



City of Bonner Springs

KANSAS

Tuesday, April 16, 2024

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 7:00 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 7:00 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of minutes from the March 19, 2024 meeting.

- | | |
|----------------|--|
| Action | Approve, Amend or Deny the minnutes as presented. |
| Recommendation | Staff recommends approval of the minutes as presented. |
| Documents: | |
| 1. | PC Minutes 3.19.24 draft |

UNFINISHED BUSINESS

NEW BUSINESS

1. Final Plat - Sandstone Townhomes - FP-02-24

- | | |
|----------------|---|
| Action | Approve, Amend or Deny the final plat with staff stipulations |
| Recommendation | Staff recommends the plat be approved with those stipulations listed within the report. |
| Documents: | |
| 1. | Sandstone Townhomes - FP-02-24 - Final Plat |
| 2. | A-05-02R - Acceptance of PFPI |
| 3. | Sandstone Townhomes - Final Plat |

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

ADJOURNMENT

Memorandum

Date: April 16, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Approval of minutes from the March 19, 2024 meeting.

Recommendation: Staff recommends approval of the minutes as presented.

Action: Approve, Amend or Deny the minnutes as presented.

Background: Minutes are attached

Discussion: NA

Financial Impact: NA

MINUTES – 3.19.2024 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, March 19, 2024 – Regular Meeting – 7:00 p.m.

=====

1. **CALL TO ORDER** meeting called to order by Chair Gebauer at 7:00p.m.

ROLL CALL

Planning Commissioners Present: Lloyd Mesmer, Vice-Chair Larry Clark, Nick Perica, Jason Cruse, Paul Zeps, Sherri Neff, Chair Greg Gebauer, Jason Cruze (arrived late)

Absent –

Quorum Established

Staff Present: Mark Lee, Community Development Director

CONSENT AGENDA

2. Approval of Minutes of February 20,2024 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions.

Motion to **APPROVE** the Consent Agenda was made by Commissioner Mesmer and seconded by Vice-Chair Clark.

Chair Gebauer called for a vote.

AYE – Mesmer, Perica, Clark, Cruse, Neff, Zeps, and Gebauer

NAY – None

MOTION PASSED 7 – 0

UNFINISHED BUSINESS

3. None

NEW BUSINESS

4. **PUBLIC HEARING - Rezoning – BSRZ-01-24 - 13230 Riverview Avenue – Consider a request** to rezone a portion of the property from its current zoning of RR (Rural Residential District) to GR (General Residential District). In order to create a new parcel that adheres to the Unified Development Ordinance.

Chair Gebauer called for the Staff's report.

Staff explained the project, it's location and the applicants wish for the property. Staff stated they tried several different layouts but could not get any of them to adhere to the requirements of the UDO. Staff further discussed the dimensions of the parcel and that it would need to increase in size above the minimum depth in order to adhere to the requirement of one (1) acre minimum for septic systems.

Vice-chair Clark made a motion to **OPEN** the Public Hearing, Commissioner Zeps **SECONDED**, the hearing was opened at 7:03pm.

Chair Gebauer asked if there were any members of the public wishing to speak in favor of the item. The applicant spoke about his intentions with the property and how it was not exactly what he had wanted but understood that it had to meet the requirements.

Commissioner Zeps asked if a survey would be required, staff stated that yes; in order for the rezoning to take effect, the parcel must be surveyed and a Minor Plat be completed. This was placed within staff recommendations for approval.

Being none, Chair Gebauer asked if there were any members of the public wishing to speak against the item; there were none.

Chair Gebauer asked if there were any further questions, being none Chair Gebauer called for a MOTION to close the public hearing. Commissioner Mesmer made a motion to **CLOSE** the Public Hearing; Commissioner Zeps **SECONDED** the motion. The Public Hearing was closed at 7:06pm.

With no further discussion, Chair Gebauer called for a MOTION. Vice-chair Clark made a motion to **APPROVE** the requested rezoning with staff's recommendations; Commissioner Mesmer **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Bombardier, Clark, Perica, Neff, Zeps and Gebauer

NAY – None

MOTION PASSED 7-0

5. PUBLIC HEARING - Special Use Permit - SUP-01-24 - Country Stampede – Consider a request for a Special Use Permit – the applicant is requesting to host a multi-day music festival that will allow for overnight camping within specified areas of the Azura Amphitheater site and the Agricultural Hall of Fame property.

