
PROJECT NUMBER / TITLE: PP-20-04: Preliminary plat for QuikTrip Store No. 0294

PROCESS INFORMATION

Type of Request: Preliminary Plat
Date Received: March 5, 2020

APPLICATION INFORMATION

Applicant: QuikTrip Corporation, Erik Eckhart, Real Estate Project Manager
Owner: Gardner 188 LLC, John D Peterson
Parcel ID: CP78470000 0005, CP78470000 0006, CP78470000 0007 and CP78470000 0008
Location: Southwest corner of 188th Street and Gardner Road

REQUESTED ACTION

The applicant requests approval of a preliminary plat for a 2 lot commercial project containing 8.99 acres.

EXISTING ZONING AND LAND USE

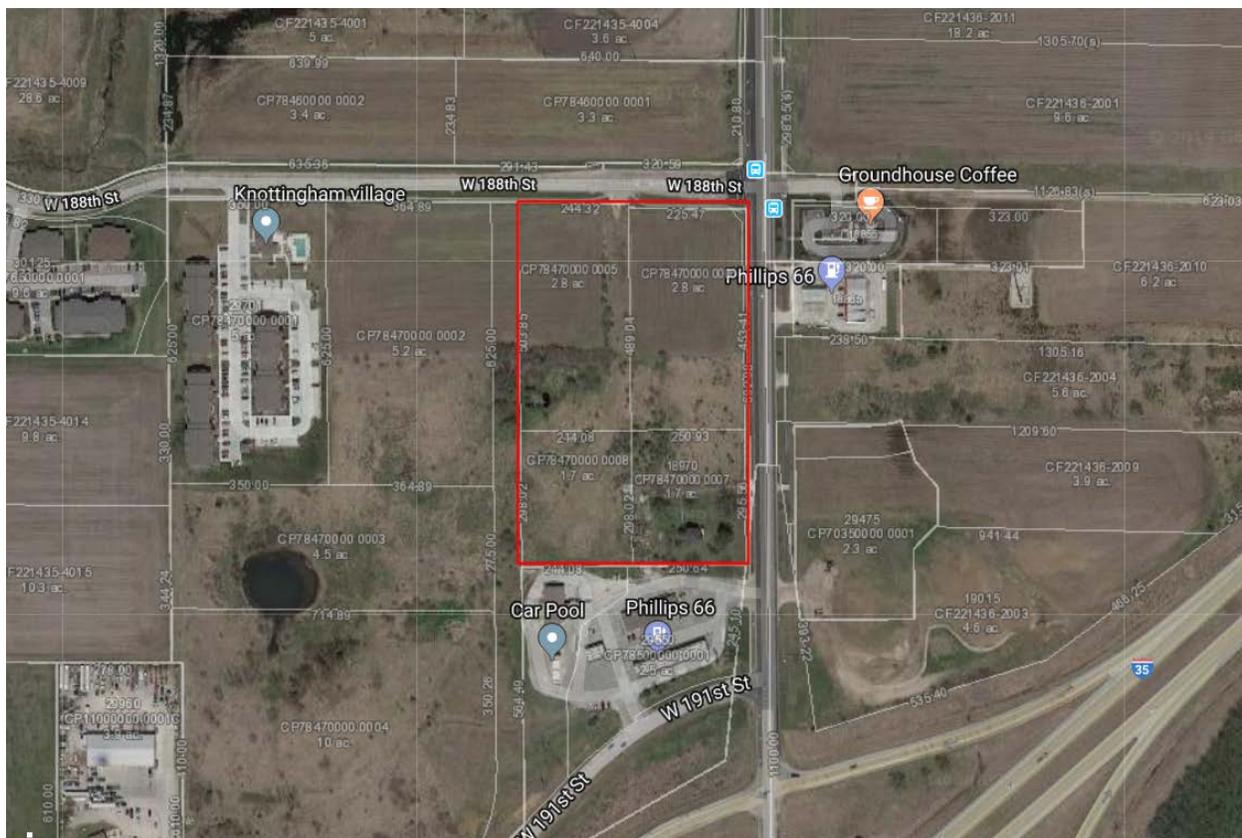
Currently, the subject property is zoned C-3 (Heavy Commercial) District and current land use is a vacant parcel.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
C-3 (Heavy Commercial) District	Vacant
East of subject property	
C-2 (General Business) District	Groundhouse Coffee, Olathe Medical Center (under construction), gas station/convenience store, vacant parcel
South of subject property	
C-3 (Heavy Commercial) District	Phillips 66 Travel Plaza and carwash
West of subject property	
C-3 (Heavy Commercial) District	Vacant
RP-3 (Planned Garden Apartment) District	Nottingham Village Apartments (located approximately 425 ft. to the west)

EXISTING CONDITIONS

This property is located at the southwest corner of Gardner Road and W. 188th Street and contains approximately 8.99 acres as depicted in the aerial below. All utilities are located on the north, east and south sides of the property, along with an 18" water main located through the middle of lots 5 and 6 and along the east side of Lot 6. The water main is located within a utility easement and recorded at the Johnson County Register of Deeds Office in book 5436 at page 390.



BACKGROUND / HISTORY

The property was annexed into the City of Gardner on April 4th of 2001 as a part of the South Center Street Annexation and then subsequently rezoned from A (Agricultural District) to C-3 (Commercial District) on April 30th of 2001. There were no specific uses being proposed for the property at the time of the annexation and rezoning. In March, 2003, this property was platted as part of the Shean's Crossing subdivision and then in 2014 the property was platted as Lots 5, 6, 7 & 8 of Shean's Crossing 2nd Plat subdivision. There are no improvements located on these lots.

CONSISTENCY WITH COMPREHENSIVE PLAN

The City of Gardner Comprehensive Plan and the *I-35 & Gardner Road Interchange Subarea Plan* identifies the properties for Regional Commercial future land uses. This use group provides for goods and services that may attract users from the greater metropolitan area. These uses are generally on larger parcels and are best located near interstates and major arterial roads. This site is within a half mile of the I-35 and Gardner Road interchange and along S. Gardner Road

which is an arterial street. The proposed uses, lot layout for this site are consistent with the Comprehensive Plan.

