EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
July 9, 2024
7:00 P.M.

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

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

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

Call to Order

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

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

4. Minutes from the June 11, 2024 Planning Commission Meeting.

Regular Agenda

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

Business Requiring Action

New Business

6. **PUD2024-0101: FINAL PLANNED UNIT DEVELOPMENT AND PLAT APPLICATION FOR DWYER FARMS LOCATED ON THE SOUTHWEST CORNER OF BRAUN/207TH STREET AND 8TH STREET/EDGERTON ROAD**

    a. Presentation from Lee Ryherd, Engineer, for Application PUD2024-0101
    b. Presentation from City Staff for Application PUD2024-0101

c. Discussion of Application PUD2024-0101
d. Consideration of Application PUD2024-0101

7. **RZ2024-0001: REZONING APPLICATION FOR MIDWAY FORD TRUCK CENTER, INC. LOCATED WEST OF THE INTERCHANGE OF HOMESTEAD LANE AND INTERSTATE 35**

    a. Presentation from Dan Finn, Engineer, for Application RZ2024-0001
    b. Presentation from City Staff for Application RZ2024-0001
    c. Public Hearing for Application RZ2024-0001
    d. Discussion of Application RZ2024-0001
    e. Consideration of Application RZ2024-0001

8. **UDCA-0001: PROPOSED AMENDMENTS TO ARTICLE 3 OF THE EDGERTON UNIFIED DEVELOPMENT CODE – STAFF REQUESTS THIS ITEM BE CONTINUED TO THE AUGUST 13, 2024 MEETING**

    a. Discussion of Application UDCA2024-0001
    b. Consideration of Continuing Application UDCA2024-0001

9. **Future Meeting Reminders**

    - August 13, 2024 at 7:00 PM - Regular Session
    - September 10, 2024 at 7:00 PM - Regular Session
    - October 8, 2024 at 7:00 PM - Regular Session

10. **Announcements**

11. **Adjourn**

PLANNING COMMISSION
June 11, 2024 Minutes

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on June 11, 2024. The meeting convened when Vice Chairperson Jeremy Little called the meeting to order at 7:00 PM.

1. **ROLL CALL**

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	absent
John Daley	absent
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk

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

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

CONSENT AGENDA

4. Minutes from the April 9, 2024 Planning Commission Meeting.
5. Final Plat Application FP2024-0001 for Replat of Lots 9-12, Block 25, Town of Martin.
6. Final Plat Application FP2024-0002 for Replat of Logistics Park Kansas City – Southeast, Fourth Plat.
7. Temporary Construction Use Application TCU2024-0001 for Rock Crushing Operations for TSL Phase II.
8. Temporary Construction Use Application TCU2024-0002 for Temporary Construction Trailers for TSL Phase II.

Mr. Zachary Moore, Development Services Director, explained that all of the items on the consent agenda can be approved with one motion. If there is an item a Commissioner wishes to discuss, it can be removed, discussed, then approved with a new motion.

Commissioner Mueller moved to approve the Consent Agenda. The motion was seconded by Commissioner Mathos. The Consent Agenda was approved, 3-0.

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REGULAR AGENDA

9. **DECLARATION**

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

The Commissioners did not have anything to declare.

BUSINESS REQUIRING ACTION

NEW BUSINESS

10. **FSP2024-0001: FINAL SITE PLAN APPLICATION FOR CONGLOBAL LOCATED AT 31220 W. 187TH STREET**

Mr. Kevin White, NorthPoint Development, addressed the Commission. He stated the property was annexed in 2010 then rezoned to L-P in 2012. In December of 2021, the Commission approved the Final Site Plan and Plat. A Conditional Use Permit (CUP) was granted in 2022 for the cargo container storage facility. Mr. White said construction wrapped up in late 2023 when the Temporary Certificate of Occupancy (TCO) was issued. That is when they were made aware that the pre-tripping facility is not code compliant as it was not a permanent structure. He said the new structure meets the UDC. The previous structure was two (2) cargo containers high and three (3) cargo containers long. The structure is used to inspect all sides of shipping containers that use refrigeration and cleaning them. Mr. White explained there are no changes to access, traffic circulation, or other major parts of the Final Site Plan. The pre-tripping facility is near the current building.

Vice Chairperson Little opened the public hearing where no public comments were made. Commissioner Mathos moved to close the public hearing. The motion was seconded by Commissioner Mueller. The public hearing was closed, 3-0.

Mr. Moore stated the request is for a Revised Final Site Plan for Conglobal located on the northwest corner of Waverly and 187th Street. The property was annexed in 2010 then later rezoned to the L-P District in 2012. The CUP for a cargo container storage facility was acquired in 2022. The Final Site Plan that was approved by the Planning Commission in 2021 included the 10,600 square foot building and the pre-tripping area was shown. There were no details of a structure provided for the pre-tripping area. When the inspections for a Certificate of Occupancy (CO) were completed, City staff discovered a structure in the pre-tripping area. The structure was made of modified containers that were stacked. Mr. Moore explained that the Unified Development Code (UDC) requires structures to be permanent with poured footings. The applicant will be removing the modified containers and installing the proposed permanent structure to meet the UDC requirements.

He said City staff reviewed the plans against the requirements outlined in the UDC. Mr. Moore stated the new structure will be consistent with the current building in terms of building

material. A stone wainscot will be provided in the first ten (10) feet above grade and a stucco like product of Hardie board siding will be above the wainscot. The 50 feet setbacks from all property lines have been exceeded with the nearest property line being 56 feet away. The proposed height of the structure is 19.5 feet tall, which is well under the maximum height of 110 feet. The floor area ratio (FAR) is less than 1:1, which meets the requirement of 3:1. The building coverage for this property could be up to 663,879 square feet, but the applicant is proposing only 11,589 square feet of coverage. The UDC requires a minimum of 20 feet of separation. The existing building and proposed structure are separated by 61.5 feet, which meets the requirements. Mr. Moore explained that the applicant is meeting or exceeding the UDC requirements. City staff recommends approval with the following stipulation:

1. 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.

Commissioner Mathos moved to approve Revised Final Site Plan application FSP2024-0001 with the stipulation. Commissioner Mueller seconded the motion. Revised Final Site Plan was approved with the stipulation, 3-0.

11. FSP2024-0004: FINAL SITE PLAN APPLICATION FOR KUBOTA LOCATED AT 31700 W. 207TH STREET

Ms. Rita Jones, Fleet Administrator for Kubota, spoke before the Commission. She explained the history of the site by stating the property was annexed into the City on March 15, 2018, then later rezoned to the L-P District on April 26, 2018, and received plat approval on the same date. On November 13, 2018, a Final Site Plan was approved by the Planning Commission. A Revised Final Site Plan was approved by the Planning Commission on July 14, 2020 approving an aboveground diesel fuel tank near the northern building. She said a new 960 square foot building is proposed near the northwest corner of the northern building. The tanks will hold hydraulic oil and diesel fuel and piped underground into the warehouse. The oil and fuel will be added to the tractors after assembly is completed in the warehouse. The pipes will go straight to the assembly line. She explained this system will be similar to one used in Georga.

Ms. Jones said the new building would have a three (3) foot by seven (7) foot man door and two (2) eight (8) foot by ten (10) roll up doors for easier refilling of the tanks. The building will be designed to have air movement in the building so fumes do not accumulate. She explained there would not be any increase in traffic levels as they will only have fuel deliveries approximately once a month. She said the site drainage will go to existing drainage swales and ponds. There is no additional landscaping, utilities, or lighting proposed with this building. The colors will match the existing warehouses.

Vice Chairperson Little opened the public hearing.

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Ms. Anita Poe, 32717 W. 207th Street, Edgerton, KS, approached the Commission. She said she has concerns regarding the safety procedures regarding the fuel. Ms. Jones stated there are city, county, and state safety procedures that need to be followed for storage of the fuel. She stated Kubota also has internal safety procedures that are set by corporate in Japan. Those procedures are followed by all Kubota facilities worldwide. Ms. Jones said currently, the aboveground tanks are outside, and employees have to leave the building and carry fuel containers into the building. The new building and piping system will remove that problem.

Ms. Poe inquired as to how Kubota will handle any possible fires and if they have plans in place in case there is an explosion. Ms. Jones stated they will rely on local fire departments to aid in any fire emergencies as they have the proper equipment. She said a fire can happen at any of the warehouses.

Commissioner Mueller moved to close the public hearing and the motion was seconded by Commissioner Mathos. The public hearing was closed, 3-0.

Mr. Moore stated the request made by the applicant is for approval of a Revised Final Site Plan that proposes a new 960 square foot building to house two (2) 2,500-gallon tanks. The building is shown near the northwest corner of the northern building and is the only modification to the previously approved Final Site Plan. He explained that the UDC was updated in 2021 and requires all fuel tanks to be buried underground or enclosed in a building. The aboveground fuel tank was approved in the Revised Final Site Plan in 2020 prior to the UDC being updated. The applicant has indicated that the aboveground tank will be removed from the site to be in compliance with the UDC.

Mr. Moore said the proposed building does meet the building materials requirement of the UDC and the colors will match the existing warehouses. The nearest property line is approximately 510 feet away, which is well in excess of the required 50 feet. He said the height limit is 110 feet and the proposed building is just over 19 feet above grade and meets the requirement. The FAR is well below the required ratio. The building coverage can be 50% of property, which would be over 4.1 million square feet. With the proposed 960 square foot structure, there would be just over 2 million square feet of building coverage, which meets the UDC requirements. The buildings will be separated by 145 feet, meeting the minimum separation of 20 feet. and meets requirements. Mr. Moore explained that City staff recommends approval of Revised Final Site Plan Application FSP2024-0004 with the following stipulations:

1. The following comment must be addressed prior to certification by the Zoning Administrator:
   a. The Code Summary on Sheet A1.01 must be updated to reflect the 2018 code suite having been adopted and used to design the project.

2. 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.

Commissioner Mathos said she was curious about the current above-ground fuel tank and asked if it would stay or be removed. Ms. Jones replied that it will be removed.

Commissioner Mueller moved to approve Revised Final Site Plan Application FSP2024-0004 with the stipulations outlined by City staff. Commissioner Mathos seconded the motion. Revised Final Site Plan FSP2024-0004 was approved with the stipulations, 3-0.

12. **FUTURE MEETING REMINDERS**

Vice Chairperson Little stated that the next regular session is scheduled for July 9, 2024.

13. **ANNOUNCEMENTS**

Mr. Moore stated that Frontier Days will be taking place this weekend at Martin Creek Park.

14. **ADJOURN**

Commissioner Mathos moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 7:26 PM, 3-0.

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DWYER FARMS, PHASE II

Application PUD2024-0101
Southwest Corner of 207th Street/Braun Street and 8th Street/Edgerton Road

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant requests approval of a Final Planned Unit Development Plan/Plat for single-family residential development.

Owner and Applicant

Josh Carson, Agent of ARG Land Holdings, LLC

Existing Zoning and Land Use

Currently zoned PUD (Planned Unit Development) with no current development on the subject property.

Parcel Size

23.80± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. Proposal

The Applicant, ARG Land Holdings, LLC, a subsidiary of Rausch Coleman Homes, has submitted a Final PUD Plan and Plat for a 23.80-acre parcel of land at the southwest corner of 8th Street/Edgerton Road and Braun Street/207th Street. This is the second phase of the subdivision of Dwyer Farms, which overall will consist of 275 single-family homes. Article VI of the UDC, Section 6.2, requires that the Planning Commission review the Final Development Plan and Plat prior to the Governing Body's review and consideration. This application does not require a public hearing.

2. Subject Site

The subject property was annexed into the City of Edgerton on April 14, 2022 and was later zoned to the PUD (Planned Unit Development) on August 11, 2022 under the terms and conditions of Ordinance 2113. Also on August 11, 2022, the Governing Body of Edgerton approved the Conceptual Plan for the Dwyer Farms Planned Unit Development (PUD2022-01), which this Final PUD Plan/Plat is consistent with. This proposal is the second development proposal on the subject property that the City has received. The first phase of the development was approved by the Planning Commission on June 13, 2023. That development is still on going.

3. Lots and Tracts

The applicant is proposing 105 single-family residential lots and one (1) common tract. The lots in this phase will range from 6,000 square feet to 10,707 square feet, with an average lot size of 7,428 square feet. The proposed tract, Tract A, will be used for monument signage for the subdivision and will be maintained by the Homeowners' Association (HOA).

PUD REVIEW

1. Standards for Planned Unit Developments

Section 6.1.C of the Unified Development Code (UDC) sets requirements for all Planned Unit Developments (PUD). City staff reviewed the application in accordance with the requirements of the UDC.

a. **Comprehensive Plan:** The UDC requires the proposed development to conform with the objectives of the Comprehensive Plan of Edgerton. The proposal of a 105-lot phase of a subdivision directly aligns with the Future Land Use Map designation of the property as 'Low-to-Medium Density Residential.' The proposal also aligns with many goals, policies, and action items in the Comprehensive Plan. Those goals, policies, and action items include, but are not limited to:
   a. **Goal 2.4:** *"Coordinate land use planning with transportation and other public investments."*
      i. Policy 2.4.1: *"Limit the use of cul-de-sacs and dead-end streets to promote connectivity when approving new development."*
      ii. Policy 2.4.2: "*Promote new development to include collector streets to help with circulation within and into the site."*
   b. **Goal 4.1:** *"Increase housing diversity in Edgerton."*
   c. **Goal 4.2:** *"Promote best practices for all proposed residential development."*
      i. Policy 4.2.3: *"Plan for appropriate infrastructure to support development."*

Figure 1 Future Land Use Map

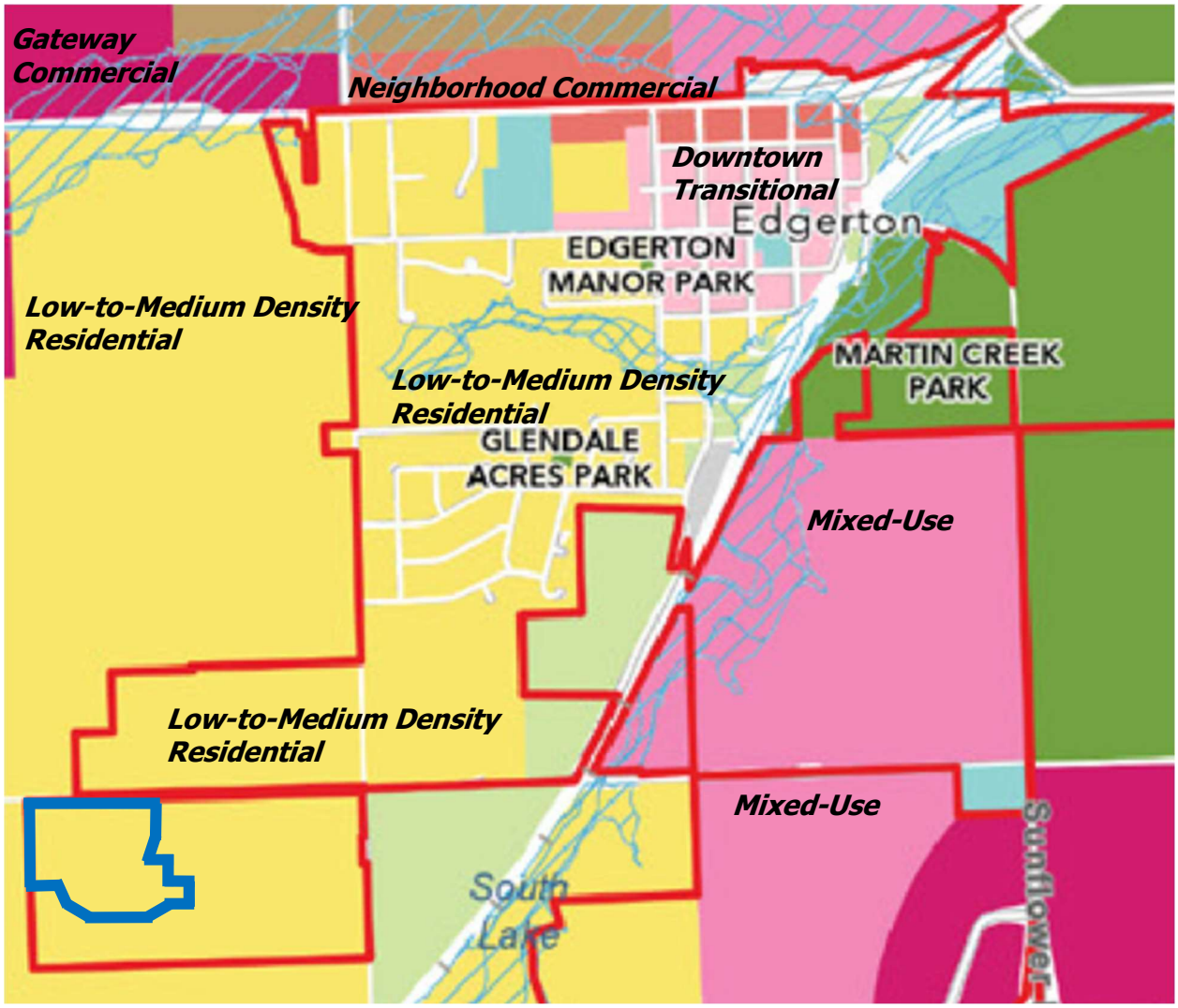


Figure 1 – Subject Property Outlined in Blue

b. **Compatibility:** The proposed use of single-family homes and associated open space is compatible with the surrounding development, as is required by the UDC, and will not have a detrimental influence on the surrounding properties.

c. **Net Density:** Table 1 below shows the net density of the Conceptual PUD (PUD2022-01) as approved by the Governing Body and how it relates to Phases I & II of the Dwyer Farms development. The densities, measured in dwelling units per acre (du/ac), of Phases I and II combined is consistent with the approved Conceptual Plan.