Chair Gebauer called for the Staff's report.

Staff explained the project, it's location and the applicant's request. Staff stated the applicant had received letters of consent from the Ag hall of Fame and the Unified Government. Staff stated they have worked with emergency services and other departments to ensure the event would go well. Staff furthermore stated that the current regulations allow for camping to occur on private property for no longer than 48 hours and that an Ordinance change was being brought before the Governing Body that would allow for camping to occur for no longer than 72 hours.

Vice-chair Clark made a motion to **OPEN** the Public Hearing, Commissioner Perica **SECONDED**, the hearing was opened at 7:09pm.

Chair Gebauer asked if there were any members of the public wishing to speak in favor of the item.

David Hurrlebrink – Chairman of the Ag Hall of Fame Board – spoke in favor of the event and the proposed camping. He spoke of the meetings that they have attended with all parties involved. He stated this is the first time we have done anything like this and hope it will not be the last.

Chair Gebauer asked if there were any members of the public wishing to speak against the item; there were none.

Chair Gebauer asked if there were any further questions, Vice-Chair Clark asked what the USD 204 property designation was on the map they provided. Staff explained that there was a piece of property (less than an acre) that is owned by the School District. The concert promoters had not noticed this and did not have consent from them to utilize the property.

Commissioner Bombardier asked if this is just one event annually or multiple. Staff stated that with this request the Special Use Permit would be valid only for the 2024 edition of Country Stampede. Staff wanted to make certain that nothing else would need addressed or changed in order to hold future Country Stampede's.

Chair Gebauer asked that if this request is approved and the timeframe for camping is extended, then there would not be a need for them to come back before the Planning Commission. Staff stated no, the only thing that the Ordinance does is extend the timeframe in which you can camp on private property but they would still need to come back for approval to allow camping.

Staff further stated that if things go off without a hitch, then the next request could be approved for five years or another timeframe.

Chair Gebauer asked if there were any comments from the applicant or any further questions; being none Chair Gebauer called for a MOTION to close the public hearing. Commissioner Zeps made a motion to **CLOSE** the Public Hearing; Commissioner Bombardier **SECONDED** the motion. The Public Hearing was closed at 7:14pm.

With no further discussion, Chair Gebauer called for a MOTION. Commissioner Zeps made a motion to **APPROVE** the requested rezoning with staff's recommendations; Vice-Chair Clark **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Bombardier, Clark, Perica, Neff, Zeps, Cruse and Gebauer

NAY – None

MOTION PASSED 8 - 0

6. PUBLIC HEARING – Special Use Permit – SUP-02-24 – Ad Trend, Inc. – Consider a request for an amendment to a SUP-05-23 – the applicant is seeking an amendment to a previously approved special use permit – the request is to allow for the alteration of a recently approved billboard from a static display to a digital format that will allow for more advertising and automatic scrolling.

Chair Gebauer called for the Staff's report.

Staff explained the project, it's location and the applicant's request. Staff stated the applicant is currently operating under SUP-05-23 allowing for an approved billboard, the request is to digitize said billboard to provide for more advertising space.

Vice-chair Clark made a motion to **OPEN** the Public Hearing, Commissioner Perica **SECONDED**, the hearing was opened at 7:18pm.

Staff stated that the applicants were in the audience if they had any specific questions of them.

Chair Gebauer asked if there were any members of the public wishing to speak in favor of the item; being none. Chair Gebauer asked if there were any members of the public wishing to speak against the item; there were none.

Staff stated that there are two letters of support included in the packets; one from the Bonner Springs-Edwardsville Chamber of Commerce and one from the Bonner Springs Economic Development Coordinator.

Commissioner Zeps asked if the only reason they need the Special Use Permit was in order to have a digital billboard, staff stated they need an SUP in order to have a billboard, the amendment to that existing SUP is to allow for the digitization.

Chair Gebauer asked if there were any questions of the applicant, there were none; Chair Gebauer asked if the applicant had any questions. Jim Boeh (Ad Trend Inc.) thanked the Commissioners for working with them, he stated that allowing this digital billboard will only provide more advertising space for local businesses.

Chair Gebauer asked if there were any further questions; being none Chair Gebauer called for a MOTION to close the public hearing. Commissioner Zeps made a motion to **CLOSE** the Public Hearing; Vice-Chair Clark **SECONDED** the motion. The Public Hearing was closed at 7:20pm.

