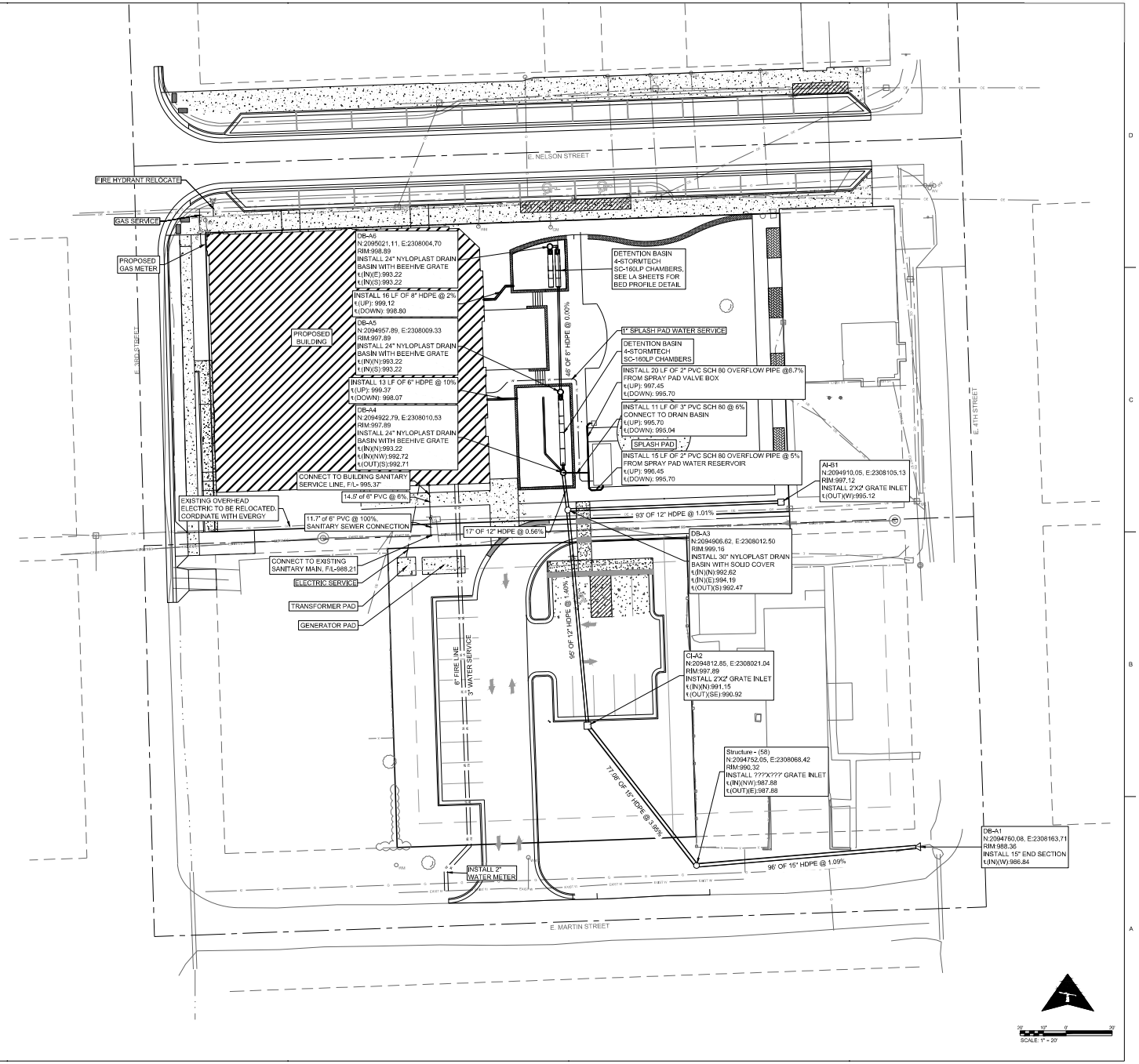
TELEPHONE NOTES:

1. COORDINATE PRIVATE TELEPHONE SERVICE LINES AND CONNECTIONS WITH MEP AND LOCAL UTILITY PROVIDER. CONTRACTOR SHALL VERIFY DEPTH, LOCATION, AND AVAILABILITY OF SERVICE PRIOR TO THE START OF CONSTRUCTION.

GENERAL NOTES:

1. ALL UTILITY MATERIALS SHALL MEET US EPA LEAD AND COPPER RULE REVISIONS

2. REFERENCE SHEET C.1 FOR DEMOLITION INFORMATION OF EXISTING UTILITY STRUCUTRES



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THE GREENSPACE

303 EAST NELSON STREET
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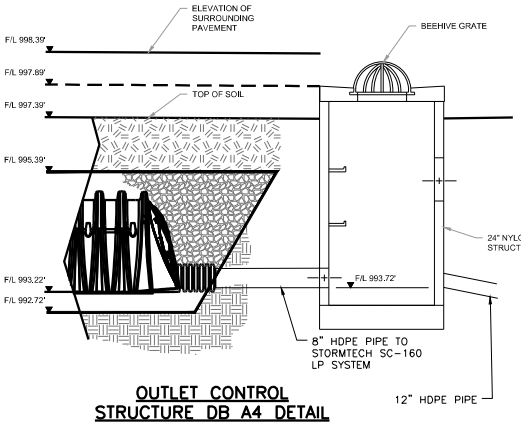
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Key Plan

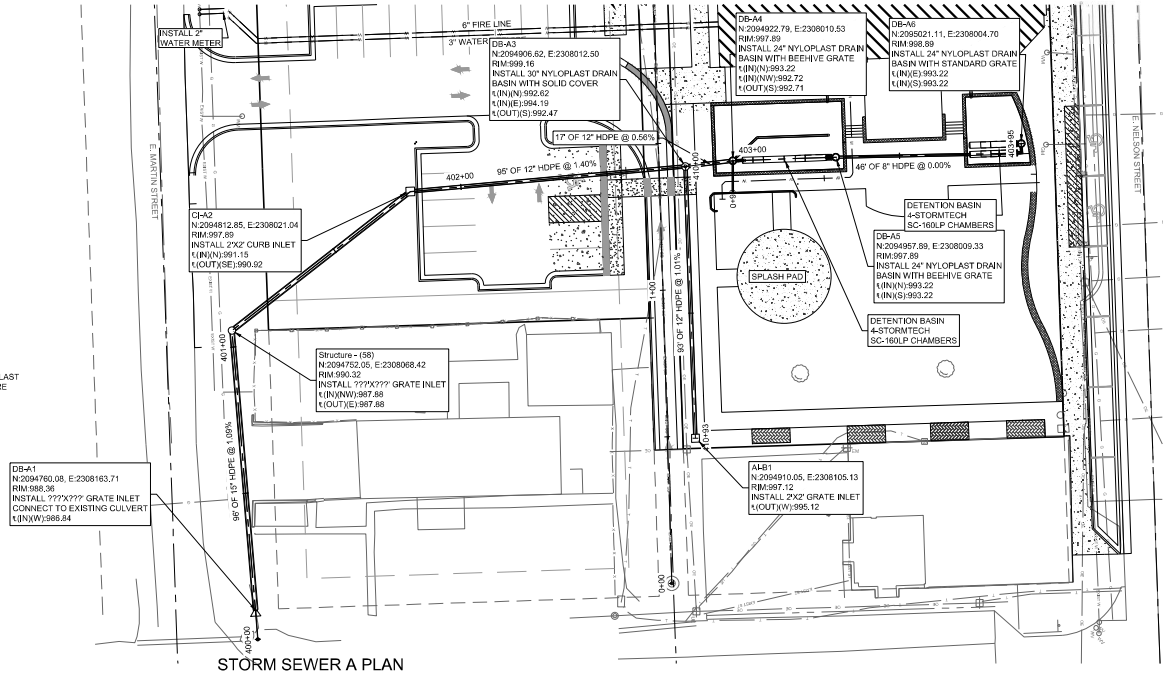
Sheet Name
UTILITY PLAN

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C3.0

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OUTLET CONTROL STRUCTURE DB A4 DETAIL



STORM SEWER A PLAN

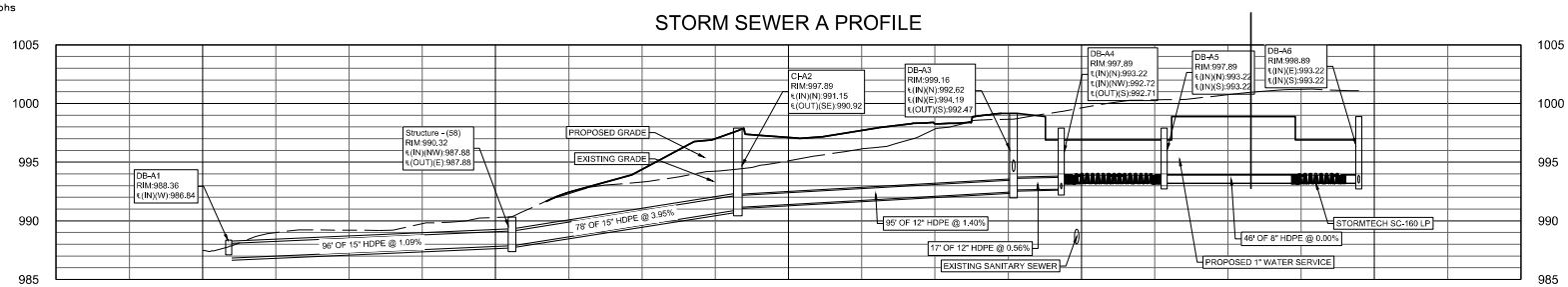
NOTES:

1. INLET DIMENSIONS LISTED ARE FOR THE INTERIOR DIMENSIONS OF THE STRUCTURE.
2. INLET COORDINATES LISTED ARE TO THE CENTER OF THE STRUCTURE.

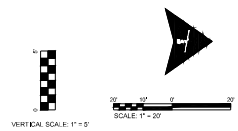
GRATE CAPACITY

STRUCTURE ID	GRATE TYPE	LENGTH OF ORIFICE AREA (sqin)	Inlet Capacity, Q_{cap} (1)	Design Flow Q_{100} (2)
DB-4A	24" DOME GRATE	270	7.13 cfs	3.03 cfs
CI-A2	24" CURB INLET	270	4.20 cfs	1.14 cfs

NOTE:
1. TYPE 1 CURB INLET
   Q_{cap} = Co*h*L*(2*g*do)^0.5
   *Per Figure 5604-21 APWA 5600
2. Design Flow from Hydrographs



Line ID	Pipe Size	Line Length	Inv Elev Dn	Inv Elev Up	Q 10						Q 100					
					Q	Velocity	HGL Dn	HGL Up	EGL Dn	EGL Up	Q	Velocity	HGLDn	HGLUp	EGL Dn	EGLUp
	(in)	(ft)	(ft)	(ft)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)
A1	15	96.00	986.84	987.88	4.31	4.56	987.74	988.72	988.12	989.10	6.09	6.43	987.74	988.88	988.26	989.40
A2	15	76.92	991.17	991.60	3.51	4.57	988.72	992.36	989.14	992.67	4.93	4.85	992.14	992.57	992.50	992.93
A3	12	94.14	988.56	992.56	3.04	3.87	992.36	993.31	992.59	993.67	4.25	8.45	989.17	993.43	989.17	993.32
B1	12	93.00	994.19	995.12	0.53	3.45	994.44	995.42	994.55	995.53	0.73	3.77	994.48	995.48	994.48	995.48
A4	12	16.00	992.80	992.97	2.71	5.45	993.41	993.68	993.73	994.00	3.69	5.75	993.56	993.79	993.56	993.79



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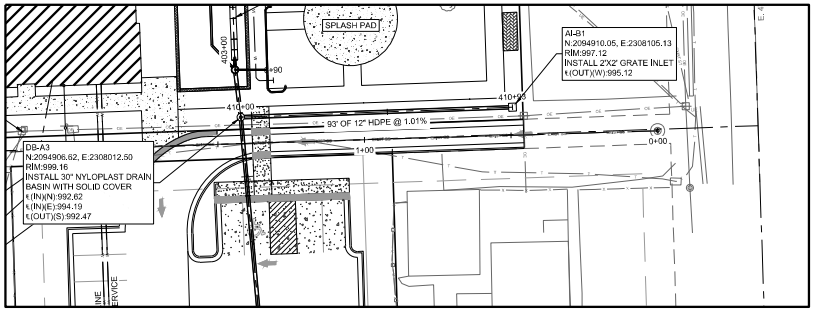
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Key Plan

Sheet Name
STORM A PLAN & PROFILE

Sheet Number
C3.1

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STORM SEWER B PLAN

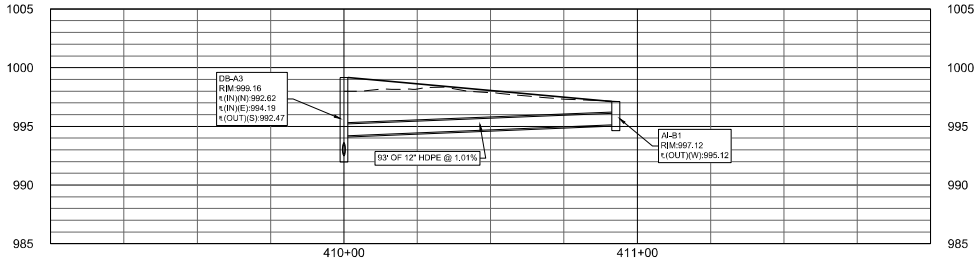
GRATE CAPACITY

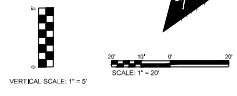
STRUCTURE ID	GRATE TYPE	LENGTH OF ORIFICE AREA (sqin)	Inlet Capacity, Q_{cap} (1)	Design Flow Q_{100} (2)
A1–B1	24" STANDARD	270	8.55 cfs	1.82 cfs

NOTE:
1. TYPE 1 CURB INLET
   Q_{cap} = Co*h*L*(2*g*do)^0.5
   *Per Figure 5604-21 APWA 5600

2. Design Flow from Hydrographs

STORM SEWER B PROFILE





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THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66021

