

- GENERAL NOTES:
- PLAN SCALE IS 1"=100' (THIS SHEET).
 - EXISTING AND PROPOSED TOPOGRAPHY IS AS INDICATED ON PLAN.
 - LEGAL DESCRIPTION IS AS SHOWN ON PLAN.
 - EXISTING AND PROPOSED ZONING IS AS SHOWN ON PLAN.
 - PROPERTY BOUNDARY IS AS SHOWN ON PLAN.
 - EXISTING AND PROPOSED RIGHT-OF-WAYS ARE AS SHOWN ON PLAN.
 - APPROXIMATE LOCATION OF PROPOSED UTILITIES ARE AS SHOWN ON PLAN.
 - PHASING IS AS SHOWN ON PLAN.
 - GENERAL CONFIGURATION OF LOTS AS INDICATED ON PLAN.
 - ALL UTILITY EASEMENTS AS SHOWN ON PLAN.
 - ALL PROPOSED STREETS ARE TO BE PUBLIC.
 - CUL-DE-SAC RADIUS ARE AS SHOWN ON PLAN.
 - TOPOGRAPHIC INFORMATION WAS PROVIDED BY SMH CONSULTANTS INC. CONTOURS ARE AT 2' INTERVALS.
 - UTILITY EASEMENTS SHALL BE PROVIDED ALONG SIDE AND REAR LOTS AT TIME OF PLATTING AS REQUIRED. EASEMENTS SHALL BE A MINIMUM WIDTH OF 10 FEET ALONG SIDE AND REAR LOT LINES. EASEMENTS OF ADDITIONAL WIDTH SHALL BE PROVIDED TO ENCOMPASS UTILITIES AS NEEDED.
 - ALL BUILDING LINES SHOWN ON PLAN ARE 15 FEET FROM RIGHT-OF-WAY LINE.
 - RESIDENTIAL UNIT TYPES ARE SINGLE FAMILY.
 - STREET NAMES SHALL BE SUBJECT TO CHANGE UNTIL FINAL PLAT RECORDING.

SITE DATA TABLE:
EXISTING LAND USE:
EXISTING ZONING:
PROPOSED ZONING:
GROSS SITE AREA:
TRACT AREA:
RIGHT-OF-WAY AREA:
LOT AREA:
PROPOSED NUMBER OF LOTS:
MINIMUM LOT SIZE:
AVERAGE LOT SIZE:
MAXIMUM LOT SIZE:
BUILDING SETBACKS:

VACANT/AGRICULTURAL
R-2/R-2-P
R-2/R-2-P
45.28 ACRES
6.97 ACRES (15.39% OF TOTAL AREA)
9.01 ACRES (19.90% OF TOTAL AREA)
29.30 ACRES (64.71% OF TOTAL AREA)
194
4,800 SF
6,578 SF
13,336 SF
FRONT YARD: 15 FEET
REAR YARD: 15 FEET
SIDE YARD: 5 FEET

LAND AREA LEGEND	
LOTS	29.30 ACRES
TRACTS	6.97 ACRES
RIGHT-OF-WAY	9.01 ACRES
TOTAL	45.28 ACRES

PHASE LEGEND		
PHASE NUMBER	ACREAGE	LOTS
PHASE I	14.86 ACRES	64
PHASE II	16.25 ACRES	63
PHASE III	14.17 ACRES	67
TOTAL	45.28 ACRES	194

Preliminary Plat

MONROE MANOR

Part of the SW 1/4, Section 13, Township 9 South, Range 22 East
City of Lansing, Leavenworth County, Kansas

Reviewed by Public Works
No Exceptions
07/08/2025 2:22:23 PM
By mspickelmier

Reviewed by CED
07/08/2025 4:51:22 PM
By jgentzler

LEGAL DESCRIPTION:

Tract 1:
The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas EXCEPT: A tract of land in the South half of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes

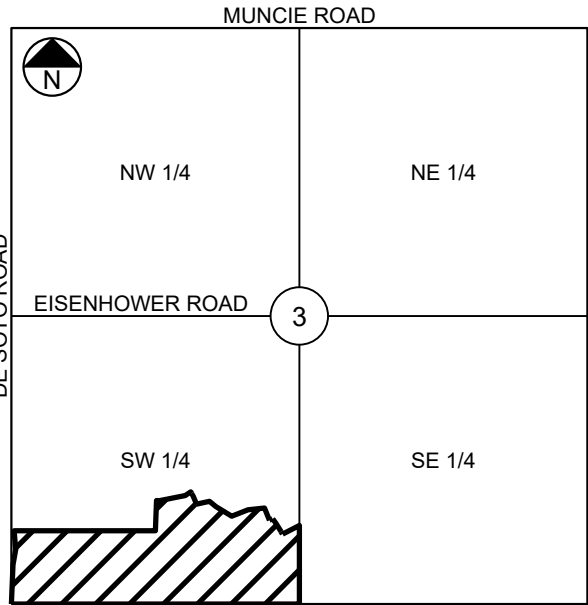
ALSO EXCEPT: A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 208.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road purposes

Tract 2:
All the part of the East 1/2 of the Southwest 1/4 of Section 13, Township 9, Range 22 that lies South of Fairway Estates, 4th Plat, in Lansing, Leavenworth County, Kansas, subject to that part of any, in streets, roadways, highways or other public rights-of-ways.

Tract 3:
A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 208.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes

AND

A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 208.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road purposes



VICINITY MAP
Section 13, T09S, R22E
Leavenworth County, Kansas

SHEET INDEX:

- Overall Layout
- Subdivision Plan (West)
- Subdivision Plan (East)

OWNER/DEVELOPER:

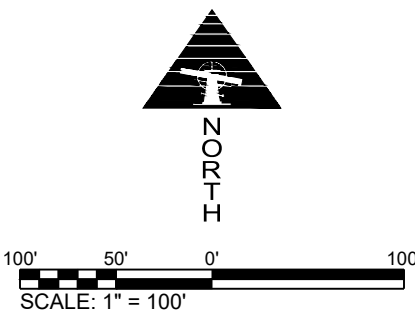
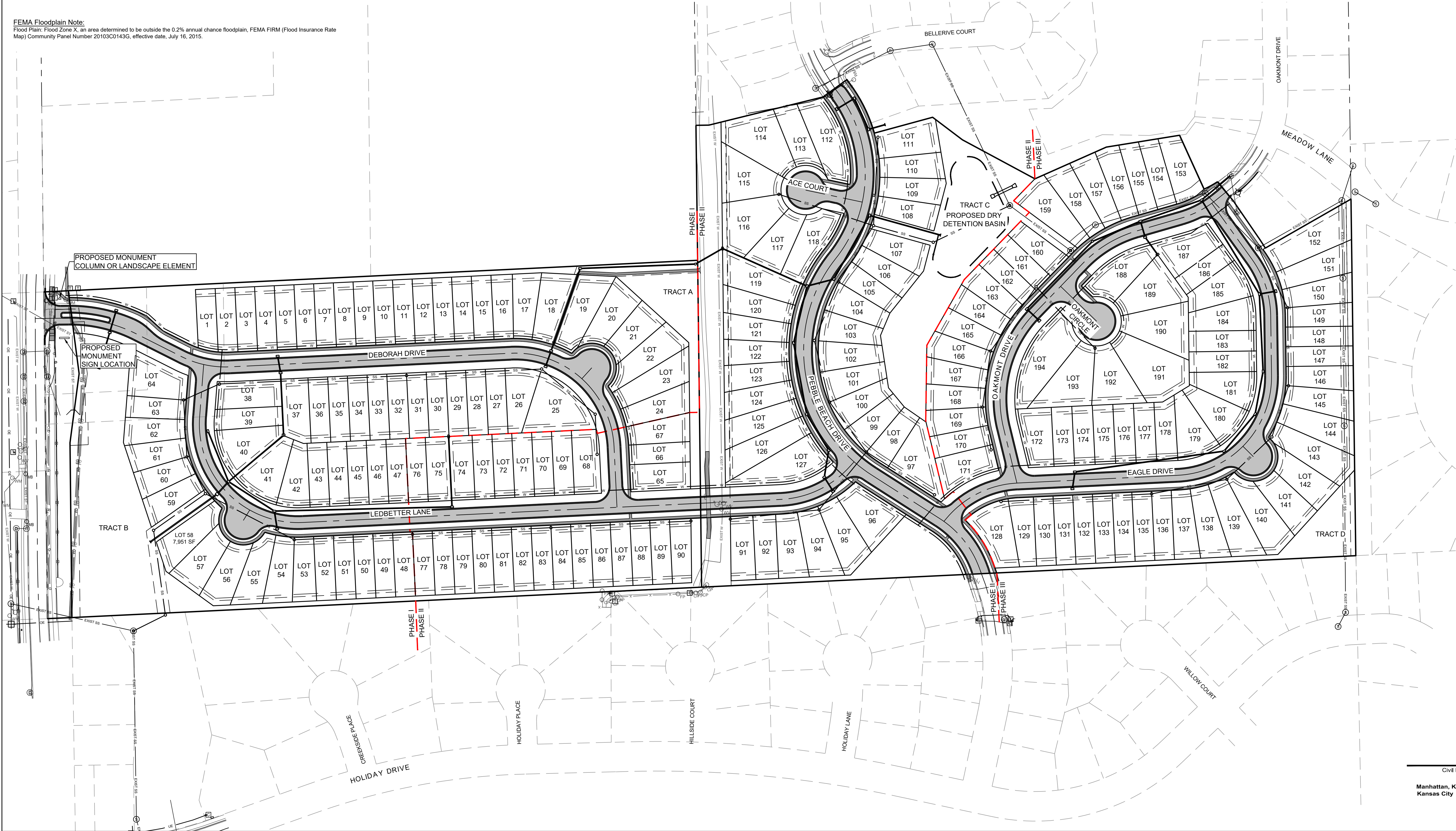
CIRCLE H HOLDINGS, LLC
5858 NAPLES DR.
FLOWER MOUND, TX 75028

