EDGERTON PLANNING COMMISSION AGENDA
REGULAR SESSION
Edgerton City Hall
June 9, 2015
7:00 PM

1. Call meeting to order

2. Pledge of Allegiance

3. Roll Call

A. Members:

Chuck Davis, Chair	Present / Absent
Ron Conus, Vice-Chair	Present / Absent
Maria O'Neill, Secretary	Present / Absent
Missy Drinkard	Present / Absent
Bob O'Neill	Present/ Absent
Andrea Lucero	Present/ Absent
Cliff Withrow	Present/ Absent
Randal Gifford	Present/ Absent
Bill Braun	Present/ Absent

4. Approval of Minutes
   A. May 12, 2015

5. Guests Present
   A.
   B.

6. Communications from Staff

7. New Business

FINAL SITE PLAN - AMENDMENTS

A. Consideration of an amendment request for Final Site Plan, FS2015-003, requesting approval for a final site plan for C Y Edgerton, L.L.C., located at 32355 W. 191st, a tract of land containing one (1) lot, containing approximately 31.86 acres in regards to landscaping, parking surfacing, building and fencing materials. Applicant: Rusty Williams, Arrowhead Intermodal. Engineer: Roger Cassity, R-I-C.

Action requested: Consider motion to approve, deny, or table.

FINAL SITE PLANS – LANDSCAPE AND PHOTOMETRICS

B. Consideration of previously approved Final Site Plans FS-08-21-2014 (Inland Port XI), FS-11-06-2014 (Inland Port XII), and FS2015-01 (Inland Port XIV), in regards to submitted landscape and photometics plans and further requesting approval of same for property identified, located in the vicinity of the southeast corner of 191st Street and Waverly Road. Applicant: Applicant: John A. Thomas, ELHC V, LLC Engineer: Chip Corcoran, R-I-C.

Action requested: Consider motion to approve, deny, or table.

FINAL SITE PLAN – INLAND PORT V

C. Consideration of Final Site Plan, FS2015-003, requesting approval for a final site plan for Inland Port V located in the northwest corner of 191st and Waverly Road, a tract of land consisting of two (2) lots, containing approximately 43.076 acres, more or less. Applicant: John Thomas, ELHC V, LLC. Engineer: Chip Corcoran, R-I-C.

Action requested: Consider motion to approve, deny, or table.

FINAL SITE PLAN - AMENDMENTS

D. Consideration of amendment to previously approved Final Site Plan, FS-09-16-13 (TranSpec Leasing) in regards to ingress/egress changes and requesting approval of same for property located at the southwest corner of 191st Street and Waverly Road. Applicant: Tom Hastings, TSL Companies. Engineer: R-I-C.

Action requested: Consider motion to approve, deny, or table.

TEMPORARY CONSTRUCTION ACTIVITIES

E. Consideration of amendment to approved Temporary Construction Activities located in the southeast corner of 191st and Homestead Lane, located in Section 3, Range 22, Township 15, for loading and removing construction materials for off-site construction purposes to add rock crushing of existing materials activities. Applicant: Hartman Excavating, LLC; Omar and India Holtgraver.

Action requested: Receive comments and consider motion to approve or deny request

8. Public Hearing

PUBLIC HEARING - UNIFIED DEVELOPMENT CODE AMENDMENTS

A. Consideration of opening the tabled public hearing in regards to receiving input from the public on the proposed adoption of a new Unified Development Code (UDC). Applicant: City of Edgerton, Kenneth A. Cook, Community Development Director.

Action requested: Re-open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to recommend approval or denial.

9. Future Meeting – Regular meeting – July 14, 2015

10. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
May 12, 2015
Minutes

The Edgerton Planning Commission met in regular session with Chair Davis calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Chuck Davis, Ron Conus, Bob O'Neill, Maria O'Neill, Cliff Withrow, and Bill Braun. Absent were: Commissioners Missy Drinkard, Andrea Lucero, and Randal Gifford. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES
Minutes of April 14, 2015 were considered.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the minutes as presented. Motion was approved, 6-0.

GUESTS:
Guests were attending, but none identified themselves.

COMMUNICATIONS FROM STAFF

The Community Development Director informed the Commissioners that Commissioner Gifford has a new baby and is home adjusting.

FINAL PLAT – LOGISTICS PARK KANSAS CITY, FOURTH PLAT
Final Plat, FP2015-02, requesting approval of a final plat for Logistics Park Kansas City, Fourth Plat, located in the northwest corner of 191st and Waverly, on a tract of land consisting of two (2) lots, containing approximately 43.076 acres, was considered. Applicant: John A. Thomas, ELHC V, LLC Engineer: Chip Corcoran, R-I-C.

Community Development Director Kenneth Cook informed the Commissioners this is part of Inland Port V which is part of the preliminary plat which includes Demdaco, Smart Warehouse, and Flexsteel. He noted the proposed warehouse will be approximately 654,656 square feet. Mr. Cook indicated the applicant is working on bringing the other projects to fruition, such as final site plans, etc. He stated that the plats do not cause as much concern as the other pieces of development. Mr. Cook informed the Commissioners the right-of-way for Waverly Road would be donated as a dedication on the plat, which is the easiest process. He stated staff recommends approval.

Mr. Cook stated comments from the city's engineer were very few, noting language should be added regarding execution of an agreement not to protest the formation of benefit districts, if needed; compliance with flood development regulations; and sewer easements.

Mr. Braun asked if there is a time-frame of when the buildings would connect to the sewer. Mr. Cook stated staff is working with the city engineer to create a plan to explore options to build-out of the lines. Patrick Robinson identified the locations of sewers and lift stations.

Motion by B. O'Neill, seconded by Withrow, to approve the final plat with the following stipulations: 1.) All Final Plat requirements of the city noted shall be met or addressed prior to the recoding of the plat; 2.) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3.) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4.) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; and 5.) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. Motion was approved, 6-0.

FINAL PLAT – C Y EDGERTON, LLC

Final Plat, FP2015-03, requesting approval of a final plat for C Y Edgerton, LLC, located at 32355 W 191st Street, containing approximately 31.86 acres, was considered. Applicant: Rusty Williams, C Y Edgerton, LLC., Arrowhead Intermodal Engineer: Roger Cassity, R-I-C.

Mr. Cook informed the Commission this property was annexed in 2013. He noted this property was preliminarily platted under ITL, Lot 1, and the final plat for ITL, Lot 1 was accepted by the Governing Body in early 2014. The Commissioners were informed this property was sold to Arrowhead and updates are submitted for this plat, noting the changes include new ownership and how the property will be developed. In addition, other minor changes would include the use of an access easement from the subject property and crossing the property to the west to provide an access to Homestead Lane; and a few other noted utility easements and verbiage for flood plain and benefit district uses. It was also noted the lift station near the Holtgraver property is in review for potential services; as well as looking at potential for force main or gravity main, with possible extension to the east property line.

Mr. O'Neill asked if the business is currently operating. Dave Monsell, Arrowhead, stated that Illinois Tool Works has been in operation for over 25 years with operations in Chicago and Wilmington, Ill. He informed the Commissioners the company primarily works with refrigeration cars for repairs and storage.

Mr. Withrow questioned how many times for the processes of this property. Mr. Cook indicated June 30, 2015 would be the final date for the extension of hard surfacing.

Sam Stahnke, Arco Construction, indicated this time-frame would be difficult, adding the extension was with ITL, but this request is for Arrowhead. He noted the company will be

investing the dollars for completion based on plans. He added it will be a lot of work, but by the end of the year, it should be complete.

Motion by B. O'Neill, seconded by Conus, to approve the final plat with the following stipulations: 1.) All Final Plat requirements of the city shall be met or addressed prior to the recording of the Plat; 2.) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3.) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4.) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; and 5.) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. Motion was approved, 6-0.

FINAL SITE PLAN – C Y EDGERTON, LLC

Final Site Plan, FS2015-003, requesting approval for a final site plan for C Y Edgerton, LLC, located at 32355 W 191st, a tract of land containing one (1) lot, consisting of approximately 31.86 acres, was considered. Applicant: Rusty Williams, Arrowhead Intermodal. Engineer: Roger Cassity, R-I-C.

The Community Development Director informed the applicant made substantial changes to the past final site plan. The updated plan was distributed for review. Mr. Cook overviewed a few of the requirements for this final site plan. He noted the data table now complies with the BOCA or Uniform Building Code, NFPA 101 Life Safety Code Occupancy Design Load. He noted the plan now complies with showing the trash containers and screening, and sidewalks from building to street. He stated the "Planting Schedule" can be worked with staff for up to one year from issuance of permit. Mr. Cook indicated pedestrian access needs have been noted. Mr. Cook spoke about the location of easements and spoke about landscaping outside of the easement area and potential conflicts with the sewer easement. Mr. Cook indicated the requirements for setbacks in particular as they relate to the language for stacking heights will need to be reviewed. He spoke about the one accessory structure located approximately 750 feet south of the front property line, adding the façade is metal but only partially visible from the street due to topography. He noted the structure may be more visible when the grading plan is completed or when the dirt pile on the adjacent property is removed or developed. He noted it is also possible the building will be screened from view off 191st Street by stored containers. He added this is similar to J.B. Hunt's property, but different due to the topography. Mr. Cook also indicated the Commission may desire to determine if modification to requirement of the exterior walls of the accessory building is needed. He stated staff would suggest some modification could be warranted for the doors and the direct adjacent area, but would not recommend any modification to the requirement for other portions of the building. Mr. Cook also noted the Planning Commission may need to approve an alternative landscape plan due to the unique characteristics of the site.

Mr. Cook spoke about the location of this site in relationship with a residential house located on the adjacent property. He noted the current plan does not include any screening from the adjoining residential use and also notes operations being located within the setback area. It was suggested and exception could be made if an agreement was executed between the applicant and the adjoining landowner. He also suggested that if no agreement is made, the area noted could not be built-out.

The Community Development Director informed the Commissioners the photometics plan was submitted. Mr. Cook indicated the review of the landscape standards has not received the full review at this time.

Mr. Cook also noted the CTPAT regulations may require barbed wire for container uses.

Mr. Cook also reviewed comments from the City Engineer in regards to utilities and sanitary sewer.

Mr. Withrow questioned if approval for requested exceptions is made, is this unique or will it set a precedence.

Mr. Cooks stated yes, but noted this is trying to adapt to the area, which may not be “duplicated in same situations” if this is argued in the future.

Mr. Conus asked about the decision with the refacing of the existing accessory buildings. Mr. Cook indicated this was originally approved.

Mr. Conus questioned the landscaping in the area. Mr. Cook addressed and noted there are no additional landscape requirements, adding NorthPoint is exceeding the standards.

The Commissioners and staff discussed actions by the applicant and staff in regards to updates after the publication of the agenda. Members stated they trusted staff at this time with the recommendations.

Motion by Conus, seconded by M. O’Neill, to approve the final site plan with the following stipulations: 1.) All Site Plan requirements of the City shall be met, particularly including: a) Submittal of a plan for pedestrian access to and within the development; b) Updated drawings of all building elevations showing compliance with building material standards; and c) Submittal of landscaping plans including screening for adjacent public roads, trash enclosures and the adjacent residential property. All landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City; 3.) All building permit and sign permit requirements of the City shall be met; 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; and 5.) Signed agreement/waiver between the applicant and

adjoining landowner in regards to use, landscaping, and setback of property adjacent to residential property. Motion was approved, 6-0.

The meeting recessed at 9:25 p.m. for short break.

The meeting reconvened at 9:35 p.m.

FINAL PLAT – 196th STREET WATER TOWER

Final plat, FP2015-04, requesting approval for a final plat for 196th Street Water Towner, located approximately 865 feet west of Waverly Road on 196th, consisting of one (1) lot, containing approximately 6.651 acres was considered. Applicant: John Thomas, Edgerton Land Holding Company, Inc. Engineer: Chip Corcoran, R-I-C.

The Community Development Director informed the Commissioners this plat is part of a preliminary plat with four sites. He stated that upon completion by the applicant, the water tower will be dedicated to Johnson County Rural Water District No. 7. He added the plat will include dedicated right-of-way for Waverly Road.

Mr. Cook also noted the name of the plat should be changed to reflect all the lots. Mr. Thomas displayed a revised plat and overviewed the history of the site.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the final plat with the following stipulations: 1.) All Final Plat requirements of the City shall be met or addressed prior to recording of the plat; 2.) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3.) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4.) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax;and 5.) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development. Code. Motion was approved, 6-0.

TEMPORARY CONSTRUCTION ACTIVITIES – CLARKSON CONSTRUCTION COMPANY AND QUICKSILVER READYMIX, LLC

The next three items on the agenda were discussed together.

(A) Temporary Construction Activities at 18501 Waverly Road, located in the northwest quarter of Section 34, Range 22, Township 14, south of 183rd and east of Waverly Road for the placement of a temporary Concrete Batch Plant for Waverly Road Improvements were considered. Applicant: Patrick Weaver, Clarkson Construction.

(B) Temporary Construction Activities located in the north one-half of the southeast one-quarter of Section 3, Range 22, Township 15, north of 199th Street and west of Waverly Road, for the placement of a temporary construction site for the production of batch

slaked lime for sub-grade stabilization and cement treated base for Waverly Road improvements were considered. Applicant: Patrick Weaver, Clarkson Construction Company.

(C) Temporary Construction Activities located at 18501 Waverly Road, located in the northwest quarter of Section 34, Range 22, Township 14, south of 183rd and east of Waverly Road for the placement of a temporary Concrete Batch Plant to supply concrete materials/services for projects within LPKC area was considered. Applicant: Quicksilver Readymix, LLC.

John Thomas, NorthPoint, overviewed the request and explained the proposed plants and lime sub-grade stabilization.

The Community Development Director addressed the hours of operation and need for some potential night work.

