

**CITY OF ABILENE
PLANNING COMMISSION
AGENDA**

February 6, 2024 at 4:00 p.m.
Abilene Public Library
209 NW 4th St. Abilene, KS 67410

Agenda Item
1. Call to Order
2. Roll Call: ___ Travis Sawyer, Chair ___ Bill Marshall, Vice Chair ___ Rod Boyd ___ Matt Mead ___ Eric Anderson ___ William Rose ___ Penni Zelinkoff
3. Approval of Agenda
4. Approval of the Meeting Minutes – January 16, 2024
Business
5. Annual election of Chair and Vice Chair
6. Parks Master Plan – Foster Design Associates
7. Public hearing for PC 24-2 , a concurrent submission of a preliminary and final plat for Abilene Court; Mennonite Housing senior living housing development at the current site address of 2005 N Buckeye Ave. *Staff Report and Recommendation *Open Public Hearing *Applicant/Public Comments *Close Public Hearing *Commission Discussion and Action
8. Planning Commission Comments and Staff Updates <ul style="list-style-type: none">• Special meeting on February 20, 2024, for a public hearing to consider an update to the Floodplain Zoning Ordinance for the City of Abilene, KS.
9. Adjournment

Abilene Planning Commission Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
January 16, 2024, at 4:00 p.m.



1. Call to Order by Chair Sawyer at 4:00 p.m.

2. Roll Call

Planning Commissioners Present: Chair Travis Sawyer, Vice Chair Bill Marshall, William Rose, Penni Zelinkoff, Eric Anderson, Rod Boyd, Matt Mead

Absent: None

Staff Present: Community Development Director Kari Zook, Administrative Assistant Kellie Olson, Parks & Recreation Director Kellee Timbrook, City Inspector Travis Steerman, Finance Director Leann Johnson, City Manager Ron Marsh, City Clerk Shayla Mohr, Public Works Director Brad Anderson, Library Director Wendy Moulton

Public Present: David Foster, Debra Foster, Trevor Witt, Matt & DeLynn Farson, Tony Geiger, Robin Black, Duane Schrag, Jessica Goodale, Greg Wilson, Diane Miller

3. Approval of Agenda

Motion by Marshall to approve the agenda, seconded by Zelinkoff. Motion carried unanimously 7-0.

4. Minutes

Motion by Marshall to approve the December 5, 2023, minutes as written, seconded by Boyd. Motion carried unanimously 7-0.

Business

5. Comprehensive Plan 2024-2045

The public hearing to consider the adoption of the Comprehensive Plan was opened at 4:01 p.m. Kari Zook, Secretary of the Planning Commission, verified notifications of the public hearing were published in the Abilene Reflector-Chronicle on December 21, 2023, and copies of the notice of public hearing were provided to the Dickinson County Board of Commissioners, and to the Township Trustees of Willowdale, Buckeye, Lincoln, and Grant Townships.

City Manager Ron Marsh provided opening remarks regarding the process of the Comprehensive Plan and welcomed David Foster and Debra Foster of Foster Design Associates to present the Plan.

An overview was presented to the Commissioners and the audience with items of importance and the goals that are being established in the Plan for the 22-year planning period.

The Planning Commission held a brief discussion before opening the public portion for discussion at 4:39 p.m.

Diane Miller, 1601 Jayhawk St, informed the Commissioners she was involved in the 2006 Comprehensive Plan. There was opposition from members of the public at that time to a streetscape plan that suggested Buckeye Ave should be narrowed down to two-lane traffic. The only items on that plan that came to fruition were the benches and trash cans that were added recently to downtown. She also inquired about a section of the 2006 Plan that addressed city staffing numbers per department that were comparable to other cities with a population size of Abilene. She wanted to know why this plan

didn't include such data. David Foster responded that requests for additional staffing were briefly addressed throughout the Plan under each department's section and not compartmentalized in one area. Duane Schrag, 312 N Vine, informed the Commission he appreciates the emphasis on historic preservation that is discussed in the Plan. He was on the Heritage Commission when they established a grant fund process for property owners of buildings of historical significance. It was approved but hasn't been provided funding to date in the city's annual budget. He also mentioned the Tax Rates of Comparable Cities in Chapter 3 regarding the valuation and mill levy of the City of Abilene.

The public portion of the discussion was closed at 4:48 p.m.

The Planning Commission held a brief discussion. A few grammatical errors throughout the Plan were presented and will be corrected by Foster Design.

Motion by Marshall that the proposed Resolution 012224-1 to adopt the Abilene Comprehensive Plan 2024-2045 as revised be adopted and that the Plan be recommended to the Governing Body for approval by an effectuating ordinance, seconded by Anderson. Motion carried unanimously 7-0.

The Plan will be considered for approval by the Governing Body at the City Commission meeting on Monday, January 22, 2024, at 4:00 p.m. in the Commission Room of the Abilene Public Library.

The public hearing was closed at 4:53 p.m.

6. Planning Commission Comments and Staff Updates

The annual election of the chair and vice chair will be held at the February 6, 2024 meeting.

