

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, Lochner, Planning Consultant  
**DATE:** September 6, 2011 Planning Commission Meeting

Project # 010002401

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**Application:** PC 2011-116

**Request:** Approval for Sign Standards for Corinth Square North

**Property Address:** 8200 Mission Road, Northwest Corner of 83<sup>rd</sup> Street and Mission Road

**Applicant:** Lane4

**Current Zoning and Land Use:** C-2 General Commercial District – Shopping Center

**Surrounding Zoning and Land Use:**

<b>North</b>	C-O Office Building District – Office C-1 Restricted Business District – Bank C-2 General Commercial District – Service Station
<b>West:</b>	R-2 Two-Family Dwelling District – Two Family Dwellings
<b>South:</b>	C-O Office Building District – Office C-2 – General Commercial District – Retail and Office Uses
<b>East:</b>	C-2 General Commercial District – Bank RP-3 Planned Garden Apartment District - Apartments

**Legal Description:** Metes and Bounds

**Property Area:** 17.8 acres

**Related Case Files:** PC 2011-117 Preliminary and Final Plats for Corinth Square North  
PC 2011-115 Site Plan Approval Phase 2  
PC 2011-108 Site Plan Approval for CVS and Corinth Square Phase I  
PC 2011-04 Conditional Use Permit for Drive-thru Window at CVS  
PC 2011-106 Site Plan Approval for Urban Table  
PC 2011-01 Site Plan Approval Westlake Hardware  
PC 2009-112 Site Plan Approval BRGR Kitchen and Bar  
PC 2008-115 Site Plan Approval CVS  
PC 2008-10 Conditional Use Permit for Drive-thru CVS  
PC 2006-112 Amendment to Sign Standards  
PC 2002-111 Site Plan Approval for Johnny's Tavern  
PC 2002-109 Site Plan Approval for Commerce Bank

**Attachments:** Application, Proposed Standards

General Location Map



Aerial Map



**COMMENTS:**

Lane4 has submitted new sign standards for approval by the Planning Commission. The sign standards were last updated in October 2006 and the update was minor. The proposed sign standards present a new approach that is consistent with previous approvals by the Planning Commission. The Planning Commission has approved several signs as a part of the site plan approval process that was not consistent with the sign standards that were approved in 2006. The proposed sign standards consist of text and three pages of graphics.

These standards apply to Corinth Square North and the title of the document needs to be revised to include the word North.

**In-Line Tenant Spaces**

The first paragraph identifies new building wall signs, but the graphics do not indicate where they would be placed. The new CVS store will have wall signs, but the old Johnny's wall sign will be removed when the new gable sign is installed. A new Johnny's wall sign will be placed on the east façade of the building. More information is needed on where wall signs are proposed to be located.

The third paragraph also refers to one wall sign per tenant with a maximum of three signs. A fascia sign, gable sign and under canopy sign would account for three signs. The graphics do not indicate where wall signs would be located.

In paragraph four, the words "and in no event shall such area exceed fifty (50) square feet."

In paragraph five, the first sentence should be revised to be consistent with the sign ordinance as follows "Signage area shall be computed as the smallest rectangular figure that can encompass all of the letters, words, logos or symbols."

**Single Use Free Standing Pad Site Tenants**

The same comments apply to the "Single use free standing Pad Site Tenants." Show location of wall signs if they are proposed. The CVS store and Johnny's have already been approved through the site plan process.

A section should also be added for directional signage which CVS, Commerce Bank and others may use.

**Blade Signs**

Under canopy blade signs are permitted in the current sign standards. The word under canopy was omitted in the new text and needs to be included. Otherwise blade signs are projecting signs which are prohibited in the sign ordinance.

**Pedestrian Signs**

The pedestrian signs also need to be identified as under canopy signs. A tenant could have either a blade sign or a pedestrian sign but not both.

**Window Signs/Temporary Signs**

More definition is needed for window signs and temporary signs should be a separate category and defined. Currently promotional signs which are temporary signs are being used by tenants in the Center and they should be addressed in the sign standards. Limits need to be established regarding size, materials, type, etc.

**Semi-Permanent Leasing Signs/Monument Signs/Location**

If semi-permit leasing signs are planned to be used, the location and design needs to be set out in a new section. The sign ordinance provides that the sign face on monument signs can be increased from 20 square feet to 30 square feet if the leasing information is added to the monument sign.

The location and design of monument signs needs to be included in the sign standards.

**RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission approve the Sign Standards for Corinth Square North subject to the following conditions:

- 1) Change the title of the document to Corinth Square North Shopping Center.
  - 2) Identify where wall signs might be located.
  - 3) Add the words "and in no event shall such area exceed fifty (50) square feet" to the end of the sentence in the fourth paragraph of the In-Line Tenant Spaces section.
  - 4) Revise the sign area computation as follows: "Signage area shall be computed as the smallest rectangular figure that can encompass all of the letters, words, logos or symbols."
  - 5) Add the word "under canopy" to blade signs.
  - 6) Add the word "under canopy" to pedestrian signs.
  - 7) Further define window signs.
  - 8) Create a separate section for temporary/promotional signs and define the use.
  - 9) Create a new section for monument signs and provide a drawing showing the location and design.
  - 10) Create a new section on Semi-Permanent Leasing signs.
  - 11) Add a section that addresses directional signage.
  - 12) Revise the sign standards (text and graphics) with conditions approved by the Planning Commission and submit to staff for review and approval.
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## **Tenant Sign Criteria Corinth Square North Shopping Center Prairie Village, KS**

The signage at Corinth Square is an integral part of the complex's image and appeal, thus all signage must be thoughtfully designed, appropriately located, and proportionate to the individual architectural façade on which it is placed. Care in the design and installation of tenant signs will enhance customer appreciation of individual stores and contribute to the overall success of the complex.

