

Planning Commission Agenda

Call to Order

Pledge of Allegiance

Roll Call

Consent Agenda

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on August 26, 2024.

Regular Agenda

1. **Lone Star Prairie 1st Plat 24-302-10 Final Plat** – Located approximately 700' west of the intersection of 175th St. and Osage St.

Discussion Items

Adjournment



Call to Order

The meeting of the Gardner Planning Commission was called to order at 7:00 pm on Monday, August 26, 2024, by Chair Jueneman. Commissioners present: Austin Jueneman, Cleverson Souza, Robin Berg, Stacy Cooper, Matt Combs, and Adriana Meder. Staff present: Community Development Director Dave Knopick, Principal Planner Robert Case, Planner Jesse Hunter, Administrative Assistant Jenny Steele-Gray, and representing the City, Attorney Katie Dumovich. Commissioner Allen Vonderschmidt was absent.

Pledge of Allegiance

Chair Jueneman led the Pledge of Allegiance.

Consent Agenda

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on July 22, 2024.

This item was moved to the regular agenda by Commissioner Meder.

2. [Clare Crossing 24-302-15 Final Plat](#)- Located at the southeast corner of the intersection of 175th St. and Clare Rd.

This item was moved to the regular agenda by Commissioner Meder.

Regular Agenda

1. [Standing approval of the minutes as written for the meeting on July 22, 2024.](#)

Commissioner Meder noticed a couple of errors in the minutes. First was page one Tuscan Farm staff presentation where it talked about rezoning from either RP3 to either RP2 or PR4. It needs to read RP4 so we have no confusion. The second is item number two University Park staff presentation in the second sentence ID was put instead of IS.

Motion:

Motion made to approve the consent agenda with corrections. This has been added to the city's website.

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries unanimously 6-0

2. Clare Crossing 24-302-15 Final Plat – Located at the southeast corner of the intersection of 175th St. and Clare Rd.

Commissioner Meder wanted clarification for herself and the newer members on the analysis which says that the entire 58.2 acres is being platted but the lots will be undevelopable, since the excise tax will not be paid with this plat.

Director Knopick stated the developer's next step is installing infrastructure, that is roads, water, sewer, and electrical. They also need right of ways and easements established so they can start on public improvements. Right now they are not sure how they will configure the lots as they go to sell so they do not want to plat the lots as there could be adjustments and they would have to replat. Also, by labeling the land as tracts, the right-of-way and easements can be in place to allow for the infrastructure, without having to pay excise tax. Once a buyer has been found for a portion of the property, that section will be replatted, and the excise tax will be paid then.

Commissioner Meder then stated that it's unbuildable not undevelopable.

Director Knopick agreed.

Chair Jueneman noticed the agenda number read 24-304-08, while the staff report number read 24-304-15 and wanted to make sure we had the right number. The agenda was incorrect, the staff report included the correct item number.

Motion:

Motion made after review of application 24-302-15, a final plat for Clare Crossing, and staff report dated August 21, 2024, the Planning Commission approves that application and recommends the Governing Body accept the dedication of right-of way and easements, provided the following conditions are met:

- 1. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording;**
- 2. Label 178th Street;**
- 3. Provide a note on the plat stating: "Tracts 1 thru 5 are platted as unbuildable until such time they are re-platted into lots" and will be subject to all applicable excise tax;**
- 4. All taxes/fees shall be paid prior to the release of the plat for recording; and**
- 5. The application shall be reviewed and approved by the Johnson County Airport Commission and Board of County Commissioners prior to the release of the plat for recording.**

Motion: Commissioner Meder

Second: Commissioner Combs

Motion carries unanimously 6-0

3. Tuscan Farms 24-304-03 *WITHDRAWN* – The southwest corner at 196th St and Gardner Rd.

Staff Presentation

Director Knopick stated that Tuscan Farm brought this item before the commission two months ago and held a public hearing that was continued to the next month's meeting as the applicant was going to look into ways to address the issues brought forward. Tuscan Farm has decided to pursue a different route so they have requested to withdraw this application – and will submit a new application when ready with

the new materials. Director Knopick informed the commission that there is no action needed and to just recognize that the application has been formally withdrawn.

4. **Plaza South Lot 5 Sano Medical Office 24-304-05 Rezoning, Preliminary Development Plan & Final Development Plan (Public Hearing)** – Located at the Northeast corner of the intersection of 188th St. and Vivian St.