STAFF ANALYSIS

PRELIMINARY PLAT

17.03.020 (D1) Review Criteria:

- a. The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

Staff Comment: *The project is for the platting of four parcels to create 2 buildable lots. The newly created lots will gain access onto both Gardner Road and 188th Street. Staff is requiring a cross-access easement from lot 1 to lot 2 to further limit access onto Gardner Road while providing an efficient circulation system throughout the west side of Gardner Road for these commercialized areas. This will help to provide connectivity through the development while limiting the curb cuts along Gardner Road and provide a safe access for both lots. This requirement is consistent with the Community Commercial land use areas which states that commercial should be well-connected to the surrounding community to encourage cross access between adjacent commercial uses to reduce traffic on City roads.*

- b. Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

Staff Comment: *This development is in compliance with the Land Development Code based on the Administrative Adjustments approved as part of the Site Plan Review process, and is capable of meeting all the development and sight design standards under the existing zoning.*

- c. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

Staff Comment: *There is no phasing proposed for the plat.*

- d. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

Staff Comment: *The Stormwater Management Plan and Traffic Impact Study have been approved by Public Works Department.*

- e. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

Staff Comment: *This development will not deter any existing or future development on adjacent property.*

- f. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

Staff Comment: *The design does not impede construction of future public infrastructure as none are anticipated in this area in the near future.*

- g. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *The preliminary plat meets all the applicable standards of the Land Development Code. Staff recommends approval of the preliminary plat for QuikTrip No. 0294.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –

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

ROADWAY NETWORK, VEHICULAR ACCESS –

There are a total of 4 new points of access being proposed for this site. One access off of Gardner Road and three access points will be provided off of 188th/Locust Road. Again, a cross access easement is being created between lots 1 and 2 in order to limit access onto Gardner Road.

SIDEWALKS –

An existing 10' trail is located along the east side of Gardner Road along with a 5' sidewalk extending from the intersection of 188th Street and Gardner Road to the east and continuing along the south side of 188th/Locust Streets.

ATTACHMENTS

- I. Plat document
- II. Application

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 to lessen or mitigate a potential impact from the proposed application.
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.

EFFECT OF DECISION

Preliminary Plat – The approval of the preliminary plat does not constitute an acceptance of the subdivision, but authorizes preparation of the final plat. If the Planning Commission tables a plat, the applicant shall have 60 days to submit information sufficient for approval or the application shall be deemed denied. The applicant may request that a denied preliminary plat be submitted

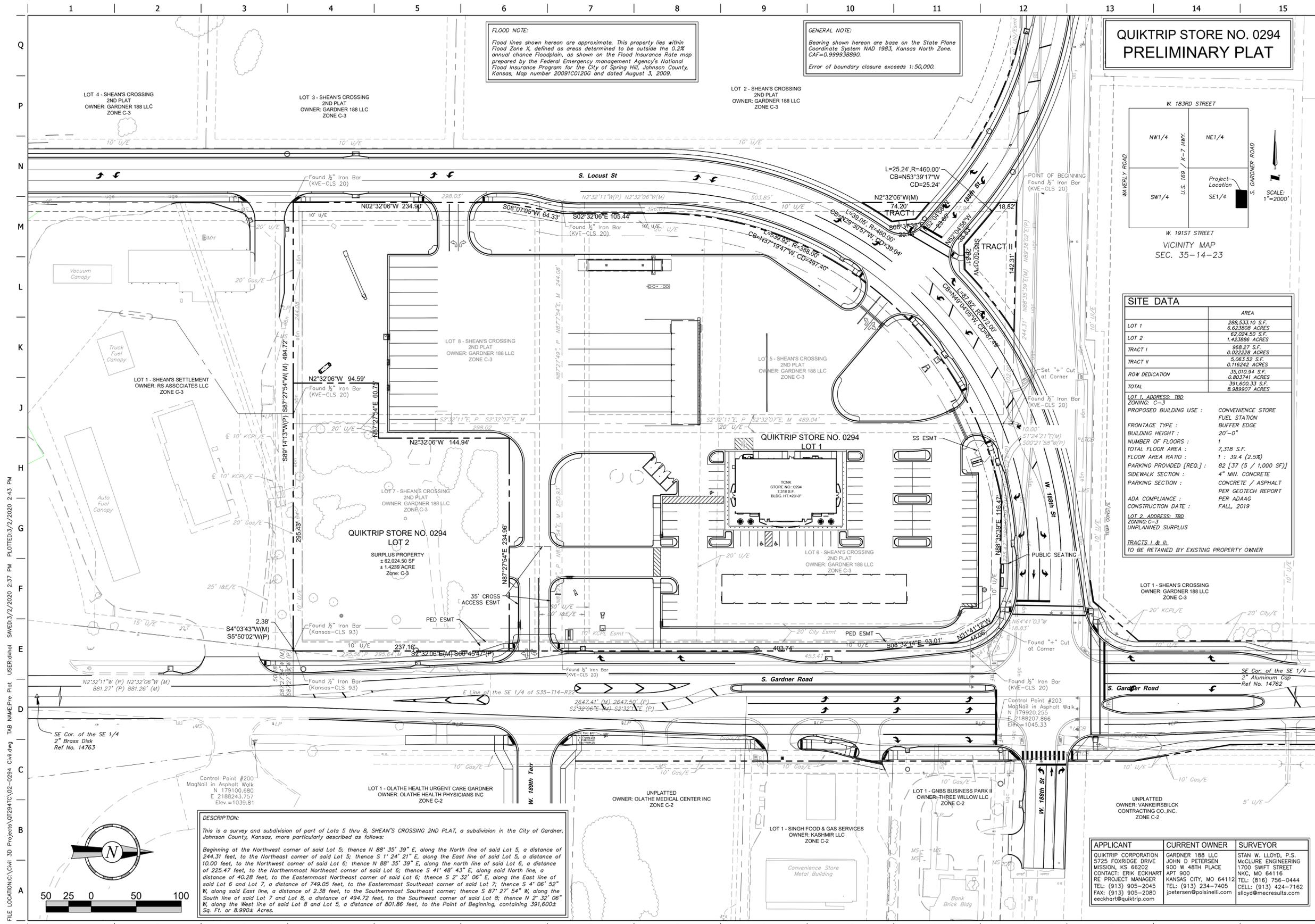
to the Governing Body and the Planning Commission shall submit all information to the Governing Body, which can make a determination consistent with these regulations. The approval of the preliminary plat shall be effective for 18 months, except that any approval of a final plat for any phase specifically indicated on a preliminary plat shall renew the 18-month period. The Planning Commission may grant an extension of this period for up to one year, if the applicant demonstrates substantial progress towards the design and engineering requirements necessary to submit a final plat.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat.

