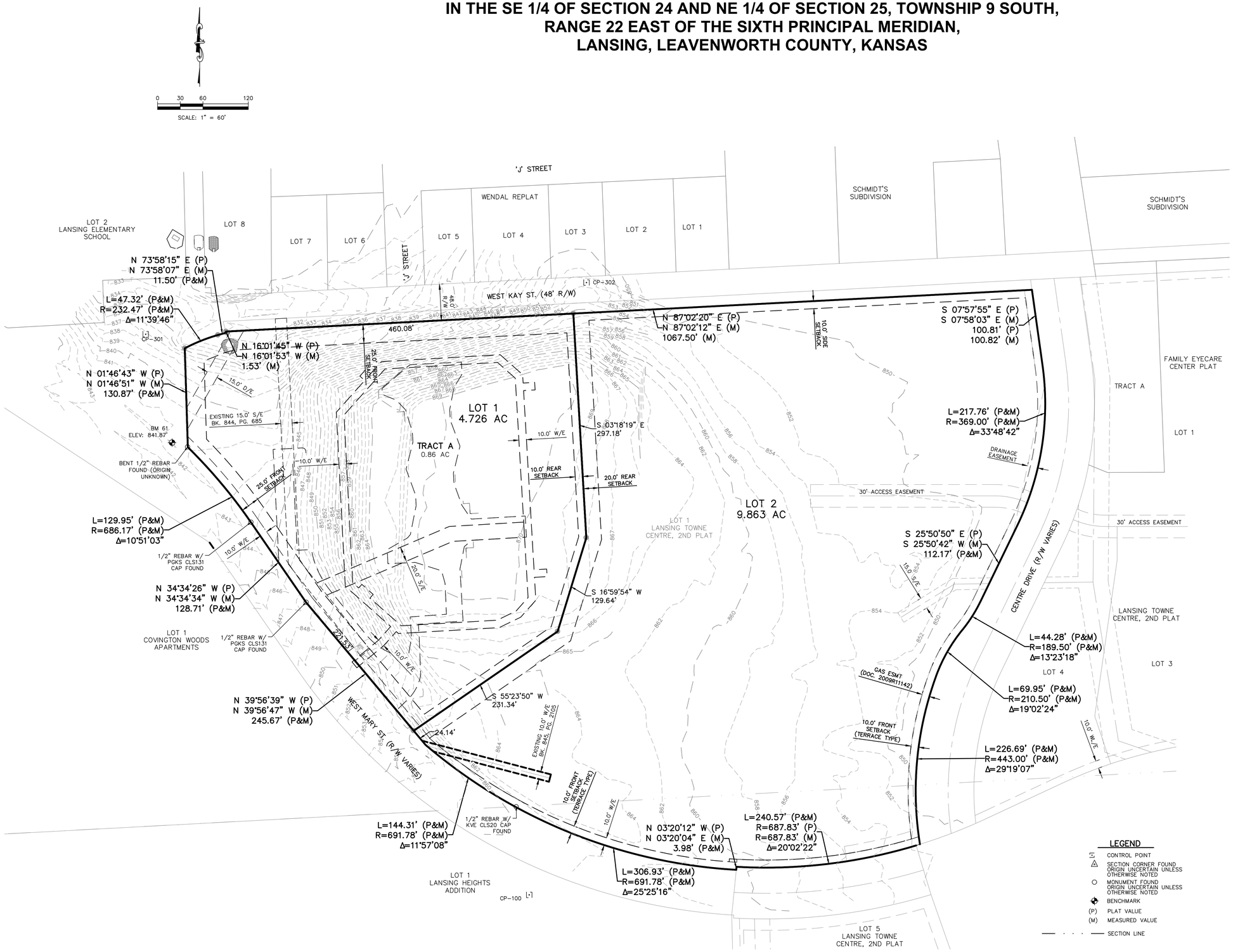
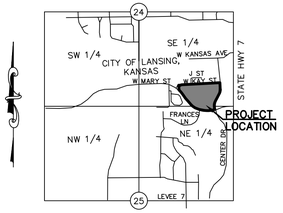
A PRELIMINARY PLAT OF
LANSING TOWNE CENTRE NORTH
A REPLAT OF LOT 1, LANSING TOWNE CENTRE
IN THE SE 1/4 OF SECTION 24 AND NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANSING, LEAVENWORTH COUNTY, KANSAS





VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25, TWP 9S – RNG 22E
NOT TO SCALE

DEVELOPER:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)-883-1632
CONTACT: JEFF BECKLER
EMAIL: jbeckler@wilhoitproperties.com

OWNER:
CITY OF LANSING
800 1ST TERRACE
LANSING, KS 66043

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

LAND AREA:
LOT 1 = 4.726 AC
TRACT A = 0.86 AC (18.25% OF LOT 1)
LOT 2 = 9.863 AC
TOTAL = 14.589 AC
LOT AVERAGE = 7.294 AC

ZONING:
LOT 1: "R-4" – MULTIFAMILY RESIDENTIAL DISTRICT

LOT 2: "B-3" – REGIONAL BUSINESS DISTRICT

PROPOSED USE:
LOT 1: MULTIFAMILY RESIDENCIES

LOT 2: VACANT

NOTE:
FRONT SETBACK ON LOT 2 IS BASED ON TERRACE TYPE SETBACK IN ARTICLE 5.03.

DESCRIPTION:
LOT 1, LANSING TOWNE CENTRE, A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, RECORDED IN DOCUMENT #2008P00022 AT THE REGISTER OF DEEDS OFFICE IN LEAVENWORTH COUNTY, KANSAS.

PROJECT CONTROL: (U.S. SURVEY FEET)
CP #60
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:
BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

REV	DATE	DESCRIPTION	DSN	DWN	CHK

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-115.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

PRELIMINARY PLAT

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644PPLAT
SHEET	1 OF 1
REV	

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.