With no further discussion, Chair Gebauer called for a MOTION. Commissioner Zeps made a motion to **APPROVE** the requested rezoning with staff's recommendations; Commissioner Perica **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Bombardier, Clark, Perica, Neff, Zeps, Cruse and Gebauer

NAY – None

MOTION PASSED 8-0

7. Appointment of Larissa Phillips, Community Development Department Administrative Assistant to the role of Planning Commission Secretary.

Staff stated it is becoming increasingly difficult to conduct a meaningful and informative meeting while fulfilling the duties of Planning Commission Secretary and Community Development Director. Staff would like to request the Commissioners accept his nomination for the position of Planning Commission Secretary.

Staff recommends that Larissa Phillips, the Community Development Department Administrative Assistant be appointed as the Commission Secretary.

Staff informed the Commission that it is an action item and would require a vote.

There was some light-hearted discussion between the Commissioners and Community Development Director regarding this appointment.

Chair Gebauer called for a MOTION, Vice-Chair Clark asked what the motion would look like, staff stated that it would be similar to the following – The Planning Commission of Bonner Springs appoints Larissa Phillips to the position of Planning Commission Secretary.

Vice-Chair Clark made the MOTION to **APPOINT** Larissa Phillips the Planning Commission Secretary, Commissioner Perica **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Bombardier, Clark, Perica, Neff, Zeps, Cruse and Gebauer

NAY – None

MOTION PASSED 8-0

8. Open Agenda

None at this time

9. Community Development Directors Report

Thursday March 21, The Lamar Johnson Collaborative – consultant group working on our Downtown Masterplan will be at the Library from 1:00pm to 5:00pm conducting public outreach

April meeting agenda items –

Variance request for 401 Lake Forest Drive – applicant wishes to construct a garage that will encroach into the setback

Request to vacate an easement on the 120 Oak property

The final plat for Sandstone Townhomes

10. ADJOURNMENT

Chair Gebauer adjourned the meeting at 7:36pm.

DRAFT

Memorandum

Date: April 16, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Final Plat - Sandstone Townhomes - FP-02-24

Recommendation: Staff recommends the plat be approved with those stipulations listed within the report.

Action: Approve, Amend or Deny the final plat with staff stipulations

Background: The Sandstone Townhomes preliminary plat was presented as part of the rezoning for this property in 2021. Construction of the public and private improvements are nearly complete if not complete and construction of townhomes has begun. The proposed final plat area is directly east of Kansas Highway 7 (N. 130th Street), north of the current Feldman Farm and Home store and south of State Avenue (24/40). The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels, the Azura Amphitheater and Wyandotte County Park. The plat has been reviewed by staff, the City Engineer and appropriate members of the Unified Government Staff.

The proposed plat will subdivide the property into twenty-two (22) lots; laying out individual parcels for the 140 proposed attached townhomes and greenspace for the development.

All review comments from city staff, as well as the Unified Government have been addressed.

The proposed plat will not change any lots or parcels outside of the proposed plat area.

Discussion: Staff's report is attached.

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

FP-02-24

Final Plat

Topic: **Consider a Final Plat-** Consider a Final Plat for Sandstone Townhomes; 546 N. 130th Street.

Narrative:

The Sandstone Townhomes preliminary plat was presented as part of the rezoning for this property in 2021. Construction of the public and private improvements are nearly complete if not complete and construction of townhomes has begun. The proposed final plat area is directly east of Kansas Highway 7 (N. 130th Street), north of the current Feldman Farm and Home store and south of State Avenue (24/40). The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels, the Azura Amphitheater and Wyandotte County Park. The plat has been reviewed by staff, the City Engineer and appropriate members of the Unified Government Staff.

The proposed plat will subdivide the property into twenty-two (22) lots; laying out individual parcels for the 140 proposed attached townhomes and greenspace for the development.

All review comments from city staff, as well as the Unified Government have been addressed.

The proposed plat will not change any lots or parcels outside of the proposed plat area.

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends that the Planning Commission approve the Final Plat for the Sandstone Townhomes with the stipulations listed in the Staff report.

Attachments:

Staff Report (5pgs)

Aerial Image (1pg)

Copy of Administrative Policy; A-05-02R (2pgs)

Copy of Final Plat (1pg)

FINAL PLAT FOR SANDSTONE TOWNHOMES – REQUEST FOR APPROVAL OF THE FINAL PLAT.