Recommended Motion:

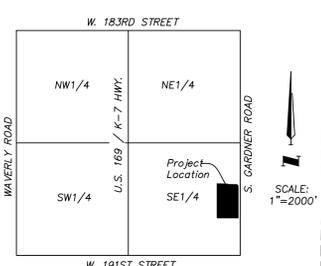
After review of Application PP-20-04, a preliminary plat for QuikTrip Store No. 0294 Plat, located at the southwest intersection of Gardner Road and 188th Street, (Tax Ids CP78470000 0005, CP78470000 0006, CP78470000 0007 and CP78470000 0008) and preliminary plat dated March 5, 2020, and staff report dated April 28, 2020, the Planning Commission approves the application as proposed.



FLOOD NOTE:
 Flood lines shown hereon are approximate. This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance Floodplain, as shown on the Flood Insurance Rate map prepared by the Federal Emergency Management Agency's National Flood Insurance Program for the City of Spring Hill, Johnson County, Kansas, Map number 20091C0120G and dated August 3, 2009.

GENERAL NOTE:
 Bearing shown hereon are base on the State Plane Coordinate System NAD 1983, Kansas North Zone. CAF=0.999938890.
 Error of boundary closure exceeds 1:50,000.

**QUIKTRIP STORE NO. 0294
 PRELIMINARY PLAT**



W 183RD STREET
 VICINITY MAP
 SEC. 35-14-23

SITE DATA

LOT	AREA
LOT 1	288,533.10 S.F. 6.623808 ACRES
LOT 2	62,024.50 S.F. 1.423886 ACRES
TRACT I	968.27 S.F. 0.022228 ACRES
TRACT II	5,063.52 S.F. 0.116242 ACRES
ROW DEDICATION	35,010.94 S.F. 0.803741 ACRES
TOTAL	391,600.33 S.F. 8.989072 ACRES

LOT 1 ADDRESS TBD
 ZONING: C-3
 PROPOSED BUILDING USE: CONVENIENCE STORE
 FRONTAGE TYPE: FUEL STATION
 BUILDING HEIGHT: BUFFER EDGE
 NUMBER OF FLOORS: 1
 TOTAL FLOOR AREA: 7,318 S.F.
 FLOOR AREA RATIO: 1: 39.4 (2.5%)
 PARKING PROVIDED [REQ.]: 82 [3 (5 / 1,000 SF)]
 SIDEWALK SECTION: 4" MIN. CONCRETE
 PARKING SECTION: CONCRETE / ASPHALT
 ADA COMPLIANCE: PER GEOTECH REPORT
 CONSTRUCTION DATE: PER ADAAG
 FALL, 2019

LOT 2 ADDRESS TBD
 ZONING: C-3
 UNPLANNED SURPLUS

TRACTS I & II:
 TO BE RETAINED BY EXISTING PROPERTY OWNER



MG
 Midwest Design Group
 DARIA K. HOLMAN, PE
 Principal
 P.O. Box 86009
 Shawnee, KS 66286-0015
 P 913-248-9385
 C 913-339-4766
 daria@mdg-ks.com

QuikTrip No. 0294
 W. 188TH STREET & S. GARDNER ROAD
 GARDNER, KANSAS 66030



PROTOTYPE: P-100 (11/01/19)
 DIVISION:
 VERSION: 001
 DESIGNED BY: DKH
 DRAWN BY: DKH
 REVIEWED BY: AMG

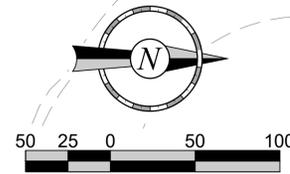
REV	DATE	DESCRIPTION

SHEET TITLE:
 PRELIMINARY PLAT

SHEET NUMBER:
 1 OF 1

ORIGINAL ISSUE DATE: 03/02/2020

DESCRIPTION:
 This is a survey and subdivision of part of Lots 5 thru 8, SHEAN'S CROSSING 2ND PLAT, a subdivision in the City of Gardner, Johnson County, Kansas, more particularly described as follows:
 Beginning at the Northwest corner of said Lot 5; thence N 88° 35' 39" E, along the North line of said Lot 5, a distance of 244.31 feet, to the Northeast corner of said Lot 5; thence S 1° 24' 21" E, along the East line of said Lot 5, a distance of 10.00 feet, to the Northwest corner of said Lot 6; thence N 88° 35' 39" E, along the north line of said Lot 6, a distance of 225.47 feet, to the Northernmost Northeast corner of said Lot 6; thence S 41° 48' 43" E, along said North line, a distance of 40.28 feet, to the Easternmost Northeast corner of said Lot 6; thence S 2° 32' 06" E, along the East line of said Lot 6 and Lot 7, a distance of 749.05 feet, to the Easternmost Southeast corner of said Lot 7; thence S 4° 06' 52" W, along said East line, a distance of 2.39 feet, to the Southernmost Southeast corner; thence S 87° 27' 54" W, along the South line of said Lot 7 and Lot 8, a distance of 494.72 feet, to the Southwest corner of said Lot 8; thence N 2° 32' 06" W, along the West line of said Lot 8 and Lot 5, a distance of 801.86 feet, to the Point of Beginning, containing 391,600± Sq. Ft. or 8.990± Acres.



FILE LOCATION: C:\Civil 3D Projects\0294\02-0294-Civil.dwg
 USER: rdnho
 TAB NAME: Pre Plat
 PLOTTED: 3/2/2020 2:43 PM
 SAVED: 3/2/2020 2:37 PM



PRELIMINARY PLAT APPLICATION

Pre-App Date _____
Fee _____
File No. _____

OWNER INFORMATION

Name(s) Gardner 188 LLC
 Contact John D Petersen
 Address 900 W 48TH Place, Apt 900
 City Kansas City State MO Zip 64112
 Phone (913) 234-7405 Email jpetersen@polsinelli.com

APPLICANT/AGENT INFORMATION

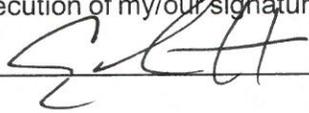
Name(s) QuikTrip Corporation
 Contact Erik Eckhart
 Address 5725 Foxridge Drive
 City Mission State Kansas Zip 66202
 Phone 913-905-2045 Email eckhart@quiktrip.com

SITE INFORMATION

Property Address/Location SW corner of S Gardner Rd & W 188th Street
 Legal Description (Attach If Necessary) See Attached
 Number of Existing Lots 4 Number of Proposed Lots 2 lots, 2 tracts
 Total Site Area 391,600.33 S.F. Present Zoning C-3
 Number of Existing Structures 0 Present Land Use Vacant Ground
 Proposed Street Design Type(s) & Class N/A
 Proposed Type(s) Open & Civic Space Public Street Seating, Lawn Area
 Proposed Frontage Type(s) Buffer Edge
 Proposed Building Types(s) V - B

SIGNATURE

I/We, the undersigned am/are the **(owner(s))** (duly authorized agent) **(Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for preliminary plat as indicated above.