The Parks Master Plan will be presented to the Planning Commission at the February 6, 2024 meeting by Foster Design Associates. It will then be forwarded to the Recreation Commission for review and approval and then to the City Commission for final approval.

A concurrent submission of a preliminary and final plat will be presented for approval at the February 6, 2024 meeting.

7. Adjournment

Motion by Rose to adjourn at 4:56 p.m., seconded by Marshall. Motion carried unanimously 7-0.

ATTEST:

Travis Sawyer, Chair

Kari Zook
Community Development Director

Staff Report

TO: Planning Commission
FROM: Kari Zook, Community Development Director
SUBJECT: PC 24-2, Abilene Court final plat
DATE: February 6, 2024



APPLICANT:

Application date received: 1/4/24
Mennonite Housing Rehabilitation Services, Inc.
2145 N Topeka Wichita, KS 67214

OWNER:

Holm Real Estate Abilene, LLC
PO Box 428 Abilene, KS 67410

BACKGROUND:

- A rezoning application was approved for Mennonite Housing on 9/25/23 via Ordinance 23-3436 for the future purchase (sale of property contingent upon successful approvals of rezoning and plating) of 4.5 acres of the rear lot currently owned by Holm Real Estate Abilene, LLC at 2005 N Buckeye Ave. The current zoning is R-3 (High-Density Residential District).
- Future development of a 16-duplex, 32-unit, senior LIHTC (Low-Income Housing Tax Credit) project.
 - KHRC (Kansas Housing Resources Corporation) awarded Mennonite Housing \$695,000.
- The final plat for Abilene Court is attached for review, along with a site plan and easement exhibit of the development. The Utility Release forms have been completed by Evergy, Kansas Gas Service, and Vyve and are attached for reference.



Direction	Zoning Classification	Land Use(s)
North	AG40	Farm ground (outside city limits)
East	R-1	Low-density residential (Faith Ave)
South	C-3	Detention basin, Rear of Lumberhouse
West	C-3	Holm Automotive

The notice of public hearing written notices were sent by mail on January 22, 2024, to property owners within 1,000 feet of the site address as required by Article 2, Section 2-303 of the subdivision regulations.

ACTION:

The Planning Commission may:

1. Recommend approval of the final plat as requested.
2. Recommend disapproval of the final plat with findings.

NOTES:

Upon conclusion of the public hearing, the Planning Commission will render a recommendation to the City Commission for final approval.

City Commission Study Session 2/12/24

City Commission Meeting 2/26/24







DEVELOPMENT APPROVAL APPLICATION

419 N. Broadway PO Box 519 · Abilene, KS 67410
Tel: (785) 263-2355 · Fax: (785) 263-2552 · www.abilenecityhall.com

INSTRUCTIONS: This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

PART I: TO BE COMPLETED BY APPLICANT

APPLICATION INFORMATION

APPLICATION FOR (CHECK APPROPRIATE BOX):

- | | |
|---|--|
| <input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> VARIANCE
<input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT
<input type="checkbox"/> CONDITIONAL USE PERMIT
<input type="checkbox"/> DEVELOPMENT CODE AMENDMENT | <input type="checkbox"/> LOT SPLIT
<input type="checkbox"/> REPLAT
<input checked="" type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REZONING
<input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) |
|---|--|

FOR OFFICIAL USE ONLY

App Number: PC 2+2
 Date Received: 1/4/24
 Received By: KZ

BRIEF DESCRIPTION OF APPLICATION PURPOSE:

Development of a 32-unit senior LIHTC project on vacant lot just east of Holm Automotive on East 21st Street.

APPLICANT INFORMATION

APPLICANT/AGENT (If Not Property Owner):

Name: Byron Adrian Tel: (316) 737-7859
 Business Name: Mennonite Housing Rehabilitation Services, Inc. Fax: (316) 942-0190
 Address: 2145 N Topeka
 City: Wichita State: KS Zip Code: 67214
 E-mail: badrian@mhrsi.org

PROPERTY OWNER (If Different from Applicant/Agent):

Name: Tim Holm Tel: (785) 200-9343
 Business Name: Holm Real Estate Abilene, LLC Fax: (785) 263-9010
 Address: PO Box 428
 City: Abilene State: KS Zip Code: 67410
 E-mail: tholm@holmauto.com

ENGINEER/ARCHITECT/SURVEYOR:

Name: Mark Bachamp Tel: (785) 539-6900
 Business Name: Olsson Fax: (785) 539-6901
 Address: 302 S Fourth St, Suite 110
 City: Manhattan State: KS Zip Code: 66502
 E-mail: mbachamp@olsson.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 2005 N Buckeye Ave

PARCEL ID: 0211120904001005.000

ZONING: Existing: R-3 High Density Residential District Proposed: R-3 High Density Residential District

LAND USE: Existing: Residential Proposed: Residential

GROSS SIZE OF PLAT/LOT:

Residential: 4.49 A Commercial: Industrial: Other: Total:

NUMBER OF LOTS:

Residential: 1 Commercial: Industrial: Other: Total:

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: 18 Total Building Area: 48,412 sq ft
Maximum Height of Buildings or Structures: 21' Total Impervious Area: 104,880 sq ft

EXISTING PUBLIC FACILITIES:

Public Private Other (Describe)
Water Service: [x] [] []
Wastewater Service: [x] [] []
Roadway Access: [] [] []

FLOODPLAIN INFORMATION:

Floodway: [] Yes [x] No FIRM Map-Panel Number: 20041C0070C
Floodway Fringe: [] Yes [x] No Zone: X

ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?