Project Phase
100% CD'S - NOT FOR CONSTRUCTION

Project Number
21-114

Issue Date
01/30/2023

Revision No.	Description	Date Issued

Key Plan

Sheet Name
STORM B PLAN & PROFILE

Sheet Number
C3.2

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LEGEND

FLOW PATH

DRAINAGE BOUNDARY

DRAINAGE AREA ID



Table 1 - Edgerton Greenspace Pre-Development Drainage Calculations

MAP ID	SF	Acreage	Impervious Area	Rational C-Value	Equivelant SCS CN	Longest Flow Path (ft)	Max Overland Flow Distance	High Point	Low Point	Average Slope	Inlet Time in Minutes	Shallow Travel Time (Minutes)	Time of Concentration (Minutes)	Lag Time (3/5)TC
1	32453	0.75	9120	0.47	85	300	100	1000.85	993.25	2.53%	8.34	0.70	9	5.42
2	16906	0.39	7700	0.57	88	289	100	999.00	989.02	3.45%	6.27	0.50	7	4.06
Total	49359	1.13	16820	0.50	86	430	100	1000.85	986.49	3.34%	7.17	0.90	8	4.84

SCALE: 1" = 20'

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Revision No.	Description	Date Issued

Key Plan

Sheet Name
EXISTING DRAINAGE MAP

Sheet Number
C3.3

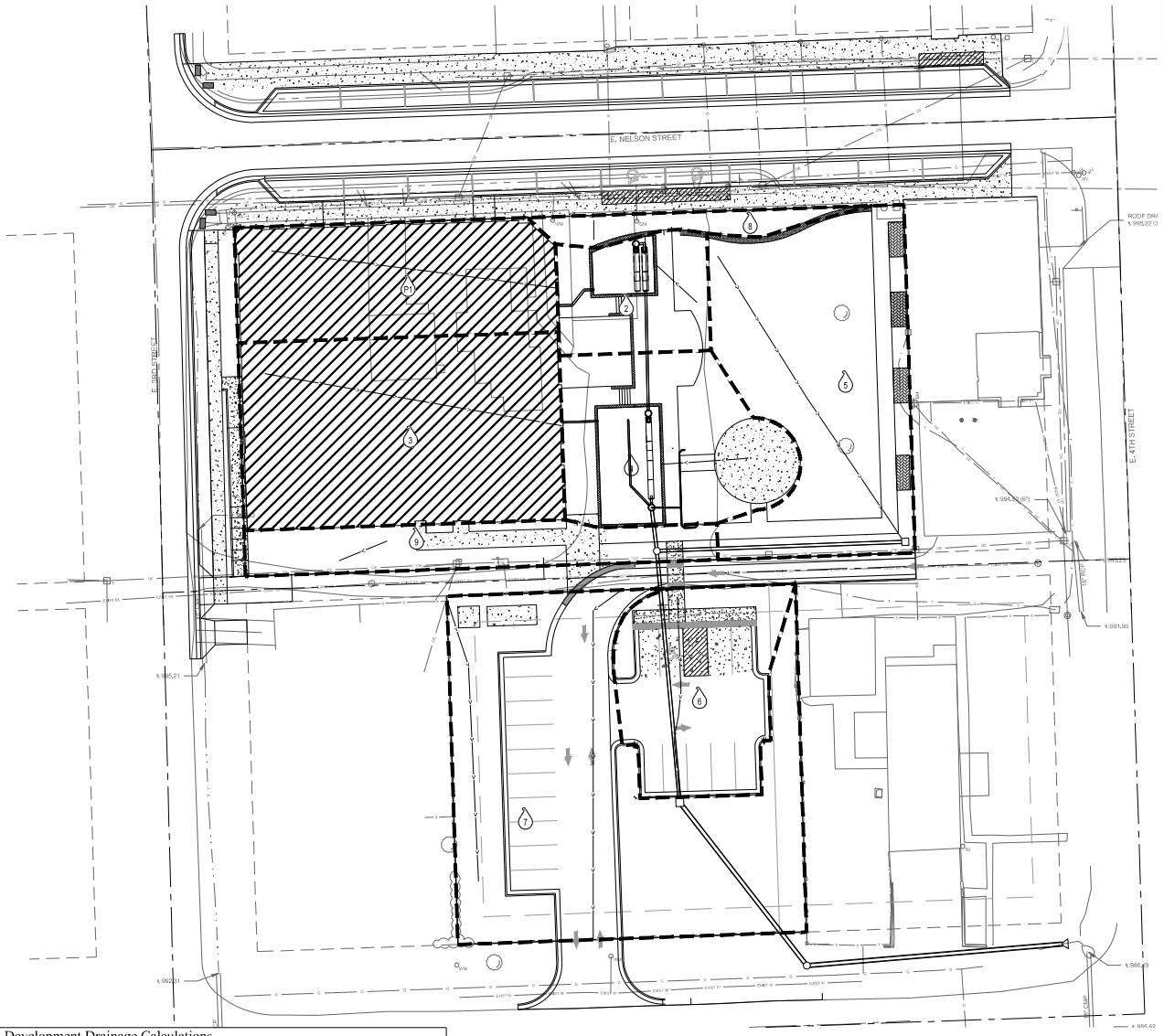
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LEGEND

FLOW PATH

DRAINAGE BOUNDARY

X — DRAINAGE AREA ID



SCALE: 1" = 20'

Table 1 - Edgerton Greenspace Post-Development Drainage Calculations

MAP ID	Area	SF	Acreage	Impervious Area	Rational C-Value	Equivalent SCS CN	Longest Flow Path (ft)	Max Overland Flow Distance	High Point	Low Point	Average Slope	Inlet Time in Minutes	Shallow Travel Time (Minutes)	Time of Concentration (Minutes)	Lag Time (3/5)TC
1	N 1/3 Building	5066	0.12	5066	0.90	98	117	100	1001.50	1001.00	0.43%	5.00	0.00	5	3.00
2	N Greenspace	2410	0.06	1508	0.68	91	32	32	999.50	999.00	1.56%	5.00	0.00	5	3.00
3	S 2/3 Building	8395	0.19	8395	0.90	98	117	100	1001.50	1001.00	0.43%	5.00	0.00	5	3.00
4	S Greenspace	5610	0.13	3255	0.65	90	41	41	999.50	999.00	1.22%	5.00	0.00	5	3.00
5	Greenspace Runoff	7963	0.18	1463	0.41	83	162	100	999.50	997.12	1.47%	10.92	0.00	11	6.55
6	E Parking Pond	4276	0.10	3493	0.79	95	167	100	1000.67	998.01	1.59%	5.00	0.00	5	3.00
7	W Parking Runoff	12637	0.29	4875	0.53	87	393	100	999.35	986.49	3.27%	6.89	0.70	8	4.56
8	N Runoff	963	0.02	963	0.90	98	503	100	1001.00	986.49	2.88%	5.00	1.10	6	3.66
9	S Runoff	2037	0.05	320	0.65	91	503	100	1001.00	986.49	2.88%	5.65	2.10	8	4.65
Total		49357	1.13	29042	0.73	93									

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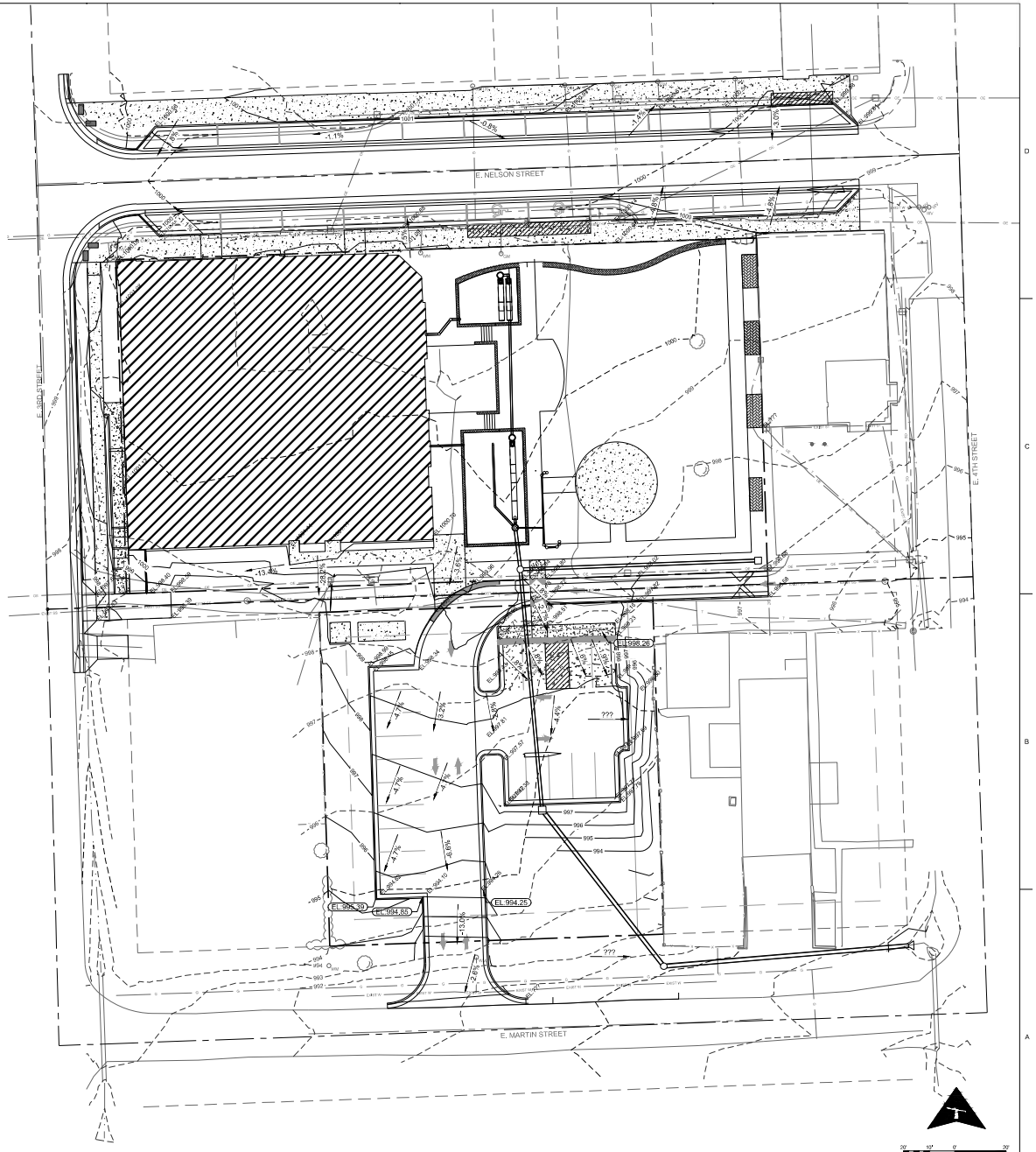
Sheet Name
PROPOSED DRAINAGE MAP

Sheet Number
C3.4

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NOTES:

1. ALL SOIL BROUGHT TO THE SITE AND IN SITU SHALL BE COMPACTED BY ROLLING WITH A SHEEPSFOOT ROLLER OR BY MECHANICAL TAMPING.
2. THE SHEEPSFOOT ROLLER, WHEN FULLY LOADED, SHALL HAVE A LOAD ON EACH TAMPER FOOT NOT LESS THAN 200 POUNDS PER SQUARE INCH OF CROSS-SECTIONAL AREA.
3. ENOUGH MOISTURE SHALL BE PRESENT IN THE SOIL TO OBTAIN A DENSITY EQUAL TO OR GREATER THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST BEFORE PLACING THE NEXT LIFT.
4. ALL FILL MATERIAL SHALL HAVE ROCK NO LARGER THAN 3" DIAMETER. EACH LIFT SHALL CONSIST OF 12-INCH LOOSE LIFTS OR LESS PRIOR TO COMPACTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DENSITY TESTS AND PROCTOR INFORMATION FOR TESTING.
6. ALL STRIPPED TOPSOIL SHALL BE STOCKPILED ON SITE FOR RE-USE, SEE SHEET C6.0 FOR STOCKPILE LOCATION. ALL SOIL STOCKPILED ON SITE SHALL BE USED PRIOR TO ANY CONTRACTOR FURNISHED MATERIAL.
7. COMPACTED FILL SHOULD CONSIST OF APPROVED MATERIALS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS. FROZEN MATERIAL SHOULD NOT BE USED AND FILL SHOULD NOT BE PLACED ON FROZEN SUBGRADE.
8. ALL DISTURBED AREAS SHALL BE TOPED WITH 6 INCHES OF TOPSOIL.
9. THE CROSS SLOPES OF ALL SIDEWALKS SHALL BE 1.5% OR LESS
10. DRIVEWAY ENTRANCES WITHIN RIGHT OF WAY SHALL CONFORM TO THE KC APWA TECHNICAL PROVISIONS SPECIFICATIONS. SEE APWA STANDARD DETAIL FOR MORE INFORMATION.
11. IF THE EXISTING STREET OR CURB IS DAMAGED DURING THE DEMOLITION OR CONSTRUCTION PHASE, IT SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS AND CRITERIA.
12. SLOPES SHALL NOT BE STEEPER THAN 3H:1V SLOPE.
13. ADA PARKING SPACES, PAVEMENT MARKINGS, SIDEWALKS, AND ACCESS TO PROPOSED BUILDING SHALL COMPLY WITH ADA (AMERICANS WITH DISABILITIES ACT) REQUIREMENTS.



GRADING PLAN
Scale: 1" = 20'

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THE GREENSPACE

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Project Phase
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Revision No.	Description	Date Issued

Key Plan

Sheet Name
GRADING PLAN

Sheet Number
C4.0

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EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REFERENCE NO.	BMP DESCRIPTION	MAY REMOVE AFTER STAGE:	NOTES
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE	C	
	2	SILT FENCE	D	
	3	INLET PROTECTION	D	
	4	STOCKPILE	D	
B - AFTER MASS GRADING	5	INLET PROTECTION	D	
C- AFTER PAVEMENT INSTALLATION	6	PERMANENT SEEDING	N/A	SEE LA SHEETS FOR SEEDING & SOD DETAILS
D - AFTER CONSTRUCTION COMPLETION AND VEGETATION IS ESTABLISHED	7	SITE TO BE CLEANED AND CLEARED	D	

NOTES:

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT OF WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR KANSAS CITY APWA. IF ANY OF THE GENERAL NOTES CONFLICT WITH TITHE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR KANSAS CITY APWA, THE APWA STANDARDS SHALL OVERRIDE.

2. THE CONTRACTOR SHALL COMPLY WITH PROVIDED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF WHICH SHALL BE ON SITE AT ALL TIMES. ADDITIONALLY SITE IMPROVEMENTS SHALL COMPLY WITH THE STATE NOTICE OF INTENT (NOI) LAND DISTURBANCE PERMIT.

3. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREET CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE KANSAS CITY APWA TECHNICAL PROVISIONS SPECIFICATIONS, AND THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN, A COPY OF WHICH SHALL BE MAINTAINED AND UPDATED ON-SITE AT ALL TIMES.

4. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES BEFORE STARTING ANY CONSTRUCTION ACTIVITY. REFERENCE THE ABOVE TABLE FOR MORE INFORMATION AND DETAIL.

5. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE, SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATION, SECTION 2150.

6. THE CONTRACTOR SHALL TEMPORARILY SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR A PERIOD OF FOURTEEN (14) CALENDAR DAYS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

8. INLET PROTECTION SHALL BE PROVIDED AT ALL DOWNSTREAM INLETS AS INDICATED.

9. NATIVE VEGETATION SHALL BE MAINTAINED IN ALL AREAS AS STORM WATER POLLUTION PREVENTION WITH THE EXCEPTION OF THOSE AREAS NOTED ON THIS PLAN SHEET.

10. CONTRACTOR SHALL DESIGNATE A TRUCK WASHOUT AREA. THE TRUCK WASHOUT AREA MUST STRUCTURE A MINIMUM OF 50 FT AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS, AND WATER COURSES, AND AWAY FROM CONSTRUCTION TRAFFIC.

11. FRESHLY SEEDED AREAS REQUIRE MULCH THE SAME DAY AS SEED IS APPLIED OR THE AREA MUST BE RESEEDED. MULCH SHALL BE SUBSIDIARY TO TEMPORARY AND PERMANENT SEEDING.

12. TOTAL AREA OF LAND DISTURBED IS EQUAL TO ±60,945 SQ FT, OR ±1.39 ACRES.

13. PROJECT DISTURBED AREA WILL GREATER THAN ! ACRE. CONTRACTOR WILL BE RESPONSIBLE TO ACQUIRE LAND DISTURBANCE PERMIT FOR THE CITY. CONTRACTOR.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.

14. CONTRACTOR SHALL INSTALL AN ACCESS BARRIER BETWEEN ACTIVE WORK AREA AND AREA TO REMAIN AS UNDISTURBED. ACCESS BARRIER SHALL COMPLY WITH KC APWA STANDARDS AND SPECIFICATIONS.

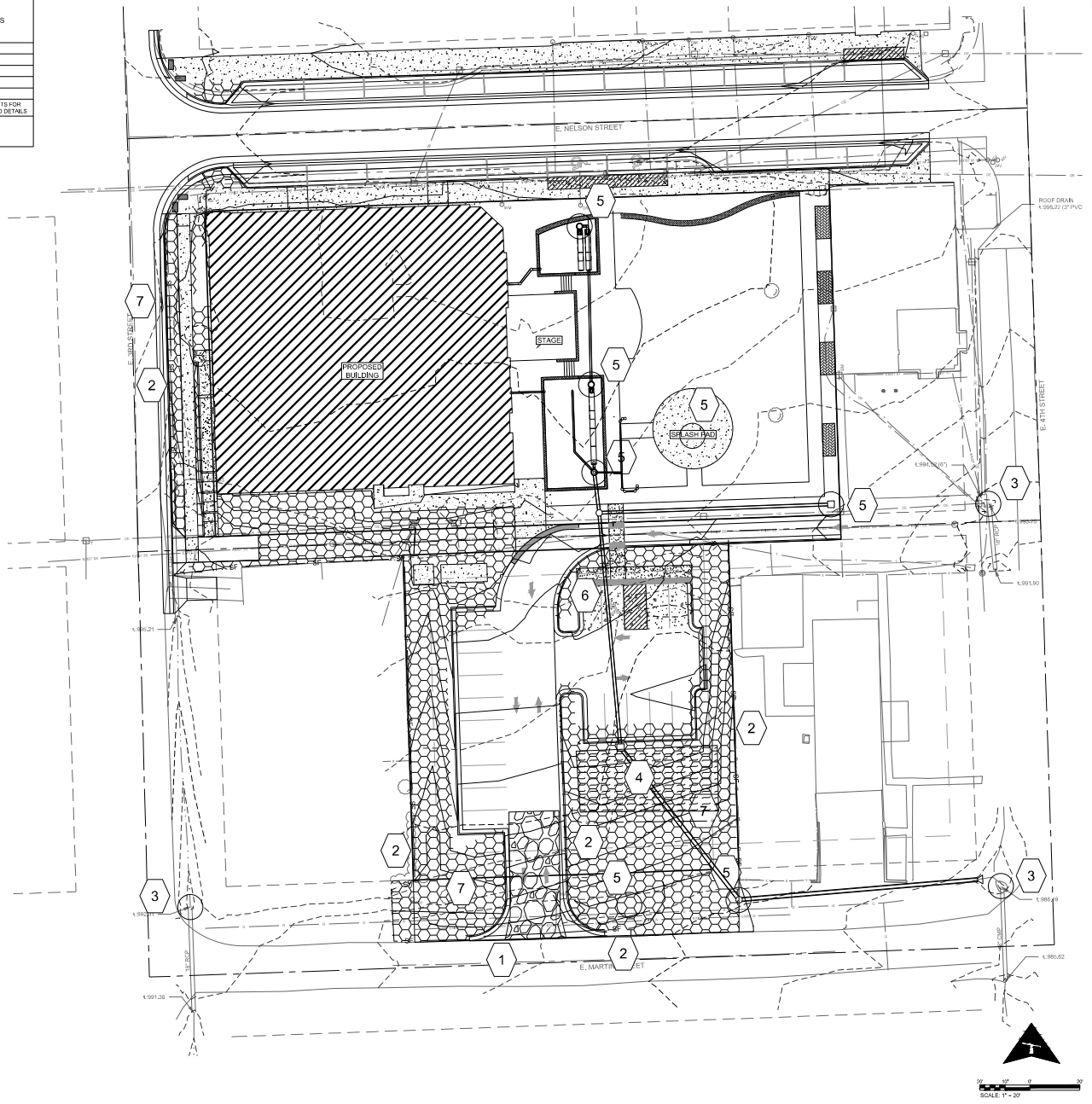
INSPECTION AND MAINTENANCE:

EROSION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF ½" OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL DEVICES AS NEEDED, OR AS SOON AS PRACTICABLE AFTER INSPECTION. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION.

1. ARE THERE ANY POINTS WHERE WATER IS CONCENTRATING?
2. DOES WATER FLOW UNDER OR AROUND THE CONTROL DEVICE?
3. DOES THE CONTROL DEVICE SHOW SIGNS OF WEAR?
4. HAS THE CONTROL DEVICE FAILED (TORN DETACHED FORM POSTS, DISLODGED, ETC)?
5. DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE CONTROL DEVICE?

LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE
- PERMANENT SEEDING
- OUTLET PROTECTION
- STOCKPILE (IF NECESSARY)
- CONSTRUCTION STAGING AREA
- LIMITS OF DISTURBANCE
- INLET PROTECTION



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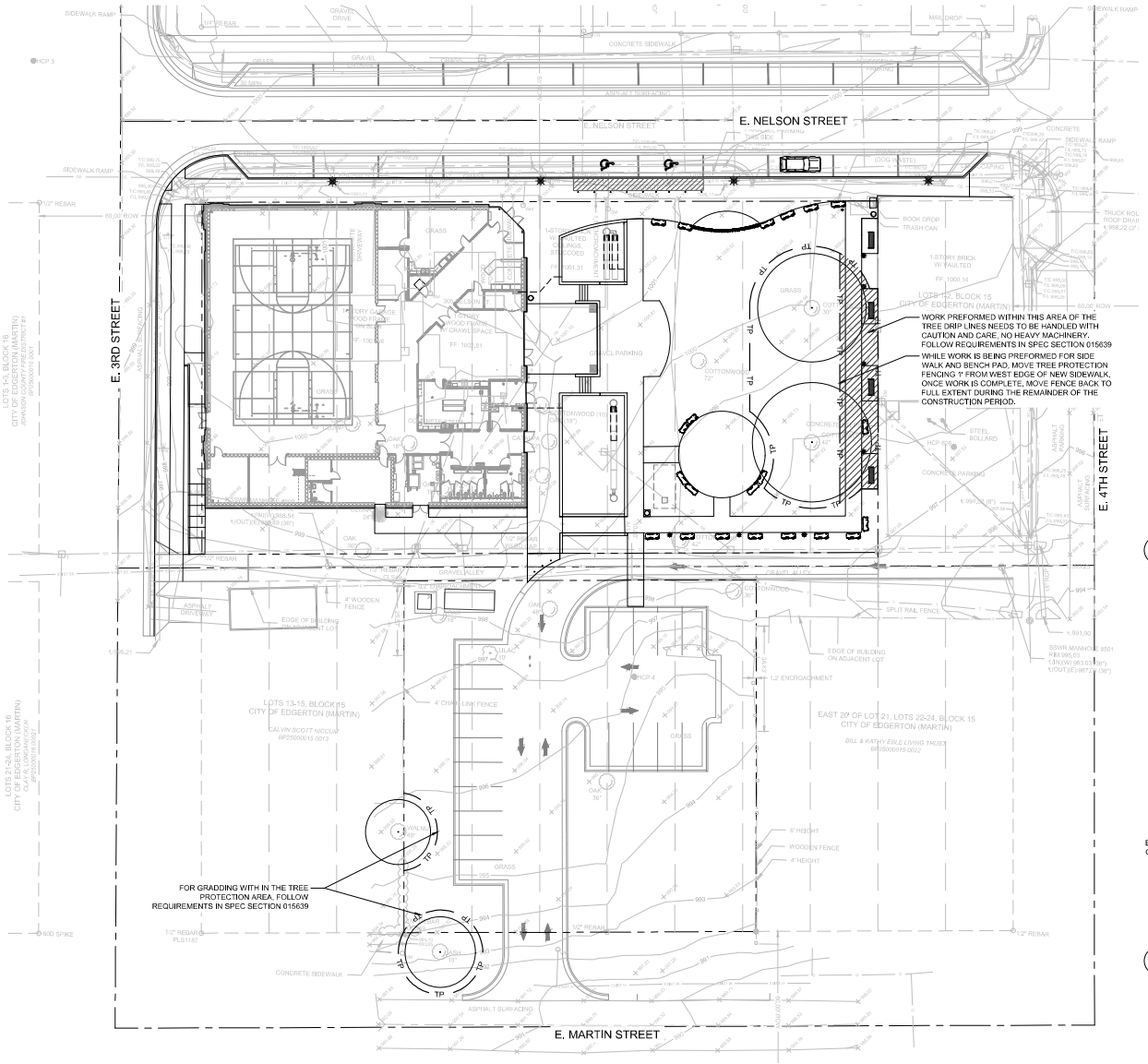
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Key Plan

Sheet Name
EROSION CONTROL PLAN

Sheet Number
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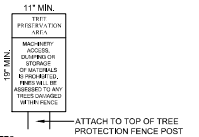


A TREE PROTECTION PLAN
SCALE: 1"=20'

Graphic Scale: 1" = 20'
0' 10' 20' 40' 60'

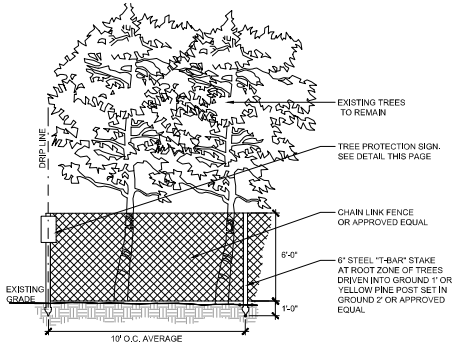
LEGEND

TP — TREE PROTECTION FENCE



NOTES:
1. TYPE SIZE SHOULD BE NO SMALLER THAN 48 PT. (1/2" HT.)
2. SIMILAR SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED AT THE SITE ENTRANCE
3. SIGNS SHOULD BE PLACED AT A DISTANCE NOT TO EXCEED 50'

B TREE PROTECTION SIGN
SCALE: 1"=1'



A TYPICAL TREE PROTECTION
SCALE: 1"=4'

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THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66021

Project Phase
100% CONSTRUCTION DOCUMENTS

Project Number
21199.01

City of Edgerton Project Number
94.72.8070

Issue Date
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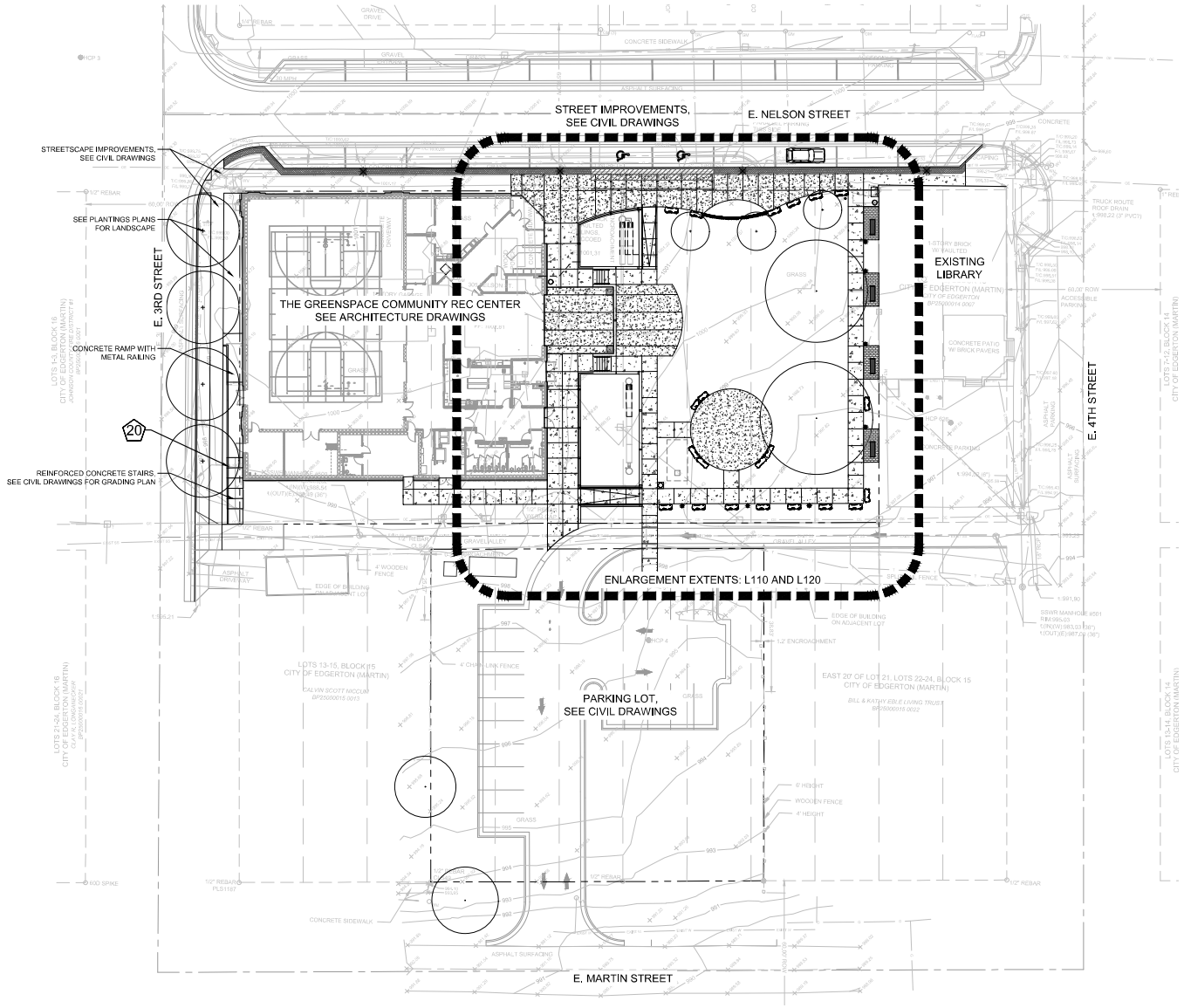
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Key Plan