Staff Presentation

Planner Jesse Hunter gave a presentation on the Plaza South Lot 5 Sano Medical Office. Topics discussed are as follows: background/ history, surrounding zoning and land use, utilities/ infrastructure, roadway network & vehicular access, sidewalks, and the criteria that was to be reviewed. The criteria submitted are as follows: zoning map amendment, preliminary development plan, and final development plan. There are two motions brought to the table to be approved. To view a more detailed report please watch our YouTube live, the link will be posted at the bottom of the report.

Applicant Presentation

Gary Gossett, Vice President of Capital SS Development is doing the work for Sano Orthopedics. Gary stated they have done other projects with Sano Orthopedics in Raymore, Overland Park, and Lee's Summit areas and are excited to work in Gardner as they love the area.

Public Hearing

Chair Jueneman opened the public hearing asking that they come forward state name and address individuals are allotted 3 minutes or 7 minutes to a person representing a group. No one approached the podium.

Motion made to close the public hearing.

Motion: Commissioner Cooper

Second: Commissioner Meder

Motion carries unanimously 6-0

Commissioner Discussion

Commissioner Berg asked the applicant if the office had same day surgery or anything like that.

Gary stated it is only physical therapy. They have 18 doctors in the area and plan on adding more.

Commissioner Meder asked for explanation on the rezoning motion.

Director Knopick explained because it is a revised preliminary development plan and that it does fit into the Plaza South concept which had a medical office building.

Commissioner Meder asked about the ACP-2 zoning.

Director Knopick said Plaza South is the only ACP-2 zoning designation in the City, it is Activity Center Planned District.

Commissioner Meder asked about the façade and since they did not receive the digital copy of the plans. The lack of deviation requests and building entrances were also questioned.

Director Knopick explained the email issues the city as a whole had and didn't know they had not received the email. He confirmed there are no deviation requests and the development meets all code requirements.

Chair Jueneman asked about the parking.

Greg Watson with McClure Engineering stated ADA parking has 4 proposed and with 87 parking slots only 3 are required so they have one extra.

Motions:

Rezoning and Associated Preliminary Development Plan

After review of application 24-304-05 a rezoning for 2.2 acres located at the northeast corner of the intersection of W 188th St and Vivian St, from ACP-2 to ACP-2 and associated revised Preliminary Development Plan for Plaza South Lot 5, and staff report dated August 21, 2024, the Planning Commission recommends the Governing Body approve the applications as proposed.

Motion: Commissioner Meder

Second: Commissioner Cooper

Motion carries 6-0

Final Development Plan

After review of application 24-304-05 Final Development Plan for Plaza South Lot 5 Sano Medical Office, and staff report dated August 21, 2024, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Governing Body approval of application 24-304-05 rezoning and associated Preliminary Development Plan for Plaza South Lot 5;
2. The construction plans for any utilities, infrastructure, storm water or other public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the issuance of a building permit; and
3. The portion of the access easement within the proposed building footprint will be vacated prior to building permit issuance.

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries 6-0

Discussion Items

If a Commissioner has scheduling conflicts due to the summer, staff should be made aware as soon as possible to ensure there will be a quorum. September 23, 2024 is the next meeting. If you do not receive the electronic packet before that meeting please reach out to staff. There was further discussion of digital packets only or continuing with paper packets.

Adjournment

Motion:

Motion made to adjourn at 7:39 PM

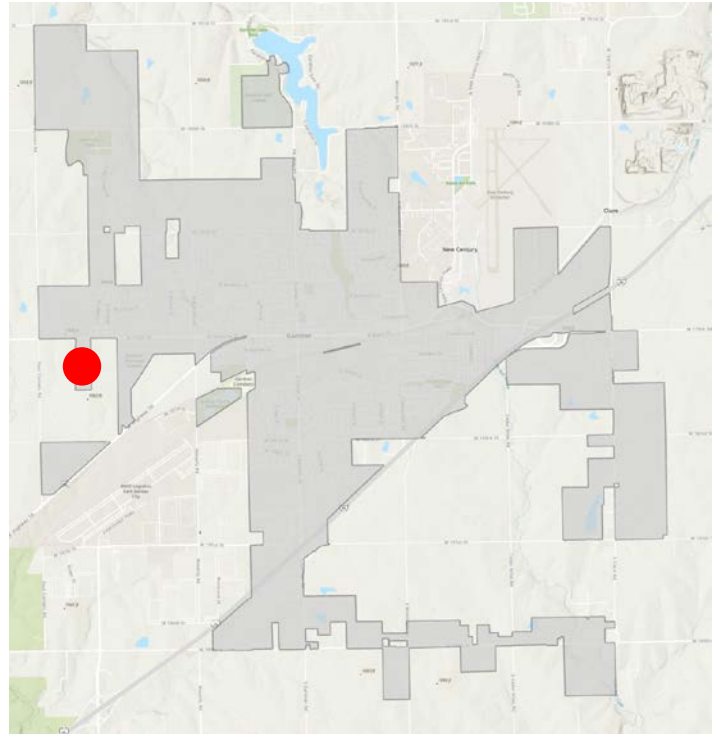
Motion: Commissioner Cooper

Second: Commissioner Combs

Motion carries unanimously 6-0

Project Name: Lone Star Prairie 1st Plat

PROJECT NUMBER	24-302-10
REQUEST	FINAL PLAT
APPLICANT	SMH CONSULTANTS
OWNER	CIRCLE H HOLDINGS LLC
PARCEL ID	CF221428-3008



Executive Summary

PRESENT ZONING:	RP-2
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
SITE AREA:	16.9 ACRES W/O TRACT D, 48.08 ACRES TOTAL
PROPOSED LOT #:	66 LOTS, 4 TRACTS
PROP BUILDING TYPES:	SINGLE FAMILY HOUSES



Staff Recommendation

Staff recommends approval of application 24-302-10, a Final Plat for Lone Star Prairie 1st Plat with the condition(s) in the recommended motion.

Context:

Background/History

The property was annexed in 2023 with ordinance 2780. Currently, the property is largely undeveloped agricultural land, and it did have approximately 10 oil wells on it. At the time the property was annexed into the City, it had a County zoning designation as RUR (Rural, Agricultural uses and Single-Family dwellings). On December 19, 2023, the Planning Commission recommended approval of the rezoning from RUR to RP-2 with and associated Preliminary Development Plan and Preliminary Plat.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
County RUR (Rural, Agriculture) District	Row crops
East of Subject Property	
County RUR (Rural, Agriculture) District	Row crops, homestead
South of Subject Property	
RP-2 (Planned Two-family) District	Vacant
West of Subject Property	
County RUR (Rural, Agriculture) District	Row crops, homestead

Utilities / Infrastructure

Electric

Existing electric utilities are located either within or adjacent to the site.

Water

The property is in the Water District 7 service area and will have water provided by them. The water main along 175th Street will need to be upgraded.

Sanitary Sewer

Sanitary sewer will be serviced by Gardner. Gravity lines will flow within the development to the western portion of the site, where a lift station will be installed to transport the sanitary sewer through a force main north to 175th St, and then to the east. The system will be designed to have the lift station removed if development occurs farther to the west. The lift station is planned to be installed as part of phase one, along with the sewer lines to reach the development property. It is located in Tract D, which is not being dedicated to the City as part of the 1st plat. This is to save additional upfront excise tax costs. When the 2nd plat is recorded, the developer will be required to deed a tract containing the lift station to the City and pay remaining excise tax at that time.

Storm Sewer

Storm sewer improvements are provided with the proposed stormwater detention and drainage areas. Tract A in the northeast corner of Phase one will be built to detain stormwater runoff.

Roadway Network & Vehicular Access

The development will be accessed through an internal street network with two access points from W 175th St. All the internal street network in phase one is considered local-standard and has 50' wide right-of-way. 5' wide sidewalks are to be built on both sides of all internal streets. When the Planning Commission made its recommendation for the preliminary plat on December 19, 2023, it did not grant deviation request 1, which would allow for a suburban block length of 1350' maximum. Without the deviation, the development is required to meet the code requirement of 1000' maximum. To meet this, the final plat has Jubilee Street curving and intersecting Spivey Street. This provides a solution to concerns Public Works previously had about the possibility of the eastern street functioning as a collector street if there is future development to the south.

Review Criteria

Final Plat (LDC Section 17.03.020 E1.)

- a. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.
- b. The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.
- c. The phasing and timing of public improvements ensures construction and performance guarantees.
- d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.
- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Findings

The plat is in substantial compliance with the approved preliminary plat and meets all the code standards, the applicant provided a report showing the oil wells had been plugged with concrete.