Motion by M. O'Neill, seconded by Conus, to approve all three noted requests with the following stipulations per project:

Item A – 1.) Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission; 2.) All occupied buildings shall have access to potable water from an approved water source; 3.) All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton; 4.) All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use; 5.) All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied; 6.) Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code; 7.) Off-site impacts from on-site construction-related activities shall be minimized to the extent possible; 8.) On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land; 9.) Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 10.) Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period; 11.) All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 12.) Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff; 13.) Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code; 14.) Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation; 15.) Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; 16.) Property owner and/or general contractors shall provide a Construction Management Plan to the City; 17.) Maintain a valid City of Edgerton Business License; and 18.) Permission of temporary construction activities is granted for a period ending June 1, 2016.

Item B – 1.) Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission; 2.) All occupied buildings shall have access to potable water from an approved water source; 3.) All signage shall be placed pursuant to

applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton; 4.) All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use; 5.) All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied; 6.) Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code; 7.) Off-site impacts from on-site construction-related activities shall be minimized to the extent possible; 8.) On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land; 9.) Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 10.) Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period; 11.) All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 12.) Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff; 13.) Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code; 14.) Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation; 15.) Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; 16.) Property owner and/or general contractors shall provide a Construction Management Plan to the City; 17.) Maintain a valid City of Edgerton Business License; and 18.) Permission of temporary construction activities is granted for a period ending June 1, 2016.

Item C – 1.) Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission; 2.) All occupied buildings shall have access to potable water from an approved water source; 3.) All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton; 4.) All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use; 5.) All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied; 6.) Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code; 7.) Off-site impacts from on-site construction-related activities shall be minimized to the extent possible; 8.) On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land; 9.) Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 10.) Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period; 11.) All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 12.) Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff; 13.) Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code; 14.) Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation; 15.) Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; 16.) Property owner and/or general contractors shall provide a Construction Management Plan to the City; 17.) Maintain a valid City of Edgerton Business License; and 18.) Permission for temporary construction activities is

granted for a period of three (3) years from date of approval by Edgerton Planning Commission with a required annual renewal to be taken before the Planning Commission.

The motion to approve all three temporary construction activities was approved, 6-0.

TEMPORARY CONSTRUCTION ACTIVITIES – HARTMAN EXCAVATING

Temporary Construction Activities located in the southeast corner of 191st and Homestead Lane, located in Section 3, Range 22, Township 15, for loading and removing construction materials for off-site construction purposes were considered. Applicant – Omar and India Holtgraver/Hartman Excavating.

The Community Development Director indicated this request is for allowing the removal of rock materials from the Holtgraver property, which is west of Arrowhead (C Y Edgerton). He noted there would be no crushing of rock material and the applicant would comply with erosion control. Mr. Cook indicated the limitation of one (1) year from time of approval, if granted, to allow staff and Planning Commission to review operations.

Motion by Braun, seconded by B. O'Neill, to approve the temporary construction activities with the following stipulations: 1.) Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission; 2.) All occupied buildings shall have access to potable water from an approved water source; 3.) All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton; 4.) All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use; 5.) All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied; 6.) Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code; 7.) Off-site impacts from on-site construction-related activities shall be minimized to the extent possible; 8.) On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land; 9.) Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 10.) Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period; 11.) All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 12.) Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff; 13.) Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code; 14.) Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation; 15.) Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; 16.) Property owner and/or general contractors shall provide a Construction Management Plan to the City; 17.) Maintain a valid City of Edgerton Business License; and 18.) Permission for temporary construction activities is granted for a period of one (1) year from date of approval by Edgerton Planning Commission. The motion was approve the temporary construction activities was approved, 6-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE
A public hearing in regards to receiving input from the public on the proposed adoption of a new Unified Development Code was considered. Applicant: City of Edgerton, Kenneth A. Cook, Community Development Director.

Motion by Conus, seconded by M. O'Neill, to table the public hearing until June 9, 2015. Motion was approved, 6-0.

FUTURE MEETING
The next scheduled meeting is June 9, 2015.

ADJOURNMENT
Motion by B. O'Neill, seconded by M. O'Neill, to adjourn. Motion was approved, 6-0.

The meeting adjourned at 10:35 p.m.

Submitted by:

Debra S. Gragg
Recording Officer

EDGERTON
global routes. local roots.
404 East Nelson
Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

Date: June 5, 2015
To: Edgerton Planning Commission
From: Kenneth Cook, AICP, CFM, Community Development Director
Re: Consideration of Alternative Landscape Plan, Waivers/Revision for Fencing & Building – CY Edgerton and Extension Request - Arrowhead Intermodal

BACKGROUND INFORMATION

On May 12, 2015 the Planning Commission considered amendments to a previously approved Final Plat and Final Site Plan for the subject property. The applicant has submitted updated drawings to deal with a number of items that were discussed in the staff report. Along with these updates, the applicant is making a number of requests for consideration by the Planning Commission for an Alternative Landscape Plan and also for waivers/revisions for fencing and the building. The applicant has also specified their intent to request an extension of time as they are proceeding to make the necessary improvements that are required for their operation. Staff received the attached drawings and information on the morning of June 5, 2015 and has not been able to perform an extensive review of the request.

Attached to this memo is a copy of the requests that are being made, the previous Final Site Plan Report that was prepared by staff (not including drawings), and copies of updated drawings that have been submitted as part of this request for consideration by the Planning Commission. It is staff's understanding that the last update in plans prepared prior to the last Planning Commission meeting did not provide for much time to look or discuss the item of costs associated with some of the improvements that were discussed. The applicant has been able to have conversations and reach agreements with their neighbors in regards to possible impacts on adjacent properties. The applicants have proposed an Alternative Landscape Plan to deal with some of the issues that have been discussed in regards to the operation of this site and are requesting that the Planning Commission consider additional berm height and landscaping along the front of the property for relaxed building, fence and landscaping requirements towards the rear of the property.

The Planning Commission will need to determine if any or all of the applicants requests should be approved or if any additional conditions should be placed if such approval is allowed.

Request for Landscape plan exception/revision:

b. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.

c. The nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses, and the need for buffering and screening.

CY Edgerton understands the concept of the code as it is written, however we ask for an exemption due to the below listed reasons:

1. Container boxes when stacked 5 (five) high are 50 feet high.
2. The neighboring properties will not be effected by the sight of containers.
3. The master plan for the LPKC district is industrial; which under the current code requires very little screening/landscape.

CY Edgerton would like to provide additional screening and berming at the front of the property to shield/buffer the public eye from the property when viewed from 191st street. It is the opinion of CY Edgerton that additional screening down the sides and rear of the property provide no added benefit for any current or future use of this or the adjacent properties. We have also met and discussed with both property owners and they too feel that the landscaping shown on the proposed plans makes the most sense for current and future use.

Request for Fencing exception/revision-

In order to properly secure the property at CY Edgerton we need use 8 foot fencing with 3 strand barb wire across the top of the fence. This is also required to store loaded units and be US Customs bonded. In order to meet these requirements and also maintain the desired look for the property we would like to use vinyl coated 1" mesh fence on the property for the front along 191st and down the sides of the property to the front of the existing shop building. At the building we will continue down the sides and back of the property with standard chain link fence, such as what surrounds the BNSF rail facility with 3 strand barbed wire. This will allow CY Edgerton/Arrowhead Intermodal to keep costs down for fence that cannot be seen from the public view from 191st street.

Request for exception to not further beautify the existing shop building:

H. District Regulations.

1. All buildings with a metal exterior shall provide a façade material composed or brick, glass, stone, wood, or a combination of these materials that extends to three walls of the building unless modified by the City.

Exceptions to this requirement may be allowed on a case by case basis by the City upon submission and approval of elevation drawings of the subject structure, and material samples.

By nature we understand that the container CY/Depot business is not a pretty one, but is a required necessity of any successful intermodal district. However we feel that our company has always operated to a higher standard, and takes great pride in the appearance of our operations. This is an extremely competitive and small margin business and the additional cost to re-develop the current shop building, purely for aesthetic reasons to meet the stated Edgerton code is extremely cost prohibitive. The current building is in good shape and meets our current needs. A new façade on this building will not increase business for Arrowhead Intermodal or bring additional jobs to the LPKC district and the City of Edgerton. It will only further delay future expansion and job creation, which I feel is all of our goal. In order to help meet the code we would like to build the landscaped berm to 8ft tall and cover with hardwood trees, evergreen trees and shrubs. This will properly screen the property from view from 191st; Street and eliminate the building from view. There will also be additional screening provided by the equipment that will be stacked and stored at the facility.

We have also prepared some 3D renderings of the sightlines from 4 angles on 191st street for your review. It is the opinion of CY Edgerton that this will meet the intended purpose of the code and provide an even better greenspace and screening from the operation. Thank you for your consideration.

PROJECT BENCHMARKS

JCVCN BM 1181
Bernsten Aluminum Disk Stamped BM 1181, Located on Center West End of the North Headwall RCB. From the Intersection of Waverly Road and 191st Street, go West 0.10 Miles to the RCB.

Elev: 1010.97

Final Development Plans For
CY EDGERTON
Edgerton, Johnson County, Kansas

OWNER/DEVELOPER

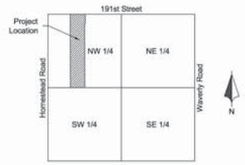
Joshua Cooley
CY Edgerton, LLC
32355 W 191st Street
Edgerton, Kansas 66021
Phone: 816.509.0746
Fax: 913.287.2752

CONSULTANT/APPLICANT

Renaissance Infrastructure Consulting
1138 Cambridge Circle Drive
Kansas City, Kansas 66103

INDEX OF SHEETS

C01	General Layout
C02	North Dimension Plan
C03	South Dimension Plan
C04	North Grading Plan
C05	South Grading Plan
C06	Site Utility Plan
C07	Drainage Area Map
C08	Erosion Control Plan
L01	Landscape Plan
L02	Landscape Plan
E01	Lighting Plan

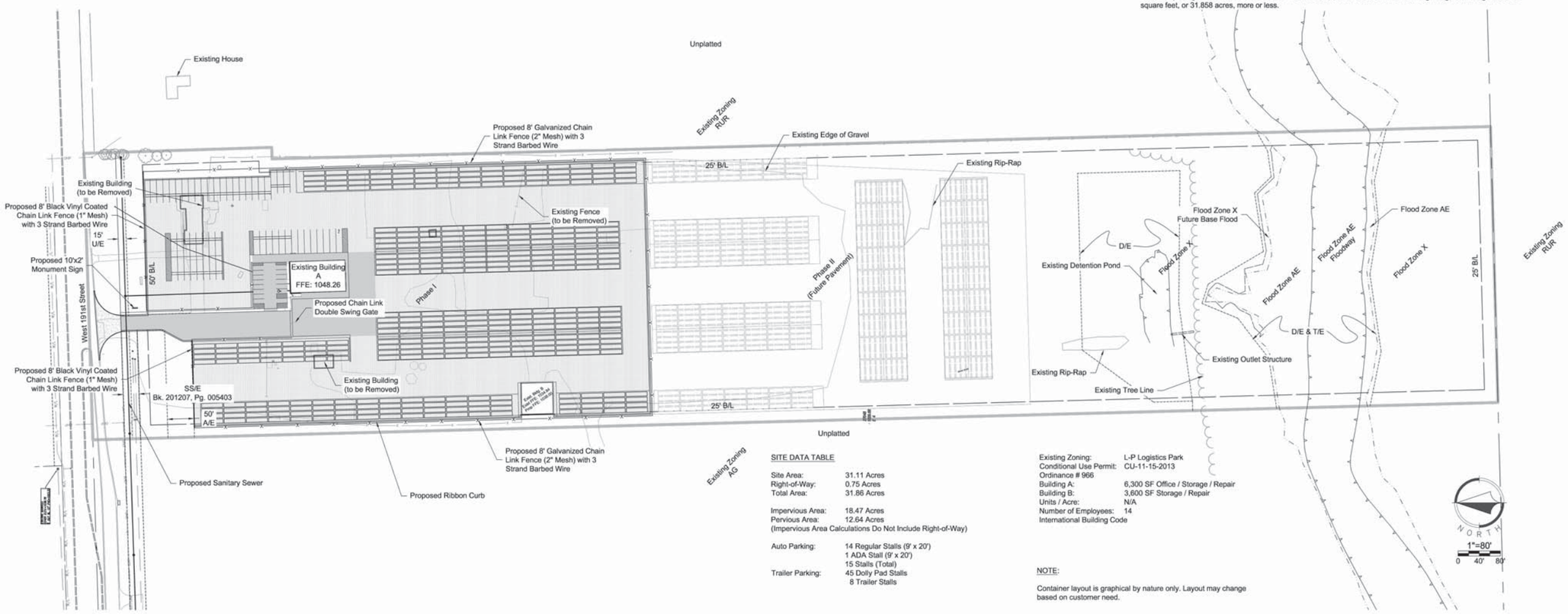


LOCATION MAP
SECTION 14-23-18
Scale 1" = 2000'

LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 3, Township 12 South, Range 22 East, and a part of Tract A and Tract B according to the survey recorded in Book 201207, Page 000700 in the Office of the Register of Deeds, Johnson County, Kansas, and in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 88°10'27" East, coincident with the north line of said Northwest Quarter, 801.35 feet to the Point of Beginning; thence North 88°10'27" East, continuing along said north line, 539.88 feet; thence departing said north line, South 01°49' 35" East, along the east line of a tract of land described in Book 3047, Page 6 as filed in said Register of Deeds Office, 355.00 feet to the southeast corner of said tract; thence South 88°10'27" West, coincident with the south line of said tract of land, 21.73 feet to a point on the east line of said Tract A; thence South 01°31'15" East, coincident with the east line of said Tracts A and B, 2,300.57 feet to a point on the south line of the Northwest Quarter of said Section 3; thence South 88°26'29" West, coincident with said south line, 520.03 feet; thence departing said south line, North 01°31'15" West, 2,653.15 feet to the Point of Beginning, containing 1,387,726 square feet, or 31.858 acres, more or less.