Signature(s):  Date 3/3/2020
 _____ Date _____

PRELIMINARY PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 complete sets of full sized plans printed and folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. 1 copy of existing covenants and restrictions applicable to the development, if any (reference book and page). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Letter of intent as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> NA | 7. Preliminary Floodplain modeling using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Preliminary Stormwater Management Plan (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Preliminary Traffic Assessment See Access Management Code. (2 printed and 1 digital copy) |

PRELIMINARY PLAT REQUIREMENTS

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision (unique and numerically consistent and the words "PRELIMINARY PLAT," prominently displayed as the title.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Date of preparation of preliminary plat and/or revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Vicinity map (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. A legal boundary description with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Location of monuments , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> NA | 8. All public streets within the plat conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Building setback lines along public and private streets with dimensions in feet. |

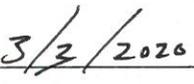
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Platted and unplatted land adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Lots and tracts identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Note on plat indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing streets, driveways, trails, and sidewalks which abut, touch upon or extend through the subdivision and/or streets located within 400 feet of the plat. The description shall include types and widths of existing surfaces, right-of-way widths, and dimensions of any bridges and culverts, access points and signals. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Location of existing open space, alleys, parks, streams, ponds, vegetation , or other similar features within plat, and whether they are to be retained or removed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. Location of existing buildings and structures within 200 feet of the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Existing utilities , including sanitary sewer, force main, water main, gas mains, culverts and storm sewer pipe, street lights, electric conduits, and invert elevations of sewers at points of proposed connection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Topography of the area contained in the plat and within 20 feet of the plat boundary shown by 2-foot contour intervals and proposed preliminary grading. Contour lines shall be legible but not overpowering. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Proposed street network , including right-of-way, bearings, tangents, and horizontal and vertical curvature data (use of flow direction arrows and percent of grade is permitted at preliminary for vertical curve data, unless otherwise specified/required) along the centerline of each street. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Proposed sidewalks and/or trail locations including proposed widths. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Proposed utilities , including approximate location of sanitary sewer, water main, street lights, storm sewer, detention and treatment facilities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Any area within a federally designated floodplain . Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991). <i>Flood note on plat</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Stream corridor boundary and dimensions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Intersection site distance analysis . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. Copies of all pertinent exception documents , or a copy of a current American Land Title Association (ALTA) survey, or both. |

Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

I hereby submit all information required for preliminary plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.



Signature of Applicant



Date

OWNER AFFIDAVIT

I/WE Gardner 188, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 21 day of April, 2020, make the following statements to wit:

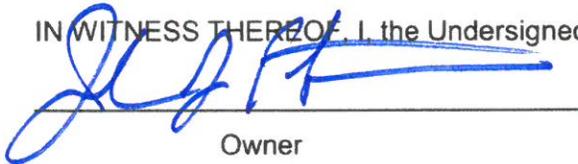
1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize QuickTrip Corporation (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding Southwest corner of 188th and Gardner Road (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.


Owner

Owner

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 21 day of April, 2020, by Brittany Rodriguez.

My Commission Expires:


Notary Public



PROJECT NUMBER / TITLE: FP-20-05: Final Plat for QuikTrip Store No. 0294

PROCESS INFORMATION

Type of Request: Final Plat
Date Received: March 5, 2020

APPLICATION INFORMATION

Applicant: QuikTrip Corporation, Erik Eckhart, Real Estate Project Manager
Owner: Gardner 188 LLC, John Peterson
Parcel ID: CP78470000 0005, CP78470000 0006, CP78470000 0007 and CP78470000 0008
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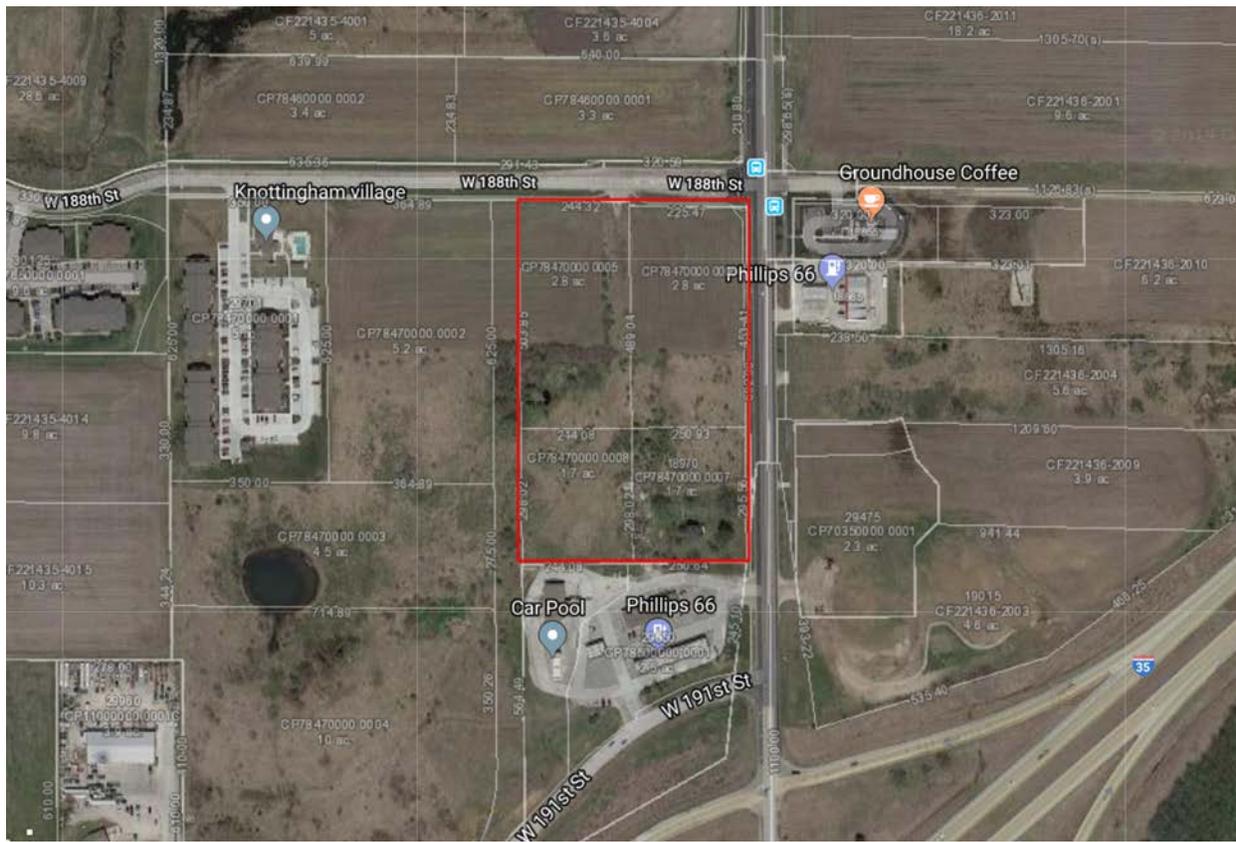
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SURROUNDING ZONING AND LAND USE