ENGINEER/SURVEYOR:

SMH CONSULTANTS
5201 JOHNSON DRIVE, SUITE 405
MISSION, KS 66205

FEMA Floodplain Note:

Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 20103C0143G, effective date, July 16, 2015.



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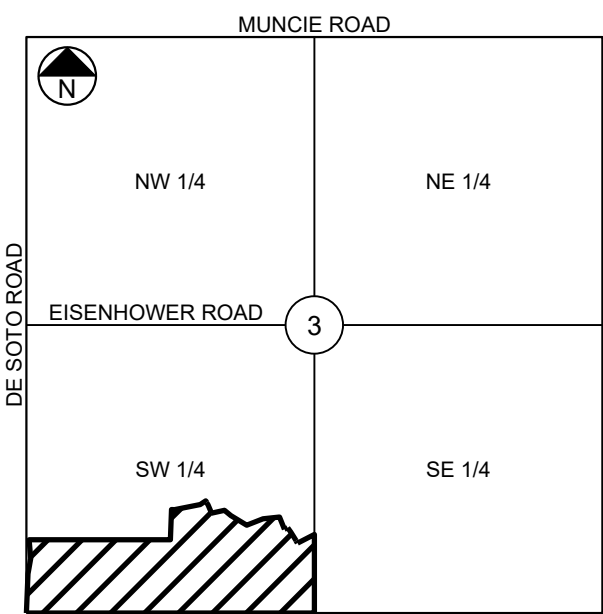
Drawn By: JMT Project #2501-0018 TDS-101