Sheet Name
TREE PROTECTION PLAN

Sheet Number
L-001

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A KEY PLAN
SCALE: 1"=20'

Graphic Scale: 1" = 20'
0' 10' 20' 40' 60'

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NOT FOR CONSTRUCTION

THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66021

Project Phase
100% CONSTRUCTION DOCUMENTS

Project Number	City of Edgerton Project Number
21199.01	94.72.8070

Issue Date
1/30/2023

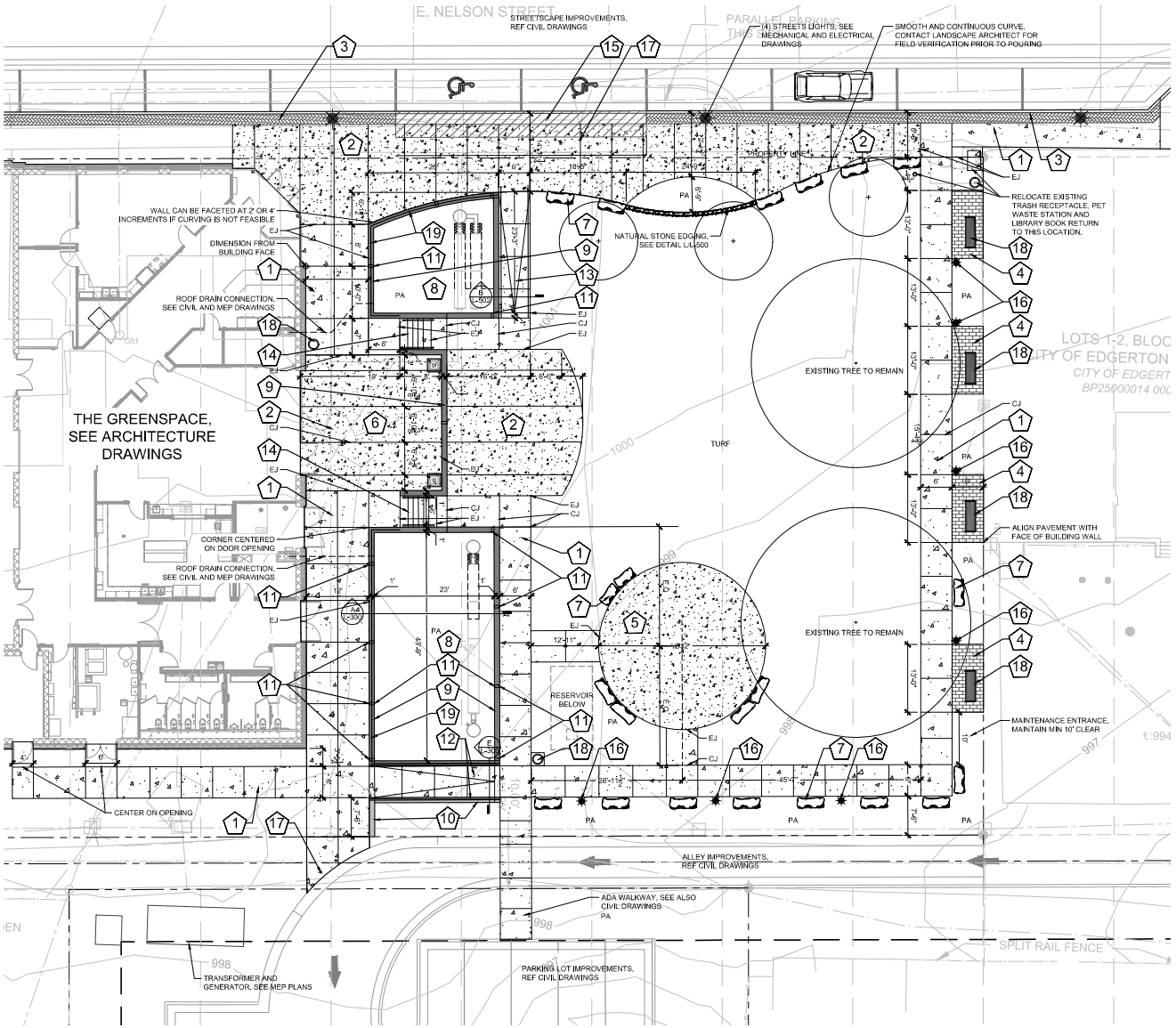
Revision No.	Description	Date Issued

Key Plan

Sheet Name
KEY PLAN

Sheet Number
L-100

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A MATERIALS AND LAYOUT PLAN
SCALE: 1"=10'

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MATERIAL KEYED NOTES

1. STANDARD CONCRETE PAVING
2. DECORATIVE CONCRETE PAVING
3. CONCRETE UNIT PAVERS TYPE A
4. CONCRETE UNIT PAVERS TYPE B
5. SPLASH PAD
6. STAGE
7. LIMESTONE SEATING BLOCK
8. BIO RETENTION
9. CAST-IN-PLACE CONCRETE WALLS
10. CAST-IN-PLACE CONCRETE CHEEK WALL
11. CURB CUT DRAINAGE INLET
12. CONCRETE RAMP WITH LIGHTED GUARDRAIL
13. CONCRETE RAMP WITH LIGHTED HANDRAIL
14. CONCRETE STAIR WITH LIGHTED HANDRAIL
15. ADA DROPOFF
16. BOLLARD - LIGHTED
17. BOLLARD - FIXED
18. SITE FURNISHINGS
19. GUARDRAIL WITHOUT LIGHTING
20. GALVANIZED GUARDRAIL

MATERIAL LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- STANDARD CONCRETE
- DECORATIVE CONCRETE
- CONCRETE UNIT PAVER TYPE A
- CONCRETE UNIT PAVER TYPE B
- C.I.P WALL
- C.I.P CHEEK WALL
- TRASH RECEPTACLE
- BOLLARD - FIXED
- BOLLARD - LIGHTED
- STREET LIGHT

Graphic Scale: 1" = 10'
0' 5' 10' 20' 30'

NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN EVENTS OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL QUESTIONS IN REFERENCE TO CONTRACT DOCUMENTS SHALL BE IMMEDIATELY DIRECTED TO THE LANDSCAPE ARCHITECT.

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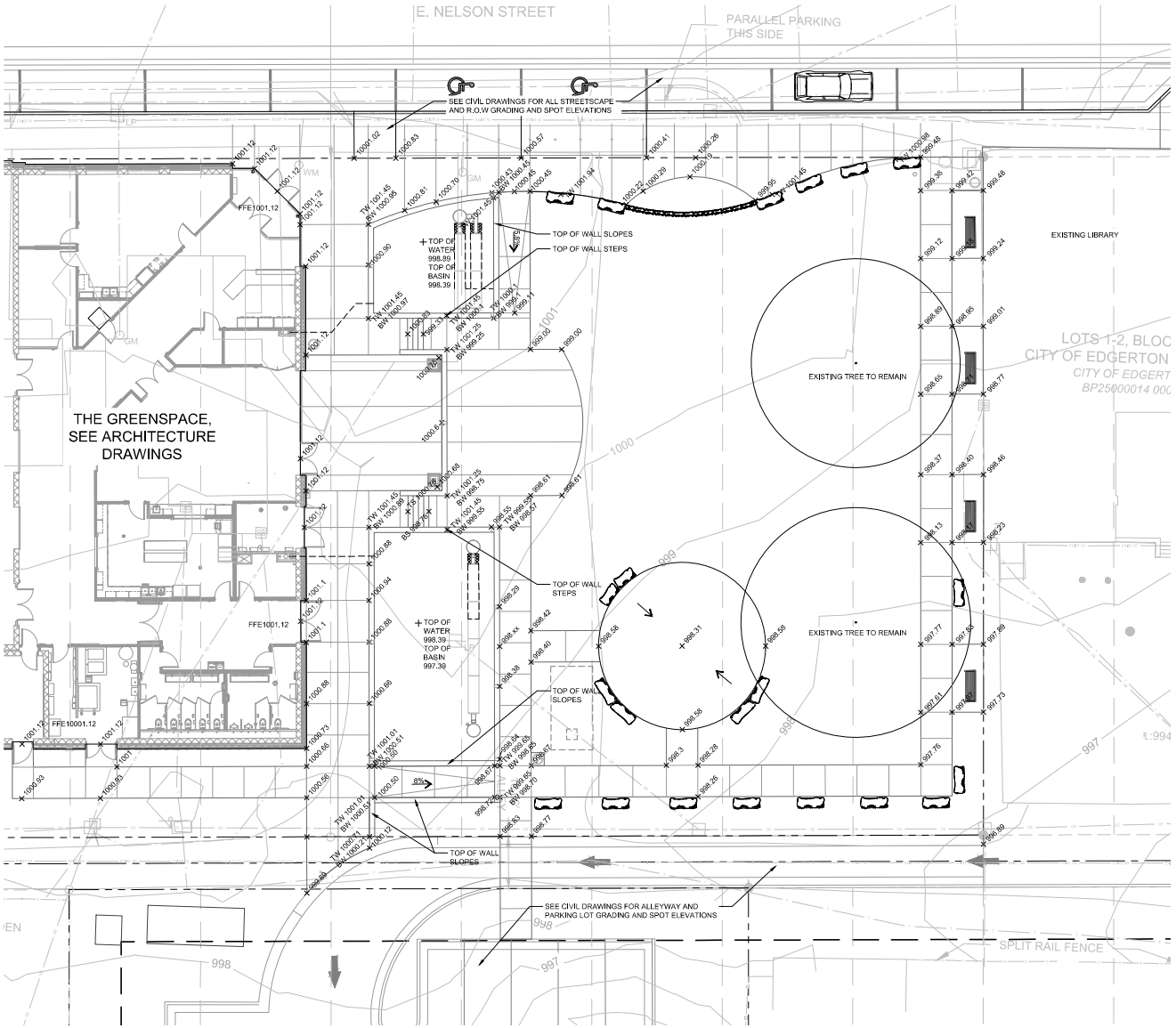
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Key Plan

Sheet Name
MATERIALS & LAYOUT PLAN

Sheet Number
L-110

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LEGEND

+ 600.75	SPOT ELEVATION
+ TW 600.75	TOP OF WALL ELEVATION
+ BW 595.25	BOTTOM OF WALL ELEVATION
+ TS 600.75	TOP OF STEP ELEVATION
+ BS 595.25	BOTTOM OF STEP ELEVATION

A GRADING PLAN
SCALE: 1"=10'

Graphic Scale: 1" = 10'
0' 5' 10' 20' 30'

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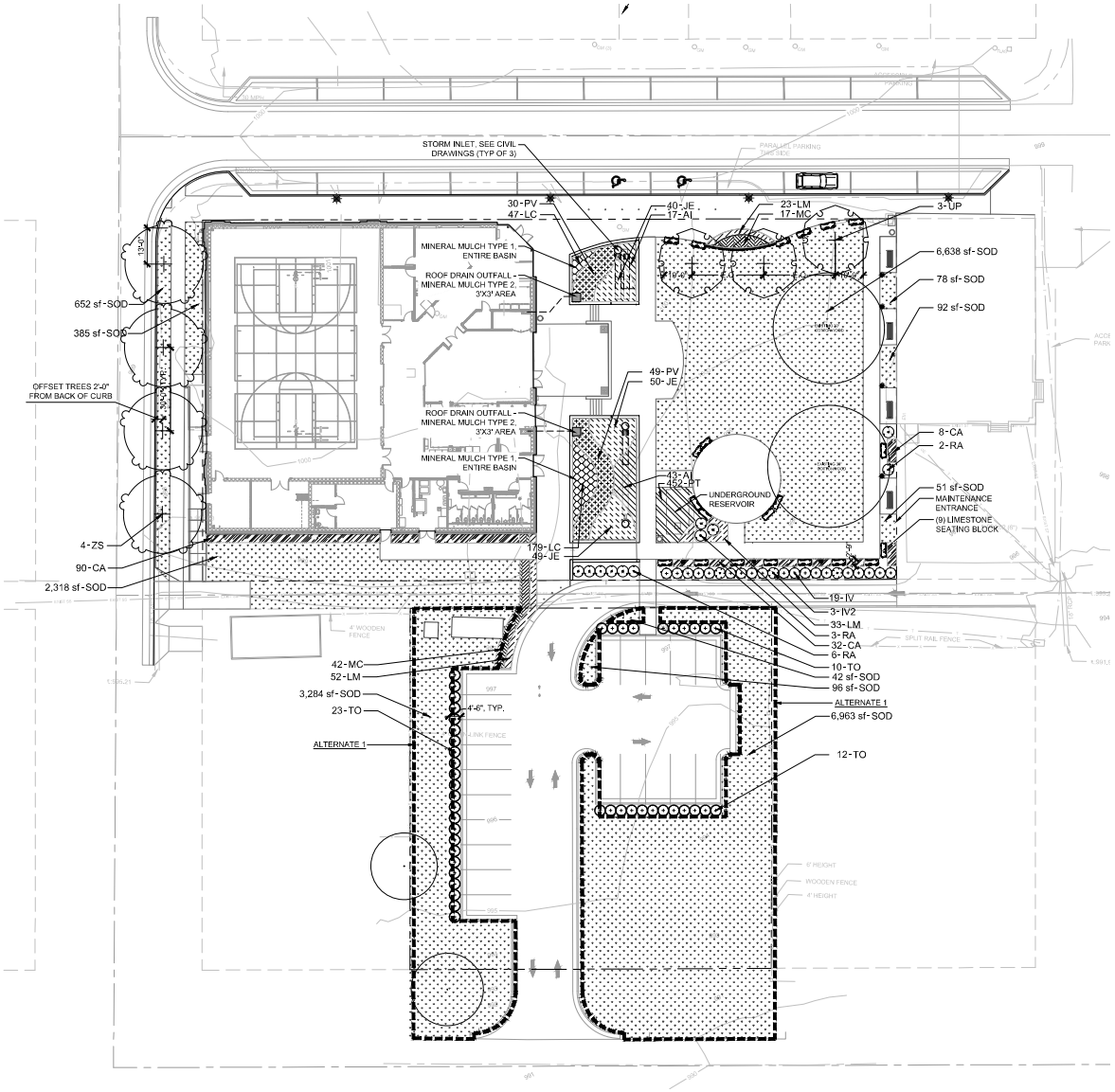
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Key Plan

Sheet Name
GRADING PLAN

Sheet Number
L-120

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PLANT SCHEDULE			
TREES	QTY	BOTANICAL NAME	COMMON NAME
UP	3	Ulmus parvifolia 'Allee' TM	Allee Lacebark Elm
ZS	4	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
IV	19	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry
IV2	3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry
RA	11	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
TO	45	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae
PERENNIALS & GRASSES	QTY	BOTANICAL NAME	COMMON NAME
AI	60	Asclepias incarnata	Swamp Milkweed
CA	138	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
JE	139	Juncus effusus	Common Rush
LC	226	Lobelia cardinalis	Cardinal Flower
LM	108	Liriope muscari 'Big Blue'	Big Blue Lilyturf
MC	59	Muhlenbergia capillaris	Pink Muhly Grass
PV	76	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	245 sf	Pachysandra terminalis 'Green Sheen'	Green Sheen Japanese Pachysandra
	20,491 sf	Turf Sod Bolero Plus	Fescue blend

ALTERNATE 1: PROVIDE SEEDED TURF IN LIEU OF SOD IN SOUTH PARKING LOT.

