AGENDA

Planning Commission Meeting
Tuesday, August 25, 2020
7:00 pm
Gardner City Hall
120 E. Main Street

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 July 28, 2020.

REGULAR AGENDA

1. **COPPER SPRINGS MEADOWS**
   Located southeast corner of W 159th Street and University Park Drive
   a. **PP-20-08**: Consider a preliminary plat for a 168 single-family lot development.

DISCUSSION ITEMS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 856-0945 a minimum of 48 hours prior to the meeting.

PLANNING COMMISSION MEETING
City of Gardner, Kansas
Tuesday, July 28, 2020
7 p.m.

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order at 7:00 p.m. on Tuesday, July 28, 2020, by Chairman Scott Boden.

ROLL CALL

Commissioners present:
Chairman Boden
Commissioner Deaton
Commissioner Ford
Commissioner Hansen
Commissioner McNeer
Commissioner Meder

Staff members present:
Robert Case, Chief Planner
Katherine Geist, Planner
Kristie Hatley, Planning Technician
Matt Wolff, Director of Finance

There were 3 members of the public in attendance.

CONSENT AGENDA

1. **Approval of the minutes as written for the meeting on June 23, 2020.**

   Motion made by Meder to move the minutes to the regular agenda, seconded by Ford.

   Motion passed 6-0.

REGULAR AGENDA

1. Commissioner Meder asked for a clarification on the minutes from the June 23, 2020 meeting about the discussion on the Prairie Trace final plats and development plans. She wanted a confirmation that the landscape was added on those plans for both the Estates and Meadows, as was discussed.

Mr. Bob Case, Chief Planner, replied he did add those items as additional conditions.

Motion made by Meder to approve the minutes, seconded by Hansen.

Motion passed 6-0

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2. **PRAIRIEBROOKE VILLAS**
   Located north of intersection of Pratt Street and 174th Street, along the east side of Kill Creek Road
   a. **FDP-20-04**: Consider a final development plan for a 20 multi-family lot development.

Mr. Robert Case, Planner, announced a correction to the staff report regarding the current zoning and land use for the property. The report should read as RP-3, not RP-2.

He proceeded to present the final development plan following the information in the staff report. Zoned RP-3, this property is approximately 14 acres. The final development plan consists of 20 lots totaling 7.34 acres, 2.22 acres of ROW, and 4.46 acres of open space on two Tracts. There are 76 total dwelling units with 18, 4-unit townhomes and 2, 2-unit ADA accessible duplexes. Lots 8 and 10 are designed for the Duplex building type, and all other lots are designed for the Row House building type. The street type is Local-Neighborhood and the Open and Civic Space type is Trail/Greenway. The proposed frontage type is Buffer Edge. Staff has found this project meets the intent of the Comprehensive Plan by providing connectivity, open space and neighborhood character. It is in compliance with the Land Development Code with the exception of the approved deviations from the Preliminary Development Plan. All technical reviews have been submitted, reviewed and approved by the City and all utilities are available to the site. The applicant has submitted a permit to the U.S. Army Corps of Engineers requesting relocation of the existing streambed. This permit is still under review and this submittal is contingent on approval of the permit. Staff has recommended approval of FDP-20-04 with the conditions outlined below.

COMMISSION DISSCUSSION:

Hansen asked if the moving of a streambed is common for the approval of a development and if it is a barrier.

Mr. Case replied it rarely occurs and the applicant submitted it to the U.S. Army Corps of Engineers in hopes that new rule changes would take place, which did. This application is more likely to be approved with these new rule changes but if it is not, the applicant will need to go back to the preliminary development plan stage to redesign their development.

Motion made after review of application FDP-20-04, a final development plan for Prairiebrooke Villas, and final development plans dated July 17, 2020, and staff report dated July 28, 2020, the Planning Commission approves the application provided the following conditions are met:

1. **Final Plat shall be reviewed, approved, and recorded with the County prior to the issuance of a building permit.**
2. **Construction plans and public improvement plans shall be submitted and approved prior to the issuance of a building permit**
3. **Approval of streambed relocation permit from the U.S. Army Corps of Engineers.**

Motion by McNeer and seconded by Ford.

Motion passed 6-0.

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3. **BRECKENWOOD CREEK, 1ST PLAT**
   Located at the northern terminus of both Kill Creek Road and W 172nd Street and north of 171st Street
   a. **FP-20-07**: Consider a final plat for a 33 lot single-family subdivision.

Prior to his presentation, Mr. Case made two corrections to dates on the recommended motion, these being July 28, 2020 on the staff report and June 12, 2020 on the final plat. Also, the current zoning on this site is R-2, not R-1.

He then presented the information found in the staff report for this project, a final plat for the 33 lot, single-family subdivision. It includes 6.6 acres of a larger 38.6 acres single family development that is located approximately 0.4 miles north of 175th Street along Kill Creek Road, north of the Gardner Municipal Airport, and adjacent to St John's Highlands II subdivision. Both Kill Creek Road and 172nd Street terminate at the property boundaries. It has been rezoned numerous times in the past. Plans were shown for the proposed road network with future connections to Madison constructed in a later phase. All utilities are available to the site and similar to some of the transportation network improvements, once this development connects the water and electric lines from the existing developments to the west and east it will allow greater efficiencies through a looped utility system. Utility easements are being provided with this plat, except that the utility easements will be in front of lots 2-19. This allows the preservation of the natural tree line on the north property boundary, and creates a natural buffer from the rear of the lots to the proposed continuation of the east-west collector Madison Street.

Staff found this final plat has consistent block patterns with existing development and achieves the intent of the code to minimize the number of lots accessing collector streets. It is in substantial compliance with the preliminary plat and Land Development Code. This plat is consistent with established goals and policies of the City with no deviations requested. Excise tax will be levied since it has been platted in the past. The infill development promotes future development on adjacent property and will provide more direct access to the high school, and spread the traffic load along multiple routes. Staff recommends approval of FP-20-07.

Mr. Todd Allenbrand, Payne and Brockway Engineers, represented the developers and stated he was present to answer any Commission questions.

COMMISSION DISSCUSSION:

Meder asked what the phasing plan was for the parcel to the east that would connect Madison and would truly impact the traffic load from the high school.

Mr. Allenbrand replied they were following the phasing on the preliminary plan phase two that would be to the west. Phase three would be to the east with either phase three or phase four including Madison. The developer worked with the City in attempting to construct Madison in an earlier phase but could not come to an agreement in the financing. He said if the City wanted to start the conversations again he felt the developer would be interested in seeing if further progress could be made.

Meder said she understood the challenge of continuing Madison over the existing creek and appreciated having a developer willing to construct it.

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Mr. Allenbrand stated it was a very expensive section of street that included the cost of building a large five-cell box culvert. The developers believe the sale of some of the lots will provide money to apply to the later phases and the box culvert. He said the cost of the road did not work out financially for either the developer or the City even though they would like to have included Madison in the first phase. He reiterated they would be open to changing the phasing should the City be interested.