JULY 2025

Preliminary Plat

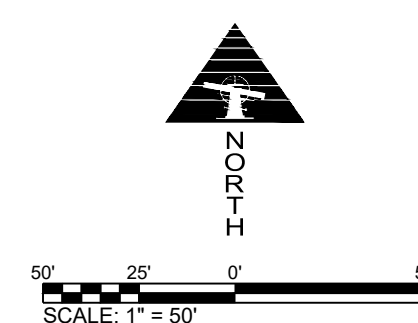
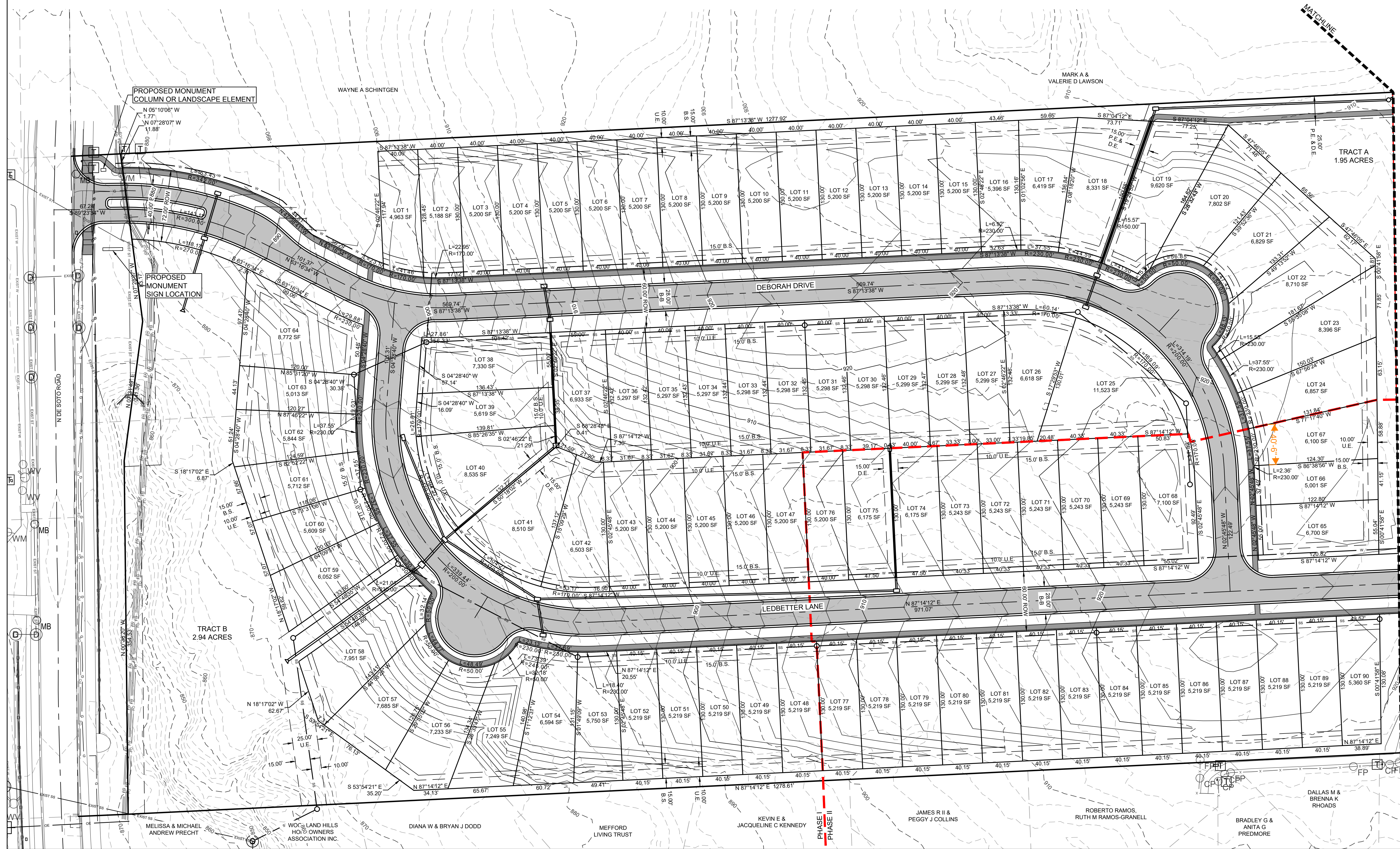
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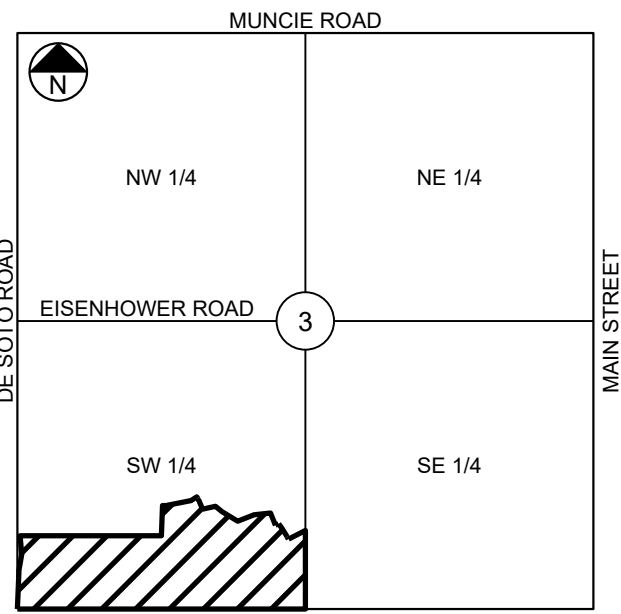
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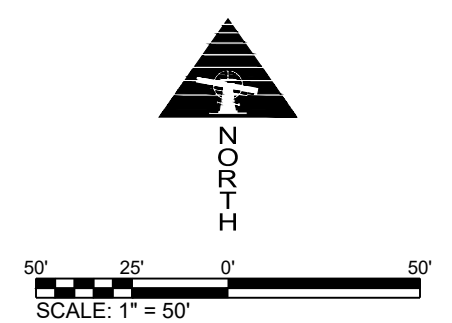