ALTERNATE 2: CONTRACTOR TO PROVIDE 2 YEARS MAINTENANCE AND WARRANTY FOR ALL LANDSCAPE AREAS INCLUDING BUT NOT LIMITED TO: TURF, BIO-RETENTION AREAS, PLANTINGS BEDS AND TREES

A PLANTING PLAN
SCALE: 1"=20'

Graphic Scale: 1" = 20'
0' 10' 20' 40' 60'

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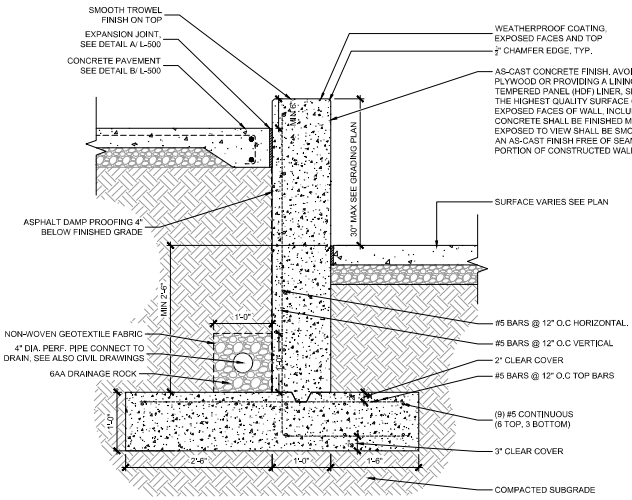
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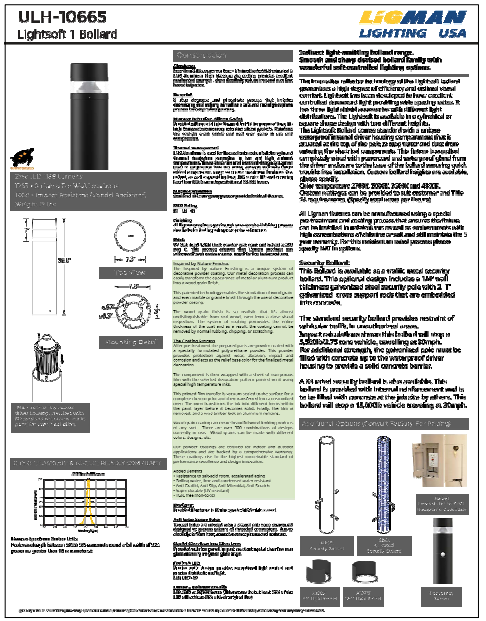
Sheet Name
PLANTING PLAN

Sheet Number
L-150

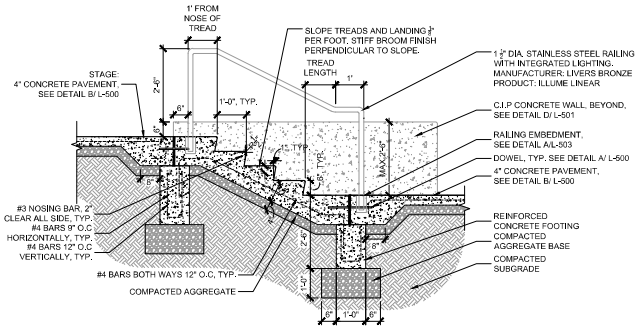
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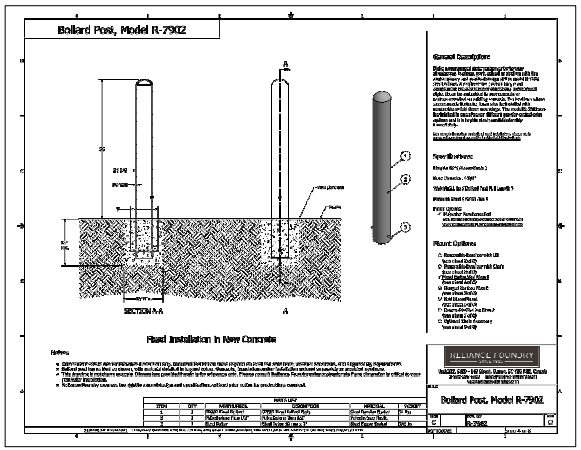
D C.I.P CONCRETE WALL
SCALE: 1"=1'



B BOLLARD - LIGHTED
SCALE: N.T.S



C CONCRETE STAIRS
SCALE: 1"=2'



A BOLLARD - FIXED
SCALE: N.T.S

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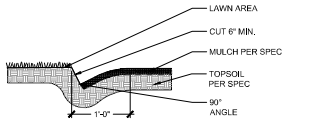
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SITE DETAILS

Sheet Number
L-501

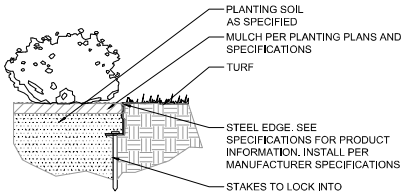
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
UP	3	Ulmus parvifolia 'Allee' TM	Allee Lacebark Elm	As Shown	3.5"Cal	Per Details, B&B
ZS	4	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	As Shown	3.5"Cal	Per Details, B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
IV	19	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	4` O.C.	#5	Per Details, Cont.
IV2	3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	4` O.C.	#5	Per Details, Cont.
RA	11	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	4` O.C.	#5	Per Details, Cont.
TO	45	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	3.5` O.C.	#5	Per Details, Cont.
PERENNIALS & GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
AI	60	Asclepias incarnata	Swamp Milkweed	24" O.C.	#5	Per Details, Cont.
CA	138	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	24" O.C.	#5	Per Details, Cont.
JE	139	Juncus effusus	Common Rush	24" O.C.	#5	Per Details, Cont.
LC	226	Lobelia cardinalis	Cardinal Flower	12" O.C.	#5	Per Details, Cont.
LM	108	Liriope muscari 'Big Blue'	Big Blue Lilyturf	18" O.C.	#5	Per Details, Cont.
MC	59	Muhlenbergia capillaris	Pink Muhly Grass	24" O.C.	#5	Per Details, Cont.
PV	76	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	30" O.C.	#5	Per Details, Cont.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	-	COMMENTS
	452	Pachysandra terminalis 'Green Sheen'	Green Sheen Japanese Pachysandra	Plug		
	20,491 sf	Turf Sod Bolero Plus	Fescue blend	sod		

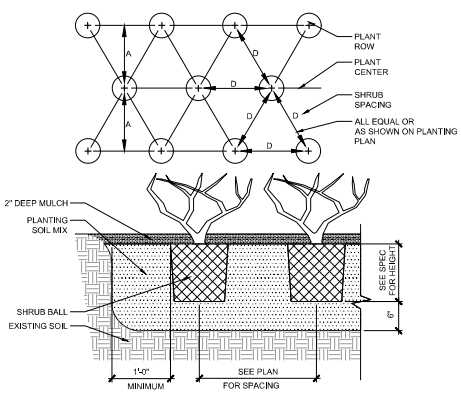


E SPADE CUT EDGE DETAIL
SCALE: 1"=1'



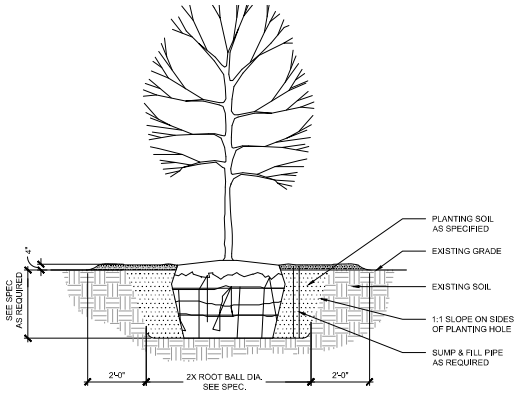
D METAL EDGE DETAIL
SCALE: 1"=1'

SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
24"	20.8"	.250
30"	26.0"	.160
36"	30.0"	.110
4'	3.46'	.060



NOTES:
1. SHRUB SPACING SHALL BE AS NOTED IN PLANTING SCHEDULE.
2. IF SHRUBS ARE B&B, ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP ⅓ OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.

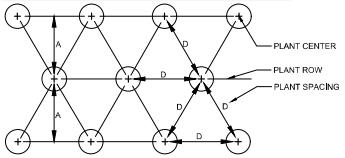
B SHRUB PLANTING
SCALE: 1"=1'

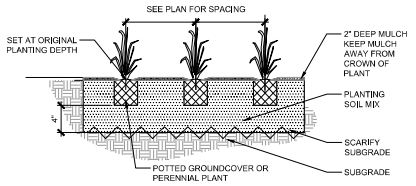


NOTES:
1. THIS DETAIL APPLIES TO ALL TREE TYPES, CANOPY, FLOWERING, AND EVERGREEN TREES.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN. INTO PLANTING HOLE.
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
6. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.
7. 2 IN. MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MULCH RING 6 FT. DIAMETER MINIMUM, 8FT. DIAMETER PREFERRED.
8. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.
9. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
10. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
11. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
12. 4 INCHES (100MM) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
13. REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL

C TREE PLANTING DETAIL
SCALE: 1"=2'

SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
18"	15.6"	.450
15"	13.0"	.640
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25
6"	5.19"	4.00





NOTES:
1. REMOVE SPENT FLOWERS PRIOR TO PLANTING.
2. LOOSEN ROOT MASS AT BOTTOM OF ROOT BALL.
3. TOP OF ROOT BALL STRIPPED OF ¼" SURFACE GROWING MEDIA AND COVERED WITH ¼" LANDSCAPE BED MIX PLUS SURFACE MULCH.
4. GROUNDCOVER SPACING SHALL BE AS NOTED IN PLANTING SCHEDULE.

A GROUNDCOVER/PERENNIAL PLANTING
SCALE: 1"=1'

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THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66021

Project Phase
100% CONSTRUCTION DOCUMENTS

Project Number
21199.01

City of Edgerton Project Number
94.72.8070

Issue Date
1/30/2023

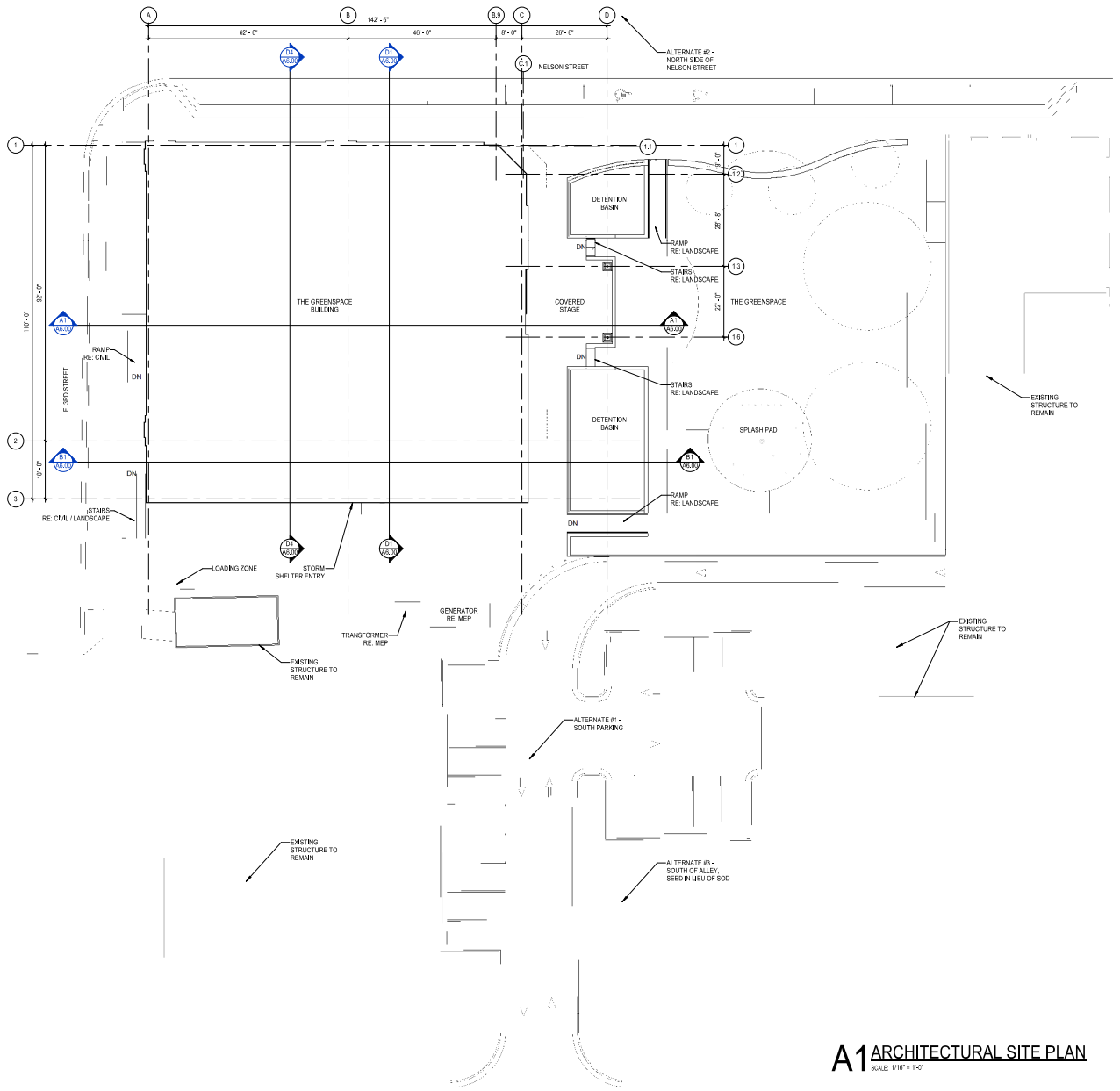
Revision No.	Description	Date Issued

Key Plan

Sheet Name
PLANTING DETAILS

Sheet Number
L-520

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A1 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