Chairman Boden commented he was happy to see Madison eventually get completed and also appreciated when a developer works to keep the tree lines.

Motion made after review of application number FP-20-07, a final plat for Breckenwood Creek, 1st Plat, located at the northern terminus of both Kill Creek Road and 172nd Street and north of 171st Street, Parcel ID CF221422-2007, based on review of a staff report date July 28, 2020 and a final plat dated June 12, 2020, the Planning Commission approves the application with the following conditions:

1. **Prior to the recording of the final plat, excise tax shall be paid to the City; and**
2. **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.**

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

Motion by Ford and seconded by McNeer.

Motion passed 6-0.

4. **CAPITAL IMPROVEMENT PROGRAM (CIP)**
   Conformance of CIP with Comprehensive Plan

Mr. Matt Wolff, Director of Finance, gave an overview of the CIP and followed with the conformance report and staff recommendation. According to Kansas statute, the Planning Commission must review any public improvement construction, a new public facility or utility improvement to make sure it is in conformance with the Comprehensive Plan. The key components of the CIP are:

- Identifies needs;
- Determines costs;
- Prioritizes capital requests; and
- Develops financing strategies.

The capital budget is an approved budget for capital projects. This month, the City Council will be approving the 2021 capital budget and conditionally approving the 2022 capital budget. The Capital Improvement Program (CIP) is a five-year program that identifies all of the major capital projects coming up in the near future that will need financing and the Capital Improvement Element (CIE) is a 20-year outlook studying growth patterns in the community, determining where development might occur and making sure the

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infrastructure will be there to support it.

He presented a list of the capital improvements in conformance with the Comprehensive Plan. He highlighted two projects that were on the list that have included changes. The first was the Gardner Road Bridge over I-35 with the second phase of the improvements for the I-35 and Gardner Rd. Interchange. This was originally schedule in the 10 year CIP schedule, but was moved up due to securing approximately $6 million in KDOT funding. The other project, the new South Wastewater Treatment Plant, is essentially the same project as the Wastewater Treatment Plant Expansion that was scheduled for 2032. The community continues to grow rapidly moving up the need for additional wastewater capacity. This project will help provide sewer service to the south side of I-35. He then presented a short list of projects in conformance with the Comprehensive Plan that are not specifically mentioned in the Plan such as the Main Street reconstruction from Sycamore to Old 56 Highway in 2021. KDOT has provided about $3 million in grants to the City towards this needed project. Some other projects include the Quail Meadows Trail (2020), Grata water infrastructure (2020) and Cedar Niles to Clare Rd overhead power line (2021). Staff recommends the Planning Commission find the proposed 2020-2024 Capital Improvement Program in general conformance with the Comprehensive Plan.

COMMISSION DISSCUSSION:

Ford asked for clarifications if the I-35 and Gardner Road interchange and the Gardner Road Bridge project were basically one in the same project and if the Bridge was being moved to 2021 from 2022.

Mr. Wolff replied the I-35 to Gardner Road interchange design was occurring in 2020 and the design of the Bridge would occur in 2021 with its construction in 2022. KDOT funding allowed the project to move up on the schedule.

Motion made to find the proposed 2020-2024 Capital Improvement Program in general conformance with the Comprehensive Plan.

Motion by Meder and seconded by McNeer.

Motion passed 6-0.

DISCUSSION ITEMS

No items discussed.

ADJOURNMENT

Motion to adjourn made by Ford and seconded by McNeer.

Motion passed 6-0.

Meeting adjourned at 7:40 pm.

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PLANNING COMMISSION STAFF REPORT **REGULAR ITEM NO. 1**
MEETING DATE: AUGUST 25, 2020
PREPARED BY: ROBERT CASE, PLANNER

PROJECT NUMBER / TITLE: PP-20-08 for Copper Springs Meadows

PROCESS INFORMATION

Type of Request: Preliminary Plat
Date Received: July 10, 2020

APPLICATION INFORMATION

Applicant: Todd Allenbrand, Payne & Brockway, P.A.
Owner: Martens Family Enterprises, Inc.
Parcel ID: CF221413-3007 & CF221413-3008
Location: Part of the Northeast Quarter of Section 13, Township 14 South, Range 22 East; containing approximately 55 acres at the Southeast corner of W 159th Street and University Park Drive.

REQUESTED ACTION

The applicant has requested approval of a preliminary plat for the Copper Springs Meadows, a 168 lot and 3 tract subdivision.

EXISTING ZONING AND LAND USE

Currently the property is zoned R-1 (Single-Family Residential) and current land use is vacant parcels.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
County RUR (Rural, Agricultural uses and Single-Family dwellings) District	Vacant property
East of subject property	
A (Agricultural) District	Vacant property
South of subject property	
RP-3 (Planned Garden Apartment) District	Tallgrass Apartments
West of subject property	
R-1 (Single-Family Residential) District	Copper Springs Subdivision

EXISTING CONDITIONS

Currently the subject property is not platted and undeveloped. The property is bound on the north by W 159th Street and on the south by the University Park Addition No. 1 and location of the Tallgrass Apartments development. It will be accessed mainly by the extension of University Drive. All utilities are available to this site and will be serviced by the City of Gardner utilities and Johnson County sanitary sewers.

BACKGROUND / HISTORY

The site for the proposed development was annexed into the City of Gardner on September 2003 (Ordinance No. 2068). Currently, the property is not in use. At the time the property was annexed into the City, it had a County zoning designation as A (Agricultural uses) and was subsequently rezoned to R-1 (Single-Family Residential) district on January 2004 (Ordinance No. 2085).

CONSISTENCY WITH COMPREHENSIVE PLAN

The *City of Gardner 2014 Comprehensive Plan* identifies this parcel for low-density residential future land use, described as "areas primarily consist of detached single family and duplex housing. These "New Residential Growth Areas" include undeveloped land that provides a "clean slate" for future residential development. The Comprehensive Plan addresses these growth areas as having three major components that help to ensure the community's goals of providing high

quality neighborhoods that satisfy demand for a broad type of housing. These goals are; neighborhood character, connectivity, and open space preservation & conservation design. The design and layout the applicant is proposing is consistent with the goals of the Comprehensive Plan.