Potential Actions

Per Section 17.03.010 (G) of the Gardner Land Development Code, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

Recommended Motion

After review of application 24-302-10 Final Plat for Lone Star Prairie 1st Plat, and staff report dated September 18, 2024, the Planning Commission approves that application and recommends the Governing Body accept the dedication of right-of way and easements, provided the following conditions are met:

1. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the issuance of building permits; and
2. A tract will need to be created for the lift station when the 2nd phase of development occurs, if it takes longer than 2 years for the 2nd phase plat approval, then the developer will be required to deed land to the City for the area surrounding said lift station; and
3. Prior to recording the final plat, excise tax shall be paid to the City.

Attachments

1. Final Plat

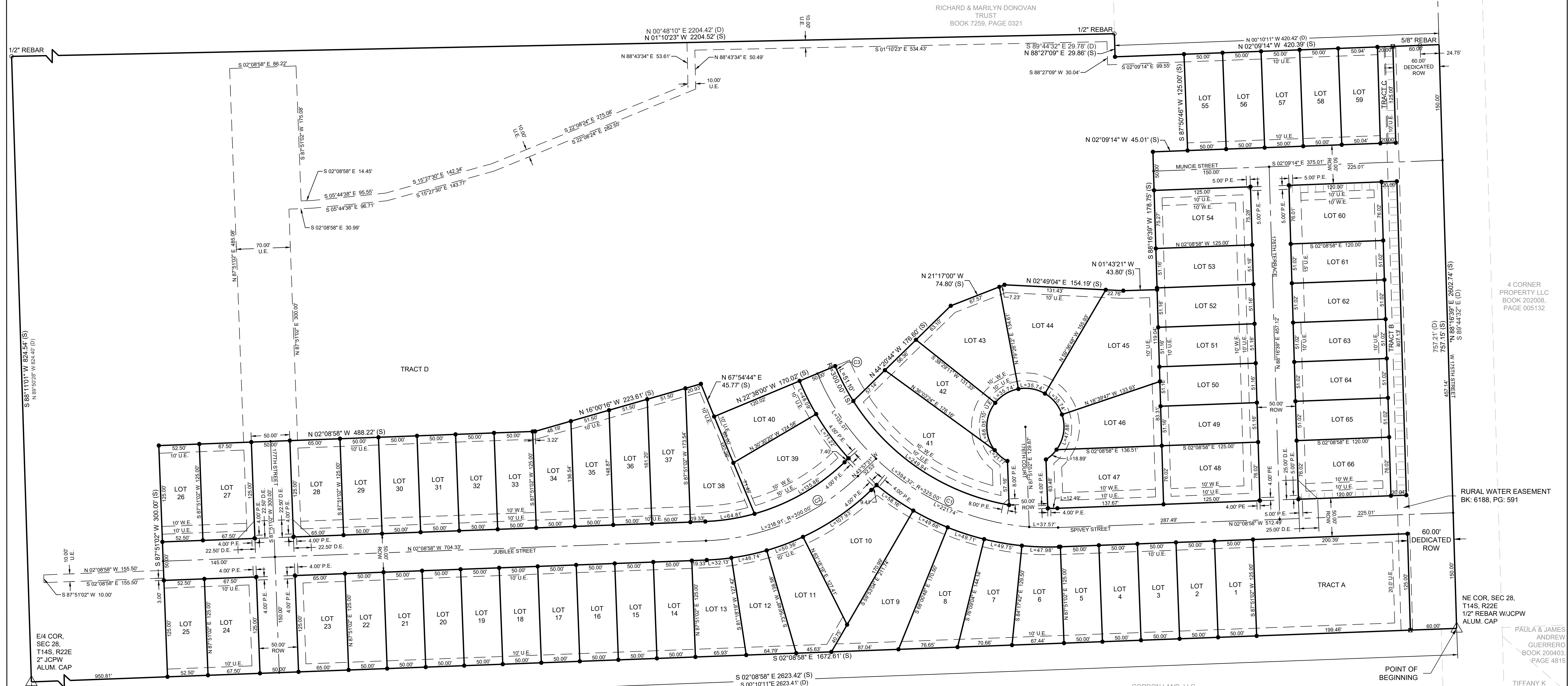
Final Plat

LONE STAR PRAIRIE, ADDITION NO. 1

Part of the NE 1/4 of Section 28, Township 14, Range 22
Johnson County, Kansas

RESERVED FOR
ROD FILING STAMP

RESERVED FOR COUNTY
CLERK & SURVEYOR STAMP



NOTES:

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

No gaps or overlaps exist.