Table 1

Conceptual PUD (PUD2022-01)	Phase I (PUD2023-01)	Phase II (PUD2024-0101)	Phases I & II Combined
3.42 du/ac	2.61 du/ac	4.41 du/ac	3.33 du/acre

d. **Site Ownership:** The UDC requires the site be under single ownership or unified control. The subject 23.80± acres of land is under one common ownership.

e. **Space Between Buildings:** A reduction in the minimum separation between single-family detached dwelling units from 16 feet to 10 feet was approved with the Conceptual PUD Plan (PUD2022-01), with the stipulation that fire-rated materials be used during construction. The applicant has not changed this request and a stipulation requiring fire-rated construction materials has been added as a stipulation to staff's recommendation.

f. **Yards:** The following lot sizes and setbacks were approved in PUD Conceptual Plan PUD2022-01 and will apply as the minimum district standards for development subject to Ordinance 2113:

DIMENSION	PUD2022-01
Interior Lot Width	50 feet
Front Yard Setback	28 feet
Rear Yard Setback	20 feet
Side Yard Setback	5 feet
Corner Yard Setback	15 feet

The development proposal will use the same proposed lot widths and setbacks that the applicant requested and was approved with the Conceptual Plan (PUD2022-01). As stipulated in the PUD Conceptual Plan, the requested and approved 5-foot side yard setbacks remain with this proposal, provided that fire-rated materials are used during construction. This is recommended as a stipulation of approval with this proposal, as is mentioned in Section e above.

g. **Parking Standards:** Adequate parking will be provided for each single-family home constructed in this phase, as each home will have a two- or three-car garage, and two spaces in the driveway. This is consistent with what was approved with the Conceptual PUD Plan (PUD2022-01)

h. **Traffic:** The applicant provided a Traffic Impact Study (TIS) with their Conceptual PUD Plan (PUD2022-01), which identified that no turn lanes into the site would be warranted with the development of this subdivision. Each lot in this subdivision will have direct access to a public street on the interior of the development, and no lot will have direct vehicular access to either 8th Street or Braun Street. The road network internal to the site will provide access to both 8th Street and Braun Street, and there will be two (2) street stubs internal to the site, that will provide connections to future phases. There is an additional street stub that terminates the proposed 208th Street at the property line. Another development to the west could connect to this stub if that developer chooses to do so.

DEVELOPMENT STANDARDS

1. *Landscape Plan and Signage*

The applicant has provided a landscape plan, as is required by the Unified Development Code (UDC). Each proposed lot has one tree proposed in the front yard and each of the internal tracts are lined with deciduous trees. Braun Street will have trees planted where residential lots are adjacent to the right-of-way. The monument sign was approved earlier in 2024 by the Planning Commission as part of application PUD2024-0100. As part of the approval of that

application, it was stipulated that a landscape plan must be provided and approved by the Zoning Administrator. The landscape was provided and has been approved.

2. ***Sidewalk, Paths, and Cycle Trails***
A sidewalk will be provided on one side of all internal public streets by the developer and a sidewalk will be constructed by the City on the south side of Braun Street, which the applicant has agreed to dedicate right-of-way for. The size and location of the sidewalks along Braun Street are to be determined by the City in the future.

3. ***Housing Styles***
In the PUD Conceptual Plan PUD2023-01, the applicant provided five (5) models that could be used as possible floorplans for buyers to select from. The applicant has not provided any floorplans for this phase. The floorplans must be provided prior to the approval of the Final Plat and certification of the Zoning Administrator.

4. ***Stormwater***
The applicant has submitted a stormwater study that has been reviewed. The City Engineer is requiring a resubmittal of the stormwater study as there is conflicting information in the report. The stormwater study must be approved prior to the Final Plat being certified by the Zoning Administrator.

5. ***Public Infrastructure***
Plans have been submitted for public infrastructure. The City Engineer has been working with the applicant to ensure that all City standards are met. All comments and details must be approved by the City prior to the start of any public infrastructure construction.

PLAT DOCUMENT REVIEW – UDC SECTIONS 6.4.A.3 AND 13.3.G

A part of the Final PUD is the Final Plat for the subject parcel. The Final Plat must meet all of the requirements in Section 6.4.A and Section 13.3.G of the UDC in addition to the Johnson County Subdivision Plat requirements. The City Engineer is reviewing all of the public infrastructure plans in conjunction of the plat. If additional easements or rights-of-way are needed for the public infrastructure, it must be provided on the plat. The final plat will not be certified by the Zoning Administrator until all public infrastructure plans have been approved by the City Engineer.

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 PUD2024-0101	April 23, 2024
1	Final Plat - Dwyer Farms, Unit 1	June 2024
2	Sheet 3 – Site Plan	June 26, 2024
3	Sheet 4 – Utility Plan	June 26, 2024
4	Sheet 20 – Grading Plan	June 26, 2024
5	Sheet 21 – Grading Plan	June 26, 2024
6	Sheet 65 – Landscape Plan	May 22, 2024
7	Sheet 66 – Landscape Plan	May 22, 2024
8	Sheet 67 – Landscape Plan	May 22, 2024
9	Sheet 68 – Landscape Plan	May 22, 2024

STAFF RECOMMENDATION

Staff recommends approval of PUD Final Plan/Plat **Application PUD2024-0101** for *Dwyer Farms, Phase II,* as submitted, subject to the following stipulations:

1. Prior to the plat being recorded, the following must occur:
   a. Floorplans for the models of home to be constructed during this Phase must be provided.
   b. The stormwater study must be approved by the City Engineer.
   c. Public infrastructure plans must be approved by the City Engineer. Any necessary changes to the plat based on the review of those plans must be made prior to plat recording.
   d. The exterior corner in the boundary of a subdivision of land must be monumented prior to the recording of the plat.
2. Fire-rated materials must be used in construction of homes in lieu of the Planning Commission and Governing Body permitting a 5-foot side yard setback and minimum 10-foot separation between buildings.

Note: For Application PUD2024-0101 the Planning Commission will be recommending either approval or denial of the application to the Governing Body. If the Planning Commission recommends approval, the Application will be presented to the Governing Body on July 25, 2024.

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Planned Unit Development Application -
Final Plan and Plat

NAME OF PLANNED UNIT DEVELOPMENT (PUD): Dwyer Farms, Phase II

LOCATION OR ADDRESS OF SUBJECT PROPERTY: Sec 13 - T15S - R21E

ASSOCIATED PUD CONCEPTUAL PLAN APPLICATION: PUD2024-01

CURRENT SITE OWNERSHIP: Josh Carson - Manager PHONE: 479-455-9090

COMPANY: ARG Land Holdings, LLC EMAIL: josh.carson@rch.com

MAILING ADDRESS: 4058 N. College Ave., Ste. 300, Fayetteville, AR 72704
Street City State Zip

PROPOSED SITE OWNERSHIP: _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

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

COMPANY: SMH Consultants EMAIL: lryherd@smhconsultants.com

MAILING ADDRESS: 5201 Johnson Drive, Suite 405 Mission, KS 66205
Street City State Zip

SIGNATURE OF OWNER OR AGENT: DocuSigned by: Josh Carson A6941A3A7D68499...

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

FOR OFFICE USE ONLY

Case No.: PUD-_____ Amount Paid: _____ Date Paid: _____ Receipt #: _____

Planning Commission Meeting Date: _____ Council Meeting Date: _____

Received By: _____

DocuSign Envelope ID: EC4AC09E-FFB8-4625-9780-EC9BF106F25E

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Planned Unit Development Application - Final Plan and Plat

PUD INSTRUCTIONS

Approval of a Planned Unit Development proposal shall follow the procedures used for a change to the official zoning map as outlined in Article 9 of the Unified Development Code of the City of Edgerton (UDC) – Land Use Determination Procedures.
SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-nine (49) calendar days prior to the meeting.

PUD Final Application Checklist
The PUD application will not be considered complete until all of the following items have been received.

☐ Completed PUD application with the associated fees:
- Final Plan/Final Plat Fee - $300 plus $5.00 per lot
- If special planning, engineering, architectural or other consultants must be retained by the City for review of the proposed Planned Unit Development, the petitioner shall be so notified, and all costs for said consultants expended by the City - not covered by the filing fee - shall be reimbursed by the petitioner.

☐ Legal Description – a word document containing the legal description of the property will be submitted with an electronic copy of the Conceptual Plan.

☐ A Final Plan and Final Plat submitted in accordance with Article 6 of the UDC – Planned Unit Development District, shall include the following:

☐ 1. Accurate legal description of:
a) The entire area under immediate development within the planned development.
b) Each separate unsubdivided use area, including common open space.

☐ 2. Planned Unit Development Plat of all lands which are part of the Final Plat being submitted and which meets all the requirements for a Final Plat as outlined in UDC Article 13 – Subdivision Approval Procedures

☐ 3. Designation of the location of the building pads, or areas, or setback lines or setback standards for all buildings to be constructed.

☐ 4. Certificates, seals, and signatures required for the dedication of lands, and recording the document.

☐ 5. Tabulation of separate unsubdivided use area including land area, number of buildings, number of dwelling units, and dwelling units per acre.

☐ 6. Common Open Space Documents. All common open space shall be either conveyed a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the Planned Unit Development, or retained by the developer with legally binding guarantees, in a form approved by the City Attorney, verifying that the common open space will permanently be preserved as open area. All land conveyed to a not-for-profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.

☐ 7. Final Systems Plans. Final plans, with all required detail, shall be submitted, including:
a) Engineering plans showing how the site is to be serviced with sewer, water, well, and/or septic systems (as agreed to during the Preliminary Plat Stage).
b) Lighting plans.
c) Drainage and storm water retention and detention plans.
d) Road plans, including curbs and gutters, on-site/off-site signalization, acceleration, deceleration lanes, etc
e) Sidewalk, paths, and cycle trails.

☐ 8. Landscape Plans showing the type and location of plant material, berms, and other aesthetic treatments.

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☐ 9. Public Facilities. All on-site and/or off-site public facilities and improvements made necessary as a result of the Planned Unit Development shall be either constructed in advance of the approval of the Final Plat or subdivider's bond or approved letters of credit posted to guarantee construction of the required improvements. The subdivider's bond or approved letters of credit, payable to the City of Edgerton, shall be sufficient to cover the full cost of the improvements plus ten (10) percent. Detailed construction plans shall be submitted for all public facilities to be built.

☐ 10. Construction Plans shall be submitted for the design, construction, or installation of site amenities; including buildings, landscaping, lakes, and other site improvements.

☐ 11. Construction Schedule. A final construction schedule shall be submitted for that portion of the Planned Unit Development for which approval is being requested.

☐ 12. Delinquent Taxes. A certificate shall be furnished from the appropriate County official that no delinquent taxes exist and that all special assessments constituting a lien on the whole or any part of the property of the Planned Unit Development have been paid.

☐ 13. Covenants. Final agreements, provisions, or covenants which will govern the use, maintenance and continued protection of the Planned Unit Development shall be approved by the City and recorded at the same time as the Final Planned Unit Development Plat.

RESERVED FOR ROD FILING STAMP

RESERVED FOR COUNTY CLERK & SURVEYOR STAMP

PROGRESS DOCUMENT FOR REFERENCE ONLY

Final Plat

DWYER FARMS PHASE II

Part of the Northeast Quarter of Section 13, Township 15 South, Range 21 East, in the City of Edgerton, Kansas

OWNER'S CERTIFICATE

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) 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 "Dwyer Farms Phase II".

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, lanes, and alleys. All parcels and parts of land indicated on said plat as "Ingress-Egress Easement" or "I/E.E." shall be for pedestrian access only.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction of maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement" is hereby granted to the City of Edgerton, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easement shall be kept clear of obstructions that impair the strength of interfere with the use and/or maintenance of public utilities located with the easement.

An easement to lay, construct, after, repair, replace or operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "sanitary sewer easement" or "S/E" on this plat are hereby dedicated to the City of Edgerton, Kansas. Sanitary Sewer Easements shall be kept clear of obstruction that impair the strength or interfere with the use and/or maintenance of sanitary sewer facility located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, consecution, maintenance of use of conduit, surface drainage facilities, subsurface drainage facilities and similar facility, upon, over, under and through those areas outlined and designated as "drainage easement" or "D/E" on this plat are hereby dedicated to the City of Edgerton, Kansas. Drainage Easements shall be kept clear of obstruction that impair the strength or interfere with the use and/or maintenance of drainage facilities located within the easement.

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 _____, 2024.

ARG Land Holdings, LLC

_____
Josh Carson, Managing Member

NOTARY CERTIFICATE

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) SS

BE IT REMEMBERED, that on this_____day of_____, 2024, before me, the undersigned, a notary public in and for the County and State aforesaid, came

_____
Josh Carson, Managing Memeber of ARG Land Holdings, LLC

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 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_____, 2024.

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

DESCRIPTION:

A tract of land in the North Half of the Northeast Quarter of Section 13, Township 15 South, Range 21 East of the Sixth Principal Meridian, Johnson County, Kansas described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Section 13; thence
N 88°17'51" E 1091.83 feet along the North Line of the North Half of the Northeast Quarter of said Section 13; thence
S 01°38'01" E 190.00 feet; thence
S 88°17'51" W 10.55 feet; thence
S 02°00'58" E 185.00 feet; thence
N 88°17'51" E 107.17 feet; thence
S 19°10'24" W 56.78 feet; thence
On a curve to the left with a radius of 210.00 feet, an arc distance of 64.93 feet, chord being
S 10°18'56" W 64.67 feet; thence
S 01°27'28" W 8.70 feet; thence
S 88°17'51" W 6.87 feet; thence
S 01°40'13" E 164.28 feet; thence
N 88°10'29" E 140.94 feet; thence
S 01°48'53" E 119.94 feet; thence
N 88°12'30" E 150.07 feet; thence
S 01°47'30" E 170.00 feet; thence
S 88°12'29" W 210.00 feet; thence
S 01°47'30" E 147.02 feet; thence
S 88°12'30" W 572.22 feet; thence
N 45°02'31" W 250.10 feet; thence
N 13°56'08" W 217.86 feet; thence
N 02°00'58" W 65.30 feet; thence
S 88°17'51" W 130.00 feet; thence
S 02°00'58" E 14.08 feet; thence
S 87°59'02" W 50.00 feet; thence
N 02°00'58" W 14.35 feet; thence
S 88°17'51" W 120.00 feet to the West Line of the North Half of the Northeast Quarter of said Section 13; thence
N 02°00'58" W 550.01 feet to the point of beginning, containing 23.8 acres
Tim Sloan, PLS 783, April 17, 2024.

Subject to easements and restrictions of record.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF JOHNSON) 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.

Given under my hand and seal at Manhattan, Kansas this_____day

of_____A.D., 2024.
Fieldwork for this project was completed on 1-13-2023.

SMH Consultants
By: Tim Sloan

TIM SLOAN REGISTERED LS-783 KANSAS LAND SURVEYOR

_____
Tim Sloan, P.S.
Vice-President

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_____, 2024.

_____ _____
John Daley, Chairman Tina Mathos, Secretary

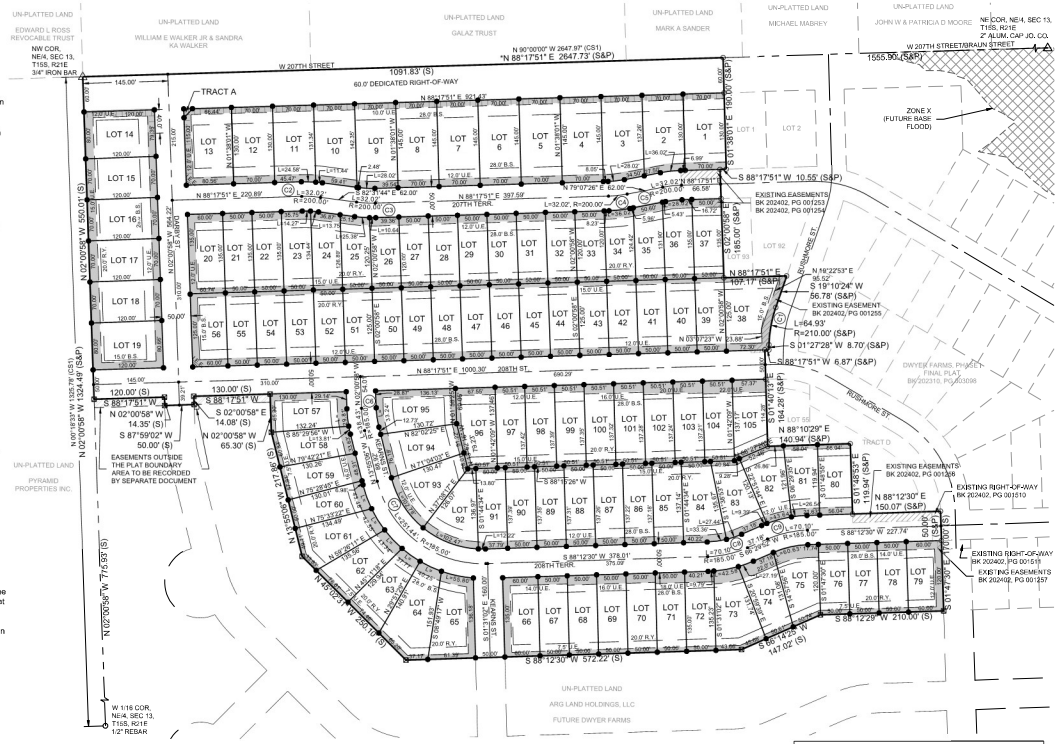
CERTIFICATE OF THE ZONING ADMINISTRATOR

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

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

_____day of_____, 2024.

_____
Zachary Moore, Zoning Administrator



VICINITY MAP

NOTES:
No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as platted and as per the Title Commitment #2498836 by Security 1st Title.