STAFF ANALYSIS - PRELIMINARY PLAT

17.03.020 (D1) Review Criteria:

1. 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 application is in accordance with the Comprehensive Plan with regard to the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles of the plan. The applicant is proposing a preliminary plat for 168 lots and 3 tracts, with a linear park/trail, and right-of-way dedication on approximately 55 acres. Properties directly adjacent to the development are primarily single-family residential and multi-family. The Comprehensive Plan also calls for plans in the "New Residential Growth" areas to implement a sidewalk/trail infill program that includes pedestrian through-access, connecting residential subdivisions through footpaths and trails. This subdivisions will be providing cross connectivity with the Tallgrass and University Park neighborhoods to the south and west.*

2. 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: *The plat meets the site design standards regarding lot size minimum, block length, cul-de-sac length and easements. The plan complies with the requirements of the Gardner Land Development Code in that the blocks and lots proposed can meet all development and site design standards. The development is proposed to be a Detached House - Suburban building type for single-family residential, with a Suburban Yard frontage design type.*

3. 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 are five (5) phases proposed for this plat, starting with the northern section and then continuing south until the subdivision is fully developed.*

4. 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 Plans and Transportation Impact study have not yet been approved. This will be a condition of approval.*

5. 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 plat application will not deter any existing or future development on adjacent property. The adjacent property is mainly developed with single-family residential which is what is planned for this property and is consistent with the comprehensive plan.*

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

Staff Comment*: This application does not impede the construction of planned or future public infrastructure. This project will connect incomplete streets in the area and provide more options for people access 159th and University Park Drive.*

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

Staff Comment*: Staff recommends approval of the preliminary plat of Copper Springs Meadowse with conditions outlined below.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

ELECTRIC – Electric is currently installed both to the north and south of the subject property and is to be extended into the project from there.

SANITARY SEWER – The subject property is within the Johnson County sanitary sewer service area. Sanitary sewer service will be extended throughout the subdivision by a gravity system that flows to the north and will be treated at the County's waste water treatment facility.

STORM WATER
Two stormwater detention ponds have been integrated into the project. A Stormwater Management Plan has not been revised based on the request of the Public Works Department. This will be a condition of approval.

ROADWAY NETWORK; VEHICULAR ACCESS; SIDEWALKS
Internal road networks within the subject property will connect to 159th Street to the north and with University Park Drive Street to the west.

FIRE SERVICE
Johnson County Fire District #1, has requested that certain design considerations be taken on the traffic calming island that is planned for the intersection of W 162nd Terrace and Gretna Street. We will address these when the final plat is submitted for phase XI of this project.

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.

ATTACHMENTS

I. Preliminary Plat
II. Application

RECOMMENDATION

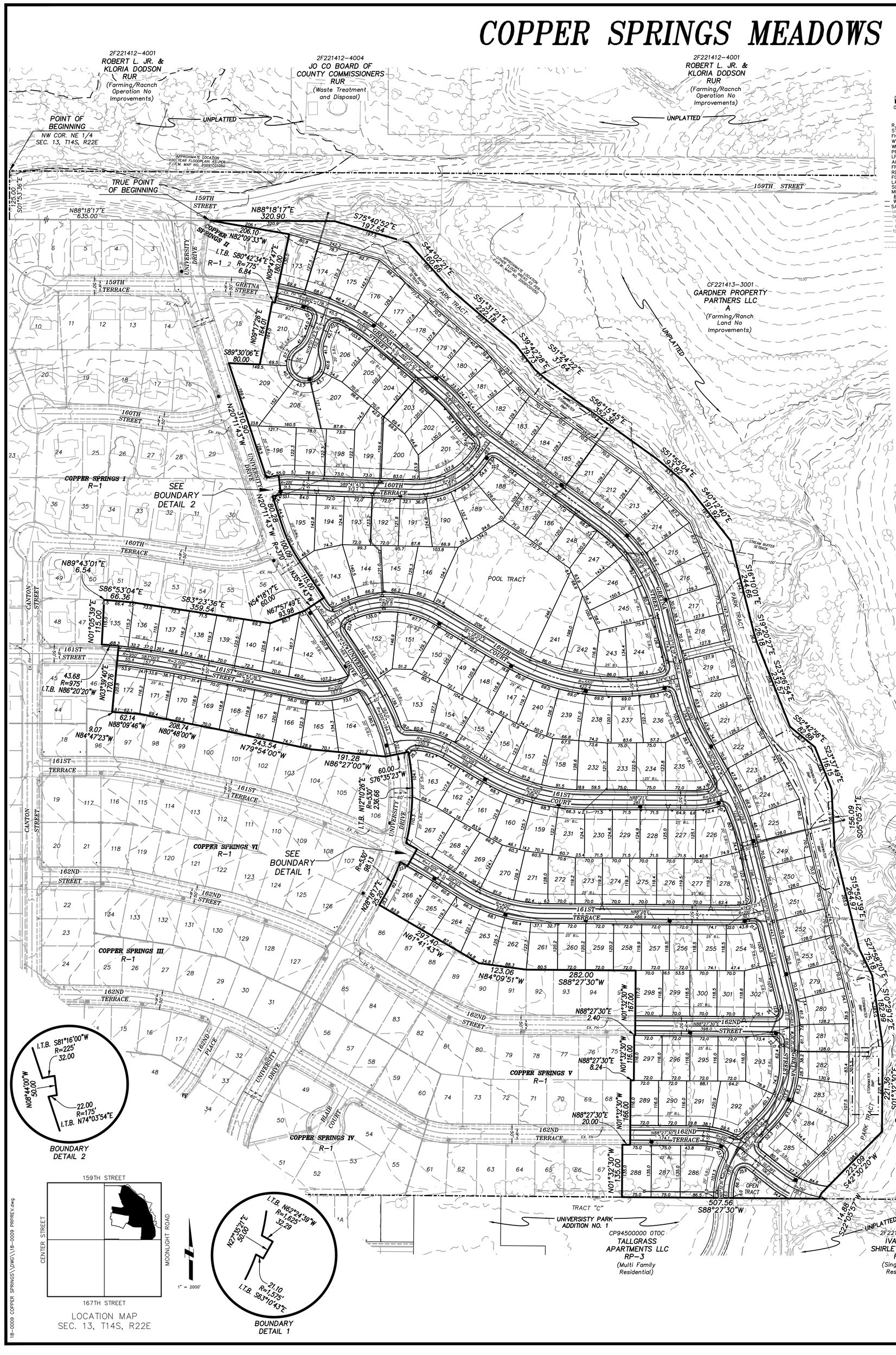
Staff recommends approval of the preliminary plat for Copper Springs Meadows with the conditions outlined below in the recommended motion section.

Recommended Motion:

After review of case PP-20-08, a preliminary plat for Copper Springs Meadows, Tax Ids CF221413-3007 & CF221413-3008, located at the southeast intersection of W 159th Street and University Park Drive and preliminary plat dated July 10th, and staff report dated August 25, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Approval of a Stormwater Management Plan and Traffic Impact Study by the Public Works Department.