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size variety and placement for tenant signs throughout the complex. These criteria are also intended to achieve the highest standard of excellence in environmental graphic communication. *Use of logos is encouraged but will ultimately be subject to review and final approval of Developer.*

### **BUILDING SIGNAGE**

#### **In-Line tenant spaces**

New building signs are limited to either halo illuminated reverse channel individual letter and/or contour logo or pan channel individual letter and/or contour logo sets with plexiglas faces. Signs to be mounted to aluminum fabricated background panel with one of four (4) pre-approved finish colors or natural cedar wood plank finish. ( See attachment A).

Tenants with existing "oval" signs will be allowed to utilize existing sign, provided that it is refaced with one of the pre-approved finish treatments. Existing sign must be re-furbished and painted to match the selected face finish. Tenant will be allowed to incorporate the pan channel or halo lit channel letters on the face of sign, or the copy may be routed out of face and back lit. Non-illuminated signs are discouraged but will be reviewed on a case by case basis and are subject to final Developer approval.

Each tenant shall be limited to one (1) gable, fascia or wall sign per elevation of their leased premises, with a maximum of three (3) signs. Sign copy shall be the business name and logo in the tenants preferred font style. Business name to be as it is shown on their lease.

All signage is to be located on tenants leased space only and shall fit within the allowed sign panel area to which it is attached. The background panel is permitted to be installed on the leading edge of the canopy above or below the edge, provided it meets minimum clearance requirements. Signage area shall not exceed five (5) percent of the total area of the tenants leased elevation upon which it is placed.

Signage area shall be computed using the width of the copy area only multiplied by the height measured from the top of sign from the highest point to the bottom of the lowest part. All spacing within any lettering or logos shall be counted as part of the sign's square footage. Background panel is not included in the square footage calculation.

- Internally illuminated pan channel letters/logos shall have plexiglas faces not more than 3/16" thick with applied vinyl or colored plexiglas faces. Developer has no specifications regarding color of trim cap or returns, as long as whatever is used is complimentary to the signage, has 1" trim cap (min.), a letter depth of 4" minimum and LED illumination.
- Halo illuminated reverse channel letters shall be fabricated of aluminum, a clear lexan backing, a minimum depth of 3" and white LED illumination. Other halo illumination colors may be allowed on an individual basis only and with prior approval by developer and city. Signage to be space mounted 1 ½" off the background panel.
- All mounting attachments shall be sleeved and painted to match the background panel coloring on which it is attached. Metal letters shall be fabricated using full welded the construction, with all welds ground smooth so as not to be visible. All penetrations of the building structure that are required for sign installation must be neatly sealed in watertight condition and match the façade.
- Junction boxes, wires, transformers, conduits, supports, any visible fasteners and other equipment shall be concealed from public view.
- Clear plexiglas faces are not allowed. Exposed bulbs or exposed neon signs are not allowed.

- **ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE, MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES AND MUST HAVE A UL LABEL.**
- Note: The usage of time clocks for sign illumination is required, and lighting of signs shall be at the hours specified by developer.

**Single use free standing pad site tenants:**

Building wall signage is limited to halo illuminated reverse channel individual letter and/or contour logo or pan channel individual letter and/or contour logo sets with plexiglas faces. Individual letters or contour logos may be mounted directly to a flat wall area. ( See attachment B).

Sign copy shall be the business name and logo in the tenant's preferred font style. Business name to be as it is shown on their lease. Each tenant shall be limited to one (1) sign per wall, fascia or gable of their lease space with a maximum of three (3) signs. Sign copy shall be the business name and logo in the tenants preferred font style. Business name to be as it is shown on their lease.

All signage is to be located on tenant's leased space only. The background panel, if applicable, is permitted to be installed on the leading edge of the canopy above or below the edge, provided it meets minimum clearance requirements. Signage area shall not exceed five (5) percent of the total area of the tenant's leased wall upon which it is placed.

Sign area shall be computed using the width of the sign multiplied by the height measured from the top of sign from the highest point to the bottom of the lowest part. All spacing within any lettering or logos shall be counted as part of the sign's square footage.