No gaps or overlaps exist.

There are no lines of possession that affect this survey.

There are no buildings on the subject property.

Zoning: "PUD"

Tract A is intended for Subdivision Sign and will be owned and maintained by the Homeowners Association.

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

Building Setbacks:
Front Yard = 25.0 feet
Rear Yard = 20.0 feet
Side Yard = 5.0 feet
Corner Lot Front Yards = 25.0 feet
Corner Lot Side Yard Facing ROW = 15.0 feet

Boundary Closure error of 1/2014145.

Existing Easements to be Vacated with this plat:
Book 202402, Page 001253
Book 202402, Page 001254
Book 202402, Page 001255
Book 202402, Page 001256
Book 202402, Page 001257

FLOODPLAIN NOTE:
Flood Insurance Rate Map, Map Number 20091C0120G, identify this property as situated in Zone X and Future Base Flood - Zone X. Zone X is areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Future Zone X is the flood insurance risk zone that corresponds to the 1-percent-annual-chance floodplains that are determined based on future-conditions hydrology. No BFEs or base flood depths are shown within this zone.
Effective date of FIRM Panel is 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 whenever, 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, consructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

LOT DATA				LOT DATA				LOT DATA				LOT DATA				LOT DATA	
LOT #	SQ FT		LOT #	SQ FT		LOT #	SQ FT		LOT #	SQ FT		LOT #	SQ FT		LOT #	SQ FT	
1	9099.87		22	6750.10		43	6250.10		64	10453.61		85	6857.84				
2	9271.78		23	6747.34		44	6250.10		65	9693.31		86	6859.98				
3	9950.25		24	6543.84		45	6250.10		66	8100.09		87	6862.11				
4	10149.87		25	6154.96		46	6250.10		67	6750.08		88	6864.25				
5	10149.87		26	6000.96		47	6250.10		68	6750.08		89	6866.39				
6	10149.87		27	6000.09		48	6250.10		69	6750.08		90	6868.51				
7	10149.87		28	6000.09		49	6250.10		70	6750.08		91	6868.75				
8	10149.87		29	6000.09		50	6250.10		71	6750.08		92	7591.08				
9	10122.86		30	6000.09		51	6250.10		72	6750.82		93	8337.27				
10	9569.63		31	6000.09		52	6250.10		73	8904.72		94	8281.21				
11	9110.83		32	6000.09		53	6250.10		74	7473.09		95	9088.14				
12	9099.87		33	6000.09		54	6250.10		75	8117.64		96	8609.71				
13	10416.28		34	6054.18		55	6250.10		76	6000.00		97	8942.13				
14	9561.00		35	6383.18		56	7503.12		77	6000.00		98	8940.33				
15	8400.00		36	6714.96		57	8096.62		78	6000.00		99	8938.53				
16	8400.00		37	6750.10		58	7044.16		79	7200.00		100	8936.73				
17	8400.00		38	10767.26		59	6804.77		80	6719.89		101	8934.93				
18	8400.00		39	6250.10		60	6675.62		81	6385.50		102	8933.13				
19	9639.57		40	6250.10		61	6537.62		82	7511.15		103	8931.33				
20	8100.12		41	6250.10		62	7805.80		83	7758.53		104	8929.53				
21	6750.10		42	6250.10		63	7460.52		84	8458.15		105	7210.16				

ROW DATA		
NAME	SQ FT	ACRES
207TH ROW	65497.80	1.50
ROW	191887.49	4.41

TRACT DATA	
TRACT #	SQ FT
A	112,51

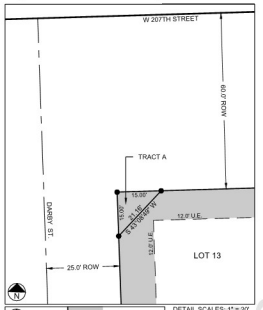
PROPERTY LINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C1	210.00	64.93	64.67	17°42'56"	32.73	S 10°18'56" W

CENTERLINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C2	200.00	32.02	31.99	9°10'25"	16.05	N 87°06'56" W
C3	200.00	32.02	31.99	9°10'25"	16.05	S 87°06'56" E
C4	200.00	32.02	31.99	9°10'25"	16.05	N 83°42'39" E
C5	200.00	32.02	31.99	9°10'25"	16.05	S 83°42'39" W
C6	185.00	38.43	38.36	11°54'08"	19.28	N 7°58'02" W
C7	185.00	251.44	232.53	77°52'24"	149.47	N 52°51'18" W
C8	185.00	70.10	69.68	21°42'36"	35.48	S 77°21'11" W
C9	185.00	70.10	69.68	21°42'36"	35.48	S 77°21'11" W

LEGEND

- Monument Found (1/2" Rebar), Origin: Dwyer Farms, Phase I (Bk 202310, PG 003098)
- 1/2"x24" Rebar w/CLS66 Cap Set
- 1/2"x24" Rebar w/CLS66 Cap Set Note: Plat Corners will be set prior to plat recording
- Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted,
- Assumed Bearing
- Curve Number
- (CS1) Dimension from Certificate of Survey by Allenbrand-Drews & Associates, dated 12-4-1989
- (P) Platted Dimension
- (S) Surveyed Dimension
- B.S. Building Setback
- R.Y. Rear Yard Setback
- I.E.E. Ingress Egress Easement
- U.E. Utility Easement
- Utility Easement Hatch
- Existing Easements Hatch
- No Access
- Easements to be filled by separate documents

NORTH

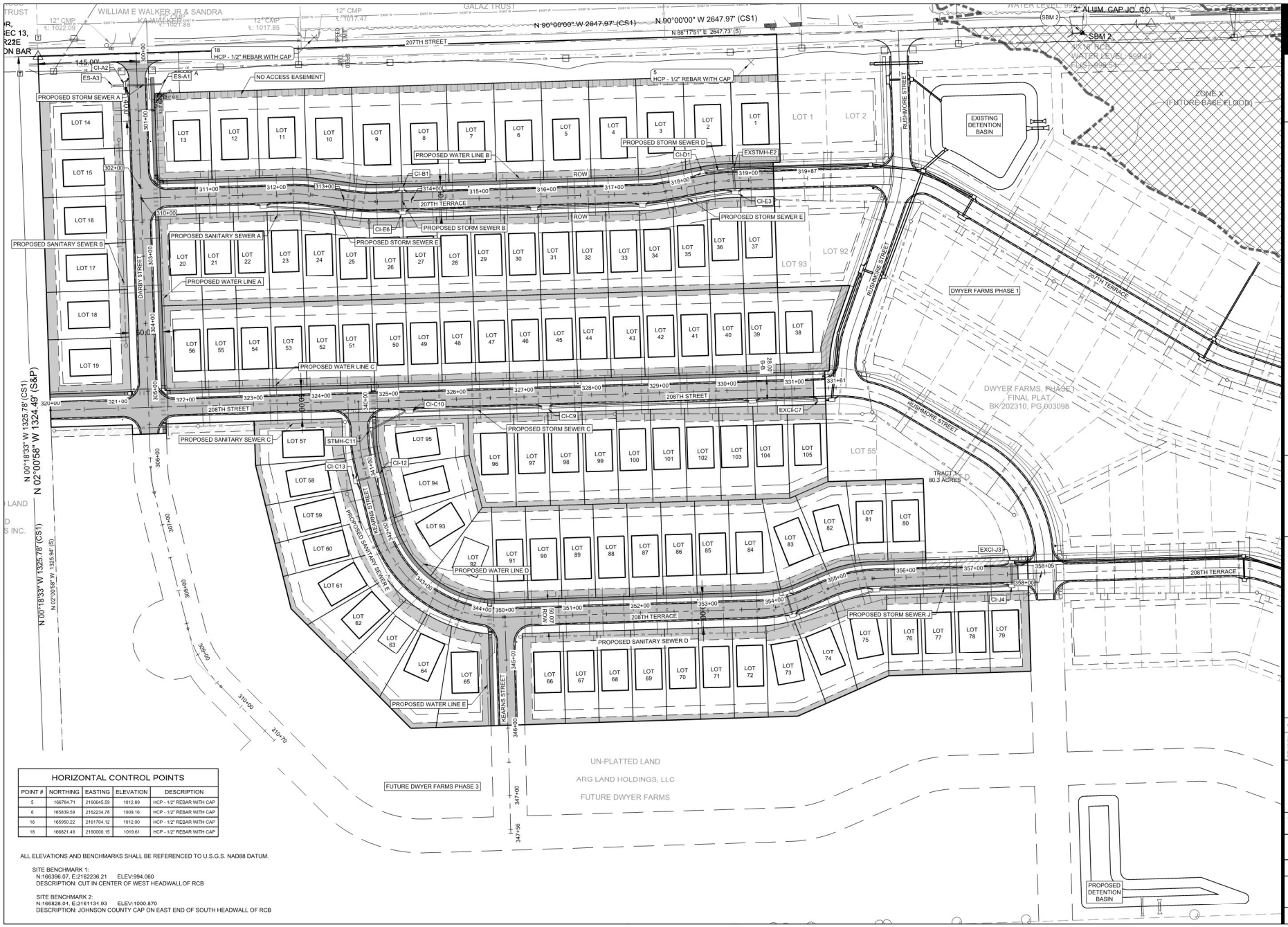


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Drawn By: SAS/ASJ Project 2401-0009 TDS #88

JUNE 2024

PROGRESS DOCUMENT FOR REFERENCE ONLY



HORIZONTAL CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
5	166784.71	2160645.59	1012.89	HCP - 1/2" REBAR WITH CAP
6	165839.59	2162234.78	1009.16	HCP - 1/2" REBAR WITH CAP
16	165950.22	2161704.12	1012.00	HCP - 1/2" REBAR WITH CAP
18	166821.49	2160000.15	1019.61	HCP - 1/2" REBAR WITH CAP

ALL ELEVATIONS AND BENCHMARKS SHALL BE REFERENCED TO U.S.G.S. NAD88 DATUM.

SITE BENCHMARK 1:
N:166396.07, E:2162236.21 ELEV:994.060
DESCRIPTION: CUT IN CENTER OF WEST HEADWALL OF RCB

SITE BENCHMARK 2:
N:166828.04, E:2161134.93 ELEV:1000.870
DESCRIPTION: JOHNSON COUNTY CAP ON EAST END OF SOUTH HEADWALL OF RCB

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DWYER FARMS SUBDIVISION, PHASE II

CONSTRUCTION DOCUMENTS

EDGERTON, KANSAS

LEE RYHERD LICENSED 25977 KANSAS PROFESSIONAL ENGINEER 04/26/2024

REVISION DESCRIPTION (DESCRIPTION)

REVISION DATE (MM/DD/YY)

SITE PLAN

NORTH

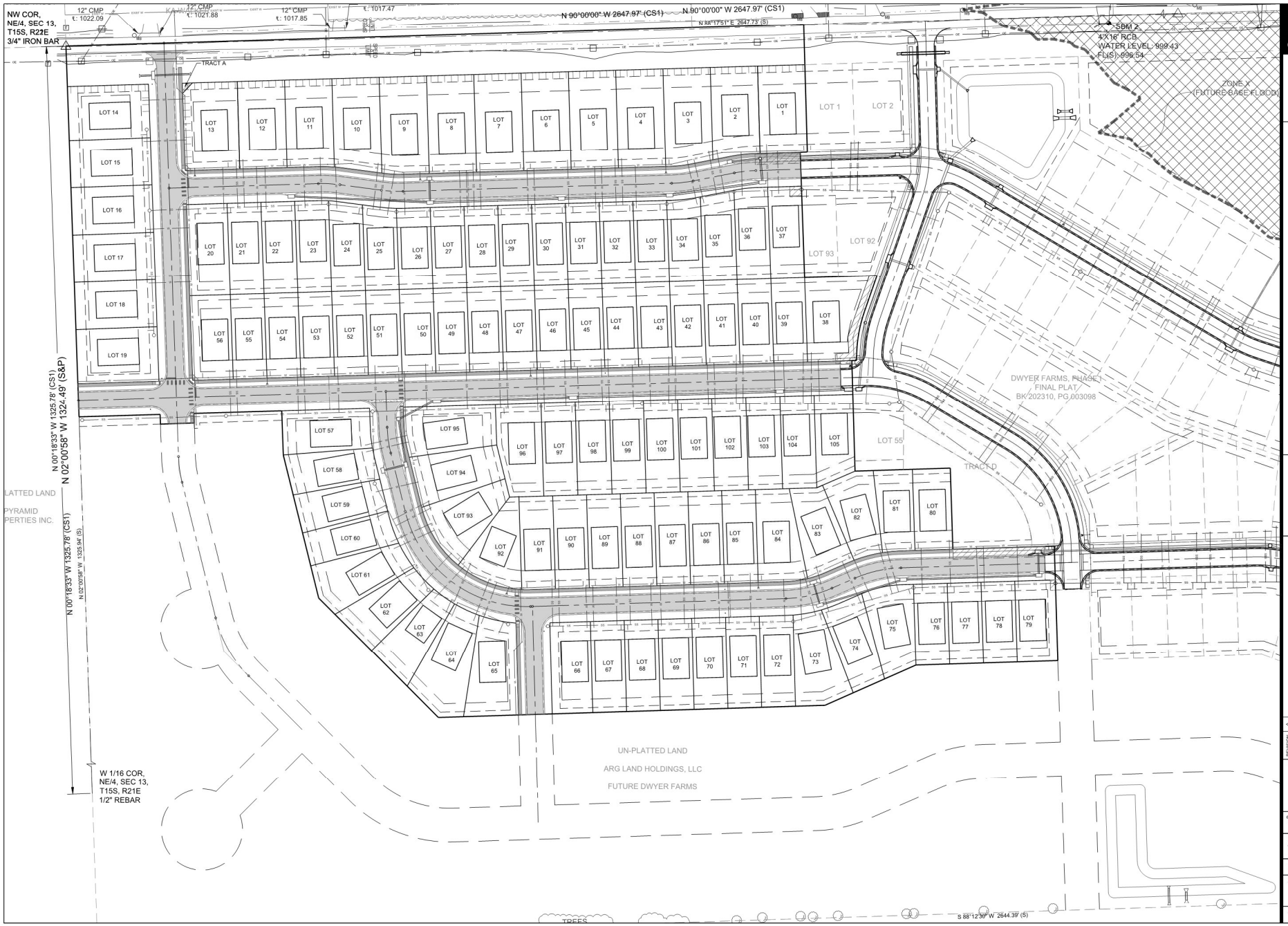
SCALE: 1" = 60'

PROJECT #: 2401-0009
CHECKED BY: LJR
DRAWN BY: JMT

DATE: 06-26-2024

SHEET # 3

TOTAL SHEETS 91



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DWYER FARMS SUBDIVISION, PHASE II

CONSTRUCTION DOCUMENTS

EDGERTON, KANSAS

LEE RYHERD LICENSED 25977 KANSAS PROFESSIONAL ENGINEER 04/26/2024

REVISION DESCRIPTION
(DESCRIPTION)

REVISION DATE
(MM/DD)

UTILITY PLAN

NORTH

SCALE: 1" = 60'

PROJECT #: 2401-0009
CHECKED BY: LJR
DRAWN BY: JMT

DATE: 06-26-2024

SHEET # 4

TOTAL SHEETS 91



COMPACTION AND MATERIAL GUIDELINES

1. IN THE EVENT THE BORROW AREA TO SUPPLY FILL MATERIAL TO THIS SITE IS OVER ONE ACRE, THE CONTRACTOR IS REQUIRED TO OBTAIN COVERAGE UNDER THE CONSTRUCTION STORMWATER GENERAL PERMIT THROUGH KDHE FOR THAT BORROW SITE.
2. ALL SOIL BROUGHT TO THE SITE AND IN SITU SHALL BE COMPACTED BY ROLLING WITH A SHEEPSFOOT ROLLER OR BY MECHANICAL TAMPING.
3. 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.
4. ENOUGH MOISTURE SHALL BE PRESENT IN THE SOIL TO OBTAIN A DENSITY EQUAL TO OR GREATER THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST BEFORE PLACING THE NEXT LIFT. CONTRACTOR SHALL PROVIDE UP TO 5 STANDARD PROCTORS OF FILL MATERIAL FOR UTILIZATION BY THE CITY IN TESTING COMPACTION.
5. ALL FILL MATERIAL SHALL BE APPROVED BY A LICENSED ENGINEER.
6. 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.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DENSITY TESTS AND PROCTOR INFORMATION FOR TESTING. ANY TEST REPORTS TAKEN FOR THE WEEK SHALL BE SUBMITTED TO THE OWNER AND THE CITY OF EDGERTON BY FRIDAY AFTERNOON OF THAT WEEK.
8. ALL STRIPPED TOPSOIL SHALL BE STOCKPILED ON SITE FOR RE-USE.
9. CONTRACTOR SHALL NOT DISTURB MORE THAN 750,000 SF AT A TIME, TO COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
10. EXISTING GRADE SHOWN IN PLANS REPRESENTS DWYER FARMS PHASE I PROPOSED GRADING. CONTRACTOR TO VERIFY FIELD CONDITIONS AND COORDINATE DISCREPANCIES WITH ENGINEER.