There are no lines of possession that affect this survey.

Parent tract is recorded in Book 202301, Page 00329, Register of Deeds Office, Johnson County, Kansas.

Tracts A, B, C and D are intended to be private open space, common areas, and may include but not limited to landscaping, fencing, subdivision monuments, stormwater detention, and amenities and will be owned and maintained by the Homeowners Association.

This site includes stormwater treatment facilities, as defined and regulated in the Gardner municipal code. Restrictions on the use or alteration of the said facilities may apply. This property is also subject to the obligations and requirements of the stormwater treatment facility maintenance agreement approved by the city. Basis of Bearing is the North line of the Northeast Quarter of Section 28, bearing N 88°16'39" E.

Boundary Closure error of 1/1238994
Floodplain Note:
Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 20091C0119G, effective date, August 3, 2009.

Utility Notes:

Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any tree limbs, vines, and brush on lands adjacent to the utility easement 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, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

Airport Proximity Note:

It is understood by the Owners' successors in interest that the above described real property lies in close proximity to an operating Airport and that the operation of the Airport and the landing and take-off of aircraft may generate high noise levels. Therefore, in Consideration of issuance to construct a Residential or other building uses on said real property in accordance with the Terms or Owners' Application, Owner(s) hereby covenant that they shall not initiate or support action in any court or before any Governmental Agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport or the use of the Airport by any Aircraft. Owner(s) further covenant that they shall not protest or object to the operation of the landing or take-off of Aircraft before any Court or Agency of Government. The covenants contained herein shall run with the land and shall be binding upon the Owners and Successors and Assigns.

Lot Data Tables are on Page 2.

SYMBOL LEGEND

- Monument Found (Rebar),
Origin: unknown, unless otherwise noted
- 1/2"x24" Rebar w/CLS66 Cap Set
- ▲ 1/2"x24" Rebar w/CLS66 Cap Set in Concrete
- △ Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted.
- * Assumed Bearing
- ⊙ Curve Number
- (D) Deed Dimension
- (S) Surveyed Dimension
- B.S. Building Setback
- W.E. Waterline Easement
- U.E. Utility Easement
- P.E. Pedestrian Easement
- D.E. Drainage Easement

LINETYPE LEGEND

- PROPERTY LINES
- EASEMENTS
- NO ACCESS

GORDON LAND, LLC
BOOK 201805,
PAGE 001660

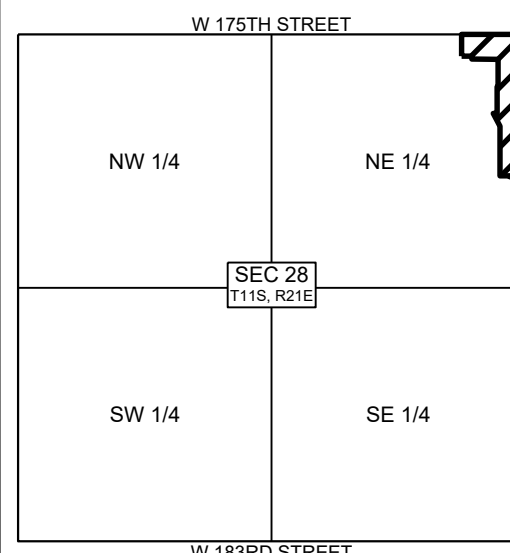
RURAL WATER EASEMENT
BK: 6188, PG: 591

NE COR, SEC 28,
T14S, R22E
1/2" REBAR W/JCPW
ALUM. CAP

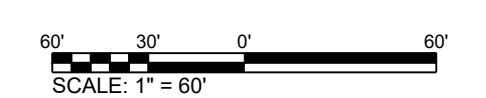
4 CORNER
PROPERTY LLC
BOOK 202008,
PAGE 005132

PAUL & JAMES
ANDREW
GUERRERO
BOOK 200403,
PAGE 4815

TIFFANY K
JORDAN
BOOK 200403,
PAGE 4815



VICINITY MAP
SCALE: 1" = 2000'



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OWNER:
CIRCLE H HOLDINGS LLC
5858 NAPLES DR.
FLOWER MOUND, TX 75028
PH: 1-512-900-0338

SURVEYOR:
SMH CONSULTANTS, P.A.
TIM SLOAN, VICE-PRESIDENT
2017 VANESTA PLACE, STE 110
MANHATTAN, KS 66503
PH: 785-776-0541

ENGINEER:
SMH CONSULTANTS, P.A.
BEN GASPER
5201 JOHNSON DRIVE, STE 405
MISSION, KS 66205
PH: 913-444-9615

RESERVED FOR
ROD FILING STAMP

RESERVED FOR COUNTY
CLERK & SURVEYOR STAMP

Final Plat
LONE STAR PRAIRIE, ADDITION NO. 1
Part of the NE 1/4 of Section 28, Township 14, Range 22
Johnson County, Kansas

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DENTON) SS

The undersigned proprietors of 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 "Lone Star Prairie, Addition No. 1".