- Internally illuminated pan channel letters/logos shall have plexiglas faces not more than 3/16" thick with applied vinyl or colored plexiglas faces. Developer has no specifications regarding color of trim cap or returns, as long as whatever is used is complimentary to the signage, has 1" trim cap (min.), a letter depth of 4" minimum and LED illumination.
- Halo illuminated reverse channel letters shall be fabricated of aluminum, a clear lexan backing, a minimum depth of 3" and white LED illumination. Other halo illumination colors may be allowed on an individual basis only with prior approval by developer and city. Signage to be mounted 1 1/2" off the fascia.
- All mounting attachments shall be sleeved and painted to match the background panel coloring on which it is attached. Metal letters shall be fabricated using full welded construction, with all welds ground smooth so as not to be visible. All penetrations of the building structure that are required for sign installation must be neatly sealed in watertight condition and match the façade.
- Junction boxes, wires, transformers, conduits, supports, any visible fasteners and other equipment shall be concealed from public view.
- Clear plexiglas faces are not allowed. Exposed bulbs or exposed neon signs are not allowed.
- **ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE, MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES AND MUST HAVE A UL LABEL.**

**ADDITIONAL SIGNAGE**

**Pedestrian Signs**

Each tenant will be allowed one (1) double faced, non-illuminated suspended or projecting pedestrian sign. Background colors of pedestrian sign are limited to the pre-approved in-line background panel finishes. Signs to be mounted at a minimum of 8' clearance above grade. (See attachment D)

**Window Signs**

Usage of vinyl window graphics, window signs (neon or otherwise) shall be limited to business name/logo and hours of operation. Maximum signage area is limited to 10% of window area.

**Temporary signs or banners must be reviewed and approved by developer and will be regulated by City of Prairie Village sign codes.**

**Leasing information signs**

Developer will have, at their discretion, up to three (3) leasing information signs. Locations will be limited to Mission Rd., 83<sup>rd</sup> Street and Somerset Blvd. Said signs will be 4' x 4' with a maximum ht of 6' above grade. Individual vacant tenant spaces may have "space available" banners.

### **SIGNAGE MAINTENANCE, REPAIRS AND REMOVALS**

Tenant shall be solely responsible for the repair and maintenance of all structural and electrical elements of their signage and agrees to keep signage in good repair at all times during the lease term and all option periods. Failure to do so will result in the developer making arrangements for such needed repairs to be made and back charged to the tenant.

Tenant shall be responsible for the cost of repairs of any and all damage to in-place construction caused by the installation of any sign. Such repairs will be done by developer and back charged to tenant.

Upon the permanent closing of a store, the tenant shall be responsible for the removal of signage from the building. All repairs, patching of holes or repainting of surfaces due to tenant's signage will be done by developer and back charged to tenant.

Developer, at their option, may use tenant's security deposit funds to pay for any signage repairs or sign installation or removal repairs that may be necessary.

### **APPROVAL PROCESS**

Prior to the submission of a sign permit application to the City of Prairie Village or the production of any sign or installation, the proposed signage must first be approved in writing by the Corinth Square developer. Signs must comply with criteria and all building, fire, electrical and other applicable codes.

For the developer's review of signage, tenants shall provide the developer's office with two (2) copies of the building elevation drawing, showing the following specifications: a) proposed sign location b) layout c) dimensions of business façade/wall and signage d) colors e) materials f) finishes and g) section through sign showing construction and installation details.

When applying for permits with the City, please include a copy of the developer's written approval with your permit application. The tenant is responsible for obtaining and making payment for all sign permits.

The developer and/or City reserve the right at any time to modify the sign criteria in any manner whatsoever, and tenant agrees to abide fully and timely with any and all such modifications.

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, Lochner, Planning Consultant  
**DATE:** September 6, 2011 Planning Commission Meeting

Project # 010002401

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**Application:** PC 2011-117

**Request:** Preliminary and Final Plat Approval for for Corinth Square North

**Property Address:** 8200 Mission Road, Northwest Corner of 83<sup>rd</sup> Street and Mission Road

**Applicant:** CSN Retail Partners, LLC

**Current Zoning and Land Use:** C-2 General Commercial District – Shopping Center

**Surrounding Zoning and Land Use:**

<b>North:</b>	C-O Office Building District – Office C-1 Restricted Business District – Bank C-2 General Commercial District – Service Station
<b>West:</b>	R-2 Two-Family Dwelling District – Two Family Dwellings
<b>South:</b>	C-O Office Building District – Office C-2 – General Commercial District – Retail and Office Uses
<b>East:</b>	C-2 General Commercial District – Bank RP-3 Planned Garden Apartment District - Apartments