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DWYER FARMS SUBDIVISION, PHASE II

CONSTRUCTION DOCUMENTS

EDGERTON, KANSAS

LEE RYHERD LICENSED 25977 KANSAS PROFESSIONAL ENGINEER

REVISION NO.	REVISION DESCRIPTION (DESCRIPTION)	(MM/DD)
1		

GRADING PLAN

NORTH

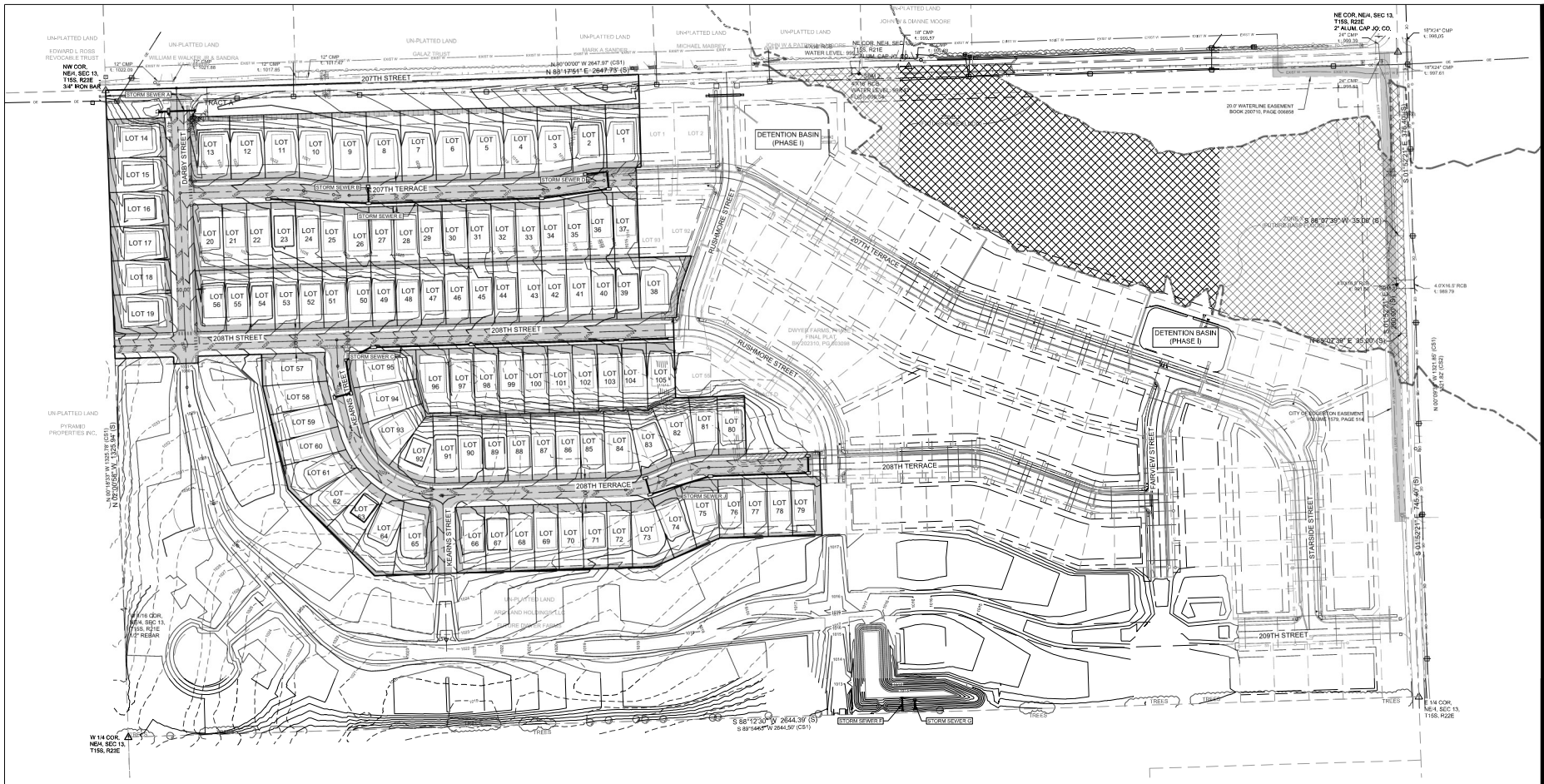
SCALE: 1" = 60'

PROJECT # 2401-0009
CHECKED BY: LJR
DRAWN BY: JMT

DATE: 06-26-2024

SHEET # 20

TOTAL SHEETS 91



COMPACTION AND MATERIAL GUIDELINES

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DWYER FARMS SUBDIVISION, PHASE II

CONSTRUCTION DOCUMENTS

EDGERTON, KANSAS

LEE RYHERD LICENSED 25977 PROFESSIONAL ENGINEER

REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
00/00/00	. . . . .

GRADING PLAN

NORTH

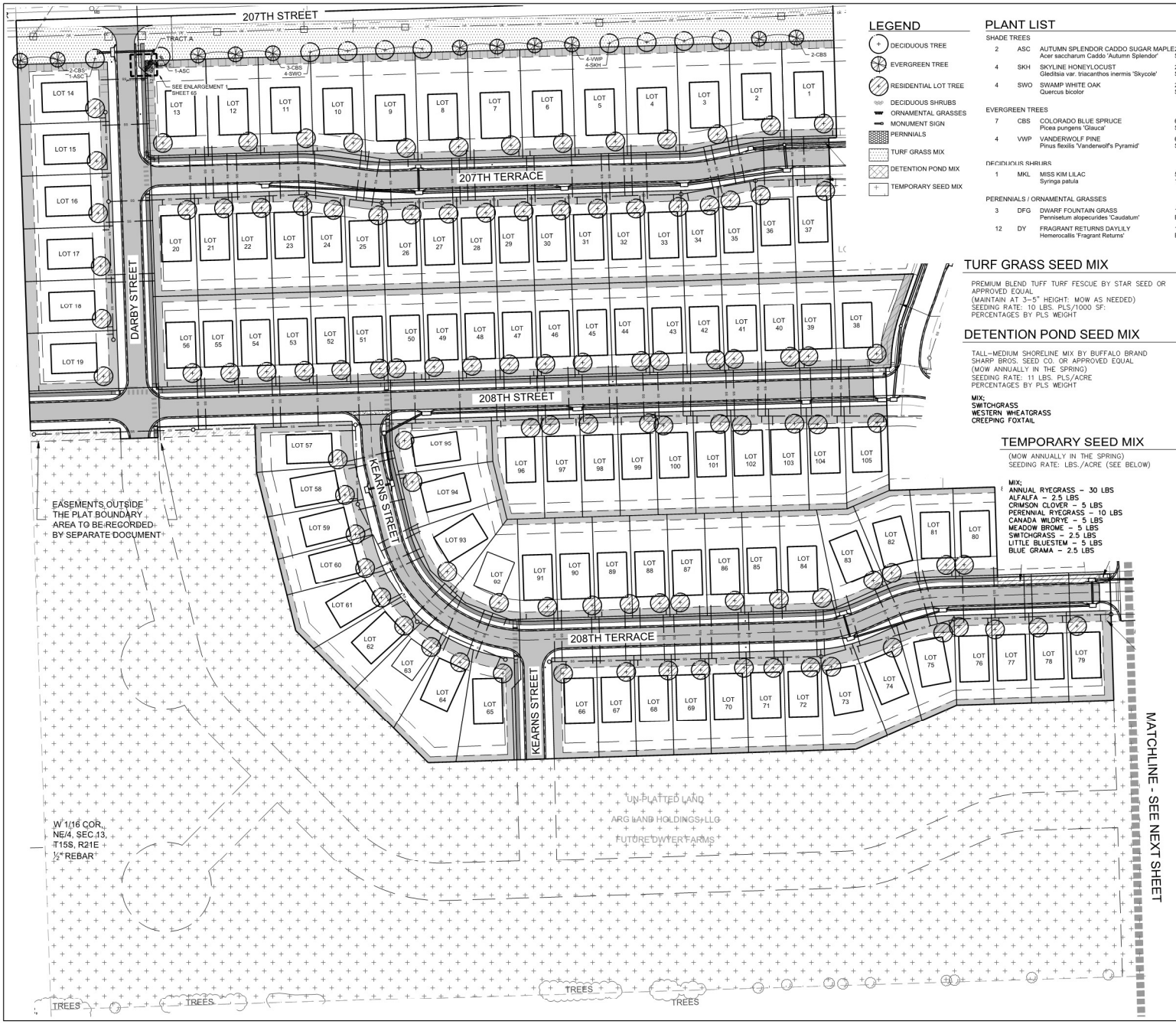
SCALE: 1" = 100'

PROJECT #: 2401-0009
CHECKED BY: LJR
DRAWN BY: JMT

DATE: 06-26-2024

SHEET # 21

TOTAL SHEETS 91



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- RESIDENTIAL LOT TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- MONUMENT SIGN
- PERNNIALS
- TURF GRASS MIX
- DETENTION POND MIX
- TEMPORARY SEED MIX

PLANT LIST

SHADE TREES

2	ASC	AUTUMN SPLENDOR CADDO SUGAR MAPLE Acer saccharum Caddo 'Autumn Splendor'	2" CAL. SINGLE TRUNK
4	SKH	SKYLINE HONEYLOCUST Gleditsia var. triacanthos inermis 'Skycole'	2" CAL. SINGLE TRUNK
4	SWO	SWAMP WHITE OAK Quercus bicolor	2" CAL. SINGLE TRUNK

EVERGREEN TREES

7	CBS	COLORADO BLUE SPRUCE Picea pungens 'Glauca'	6' HT. SINGLE TRUNK
4	VWP	VANDERWOLF PINE Pinus flexilis 'Vanderwolf's Pyramid'	6' HT. SINGLE TRUNK

DECIDUOUS SHRUBS

1	MKL	MISS KIM LILAC Syringa patula	5 GAL. 18"-24" HT.

PERENNIALS / ORNAMENTAL GRASSES

3	DFG	DWARF FOUNTAIN GRASS Pennisetum alopecurides 'Caudatum'	1 GAL. ESTABLISHED
12	DY	FRAGRANT RETURNS DAYLILY Hemerocallis 'Fragrant Returns'	1 GAL. ESTABLISHED

TURF GRASS SEED MIX

PREMIUM BLEND TUFF TURF FESCUE BY STAR SEED OR APPROVED EQUAL
(MAINTAIN AT 3-5" HEIGHT: MOW AS NEEDED)
SEEDING RATE: 10 LBS. PLS/1000 SF:
PERCENTAGES BY PLS WEIGHT

DETENTION POND SEED MIX

TALL-MEDIUM SHORELINE MIX BY BUFFALO BRAND SHARP BROS. SEED CO. OR APPROVED EQUAL
(MOW ANNUALLY IN THE SPRING)
SEEDING RATE: 11 LBS. PLS/ACRE
PERCENTAGES BY PLS WEIGHT

MIX;
SWITCHGRASS
WESTERN WHEATGRASS
CREEPING FOXTAIL

TEMPORARY SEED MIX

(MOW ANNUALLY IN THE SPRING)
SEEDING RATE: LBS./ACRE (SEE BELOW)

MIX;
ANNUAL RYEGRASS - 30 LBS
ALFALFA - 2.5 LBS
CRIMSON CLOVER - 5 LBS
PERENNIAL RYEGRASS - 10 LBS
CANADA WILDRYE - 5 LBS
MEADOW BROME - 5 LBS
SWITCHGRASS - 2.5 LBS
LITTLE BLUESTEM - 5 LBS
BLUE GRAMA - 2.5 LBS

RESIDENTIAL LOT TREE LIST

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

*RESIDENTIAL TREE LOT LOCATIONS WILL NEED TO BE ADJUSTED IN THE FIELD BASED ON UTILITY & DRIVEWAY LOCATIONS, CONTRACTOR WILL MAKE AN EFFORT TO EVENLY SPACE STREET TREES INSTALLATION. TREE SPECIES SHALL BE SELECTED BY DEVELOPER &/OR HOMEOWNER

UTILITY SCREENING PLANT LIST

EVERGREEN SHRUBS

COMPACT ANDORA JUNIPER Juniperus horizontalis 'Plumosa Compacta'	5 GAL. 18"-24" WIDTH
GLOBE BLUE SPRUCE Picea pungens 'Glauca Globosa'	5 GAL. 18"-24" HT.
SEA GREEN JUNIPER Juniperus chinensis 'Sea Green'	5 GAL. 18"-24" HT.
WINTERGREEN BOXWOOD Buxus microphylla 'Wintergreen'	5 GAL. 18"-24" HT.

DECIDUOUS SHRUBS

ANTHONY WATER SPIREA Spiraea bumalda 'Anthony Waterer'	5 GAL. 18"-24" HT.
KELSEY DOGWOOD Cornus sericea 'Kelseyi'	5 GAL. 18"-24" HT.
MISS KIM LILAC Syringa patula	5 GAL. 18"-24" HT.
PURPLE LEAF SANDCHERRY Prunus cistena	5 GAL. 18"-24" HT.
SUMMER WINE NINEBARK Physocarpus opulifolius 'Seward'	5 GAL. 18"-24" HT.

ORNAMENTAL GRASSES

AUTUMN FLAME GRASS Miscanthus purpurascens	1 GAL. ESTABLISHED
BLONDE AMBITION GRAMA GRASS Bouteloua gracilis 'Blonde Ambition'	1 GAL. ESTABLISHED
HEAVY METAL SWITCHGRASS Panicum virgatum 'Heavy Metal'	1 GAL. ESTABLISHED
KARL FOERSTER FEATHER REED GRASS Calamagrostis x acutiflora 'Karl Foerster'	1 GAL. ESTABLISHED
THE BLUES LITTLE BLUESTEM Schizachyrium scoparium 'The Blues'	1 GAL. ESTABLISHED

*THE SCREENING OF UTILITIES BOXES WILL BE DETERMINED BY DEVELOPER AS HOMES DEVELOP SO THAT PLANTINGS CAN BE COORDINATED WITH DRIVEWAYS AND UTILITIES. THE ABOVE PLANT LIST IS TO USED TO SCREEN THE UTILITIES AS NEEDED.

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DWYER FARMS SUBDIVISION, PHASE II

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

EDGERTON, KANSAS

REVISION NO.	REVISION DESCRIPTION (DESCRIPTION)	DD/MM/20

LANDSCAPE PLAN

NORTH

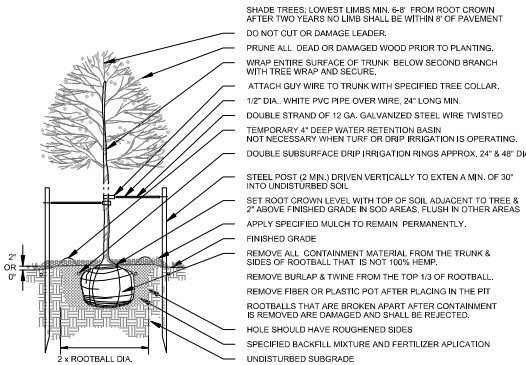
SCALE: 1" = 60'

PROJECT #: 2401-0009
CHECKED BY: KML
DRAWN BY: KML

DATE: 05-22-2024

SHEET # 65

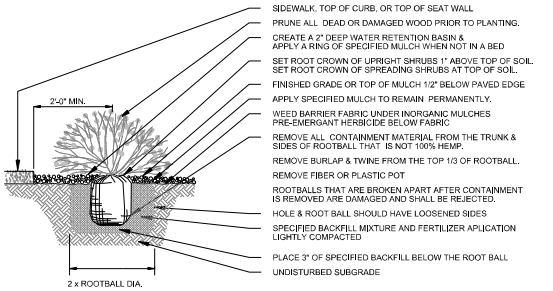
TOTAL SHEETS 92



1 | 65

DECIDUOUS TREE PLANTING

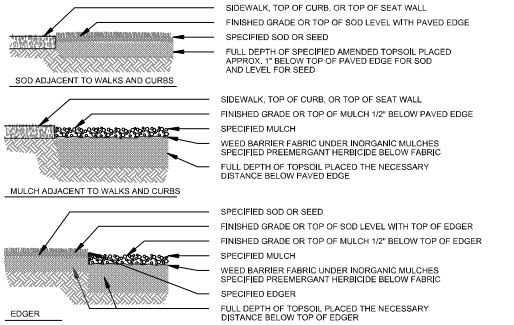
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2 | 65

SHRUB PLANTING

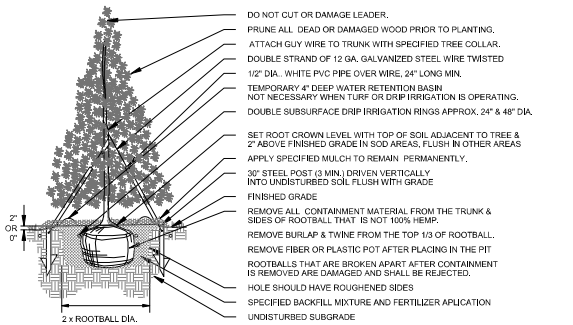
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3 | 65

EDGE TREATMENT

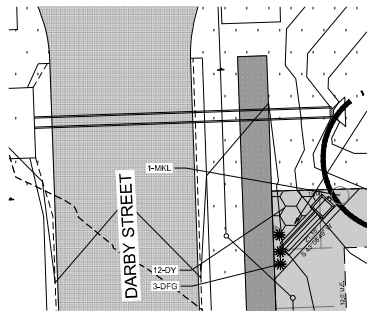
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4 | 65