[] Yes [x] No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

APPLICANT/PROPERTY OWNER CERTIFICATION*

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

[Signature]
Applicant Signature

1/4/24
Date

[Signature]
Property Owner Signature

1-3-23
Date

* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

PART II - TO BE COMPLETED BY STAFF

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

- | | | |
|--|---|---|
| <input type="checkbox"/> Copy of Deed | <input type="checkbox"/> Easements and Covenants | <input type="checkbox"/> Location Map |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Infrastructure Plans | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Grading and Stormwater Plans |
| <input type="checkbox"/> Elevation Survey | <input type="checkbox"/> Traffic Impact Study | <input type="checkbox"/> Construction Plans |
| <input type="checkbox"/> Performance Agreement | <input type="checkbox"/> Proof of Notification | <input type="checkbox"/> Utility Plans |
| <input type="checkbox"/> Text Amendment Language | <input type="checkbox"/> Property Owner List | <input type="checkbox"/> Comprehensive Plan Amendment Justification |
| <input type="checkbox"/> Annexation Boundary Map | <input type="checkbox"/> Operating Characteristics Report | <input type="checkbox"/> Administrative Appeal Justification |
| <input type="checkbox"/> Variance Justification | <input type="checkbox"/> Other _____ | |

Additional document requirements provided to applicant on _____. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.

_____	_____
Name	Title
_____	_____
Signature	Date

** Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.

APPLICATION REVIEW

DECISION-MAKING BODY: Staff Planning Commission
 City Commission Board of Zoning Appeals

DATE OF INITIAL HEARING(S): PC 2/6/24

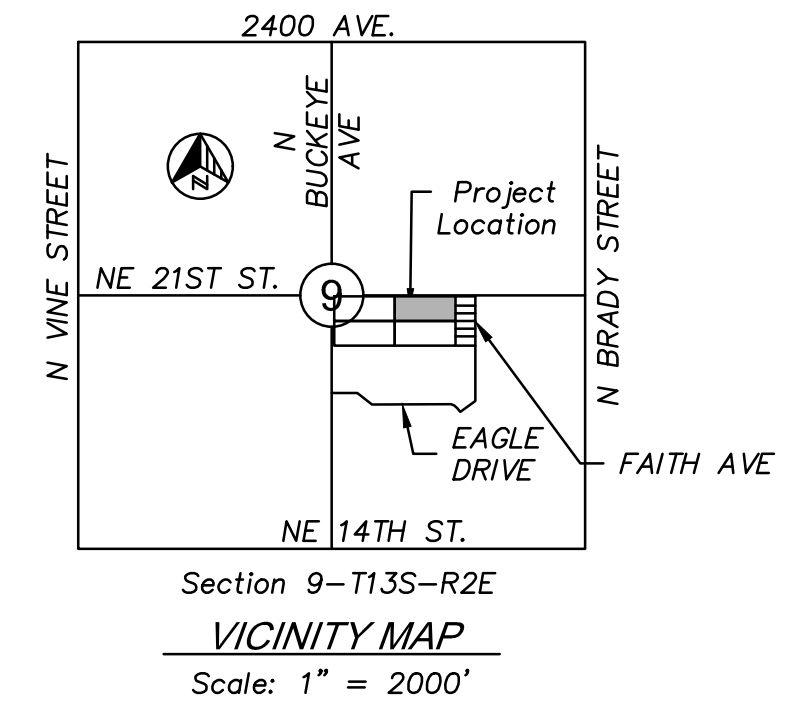
FEE AMOUNT: \$250 **DATE FEE PAID:** WAVED per Resolution # 042423-1

DETERMINATION OF COMPLETE APPLICATION:

I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

<u>Kari Zook</u>	<u>Com Dev Director</u>
Name	Title
<u>[Signature]</u>	<u>1/4/24</u>
Signature	Date

Final Plat
ABILENE COURT
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER
 OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 2 EAST OF THE 6TH
 PRINCIPAL MERIDIAN, ABILENE, DICKINSON COUNTY, KANSAS



DESCRIPTION

All that part of an unplatted parcel lying in the Northwest Quarter of the Southeast Quarter of Section 9, Township 13 South, Range 2 East, in the City of Abilene, Dickinson County, Kansas, described by Gregory Chad Weller, Kansas PLS-1417, of Olsson, KSLs-114, on December 29, 2023, as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of Section 9, Township 13 South, Range 2 East; thence North 89 degrees 32 minutes 17 seconds East, on the North line of said Southeast Quarter, a distance of 1324.44 feet to the Northeast corner of the Northwest Quarter of said Southeast Quarter; thence South 00 degrees 33 minutes 58 seconds East, departing said North line, a distance of 40.00 feet to a point on the South line of NE 21st Street right of way, as now established, said point also being the Northwest corner of Block 2, Dawson Estates Phase Three, a subdivision in the City of Abilene, Dickinson County, Kansas, the POINT OF BEGINNING; thence South 00 degrees 33 minutes 58 seconds East, on the West line of said Block 2, a distance of 292.22 feet to a point; thence South 89 degrees 31 minutes 13 seconds West, departing said West line, a distance of 670.00 feet to a point; thence North 00 degrees 33 minutes 57 seconds West a distance of 292.42 feet to a point on said South line of said NE 21st Street right of way; thence North 89 degrees 32 minutes 17 seconds East, on said South line, a distance of 670.00 feet to the POINT OF BEGINNING, containing 195,854 Square Feet or 4.4962 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 "ABILENE COURT".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Abilene, Dickinson County, Kansas.