SITE DATA TABLE

Site Area:	31.11 Acres
Right-of-Way:	0.75 Acres
Total Area:	31.86 Acres
Impervious Area:	18.47 Acres
Pervious Area:	12.64 Acres
(Impervious Area Calculations Do Not Include Right-of-Way)	
Auto Parking:	14 Regular Stalls (9' x 20') 1 ADA Stall (9' x 20') 15 Stalls (Total)
Trailer Parking:	45 Dolly Pad Stalls 8 Trailer Stalls

Existing Zoning:	L-P Logistics Park
Conditional Use Permit:	CU-11-15-2013
Ordinance # 966	
Building A:	6,300 SF Office / Storage / Repair
Building B:	3,600 SF Storage / Repair
Units / Acre:	N/A
Number of Employees:	14
International Building Code	

NOTE:

Container layout is graphical by nature only. Layout may change based on customer need.

UTILITY AND GOVERNING BODY CONTACT INFORMATION

Kansas City Power & Light
Phone: 816.471.5275

Kansas Gas Service
114001 West 89th Street
Overland Park, Kansas
Phone: 913.599.8981

Johnson Rural Water District 7
534 West Main
PO Box 7
Gardner Kansas
Phone: 913.856.7173

City of Edgerton (Sewer)
404 East Nelson
PO Box 255
Edgerton, Kansas
Phone: 913.893.6231

Century Link
Phone: 800.788.3500

Mediacom Cable
Phone: 800.234.2157

KANSAS ONE-CALL:
1-800-DIG-SAFE
(1-800-344-7233)

ONE CALL KANSAS

Protect yourselves and your property against underground utility damage and liability.

Find out where the underground utility lines might be buried before you dig.

Anyone digging in Kansas must call before digging. The person who is doing the work is responsible for calling KOC. If the owner contracts with a professional excavator to do the excavation then the professional excavator is responsible for calling KOC.

You (the digger) will need to provide information about the work site when you call. This is a FREE service.

CALL BEFORE YOU DIG
IT'S THE LAW.

LEGEND

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

FLOOD PLAIN NOTE:

According to "FIRM" Map Number 20091C0134G, revised August 3, 2009, this tract graphically lies in:

OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance flood.

OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

CERTIFICATE:

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

_____ (Zoning Administrator).
Kenneth A. Cook

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

_____ (Chair of Planning Commission).
Chuck Davis

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

Applicant signature _____ Date _____

SHEET
C01

FINAL DEVELOPMENT PLANS

I5-0122
CY EDGERTON
EDGERTON, KANSAS

GENERAL LAYOUT

SCT	BY	EDS	DATE	REVISION
4.	JAR	RLC	05/23/18	PER REVISED GRADING
3.	JAR	RLC	05/17/18	PER REVISED GRADING
2.	JAR	RLC	05/12/18	PER REVISED ACCESS EASEMENT
1.	JAR	RLC	05/07/18	PER COMMENTS
	JAR	RLC	04/20/18	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
1138 W. Cambridge Circle Drive
Kansas City, Kansas 66103
913.317.9500
www.rcconsultant.com

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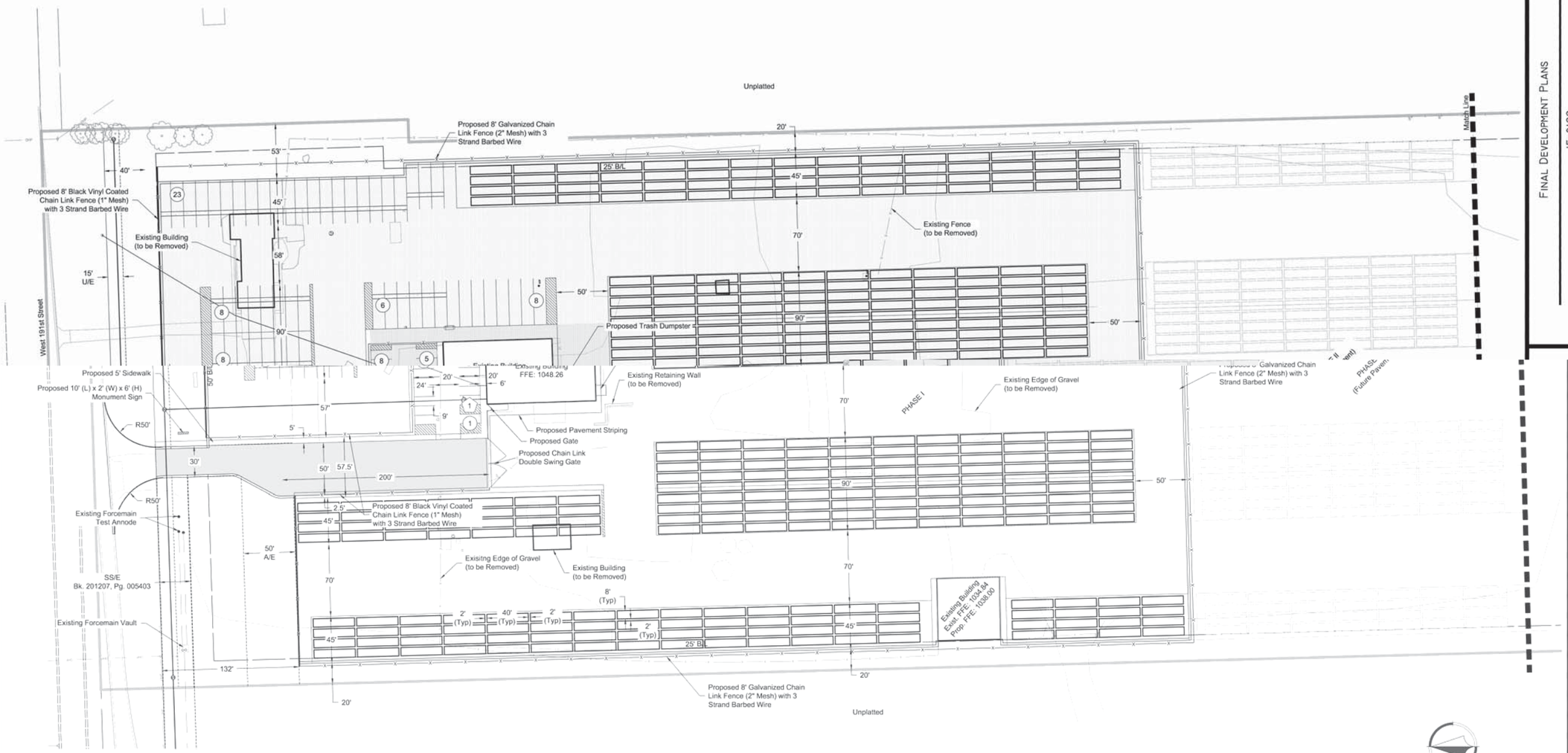


LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Edgerton's minimum design standards.
2. Contractor shall keep a full set of KC-APWA Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Edgerton Public Works at 913.893.6801 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. Parking stripes shall be 4-inch white pavement paint.
14. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series b-29y2 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°f and the ambient air temperature shall not be less than 60°f and rising. Two coats shall be applied.

SHEET
C02

FINAL DEVELOPMENT PLANS

15-0122
CY EDGERTON
EDGERTON, KANSAS

NORTH DIMENSION PLAN

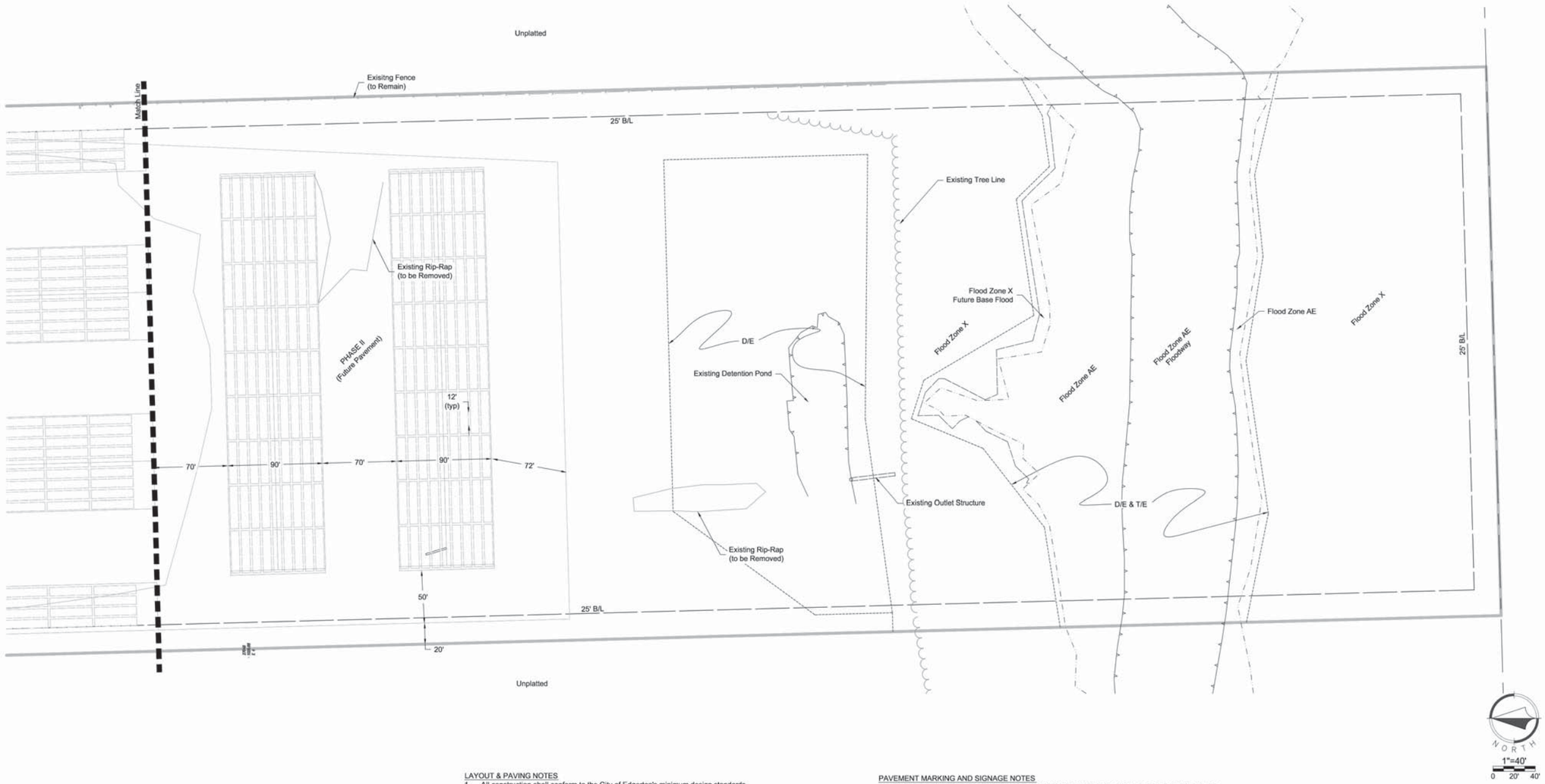
4	JAR	RLC	05/21/15	PER REVISED GRADING
3	JAR	RLC	05/17/15	PER REVISED GRADING
2	JAR	RLC	05/12/15	PER REVISED ACCESS EASEMENT
1	JAR	RLC	05/07/15	PER COMMENTS

Renaissance Infrastructure Consulting

ORIGINAL SUBMITTAL
REVISION

JAR | RLC | 04/20/15
DO BY | CK BY | DATE

15 W. Cambridge Circle Drive
Kansas City, Kansas 66103
913.317.9506
www.ric-consult.com



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SHEET
C03

FINAL DEVELOPMENT PLANS

15-0122
CY EDGERTON
EDGERTON, KANSAS

SOUTH DIMENSION PLAN

NO.	BY	DATE	
4.	JAR	RLC	05/27/15	PER REVISED GRADING
3.	JAR	RLC	05/17/15	PER REVISED GRADING
2.	JAR	RLC	05/12/15	PER REVISED ACCESS EASEMENT
1.	JAR	RLC	05/07/15	PER COMMENTS
	JAR	RLC	04/20/15	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
13141 W. Cambridge Circle Drive
Kansas City, Kansas 66083
913.371.9500
www.RICONSULT.com

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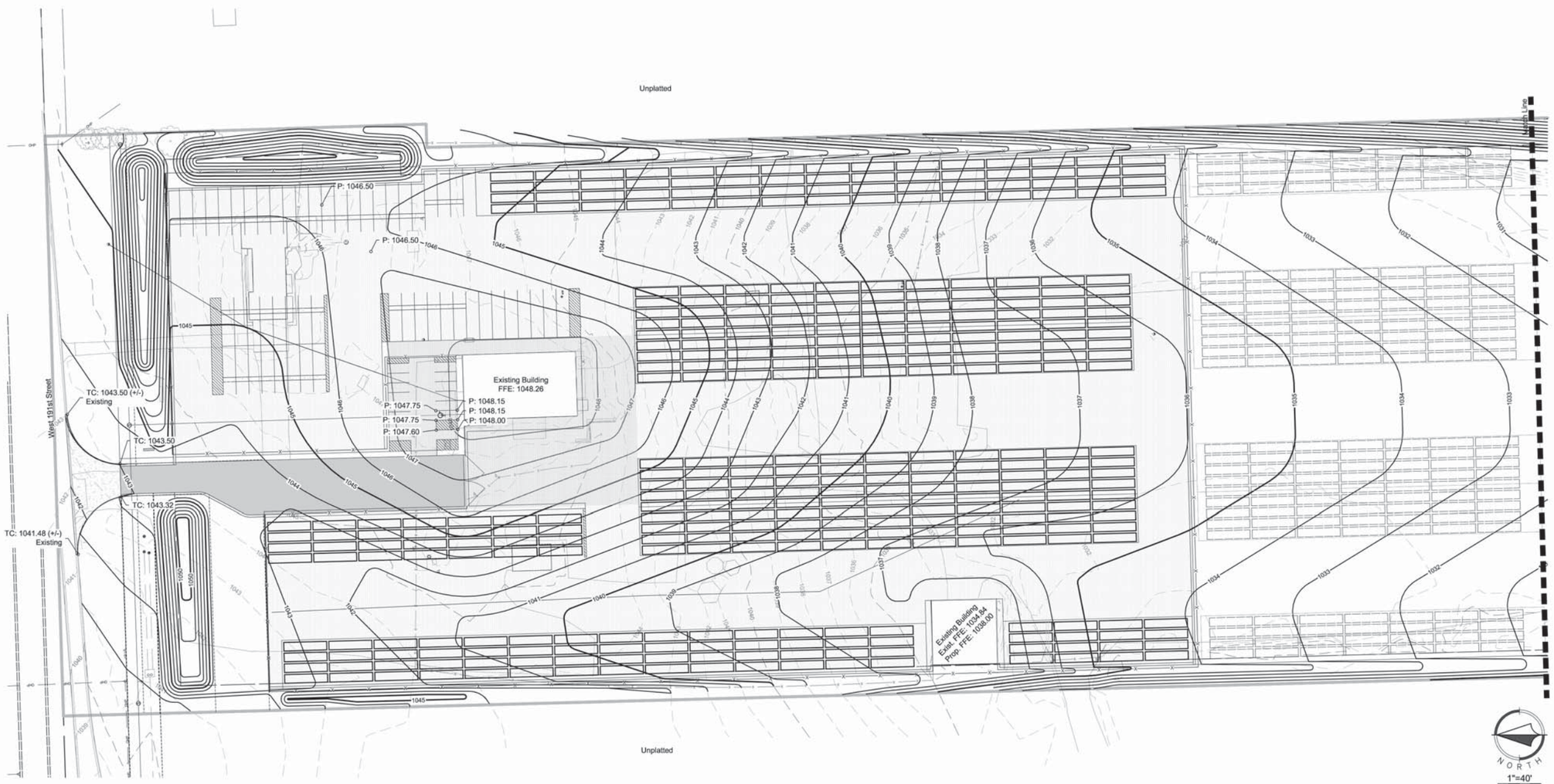
ESTIMATED EARTHWORK

Cut: 76,515 CY
Fill: 60,895 CY

Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers are unadjusted.