The undersigned proprietor of said property shown on this plat does 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, drives, lanes, parkways, 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, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or 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 these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City 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 easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

The undersigned proprietors of the above described land hereby consent and agree that the Board of City Commissioners of the City of Gardner, 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.

Given under my hand at _____, Texas this _____ day of _____, 2024.

Circle H Land Development

Roman Haehn, Managing Member

NOTARY CERTIFICATE

STATE OF TEXAS)
COUNTY OF DENTON) 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 _____
Roman Haehn, Managing Memeber of Circle H Land Development

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 Gardner, Johnson County, Kansas,

this _____ day of _____, 2024.

Todd Winters, Mayor
ATTEST _____
Renee Rich, City Clerk

DESCRIPTION:

A tract of land in the Northeast Quarter of Section 28, Township 14 South, Range 22 East of the Sixth Principal Meridian, Johnson County, Kansas described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of said Section 28; thence S 02°08'58" E 2623.42 feet to the Southeast Corner of the Northeast Quarter of said Section 28; thence S 88°11'01" W 824.54 feet along the South Line of the Northeast Quarter of said Section 28; thence N 01°10'23" W 2204.52 feet; thence N 88°27'09" E 29.86 feet; thence N 02°09'14" W 420.39 feet to the North Line of the Northeast Quarter of said Section 28; thence N 88°16'39" E 757.15 feet to the point of beginning, containing 48.07 acres
Tim Sloan, PLS 783, August 29, 2024.

Subject to easements and restrictions of record.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

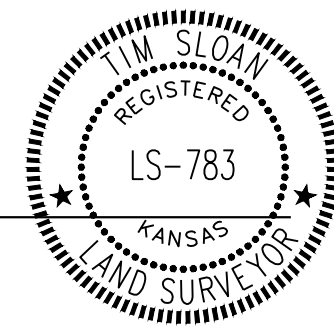
I, the undersigned, do hereby certify that I am a Professional Surveyor in the State of Kansas, with experience and proficiency in land surveying; and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations have been complied 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, 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 Gardner, Johnson County, Kansas, this

_____ day of _____, 2024.

Austin Jueneman, Chair

LOT TABLE	
Parcel #	Area (S.F.)
1	6250
2	6250
3	6250
4	6250
5	6250
6	7405
7	8076
8	9505
9	11982
10	11853
11	9045
12	7302
13	7362
14	6250
15	6250

LOT TABLE	
Parcel #	Area (S.F.)
16	6250
17	6250
18	6250
19	6250
20	6250
21	6250
22	6250
23	8125
24	8437
25	6562
26	6563
27	8438
28	8125
29	6250
30	6250

LOT TABLE	
Parcel #	Area (S.F.)
31	6250
32	6250
33	6250
34	6520
35	7135
36	7752
37	8368
38	9272
39	10208
40	6861
41	15512
42	7636
43	10911
44	11759
45	15437

LOT TABLE	
Parcel #	Area (S.F.)
46	8250
47	11336
48	9502
49	6395
50	6395
51	6395
52	6395
53	6395
54	9410
55	6250
56	6250
57	6250
58	6250
59	6311
60	9122

LOT TABLE	
Parcel #	Area (S.F.)
61	6122
62	6122
63	6122
64	6122
65	6122
66	9122

TRACT TABLE	
Tract	Area (S.F.)
TRACT A	24991
TRACT B	8150
TRACT C	2500
TRACT D	1359108

CENTERLINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C1	325.00	394.32	370.57	69°30'59"	225.53	N 32°36'31" E
C2	300.00	218.91	214.09	41°48'33"	114.59	N 23°03'15" W

PROPERTY LINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C3	300.00	51.10	51.04	9°45'32"	25.61	N 62°29'14" E

Reviewed in accordance with KSA 58-2005 on this _____ day of _____, 2024.

Approved: _____

License Number: _____ Date: _____



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