COPPER SPRINGS MEADOWS



LOCATION MAP
SEC. 13, T14S, R22E

18-0009 COPPER SPRINGS\DWG\18-0009 PRPREV.dwg

NORTH
1" = 100'
0 50 100 200

R/W	DENOTES RIGHT-OF-WAY
ST	DENOTES SIGN POST
FH	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
AC	DENOTES AC UNIT ON CONC PAD
FF	DENOTES FINISHED FLOOR ELEVATION
RD	DENOTES ROOF DRAIN
FO	DENOTES FIBER OPTICS
LA	DENOTES LANDSCAPE AREA
SCV	DENOTES SPRINKLER CONTROL VALVE
MH	DENOTES MANHOLE
&	DENOTES HANDICAP PARKING SPACE
W	DENOTES WATER LINE
SAN	DENOTES SANITARY SEWER LINE
UGE	DENOTES UNDERGROUND POWER LINE
OHP	DENOTES OVERHEAD POWER LINE
T	DENOTES UNDERGROUND TELEPHONE LINE
G	DENOTES UNDERGROUND GAS LINE
TCL	DENOTES UNDERGROUND STREET LIGHT LINE
	DENOTES EXISTING CONTOURS
	DENOTES EXISTING BUILDING LINE
	DENOTES OVERHANG

PROJECT SUMMARY:

EXISTING ZONING	R-1
AREA	54.902 ACRES
LOTS	168
DENSITY	3.06 LOTS PER ACRE
TRACTS	3
FRONT SETBACKS	AS SHOWN ON PLAN
SIDE SETBACKS	AS SHOWN ON PLAN
SIDEYARD SETBACKS	7' MINIMUM
REARYARD SETBACKS	25' MINIMUM

STREET TYPES

UNIVERSITY DRIVE	COLLECTOR – NEIGHBORHOOD
162ND TERRACE EAST OF GRETNA STREET	COLLECTOR – NEIGHBORHOOD
ALL OTHER STREETS	LOCAL – NEIGHBORHOOD
BUILDING TYPE	DETACHED HOUSE – SUBURBAN
FRONTAGE TYPE	SUBURBAN
OPEN AND CIVIC SPACE TYPE	TRAIL/GREENWAY
OPEN SPACE REQ. BASED ON 10% OF THE SITE:	5.490 ACRES
OPEN SPACE SHOWN	6.983 ACRES OR 13% OF THE SITE

DENOTES PROPOSED CURB
DENOTES PROPOSED 5' SIDEWALK
DENOTES PROPOSED STORM

DENOTES PROPOSED SANITARY
DENOTES PROPOSED WATERLINE
DENOTES PROPOSED FIRE HYDRANT
DENOTES PROPOSED LIGHT POLE
DENOTES PROPOSED STORMWATER BMP BOUNDARY
DENOTES EXISTING CURB
DENOTES EXISTING SIDEWALK
DENOTES EXISTING STORM
DENOTES EXISTING SANITARY
DENOTES EXISTING WATERLINE
DENOTES EXISTING FIRE HYDRANT
DENOTES EXISTING LIGHT POLE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/12/20	CITY COMMENTS	CTA

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA
135	8,311 Sq.Ft.	159	9,447 Sq.Ft.	183	9,048 Sq.Ft.	207	14,704 Sq.Ft.	231	9,417 Sq.Ft.	255	8,781 Sq.Ft.	279	8,961 Sq.Ft.
136	8,170 Sq.Ft.	160	9,602 Sq.Ft.	184	9,048 Sq.Ft.	208	12,210 Sq.Ft.	232	9,417 Sq.Ft.	256	8,532 Sq.Ft.	280	10,199 Sq.Ft.
137	8,187 Sq.Ft.	161	9,028 Sq.Ft.	185	9,048 Sq.Ft.	209	16,396 Sq.Ft.	233	9,141 Sq.Ft.	257	8,581 Sq.Ft.	281	9,100 Sq.Ft.
138	8,300 Sq.Ft.	162	8,365 Sq.Ft.	186	8,520 Sq.Ft.	210	14,116 Sq.Ft.	234	9,239 Sq.Ft.	258	8,649 Sq.Ft.	282	9,649 Sq.Ft.
139	8,462 Sq.Ft.	163	12,597 Sq.Ft.	187	8,520 Sq.Ft.	211	9,048 Sq.Ft.	235	12,718 Sq.Ft.	259	8,651 Sq.Ft.	283	11,867 Sq.Ft.
140	8,778 Sq.Ft.	164	15,304 Sq.Ft.	188	11,297 Sq.Ft.	212	9,159 Sq.Ft.	236	11,839 Sq.Ft.	260	8,652 Sq.Ft.	284	12,055 Sq.Ft.
141	10,272 Sq.Ft.	165	10,223 Sq.Ft.	189	11,129 Sq.Ft.	213	9,640 Sq.Ft.	237	9,182 Sq.Ft.	261	9,058 Sq.Ft.	285	11,043 Sq.Ft.
142	15,269 Sq.Ft.	166	8,703 Sq.Ft.	190	11,225 Sq.Ft.	214	9,962 Sq.Ft.	238	9,158 Sq.Ft.	262	9,610 Sq.Ft.	286	12,838 Sq.Ft.
143	14,415 Sq.Ft.	167	8,420 Sq.Ft.	191	9,503 Sq.Ft.	215	9,960 Sq.Ft.	239	9,539 Sq.Ft.	263	9,927 Sq.Ft.	287	10,125 Sq.Ft.
144	10,509 Sq.Ft.	168	8,350 Sq.Ft.	192	8,823 Sq.Ft.	216	9,634 Sq.Ft.	240	9,437 Sq.Ft.	264	9,266 Sq.Ft.	288	10,125 Sq.Ft.
145	9,790 Sq.Ft.	169	8,318 Sq.Ft.	193	8,915 Sq.Ft.	217	9,325 Sq.Ft.	241	15,141 Sq.Ft.	265	8,723 Sq.Ft.	289	8,352 Sq.Ft.
146	11,394 Sq.Ft.	170	8,382 Sq.Ft.	194	9,620 Sq.Ft.	218	8,954 Sq.Ft.	242	11,693 Sq.Ft.	266	10,831 Sq.Ft.	290	8,352 Sq.Ft.
147	8,933 Sq.Ft.	171	8,289 Sq.Ft.	195	13,146 Sq.Ft.	219	8,954 Sq.Ft.	243	9,575 Sq.Ft.	267	11,454 Sq.Ft.	291	9,107 Sq.Ft.
148	8,678 Sq.Ft.	172	8,880 Sq.Ft.	196	12,222 Sq.Ft.	220	9,635 Sq.Ft.	244	12,169 Sq.Ft.	268	8,476 Sq.Ft.	292	14,425 Sq.Ft.
149	8,851 Sq.Ft.	173	9,647 Sq.Ft.	197	9,534 Sq.Ft.	221	9,328 Sq.Ft.	245	10,892 Sq.Ft.	269	8,926 Sq.Ft.	293	11,399 Sq.Ft.
150	9,155 Sq.Ft.	174	9,429 Sq.Ft.	198	8,918 Sq.Ft.	222	8,837 Sq.Ft.	246	10,940 Sq.Ft.	270	9,669 Sq.Ft.	294	8,352 Sq.Ft.
151	11,108 Sq.Ft.	175	10,154 Sq.Ft.	199	11,875 Sq.Ft.	223	9,037 Sq.Ft.	247	10,081 Sq.Ft.	271	9,707 Sq.Ft.	295	8,352 Sq.Ft.
152	15,100 Sq.Ft.	176	10,330 Sq.Ft.	200	11,237 Sq.Ft.	224	9,789 Sq.Ft.	248	8,546 Sq.Ft.	272	8,652 Sq.Ft.	296	8,352 Sq.Ft.
153	17,613 Sq.Ft.	177	9,330 Sq.Ft.	201	12,145 Sq.Ft.	225	9,665 Sq.Ft.	249	8,961 Sq.Ft.	273	8,345 Sq.Ft.	297	8,352 Sq.Ft.
154	10,229 Sq.Ft.	178	8,949 Sq.Ft.	202	9,264 Sq.Ft.	226	12,285 Sq.Ft.	250	8,961 Sq.Ft.	274	8,349 Sq.Ft.	298	8,236 Sq.Ft.
155	8,969 Sq.Ft.	179	8,949 Sq.Ft.	203	8,488 Sq.Ft.	227	8,937 Sq.Ft.	251	8,961 Sq.Ft.	275	8,354 Sq.Ft.	299	8,301 Sq.Ft.
156	9,557 Sq.Ft.	180	9,432 Sq.Ft.	204	8,513 Sq.Ft.	228	8,932 Sq.Ft.	252	8,961 Sq.Ft.	276	8,359 Sq.Ft.	300	8,303 Sq.Ft.
157	9,883 Sq.Ft.	181	9,432 Sq.Ft.	205	8,588 Sq.Ft.	229	8,926 Sq.Ft.	253	8,961 Sq.Ft.	277	8,364 Sq.Ft.	301	8,303 Sq.Ft.
158	9,981 Sq.Ft.	182	9,965 Sq.Ft.	206	12,034 Sq.Ft.	230	8,921 Sq.Ft.	254	10,931 Sq.Ft.	278	11,644 Sq.Ft.	302	9,682 Sq.Ft.