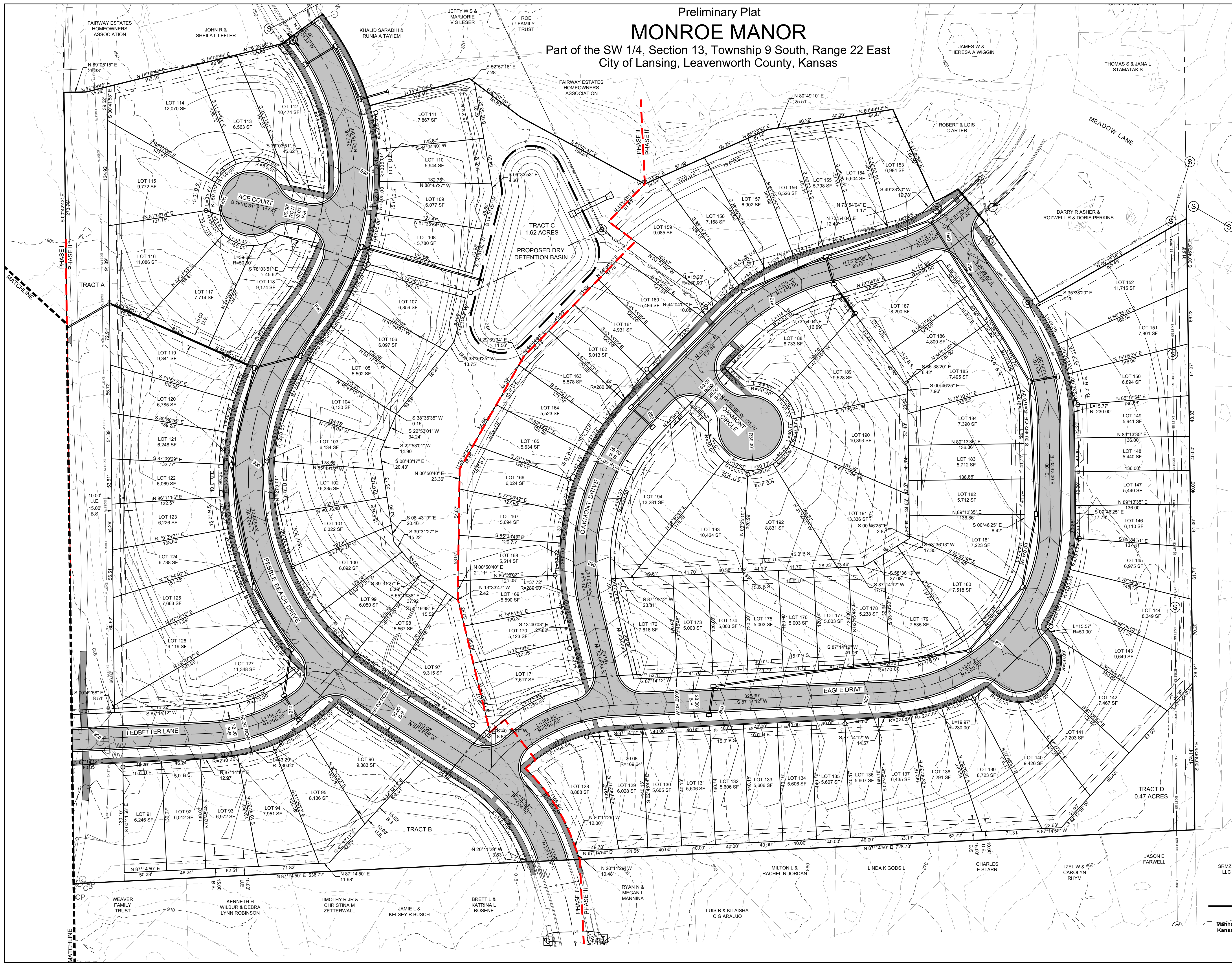


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Reviewed By WW Dept
No Comments
07/07/2025 3:30:25 PM
By arell

Reviewed by CED
07/08/2025 4:33:08 PM
By jgentzler



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