An easement or license to enter upon, locate, construct 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 Easement" or "D/E", is hereby granted to the City of Abilene, Kansas. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

An easement or license is hereby granted to the City of Abilene and all Public Utility Companies to enter upon, construct, and maintain utilities upon, over, and under those areas outlined and designated on this plat as "Utility Easement" or "U/E".

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Dickinson County, Kansas, said restrictions will thereby be made part of the dedication of this plat as though fully set forth herein.

SURVEYOR'S NOTES:

1. Basis of Bearings – Held the North Line of the Northwest 1/4, Southeast 1/4 Sec. 9, Township 13, Range 2 East at N89°32'17"E. Distances as Shown are Ground Distances, US Survey Feet.
2. Situs address per Dickinson County, Kansas website (dcooks.maps.arcgis.com): 2005 North Buckeye Avenue, Abilene, Kansas 67410-0428.
3. Subject Property is located within "Zone X – Areas determined to be outside the 500 Year floodplain," according to FEMA Flood Insurance Rate Map No. 20041C0070 C, Effective: 12/16/1988.
4. Subject Property contains a total of 195,854 Square Feet or 4.4962 acres, more or less.
5. Per Kari Zook, Community Development Director, City of Abilene, this property is Zoned R-3, High Density Residential.
6. This plat lies within the required minimum error of closure 1:10,000.

THIS SURVEY WAS REVIEWED FOR COMPLIANCE WITH KSA 58-2001 THROUGH 58-2005 ONLY AND IS APPROVED FOR FILING.

SIGNATURE: _____
 DATE: _____
 KANSAS REGISTRATION NUMBER: _____

CERTIFICATION:

This is to certify that on December 29, 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.

By: _____
 Gregory Chad Weller, KS PLS No. 1417
 Olsson, LC-114
 cweller@olsson.com

CERTIFICATE OF CITY COMMISSION

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

This Final Plat of ABILENE COURT, together with its easements, rights of ways and other dedications for public use, have been submitted to and approved by the Board of City Commissioners this _____ day, _____, A.D. 2024.

 Brandon Rein, Mayor

 Shayla Mohr, City Clerk

CITY ATTORNEY CERTIFICATE

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

This Final Plat of ABILENE COURT, has been submitted to and approved by the City Attorney of Abilene, Kansas this _____ day, _____, A.D. 2024.

 Aaron Martin, City Attorney

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat

Given under my hand and seal at Abilene, Kansas this _____ day, _____, A.D. 2024.

 Leah Hern, County Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, no redeemable tax sales against any land included in this plat.

I further certify that I have received all statutory fees in connection with this plat.

Given under my hand and seal at Abilene, Kansas this _____ day, _____, A.D. 2024.

 Leah Hern, County Treasurer

REGISTER OF DEEDS CERTIFICATE

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

Final Plat of ABILENE COURT to the City of Abilene, Dickinson County, Kansas, was filed in my office this _____ day of _____, A.D. 2024, at _____ o'clock _____ M. and duly recorded in Volume _____ of Plats, at Page _____.

 Rose Johns – Register of Deeds

CERTIFICATE OF CITY PLANNING COMMISSION

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

This Final Plat of ABILENE COURT has been submitted to and approved by the Abilene City Planning Commission this day, _____, A.D. 2024.

 Travis Sawyer, Chairman

 Kari Zook, Secretary

NOTARY CERTIFICATE

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

Be it remembered, that on this _____ day of _____, 2024, before me, a notary public in and for said county and state, came _____ who is personally known to me to be the same person who executed the foregoing instrument or writing and duly acknowledged the execution of the same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public: _____ My Commission Expires: _____

OWNER'S CERTIFICATE

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

Be it remembered, that on this _____ day of _____, 2024, before me, a notary public in and for said county and state, came _____ who is personally known to me to be the same person who executed as such officer the foregoing instrument of writing, and such persons duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

Notary: _____ My appointment expires: _____

IN TESTIMONY WHEREOF, the undersigned proprietor have hereunto subscribed their names.

Consented to and Approved this _____ day of _____, 2024.

STATE OF Kansas)
) SS
 COUNTY OF Dickinson)

Be it remembered, that on this _____ day of _____, 2024, before me, a notary public in and for said county and state, came _____ who is personally known to me to be the same person who executed as such officer the foregoing instrument of writing, and such person duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

Notary: _____ My appointment expires: _____

IN TESTIMONY WHEREOF, the undersigned proprietor have hereunto subscribed their names.