EVERGREEN TREE PLANTING

NOT TO SCALE



5 | 65

PLANTING ENLARGEMENT 1

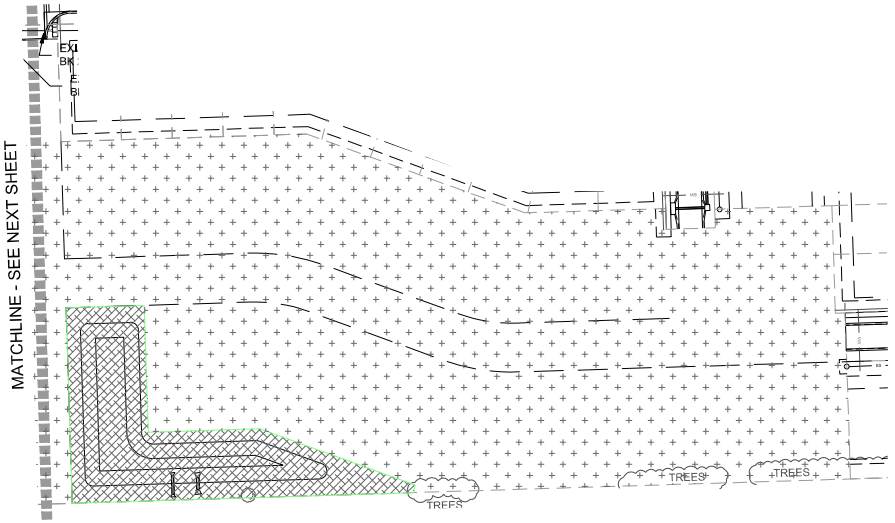
NOT TO SCALE

LEGEND

- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- MONUMENT SIGN
- PERNNIALS
- TURF GRASS MIX

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- RESIDENTIAL LOT TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- MONUMENT SIGN
- PERNNIALS
- TURF GRASS MIX
- DETENTION POND MIX
- TEMPORARY SEED MIX



6 | 65

LANDSCAPE PLAN

SCALE: 1"=60'-0"

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DWYER FARMS SUBDIVISION, PHASE II

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

EDGERTON, KANSAS

REVISION DESCRIPTION
REVISION DESCRIPTION
DD/MM/YY

LANDSCAPE PLAN

NORTH

SCALE: 1" = 60'

PROJECT #: 2401-0009
CHECKED BY: KML
DRAWN BY: KML

DATE: 05-22-2024

SHEET # 66

TOTAL SHEETS 92

SECTION 02900
LANDSCAPING

PART 1 GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section 02900 includes:

1. Topsoil
2. Imported Topsoil
3. Fertilizer
4. Organic Soil Amendment
5. Mulches
6. Staking Material and Tree Wrap
7. Water
8. Geotextile Fabric
9. Edger
10. Sod
11. Seed
12. Plant Materials
13. Herbicide
14. Hydromulch

B. Related Sections:

1. Section 02110 - Site Clearing.
2. Section 02200 - Earthwork.
3. Section 02810 - Landscape Irrigation.
4. Section 02970 - Landscape and Irrigation Maintenance.

1.3 QUALITY ASSURANCE

A. Contractor Qualifications:

1. The Landscape Contractor shall have its primary place of business within one hundred fifty (150) miles of the project site.

2. The Landscape Contractor shall be a local A.N.A or A.L.C.A. certified landscape business capable of performing the work outlined herein.

3. Install work using skilled persons proficient in the trades required for executing the work in a neat orderly and responsible manner with recognized standards of workmanship.

4. Landscape Contractor shall have not less than five years of successful experience with installation of similar work. If requested by the Owner and/or Landscape Architect, submit a list of three projects completed in the last two years of similar complexity to this project with name and location of project, Owner's name and telephone number, and name of landscape architectural firm and telephone number.

B. Reference Standards:

1. ANSI Z60.1 "American Standard for Nursery Stock" current edition

2. American Sod Producers Association (ASPA) "Specifications for Turfgrass Sod Materials and Transplanting/Installation"

C. Quality of Work and Materials: The Contractor shall furnish all materials and perform all work in accordance with these specifications, drawings, and instructions provided by the Landscape Architect or Owner's Representative hereafter also referred to as Landscape Architect. The work shall include everything shown on the drawings and required by the specifications and everything to which in the judgment of the Landscape Architect is incidental to what is shown on the drawings or required by the specifications. The Contractor shall cooperate with the Landscape Architect so that no error or discrepancy in the drawings, details or specifications shall cause defective, inappropriate, or incorrect materials to be used or poor workmanship to be allowed and so that the work may proceed in the most efficient and effective manner.

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

1.4 SUBMITTALS:

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

1. Required for all items specified herein. Provide 5 copies of all product data sheets, cut sheets or test results and 2 samples of all materials to the Landscape Architect for review.

2. Supply with cut sheets and samples a detailed list of materials proposed in this project, including Description, Manufacturer/Supplier, and Model.

3. Plant tags shall not be submitted but remain attached to the plants until Final Acceptance. After Final Acceptance Contractor shall remove all plant tags.

C. Substitutions:

1. Substitutions shall be made only with the written approval of the Landscape Architect. Substitutions will not be considered prior to opening of the bids.

2. Substitution of plant material will be made only on the basis of proof of unavailability.

3. Provide 5 copies of a written request for substitution to the Landscape Architect for approval. Do not proceed with purchase or installation of materials prior to receipt of approved substitution from Landscape Architect. Include with the request proof of unavailability, product data, and supplier.

D. Testing: Contractor shall perform and submit the following tests to the Landscape Architect prior to proceeding with soil preparation or installation of plant material.

1. Submit soils test for imported topsoil and on site topsoil (stockpiled or unexcavated). Test shall include all macro and micronutrients, organic matter, and amendment recommendations from the testing laboratory. Each test shall be taken from at least three (3) sample locations, to provide an accurate cross section of the soils. The Landscape Architect may require additional testing if any significant discrepancy is shown by the tests

2. Submit soils test for Organic Amendment. Test shall include all macro and micronutrients, organic matter, and carbon nitrogen ratio.

E. Record of Purchases: Package tags and receipts for all topsoil, soil amendments, fertilizers, mulch, fabric, seed, or sod shall be supplied to the Landscape Architect prior to installation.

1.5 PROTECTION

A. Before commencing work, all trees and shrubs that are to be saved must be protected from damage by the placement of snow fencing for visibility or some other suitable protective procedure approved by the Landscape Architect. No work may begin until this requirement is fulfilled.

B. In order to avoid damage to roots, bark or lower branches, no truck or other equipment shall be driven or parked within the drip line of any tree, unless the tree hangs over a paved parking area or traffic lane.

C. The Contractor shall use any and all precautionary measures when performing work around trees, walks, pavements, utilities, and any other features either existing or previously installed under this Contract.

D. The Contractor shall adjust depth of earthwork and soil preparation when working immediately adjacent to any of the aforementioned features in order to prevent disturbing tree roots, undermining walks and pavements, and damage in general to any existing or newly incorporated item.

1.6 FINAL ACCEPTANCE

A. Final Acceptance: Within ten days of Contractor's notification that the entire Project is complete, Landscape Architect will review installation. If Final Acceptance is not given, the Landscape Architect will prepare a punch list of pending items that, upon completion by Contractor and subsequent review and approval, will signify Final Acceptance. The Contractor shall complete and submit the punch list of corrections within 10 calendar days from the date issued.

1.7 RIGHT OF REJECTION

A. The Landscape Architect reserves the right to reject at any time or place prior to Final Acceptance all plant materials, which in the Landscape Architect's opinion fail to meet specifications. Inspection of materials is primarily for quality, size and variety, but other requirements are not waived even though visual inspection results in approval. Plants may be inspected where available; however, inspection at the places of supply shall not preclude the right of rejection at the site or at a later time prior to Final Acceptance. Rejected materials shall be removed from the site within 24 hours.

B. The Contractor shall schedule the inspection and tagging of plants by the Landscape Architect, at the supplier prior to delivery, to be completed in one visit. Any further inspection required due to plants being unavailable or rejected as not meeting specifications shall be charged to the Contractor at the current hourly rate (plus travel expenses if applicable) for Landscape Architect's personnel performing the inspection.

1.8 MAINTENANCE OPERATIONS BEFORE FINAL ACCEPTANCE

A. Plant care shall begin immediately after each plant is satisfactorily installed and shall continue throughout the life of the contract until Final Acceptance of the project or for the minimum time listed in the following instructions, whichever is longer.

B. Trees and Shrubs: Maintenance shall include, but not be limited to, replacing mulch that has been displaced by erosion or other means, repairing and reshaping water rings or saucers, maintaining stakes and guys, watering when needed or directed, and performing any other work required to keep the plants in a healthy condition.

C. Sod: Maintain for not less than 30 days after the date of installation, and longer, as may be required for acceptable establishment.

1. At the end of the 30-day maintenance period, fertilize new sod areas with 1 pound of actual nitrogen per 1000 square feet of sod area.

2. Maintain new sod areas by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading, and replanting as required to establish grasses, free of erodec or bare areas. Provide protection against disease and insect damage.

D. Seeded Areas: for not less than 30 days, after the date of installation, and longer as may be necessary for acceptable erosion control and seed germination and emergence.

1. Maintain seeded areas by watering, controlling weed growth, regrading, replanting and re-mulching as required to ensure that seedec areas are in vigorous growing condition and free of eroded areas.

E. Annual, Perennial, and Groundcover Beds: Maintain by watering, controlling weed growth, replanting, re-mulching, fertilizing, and controlling pests as required to ensure vigorous growth and erosion control.

F. Contractor shall remove and replace all dead, defective and/or rejected plants as required before Final Acceptance.

G. Once each month, for the first year of operation following Final Acceptance, provide on-site consultation with Owner's operating personnel. This shall include up to 4 hours time per month.

1.9 WARRANTY

A. The condition of all new plant materials is the responsibility of the Contractor until final acceptance. Any replacement of plant materials that may be necessary shall be at the expense of the Contractor.

B. Warranty the following living plant materials for the specified period after the date of Final Acceptance. Unless noted otherwise on the plan.

1. Trees, Shrubs, Vines, Groundcovers and Perennials: Warranty for a period of one (1) full year from the date of Final Acceptance, against defects including death and unsatisfactory growth.

2. Seeded Areas: Warranty for a period of one (1) year after the date of Final Acceptance.
   a. The seeded must have healthy uniform grass growth, with no bare spots greater than one square foot, or exceeding 5% of any seeded area.
   b. The seeded areas shall have no major settlement or become waterlogged in settled swales. Should settlement occur, fill and compact settled areas and reseed affected areas.

3. Sodded Areas: Warranty for a period of one (1) year after the date of Final Acceptance.
   a. The sodded areas must have healthy uniform grass growth, with no bare spots greater than six square inches.
   b. The sodded areas shall have no major settlement or become waterlogged in settled swales. Should settlement occur, fill and compact settled areas and reseed affected areas per these specifications.

4. Annuals: Warranty for a period coinciding with their normal growing season.

C. Replacements:

1. Replacements under this warranty shall be at no additional cost the Owner and shall be determined by the Landscape Architect or Owners Representative.

2. Remove plants that fail during the warranty period immediately. Make replacements during the appropriate planting or growing season. At the end of the warranty period replace any plant material which is in poor health or of doubtful good health as determined by the Landscape Architect, unless, in the opinion of the Landscape Architect it is advisable to extend the warranty period. Another inspection will be conducted at the end of the extended warranty period, if any, to determine acceptance or rejection.

Replacement planting is to be in accordance with these Specifications and Construction Drawings and at the Contractor's expense. All areas damaged by replacement operations are to be fully restored at the Contractor's expense to their original condition as specified.

D. Exemptions:

1. Inadequate or improper maintenance by the Owner shall not be cause for replacement provided the Contractor shall have submitted throughout the warranty period a monthly letter or report to the Owner of improper or inadequate maintenance practices and recommended remedial actions.

2. Defects resulting from neglect by Owner, abuse or damage by others, vandalism, or unusual phenomena or incidents, which are beyond the Contractors control, shall not enforce the warranty.

PART 2 PRODUCTS

2.1 TOPSOIL

A. Natural, friable, soil possessing the characteristics of representative topsoils in the vicinity which produces a heavy growth, free of stones over 1 inch in diameter, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants, toxic substances or other material which would be detrimental to plant growth or hinder planting operations.

B. The Contractor is to verify the quantity and quality of stockpiled topsoil and provide sumittals (see 02900, 1.4, D., 1). The Contractor shall supply any additional topsoil needed at no additional cost. See civil specs & notes for storage and placement of topsoil.

2.2 IMPORTED TOPSOIL

A. Shall be fertile, friable, sandy loam topsoil and shall be obtained from a well-drained site. It shall be without admixture of subsoil and shall be free of stones over 1 inch in diameter, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants, toxic substances or other material which would be detrimental to plant growth or hinder planting operations.

B. Imported Topsoil shall not be delivered or used while in a frozen or muddy condition.

C. Imported topsoil as delivered to the site shall have an acidity range of pH 6.0 to 7.5 and shall contain not less than 3% organic matter as determined by loss on ignition of moisture-free samples dried at 100C Centigrade. Topsoil shall have salt of less than 2 mmhos/cm and a sodium absorption ration of less than 12.

D. Topsoil shall meet the following mechanical analysis:

	Passing %	Retained %
1-inch screen	100	0-3
1/4-inch screen	97-100	0-3
No. 100 mesh sieve	60-40	40-60

E. The Landscape Architect reserves the right to inspect topsoil at its source to determine whether or not it meets the requirements specified and to approve the depth to which it may be stripped.

2.3 FERTILIZER

A. Fertilizer shall be delivered to the site, mixed as specified, in the original unopened standard size bags showing weight, analysis and name of manufacturer. Containers shall bear the manufacturer's guaranteed statement of analysis or a manufacturer's certificate of compliance covering analysis. These shall be furnished to the Landscape Architect. Store fertilizer in a weatherproof place and in such a manner that it shall be kept dry and its effectiveness shall not be impaired.

B. Superphosphate: Soluble mixture of treated minerals, 16% to 20% available phosphoric acid.
Commercial Fertilizer: Complete fertilizer containing the following percentages of available plant nutrients.

1. Tablets: For trees and shrubs, provide tightly compressed long lasting, slow release tablets weighing 21 grams with an analysis of 20-10-5, and a potential acidity of not more than 5% by weight.
2. Granular: For lawns, vines, flowers and groundcovers, provide a granular, slow release, commercial fertilizer with an analysis of 20-10-5.

2.4 ORGANIC SOIL AMENDMENT

A. Organic soil amendment shall be a composted organic wood and manure based product with a carbon to nitrogen ratio between 15:1 and 30:1, with a pH of 6 to 8, and salt content below 6 mmhos/cm. Unless noted otherwise on the plan

B. The organic soil amendment shall be free from all viable weed seeds, and be finely shredded to pass 70% through a 1/8" inch mesh.

2.5 ADDITIONAL SOIL AMENDMENT

A. Wetting agents shall be dry form Revive or approved equal

2.6 MULCHES

A. Shredded Cedar Mulch: Submit samples.

2.6 STAKING MATERIAL AND TREE WRAP

A. Tree Wrap: Shall be first quality, 4-inch wide, bituminous impregnated tape, corrugated or crepe paper, brown in color, specifically manufactured for tree wrapping.

1. Secure tree wrap with a flexible nylon tape strapping specifically designed for tying plant material. No string, cord, or other non-plastic material will be accepted.

B. Stakes: Shall be either 6 foot x 2-inch diameter wolmanized lodge pole pine or 6 foot green steel "T" posts 1.33 Certified ASTM-A702 with blade, or 39-inch steel "T" posts as determined by the notes, detail, or execution section of these specifications. From Hutchinson Western or Equal

C. Fabric Tree Collars: Trees shall be secured to stakes using minimum 2-inch wide non-stretching webbing with grommets for attachment of wire between strap and stake. Strap shall be of sufficient length in relation to tree caliper so that grommets and wire do not touch trunk.

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

D. Wire: Shall be 12 gauge galvanized steel wire.

E. General:

1. Evergreen trees that are eight-feet tall and taller shall have wire guys threaded through rubber or plastic hose sections which are looped around the tree trunk.

2. Fabric tree collars will not be acceptable on evergreen trees taller than eight-feet (8').

3. All wire shall be covered with 1/2" diameter white PVC pipe; refer to details for length.

2.7 WATER

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

2.8 WEED BARRIER FABRIC

A. Weed barrier fabric shall be a 28 mil woven needle punched polypropylene material that shall be all east 70% ultra violet light resistant & have a water flow rate of at least 75 gal./min./s.f. Use Restrictor landscape fabric by Wiesiem Landscape & Geotextile Supply or aproved equal. Submit sample and product data or approval.

2.9 EDGER

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

A. Steel edger shall be 44-inch depth, 1/8 inch thickness, interlocking steel edge, painted green with a rounded non cut top, staked with metal stakes sufficiently to hold in place; and installed per manufacturer's recommendations. Use Ryerson or approved equal steel edging.

2.10 SOD

A. Sod shall be a locally grown, certified blend, complying with applicable local and Federal regulations and complying with ASPA "Specifications for Turfgrass Sod Materials and Transplanting/Installation", **See plan for seed mixture and rates.** The sod shall have a vigorous and healthy root system and top growth and shall have been regularly fertilized, watered, mowed, sprayed and shall be free from objectionable weeds and/or grasses. Sod strip shall have from 5/8th inch minimum to one-inch maximum thickness of soil adhering to root system, cut into strips 15-inches maximum width by 4-feet minimum length. Sod that has dried out, or sod with soil, which breaks, tears or crumbles away will not be accepted. Sod cut for more than 36 hours will not be accepted. Sod shall be kept moist, protected from sun, heat or wind in transport and after delivery. Prior to cutting, the sod shall be evenly mowed to a blade length of at least one-inch but not more than 2-inches.