**Legal Description:** Metes and Bounds

**Property Area:** 17.8 acres

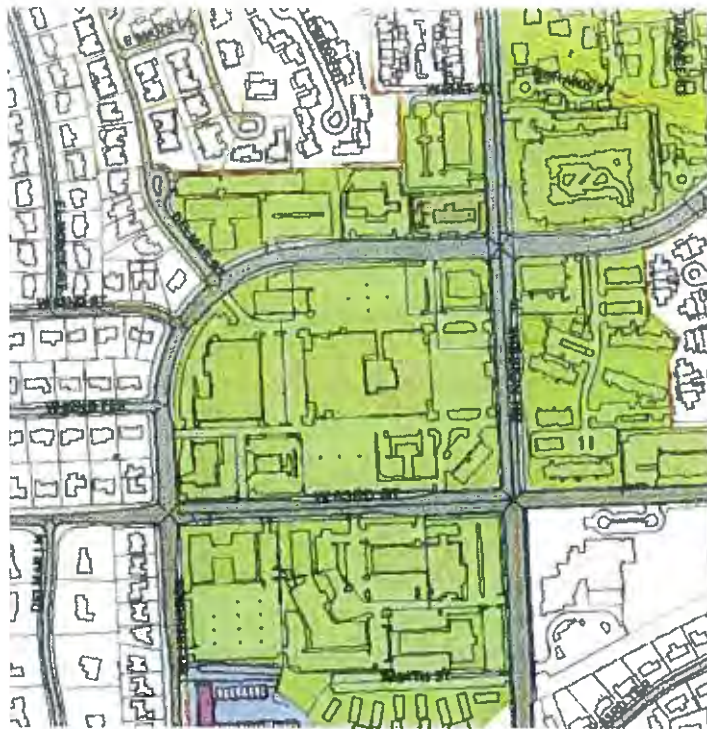
**Related Case Files:**

- PC 2011-116 Corinth Square North Sign Standards
- PC 2011-115 Site Plan Approval Phase 2 Corinth Square North
- PC 2011-113 Site Plan Approval for Johnny's
- PC 2011-108 Site Plan Approval for CVS and Corinth Square Phase I
- PC 2011-04 Conditional Use Permit for Drive-thru Window at CVS
- PC 2011-106 Site Plan Approval for Urban Table
- PC 2011-01 Site Plan Approval Westlake Hardware
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- PC 2006-112 Amendment to Sign Standards
- PC 2002-111 Site Plan Approval for Johnny's Tavern
- PC 2002-109 Site Plan Approval for Commerce Bank

**Attachments:** Application, Preliminary and Final Plats



**General Location Map**



**Aerial Map**



**COMMENTS:**

Corinth Square is an unplatted tract of land that is bounded by 83<sup>rd</sup> Street on the South, Mission Road on the East and Somerset Drive on the North and West. The applicant intends to sell the property on the northeast corner of 83<sup>rd</sup> Street and Somerset Drive which is occupied by a vacant bank building. In order to sell the tract the property must be platted. The plat will be a two lot plat—one lot for the bank and the remainder for the rest of the Center.

Since this is a two lot plat that is not complicated, Staff has agreed to allow the applicant to submit both the Preliminary and Final Plats for consideration at the same time.

**Preliminary Plat**

The Preliminary Plat contains most all the information required by the subdivision regulations. As can be seen there are a number of water, storm water and sanitary sewer lines on the property. Some of the lines are in easements and other lines are service lines to specific businesses. Since the applicant is submitting site plans for the redevelopment of the center in several phases, many items normally addressed in platting will be addressed through site plan approval.

One minor note is that the street names need to be added to the plat.

In reviewing the plat, Staff would like access control dedicated on the plat at the intersection of 83<sup>rd</sup> and Somerset for all the frontage of Lot 2; at the intersection of 83<sup>rd</sup> and Mission Road for a distance of 180 feet along 83<sup>rd</sup> Street and at the intersection of Mission Road and Somerset Drive for a distance of 200 feet along Somerset Drive. Access central should be limited to one driveway on Mission Road between Somerset Drive and 83<sup>rd</sup> Street since that is what has been approved on the site plan in Phase I.

**Final Plat**

The final plat essentially has all the information on it that is required by the subdivision regulations, as a minor note the words "Final Plat" need to be added to the title of the document.

Access control needs to be shown on the plat as previously discussed and granting of access control needs to be included in the text of the Dedication Section of the plat.

Specific language also needs to be included granting access from the access easements on the north and east sides of the Lot 2 to Lot 2.

The text of the plat dedicates sidewalk/trail easements, but none are shown on the face of the plat. These easements should be shown on the face of the plat.

The street names also need to be added to the face of the plat.

The easements on the face of the plat are designated U/E Utility Easement while the text of the plat refers to S/E. This conflict needs to be resolved.

**RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission approve the Preliminary and Final Plats of Corinth Square North and forward the Final Plat to the City Council for acceptance of easements and rights-of-way subject to the following conditions.

- 1) Add the street names and access control to the face of the Preliminary Plat and submit three copies of the revised plat to the City.
  - 2) Add the words "Final Plat" to the title of the final plat.
  - 3) Add the street names to the face of the final plat.
  - 4) Add the access control to the face of the plat and include the language in the Dedication text.
  - 5) Add language to the text granting access from the 35' Access Easement to Lot 2.
  - 6) Show sidewalks/trail easements on the face of the plat.
  - 7) Resolve whether the easements are U/E Utility Easements or S/E Sanitary Sewer Easements.
  - 8) Revise the Final Plat as approved and submit three copies to the City for their records.
  - 9) That the applicant submit proof of ownership.
  - 10) That the applicant submit the final plat to the Johnson County surveyor for a review.
  - 11) That the applicant submit a certificate showing that all taxes and special assessments due and payable have been paid.
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# Corinth Square North

## Preliminary Plat

A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE,  
JOHNSON COUNTY, KANSAS