POOL TRACT: 71,956 Sq.Ft.
PARK TRACT: 226,057 Sq.Ft.
OPEN TRACT: 6,187 Sq.Ft.

LEGAL DESCRIPTION:

Part of the NE 1/4 of Section 13, T14S, R22E of the Sixth Principal Meridian, in the City of Gardner, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 of Section 13, T14S, R22E of the Sixth Principal Meridian, in the City of Gardner, Johnson County, Kansas; thence S 01°53'36" E, along the West line of said NE 1/4, a distance of 125.00 feet to the Northwest corner of COPPER SPRINGS, a subdivision in the City of Gardner, Johnson County, Kansas, said point also being the Northwest corner of Lot 7, COPPER SPRINGS; thence N 88°18'17" E, along the North line of said COPPER SPRINGS and also along the North line of COPPER SPRINGS II, a subdivision in the City of Gardner, Johnson County, Kansas and also along the South right-of-way line of 159th Street, as now established, a distance of 635.00 feet to the Northwest corner of Lot 2, COPPER SPRINGS II, said point also being the TRUE POINT OF BEGINNING; thence continuing N 88°18'17" E, along the South right-of-way line of said 159th Street, a distance of 320.90 feet; thence S 75°40'52" E a distance of 197.54 feet; thence S 44°02'21" E a distance of 160.66 feet; thence S 51°31'21" E a distance of 222.18 feet; thence S 39°42'28" E a distance of 79.73 feet; thence S 51°24'22" E a distance of 37.64 feet; thence S 56°15'45" E a distance of 352.36 feet; thence S 51°55'04" E a distance of 93.82 feet; thence S 40°12'40" E a distance of 191.92 feet; thence S 16°10'01" E a distance of 244.66 feet; thence S 19°20'27" E a distance of 26.18 feet; thence S 23°26'54" E a distance of 232.57 feet; thence S 52°42'56" E a distance of 82.88 feet; thence S 23°37'49" E a distance of 116.15 feet; thence S 05°05'21" E a distance of 156.09 feet; thence S 15°52'39" E a distance of 264.97 feet; thence S 27°58'20" E a distance of 75.18 feet; thence S 10°29'12" E a distance of 182.99 feet; thence S 01°32'30" E a distance of 221.36 feet; thence S 42°30'20" W a distance of 223.09 feet; thence S 22°05'57" W a distance of 14.88 feet to a point on the South line of said NE 1/4; thence S 88°27'30" W, along the South line of said NE 1/4, a distance of 507.56 feet to the Southeast corner of Lot 67, COPPER SPRINGS V, a subdivision in the City of Gardner, Johnson County, Kansas; thence N 01°32'30" W, along the East line of said Lot 67, a distance of 135.00 feet to the Northeast corner of said Lot 67, said corner also being on the South right-of-way line of 162nd Terrace, as platted; thence N 88°27'30" E, along the South right-of-way line of said 162nd Terrace, a distance of 20.00 feet; thence N 01°32'30" W, along the East line of Lot 68, COPPER SPRINGS V and its extension thereof, a distance of 166.00 feet to the Northeast corner of said Lot 68; thence N 88°27'30" E, along the South line of Lot 75, COPPER SPRINGS V, a distance of 8.24 feet to the Southeast corner of said Lot 75; thence N 01°32'30" W, along the East line of said Lot 75, a distance of 116.00 feet to the Northeast corner of said Lot 75, said corner also being on the South right-of-way line of 162nd Street, as platted; thence N 88°27'30" E, along the South right-of-way line of said 162nd Street, a distance of 2.40 feet; thence N 01°32'30" W, along the East line of Lot 95, COPPER SPRINGS V and its extension thereof, a distance of 167.00 feet to the Northeast corner of said Lot 95; thence S 88°27'30" W, along the North line of Lots 95 through 92, COPPER SPRINGS V, a distance of 282.00 feet to the Northwest corner of said Lot 92; thence N 84°09'51" W, along the Northerly line of Lots 91 and 90, COPPER SPRINGS V, a distance of 123.06 feet to the Northwest corner of said Lot 90; thence N 61°41'43" W, along the Northeasterly line of Lots 89 through 86, COPPER SPRINGS V, a distance of 297.40 feet to the North corner of said Lot 86, said corner also being on the Easterly right-of-way line of University Drive, as platted; thence N 28°18'17" E, along the Easterly right-of-way line of said University Drive, a distance of 25.20 feet; thence Northeasterly, continuing along the Easterly right-of-way line of said University Drive, on a curve to the left having a radius of 530.00 feet, for a distance of 98.13 feet to a corner on the Southerly right-of-way line of 161st Terrace, as platted; thence Southeasterly, along the Southerly right-of-way line of said 161st Terrace, on a curve to the right having an initial tangent bearing of S 63°10'43" E and a radius of 1,575.00 feet, for a distance of 21.10 feet; thence N 27°35'21" E a distance of 50.00 feet to a point on the Northerly right-of-way line of said 161st Terrace; thence Northwesterly, along the Northerly right-of-way line of said 161st Terrace, on a curve to the left having an initial tangent bearing of N 62°24'39" W and a radius of 1,625.00 feet, for a distance of 32.29 feet to a corner on the Easterly right-of-way line of said University Drive; thence Northerly, along the Easterly right-of-way line of said University Drive, on a curve to the left having an initial tangent bearing of N 12°10'26" E and a radius of 530.00 feet, for a distance of 236.66 feet; thence S 76°35'23" W a distance of 60.00 feet to a point on the Westerly right-of-way line of said University Drive, said point also being on the Northeast corner of Lot 106, COPPER SPRINGS VI, a subdivision in