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East of subject property	
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CONSISTENCY WITH COMPREHENSIVE PLAN

The City of Gardner Comprehensive Plan and the *I-35 & Gardner Road Interchange Subarea Plan* identifies the properties for Regional Commercial future land uses. This use group provides for goods and services that may attract users from the greater metropolitan area. These uses are generally on larger parcels and are best located near interstates and major arterial roads. This site is within a half mile of the I-35 and Gardner Road interchange and along S. Gardner Road which is an arterial street. The proposed uses, lot layout for this site are consistent with the Comprehensive Plan.

STAFF ANALYSIS – FINAL PLAT

17.03.020 (E1) Review Criteria:

- 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.

Staff Comment: *The layout and design of the final plat is in substantial compliance with the approved preliminary plat, considering the number of lots and parcels, block layout, street design and access, open space systems and civic design elements, the infrastructure systems, and other elements of the coordinated development.*

- 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.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County (this is a recommended condition of approval). The City is the provider for sanitary sewer, water, and electric facilities in this area.*

- c. The phasing and timing of public improvements ensures construction and performance guarantees.

Staff Comment: *The Traffic Impact Study and Stormwater Management Plan have been approved. Public Improvement Plans shall be submitted and approved prior to the release of the final plat for recording and issuance of building permits to ensure all improvements are in place.*

- 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.

Staff Comment: *There are no deviations being requested on the final plat. As part of the Planning Commission's site plan approval on August 27th, 2019 the Commission approved the following Administrative Adjustments: 23% on the east elevation and 6% on the north elevation for transparency requirement of 30% for the large commercial building type, 38' driveway access width of the required 36' maximum width for any single access point, and placement of foundation plantings away from the building of the required foundation planting areas shall exist along at least 25% of the street facing facades and be at least 8' deep.*

- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *Staff recommends the Planning Commission approve the final plat with the conditions outlined below, and forward a recommendation to the Governing Body to accept the dedication of any rights-of-way and easements.*

EXCISE TAX

This property is currently platted and excise tax was previously paid. No excise tax is to be assessed as part of this replat.

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –

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

ROADWAY NETWORK, VEHICULAR ACCESS –

There are a total of 4 new points of access being proposed for this site. One access off of Gardner Road and three access points off of 188th Street/Locust Road. Again, a cross access easement is being created between Lots 1 and 2 in order to limit access onto Gardner Road.

SIDEWALKS –

A 10' trail is located along the east side of Gardner Road along with a 5' sidewalk extending from the intersection of 188th Street and Gardner Road to the east and continuing along the south side of 188th/Locust Streets.

ATTACHMENTS

- I. Final plat document
- II. Street Tree Plan
- III. Application

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 to lessen or mitigate a potential impact from the proposed application.
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.

EFFECT OF DECISION

Final Plat – If the Planning Commission approves or conditionally approves the final plat, the plat shall be forwarded to the Governing Body with a recommendation that they accept dedication of land for public purposes such as easements, rights-of-way and public facilities. The approval of the final plat; acceptance of the dedication of land for public purposes; finding that the construction plans for any utilities, infrastructure or public facilities meet all City technical specifications; and payment of the excise tax if applicable, authorizes the filing of the plat with the Johnson County Records and Tax Administration. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat. Any plat not recorded within two years from the date of acceptance of land by the Governing Body shall be null and void. Upon approval of the final plat, dedications,

and construction plans and recording of the plat, the applicant may proceed with the construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.

RECOMMENDATION

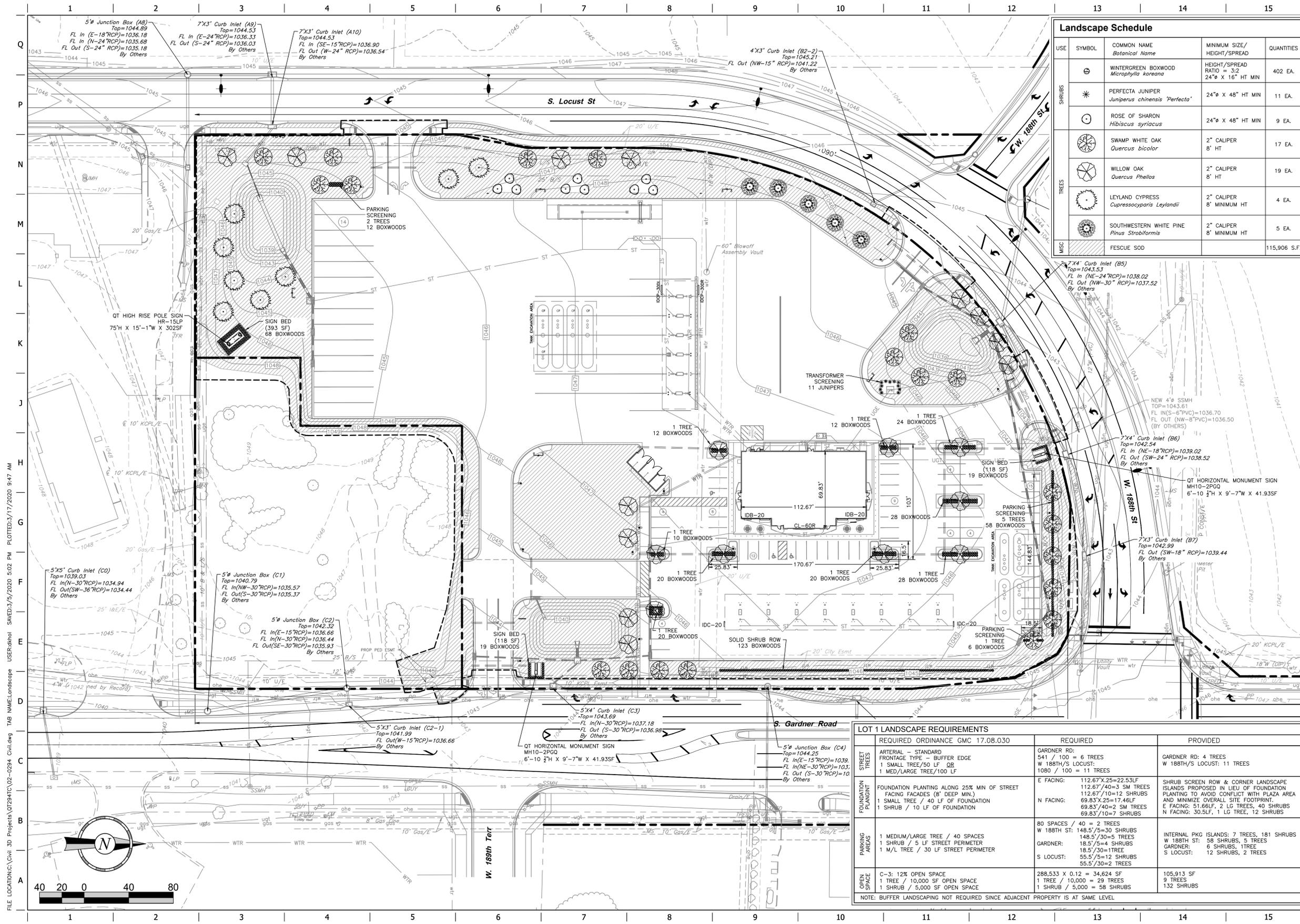
Staff recommends approval of the final plat FP-19-03 for Quick Trip No. 0294 with the conditions outlined in the Recommended Motion section and recommends forwarding the plat to the Governing Body to accept the dedication of right-of-way and easements.