Consented to and Approved this _____ day of _____, 2024.

302 S. 4th Street, Suite 110
 Manhattan, Kansas 66502
 TEL. 785.539.6900
 www.olsson.com

FINAL PLAT
ABILENE COURT

NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 2 EAST

ABILENE, DICKINSON COUNTY, KANSAS

2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DRAWN BY: EDV

CHECKED BY: CGW

APPROVED BY: CGW

QA/QC BY: CGW

PROJECT NO.: 02305145

DRAWING NO.: V_FPLAT_02305145

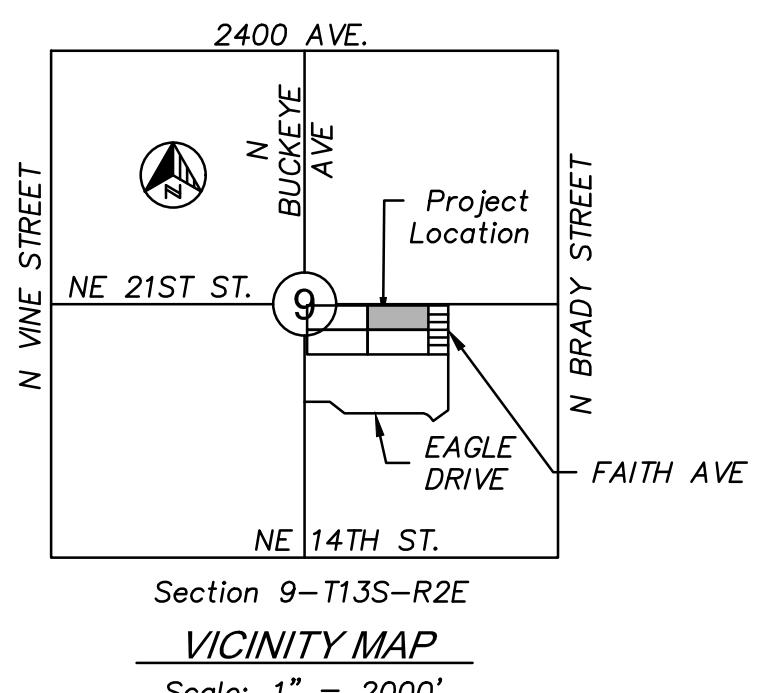
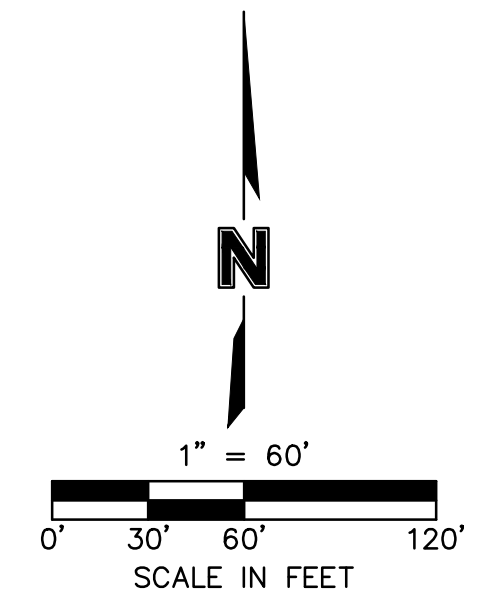
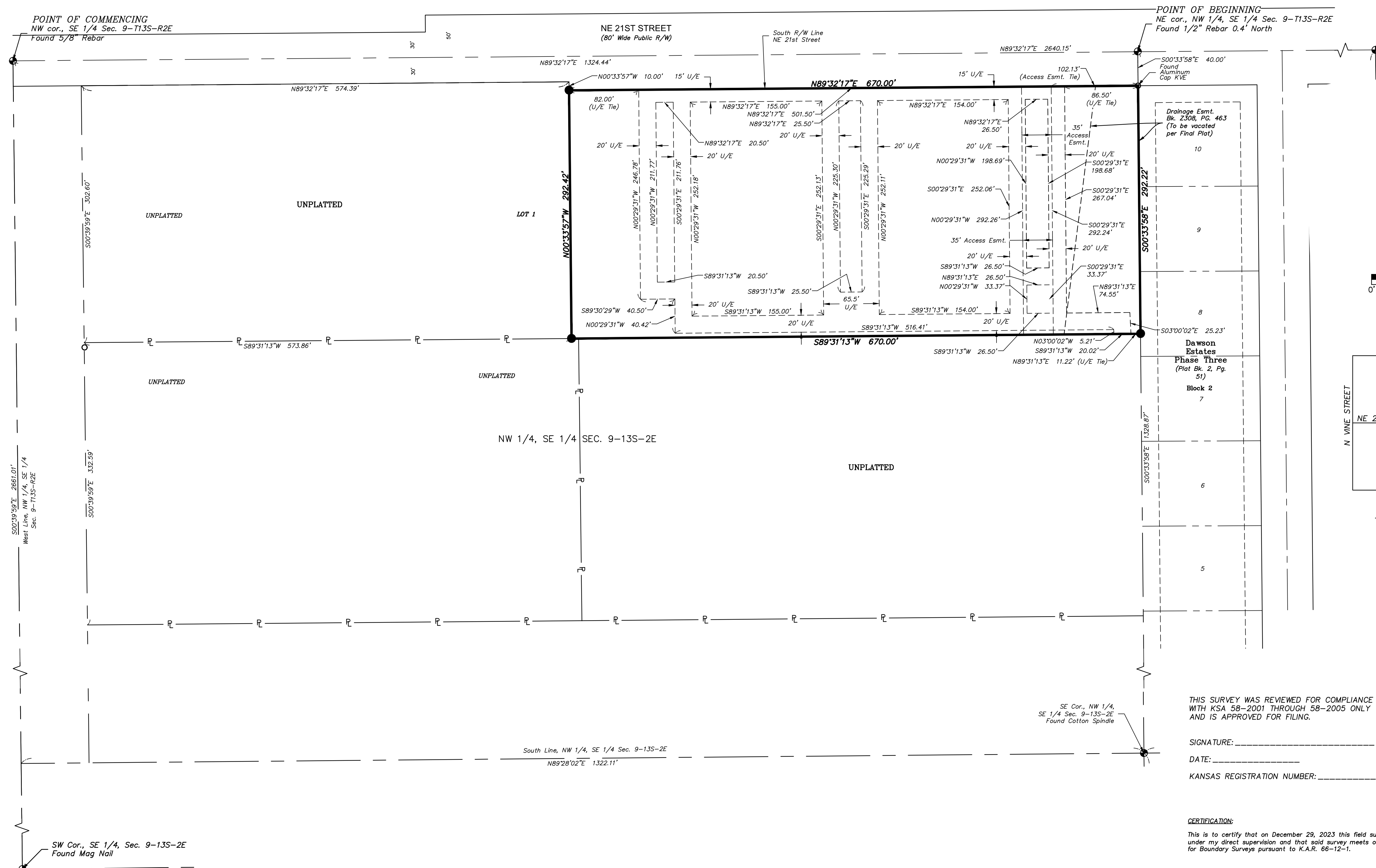
DATE: 2024.01.02