the City of Gardner, Johnson County, Kansas; thence N 88°27'00" W, along the Northerly line of Lots 106 through 104, COPPER SPRINGS VI, a distance of 191.28 feet to the Northwest corner of said Lot 104; thence N 79°54'00" W, along the Northerly line of Lots 103 through 100, COPPER SPRINGS VI, a distance of 243.54 feet to a corner on the Northerly line of said Lot 100; thence N 80°48'00" W, along the Northerly line of Lots 100 through 97, COPPER SPRINGS VI, a distance of 208.74 feet to a corner on the Northerly line of said Lot 97; thence N 88°09'46" W, along the Northerly line of said Lot 97, a distance of 62.14 feet to the Northwest corner of said Lot 97; thence N 84°47'23" W, along the Northerly line of Lot 96, COPPER SPRINGS VI, a distance of 9.07 feet to the Southeast corner of Lot 46, COPPER SPRINGS; thence N 03°39'40" E, along the East line of said Lot 46 and its extension thereof, a distance of 170.76 feet to a point on the Northerly right-of-way line of 161st Street, as platted; thence Westerly, along the Northerly right-of-way line of said 161st Street, on a curve to the right having an initial tangent bearing of N 86°20'20" W and a radius of 975.00 feet, for a distance of 43.68 feet to the Southeast corner of Lot 47, COPPER SPRINGS; thence N 01°05'39" E, along the East line of said Lot 47, a distance of 115.00 feet to the Northeast corner of said Lot 47; thence N 89°43'01" E, along the South line of Lot 50, COPPER SPRINGS, a distance of 6.54 feet to the Southeast corner of said Lot 50; thence S 86°53'04" E, along the South line of Lot 51, COPPER SPRINGS, a distance of 66.36 feet to the Southeast corner of said Lot 51; thence S 83°23'36" E, along the Southerly line of Lots 52 through 56, COPPER SPRINGS, a distance of 359.54 feet to a corner on the Southerly line of said Lot 56; thence N 67°57'49" E, along the Southeasterly line of said Lot 56, a distance of 93.98 feet to the East corner of said Lot 56, said corner also being on the Westerly right-of-way line of University Drive; thence N 54°18'17" E a distance of 60.00 feet to a point on the Easterly right-of-way line of said University Drive; thence N 35°41'43" W, along the Easterly right-of-way line of said University Drive, a distance of 115.00 feet; thence Northerly, continuing along the Easterly right-of-way line of said University Drive, on a curve to the right having a radius of 370.00 feet, for a distance of 100.09 feet; thence N 20°11'43" W, continuing along the Easterly right-of-way line of said University Drive, a distance of 80.28 feet to a point on the Southerly right-of-way line of 160th Terrace, as platted; thence Easterly, along the Southerly right-of-way line of said 160th Terrace, on a curve to the right having an initial tangent bearing of N 74°03'54" E and a radius of 175.00 feet, for a distance of 22.00 feet; thence N 08°44'00" W a distance of 50.00 feet to a point on the Northerly right-of-way line of said 160th Terrace; thence Westerly, along the Northerly right-of-way line of said 160th Terrace, on a curve to the left having an initial tangent bearing of S 81°16'00" W and a radius of 225.00 feet, for a distance of 32.00 feet to a point on the Easterly right-of-way line of said University Drive; thence N 20°11'43" W, along the Easterly right-of-way line of said University Drive, a distance of 310.90 feet to the Southwest corner of Lot 15, COPPER SPRINGS; thence S 89°30'06" E, along the South line of said Lot 15, a distance of 80.00 feet to the Southeast corner of said Lot 15; thence N 09°17'26" E, along the Easterly line of said Lot 15, a distance of 164.01 feet to the Northeast corner of said Lot 15, said corner also being on the Southerly right-of-way line of Gretna Street, as platted; thence Easterly, along the Southerly right-of-way line of said Gretna Street, on a curve to the right having an initial tangent bearing of S 80°42'34" E and a radius of 775.00 feet, for a distance of 6.84 feet; thence N 09°47'47" E, along the Easterly line of Lot 1, COPPER SPRINGS and its extension thereof, a distance of 180.00 feet to the Northeast corner of said Lot 1; thence N 82°09'33" W, along the Northerly line of Lot 1, COPPER SPRINGS and Lot 2, COPPER SPRINGS II, a distance of 206.10 feet to the TRUE POINT OF BEGINNING, containing 54.90184 acres, more or less.

PROJECT NOTES:

THIS PLAT IS BEING SUBMITTED TO GAIN APPROVAL TO CONSTRUCT A SINGLE-FAMILY DEVELOPMENT ON THE SUBJECT PROPERTY.

THE TOPOGRAPHY WAS SUPPLIED BY PAYNE AND BROCKWAY FIELD DATA/RECORDS AND JOHNSON COUNTY AIMS (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON KANSAS STATE PLANE NORTH/USGS DATUM NAD83 AND NAVD88.

ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY, IN ACCORDANCE WITH CITY OF GARDNER REQUIREMENTS AND STANDARDS.

ALL APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AND ALONG RIGTS-OF-WAY IN ACCORDANCE WITH CITY OF GARDNER REQUIRED WIDTHS. THE EASEMENTS WILL BE DEFINED AT TIME OF FINAL PLATTING.

ALL OTHER SIDEWALKS WILL BE 5FT IN WIDTH.

ALL SIDEWALKS WILL BE CONCRETE, EXCEPT HAS DEFINED OTHERWISE.

AS PER GARDNER'S MUNICIPAL CODE SEC. 14.01.308C, WHEN IT APPLIES TO THE FUTURE PLATS, A STREAM CORRIDOR MAINTENANCE AGREEMENT WILL BE SUBMITTED. HOWEVER, ALL LOTS WITHIN THE COPPER SPRINGS PLATS AS WELL AS THE COPPER SPRINGS HOMES ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE STREAM CORRIDORS.

ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE COPPER SPRINGS HOMES ASSOCIATION

ACCORDING TO F.I.R.M. MAP NO. 20091C0105G JOHNSON COUNTY, KANSAS, DATED AUGUST 3, 2009, THE SITE IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed By: Martens Family Enterprises, Inc.
c/o Philip W. Martens
19000 W 158th Street, Suite C
Olathe, Kansas 66062
913-723-2276

Date Prepared: July 10, 2020

COPPER SPRINGS REVISED PRELIMINARY PLAT

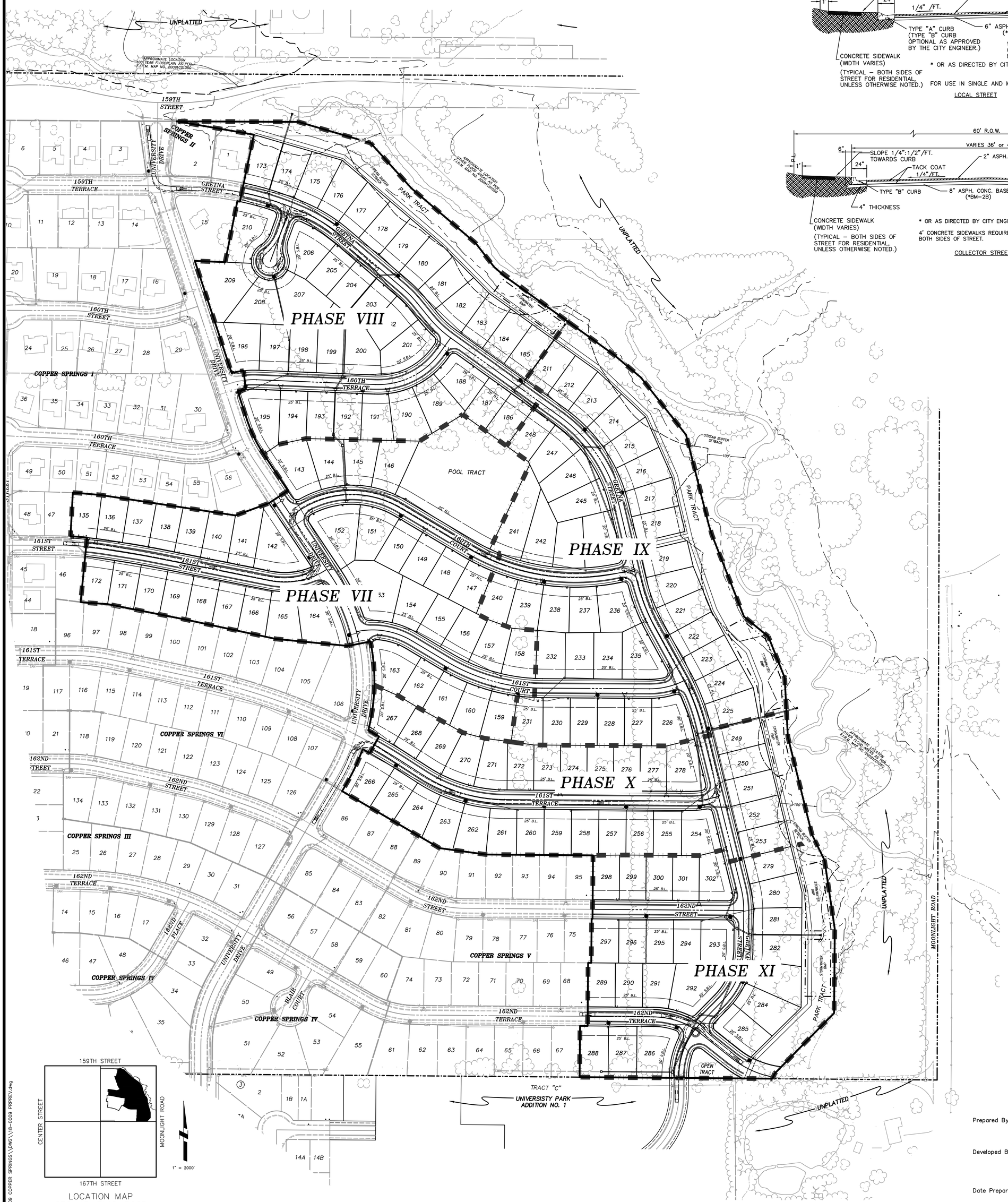
COPPER SPRINGS MEADOWS
PT. NE 1/4 SEC. 13, T14S, R22E

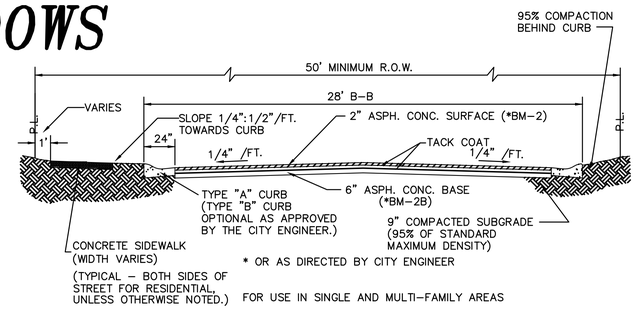
Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
426 SOUTH KANSAS AVE. OLATHE, KANSAS 66061
PH: 913.782.4800 FAX: 913.782.0907
WWW.PAYNE-BROCKWAY.COM

DATE	SCALE	SHEET	OF
7/10/20	100	1	2

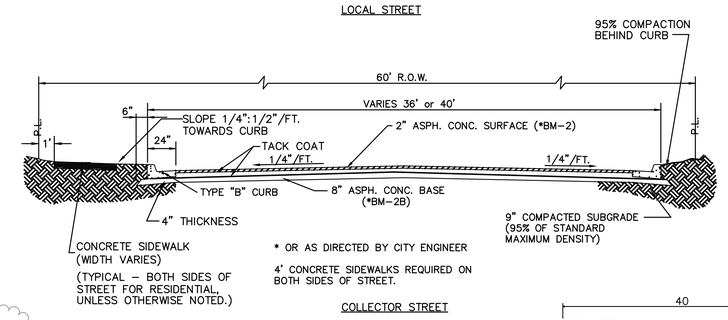
COPPER SPRINGS MEADOWS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/12/20	CITY COMMENTS	CTA

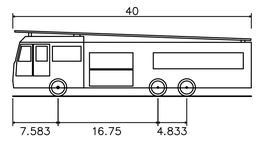




LOCAL STREET



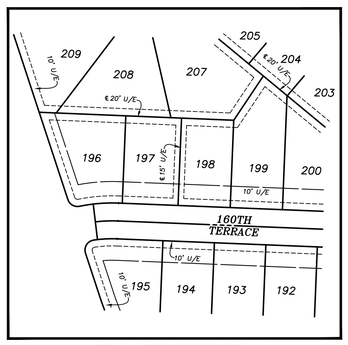
COLLECTOR STREET



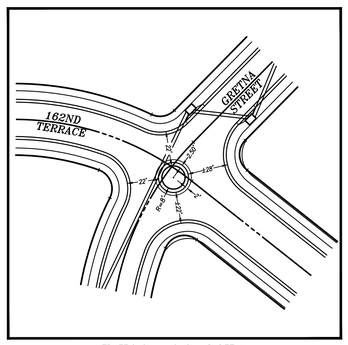
E-ONE HP100 Aerial

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

N.T.S.