2.11 SEED

A. Seed Mixes shall be purchased from a reputable seed dealer, complying with requirements specified. Each seed type shall be appropriate for the specific region in which it is used. **See plan for seed mixture and rates.** Seed Mix shall be free from all noxious weeds including Russian or Canadian Thistle, Coarse Fescue, European Bindweed, Johnson Grass and Leaf Spurge. Seed which has become wet, moldy, or otherwise damaged in transit or in storage will not be acceptable.

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

2.12 EROSION CONTROLL FABRIC

A. Erosion control fabric shall be a single net excelsior blanket enclosed in a photodegradable plastic mesh secured with steel wire staples 6 inches long. Install per manufactures specifications. Use "Curlex" single net blankets by American Excelsior Company or approved equal.

2.13 PLANT MATERIALS

A. All Plants: Shall be the species subspecies or cultivar designated on the drawings. No substitutions will be accepted without prior written approval of the Landscape Architect. All plants shall meet or exceed the code of the standards currently recommended by the "Colorado Nursery Act" and established by the American Association of Nurserymen as well as the ANSI Z60.1 "American Standard for Nursery Stock" latest version but upgraded to meet the following additional requirements.

1. Unless specifically noted otherwise, all plants shall be of selected specimen quality, exceptionally heavy, symmetrical, tightly knit, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry. All plants shall have a normal habit or sound, healthy, vigorous plants with well-developed root system.

2. Plants shall be free of disease, insect pests, eggs or larvae.

3. Plants shall not be pruned before delivery.

4. All plants shall have been grown under climatic conditions similar to those in the locality of the site of the project under construction or have been acclimated to such condition for at least two (2) years.

5. All plants designated balled and burlapped (B&B) must be moved with the root systems as solid units with balls of earth firmly wrapped with burlap pined tight and secured with hemp twine and a wire basket that has been tightened to the ball. The diameter and depth of the balls of earth must be sufficient to encompass the fibrous root feeding systems necessary for the healthy development of the plant and comply with ANSI Z60.1. No plant shall be accepted when the ball of earth surrounding its roots has been badly cracked or broken preparatory to or during the process of planting. All plants that cannot be planted at once must be heeled_in by setting in the ground and covering the balls with soil or mulch and then watering. Burlap and twine made from hemp is preferable to synthetic fibers such as nylon.

B. Deciduous Shade and Ornamental Trees: Provide B&B trees of sizes listed on the plan. Sizes indicate minimum height or caliper. All deciduous shade and ornamental trees shall have full, well-shaped heads.

1. Trees with abrasion of the bark, sunscalds, disfiguring knots or fresh cuts of limbs over one inch (1") which have not completely callused shall be rejected.

2. The trunk of each tree shall be a single trunk growing from a single unmutilated crown of roots, unless specified as "clump form".

C. Deciduous Shrubs: Provide shrubs of sizes listed on the plan. Sizes indicate minimum container size, height or spread as labeled. The size in spread shall be used for spreading shrubs and height for more upright types none shall have less than minimum number of canes required by ANSI Z60.1.

1. The thickness of each shrub shall correspond to the trade classification "No.1". Single stemmed or thin plants shall not be accepted. The side branches must be generous, well_twigged, and the plant as a whole well_branched to the ground. The plants must be in moist condition, free from dead wood, bruises or other root or branch injuries.

D. Evergreen Shrubs: Provide shrubs of sizes listed on the plan. Sizes indicate minimum container size, height or spread as labled. The size in spread shall be used for spreading and semi-spreading type and height for other types, such as globe, dwarf, and cone, pyramidal, broad up right, and columnar.

1. The thickness of each shrub shall correspond to the trade classification "No.1". Single stemmed or thin plants shall not be accepted. The side branches must be generous, well_twigged, and the plant as a whole well_branched to the ground. The plants must be in moist condition, free from dead wood, bruises or other root or branch injuries.

E. Evergreen Trees: Provide evergreen trees of sizes listed on the plan. Sizes indicate minimum height. All evergreen trees shall be unsheared and full to the ground

1. Provide balled and burlapped (B&B) or mechanical, spade-dug evergreen trees.

2. All collected evergreen trees shall have a minimum rootball to trunk caliper ratio of 10 to 1; ten inches of rootball diameter per each one inch of trunk caliper and comply with ANSI Z60.1.

2.14 PRE-EMERGENT HERBICIDE

A. Pre-Emergent Herbicide: Shall be "Treflan" as manufactured by Elanco Company or approved substitution. Apply as per manufacturer's recommendations for weed control.

PART 3 EXECUTION

3.1 TOPSOIL EXCAVATION & STORAGE
See Site Clearing 2230 section 3.04 Topsoil Excavation

3.1 TOPSOIL PLACEMENT

A. Work Included: Place stockpiled or imported topsoil in landscaped areas and to a minimum depth of 6" unless noted otherwise on the plan or specified otherwise here within.

B. Area: All exterior ground within the limit of contract, except surfaces occupied by buildings and structures, paving, and except areas indicated to be undisturbed, shall be topsoiled.

C. Preparation: Disk, drag, harrow or hand rake subgrade to a minimum depth of three inches (3") to provide bond for topsoil.

D. Placement of Topsoil: **Place no topsoil until subgrade has been approved.** Before placing topsoil, rake subsoil surface clear of stones, debris, and roots. Compact topsoil to form a layer with **minimum depth as defined in the notes**. If there is any discrepancy the plan will have precedence over the notes and the notes over the details. Topsoil shall be placed so that after final settlement there will be positive drainage and the surface will conform to the elevations shown on the drawings. Contractor is to maintain surfaces and place any additional topsoil necessary to replace that eroded before Final Acceptance.

E. Topsoil, which must be transported across finished walks, shall be delivered in such a manner that no damage will be done to the walks. The Contractor shall be responsible for the repair of such damage.

3.2 FINISH AND FINE GRADING

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

B. Transitional Areas: At any transitional point or line where one plane intersects another, such as from a sloping area or berm to a level area, a smooth and gentle transition shall be made. There shall be no abrupt changes in grade unless specifically noted otherwise. There shall also be a smooth transition between existing turf and new turf.

3.3 AMENDMENTS FOR SOIL PREPARATION

A. Soil Preparation: Schedule of soil mixes and soil amending for various project areas are listed below (for bidding purposes only, **final amendment schedule shall be determined by the Landscape Architect based on soils tests provide by the Landscape Contractor (see 02900, 1.4, D., 1.).**

1. Permanently Seeded Areas of Dryland, Riparian & Wetland Native, Blends: Provide not less than the following quantities of specified amendment materials.
   Organic Soil Amendment: 4 cubic yards per 1000 s.f.
   Commercial Fertilizer (20-10-5): 2 lbs. per 1000 s.f.
   Superphosphate @ 20% P2O5: 10 lbs. per 1,000 s.f.
   Potash: add 1.5 lbs actual K2O per 1,000 s.f.
   Iron: add 0,5 lbs actual Fe per 1,000 s.f.

2. Sodded and Permanently Seeded Areas of Bluegrass & Fescue Blends: Provide not less than the following quantities of specified amendment materials. Other types of sod or seed refer to supplier's recommendations.
   Organic Soil Amendment: 4 cubic yards per 1000 s.f.
   Commercial Fertilizer (20-10-5): 10 lbs. per 1000 s.f.
   Superphosphate @ 20% P2O5: 10 lbs. per 1,000 s.f.
   Potash: add 1.0 lbs actual K2O per 1,000 s.f.
   Iron: add 0,5 lbs actual Fe per 1,000 s.f

3. Shrub, Groundcover and Annual/Perennial Beds: Provide not less than the following quantities of specified amendment materials:
   Organic Soil Amendment: 5 cubic yards per 1000 s.f.
   Commercial Fertilizer (20-10-5): 10 lbs. per 1000 s.f.
   Superphosphate @ 20% P2O5: 10 lbs. per 1,000 s.f.
   Potash: add 1.0 lbs actual K2O per 1,000 s.f.
   Iron: add 0,5 lbs actual Fe per 1,000 s.f

4. Backfill for lower portion of tree and shrub pits below bottom of adjacent amended top soil
   Organic Soil Amendment: 1/4 by volume of backfill
   Planting Pit Excavated Sub Soil: 3/4 by volume.
   Fertilizer Tablets: One 21-gram fertilizer tablet for each 1/2 inch of tree trunk caliper and one tablet per 12 inches height, or spread, whichever is greater, of each shrub.

3.4 SOIL PREPARATION

A. The Contractor shall complete finished grading of all landscaped areas.

B. Sodded/Seeded Areas: Spread specified amendment materials evenly over entire area and thoroughly incorporate, by mixing before placing, rototilling or finely discing (max. 1" size), to the full depth of topsoil. The areas shall then be raked and settled, removing all coarse lumps, rocks, sticks, roots and weeds. The soil surface shall be smooth, loose and of fine texture, staying one inch below all paving edges.

C. Shrub, Groundcover and Annual/Perennial Beds: Spread specified amendment materials evenly over bed areas and thoroughly incorporate, by mixing before placing, rototilling or finally discing (max. 1" size), to the full depth of topsoil. If the topsoil is deeper than 12" only incorporate in the top 12". The areas shall then be settled, fine graded and raked to meet the approved finished grade. The surface shall be smooth and loose and of fine texture.

D. Wetting agents shall be incorporated with other amendment material to all clay soils per manufacturer's recommendations. Use in seeded areas, beds & backfill mix.

E. Restore areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.5 TREES AND SHRUB PLANTING OPERATIONS

A. Scheduling: Planting operations shall be performed at a steady rate of work unless weather conditions make it impossible to work. No plant material shall be planted in frozen ground.

B. Soil Conditions:

1. If rock or other underground obstruction is encountered, the Landscape Architect may require plant pits to be relocated, the pits enlarged or the plants deleted from the contract.

2. Plant Pit Drainage: In random tree/shrub holes (minimum 20%) throughout the site but in particular in plant pits near the building, fill with water and let stand for twenty-four (24) hours. At the end of twenty-four (24) hours, check hole for drainage of water. Refill the holes and inspect again at twenty-four (24) hours. If the water has not percolated completely into soil, contact the Landscape Architect for additional measures to insure proper drainage.

C. Delivery and Storage: Plants transported to the project in open vehicles shall be covered with tarpaulins or other suitable covers securely fastened to the body of the vehicle to prevent injury to the plants. Closed vehicles shall be adequately ventilated to prevent overheating of the plants. Evidence of inadequate protection following digging, carelessness while in transit, or improper handling or storage shall be cause for rejection. All plants shall be kept moist, fresh, and protected. Such protection shall encompass the entire period during which the plants are in transit, being handled, or are in temporary storage.

D. Planting:

1. Planting Pits: Holes for trees shall be at least two times the diameter of the root system. Holes for shrubs, perennials and vines shall be at least twelve inches (12") greater in diameter than the spread of the root system.

2. Plants shall be planted in the center of the holes and at the depth shown on the drawings. Do not use rock or bark mulch to raise trees in holes.

3. Root System: B&B plants shall be planted with root ball intact and undamaged. **After being placed in the pit, all B&B plant material shall have all containment material from the trunk and sides of root ball that is not 100% hemp. This includes the wire basket and nylon twine. After backfilling and saturating the lower 2/3's of the pit remove the remaining burlap or twine from the top 1/3rd of the root ball as well as the trunk. If the plant is in a plastic pot or a fiber pot larger than 7 gallons remove the pot after placing the plant in the pit.** Container grown plants shall have root mass scored vertically on four sides prior to planting to prevent the plant from becoming root bound.

4. Backfill: Place specified amended backfill in maximum eight-inch (8") layers and then water each layer to settle the soil before the next layer is placed. Soil shall be lightly tamped under the edges of the plants and place enough soil to maintain finished grade after settling (no mechanical compaction will be allowed).

5. Saucer: A saucer shall be provided around each plant as shown on the drawings and all saucers not in mulched beds shall be mulched with specified mulch to a depth of three inches (3").

6. Watering: Plants shall be soaked with water twice within the first twenty-four hours after planting. Water shall be applied at low pressure to soak in thoroughly without dislodging the soil.

E. Pruning: Prune, thin out, and shape trees and shrubs after planting in accordance with good horticultural practice. Prune trees and shrubs to retain required height, spread and natural character (do not cut tree leaders).

1. Remove only injured or dead branches from flowering trees.

2. Remove and replace excessively pruned or misshaped stock resulting from improper pruning.

F. Guying/Staking and Wrapping:

1. Guy and stake trees immediately after planting, as shown on planting details

2. Wrap deciduous tree trunks per planting details no later than November 15. Before wrapping, Lanscape Architect to inspect tree trunks for injury, improper pruning, and insect infestation. Landscape Contractor shall remove all wrappings by May 21.

3.6 WEED BARRIER FABRIC

1. The weed barrier fabric shall be placed over the soil in all planting areas not to be seeded or sodded, or mulched with an organic material. The mat shall be secured in place by sod pins per the details.

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DWYER FARMS SUBDIVISION, PHASE II

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

EDGERTON, KANSAS

REVISION	REVISION DESCRIPTION (DESCRIPTION)
1	. . . . .
2	. . . . .
REVISION 3	00/00/00 . . . . .

LANDSCAPE SPECIFICATIONS

NORTH

SCALE: 1" = 60'

PROJECT #: 2401-0009
CHECKED BY: KML
DRAWN BY: KML

DATE: 05-22-2024

SHEET # 67

TOTAL SHEETS 92

3.7 MULCH, BREEZE, GRAVEL, ROCK & COBBLE

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

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

3.8 SOD

A. Area: All areas outlined on the plan.

B. Preparation for Sodding: Sodded areas shall be free of debris and/or rocks larger than 1/2" which may hinder tilling, sodding, finish grading or subsequent operations. Accumulated debris shall be disposed of off-site. All sodded areas on slopes of three to one (3:1) or greater shall be secured with stakes.

C. Finish Grades: Perform finish grading required to maintain drainage into catch basins, drainage structures, etc., and as required to provide a smooth, well-contoured surface prior to proceeding. Ensure finished grades of sod are such that drainage of storm and irrigation waters will occur and ponding of water will be prevented.

D. Irrigation Heads: Adjust irrigation heads to proper watering height according to depth of the sod material, but lower than compacted grass blade height, to enable lawn mowers to freely cut grass without damage to sprinkler system. Adjust irrigation heads to proper watering height for unmowed areas to prevent mature grass from obstructing the stream of water.

E. Sod Placement:

1. Lay sod on soil that is slightly moist, with ends and sides of sod pieces butted tightly together, and laid in continuous rows with longest dimensions parallel to contours.
2. Stagger vertical joints between sod strips and compact by rolling so sod will be incorporated with ground surface, insure tight joints between adjacent pieces.
3. Cut all rows terminating on designated property lines equally to a straight line.
4. Add topsoil along exposed edges to match adjacent grade. Feather topsoil out approximately 1-foot from edge of sod.
5. Lay sod flush with adjacent walks, curbs, etc.
6. Protection of Sod Areas: Provide barriers as required to prevent pedestrian or vehicular traffic over newly sodded areas until completion and acceptance of work.
7. Sod shall be staked in all areas with a slope greater than 3:1.

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

3.9 SEEDING

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

B. Seed Bed Preparation:

1. Loosen soil to a depth of six inches (6") by approved method of scarification Remove stones or foreign matter over one inch (1") in diameter.
2. Grade areas to finish grades, filling as needed or removing surplus dirt and floating areas to a smooth, uniform grade as indicated on grading plans. All lawn areas shall slope to drain. Where no grades are shown, areas shall have a smooth and continual grade between existing or fixed controls (such as walks, curbs, catch basin, steps in elevation or building) and elevations shown on plans. Roll, scarify, rake and float lawn areas as necessary to obtain true, even lawn surfaces. All finish grades shall meet approval of the Landscape Architect, before grass seed is sown.
3. Seed beds should be permitted to settle or should be firmed by rolling before seedings are made.

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

D. Scheduling:

1. Non-Irrigated seeding shall be performed either during the Spring Planting Season or the Fall Planting Season. Planting seasons shall be defined as that period of time in the spring or fall, favoring healthy growth of grasses in the locality in which the seeding is done, in accordance with the recommendations of the local Cooperative Extension Service.
2. In the event that irrigated or non-irrigated seeding operations are completed too late in the Fall for adequate germination and/or growth, maintenance shall continue into the following growing season or until a uniform stand of the specified grasses has been established.
3. Supplemental Irrigation. See Erosion Control Specs.

E. Seeding & Mulching:

1. All seeding rates are for drilled applications, add 50% for broad cast seed and 100% for hydroseed or brillion seeded.
2. Seeding and hydro mulching shall be done in two (2) directions at right angles to each other.
3. In larger areas seed shall be sowed evenly with an approved mechanical drill. Cult-packer or approved similar equipment may be used to cover the seed and to form the seedbed in one operation. Refer to seed supplier for appropriate seeding depth of specific seed mixes. Refer to landscape plan for seed mix and rate. These larger areas shall also have wheat straw crimped into the soil at the rate of two tons per acre.
4. In smaller areas inaccessible to mechanical seeder, the seed shall be broad cast and the seed bed shall be prepared by hand raking. Refer to seed supplier for appropriate seeding depth of specific seed mixes. Refer to landscape plan for seed mix and rate. These smaller areas shall be hydromulched after seeding. Irrigated seed areas are to be hydromulched with 2,000 lbs per acre of hydro mulch and tackifier, Non-irrigated seed areas are to be hydromulched with 4,000 lbs per acre of hydro mulch and tackifier. Watering by hand or with portable equipment is not considered irrigation.
5. Erosion control fabric shall be used on all seeded and hydro mulched slopes 4:1 or greater (steeper). Install per manufacturer recommendations.