MEETING DATE: April 16, 2024
REPORT WRITTEN: April 1, 2024

APPLICANT:
Richmond Circle Partnership
1227 E. 119th Street, Suite 100
Grandview MO 64030

SURVEYOR/ENGINEER:
Allenbrand-Drews & Associates, Inc.
122 N. Water Street
Olathe KS 66061

REQUEST:
The applicant is requesting approval of a final plat comprised of twenty-two (22) lots.

ZONING:
The property is currently zoned “MR – Mixed Residential”.

SURROUNDING ZONING:
North RR (Rural Residential) – vacant land
South HC (Highway Commercial) – Feldman’s Farm and Home
East RR (Rural Residential) – Ag Hall of Fame
West None – Kansas Highway 7

BACKGROUND:
The Sandstone Townhomes preliminary plat was presented as part of the rezoning for this property in 2021. Construction of the public and private improvements are nearly complete if not complete and construction of townhomes has begun. The proposed final plat area is directly east of Kansas Highway 7 (N. 130th Street), north of the current Feldman Farm and Home store and south of State Avenue (24/40). The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels, the Azura Amphitheater and Wyandotte County Park. The plat has been reviewed by staff, the City Engineer and appropriate members of the Unified Government Staff.

All review comments from city staff, as well as the Unified Government have been addressed.

The proposed plat will subdivide the property into twenty-two (22) lots; laying out individual parcels for the 140 proposed attached townhomes and greenspace for the development.

The proposed plat will not change any lots or parcels outside of the proposed plat area.



The typical preliminary and final plat procedures are being utilized for this application. The purpose of a Final Plat is to:

- a. Confirm the dimensions, Access, and orientation of Lots established by a proposed subdivision are compliant with all standards of this Chapter 3. Subdivision Regulations and Chapter 2 Zoning Regulations above;
- b. Ensure required Improvements, including Right-of-Ways and public utilities such as water, wastewater, and stormwater facilities, are adequately located and installed to serve the proposed Lots;
- c. Provide the City with a means of accepting all required Right-of-Ways, Easements, and dedication of property as may be required by these regulations; and
- d. Provide a document to record the approved subdivision of property with the County.

Traffic Impact

Additional traffic will be created by the proposed final plat. The increase in traffic created by the new development area has been taken into account. A Traffic Impact Study was prepared, submitted and reviewed by the City Engineer, KDOT and all other respective parties. These groups gave their support and approval of the TIS.

Stormwater Management

Stormwater Management facilities have been constructed with the approval of the Sandstone Townhome site development. The drainage study submitted by the applicants' engineers was reviewed by our City Engineer and approved.

Parkland Fee:

Per the City's fee schedule, the park fee for each parcel or dwelling unit is \$500 each and is collected at the time of building permit issuance.

Utilities

New utilities will be proposed with the subject plat. As part of the final plat the following utility easements shall be required:

- 10' utility easement proposed along all road frontages.
- 10' & 15' utility and drainage easements along all rear property lines of the proposed lots.
- 15' utility easements shall be required to be split equally between the two properties when necessary.

Utility providers have been notified of the final plat and are being given an opportunity to comment.

Unified Development Ordinance Requirements

The items to be submitted with and included on the final plat per the UDO have been met or will be required via review comments prior to obtaining approval signatures.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Sandstone Townhomes with the stipulations listed below.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of the Sandstone Townhomes, with the following stipulations:

1. Any remaining comments made by the Wyandotte County Surveyor, City Engineer and Staff shall be addressed prior to the filing of the Final Plat.
2. All construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning – ***item completed.***
3. Once construction of the public infrastructure is completed, a set of drawings shall be submitted they shall be stamped “As-Built” or “Record” drawings shall be submitted to the City as a record copy.
4. A Parkland Fee of \$500.00 shall be collected at the time of building permit issuance for each Parcel or dwelling unit.
5. The Final Plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to the City for recording.
6. All Privately Financed Public Infrastructure shall be constructed and installed per the agreement and shall be inspected and approved by city staff.
7. A final walk-through inspection of the development shall be conducted per Section 3.02.D.3
8. A Maintenance Bond shall be submitted by the subdivider as defined in Section 3.02.D.4 and Administrative Policy; A-05-02R – Acceptance of Privately-funded Public Improvements.
9. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

CITY OF BONNER SPRINGS
POLICY MEMORANDUM

Type Policy	Administrative
Policy #	A-05-02R

Subject	Acceptance of Privately-funded Public Improvements (PFPI)
Date Adopted	24 March 2005
Date Amended	18 November 2011
Purpose	To provide procedures and requirements for the acceptance of privately funded public improvements.