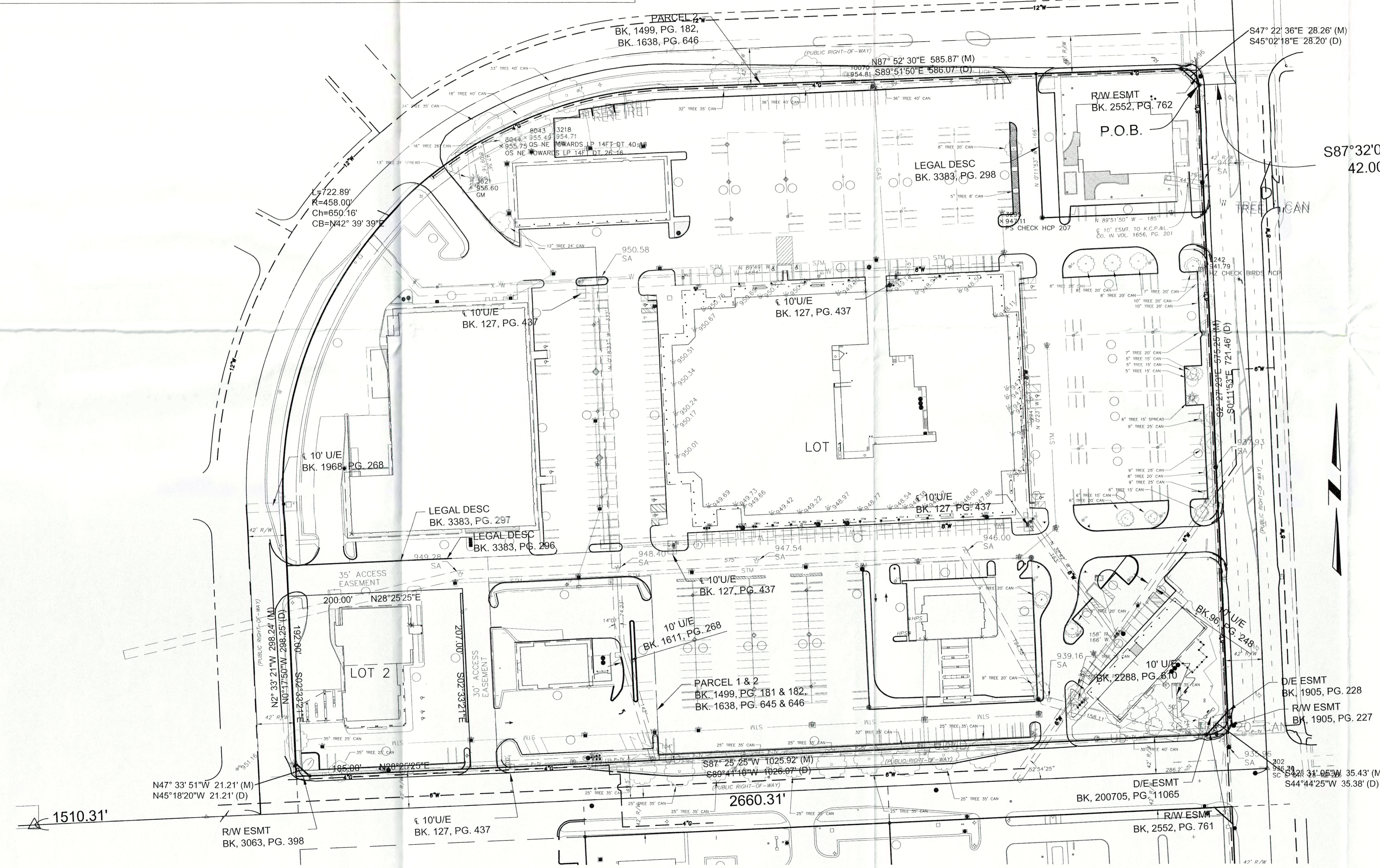
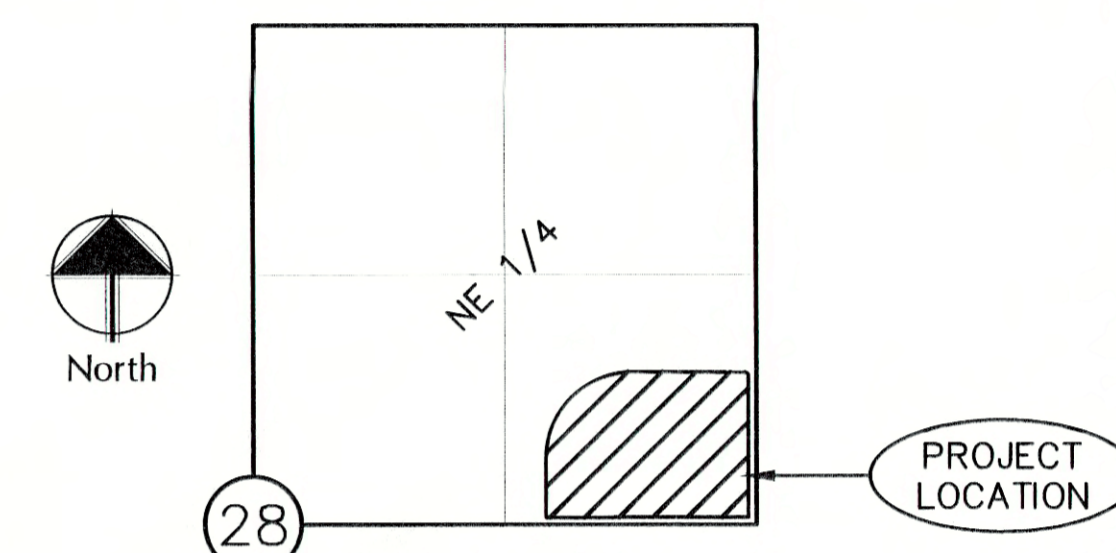
### LEGEND