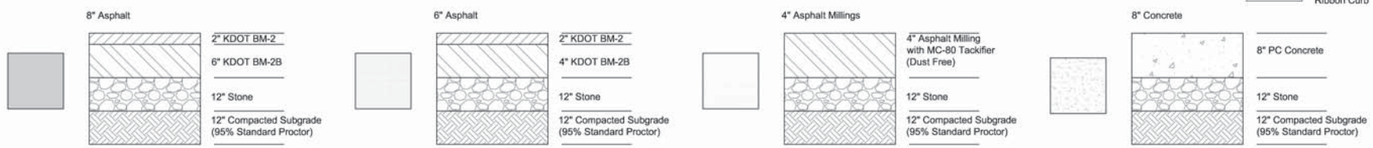


LEGEND

TC: Top of Curb
T/S: Top of Structure
P: Pavement
G: Ground
Fl: Flow Line
(HP) High Point
(LP) Low Point

Dry Curb
Ribbon Curb

PAVEMENT SECTION



GRADING NOTES

1. All construction shall conform to the City of Edgerton's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
6. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
7. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
10. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
12. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
13. All National Pollution Discharge Elimination System(NPDES) standards shall be met.
14. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.
15. All site grading work on the project shall be in compliance with the Site Geotechnical Report.

SHEET
C04

FINAL DEVELOPMENT PLANS
15-0122
CY EDGERTON
EDGERTON, KANSAS

NORTH GRADING PLAN

NO.	BY	QD	DATE	REVISION
4.	JAR	RLC	05/27/15	PER REVISED GRADING
3.	JAR	RLC	05/17/15	PER REVISED GRADING
2.	JAR	RLC	05/12/15	PER REVISED ACCESS EASEMENT
1.	JAR	RLC	05/07/15	PER COMMENTS
	JAR	RLC	04/20/15	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
1138 W. CAMBRIDGE CIRCLE DRIVE
KANSAS CITY, KANSAS 66103
913.317.9500
WWW.RIC-CONSULT.COM

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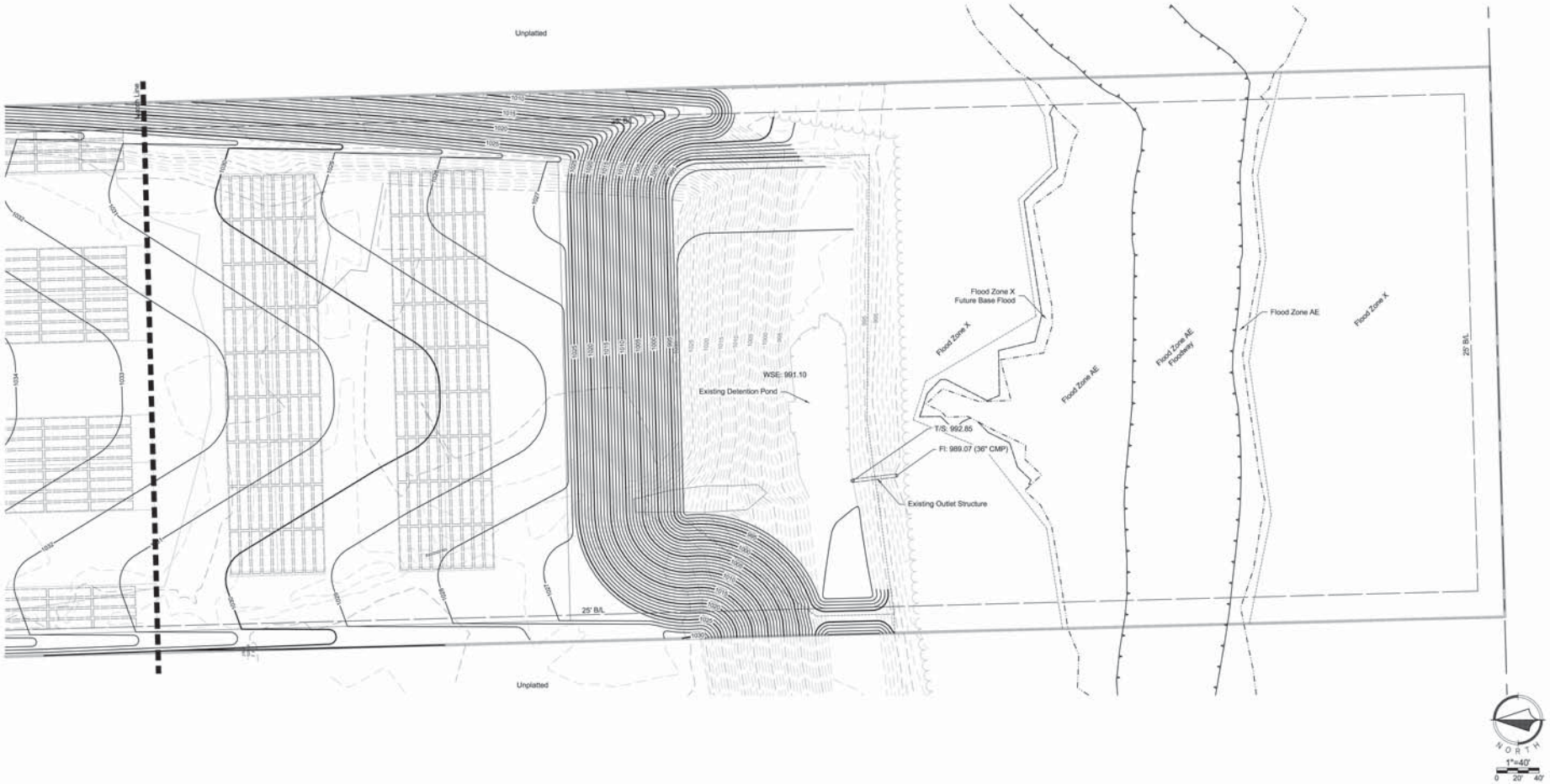

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Fill: 60,895 CY

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LEGEND

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T/S: Top of Structure
P: Pavement
G: Ground
Fl: Flow Line
(HP) High Point
(LP) Low Point

Dry Curb
Ribbon Curb

PAVEMENT SECTION

8" Asphalt
- 2" KDOT BM-2
- 6" KDOT BM-2B
- 12" Stone
- 12" Compacted Subgrade (95% Standard Proctor)

6" Asphalt
- 2" KDOT BM-2
- 4" KDOT BM-2B
- 12" Stone
- 12" Compacted Subgrade (95% Standard Proctor)

4" Asphalt Millings
- 4" Asphalt Milling with MC-80 Tackifier (Dust Free)
- 12" Stone
- 12" Compacted Subgrade (95% Standard Proctor)

8" Concrete
- 8" PC Concrete
- 12" Stone
- 12" Compacted Subgrade (95% Standard Proctor)

GRADING NOTES

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3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
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15. All site grading work on the project shall be in compliance with the Site Geotechnical Report.

SHEET
C05

FINAL DEVELOPMENT PLANS

I5-0122
CY EDGERTON
EDGERTON, KANSAS

SOUTH GRADING PLAN

4	JJR	RLC	05/27/15	PER REVISED GRADING
3	JJR	RLC	05/17/15	PER REVISED GRADING
2	JJR	RLC	05/13/15	PER REVISED ACCESS EASEMENT
1	JJR	RLC	04/29/15	PER COMMENTS
NO.	BY	CK	DATE	REVISION

Renaissance Infrastructure Consulting
158 W. Campeau Circle, Olathe
Kansas City, Kansas 66115
913.317.9100
www.ric-consult.com

© RIC, 2015-Date
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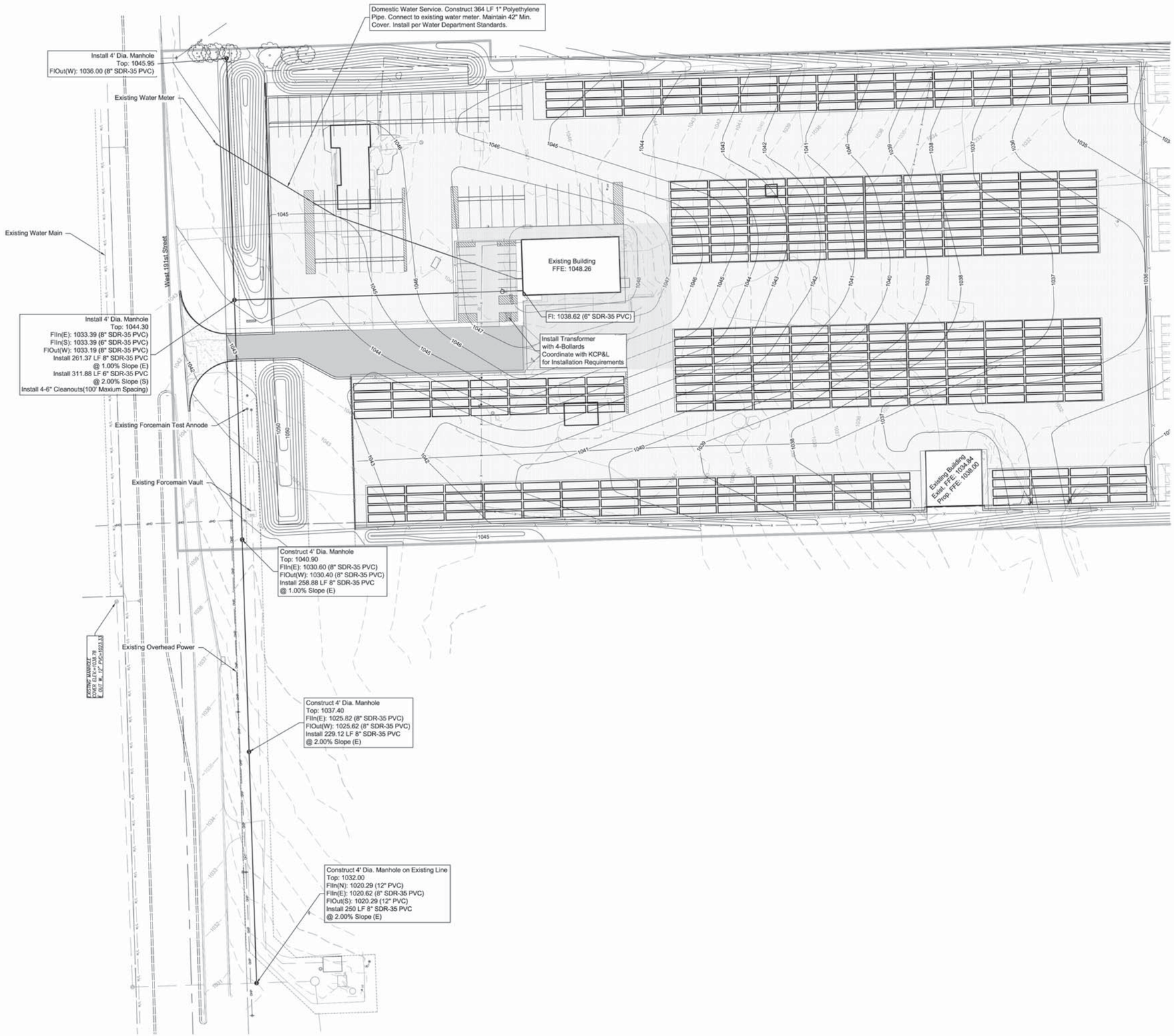

SHEET
C06

FINAL DEVELOPMENT PLANS

15-0122
CY EDGERTON
EDGERTON, KANSAS

SITE UTILITY PLAN

NO.	BY	DATE	
4.	JAR	RLC	05/27/15	PER REVISED GRADING
3.	JAR	RLC	05/17/15	PER REVISED GRADING
2.	JAR	RLC	05/12/15	PER REVISED ACCESS EASEMENT
1.	JAR	RLC	05/07/15	PDP COMMENTS
	JAR	RLC	04/20/15	ORIGINAL SUBMITTAL

REVISIONS

Renaissance Infrastructure Consulting
913.317.9500
www.riconsult.com
138 W. Cambridge Circle Drive
Kansas City, Kansas 66103