F. Watering: Water the seeded areas to provide adequate moisture for germination and to support grass until fully established. All areas of the site shall be watered in such a way as to prevent erosion due to excessive quantities applied over small areas and to avoid damage to the finished surface.

1. The surface layer of soil for all seeded areas must be kept moist during the germination period. Water twice the first week and once per week thereafter with a fine spray. Do so as needed to supplement natural rain and reach a six inch minimum depth each time.
2. Make weekly inspections to determine the moisture content of the soil and adjust the watering schedule.
3. Seeded areas may be non-irrigated & watered by portable equipment. The Contractor shall, furnish his own portable tanks, pumps, hose connections, nozzles, and any other equipment required to transport the water from the available outlets and apply it to the seeded areas in an approved manner.
4. Seeded areas may be watered by an irrigation system. This system may be supplementary or Temporary. Supplementary irrigation will be permanent and buried in ground. Supplementary systems shall be operated to prevent death or damage during a period of drought in addition to establishment but not operated on a regular basis after establishment. Temporary irrigation can be above the ground and may be removed & recycled after establishment.

G. After grass growth has started, all areas or parts of areas, which fail to show a uniform stand of grass for any reason whatsoever shall be reseeded in accordance with the plans and as specified herein. Such areas and parts of areas shall be reseeded repeatedly until all areas are covered with a satisfactory growth of grass at no additional cost to the Owner.

H. Protection: Protect seeded area against trespassing while the grass is germinating. Furnish and install fences, signs, barriers or any other necessary temporary protective devices. The Contractor at his expense shall repair damage resulting from trespass, erosion, washout, settlement or other causes.

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

3.10RESTORATION AND CLEANING

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

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

END OF SECTION

SECTION 02670
LANDSCAPE AND IRRIGATION MAINTENANCE

PART 1 GENERAL

1.1 WORK INCLUDED

A.The Landscape Contractor shall provide with the bid, a written proposal for landscape maintenance with the Owner. If the Landscape Contractor is not A.N.A certified and capable of performing the work the Landscape Contractor shall sub contract with a certified qualified landscape maintenance contractor and shall provide any sub contracting information with the bid. The accepted proposal and maintenance contract will be for a period of 1 year. Maintenance will begin immediately after Final Acceptance of the landscaping and irrigation by the Owner. The Landscape contractor shall provide examples of three other local projects maintained by the Landscape contractor or its subcontractor.

B.Landscape maintenance shall include all necessary watering, cultivation, weeding, pruning, wound dressing, disease and insect pest control, protective spraying, straightening plants which lean or sag, adjustments of plants which settle or are planted too low, mowing of turf areas, replacement of mulch that has been displaced by erosion or other means, filling and or regrading eroded areas, reseeding or replanting any eroded or dead areas, repairing and reshaping of water rings or saucers. , Removal of all rubbish, waste, tools, and equipment used in the execution of the contract at the end of each work day, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all plant material are also part of this maintenance contract.

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

D.Landscape maintenance contractor shall purchase and maintain Contractor's general liability insurance in the amounts of $1,000,000. Certification of such insurance shall be filed with the Owner prior to the commencement of the work.

1.2 QUALITY ASSURANCE

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

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

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

1.3 MAINTENANCE SCHEDULE

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

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

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

PART 2 EXECUTION

2.1 IRRIGATION

A.The irrigation system shall be used by the maintenance contractor for the watering program, but any failure of the system does not eliminate the Contractor's responsibility of maintaining the desired level of moisture necessary to maintain vigorous, healthy growth.

B.The quantity of water applied at one time shall be sufficient to penetrate the soil to a minimum of eight inches (8") in shrub beds and six inches (6") in turf areas at a rate which will prevent saturation of the soil and excessive water runoff (may require multiple short applications timed to allow absorption of water).

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

D.Winter Watering: All trees, shrubs and bermuda grass shall be irrigated monthly during the winter. Each tree shall receive a minimum of 20 gallons of water per application; ground cover areas shall receive 1" of water per application, each shrub shall receive a minimum of 2-3 gallons of water per application, and refer to supplier's recommendations for winter watering of the bermuda grass. Water shall be hand applied at a rate that allows the water to soak into the root zone.

1. Do not irrigate when temperatures will fall below 30 degrees within 24 hours.
2. Irrigation system may be used for the water application only when temperatures will remain above freezing for several days. Immediately following irrigation repeat the winter shut down procedure.

2.2 WEEDING

A. Maintenance contractor shall keep all planting areas (including tree rings) free from weeds and undesirable grasses by a method and by materials approved by the A.N.A.

2.3 MULCHING

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

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

C.All bark mulch beds to be top dressed annually.

2.4 DISEASE AND INSECT PEST CONTROL

A.Inspect all plant material at least once a month to locate any disease or insect pest infestations. Upon the discovery of any disease or insect pest infestation, identify, or have identified, the nature or species of the infestation. A method of control in accordance with common A.N.A. standards shall be immediately implemented.

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

2.5 FERTILIZING

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

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

2.6 PRUNING AND REPAIR

A.The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of transplanting operation and/or to maintain safety in vehicular use areas. Pruning shall be done in such a manner as to not change the natural habit or shape of the plant. All cuts shall be made nearly flush, leaving the swollen collar at the crotch but no stubs.

2.7 MOWING

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

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

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

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

2.8 STAKING AND TREE WRAP

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

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

2.9 ANNUALS

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

2.10 CLEAN UP

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

2.11 GENERAL IRRIGATION

A.Landscape maintenance contractor shall maintain the irrigation system in good operating condition through monthly inspections of all system components and make repairs as necessary. This includes checking and verifying operation in each zone, the alignment of heads, rain sensors, controller, and check leaks.

B.Landscape maintenance contractor shall make every effort to conserve water by adjusting the programming to allow for weather changes and growth seasons. Irrigation operations should be conducted between Midnight and 6:00 AM unless other hours are requested by the management.

2.12 WINTER IRRIGATION SHUT DOWN

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

B.Winter shut down procedure as follows:

1. Shut water off at main gate valve
2. Open all manual drain valves
3. Blow out each section twice with compressed air
4. Set controller to cycle through each section the minimum time available, once a day through Winter months
5. If backflow prevention is installed with unions, remove and store out of the weather.

2.13 SPRING IRRIGATION START UP

A.Spring start up procedure as follows:

1. Reinstall backflow prevention
2. Close all manual drain valves
3. Slowly turn water on
4. Cycle through each station manually until all air has escaped the system.
5. Check for leaks and proper alignment of heads
6. Repair and adjust system as required for proper operation

2.14 IRRIGATION COMPONENT REPLACEMENT

A.If replacement of component parts in the irrigation system becomes necessary after normal use, and after the original period of warranty has expired (Section 2810, 3.03), the Owner is responsible for the expense of these replacement components, if there has been no mishandling of these items on the part of the maintenance contractor.

2.15 MAINTENANCE CONTRACT

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

2.16 TERMINATION OF THE MAINTENANCE CONTRACT

A.If the Owner fails to make payment for a period of ninety (90) days without written clarification, the maintenance contractor may, upon twelve (12) additional days' written notice to the Owner, terminate the contract and recover from the Owner, payment for all work executed and for any proven loss sustained upon any materials, equipment, or tools, including reasonable profit and damages applicable to the maintenance contract.

B.If the maintenance contractor defaults or persistently fails or neglects to carry out the work in accordance with the maintenance contract, the Owner, after twelve (12) days' written notice to the maintenance contractor, and without prejudice to any other remedy they may have, may make good such deficiencies and deduct the cost thereof, including compensation for additional services made necessary thereby, from the payment then or thereafter due the contractor, or at their option, may terminate the contract.

END OF SECTION

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DWYER FARMS SUBDIVISION, PHASE II

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

EDGERTON, KANSAS

REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
00/00/00	. . . . .

LANDSCAPE SPECIFICATIONS

NORTH

SCALE: 1" = 60'

PROJECT #: 2401-0009
CHECKED BY: KML
DRAWN BY: KML

DATE: 05-22-2024

SHEET # 68

TOTAL SHEETS 92

MIDWAY FORD TRUCK CENTER, INC.

Application RZ2024-0001
West of the Homestead Lane and Interstate 35 Interchange

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of Rezoning from C-2 (Heavy Service Commercial) to C-3 (Highway Service Commercial).

Owner and Applicant

Midway Ford Truck Center, Inc., Property Owner

Existing Zoning and Land Use

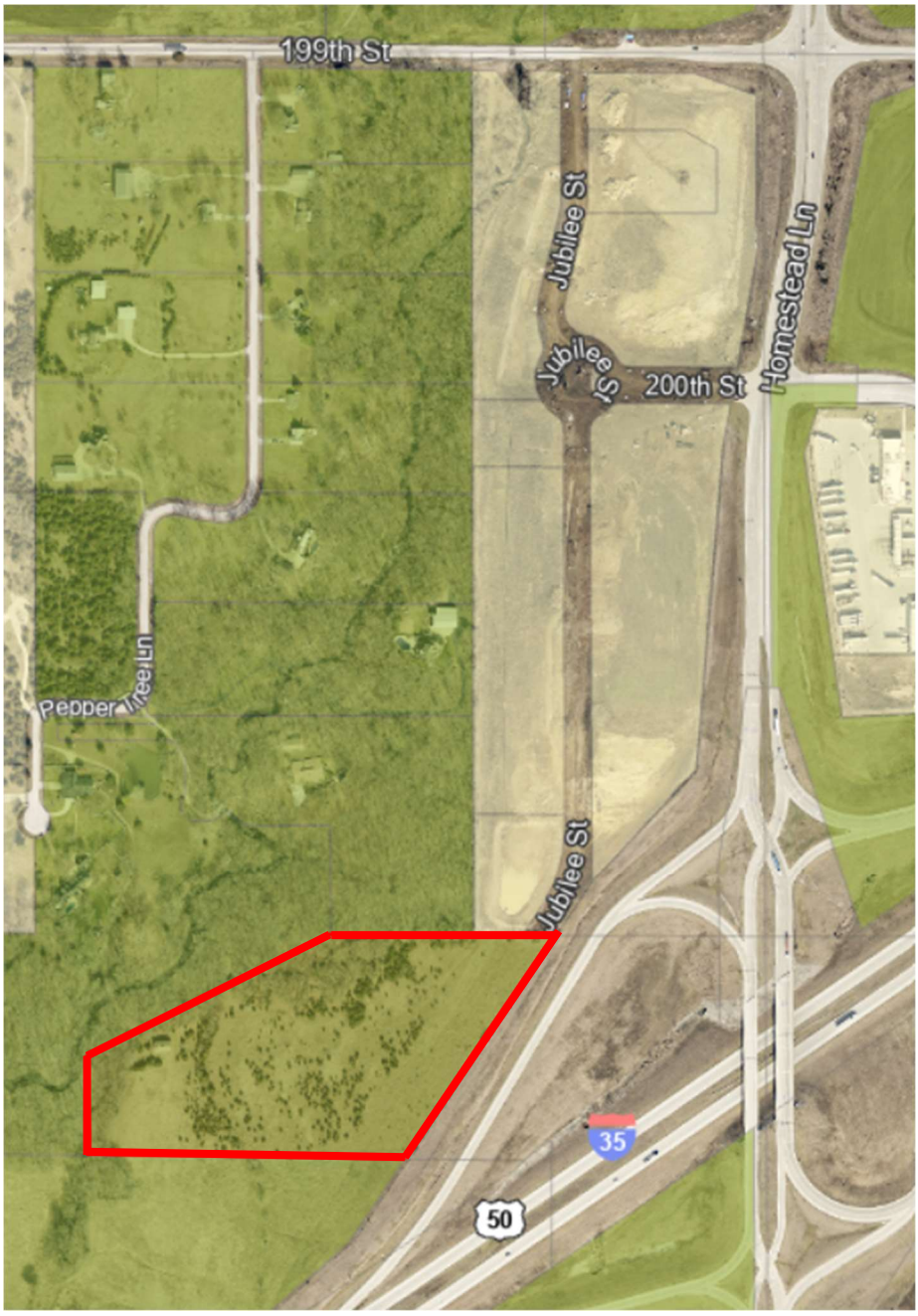
The property is currently zoned C-2 (Heavy Service Commercial) District. The property is currently vacant.

Parcel Size

15.14± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. *Proposal*

The applicant is requesting to rezone the subject property from the City of Edgerton C-2 (Heavy Service Commercial) District to the City of Edgerton C-3 (Highway Service Commercial) to accommodate for the potential development of a commercial truck sales and service center. The current zoning designation, C-2, allows for truck service facilities, however, the C-2 District does not allow for sales of commercial trucks. The applicant wishes to have the ability to sell commercial trucks in the future, therefore a rezoning to C-3 would be required. Details for the potential development will be shown on a Final Site Plan when those applications are submitted.

2. *Subject Site History*

The 15.14± acre subject property was annexed on August 14, 2014 (Ordinance 975) and was rezoned to the C-2 (Heavy Service Commercial) District on September 25, 2014 (Ordinance 982). There have not been any Preliminary or Final Plats or Site Plans applied for the subject property to date.