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THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66201

Project Phase
100% CONSTRUCTION DOCUMENTS

Project Number	City of Edgerton Project Number
21-114	94.72.8070

Issue Date
01/30/2023

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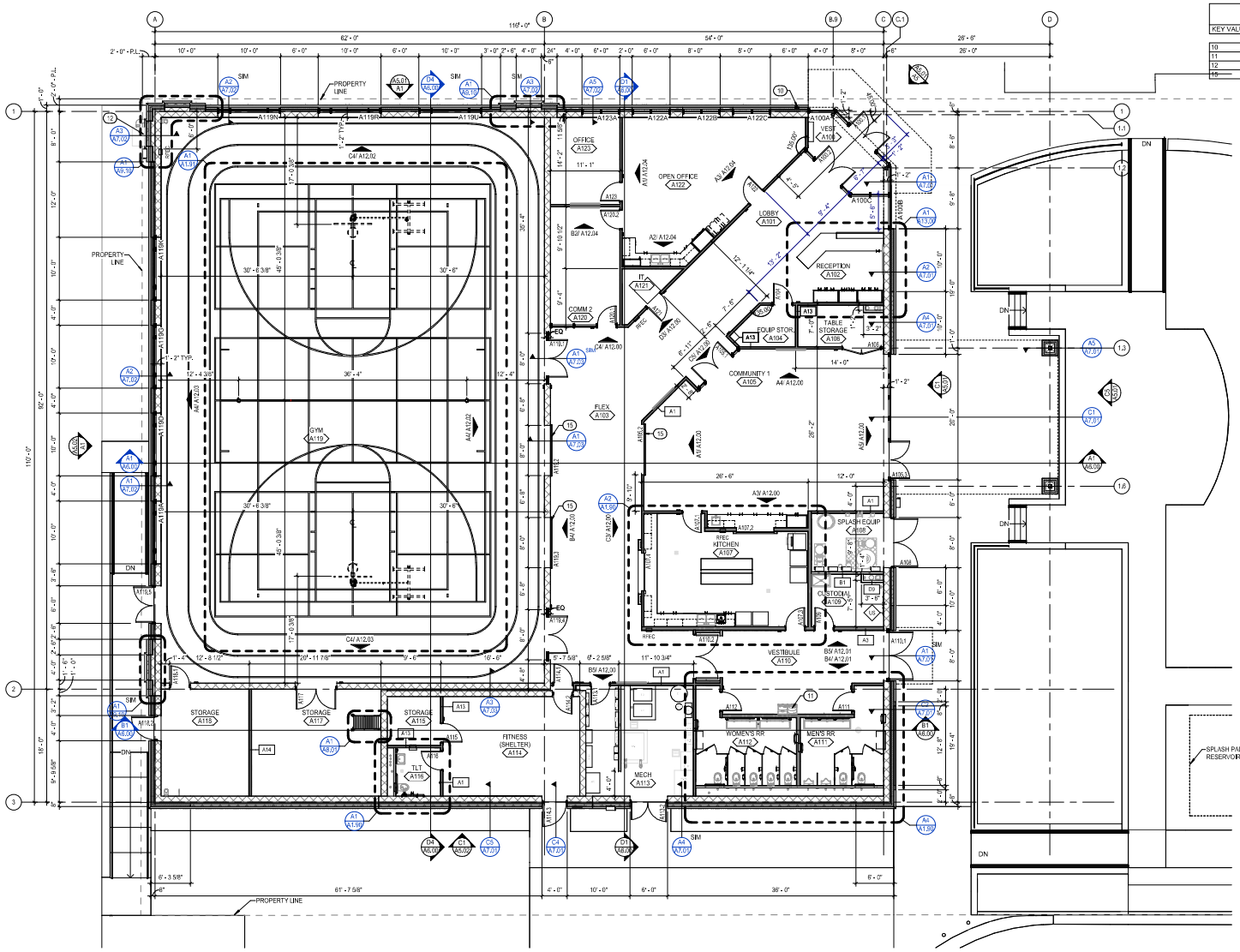
Key Plan



Sheet Name
ARCHITECTURAL SITE PLAN - OVERALL

Sheet Number
AS1.00

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A1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

1. NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF STUD, FACE OF CONCRETE WALL, FACE OF CMU WALL, FACE OF FRAME, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
3. WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS THUS, 92 SEE SHEET G1.20 FOR WALL TYPES.
4. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE SHOWN NOMINAL. ALLOW FOR 1/4"-INCH (10) SHIM AND SEALANT OF EXTERIOR FRAMES.

PLAN NOTES	
KEY VALUE	KEYNOTE TEXT
10	KNOX BOX.
11	HI-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER
12	GAS REGULATOR
15	OVERHEAD SECTIONAL GLASS GARAGE DOOR

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94.72.8070

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Key Plan



Sheet Name
MAIN LEVEL FLOOR PLAN

Sheet Number
A1.10

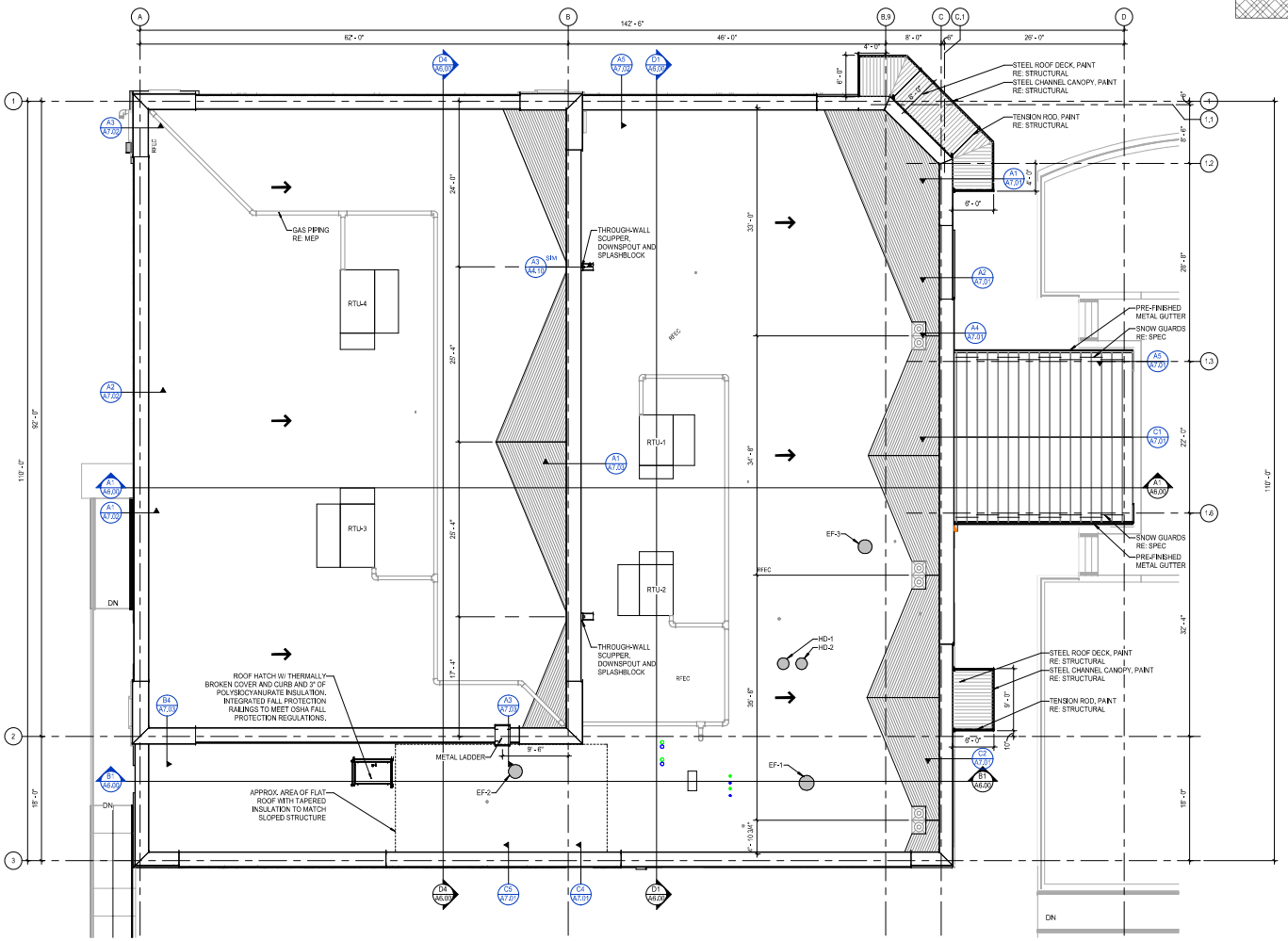
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ROOF PLAN NOTES

1. SHADED AREAS INDICATE TAPERED INSULATION. TAPERED INSULATION SHALL PROVIDE A MINIMUM OF 1/4" PER FOOT OF SLOPE TO ROOF DRAINS, UNLESS NOTED OTHERWISE.
2. PROVIDE TAPERED INSULATION ROOF SADDLES AT ROOF CURBS AS REQUIRED TO PROVIDE DRAINAGE AROUND CURBS.
3. COORDINATE THE SIZE AND LOCATION OF ROOF PENETRATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR PENETRATIONS NOT SHOWN ON THIS SHEET.

ROOFING LEGEND

- TAPERED INSULATION CRICKET - SLOPE 1/2" / 1FT IN DIRECTION INDICATED
- MEMBRANE ROOFING OVER TAPERED AND RIGID ROOF INSULATION - SLOPE 1/4" / 1FT IN DIRECTION INDICATED
- MEMBRANE ROOFING OVER RIGID INSULATION AND SLOPED STRUCTURE (RE: STRUCTURAL DRAWINGS FOR SLOPE)
- ROLLED STANDING SEAM METAL ROOF
- APPROX. LOCATION OF WALKWAY MATS. COORDINATE NEEDED LOCATIONS WITH RTU MNFCTR.



A1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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Project Phase
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Key Plan



Sheet Name
ROOF PLAN

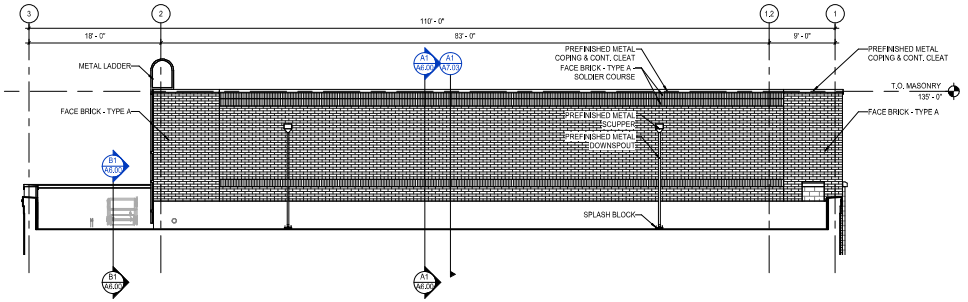
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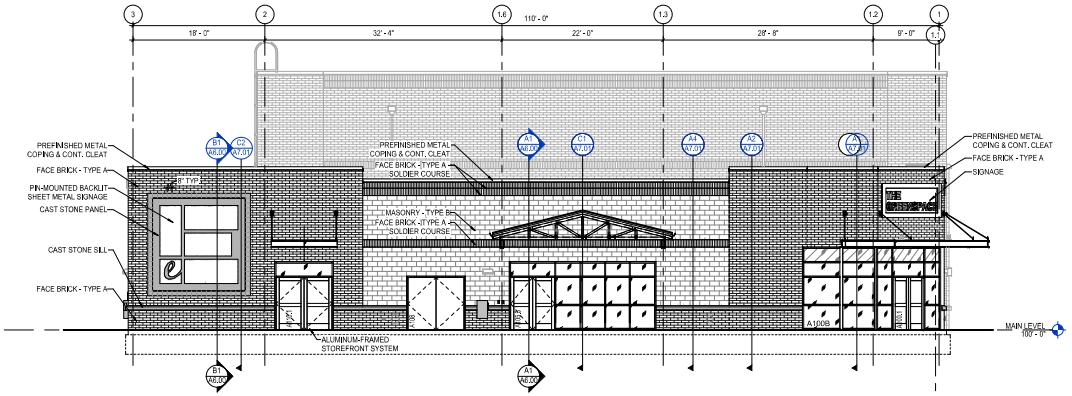
EXTERIOR ELEVATION MATERIALS

- FACE BRICK - TYPE A
  MANUFACTURER: KANSAS BRICK & TILE CO.
  COLOR: 530 FLASH MOD
  FINISH: VELOUR
- FACE BRICK - TYPE A
  MANUFACTURER: KANSAS BRICK & TILE CO.
  COLOR: 530 FLASH MOD
  FINISH: VELOUR
- MASONRY - TYPE B
  MANUFACTURER: ROCKCAST
  COLOR: CREME BUFF
  FINISH: SMOOTH
- CAST STONE
  MANUFACTURER: ROCKCAST
  COLOR: BUFFSTONE
  FINISH: SMOOTH
- GLAZING

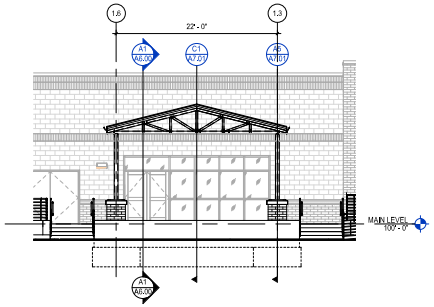
ELEVATION NOTES:
1. WINDOW SYSTEM COLOR TO BE: DARK BRONZE
2. FLASHING COLOR @ WINDOW SYSTEM TO BE: DARK BRONZE
3. COPING COLOR TO BE: DARK BRONZE
4. CANOPY COLOR TO BE: DARK BRONZE