Jun 03, 2015-7:35am
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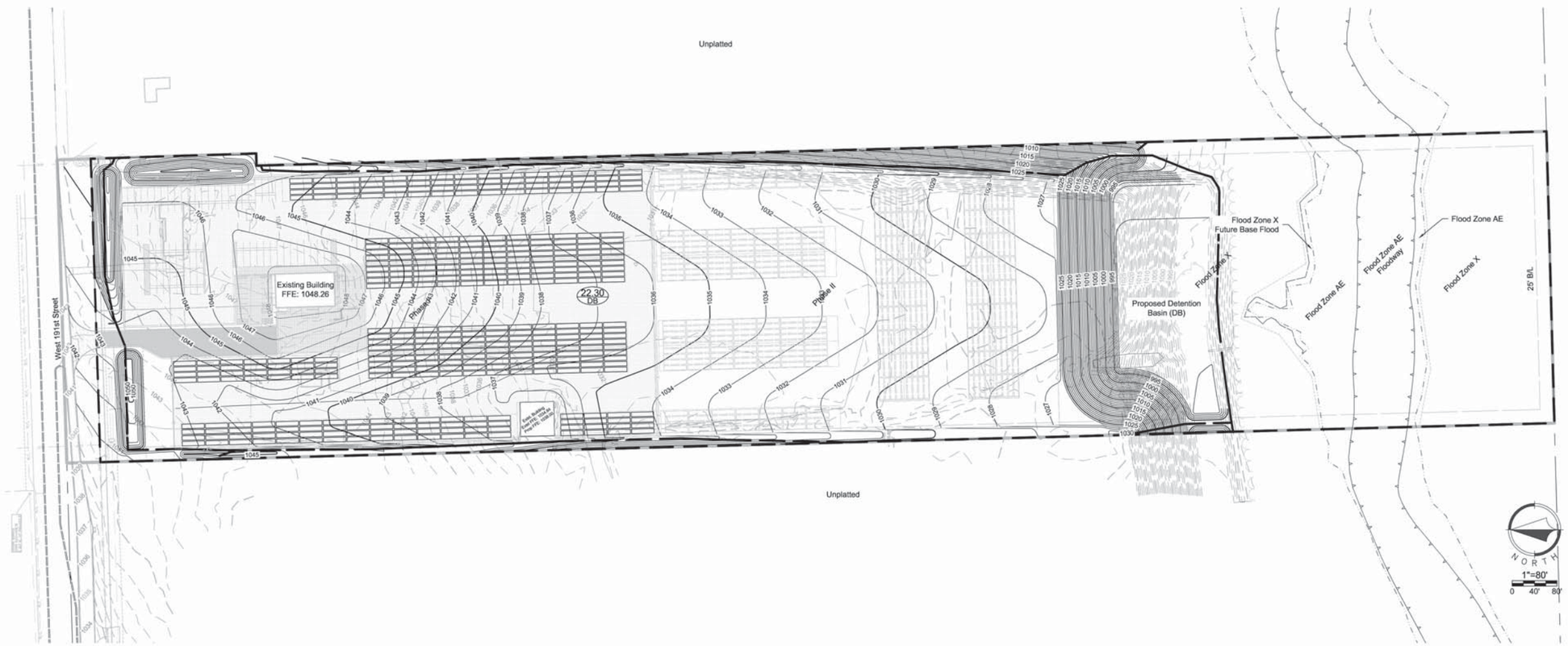


FLOOD PLAIN NOTE:

According to "FIRM" Map Number 20091C0134G, revised August 3, 2009, this tract graphically lies in:

OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance flood.

OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

SHEET
C07

FINAL DEVELOPMENT PLANS

15-0122
CY EDGERTON
EDGERTON, KANSAS

DRAINAGE AREA MAP

NO.	BY	QD	DATE	REVISION
4.	JAR	RLC	05/27/15	PER REVISED GRADING
3.	JAR	RLC	05/17/15	PER REVISED GRADING
2.	JAR	RLC	05/12/15	PER REVISED ACCESS EASEMENT
1.	JAR	RLC	05/07/15	PER COMMENTS
	JAR	RLC	04/20/15	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
1138 W. Cambridge Circle Drive
Kansas City, Kansas 66103
913.317.9500
www.RIC-CONSULT.COM

Jun 03, 2015-8:16am
Z:\RIC Design\2015\15-0122 Arrowhead Intermodal\Dwg\15-0122 FDP.dwg

Disturbed Area for Site Improvements : 25.25 Acres

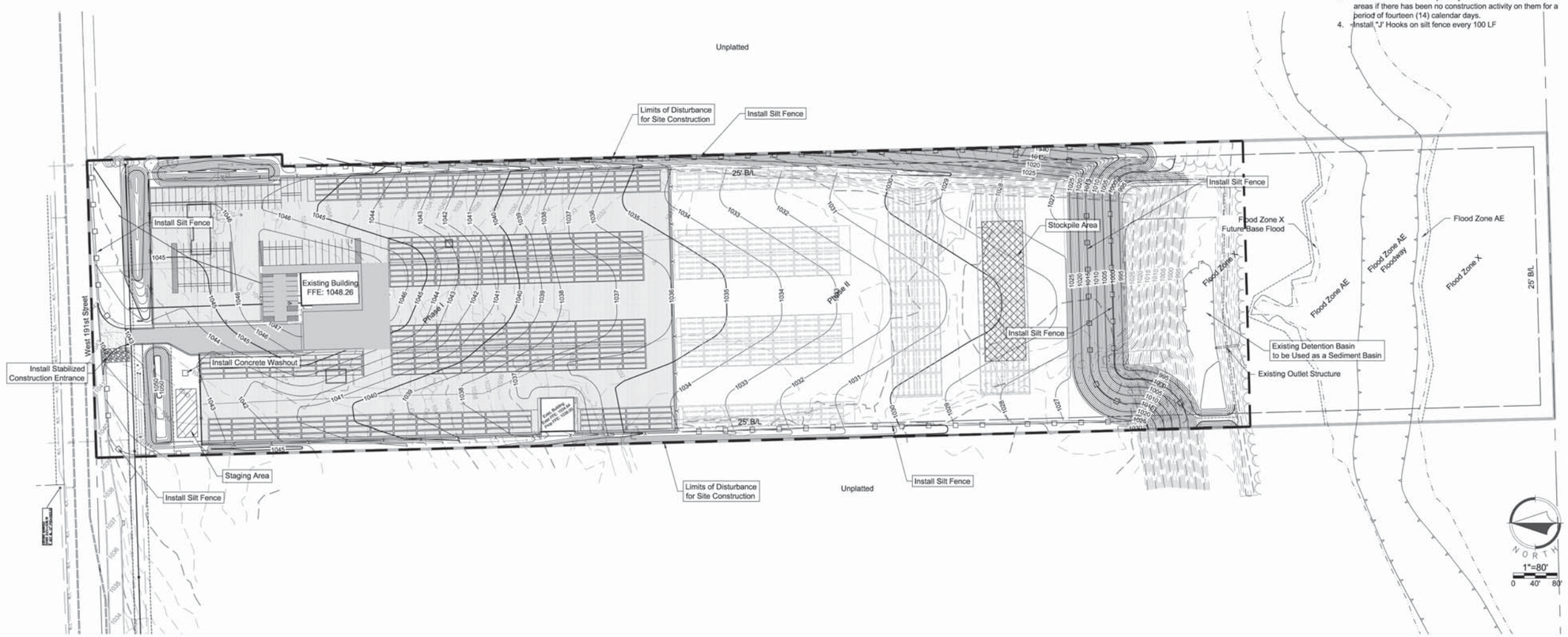
ESTIMATED EARTHWORK

Cut: 76,515 CY
Fill: 60,895 CY

Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers are unadjusted.

EROSION CONTROL NOTES

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
4. Install "J' Hooks on silt fence every 100 LF



EROSION CONTROL LEGEND

- Stabilized Construction Entrance
- Staging Area
- Stockpile Area
- Concrete Washout
- Limits of Disturbance
- Perimeter Silt Fence
- Inlet Protection

FLOOD PLAIN NOTE:

According to "FIRM" Map Number 20091C0134G, revised August 3, 2009, this tract graphically lies in:

OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance flood.

OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

SHEET
C08

FINAL DEVELOPMENT PLANS
15-0122
CY EDGERTON
EDGERTON, KANSAS

EROSION CONTROL PLAN

NO.	BY	QD	DATE	REVISION
4.	JAR	RLC	05/27/15	PER REVISED GRADING
3.	JAR	RLC	05/17/15	PER REVISED GRADING
2.	JAR	RLC	05/12/15	PER REVISED ACCESS EASEMENT
1.	JAR	RLC	05/07/15	PER COMMENTS
	JAR	RLC	04/20/15	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
1138 W. Cambridge Circle Drive
Kansas City, Kansas 66103
913.317.9500
www.rlc-consult.com

Jun 03, 2015-8:11am
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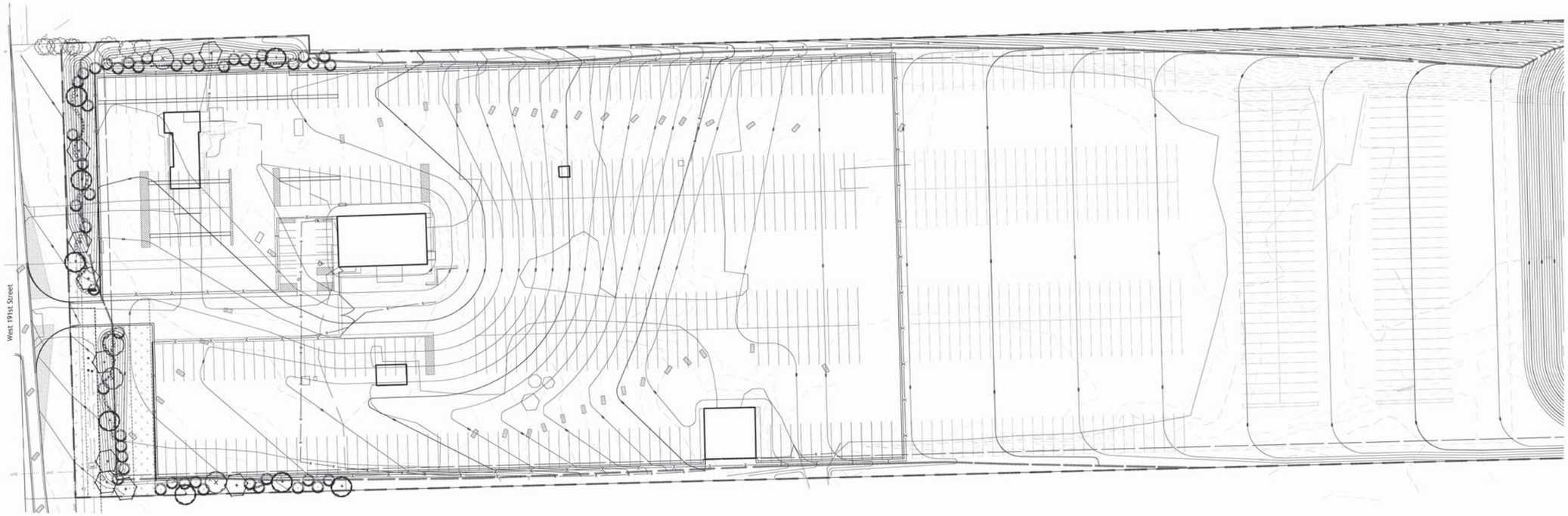
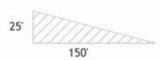
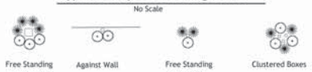




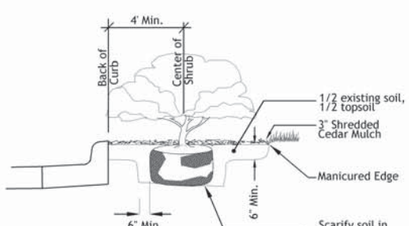
SIGHT TRIANGLE

Typical Utility Box Screening Details

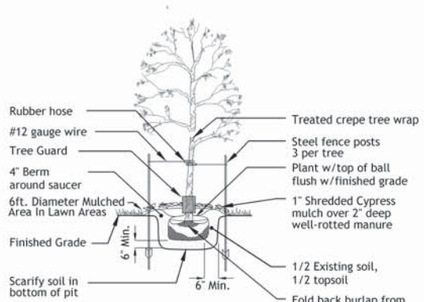
No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



Shrub Bed & Parking Setback Detail



Tree Planting Detail

No Scale

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	9	Autumn Blaze Maple	Acer fremanii	2.5" cal	BB	As Shown
	8	October Glory Maple	Acer Rubrum 'October Glory'	2.5" cal	BB	As Shown
	4	Hedge Maple	Acer Campestre ' Queen Elizabeth'	2.5" cal	BB	As Shown
	47	Eastern Red Cedar	Juniperus virginiana	6'-8' ht	BB	As Shown
	0.72ac	Sod with a Turf-Type-Tall Fescue seed blend				

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	60	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	cont.	4.0' o.c.
	58	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	cont.	4.0' o.c.

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Landscape shall be complete within 1 year or project completion.