Recommended Motion:

After review of application FP-20-05, a final plat for QuikTrip No. 0294 Plat, located at the southwest intersection of Gardner Road and 188th Street, (Tax Ids CP78470000 0005, CP78470000 0006, CP78470000 0007 and CP78470000 0008) and final plat dated March 5, 2020, and staff report dated April 28, 2020, the Planning Commission approves the application as proposed, provided the following condition is met:

1. Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County.

and recommends the Governing Body accept dedication of right-of-way and easements.



USE	SYMBOL	COMMON NAME	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS	☉	WINTERGREEN BOXWOOD <i>Microphylla koreana</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 16" HT MIN	402 EA.
	✱	PERFECTA JUNIPER <i>Juniperus chinensis 'Perfecta'</i>	24" X 48" HT MIN	11 EA.
	⊙	ROSE OF SHARON <i>Hibiscus syriacus</i>	24" X 48" HT MIN	9 EA.
TREES	⊙	SWAMP WHITE OAK <i>Quercus bicolor</i>	2" CALIPER 8' HT	17 EA.
	⊙	WILLOW OAK <i>Quercus phellos</i>	2" CALIPER 8' HT	19 EA.
	⊙	LEYLAND CYPRESS <i>Cupressocyparis leylandii</i>	2" CALIPER 8' MINIMUM HT	4 EA.
	⊙	SOUTHWESTERN WHITE PINE <i>Pinus strobiformis</i>	2" CALIPER 8' MINIMUM HT	5 EA.
MISC		FESCUE SOD		115,906 S.F.

DARIA KAY HOLMAN
LICENSED
13652
KANSAS
PROFESSIONAL ENGINEER

PROJECT NO.: 02-0294

MDG

Midwest Design Group
DARIA K. HOLMAN, PE
Principal
P.O. Box 860093
Shawnee, KS 66286-0093
P 913.248.9385
C 913.339.4766
daria@mdg-ks.com

QuikTrip No. 0294

W. 188TH STREET & S. GARDNER ROAD
GARDNER, KANSAS 66030

QT

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ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-100 (11/01/19)
DIVISION:
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: DKH
REVIEWED BY: AMG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03/02/2020

SHEET TITLE:
LANDSCAPE PLAN

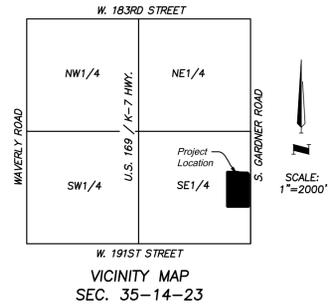
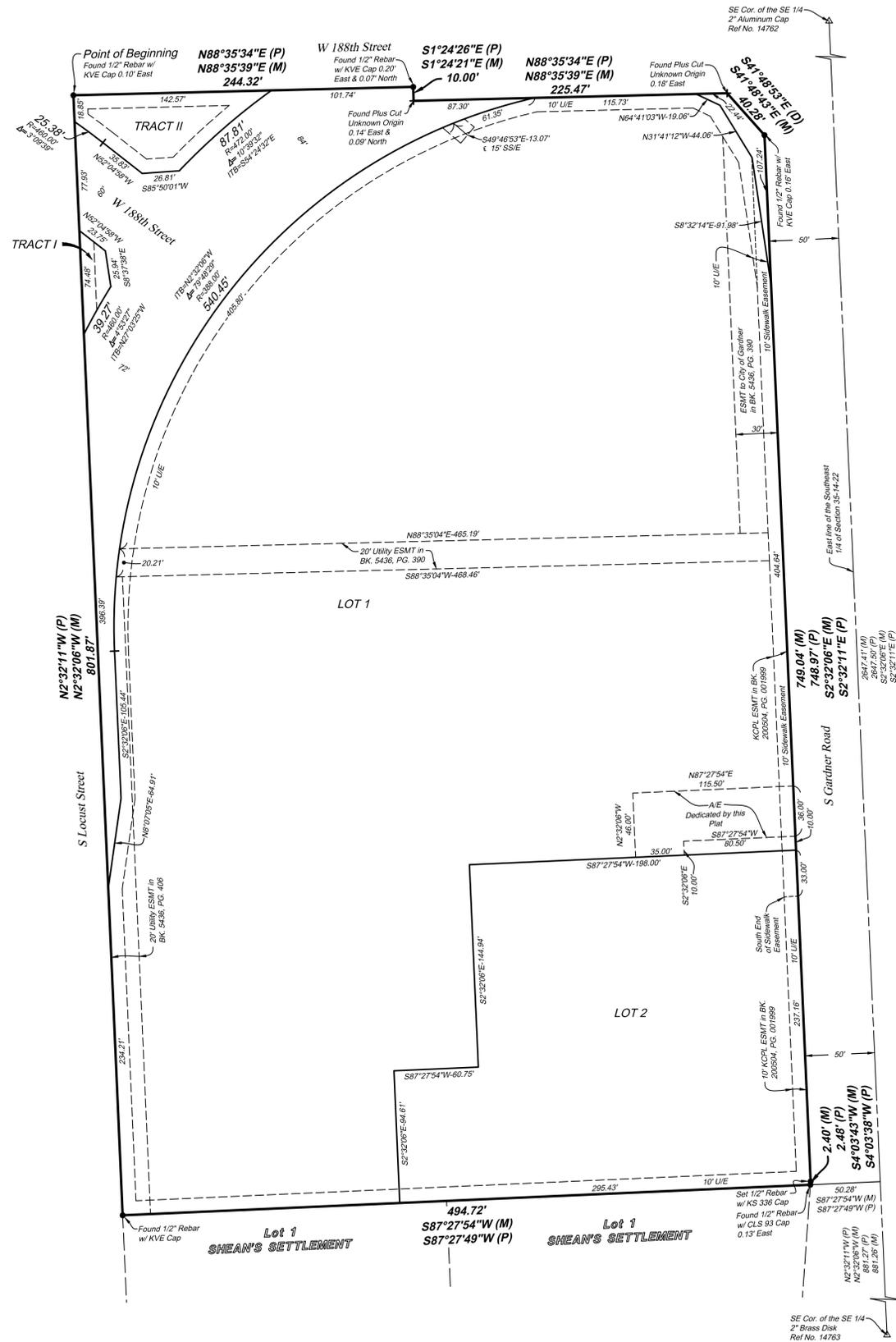
SHEET NUMBER:
L100