1. Requirements for Acceptance of Public Improvements

- The owner/general contractor of a site/subdivision that has installed all public improvements, in accordance with the approved plans and specifications, shall notify the City Planner when they are ready for acceptance. The City Planner or City Engineer shall ensure that this requirement is known at the time of the pre-construction meeting.
- The owner/general contractor shall provide two (2) paper copies and one (1) digital copy of the "Record Drawings" prior to scheduling the final inspection to the City Planner.
- The City Clerk will verify to the City Planner that all fees and costs associated with the development have been paid.
- If the site had the Building Official or other representative onsite during construction, that person/firm shall review and sign off on both sets of "Record Drawings" that all public improvements were constructed in accordance with approved plans and specifications. The "Record Drawings" shall be forwarded to the City Engineer for final acceptance and returned to the City Planner for distribution to the appropriate departments.
- If City Departments are responsible for inspections, then each Department Head shall certify in writing to the City Planner that all public improvements were constructed in accordance with approved plans and specifications.
- For improvements on separate, individual lots, associated only with a building permit, the Building Official shall not issue a Certificate of Occupancy until all required public improvements are completed and meet adopted City standards and specifications.

2. Initial/Acceptance Inspection of Public Improvements

- The City Planner, upon notification by the owner/general contractor that all public improvements are complete and ready for inspection, shall ensure he or she is in receipt of all required certifications and shall then coordinate required final inspections by the appropriate staff, including:
 - a. City Planner
 - b. City Engineer
 - c. Municipal Utilities Manager
 - d. Public Works Director

- e. Other staff as appropriate
- At the date coordinated by the City Planner, the appropriate staff shall inspect all public improvements and report the status of their inspection, in writing, to the City Planner.
 - f. The City Planner shall report any deficiencies to the owner/general contractor and coordinate for a follow-up inspection by staff to ensure all deficiencies have been corrected.
 - g. The City Planner shall be provided all required maintenance bonds by the owner/general contractor, if not previously submitted.