REZONING REVIEW

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

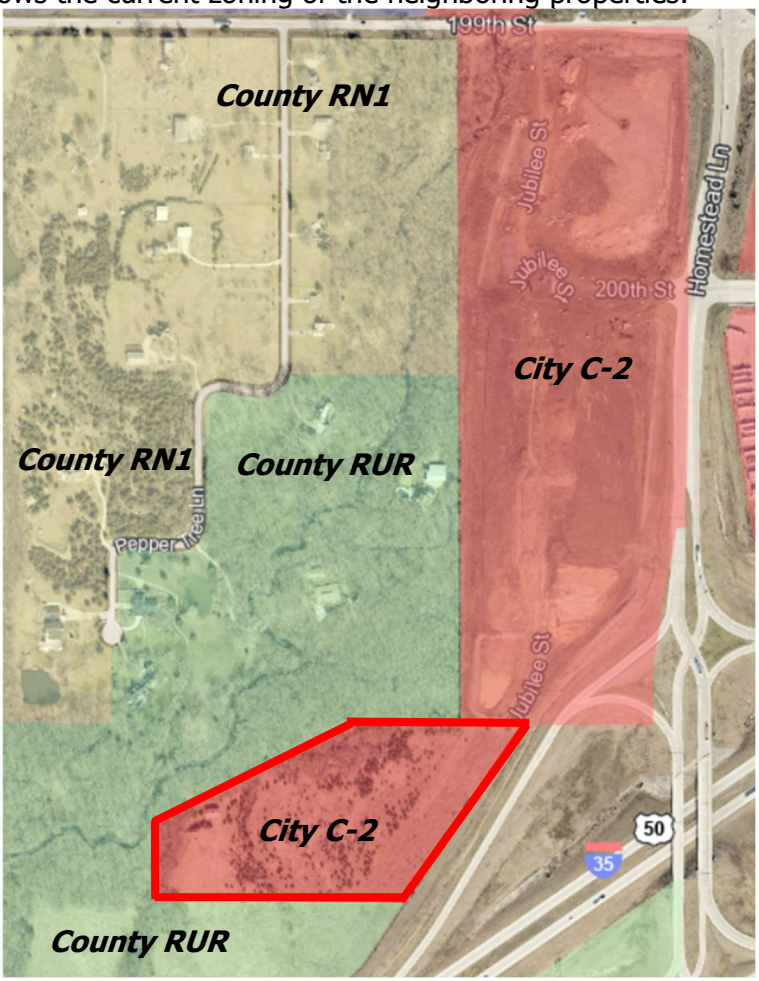


Figure 1 – Subject Property Outlined in Red

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

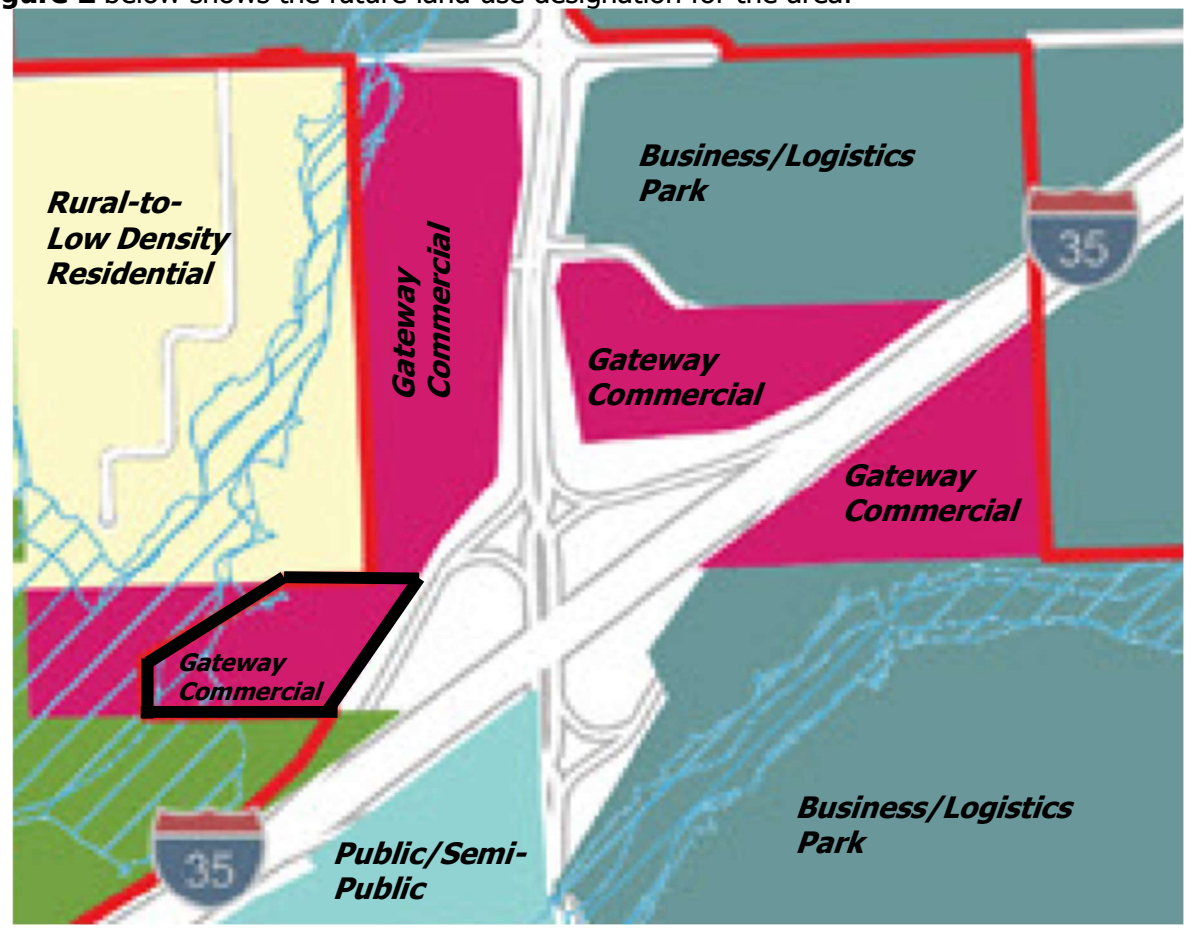


Figure 2 – Subject Property Outlined in Black

A. Zoning Analysis

Staff has reviewed the rezoning application with respect to the Edgerton 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 applicant is requesting to rezone the subject property to C-3 (Highway Service Commercial). Uses permitted in the C-3 District include but are not limited to bus passenger station; commercial truck sales and service, new and used; discount department stores; farm and home stores; lumber yards; manufactured home sales; and motor vehicle sales, rental and service, new and used, including body shops. Commercial uses of this nature will serve to support the users of the nearby Logistics Park Kansas City (LPKC) to the north. There are no current uses such as the proposed existing in Edgerton today.
2. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – The property to the northeast is vacant, platted, and is zoned City of Edgerton C-2 (Heavy Service Commercial). This property is planned for a future commercial center known as Edgerton Crossing. Infrastructure is currently being installed and there has is an approved Final Site Plan for a convenience store to be constructed on the northeastern section of the property (Final Site Plan FSP2024-0002). The parcels to the north and west are zoned County RUR and have residential structures

on them. The parcel to the south is also zoned County RUR and is owned by Johnson County Parks and Recreation and used as park land. The Kansas Department of Transportation (KDOT) owns the property to the east and is used as interstate right-of-way for Interstate 35. There is land nearby to the northwest that is zoned County RN-1 (Residential Neighborhood 1). The residentially zoned property is developed with homes on large lots at a low density and high amounts of open space.

3. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** – The proposed C-3 District is compatible with the existing C-2 zoned properties to the northeast of the subject property.
4. **Suitability of the uses to which the property has been restricted under its existing zoning** – The subject property is currently zoned C-2, which supports a large amount commercial uses. However, the current zoning of C-2 would not allow for the development of commercial truck sales and service as it is not a use by right or conditional use permit.
5. **Length of time the subject property has remained vacant under the current zoning designation** – The subject property has been zoned C-2 since 2014 and has been vacant since that time. The property has been vacant since 2014, except for a pole barn that is approximately 1,600 square feet in size. According to aerial photographs from Johnson County, no other structures have been on the subject property since 2006.
6. **The extent to which the zoning amendment may detrimentally affect nearby property** – Future development of the site will not have a detrimental effect on nearby properties. Prior to any development occurring on site, a Final Site Plan must be submitted and must comply with all requirements of the Unified Development Code (UDC). This future Final Site Plan will address the vehicular traffic flow around the site, as well as stormwater management, site lighting, and other development requirements.
7. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** – This is not a request for a PUD.
8. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – Infrastructure for all required utilities are onsite or are on adjacent parcels and will be extended to the property when development occurs on the property.
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** –Any development regardless of zoning district will increase the amount of traffic in this area. The road is currently being constructed on the commercial property to the northeast. This road network was designed with future commercial development planned on this property. The change in zoning district will not alter the approved road plans. Parking for each use will be provided on site at the time of development in accordance with UDC requirements.
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 an 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 uses permitted in the C-3 zoning district would generate increased property taxes and sales taxes for the City of Edgerton, which would be a significant positive impact on the community.
12. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** – There would be no relative gain, if any, to the public health, safety, and welfare from the denial of this zoning application.
13. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** –The subject property is designated Gateway Commercial on the future land use map of the City's Comprehensive Plan, which the C-3 District aligns with. The proposed zoning is also consistent with several goals of the Comprehensive Plan, including, but not limited to the following:
    a. **Goal 2.1:** Promote a balanced mix of land uses that supports growth and development.
    b. **Goal 2.2:** Grow in an efficient and sustainable manner that considers the needs and impacts of expanding services.
    c. **Goal 5.1:** Continue to support Edgerton's specialization in transportation and warehousing while also diversifying its economic base.
    d. **Goal 5.3:** Become a full-service community with a wide variety of amenities, jobs, and housing types.
14. **The recommendation of professional staff** – Staff recommendation provided below.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for RZ2024-0001	06/03/2024
1	Statement of Purpose	06/03/2024
2	Survey of Site	04/22/2024

STAFF RECOMMENDATION

Staff recommends approval of Rezoning **Application RZ2024-0001**, *Midway Ford Truck Center, Inc.* with no stipulations.

Note: For Application RZ2024-0001 the Planning Commission is the recommending body for the application to the Governing Body. The Application will be presented to the Governing Body on August 8, 2024.

EDGERTON
global routes. local roots.

Rezoning Application (Fee: $250)

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SW Corner of I-35 and Homestead Lane

PURPOSE FOR REZONING: Allow for the potential for commercial truck sales and service

REQUESTED REZONING CHANGE: FROM C-2 (Current Zoning) TO C-3 (Proposed Zoning)

LEGAL DESCRIPTION: See attached

CURRENT LAND USE: Undeveloped commercial zoned property

PROPERTY OWNER'S NAME(S): Aaron Herman PHONE: 785-871-0662

COMPANY: Midway Ford Truck Center, Inc. FAX:

MAILING ADDRESS: 7601 NE 38th Street (Street) Kansas City (City) MO (State) 64161 (Zip)

APPLICANT/AGENTS NAME(S): sane as property owner PHONE:

COMPANY: FAX:

MAILING ADDRESS: (Street) (City) (State) (Zip)

ENGINEER/ARCHITECT'S NAME(S): Daniel Finn, P.E. PHONE: 913-393-1155

COMPANY: Phelps Engineering, Inc. FAX:

MAILING ADDRESS: 1270 N. Winchester (Street) Olathe (City) KS (State) 66061 (Zip)

SIGNATURE OF OWNER OR AGENT:

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

FOR OFFICE USE ONLY

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

Cashier Code: REZONE Received By: Date of Hearing:

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

must be submitted with the application. In addition, the responsible fire protection district (if any), affected school districts, affected park districts and affected sanitary and/or drainage district shall appear on a separate list of notification. Additional parties, specified by the applicant, may appear on the notification list.

AFFIDAVIT OF COMPLIANCE: An affidavit (see attached Property Owner Notification Affidavit) concerning the mailing of property owner notification letters must be returned to the office of the City Clerk by no later than the Thursday preceding the public hearing.

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The agenda and staff reports will be available prior to the public hearing. The chairperson will open the public hearing for each case to hear presentations by the City staff, the owner or authorized agent, and the audience, respectively. After everyone has had the opportunity to speak, the Planning Commission will close or continue the public hearing to a later date. After the public hearing is closed, discussion will be limited to the Planning Commission and action will be taken in the form of a recommendation for approval or denial to the Governing Body.

PROTEST PERIOD: After the conclusion of the public hearing, a fourteen (14) day protest period begins. During the protest period, property owners within the notification area of the subject property may file a petition indicating their protest to the requested rezoning in the office of the City Clerk. The submission of valid protest petitions from property owners of twenty (20) percent of the land within the notification area of the subject property within the allotted time will require a three-quarter (¾) vote for approval by the Governing Body.

GOVERNING BODY ACTION: After the protest period has concluded, the application will be placed on an agenda for the Governing Body Action (typically within thirty (30) days after the conclusion of the public hearing). The Governing Body will review the transcript of the public hearing and the recommendation of the Planning Commission and will take action by concurring with or overriding the Planning Commission recommendation, or by returning the request to the Planning Commission.

CHECKLIST

The following items shall be submitted with the rezoning application. All materials shall be submitted by applicant to the City Clerk at least 35 days in advance of a public hearing.

- ☐ Title or other suitable proof of ownership to the subject property.
- ☐ Legal description of the subject property either in the form of a certificate of survey or a lot and block reference to the official City Map.
- ☐ Sketch of the subject property drawn to scale that details the lot lines, existing features or building, drives and adjacent buildings, and the current use of existing buildings.
- ☐ Any supporting material as requested by the Zoning Administrator depending on the magnitude of the change and the possibility of detrimental effects on surrounding properties. Supporting materials may include, but are not limited to:
  - ☐ Topography at an appropriate scale
  - ☐ A Certificate of Survey
  - ☐ Environmental assessment
  - ☐ Surface water discharge analysis
  - ☐ Facilities and utilities suitability analysis
  - ☐ An analysis of existing wells, tanks and other sub-structures
  - ☐ Traffic and parking analysis
- ☐ List of the names and addresses of all property owners receiving public hearing notices as detailed in the above instructions.

PLANNING
ENGINEERING
IMPLEMENTATION

Date: June 03, 2024

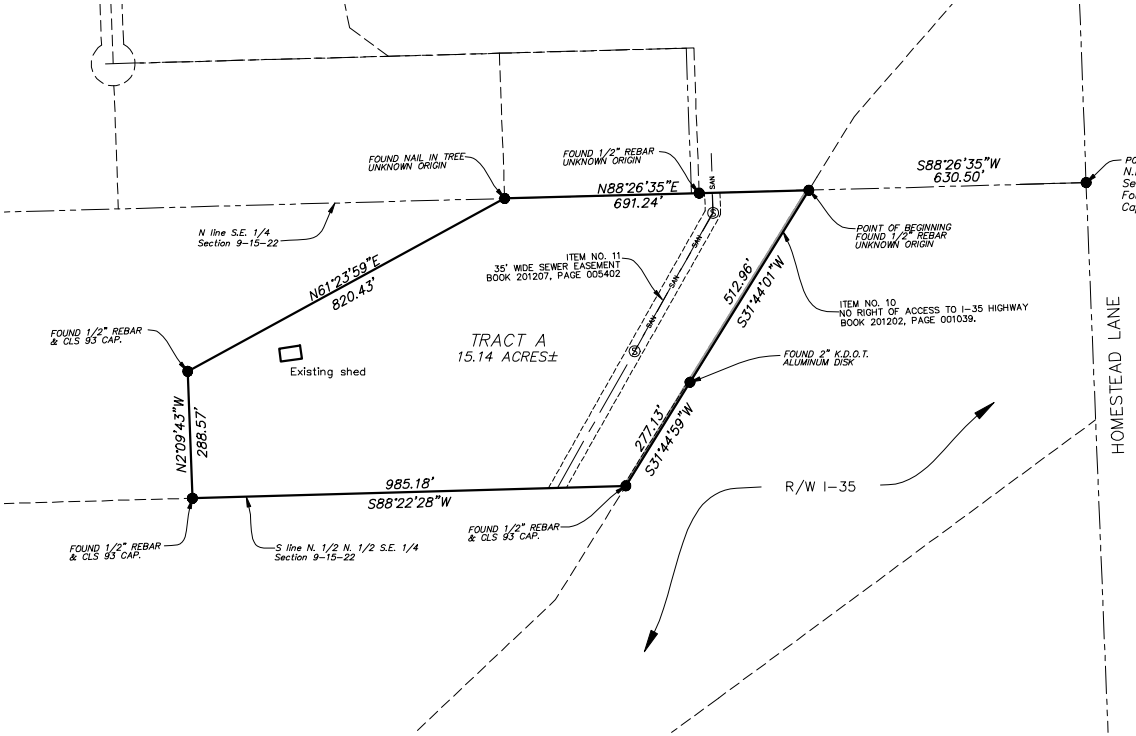
To: Edgerton Planning Department

From: Daniel Finn, P.E.
Phelps Engineering, Inc.

Re: Statement of Purpose For Rezoning Request
Midway Ford Truck Center, Inc.
PEI #240463

This property consists of existing undeveloped commercial area currently zoned C-2 and owned by Midway Ford Truck Center, Inc. The owner is requesting to rezone the property to C-3 in order to allow for the potential for commercial truck sales and service.

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 09, Township 15 South, Range 22 East, Sixth Principal Meridian, Johnson County, Kansas described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 09; thence South 88 degrees 26 minutes 35 seconds West along the North line of the Southeast Quarter of said Section 09, a distance of 630.50 feet to a point on the Northerly right of way line of Interstate 35 as now established; thence South 31 degrees 44 minutes 01 seconds West along said highway right of way, a distance of 512.96 feet; thence South 31 degrees 44 minutes 59 seconds West along said highway right of way, a distance of 277.13 feet; thence South 88 degrees 22 minutes 28 seconds West, a distance of 985.18 feet; thence North 02 degrees 09 minutes 43 seconds West, a distance of 288.57 feet; thence North 61 degrees 23 minutes 59 seconds East, a distance of 820.43 feet to a point on the North line of the Southeast Quarter of said Section 09; thence North 88 degrees 26 minutes 35 seconds East along the North line of the Southeast Quarter of said Section 09, a distance of 691.24 feet to the point of beginning, less that part if any taken or used for road purposes.

BEARINGS BASED ON KANSAS STATE PLANE NORTH ZONE NAD 83
DISTANCES SHOWN ARE GROUND DISTANCE
NO ENCROACHMENTS WERE FOUND ON THIS SURVEY.

TITLE POLICY FURNISHED BY: CONTINENTAL TITLE COMPANY
DATED 6TH DAY OF MARCH 2024 AT 8:00 AM

ITEMS OF SCHEDULE B:

8. Right of Way granted to Rural Water District No. 7, Johnson County, Kansas as more fully set forth in the instrument recorded in Book 226 at Page 91; and Book 2969 at Page 661. (centerline of a 30' Water line easement over line as constructed)

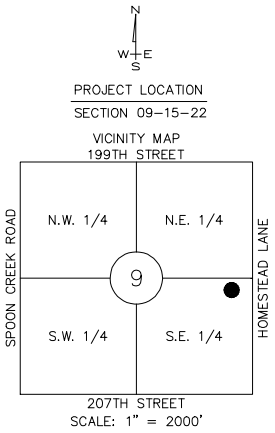
9. United States of America as more fully set forth in the instrument recorded in Book 1513 at Page 661. (Does not Affect this property)

10. Easement granted to Secretary of Transportation of the State of Kansas in Condemnation Case No. 11CV8040, as more fully set forth in the instrument recorded in Book 201202 at Page 001039. (No Right of access to Interstate 35 along the entire East line of property , Shown)

11. Easement granted to the City of Edgerton, Kansas and the City of Gardner, Kansas, as more fully set forth in the instrument recorded as Document No. 20120713-0005402 in Book 201207 at Page 005402. (Shown)

12. Terms and provisions of the Memorandum of Option and Lease Agreement recorded in Book 200410 at Page 006964. (Lease agreement)

13. Terms and provisions of the Easement Agreement recorded as Document No. 20041104-0002003 in Book 200411 at Page 002003. (Does not Affect this property, falls in old I-35 Right of way)



PREPARED FOR:
MIDWAY FORD TRUST CENTER INC.
7601 NE 38TH STREET
KANSAS CITY, MISSOURI 64161
AARON HERMAN

PREPARED BY:
ALLENBRAND-DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

Larry S. Alsup, Trustee of the Larry S. Alsup Revocable Trust under Trust Agreement dated April 12, 2000, Midway Ford Trust Center Inc., a Delaware corporation or assigns, Continental Title Company;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7a, 8, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3-29-2024.

ROBERT M. LAYTON KANSAS LAND SURVEYOR
4/22/24
L.S. 1266

ALTA/NSPS LAND TITLE SURVEY

PT. OF THE SOUTHEAST QUARTER
SECTION 9-15-22
JOHNSON COUNTY, KANSAS

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076 FAX: (913) 764-8635

Scale: 1"=200'	Drawn By: RML	Project: 39436
Date: 4/22/2024	Checked By: RML	SECTION 09-15-22

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

MEMORANDUM

Date: July 9, 2024

To: City of Edgerton Planning Commission

From: Zachary Moore, Development Services Director

Re: UDCA2024-0001: Unified Development Code Amendments – Chapter 3

City staff is currently working on updates to Chapter 3 – Agriculture and Residence Zoning Districts of the City's Unified Development Code (UDC), notably regarding items such as driveways, fences, and other accessory items. Staff has been gathering information over the past month and needs additional time to draft the recommended updates. Staff requests a continuance of the public hearing to the August 13, 2024 regularly scheduled Planning Commission meeting.