STREET / PLANTING / PARKING / OPEN SPACE	REQUIRED ORDINANCE GMC 17.08.030	REQUIRED	PROVIDED
	STREET TREES	ARTERIAL - STANDARD FRONTAGE TYPE - BUFFER EDGE 1 SMALL TREE/50 LF OR 1 MED/LARGE TREE/100 LF	GARDNER RD: 6 TREES W 188TH/S LOCUST: 1080 / 100 = 11 TREES
FOUNDATION PLANTING	FOUNDATION PLANTING ALONG 25% MIN OF STREET FACING FACADES (8' DEEP MIN.) 1 SMALL TREE / 40 LF OF FOUNDATION 1 SHRUB / 10 LF OF FOUNDATION	E FACING: 112.67' X 25 = 22.53 LF 112.67' / 10 = 12 SHRUBS N FACING: 69.83' X 25 = 17.46 LF 69.83' / 10 = 7 SHRUBS 69.83' / 10 = 7 SHRUBS	SHRUB SCREEN ROW & CORNER LANDSCAPE ISLANDS PROPOSED IN LIEU OF FOUNDATION PLANTING TO AVOID CONFLICT WITH PLAZA AREA AND MINIMIZE OVERALL SITE FOOTPRINT. E FACING: 51.66 LF, 2 LG TREES, 40 SHRUBS N FACING: 30.5 LF, 1 LG TREE, 12 SHRUBS
PARKING AREAS	1 MEDIUM/LARGE TREE / 40 SPACES 1 SHRUB / 5 LF STREET PERIMETER 1 M/L TREE / 30 LF STREET PERIMETER	80 SPACES / 40 = 2 TREES W 188TH ST: 148.5' / 5 = 30 SHRUBS 148.5' / 30 = 5 TREES GARDNER: 18.5' / 5 = 4 SHRUBS S LOCUST: 55.5' / 12 = 5 TREES 55.5' / 30 = 2 TREES	INTERNAL PKG ISLANDS: 7 TREES, 181 SHRUBS W 188TH ST: 58 SHRUBS, 5 TREES GARDNER: 8 SHRUBS, 1 TREE S LOCUST: 12 SHRUBS, 2 TREES
OPEN SPACE	C-3: 12% OPEN SPACE 1 TREE / 10,000 SF OPEN SPACE 1 SHRUB / 5,000 SF OPEN SPACE	288,533 X 0.12 = 34,624 SF 1 TREE / 10,000 = 29 TREES 1 SHRUB / 5,000 = 58 SHRUBS	105,913 SF 9 TREES 132 SHRUBS

NOTE: BUFFER LANDSCAPING NOT REQUIRED SINCE ADJACENT PROPERTY IS AT SAME LEVEL

FILE LOCATION: C:\Civil 3D Projects\0294\02-0294_Civil.dwg TAB NAME: Landscape USER: dkh DATE: 3/5/2020 5:02 PM PLOTTED: 3/17/2020 9:47 AM

FINAL PLAT OF QUIKTRIP STORE NO. 0294 REPLAT OF LOTS 5 THRU 8, SHEAN'S CROSSING 2ND PLAT CITY OF GARDNER, JOHNSON COUNTY, KANSAS

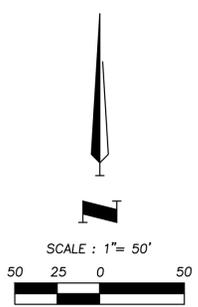


GENERAL NOTE:
Bearing shown hereon are based on the State Plane Coordinate System NAD 1983, Kansas North Zone. CAF=0.999938890.

Error of boundary closure exceeds 1:50,000.

FLOOD NOTE:
Flood lines shown hereon are approximate. This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate map prepared by the Federal Emergency Management Agency's National Flood Insurance Program for the City of Spring Hill, Johnson County, Kansas, Map number 20091C0120G and dated August 3, 2009.

AREAS		
Lot 1	286,686 ± SQ. FT.	6.592 ± ACRES
Lot 2	62,031 ± SQ. FT.	1.424 ± ACRES
Tract I	976 ± SQ. FT.	0.022 ± ACRES
Tract II	5,681 ± SQ. FT.	0.117 ± ACRES
R/W	36,828 ± SQ. FT.	0.845 ± ACRES
Total	391,600 ± SQ. FT.	8.990 ± ACRES



- LEGEND**
- △ = SECTION CORNER MONUMENT
 - = MONUMENT AS NOTED
 - D/E = DRAINAGE EASEMENT
 - A/E = INGRESS/EGRESS EASEMENT
 - U/E = UTILITY EASEMENT
 - SS/E = SANITARY EASEMENT

DESCRIPTION:
This is a survey and subdivision of part of Lots 5 thru 8, SHEAN'S CROSSING 2ND PLAT, a subdivision in the City of Gardner, Johnson County, Kansas, more particularly described as follows:
Beginning at the Northwest corner of said Lot 5; thence N 88° 35' 39" E, along the North line of said Lot 5, a distance of 244.31 feet, to the Northeast corner of said Lot 5; thence S 1° 24' 21" E, along the East line of said Lot 5, a distance of 10.00 feet, to the Northwest corner of said Lot 6; thence N 88° 35' 39" E, along the north line of said Lot 6, a distance of 225.47 feet, to the Northernmost Northeast corner of said Lot 6; thence S 11° 48' 43" E, along said North line, a distance of 40.28 feet, to the Easternmost Northeast corner of said Lot 6; thence S 2° 32' 06" E, along the East line of said Lot 6 and Lot 7, a distance of 749.05 feet, to the Easternmost Southeast corner of said Lot 7; thence S 4° 06' 52" W, along said East line, a distance of 2.38 feet, to the Southernmost Southeast corner; thence S 87° 27' 54" W, along the South line of said Lot 7 and Lot 8, a distance of 494.72 feet, to the Southwest corner of said Lot 8; thence N 2° 32' 06" W, along the West line of said Lot 8 and Lot 5, a distance of 801.86 feet, to the Point of Beginning, containing 391,600± Sq. Ft. or 8.990± Acres.