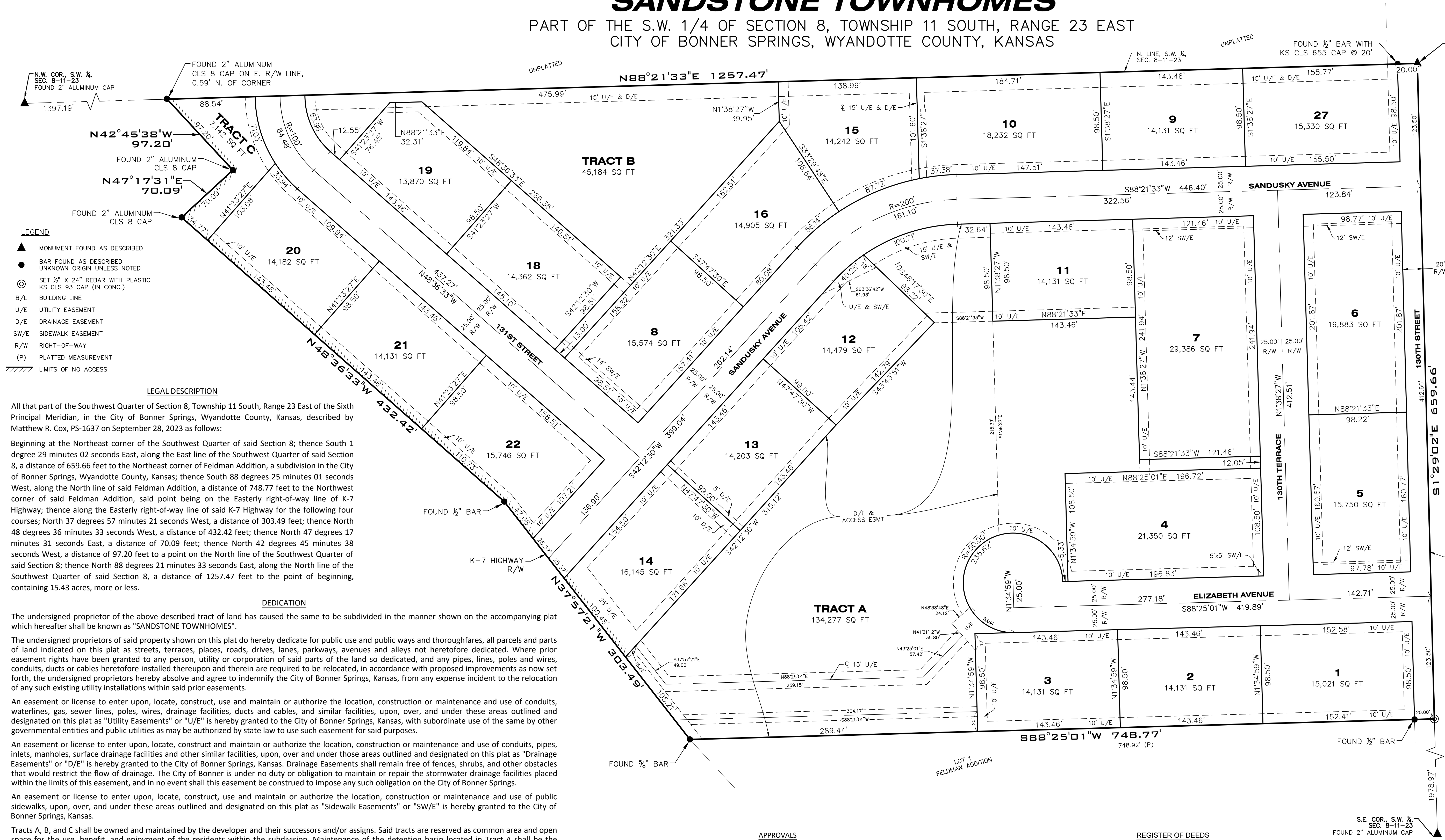
3. Acceptance of Public Improvements by the Governing Body

- The City Planner shall prepare a staff report for the Governing Body reporting the results of the staff's final inspection with an appropriate recommendation for the Governing Body.
- Upon acceptance by the Governing Body, the two (2) year maintenance bond(s) shall be activated and provided to the City Clerk who shall subsequently release the performance bond(s). Thereafter, Public Works/Utilities shall assume responsibility for maintenance of the public improvements.
- If during the two (2) year maintenance period defects are found, the Public Works Director/Municipal Utilities Manager shall notify, in writing, the owner/general contractor of any defects found in workmanship or materials. If the owner/general contractor fails to correct the deficiencies, the Public Works Director or Municipal Utilities Manager shall notify the City Manager and the City Clerk in order to commence the process to call the maintenance bonds to correct the deficiencies. The City Clerk shall work with the City Attorney, if necessary, and send proper notice to the bond company and contractor prior to expiration of the maintenance bond.

4. Warranty Period

- Ninety (90) days prior to the end of the two (2) year maintenance period, the City Planner shall notify the appropriate staff to re-inspect all public improvements. If deficiencies are noted, the Public Works Director or Municipal Utilities Manager shall notify the owner/general contractor of the deficiencies found and that they have thirty (30) days to correct those deficiencies. If not corrected, the maintenance bond(s) will be called and the City will have the deficiencies corrected and use the bond to fund the repair cost.
- If no deficiencies are found during the two (2) year maintenance period, or at the final inspection, the maintenance bond(s) shall expire with no further action required.

FINAL PLAT OF
SANDSTONE TOWNHOMES
PART OF THE S.W. 1/4 OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 23 EAST
CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS



- LEGEND**
- ▲ MONUMENT FOUND AS DESCRIBED
 - BAR FOUND AS DESCRIBED UNKNOWN ORIGIN UNLESS NOTED
 - ⊙ SET ½" X 24" REBAR WITH PLASTIC KS CLS 93 CAP (IN CONC.)
 - B/L BUILDING LINE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - SW/E SIDEWALK EASEMENT
 - R/W RIGHT-OF-WAY
 - (P) PLATTED MEASUREMENT
 - LIMITS OF NO ACCESS

LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 8, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Bonner Springs, Wyandotte County, Kansas, described by Matthew R. Cox, PS-1637 on September 28, 2023 as follows:

Beginning at the Northeast corner of the Southwest Quarter of said Section 8; thence South 1 degree 29 minutes 02 seconds East, along the East line of the Southwest Quarter of said Section 8, a distance of 659.66 feet to the Northeast corner of Feldman Addition, a subdivision in the City of Bonner Springs, Wyandotte County, Kansas; thence South 88 degrees 25 minutes 01 seconds West, along the North line of said Feldman Addition, a distance of 748.77 feet to the Northwest corner of said Feldman Addition, said point being on the Easterly right-of-way line of K-7 Highway; thence along the Easterly right-of-way line of said K-7 Highway for the following four courses; North 37 degrees 57 minutes 21 seconds West, a distance of 303.49 feet; thence North 48 degrees 36 minutes 33 seconds West, a distance of 432.42 feet; thence North 47 degrees 17 minutes 31 seconds East, a distance of 70.09 feet; thence North 42 degrees 45 minutes 38 seconds West, a distance of 97.20 feet to the point of beginning, containing 15.43 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "SANDSTONE TOWNHOMES".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this 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 of 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 proprietors hereby absolve and agree to indemnify the City of Bonner Springs, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easements" or "D/E" is hereby granted to the City of Bonner Springs, Kansas. Drainage Easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage. The City of Bonner is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Bonner Springs.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of public sidewalks, upon, over, and under these areas outlined and designated on this plat as "Sidewalk Easements" or "SW/E" is hereby granted to the City of Bonner Springs, Kansas.

Tracts A, B, and C shall be owned and maintained by the developer and their successors and/or assigns. Said tracts are reserved as common area and open space for the use, benefit, and enjoyment of the residents within the subdivision. Maintenance of the detention basin located in Tract A shall be the responsibility of the developer and their successors and/or assigns. Storm sewers located in areas dedicated as "Drainage Easements" or "D/E" shall be dedicated as public storm sewers.

All existing easements or rights-of-way heretofore dedicated shall remain and be unaffected with the filing of this plat.

EXECUTION

IN TESTIMONY WHEREOF, Richmond Circle Partnership has caused this instrument to be executed this ____ day of _____ 20__.

By: _____
Randy Willbanks, Partner

STATE OF _____)
COUNTY OF _____) SS:

BE IT REMEMBERED that on this ____ day of _____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Randy Willbanks, Partner of Richmond Circle Partnership, who is personally known to me to be such person who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public: _____ My appointment expires: _____

APPROVALS

This plat of Sandstone Townhomes has been submitted to and approved by the Bonner Springs Planning Commission this ____ day of _____ 20__.

By: _____ Attest: _____
Greg Gebauer, Chair Planning Commission Secretary

These easements and rights-of-way accepted by the Governing Body of Bonner Springs, Kansas, this ____ day of _____ 20__.

By: _____ Attest: _____
Jeff Harrington, Mayor Christina Brake, City Clerk

COUNTY SURVEYOR

This survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. no other warranties are extended or implied.

Reviewed By: _____ Date: _____
Brent E. Thompson, KS P.L.S. #1277

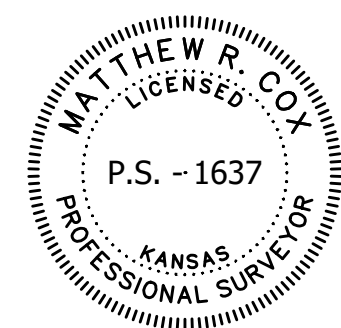
REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF WYANDOTTE) SS:

This is to certify that this instrument was filed for record in the Register of Deeds office on this ____ day of _____ 20__, at _____ o'clock and is duly recorded.

By: _____
Nancy Burns, Register of Deeds Susie Nelson, Deputy

THIS IS TO CERTIFY THAT ON THE 28TH DAY OF SEPTEMBER 2023, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.