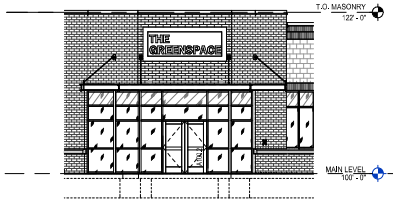
D1 EAST ELEVATION - GYM
SCALE: 1/8" = 1'-0"



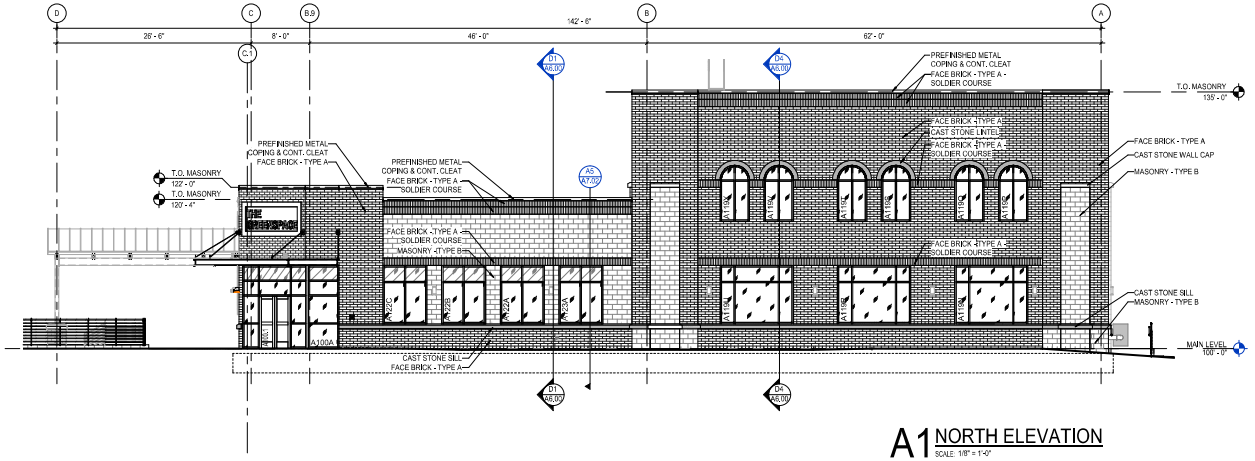
C1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



C5 EAST ELEVATION - STAGE
SCALE: 1/8" = 1'-0"



A5 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66201

Project Phase
100% CONSTRUCTION DOCUMENTS

Project Number	City of Edgerton Project Number
21-114	94.72.8070

Issue Date
01/30/2023

Revision No.	Description	Date Issued

Key Plan



Sheet Name
EXTERIOR ELEVATIONS

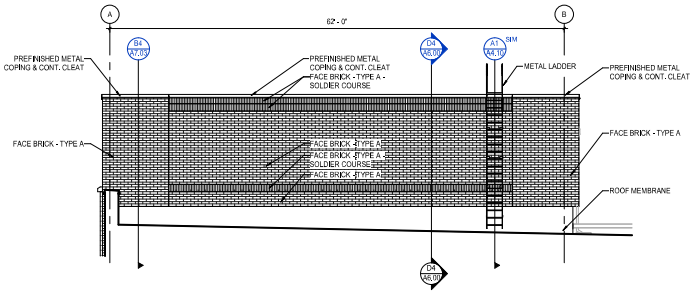
Sheet Number
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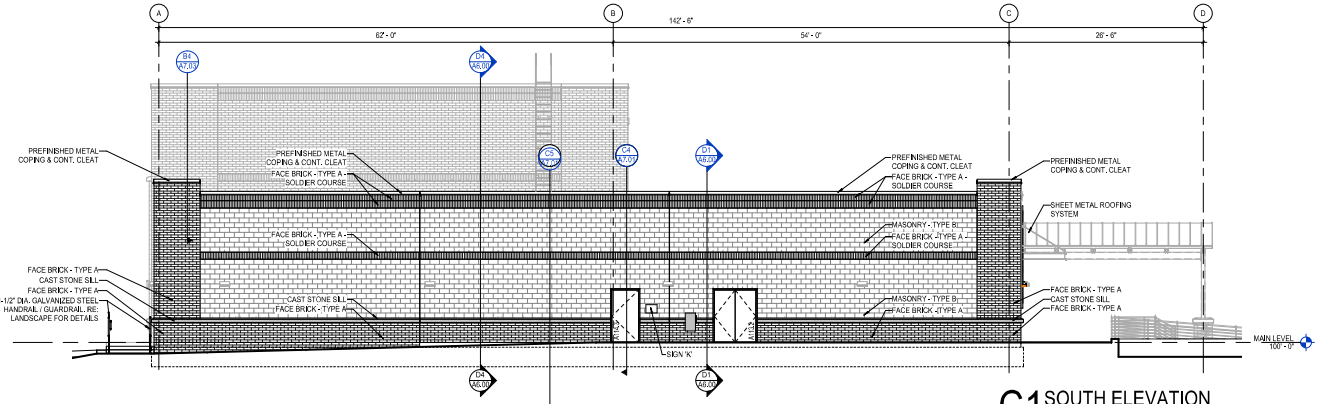
EXTERIOR ELEVATION MATERIALS

	FACE BRICK - TYPE A MANUFACTURER: KANSAS BRICK & TILE CO. COLOR: 530 FLASH MOD FINISH: VELOUR
	FACE BRICK - TYPE A MANUFACTURER: KANSAS BRICK & TILE CO. COLOR: 530 FLASH MOD FINISH: VELOUR
	MASONRY - TYPE B MANUFACTURER: ROCKCAST COLOR: CREME BUFF FINISH: SMOOTH
	CAST STONE MANUFACTURER: ROCKCAST COLOR: BUFFSTONE FINISH: SMOOTH
	GLAZING

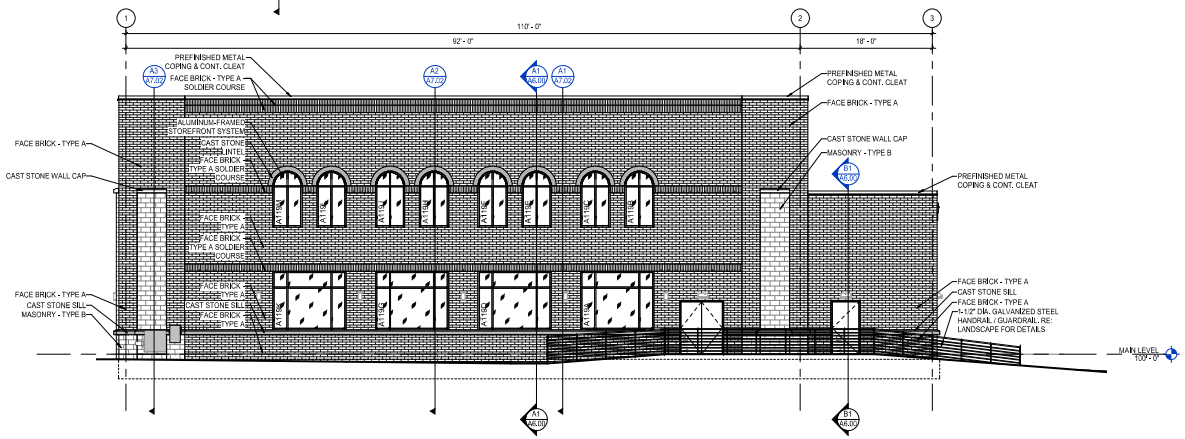
ELEVATION NOTES:
1. WINDOW SYSTEM COLOR TO BE: DARK BRONZE
2. FLASHING COLOR @ WINDOW SYSTEM TO BE: DARK BRONZE
3. COPING COLOR TO BE: DARK BRONZE
4. CANOPY COLOR TO BE: DARK BRONZE



D4 SOUTH ELEVATION - GYM
SCALE: 1/8" = 1'-0"



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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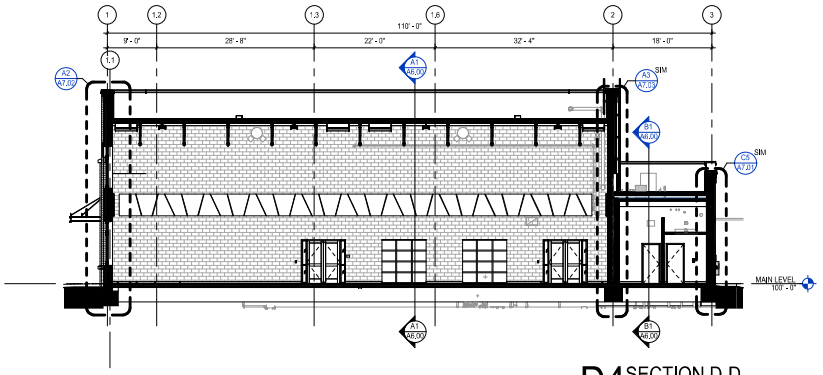
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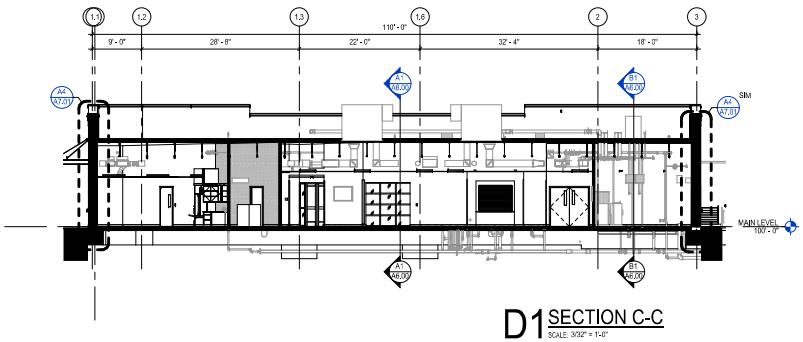
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EXTERIOR ELEVATIONS

Sheet Number
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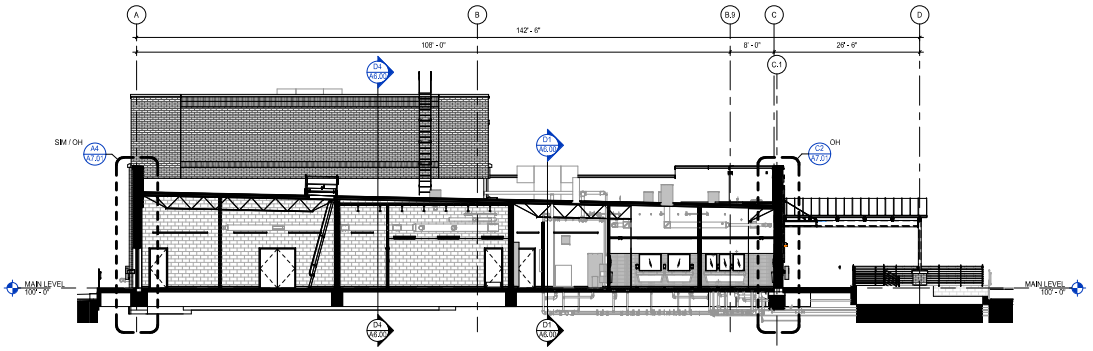
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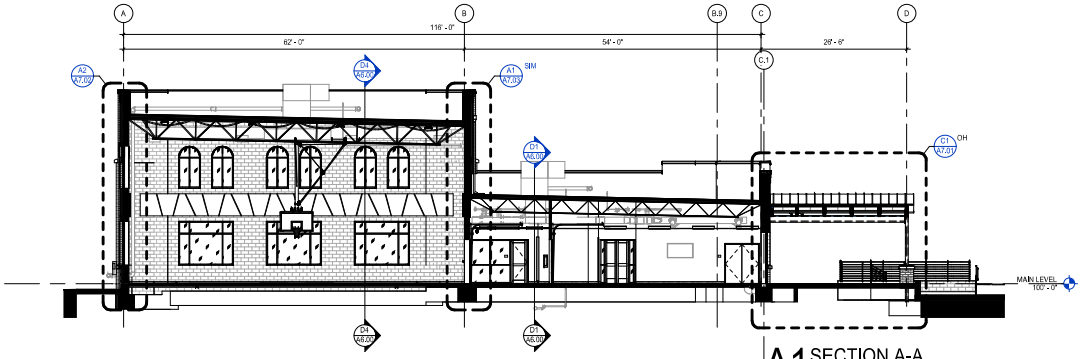
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D1 SECTION C-C
SCALE: 3/32" = 1'-0"



B1 SECTION B-B
SCALE: 3/32" = 1'-0"



A1 SECTION A-A
SCALE: 3/32" = 1'-0"

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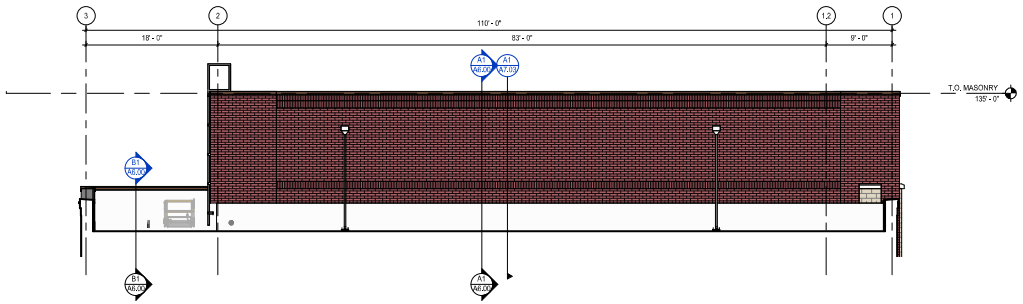
Key Plan



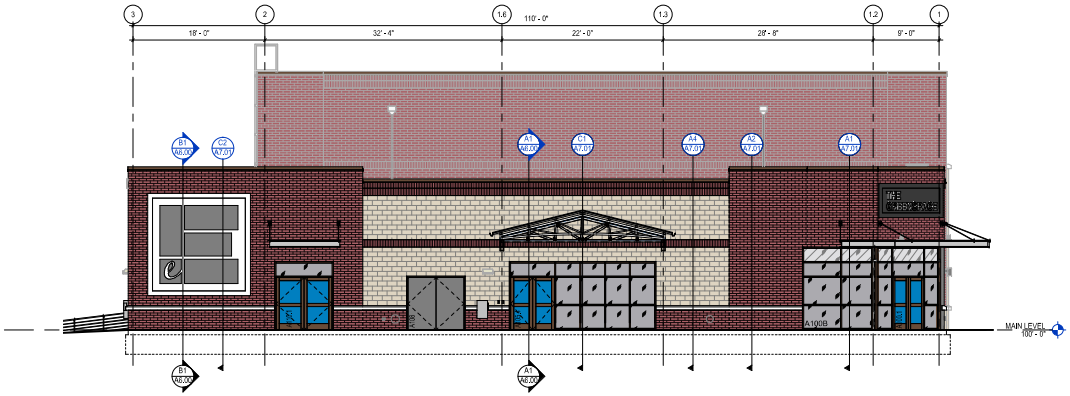
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BUILDING SECTIONS