DEDICATIONS:
The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "QUIKTRIP STORE NO. 0294."
The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as W. 188th Street and S. Locust Street together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares; subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.
The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

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 the plat as "Utility Easement" or "UE" 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 authorized the location, construction, maintenance and use of sidewalks and similar facilities, upon, over, and across these areas outlined and designated hereon as "Sidewalk Easement", is hereby granted to the City for public use.

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 "DE" 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.
An easement or license to lay, construct, maintain, alter, repair, replace and 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 "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

A perpetual easement of access over, under, across, and upon the areas designed as "Cross Access/Parking Easement" or "A/E", is hereby reserved to the undersigned proprietor, its heirs, assigns, etc./ for ingress and egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees. Owners and occupants of adjoining land to the North, South, East, and West of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Cross Access/Parking Easement."

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and 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 assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.
Owner: QuikTrip Corporation, an Oklahoma Corporation (Lot 1 and Lot 2)

Jason Acord, Real Estate Manager
STATE OF)
COUNTY OF) SS

This instrument was acknowledged before me on this ___ day of ____, 2020, the undersigned, a Notary Public in and for said County and State aforesaid, came Jason Acord, of QUIKTRIP CORPORATION, an Oklahoma corporation, Real Estate Manager, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be their free act and deed.

Notary Public My Appointment Expires: _____
Printed Name: _____

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.
Owner: Gardner 188, LLC (Tract I and Tract II)

Gardner 188, LLC
STATE OF)
COUNTY OF) SS

This instrument was acknowledged before me on this ___ day of ____, 2020 by Gardner 188, LLC

Notary Public My Appointment Expires: _____
Printed Name: _____

APPROVED BY, the Planning Commission of the City of Gardner, Kansas, this ___ day of ____, 2020.

Aдриanna Meder, Chair

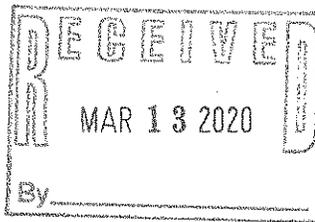
APPROVED BY, the Governing Body of the City of Gardner, Kansas, this ___ day of ____, 2020.

By: _____ ATTEST:
Steve Shute, Mayor Amy Nasta, City Clerk

I hereby certify that the information shown hereon is based on a field survey performed under my supervision on May 2019.

McCLURE ENGINEERING COMPANY
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
(913) 888-7800 WWW.MECRESULTS.COM

DEVELOPER:
QUIKTRIP CORPORATION
5725 FOXBRIDGE DRIVE
MISSION, KANSAS 66202
PHONE NO. 913-905-2035



Business & Economic Development
 Planning Division
 120 E. Main St. Gardner, KS 66030
 P: 913.856.0913 | F: 913.856.4562
 www.gardnerkansas.gov

FINAL PLAT APPLICATION

Pre-App Date	
Fee	\$264 Pd.
File No.	FP-20-05

OWNER INFORMATION

Name(s) Gardner 188 LLC
 Contact John D. Petersen
 Address 900 W 48th Place, Apt 900
 City Kansas City State MO Zip 64112
 Phone 913-234-7405 Email jpetersen@polsinelli.com

APPLICANT/AGENT INFORMATION

Name(s) QuikTrip Corporation
 Contact Erik Eckhart
 Address 5725 Foxridge Drive
 City Mission State KS Zip 66202
 Phone 913-905-2045 Email eekhart@quiktrip.com

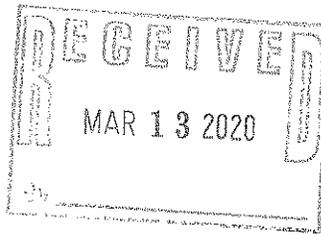
SITE INFORMATION

Property Address/Location SW corner of S Gardner Rd & W 188th Street
 Legal Description (Attach if Necessary) See Attached
 Number of Existing Lots 4 Number of Proposed Lots 2 lots, 2 tracts
 Total Site Area 391,600.33 S.F. Present Zoning C-3
 Number of Existing Structures 0 Present Land Use Vacant Land
 Proposed Street Design Type(s) & Class N/A
 Proposed Type(s) Open & Civic Space Public Street Seating, Lawn Area
 Proposed Frontage Type(s) Buffer Edge
 Proposed Building Types(s) V - B

SIGNATURE

I/We, the undersigned am/are the (owner(s)), duly authorized agent (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s): [Signature] Date 3/12/2020
 _____ Date _____



FINAL PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|--------------------------|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. 10 full sized plans printed and folded |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. 1 copy of existing covenants and restrictions applicable to the development, if any (reference book and page). |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Letter of intent as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> N/A | 7. Final Floodplain modeling using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements). |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> N/A | 10. Development Agreement, if required |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Street tree plan |

FINAL PLAT DOCUMENT REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Date of preparation and/or revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Vicinity map (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. A legal boundary description with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Provide the following sentence after the Legal Description "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name". |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Location of monuments , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances). |
| | | 9. Accurate dimensions for all lines, angles, and curves , used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Platted and unplatted land adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Blocks, lots and tracts identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Note on plat indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Any area within a federally designated floodplain . Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991). |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Stream corridor boundary and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Proposed street right-of-way with dimensions which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Endorsement of the Planning Commission as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Acceptance of Dedication by the Governing Body , as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Signature of Owner , properly attested. |

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys." |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Copies of all pertinent exception documents, or a copy of a current American Land Title Association (ALTA) survey, or both. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Calculation documents containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. A statement on the plat concerning prior easement rights as follows: 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 24. A statement on the plat concerning utility easements as follows: 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. A statement on the plat concerning drainage easements as follows: 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 26. Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use , signed by the owners and all other parties who have a mortgage or lien interest in the property. |

Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.



Signature of Applicant

3/12/2020

Date