TYPICAL UTILITY EASEMENT DETAIL
SANITARY SEWER AND DRAINAGE EASEMENTS WILL MET REQUIRED GARDNER'S MUNICIPAL CODE WIDTHS



TRAFFIC CALMING ISLAND DETAIL

LOCATION MAP
SEC. 13, T14S, R22E

1" = 2000'

NORTH
1" = 100'
0 50 100 200

R/W	DENOTES RIGHT-OF-WAY
ST	DENOTES SIGN POST
FH	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
AC	DENOTES AC UNIT ON CONC PAD
FF	DENOTES FINISHED FLOOR ELEVATION
RD	DENOTES ROOF DRAIN
FO	DENOTES FIBER OPTICS
LA	DENOTES LANDSCAPE AREA
SCV	DENOTES SPRINKLER CONTROL VALVE
MH	DENOTES MANHOLE
♿	DENOTES HANDICAP PARKING SPACE
— W —	DENOTES WATER LINE
— SAN —	DENOTES SANITARY SEWER LINE
— UGE —	DENOTES UNDERGROUND POWER LINE
— OHP —	DENOTES OVERHEAD POWER LINE
— T —	DENOTES UNDERGROUND TELEPHONE LINE
— G —	DENOTES UNDERGROUND GAS LINE
— TCL —	DENOTES UNDERGROUND STREET LIGHT LINE
—	DENOTES EXISTING CONTOURS
—	DENOTES EXISTING BUILDING LINE
— — —	DENOTES OVERHANG

PHASE	LOTS
VII	38
VIII	38
IX	38
X	30
XI	24

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed By: Martens Family Enterprises, Inc.
c/o Philip W. Martens
19000 W 158th Street, Suite C
Olathe, Kansas 66062
913-723-2276

Date Prepared: July 10, 2020

PHASING PLAN, VEHICULAR TRACKING PLAN & EASEMENT DETAIL

COPPER SPRINGS MEADOWS
PT. NE 1/4 SEC. 13, T14S, R22E

Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
426 SOUTH KANSAS AVE. OLATHE, KANSAS 66061
PH: 913.782.4800 FAX: 913.782.0907
WWW.PAYNE-BROCKWAY.COM

DATE	SCALE	SHEET	OF
7/10/20	100	2	2

18-0009 COPPER SPRINGS\DWG\18-0009 PRPREV.dwg

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

PRELIMINARY PLAT APPLICATION

Pre-App Date _____
Fee _____
File No. _____

OWNER INFORMATION

Name(s) Martens Family Enterprises, Inc.
Contact Phil Martens
Address 19000 W 158th Street Suite C
City Olathe State KS Zip 66062
Phone 913-732-2276 Email mfeikc1@gmail.com

APPLICANT/AGENT INFORMATION

Name(s) Payne & Brockway, P.A.
Contact Todd Allenbrand
Address 426 S Kansas Avenue
City Olathe State KS Zip 66061
Phone 913-782-4800 Email todda@payne-brockway.com

SITE INFORMATION

Property Address/Location University Drive and 159th Terrace
Legal Description (Attach If Necessary) See attached
Number of Existing Lots 0 Number of Proposed Lots 168
Total Site Area 54.902 acres Present Zoning R-1
Number of Existing Structures 0 Present Land Use Single
Proposed Street Design Type(s) & Class Local & Collector - Neighborhood
Proposed Type(s) Open & Civic Space Trail/Greenway
Proposed Frontage Type(s) Suburban
Proposed Building Types(s) Detached House - Suburban

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): C. Phil Martens Date 7/10/20

_____ Date _____

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PRELIMINARY PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

Yes	No	
☑	☐	1. **Complete application packet**
☑	☐	2. **Application fee**
☑	☐	3. **10 complete sets of full sized plans printed and folded**
☑	☐	4. **Digital copies (PDF) of the completed application, plans, and legal description**
☑	☐	5. **1 copy of existing covenants and restrictions** applicable to the development, if any (reference book and page).
☑	☐	6. **Letter of intent** as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider.
☐	☑	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).
☑	☐	8. **Preliminary Stormwater Management Plan** (2 printed and 1 digital copy)
☐	☑	9. **Preliminary Traffic Assessment** See Access Management Code. (2 printed and 1 digital copy)

PRELIMINARY PLAT REQUIREMENTS

☑	☐	1. **Name of subdivision** (unique and numerically consistent and the words "PRELIMINARY PLAT," prominently displayed as the title.)
☑	☐	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.).
☑	☐	3. **Date of preparation** of preliminary plat and/or revisions.
☑	☐	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.)
☑	☐	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.
☑	☐	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.
☑	☐	7. **Boundary lines** of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).
☑	☐	8. **All public streets** within the plat conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications.
☑	☐	9. **Building setback lines** along public and private streets with dimensions in feet.

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Yes	No	
☑	☐	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
☑	☐	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.
☑	☐	12. **Note on plat** indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts.
☑	☐	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.
☑	☐	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.
☑	☐	15. **Location of existing buildings** and structures within 200 feet of the plat.
☐	☐	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.
☑	☐	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.
☑	☐	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.
☑	☐	19. **Proposed sidewalks** and/or trail locations including proposed widths.
☑	☐	20. **Proposed utilities,** including approximate location of sanitary sewer, water main, street lights, storm sewer, detention and treatment facilities.
☑	☐	21. **Existing and proposed easements** with dimensions. Existing easements shall be labeled with book and page number.
☑	☐	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).
☑	☐	23. **Stream corridor boundary** and dimensions.
☐	☑	24. **Intersection site distance analysis.**
☑	☐	25. **Copies of all pertinent exception documents**, or a copy of a current American Land Title Association (ALTA) survey, or both.

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

7) No floodplain modeling was prepared, see stormwater study for details. 9) Not applicable, the street layout and lot configurations aren't changing substantially from the original approve preliminary. 24) Intersection sight distance will be shown on the landscape plan.

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.

C. [illegible] 7/10/20

Signature of Applicant Date

GARDNER KANSAS

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

OWNER AFFIDAVIT

I/WE Philip Martens, President of MARTENS FAMILY ENTERPRISES, INC., hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 20, 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 Payne & Brockway, P.A. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding 54.902 acres at University Drive and 159th Terrace (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 of 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.

Philip Martens, President of
Martens Family Enterprises, INC

Owner

STATE OF KANSAS

COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me on this 7th day of July, 20 20, by Philip Martens, President of MARTENS FAMILY ENTERPRISES, INC.

My Commission Expires:

Notary Public

LINDA GERBER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 5/16/23

18-0009