SHEET
L01

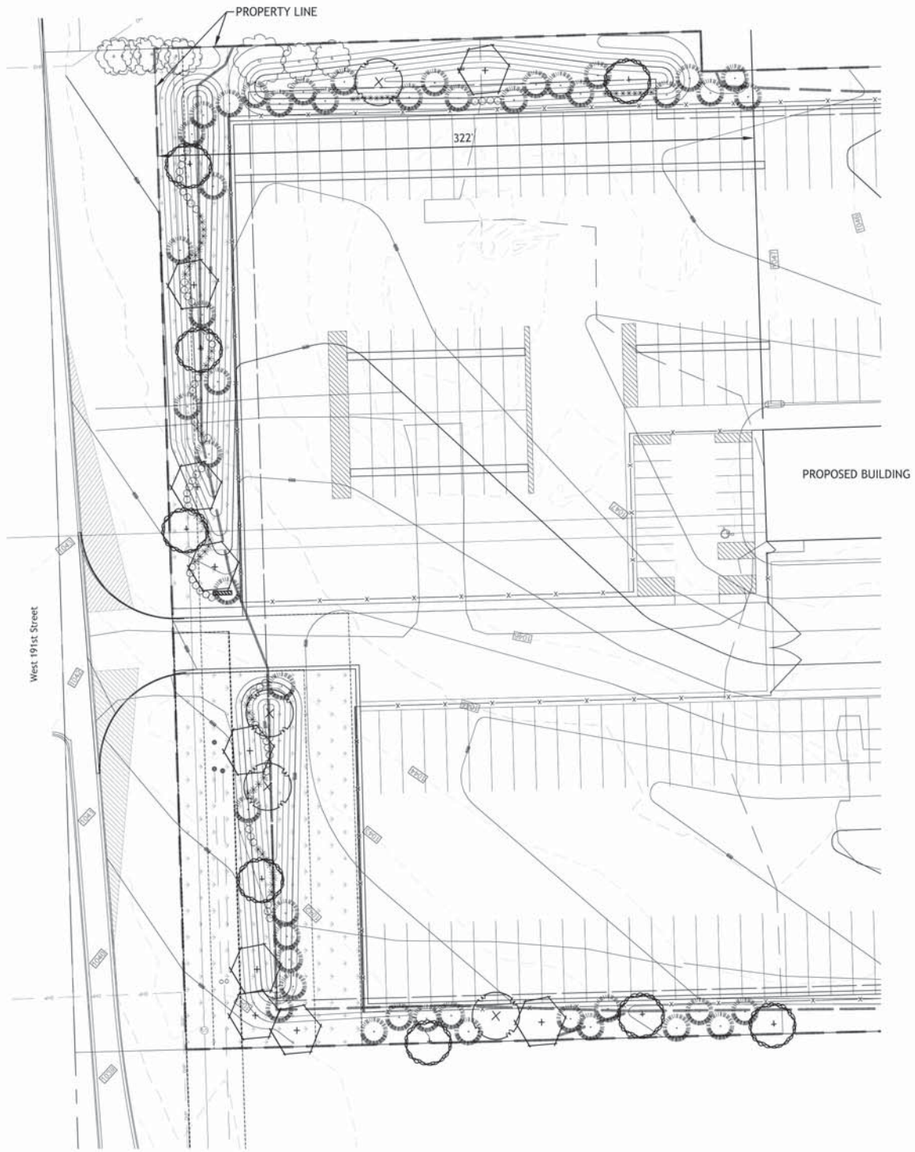
FINAL DEVELOPMENT PLANS

15-0122
CY EDGERTON
EDGERTON, KANSAS

LANDSCAPE PLAN

NO.	BY	CO	DATE	REVISION
				CITY COMMENTS

Renaissance Infrastructure Consulting
1138 W. CAMBRIDGE CIRCLE DRIVE
KANSAS CITY, KANSAS 66103
913.317.9500
WWW.RIC-CONSULT.COM



EAST / WEST / NORTH PROPERTY LINES

Tree List

Symbol	Common Name	Botanical Name	Size	Condition	Spacing
	Autumn Blaze Maple	Acer fremanii	2.5" cal	BB	As Shown
	October Glory Maple	Acer Rubrum 'October Glory'	2.5" cal	BB	As Shown
	Hedge Maple	Acer Campestre ' Queen Elizabeth'	2.5" cal	BB	As Shown
	Eastern Red Cedar	Juniperus virginiana	6'-8' ht	BB	As Shown
	Sod with a Turf-Type-Tall Fescue seed blend				

Shrub List

Symbol	Common Name	Botanical Name	Size	Condition	Spacing
	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	cont.	4.0' o.c.
	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	cont.	4.0' o.c.

SHEET
L02

FINAL DEVELOPMENT PLANS

15-0122
CY EDGERTON
EDGERTON, KANSAS

LANDSCAPE PLAN

NO.	BY	DATE	CITY COMMENTS REVISION
00	GO	5-29-15	
01	GO		

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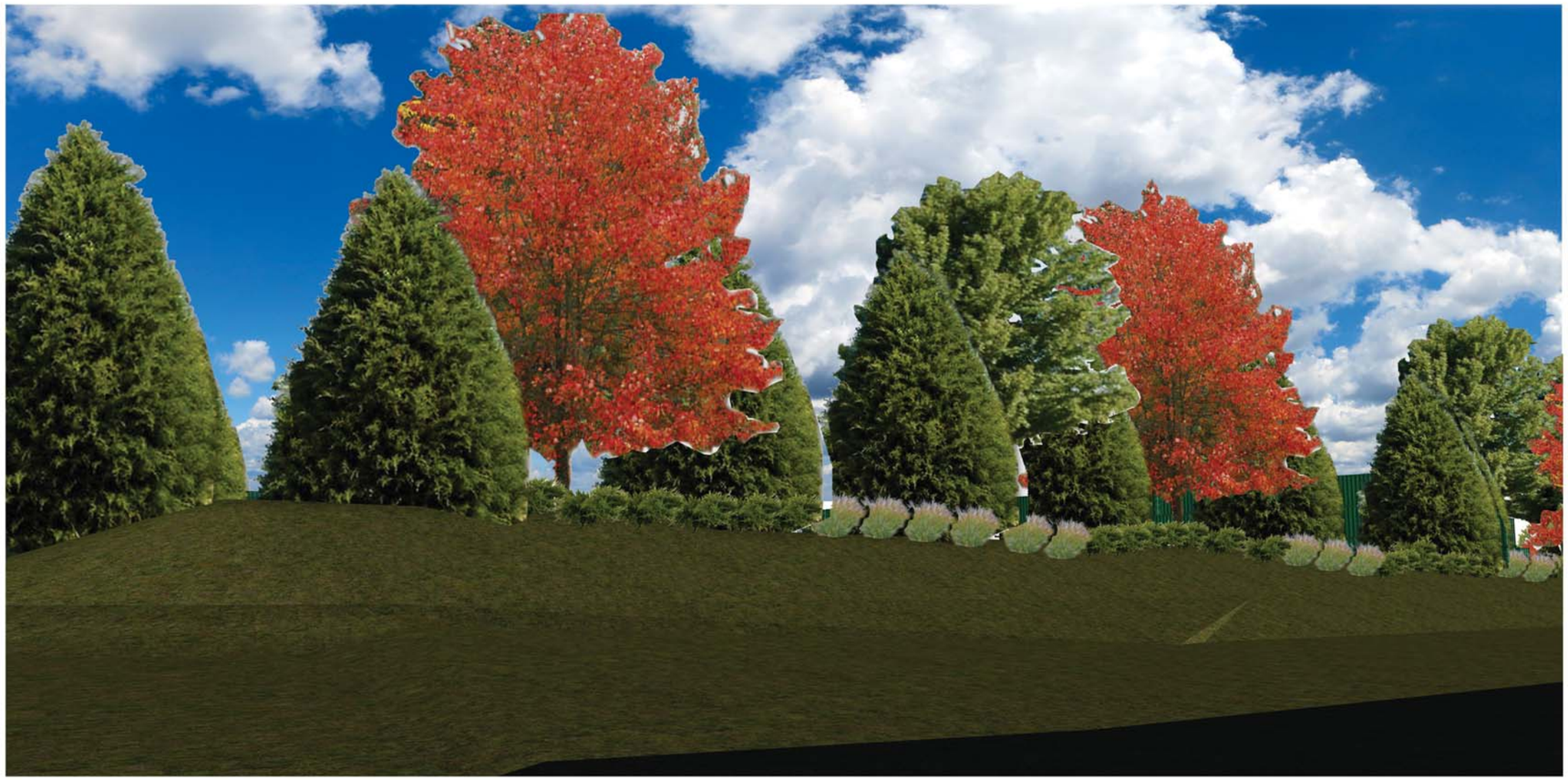
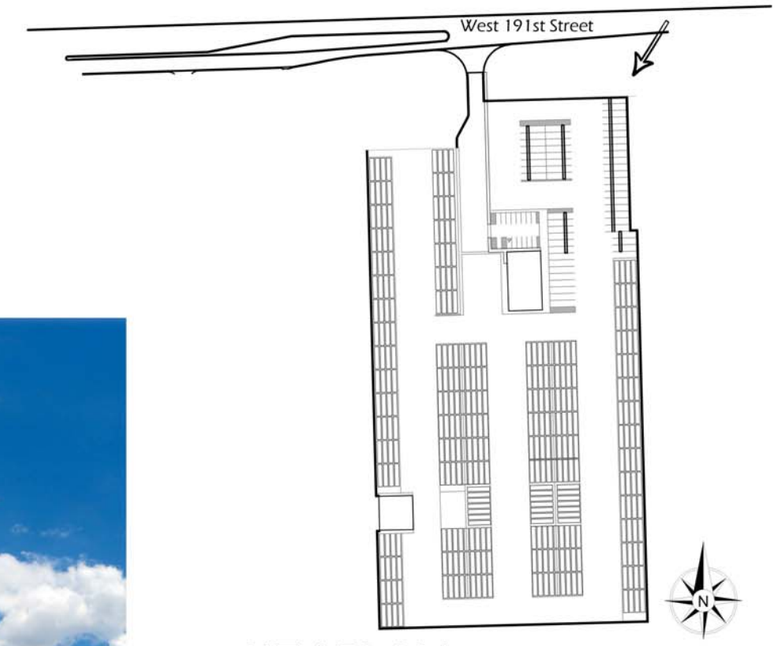
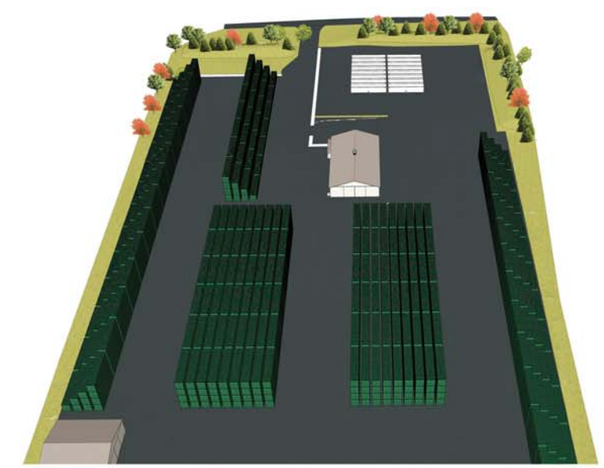


EXTERIOR PERSPECTIVE #1



KEY PLAN



PLAN PERSPECTIVE

DISCLAIMER:
THE PLAN IS BASED ON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND FOR CONCEPTUAL PURPOSES ONLY. SITE PROPERTY LINES AND/OR EXISTING SITE/BUILDING CONDITIONS WERE DRAWN FROM A SCANNED PDF BACKGROUND AND POSSIBLY INCOMPLETE SITE INFORMATION. GMA ARCHITECTS INC. NOT TO BE HELD ACCOUNTABLE FOR ACCURACY OF DIMENSIONS.