AREA DRAIN	GAS VALVE	SPOTSHOT	CABLE TELEVISION
BB GOAL	GASLINE MARKER	SPRINKLER HEAD	UNDER GROUND PIPE
BLDG CORNER	GUY ANCHOR	SPRINKLER VALVE	UNDER GROUND TELEPHONE
BM	GUY POLE	STORM MH	UNDER GROUND ELECTRIC
BOLLARD	HZ CONTROL	TELE BOX	OVERHEAD WIRE
BORING HOLE	IRON BAR	TELEPHONE	OVERHEAD ELECTRIC
CATV BOX	IRON PIPE	TELEPHONE MH	GAS LINE
CANOPY PIER	LIGHT POLE	TRASH CAN	RIGHT OF WAY
CLEANOUT	LIGHT TOWER	TRAVERSE PT	PROPERTY LINE
DOWN SPOUT	MAIL BOX	UTILITY DROP	WATERLINE
ELEC BOX	MANHOLE	UTILITY POLE	STORM SEWER LINE
ELEC MH	PARKING METER	WATER BLOWOFF	SANITARY SEWER LINE
FFF	RR CROSS BUCK	WATER METER	FORCE MAIN LINE
FIRE HYD	SANITARY MH	WATER VALVE	FENCE LINE
FLAGPOLE	SECTION COR	WATER PUMP	TREELINE
FLOWLINE	SIGN	BUSH	
GAS METER	SIGNAL BOX	CONIFEROUS TREE	
GAS REGULATOR	SIGNAL POLE	DECIDUOUS TREE	

### LEGAL DESCRIPTION

ALL THAT PART OF THE NE 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

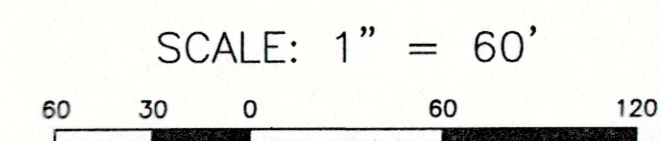
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28-T12S-R25E, THENCE SOUTH 02°27'23" EAST, ALONG THE EAST LINE OF SAID NORTHEAST SECTION, 1867.84 FEET; THENCE SOUTH 87°32'05" WEST, 42.00' TO THE POINT OF BEGINNING (P.O.B.); THENCE SOUTH 02°27'23" EAST, ALONG THE EAST RIGHT OF WAY OF MISSION ROAD AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 575.25 FEET; THENCE SOUTH 42°31'05" WEST, 35.43 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 83RD STREET; THENCE S87°25'25" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 1025.92 FEET; THENCE NORTH 47°33'51" WEST, 21.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOMERSET DRIVE AS ESTABLISHED; THENCE NORTH 02°33'21" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 298.24 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 458.00 FEET, WITH A CHORD BEARING OF NORTH 42°39'39" EAST AND A CHORD LENGTH OF 650.16 FEET, FOR A CURVE DISTANCE OF 722.89 FEET; THENCE NORTH 87°52'30" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SOMERSET DRIVE, 585.87 FEET; THENCE SOUTH 47°22'36" EAST, 28.26 FEET TO THE POINT OF BEGINNING. CONTAINS 17.803 ACRES, MORE OR LESS.



OWNER/OFFICER  
CSN RETAIL PARTNERS, LLC  
C/O DENNIS M. REILLY, VICE PRESIDENT  
4200 W. 83RD  
PRAIRIE VILLAGE, KS 66208-5304

SURVEYOR:  
RODNEY R. ZINN, PLS 1559

LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049  
(785) 843-7530



**Landplan Engineering, P.A.**  
Lawrence, KS • Kansas City, MO • Columbus, OH  
The Woodlands, TX • Farrington Hills, MI