Sheet Number
A6.00

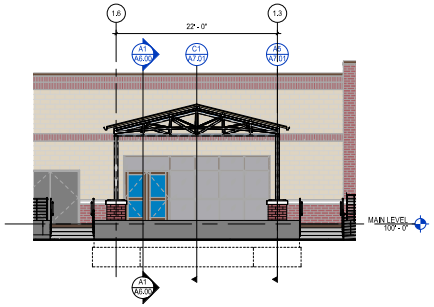
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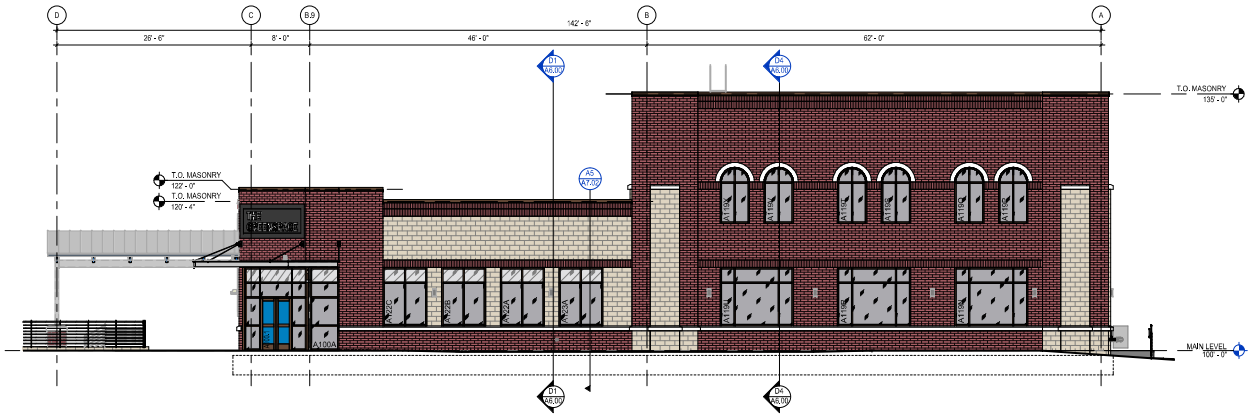
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SCALE: 1/8" = 1'-0"



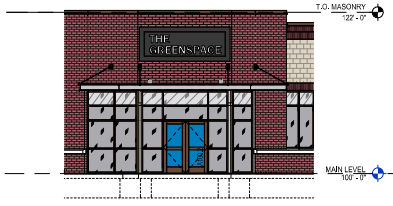
C1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



C5 EAST ELEVATION - STAGE
SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A5 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

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50% CONSTRUCTION DOCUMENTS

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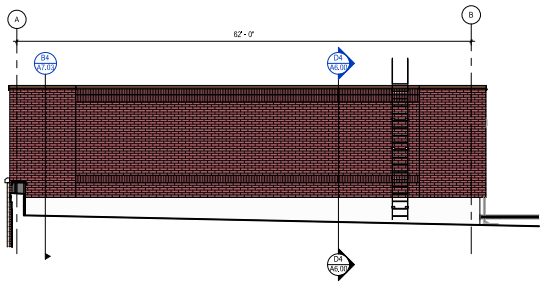
Revision No.	Description	Date Issued

Key Plan

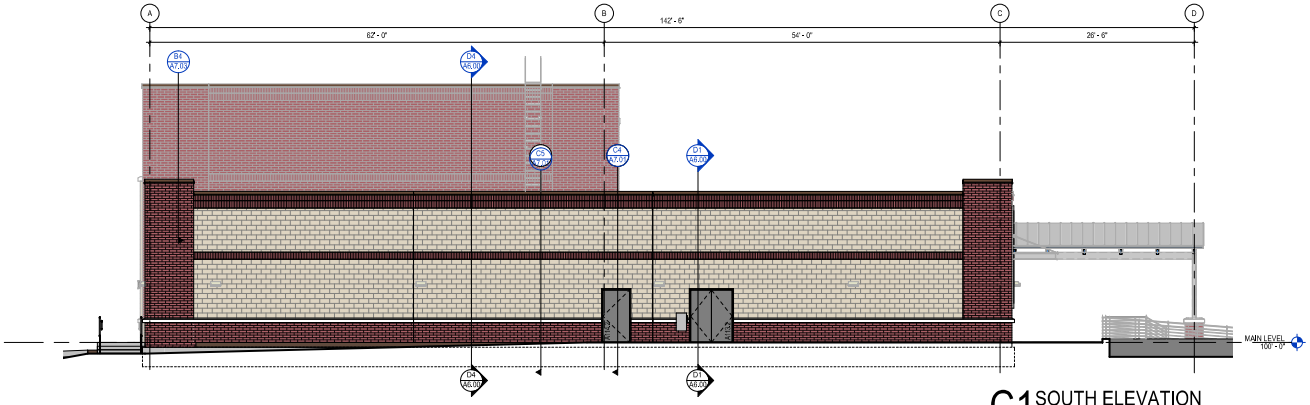
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EXTERIOR ELEVATIONS

Sheet Number
A5.01

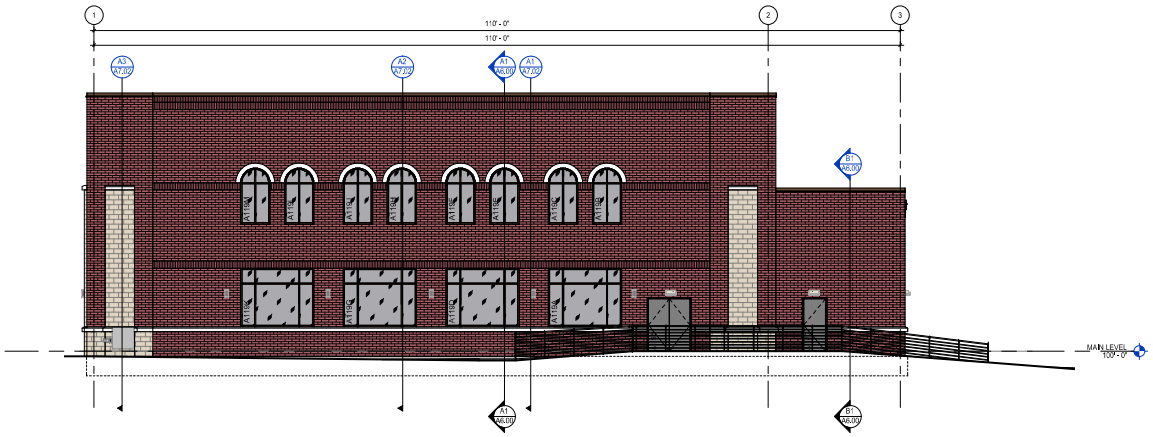
in • cite *v.* to provoke thought



D4 SOUTH ELEVATION - GYM
SCALE: 1/8" = 1'-0"



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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Licensed Architect

License

Cert. of Authority
A-2004016376
INCITE DESIGN STUDIO, LLC

NOT FOR CONSTRUCTION

THE GREENSPACE

303 EAST NELSON STREET
EDGERTON, KS 66201

Project Phase
50% CONSTRUCTION DOCUMENTS

Project Number	City of Edgerton Project Number
21-114	94.72.8070

Issue Date
12/19/2022

Revision No.	Description	Date Issued

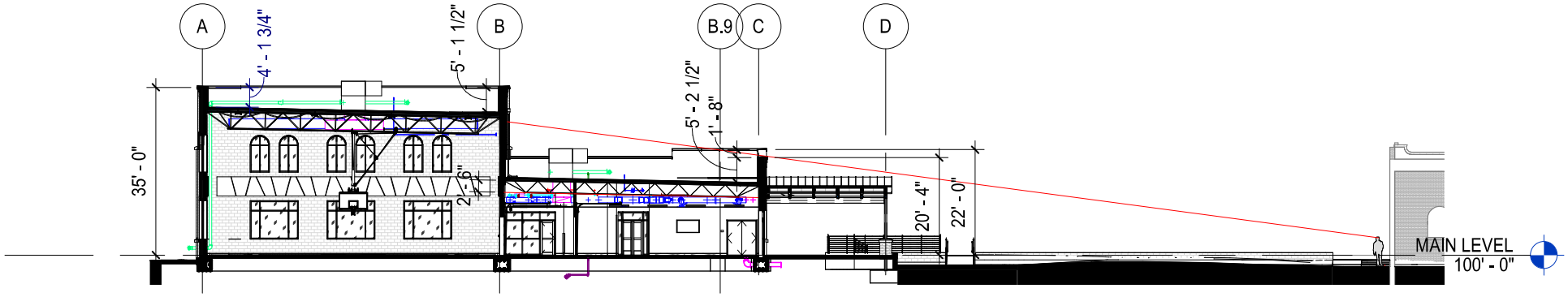
Key Plan

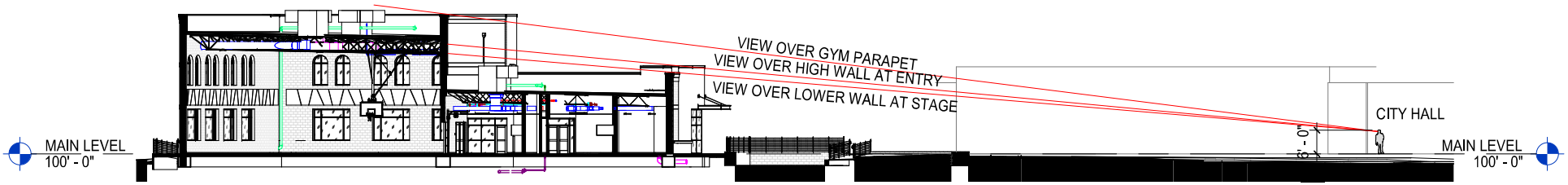
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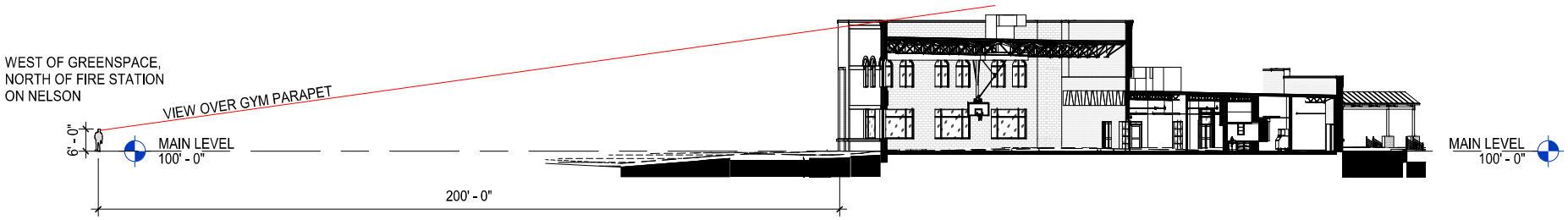
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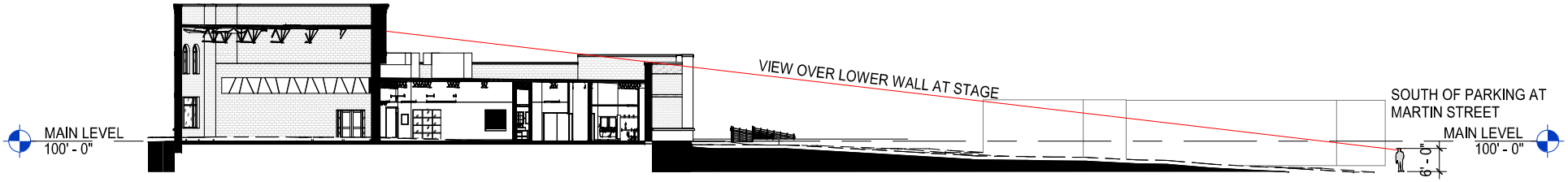
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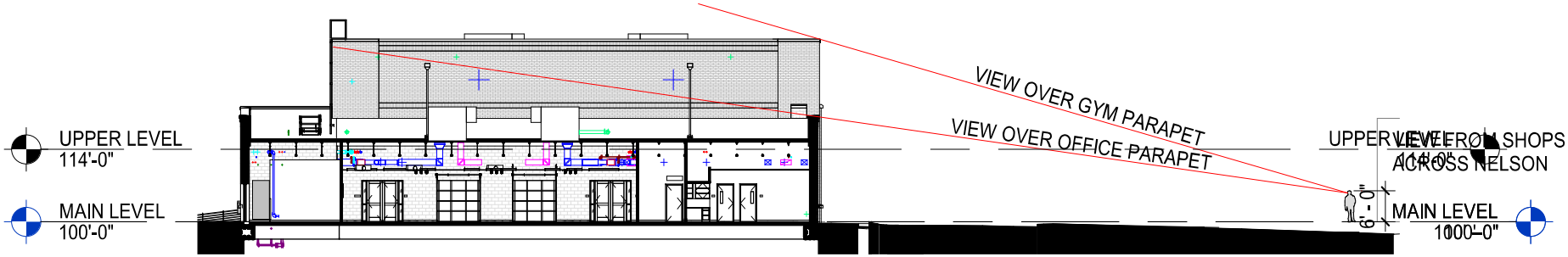



A
B
B.9
C
D
4' - 1 3/4"
5' - 1 1/2"
5' - 2 1/2"
1' - 8"
35' - 0"
2' - 6"
20' - 4"
22' - 0"
MAIN LEVEL
100' - 0"


MAIN LEVEL
100' - 0"
VIEW OVER GYM PARAPET
VIEW OVER HIGH WALL AT ENTRY
VIEW OVER LOWER WALL AT STAGE
CITY HALL
10' - 0"
MAIN LEVEL
100' - 0"


WEST OF GREENSPACE,
NORTH OF FIRE STATION
ON NELSON
VIEW OVER GYM PARAPET
6' - 0"
MAIN LEVEL
100' - 0"
200' - 0"
MAIN LEVEL
100' - 0"


MAIN LEVEL
100' - 0"
VIEW OVER LOWER WALL AT STAGE
SOUTH OF PARKING AT
MARTIN STREET
MAIN LEVEL
100' - 0"
6' - 0"


UPPER LEVEL
114'-0"
MAIN LEVEL
100'-0"
VIEW OVER GYM PARAPET
VIEW OVER OFFICE PARAPET
UPPER LEVEL
114'-0"
6'-0"
MAIN LEVEL
100'-0"
ACROSS NELSON