SHEET

1 of 2

DWG: F:\2023\05001-05500\023-05145\40-Design\Survey\SRVY\Sheets\V_FPLAT_02305145.dwg
 DATE: Jan 24, 2024 1:24pm
 USER: evalentfne
 V_XBANDY_02305145

Final Plat
ABILENE COURT
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER
 OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 2 EAST OF THE 6TH
 PRINCIPAL MERIDIAN, ABILENE, DICKINSON COUNTY, KANSAS



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SIGNATURE: _____
 DATE: _____
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CERTIFICATION:
 This is to certify that on December 29, 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.

By: _____
 Gregory Chad Weller, KS PLS No. 1417
 Olsson, LC-114
 cweller@olsson.com

- LEGEND**
- SECTION CORNER
 - FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
 - SET 1/2" x 24" REBAR W/CLS 114 CAP
 - U/E UTILITY EASEMENT

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT
ABILENE COURT
 NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 2 EAST
 ABILENE, DICKINSON COUNTY, KANSAS

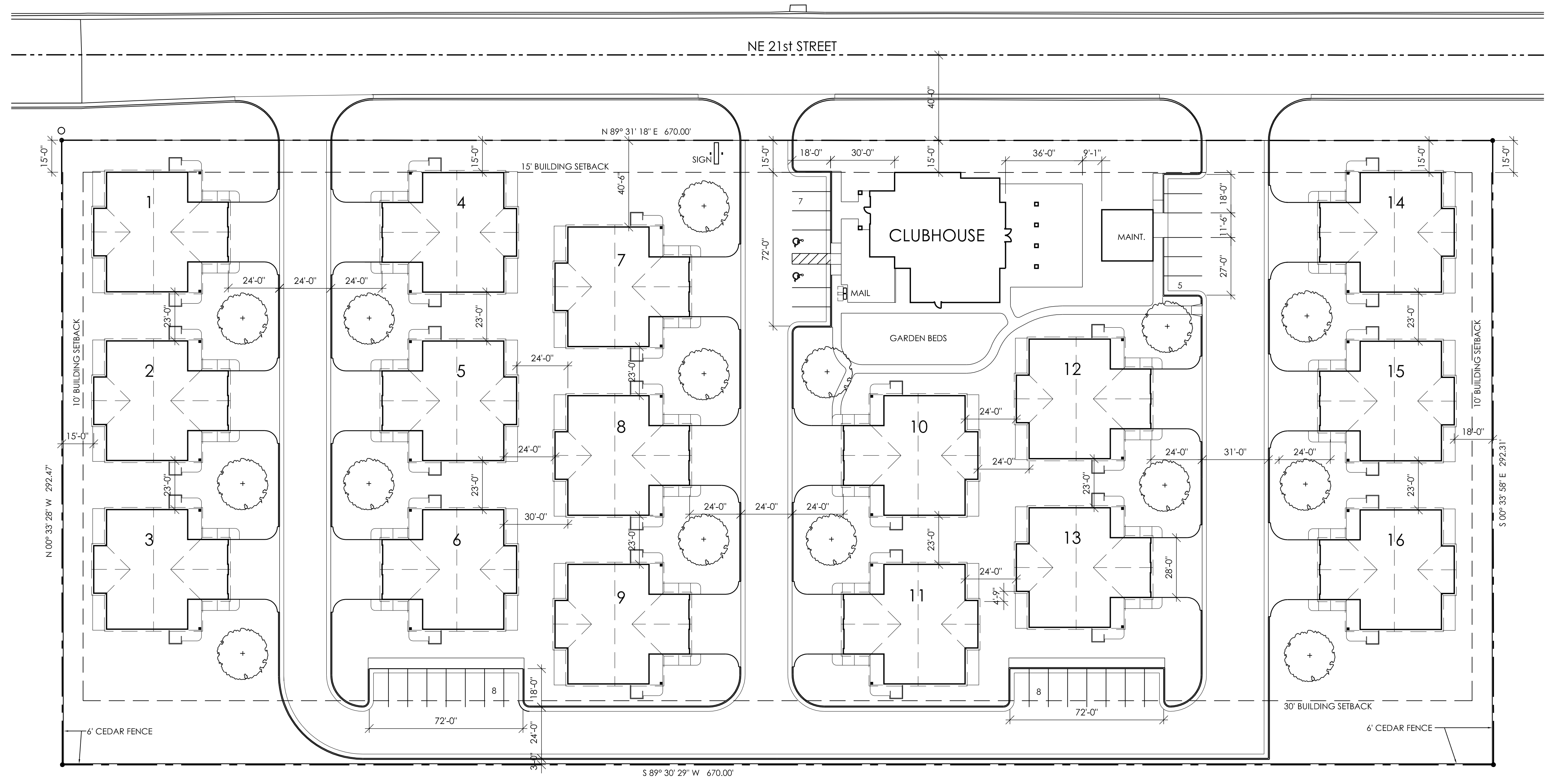
drawn by: EDV
 checked by: CGW
 approved by: CGW
 QA/QC by: CGW
 project no.: 02305145
 drawing no.: V_FLAT_02305145
 date: 2023.12.29

DWS: F:\2023\05001-05500\023-05145\40-Design\Survey\SRVY\Sheets\V_FLAT_02305145.dwg
 DATE: Jun 24, 2024 1:24pm
 USER: evadentine
 XREFS: V_FLAT_02305145 V_XBNDP_02305145

302 S. 4th Street, Suite 110
 Manhattan, Kansas 66502
 TEL 785.539.6900
 www.olsson.com



1300 E Lewis
Wichita KS 67211
316.247.8233
316.247.8566 fax
krehbielarchitecture.com



SITE DEVELOPMENT PLAN 1"=30'-0"
SITE DATA
 16 DUPLEX BUILDINGS / 32 UNITS
 28 OPEN PARKING STALLS

ABILENE COURT
 NE 21ST STREET
 ABILENE, KS

PROJECT NO.
22031
SHEET TITLE
SITE PLAN

SHEET NO.
SA1.1



**PRELIMINARY
PLAN. NOT FOR
CONSTRUCTION.**
This document is
preliminary in nature
and is not a final, signed
and sealed document.

ABILENE COURT
NE 21ST STREET
ABILENE, KS

LEGAL DESCRIPTION

(Unplatted).

SITE INFORMATION

Total Area:	±195,901.95 sq. ft. (4.50 acres)
Disturbed Area:	±195,901.95 sq. ft. (4.50 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±114,441 sq. ft. (2.63 acres)

BENCHMARKS

Site Benchmark - 1
"□" chiseled on curb inlet, south side of 21st Street in center of site.
Elevation = 1,205.68 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