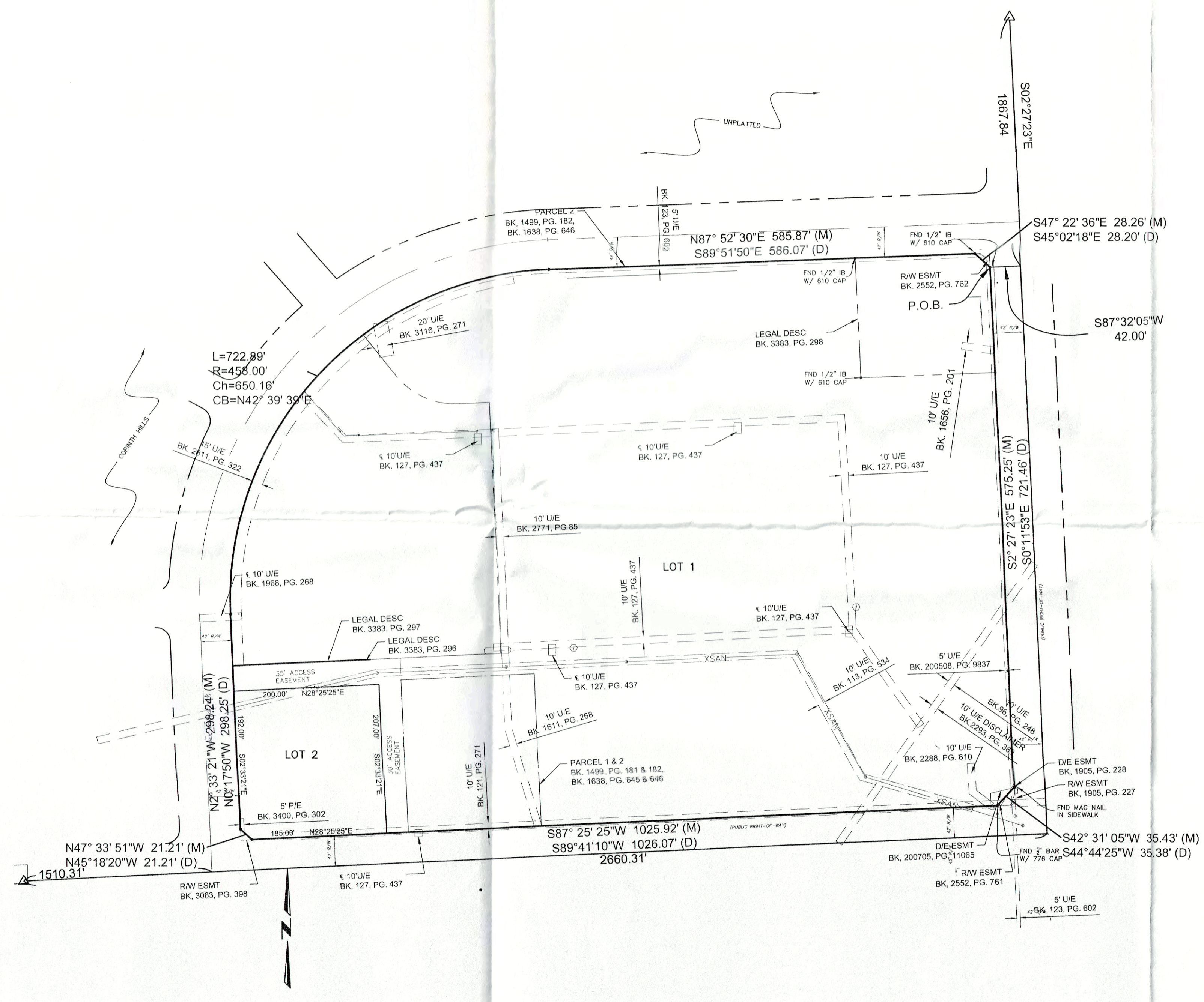
Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

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Lawrence, Kansas 66049  
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# Corinth Square North

A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE,  
JOHNSON COUNTY, KANSAS



**MONUMENTATION**

- FOUND MONUMENT AS DESCRIBED HEREON
- SET 1/2"x24" BAR W/ CAP "PLS 1559" IN CONCRETE
- ⊙ FND. "PK" NAIL IN CONCRETE SIDEWALK
- FND. 1/2" BAR W/ CAP AS NOTED

**HORIZONTAL DATUM:**  
BEARINGS BASED ON NORTH AMERICAN DATUM (NAD 83/97), KANSAS STATE PLANE GRID SYSTEM, NORTH ZONE BY GPS OBSERVATION OF THE JOHNSON COUNTY CONTROL SYSTEM. COORDINATES SHOWN HEREON ARE PROJECT GROUND COORDINATES.  
C.A.F. = 0.9999269438 = KANSAS STATE PLANE COORDINATES

**CLOSURE ANALYSIS:**  
Perimeter: 3439.537' Area: 775518.84 Sq. Ft.  
Error Closure: 0.0022 Course: N20° 06' 39"E  
Error North: 0.00203 East: 0.00074  
Precision: 1: 1553582.727

**APPROVALS:**  
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

KEN VAUGHN, CHAIRMAN JOYCE HAGEN MUNDY, SECRETARY

LANDS DEDICATED FOR PUBLIC PURPOSES ACCEPTED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

RONALD L. SHAFFER, MAYOR ATTEST: JOYCE HAGEN MUNDY, CITY CLERK

**LEGAL DESCRIPTION**

ALL THAT PART OF THE NE 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28-T12S-R25E, THENCE SOUTH 02°27'23" EAST, ALONG THE EAST LINE OF SAID NORTHEAST SECTION, 1867.84 FEET; THENCE SOUTH 87°32'05" WEST, 42.00' TO THE POINT OF BEGINNING (P.O.B.); THENCE SOUTH 02°27'23" EAST, ALONG THE EAST RIGHT OF WAY OF MISSION ROAD AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 575.25 FEET; THENCE SOUTH 42°31'05" WEST, 35.43 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 83RD STREET; THENCE S87°25'25" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 1025.92 FEET; THENCE NORTH 47°33'51" WEST; 21.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOMERSET DRIVE AS ESTABLISHED; THENCE NORTH 02°33'21" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 298.24 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 458.00 FEET, WITH A CHORD BEARING OF NORTH 42°39'39" EAST AND A CHORD LENGTH OF 650.16 FEET, FOR A CURVE DISTANCE OF 722.89 FEET; THENCE NORTH 87°52'30" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SOMERSET DRIVE, 585.87 FEET; THENCE SOUTH 47°22'36" EAST, 28.26 FEET TO THE POINT OF BEGINNING. CONTAINS 17.803 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 CORINTH SQUARE NORTH.