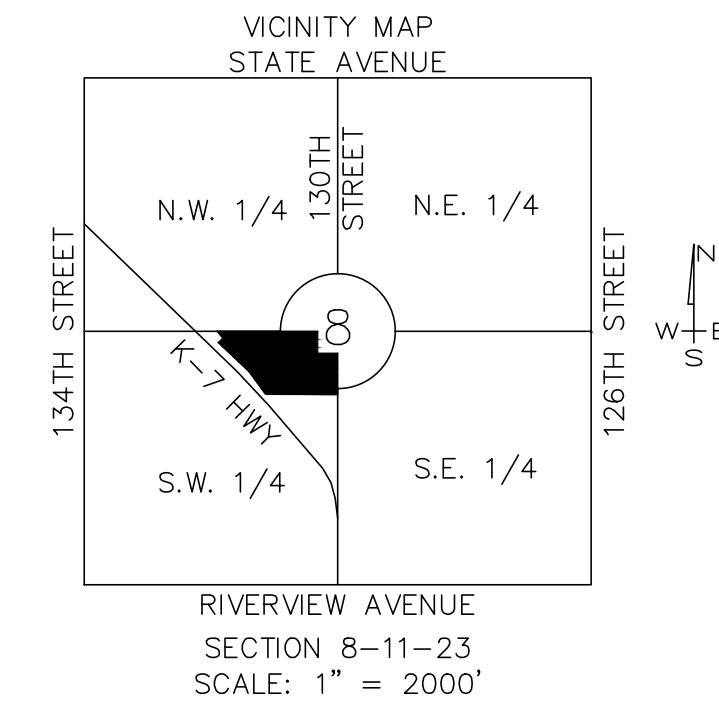
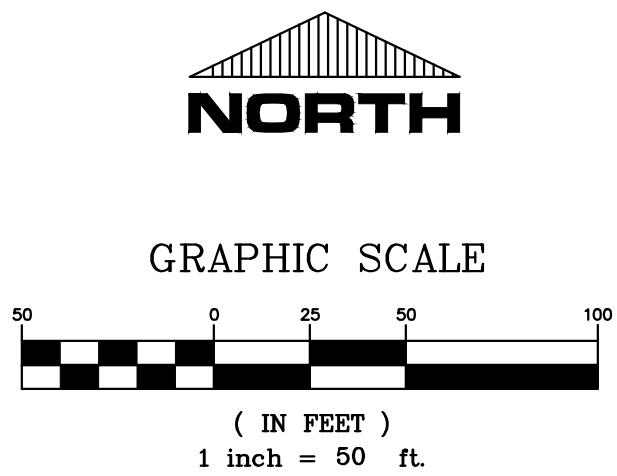


- POINT OF BEGINNING**
N.E. COR., S.W. ¼, SEC. 8-11-23
FOUND 3.5" ALUMINUM DISK IN MONUMENT BOX
- NOTES:**
- Basis of Bearings: Kansas State Plane, North Zone
 - Subject property lies in Zone X, areas determined to be outside of the 0.2% annual chance flood per FEMA FIRM Number 20209C0110E, effective September 2, 2015.
 - Current Zoning: R-3

Error of Closure:
Perimeter: 3569.10' Area: 672284.89 Sq. Ft.
Error Closure: 0.0091 Course: N60°23'11"E
Error North: 0.00451 East: 0.00794

Precision 1:392208.79

- SECTION CORNER TIES**
- N.W. COR., S.W. ¼, SEC. 8-11-23
FOUND 2" ALUMINUM CAP
- East 19.68' to ½" bar with KS LS-655 cap.
 - West 19.48' to nail & bottle cap in east face of corner fence post.
 - West-Northwest 20.49' to nail & washer in top of 6"x4" railroad tie fence post.
 - North-Northwest 94.64' to nail & LS-655 washer in southeast face of power pole.
- N.E. COR., S.W. ¼, SEC. 8-11-23
FOUND 3.5" ALUMINUM DISK IN MONUMENT BOX
- South-Southwest 103.52' to 40d nail & washer in east face of power pole.
 - Southwest 71.38' to chiseled "+" mark in southeast corner of stone base for "AG Hall of Fame" sign.
 - West 91.85' to chiseled "+" mark in east curb of parking lot.
 - Northwest 59.53' to chiseled "+" mark found in east face of south curb for entrance to AG Hall of Fame.
- S.E. COR., S.W. ¼, SEC. 8-11-23
FOUND 2" ALUMINUM CAP
- North 62.88' to chiseled "+" mark at south end nose of concrete island.
 - South 62.20' to chiseled "+" mark in north end nose of concrete island.
 - Southwest 74.72' to chiseled "+" mark with mag nail in back of curb.
 - Northwest 73.10 feet to chiseled "+" mark in back of curb.



SANDSTONE TOWNHOMES

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

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AD PROJECT #39071 8-11-23 FINAL PLAT