CONCEPTUAL DRAFT ONLY

CY Edgerton

Edgerton, KS

Exterior Perspective #1

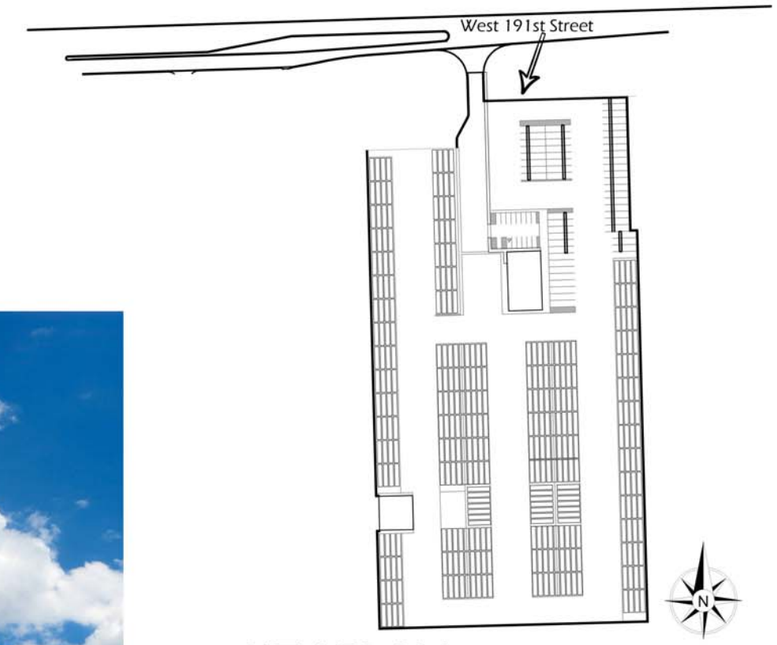
SHEET : A.1

SCALE: NTS (24x36)
SP5934 06.03.2015

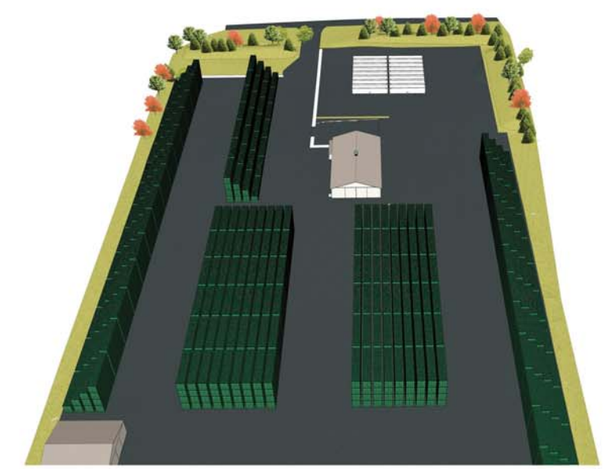
ARCO NATIONAL CONSTRUCTION-KC

GMA ARCHITECTS

EXTERIOR PERSPECTIVE #2



KEY PLAN



PLAN PERSPECTIVE

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CONCEPTUAL
DRAFT ONLY

CY Edgerton

Edgerton, KS

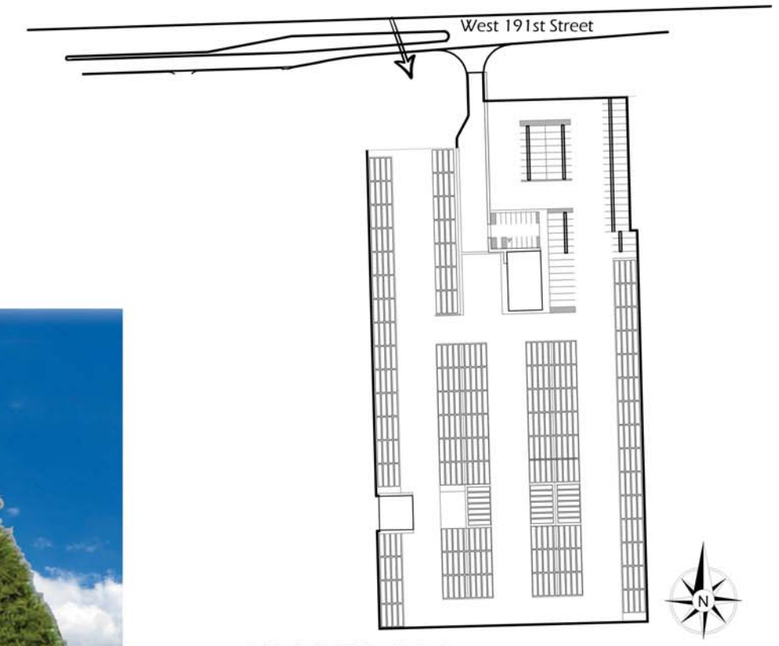
Exterior Perspective #2

SHEET : A.2

SCALE: NTS (24x36)
SP5934 06.03.2015

ARCO NATIONAL CONSTRUCTION-KC
GMA ARCHITECTS

EXTERIOR PERSPECTIVE #3



KEY PLAN

PLAN PERSPECTIVE

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CONCEPTUAL DRAFT ONLY

CY Edgerton

Edgerton, KS

Exterior Perspective #3

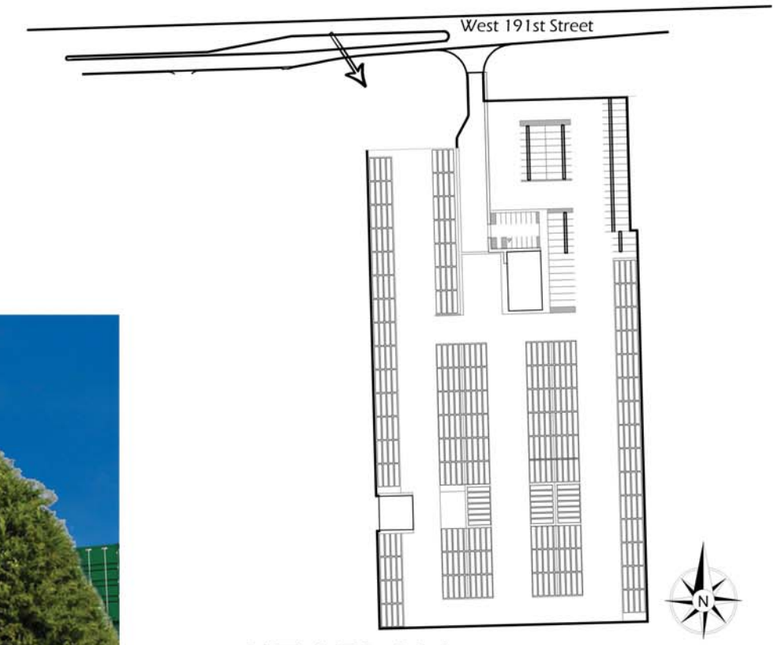
SHEET : A.3

SCALE: NTS (24x36)
SP5934 06.03.2015

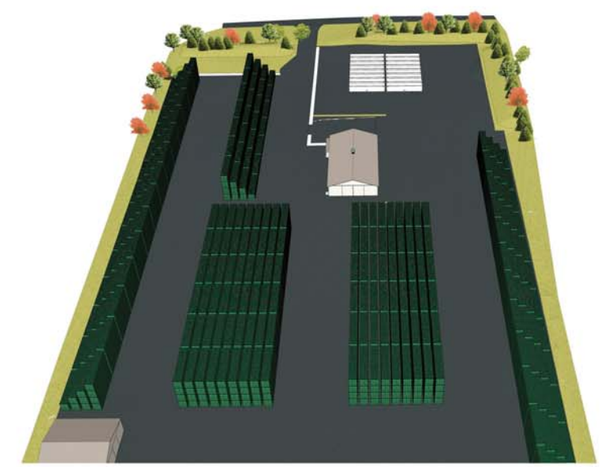
ARCO NATIONAL CONSTRUCTION-KC

GMA ARCHITECTS

EXTERIOR PERSPECTIVE #4



KEY PLAN



PLAN PERSPECTIVE

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CONCEPTUAL
DRAFT ONLY

CY Edgerton

Edgerton, KS

Exterior Perspective #4

SHEET : A.4

SCALE: NTS (24x36)
SP5934 06.03.2015

ARCO NATIONAL CONSTRUCTION-KC
GMA ARCHITECTS

EDGERTON
global routes. local roots.
404 East Nelson
Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

Date: June 5, 2015
To: Edgerton Planning Commission
From: Kenneth Cook, AICP, CFM, Community Development Director
Re: Consideration of Landscape and Photometric Plans for Phase II

BACKGROUND INFORMATION

As part of the approval of the Final Site Plan for Inland Port XIV a condition was placed upon the approval which stated that no additional approvals would be granted until the unfinished items on previous cases were provided for review and approval. Northpoint has worked with staff and has submitted updated drawings for Landscaping and Photometric plans on these projects and is requesting that the Planning Commission consider them for approval as part of their Final Site Plan for these projects. As part of this request Northpoint is making a request for an Alternative Landscape Plan (ALP). As part of their ALP they have included a written statement describing the intent behind the plan and a proposed landscape plan for the entire area of Phase II in order for the development to be considered as more of a single entity rather than as individual lots. This also allows the landscaping to focused at the more prominent areas around the development (I-35 and along 191st Street) and allows a reduced amount of landscaping along roads that could be considered as minor and not expected to have significant volumes of traffic.

Staff has submitted the Photometric Plans to the City Engineer for review and is expecting to receive comments back soon. The standards in the L-P District are specific in regards to what is permitted for lighting and the City Engineer should be able to provide a response as to if they are in compliance or not with the standards. Staff has had a chance to review the Landscape Plan and recommends that the plans appear to meet the intent of the L-P District and also allow the Landscaping to be focused to provide the most benefit to the community. The Planning Commission will need to review the plans to determine if they agree that the Alternative Landscape Plan is acceptable or if there are any areas of concern that they feel need to be addressed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider acceptance of the Alternative Landscape Plan and Photometric Plans that have been submitted as part of the Final Site Plans which have previously been approved subject to the approval of staff and the following conditions:

1. Compliance with all conditions for the original Final Site Plans for Inland Ports XI, XII and XIV;
2. Compliance with any requested changes by the City Engineer in regards to the Photometric Plans.

June 6, 2015

Kenneth Cook
Community Development Director
City of Edgerton, KS
404 East Nelson
Edgerton, KS 66021

Re: LPKC SE Alternative Landscape Plan

Mr. Cook:

Thank you for considering the attached Alternative Landscape Plan (ALP). The plan should accurately capture the requests from City staff and the intent of the LP-District Code. The primary drivers for the ALP are summarized below.

1. 191st Street is the primary access corridor for LPKC.
2. Waverly Road is considered a secondary access route.
3. Montrose Street is considered a tertiary route.
4. The view perspective from I-35 will be considered primary.
5. Consider landscaping needs based on adjacent use.
6. Landscaping, including shade trees, should be arranged to create natural flow, minimizing linearization of the landscape.
7. Landscape features should be added at the primary entrances to LPKC SE.

In consideration of these items, the following features are incorporated into the ALP.

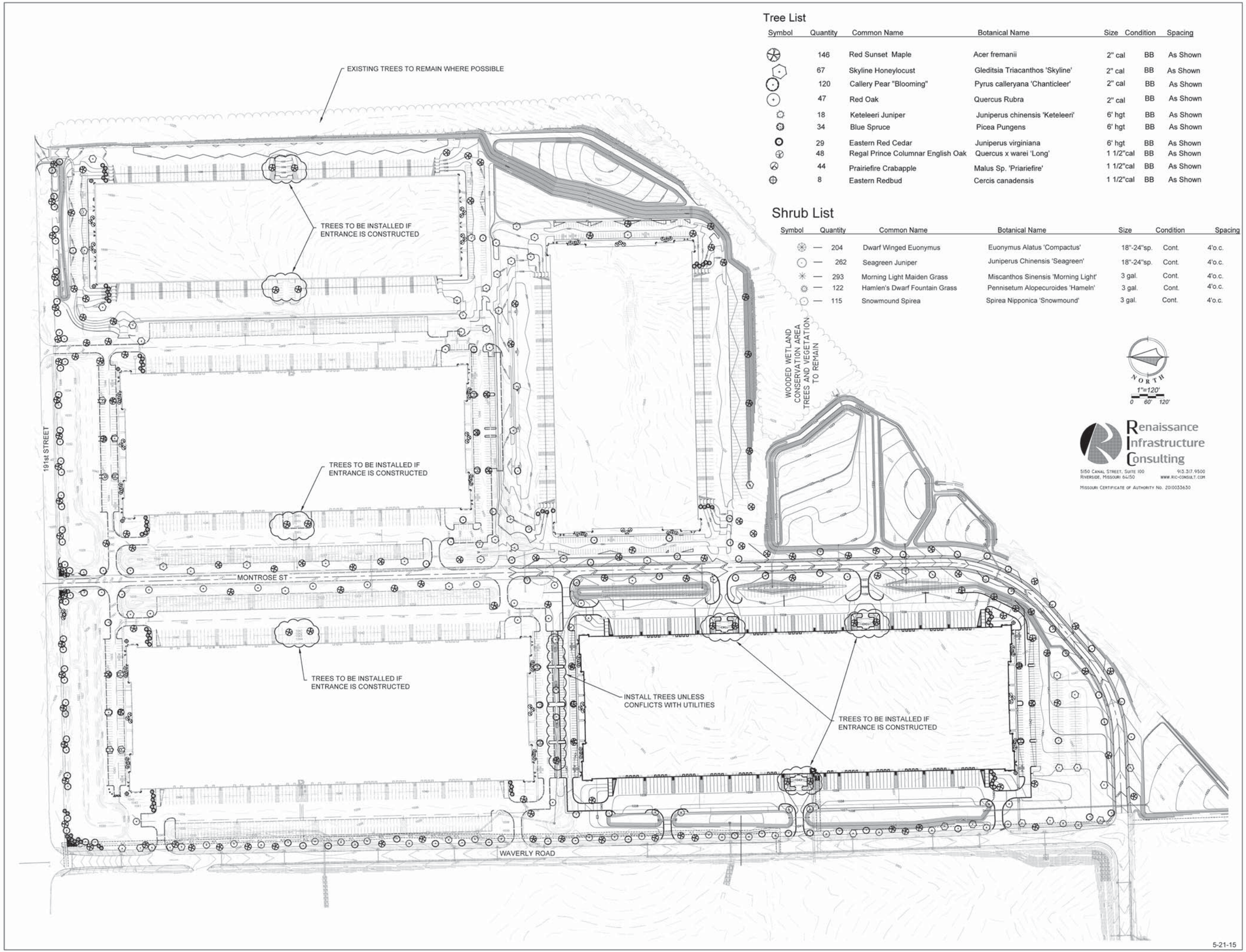
1. Tree groupings are planned along 191st. This will allow open views of the north elevations of IP XI, XII, and XIII, which are being used for the office build-out areas.
2. Trees along Waverly and Montrose are planned in a staggered pattern with a random arrangement of the tree varieties.
3. Landscape features are planned at 191st/Waverly and 191st/Montrose entrances.
4. Native ornamental and flowering trees are incorporated along the streets and near the buildings, with a focus along 191st and views from I-35.
5. Trees and shrubs in excess of the code minimums are provided along the buildings and parking areas to give the development and warehouses a warmer presence.
6. Natural existing trees will be left in-place along the east and southeast property lines.
7. Landscape berms will be placed along the I-35 property line.
8. Detentions ponds are focused between 191st Street and the buildings to create a large buffer from right-of-way that substantially exceeds the code minimum.

The overall intent of the code has been considered with a focus of organizing landscape based on access corridors and adjacent uses for the entire LPKC SE, in lieu of considering each building individually. ELHC, LLC shares the City's passion and commitment for beautiful landscape that will supplement LPKC. Please consider the attached ALP for current and future development within LPKC SE.

Sincerely,

John Thomas, Vice President
NorthPoint Development

5015 NW Canal Street | Suite 200
Riverside, MO 64150
816.888.7380
www.BeyondTheContract.com



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	146	Red Sunset Maple	Acer fremanii	2" cal	BB	As Shown
	67	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	120	Callery Pear "Blooming"	Pyrus calleryana 'Chanticleer'	2" cal	BB	As Shown
	47	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	18	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6' hgt	BB	As Shown
	34	Blue Spruce	Picea Pungens	6' hgt	BB	As Shown
	29	Eastern Red Cedar	Juniperus virginiana	6' hgt	BB	As Shown
	48	Regal Prince Columnar English Oak	Quercus x warei 'Long'	1 1/2"cal	BB	As Shown
	44	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown
	8	Eastern Redbud	Cercis canadensis	1 1/2"cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	204	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	262	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	293	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.
	122	Hamlen's Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hameln'	3 gal.	Cont.	4'o.c.
	115	Snowmound Spirea	Spirea Nipponica 'Snowmound'	3 gal.	Cont.	4'o.c.