NO ABOVE GROUND FACILITIES ASSOCIATED WITH THE USES HEREIN PERMITTED SHALL BE CONSTRUCTED, LOCATED OR MAINTAINED IN ANY AREA OF THE U/E THAT CROSSES OR INTERSECTS WITH A DRAINAGE EASEMENT D/E.

WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF 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 PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, ALTER, REPAIR, REPLACE AND OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "S/E" ON THIS PLAT IS HEREBY DEDICATED TO THE JOHNSON COUNTY UNIFIED WASTEWATER DISTRICTS OR THEIR ASSIGNS.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE AND CONTROL ACCESS FOR PUBLIC USE AND PUBLIC WAYS AND PUBLIC UTILITIES THROUGHOUT ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF 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 PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AREAS NOTED AS "SIDEWALK EASEMENTS" NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON UTILITY OR CORPORATION ON SAID PARTS OF LAND SO DEDICATED, 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 PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

**ACKNOWLEDGEMENT**

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED ITS HAND.

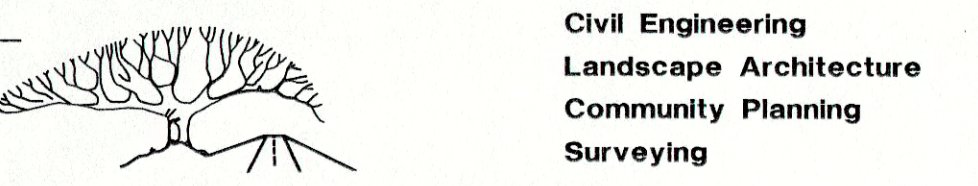
OWNER: CSN RETAIL PARTNERS, LLC (KS)  
A KANSAS LIMITED LIABILITY COMPANY  
BY: LANDMARK RETAIL PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ITS SOLE MEMBER  
BY: DENNIS M. REILLY, VICE PRESIDENT  
DATED: \_\_\_\_\_

STATE OF KANSAS )  
                                  ) SS  
COUNTY OF JOHNSON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DENNIS M. REILLY, TO ME PERSONALLY KNOWN AS THE VICE PRESIDENT OF LANDMARK RETAIL PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF CSN RETAIL PARTNERS, LLC (KS), A KANSAS LIMITED LIABILITY COMPANY, WHO, BEING DULY SWORN BEFORE ME, HAS EXECUTED THIS INSTRUMENT OF WRITING, AND HAS ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID PERSON.

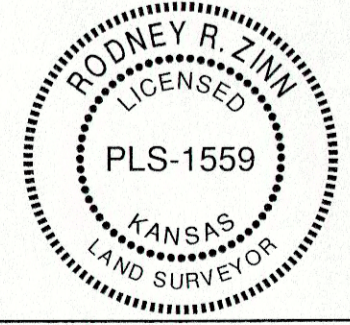
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



**CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAT OF SOMERSET 83 IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN THE MONTH OF AUGUST, 2011, AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



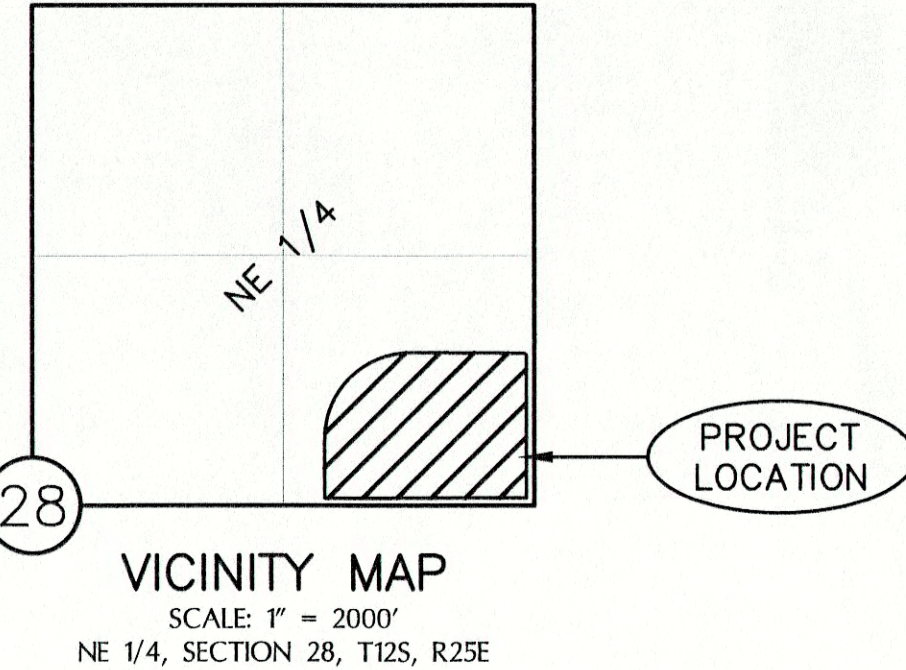
RODNEY R. ZINN, PLS 1559  
LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049  
(785) 843-7530

PLAT PREPARED AUGUST, 2011  
PROJECT NO.: 2011,1147.250

**FLOOD STATEMENT:**

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 20091C0039G WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. EXACT LOCATION IS SUBJECT TO ANY INACCURACIES A FLOOD STUDY MAY PRODUCE. COMMUNITY: CITY OF PRAIRIE VILLAGE NO. 200175

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

**Landplan Engineering, P.A.**  
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