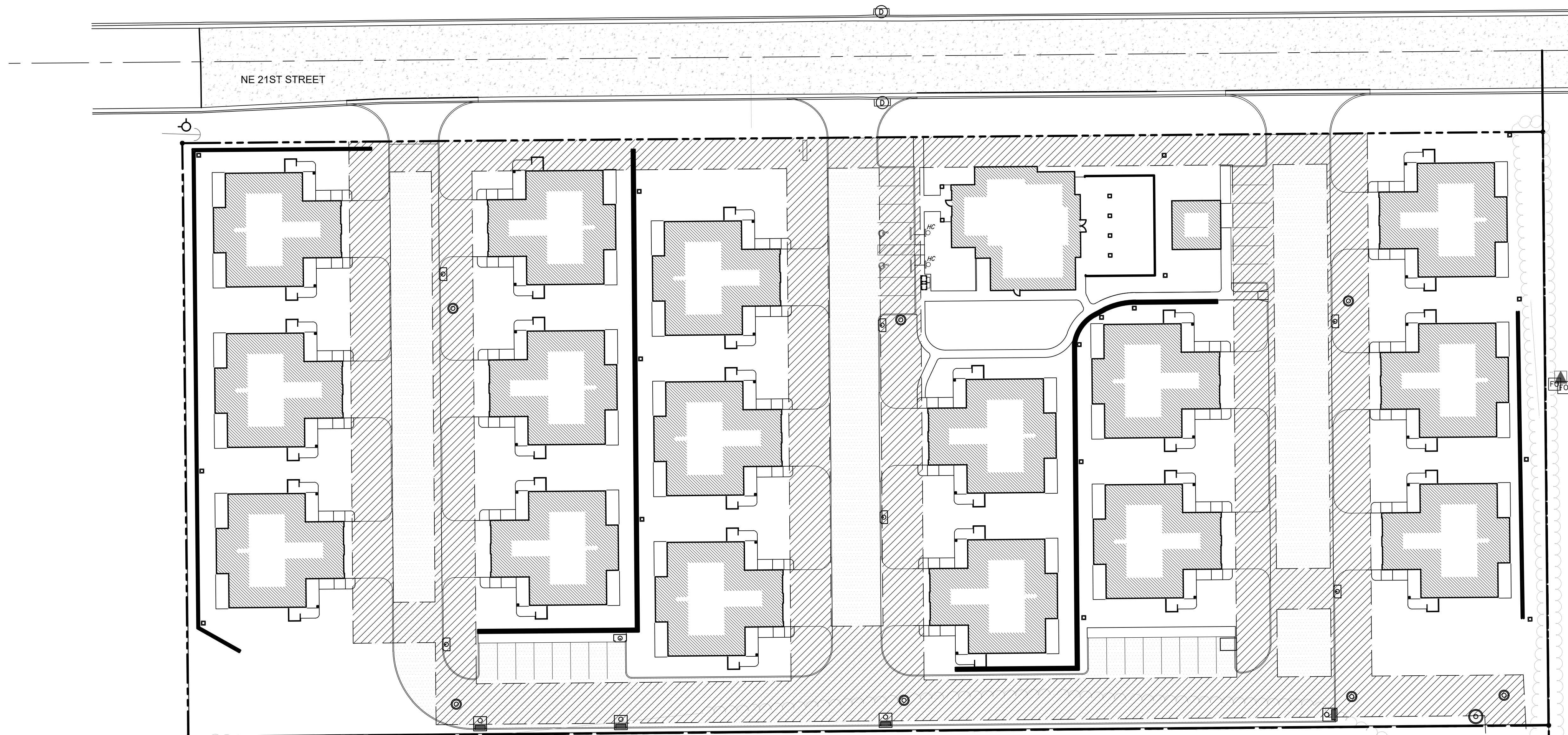
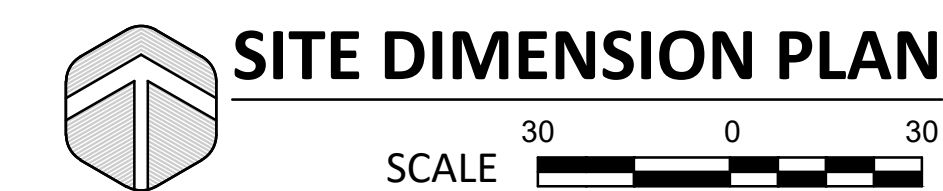
UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas).....	1-785-822-3505
Evergry (Electric).....	1-785-643-3563
EVvyle Broadband.....	1-877-625-9901
AT&T (Telecommunication).....	1-800-288-2020
City of Abilene Public Works Dept.....	1-785-263-3510
Conoco Pipeline Co. (Petroleum).....	1-800-231-2551
Williams Pipeline Co. (Petroleum).....	529-6600
	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum).....	1-800-766-8230

SITE NOTES

- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
- The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Signage and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



UTILITY RELEASE

January 11, 2024

A **Final Plat** for **Abilene Court** has been submitted to the City of Abilene, KS for approval. Please review the proposed plat and show any additional easements you may require and any conduit size, type, and location you may need.

Pursuant to K.S.A. 12-512b, any easements and rights of way that were previously dedicated to the public, whether such dedication was by a previous plat or other instrument, are hereby vacated and removed with this platting. Please confirm that no utilities exist in rights of way or easements that are to be vacated by this plat.

UTILITY	SIGNATURE	TITLE	UTILITY COMPANY
() Electric		Supervisor/Com	Energy
(<input checked="" type="checkbox"/>) Gas		DESIGN/ENR/SVC	KGS
() Telephone	_____	_____	_____
() Cable TV	_____	_____	_____
() Other	_____	_____	_____

You may keep the accompanying PDF for your records or if you have any conflicts or questions concerning these improvements, please note them in an email or on a plan print and return to:

Community Development Department
City of Abilene
419 N Broadway PO Box 519
Abilene, KS 67410
785-263-2355
kari@abilenecityhall.com

Please return by: January 26, 2024

NOTE: If we do not receive your comments by the above date, we will assume that the easements shown on the enclosed plat meet your needs to service the site.


NOTES:

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UTILITY	SIGNATURE	TITLE	UTILITY COMPANY
() Electric	_____	_____	_____
() Gas	_____	_____	_____
() Telephone	_____	_____	_____
<input checked="" type="checkbox"/> Cable TV		RVP	Vyve Broadband
() Other	_____	_____	_____

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NOTES:

Please have electric company let us know when the trenches open & ready for our conduit.