Renaissance Infrastructure Consulting
5150 Canal Street, Suite 100
Riverside, Missouri 64150
913.317.9500
www.ric-consult.com
Missouri Certificate of Authority No. 2010033630

5-21-15

Logistics PARK KANSAS CITY

Inland Port XI

191st & Waverly Road
Edgerton, Kansas

NorthPoint Development

Project No.:14-0244
Date: 3-12-15
Issued For: FINAL DEVELOPMENT PLAN

REVISIONS

No.	Date	Description

REGISTRATION

SHEET TITLE

MASTER LANDSCAPE PLAN

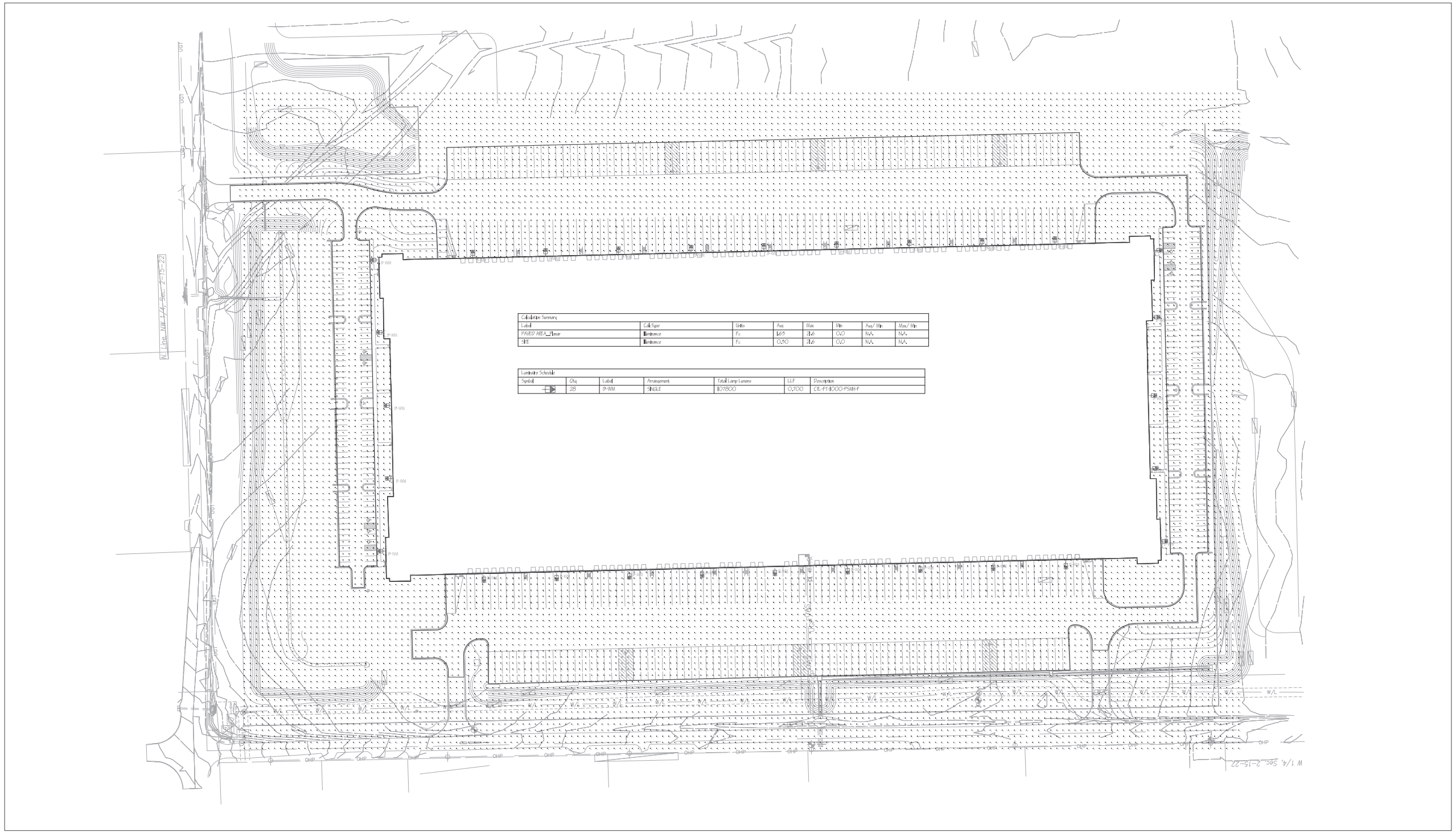
PROJECT TEAM

ARCHITECT	FINKLE&WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	ALPER AUDI
STRUCTURAL	ALPER AUDI
PLUMBING	CENTRAL PLUMBING
MECHANICAL	NATONAL DESIGN BUILD
ELECTRICAL	HERITAGE ELECTRIC
FIRE PROTECTION	FE MORAN
CONTRACTOR	CLAYCO

SHEET NUMBER

L01

Landscape Plan



Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/ Min	Max/ Min
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SITE	Illuminance	Fc	0.50	21.6	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	28	9-WM	SINGLE	107800	0.700	CIL-PT-1000-PSMH-F

1 PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

1 10' 20' 30' 40'

1	SITE LIGHTING PHOTOMETRIC
E4.00	SCALE : 1"=40'

NORTH

H:\COMPANY SHARED\JEREMY\FROM OLD MACHINE\INLAND PORT XI\LIGHTING INLAND PORT XI.DWG : 9/5/2014 10:25:26 AM : jhansen

Logistics PARK
KANSAS CITY

Inland Port XI

191st & Waverly Road
Edgerton, Kansas

NorthPoint DEVELOPMENT

Project No.:1345.10
Date: 09.08.2014
Issued For: PERMIT

REVISIONS

No.	Date	Description

REGISTRATION

SHEET TITLE

PROJECT TEAM

ARCHITECT	FINKLE|WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	ALPER AUDI
STRUCTURAL	ALPER AUDI
PLUMBING	CENTRAL PLUMBING
MECHANICAL	NATIONAL DESIGN BUILD
ELECTRICAL	HERITAGE ELECTRIC
FIRE PROTECTION	FE MORAN
CONTRACTOR	CLAYCO

HERITAGE ELECTRIC, L.L.C.
841 N. MARTWAY
Olathe, Kansas
phone (913) 663 1200
fax (913) 663 2025

HERITAGE ELECTRIC

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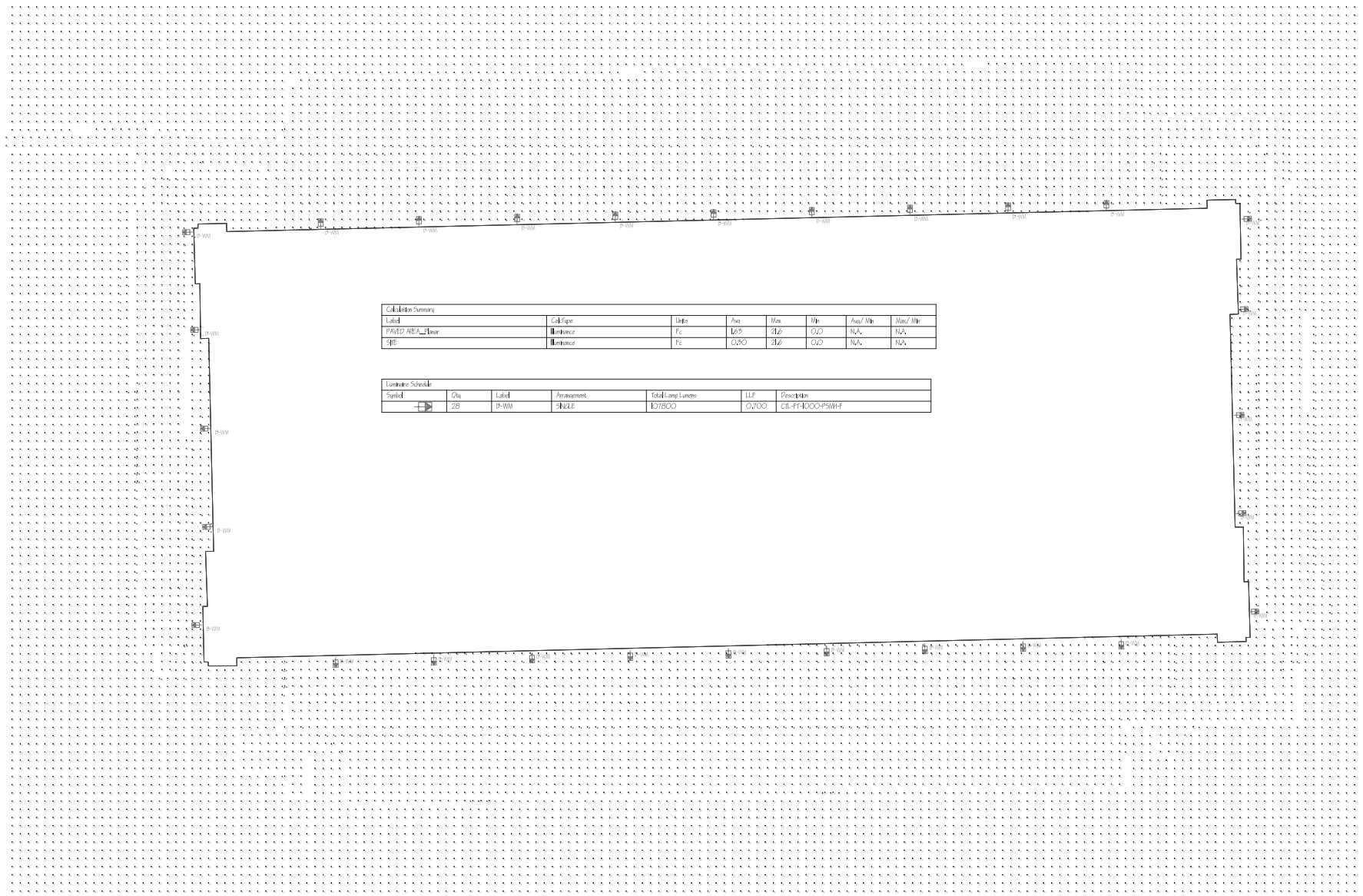
SHEET NUMBER

E4.00



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/ Min	Max/ Min
PAVED AREA_Planar	Illuminance	Fc	1.65	21.6	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.50	21.6	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	28	B-WM	SINGLE	107800	0.700	CIL-FT-1000-PSWH-F

1 PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

1 10 20 30 40'

1	SITE LIGHTING PHOTOMETRIC	NORTH
E4.00	SCALE : 1"=40'	

H:\COMPANY SHARED\JEREMY\FROM OLD MACHINE\INLAND PORT 12\LIGHTING INLAND PORT XI.DWG : 12/3/2014 12:32:03 PM : jhansen

Logistics PARK
KANSAS CITY

Inland Port XII
191st & Waverly Road
Edgerton, Kansas

NorthPoint DEVELOPMENT

Project No.:1345.11
Date: 11..11.14
Issued For: PERMIT SUBMITTAL

REVISIONS

No.	Date	Description

REGISTRATION

SHEET TITLE

Photometric Layout

PROJECT TEAM

ARCHITECT	FINKLE]WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	ALPER AUDI
STRUCTURAL	ALPER AUDI
PLUMBING	CENTRAL PLUMBING
MECHANICAL	NATIONAL DESIGN BUILD
ELECTRICAL	HERITAGE ELECTRIC
FIRE PROTECTION	FE MORAN
CONTRACTOR	CLAYCO

HERITAGE ELECTRIC, L.L.C.
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Olathe, Kansas
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SHEET NUMBER

E4.00

EDGERTON
global routes. local roots.
404 East Nelson
Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

Date: June 5, 2015
To: Edgerton Planning Commission
From: Kenneth Cook, AICP, CFM, Community Development Director
Re: Consider Approval of Temporary Construction Activities to the Southeast of 191st and Homestead Lane.

BACKGROUND INFORMATION

Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with the BNSF Intermodal Facility and LPKC developments subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible;
8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and

16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period of three (3) years from date of approval by Edgerton Planning Commission

MATTERS TO BE CONSIDERED

The property located at the Southeast corner of 191st Street and Homestead Lane is owned by Omar J. Holtgraver Rev Trust and India L. Holtgraver Rev Trust (Holtgravers). This property was originally part of the tract that was being developed for ITL and which the Planning Commission has considered for cases for Final Site Plan and Final Plat for CY Edgerton. The site is located to the south of the main entrance into the BNSF intermodal facility. While a Preliminary Plat has been approved for the site no Final Site Plan or Final Plat has been submitted for consideration at this time. The Holtgravers have an agreement with Hartman Excavating giving Hartman the rights to the rock pile with is currently located on the site. On May 12, 2015, the Planning Commission approved a request for temporary construction activities with stipulations for allowing the loading and removal of rock materials from the site. At that time, the Planning Commission was informed that Mr. Hartman expressed desire to return to the Planning Commission at a future date to request approval to set up a rock crushing operation on the site. Hartman is currently working on a Final Development Plan for this site in regards to the operation to remove construction material and provide for rock crushing operations. The City of Edgerton Planning Commission previously granted authority for the use of other property in the area for other types of temporary construction activities.

Because this property is privately owned, staff required the property owner to make the official request to use the property for temporary construction activities as allowed in Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas. A copy of this request is included. The official request from the property owner included wording for the operation of a rock crusher on the previously approved site for screening and loading from the existing rock pile.

Because this request is on property that is not part of the actual construction projects that the material will be used for staff would recommend, if approved by the Planning Commission, that two additional conditions be added. First, that Hartman Excavating be required to maintain a valid City of Edgerton business license. The second condition is for a time limit of one (1) year from time of approval. The property owner could submit additional request in the future for continuation of the operation beyond one year.

STAFF RECOMMENDATION

Staff recommends approval of the use of property located in the vicinity of the Southeast corner of 191st Street and Homestead Lane for construction-related activities pursuant to Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas, by Hartman Excavating LLC for construction-related activities associated with the LPKC projects subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;

4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible;
8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and
16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period of one (1) years from date of approval by Edgerton Planning Commission, with continuation of operation considered with a new request.